



Hancock County Planning Commission
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Fiscal Year 2014-2015**

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In this issue. . . .

Table of Contents	Page
PLANNING NEWS	2
CDBG NEWS	3
BROWNFIELDS NEWS	3
TRANSPORTATION NEWS	5
SOLID WASTE NEWS	7
COMPOSTING NEWS	8
DATES TO REMEMBER	8
COMPOST BIN ORDER FORM	9

PUBLIC INPUT NEEDED

MaineDOT Regional Input Meeting
Ellsworth City Hall, March 4th
2:00 – 4:00 PM

(MaineDOT) is looking to "Talk Transportation" and seek public input regarding any and all types of transportation issues during a series of 40 regional public meetings throughout the State.

Input from the meetings will help MaineDOT understand the needs of the public and various stakeholders as the department formulate its Long-Range Transportation Needs Assessment. The Long-Range Transportation Needs Assessment anticipates transportation system needs for the future 20 years, with particular emphasis on the next 10 years. Public input is an important part of this long-range planning process. The meetings will also allow for the department to inform the public about its activities and programs while obtaining information regarding any immediate concerns or needs from the participants. For more information, please contact Scott Rollins, Assistant Director of Planning, at 207-624-3300 or [Jim Fisher](mailto:jfisher@hpcpcme.org) at 207-667-7131.

PLANNING NEWS

by Tom Martin

Your Town Ordinances Offer Adequate Protection Against Stormwater Runoff?

The recent trend toward more severe storms means that land use ordinances currently in use may offer inadequate protection against stormwater runoff. More towns are experiencing washouts and other damage to roads, culverts, and adjoining properties. Runoff can be mitigated through Low Impact Development techniques.

What is Low Impact Development?

Low impact development (LID) is a set of land development guidelines that minimize the volume of stormwater that leaves a property. It uses techniques such as vegetative buffers, limiting the area of impervious surfaces, rain gardens, green roofs, and porous pavement to reduce stormwater runoff. The techniques chosen for a given development depends on range of factors including acreage of intensity of the proposed land use, soil types, topography and existing drainage.

For an example of how it might work in your community, you may download the EPA Stormwater Development Calculator (see: www2.epa.gov/water-research/national-stormwater-calculator).

This calculator has a user guide: <http://nepis.epa.gov/Adobe/PDF/P100GOQX.pdf>.

This guide allows to see how you can mitigate stormwater runoff with the use of various LID techniques.

How do We Employ LID in Our Community?

It would involve amending your land use ordinances. HCPC and other regional councils around the state are presently drafting model standards. These standards should be available for general use later in 2015. In the meanwhile, feel

free to contact Tom Martin if you have any questions.

We will be posting information on our web site. See:

<http://www.hcpcme.org/environment/LID/index.html> . For very helpful introduction to green infrastructure, see the EPA publication: Green Infrastructure Opportunities that Arise During Municipal Operations. See: http://epa.gov/owow/ocpd/green_infrastructure_roadshow.pdf

New Shoreland Zoning Guidelines Released

Revisions to DEP Chapter 1000, the rules that guide municipal shoreland zoning ordinances, are now in effect. The rules are at: <http://www.maine.gov/dep/land/slz/#rule> .

*Please do not adopt these to replace your current shoreland standards. They are **not** intended to serve as model language.*

How Can We Learn More?

The Shoreland Zoning Unit will be conducting outreach on the proposed changes later this year. HCPC will keep towns informed of DEP outreach events. If you are revising your shoreland standards, HCPC urges you to contact Stephenie MacLagan at 207-356-1643 or stephenie.maclagan@maine.gov for sample language to assure your proposed amendments are consistent with DEP standards.

What Should We Do Now?

If you are proposing to amend your shoreland zoning standards for reasons unrelated to the new guidelines this town meeting season, you may want to postpone any action. It may be easier to wait until you know what other changes will be needed to comply with the new guidelines. You could make both sets of changes at a single town meeting. This could save you the time and trouble of two sets of hearings and town meeting votes.

The DEP has not yet announced a deadline for updating ordinances.

What Are the Changes in the Revised Guidelines?

The revised Chapter 1000 contains new rules for expanding nonconforming structures. Municipal officials will have the option of limiting expansions by square footage or by percent, or giving landowners the option to choose between these limitations. There are standards for replanting vegetation when it is required. Standards for shoreline stabilization projects are made explicit. Municipal officials will also have new exemptions from setbacks and other optional provisions. One option allows disability variances to be included in code enforcement officer permitting. Definitions have also been revised based on changes in state law and court rulings.

DEP CHANGES WIND ENERGY FACILITY NOISE STANDARDS

Towns that enacted Wind Energy Facility (WEF) ordinances should note that the DEP has revised its noise standards. [DEP Rule Chapter 375](#), now contains a section (Section I- Sound Level Standards for Wind Energy Developments, starting on page 28) specifically devoted to noise from wind developments. *These changes are not included in the present sample ordinance prepared by the former State Planning Office in 2009. HCPC had distributed this ordinance to many towns. It is now out of date.*

The biggest change from the standards that previously applied to wind developments (and that still apply to other kinds of developments) is that the “daytime” and “nighttime” sound limits at “protected locations” has been lowered. *Feel free to contact Tom Martin if you have any questions on the revised standards.*

CDBG NEWS

by Tom Martin

While the deadline for most Community Development Block Grants in the 2015 grant

cycle has now passed, those interested in pursuing Economic and Workforce Development Programs still have a chance to apply this year. This is contingent upon available funding. If your town has a business interested in either program, please contact Tom Martin at the HCPC.

