

RESULTS AND BENEFITS OF APA APPROVAL OF A LOCAL LAND USE PROGRAM

1. **Refinement of Density Pattern and Use of a Common Zoning Map**
With an Agency approved program, the community and the Agency use the same zoning density pattern, one that better reflects local needs (e.g. areas of Rural Use split into 3 acre, 5 acre and 10 acre lot size districts to suit local objectives).
2. **One-Permit System**
Typically, the approval of a program results in a permit system that requires that an applicant obtain one permit, either from the Town or the Agency (see below).
3. **Local Authority over Class B Regional Projects**
Agency authority over Class B projects is transferred to the town. The Agency provides follow-up as requested/necessary to help program get started. The Agency may participate in a local Class B review with similar status as an adjacent landowner.
4. **More Local Participation in Agency Review of Class A Regional Projects**
The Agency uses the local regulations for Class A projects and consults with the planning board or other local representatives.
5. **Local Authority over Shoreline Restrictions**
The community administers the shoreline rules, including variances which may be requested. The Agency may reverse a ZBA approval of shoreline or density variances under limited criteria.
6. **Map Amendments**
Towns with completed background studies are in a better position to justify amendments to the Park Plan. The APA Act provides for amendments with a simple majority Agency vote required after local adoption of a comprehensive plan.
7. **Legal Defense**
The Attorney General represents the local government upon request and at no cost on challenges involving the criteria of Agency approval of the local program.