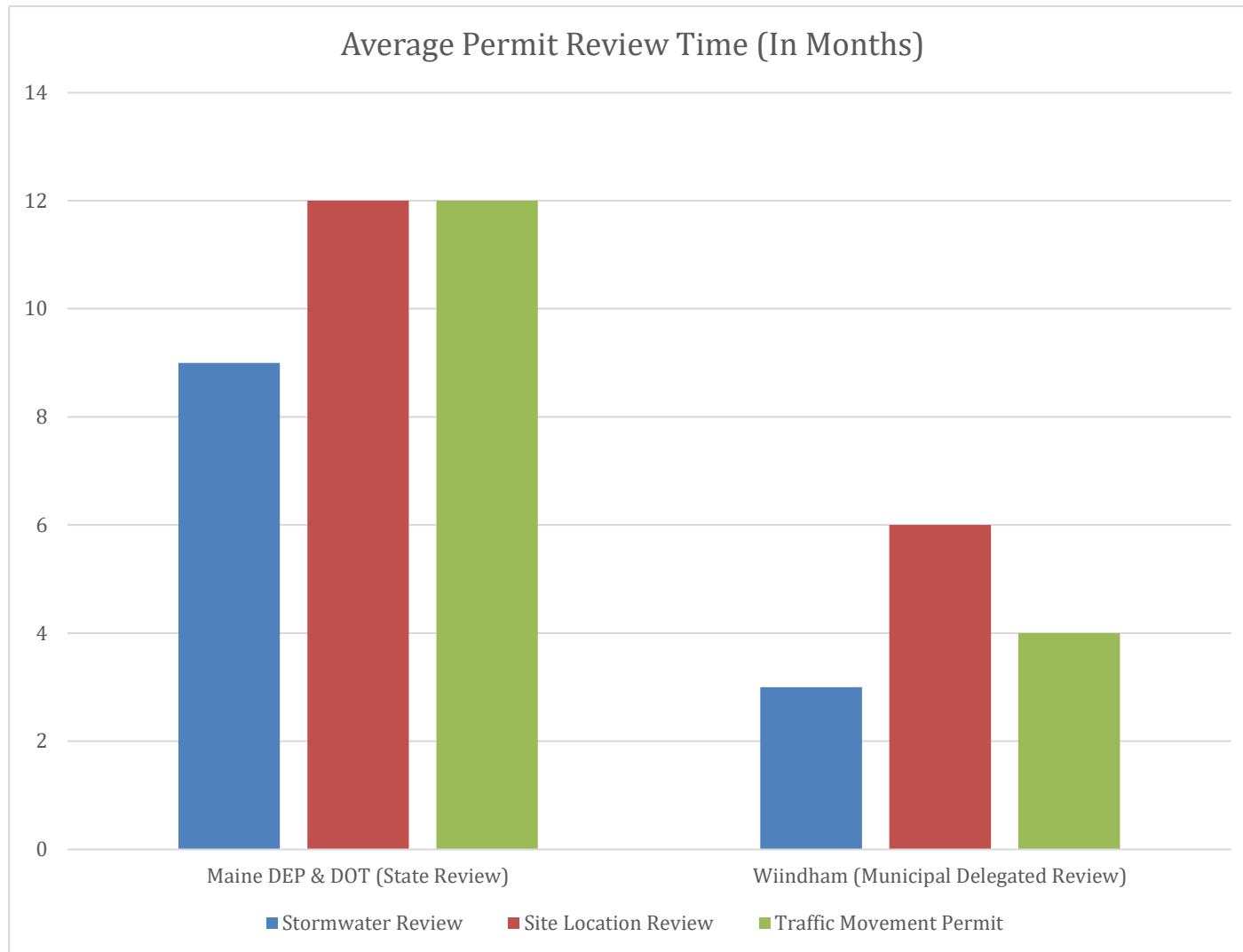
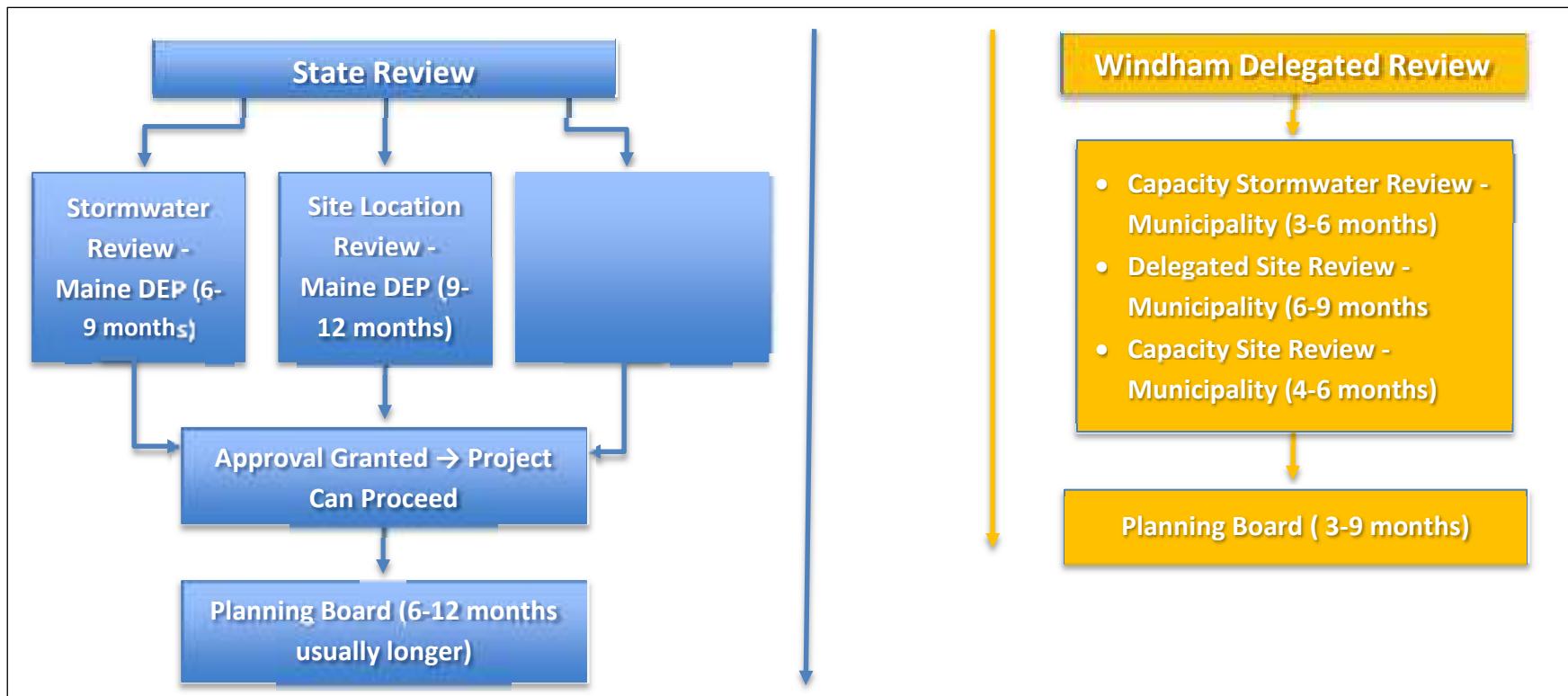


Staff is proposing amendments to its Land Use Ordinance to align with DEP stormwater rules and regain Delegated Authority for stormwater review and achieve site location of developments review. This will allow local oversight, improving efficiency and compliance. The town is working with Gorrill Palmer Consulting Engineers to update regulations and secure DEP approval for delegation.



This flowchart compares the average time required for permit approvals through the State of Maine DEP versus municipalities with delegated review authority.



State of Maine DEP Reviews		Municipalities with Delegated Review Authority
1.	<b>Complexity of the Project:</b> More complex projects require detailed analysis and can take longer to review.	<b>Local Regulations:</b> Municipalities may have their own regulations and standards that can affect review times.
2.	<b>Quality of the Application:</b> Incomplete or poorly prepared applications can lead to delays as additional information is requested.	<b>Staff Expertise and Availability:</b> The experience and availability of local staff can impact how quickly reviews are completed.
3.	<b>Environmental Impact:</b> Projects with significant environmental impacts may require more thorough review and public consultation.	<b>Public Involvement:</b> Local public hearings and consultations can add to the timeframe.
4.	<b>Staff Availability:</b> The availability of DEP staff to review applications can affect processing times	<b>Coordination with Other Agencies:</b> Coordination with other local or state agencies can sometimes cause delays
5.	<b>Regulatory Requirements:</b> Compliance with state and federal regulations can add to the review time.	<b>Application Completeness:</b> Just like with state reviews, the completeness and quality of the application play a significant role.