Preparing for the Next Round of Funding

As Louis Pasteur said “luck favors the prepared.” It is never too early to start planning for the next round of funding. The grant reviewers are impressed if you organize a citizen outreach committee well in advance of the application deadline. Involve the potential beneficiaries of the project. Explore other funding sources and explain why they were not available. Develop detailed cost estimates. The more you can convince the funding agency you are ready to proceed the better your chances of being funded. Feel free to contact Tom Martin for other tips on how to begin work now.

BROWNFIELDS NEWS

by Tom Martin

HCPC BROWNFIELDS PROGRAM IS ADDRESSING TOADS and LULU’s.

TWO MAJOR TOADS NOW UNDER INVESTIGATION

We are very pleased to report that two of the leading TOADS (Temporarily Obsolete Abandoned or Derelict Structures) in Hancock County are now undergoing a Phase I Environmental Site Assessment. These are the former Navy property in Corea (Gouldsboro) and the tannery in Hancock.

This assessment will make an initial determination of what, if any, contaminants exist and the degree of threat they pose. If the Phase I investigation reveals that there are potential threats to human health or the environment, the sites will be considered for a Phase II assessment. This

involves extensive testing and preparation of a clean-up plan to manage any threats. These assessments are conducted by Campbell Environmental, the firm HCPC hired with EPA grant money. *There is no charge to the town for the site assessments conducted under this grant.*

Both properties have potential for reuse in job creating ventures. There is an additional benefit to the owners of adjoining properties since the removal of a LULU (Locally Unwanted Land Use) normally boosts property values. The towns reap more property tax revenue after an abandoned site is redeveloped.

Are there Toads and Lulu's in your community? Do they qualify for a site investigation?

Almost every town in Hancock County has TOADS and LULU's. Not all of these will qualify for a site investigation with brownfields sites. If there is no actual or perceived contamination, it does not meet the definition of a brownfields.

There are two categories of brownfields sites: those that are suspected of contamination with hazardous substances and those that may have petroleum-based contamination. Hazardous sites include those where industrial or commercial operations handled potentially hazardous materials. While many petroleum sites are former gasoline stations, they also include operations that used oil for heating.

HOW DO WE KNOW IF WE HAVE A SITE THAT QUALIFIES?

If you have a property in your community that you suspect has a contamination problem, contact Tom Martin at tmartin@hpcme.org or 667-7131. He will send you an initial site nomination form that asks for a brief description of the property.

The form is also available online at: www.hpcme.org/environment/brownfields/index.html This form will help us determine if there are

any "red flags" that indicate the site merits investigation.

If the site does qualify, our environmental consultant will gather initial site information. The Hancock County Brownfields Advisory Committee will decide if a Phase I investigation should be authorized. Its decision is contingent upon EPA and DEP determination of site eligibility. Landowner permission is required for all site visits.

What Options Are There for Sites Not Investigated Under This Grant?

One option is DEP's Voluntary Response Action Program (VRAP). Participating in the VRAP is a way to address risks associated with environmental impacts at a site, and obtain a limited release of liability under state law. The site owner must work with an environmental consultant to identify impacts at the site (via Phase I and II Environmental Site Assessments), then craft a plan to address all risks associated with those impacts. The plan could provide for remediation of known impacts at the site, control of impacts via environmental covenants on the deed, or some combination of the two. This plan must be approved by the DEP, and upon its completion the Department will issue documentation confirming the release of liability. The applicant is responsible costs of the VRAP, including the application fee and all consultants' fees, and reimbursing the Department for staff time spend reviewing the submitted materials.

For more information, see:

www.maine.gov/dep/spills/vrap/index.html and: www.maine.gov/dep/spills/vrap/ipvrap.html

What properties qualify for VRAP?

Any property, including those involved in a real estate transaction (acquisition, refinancing, foreclosure, etc.), that has potential or documented contamination of soils and/or groundwater as a result of discharges of contaminants, is potentially eligible for the program. While the law does not specifically preclude any type of site from

eligibility, properties operating under a license issued by a specific DEP program and those that may fall under the jurisdiction of another program, may not be eligible for participation in VRAP. If you have questions about eligibility, you may contact the VRAP Coordinator, Nick Hodgkins at (207) 287-4854, before submitting an application.

How Do VRAP's differ from Brownfields?

Most VRAP sites fit the definition of Brownfields. However, the term Brownfields typically applies to sites that receive either federal (EPA) or state (Maine DEP) funding or services under the Brownfields Program. In most cases, sites in the Brownfields Program also participate in VRAP, as it provides a reliable and time-proven method for clarifying environmental liability. Please note that HCPC has no grant funds to pay for a VRAP of properties not accepted into the HCPC Brownfields Assessment Program.

TRANSPORTATION NEWS

by Jim Fisher

Counting Traffic

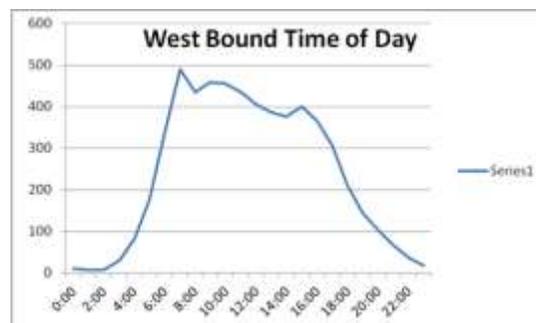
Traffic counts provide important information for municipalities and businesses. HCPC is approached regularly for information about traffic volumes and patterns that help plan for emergencies, but also select locations for future retail businesses. MaineDOT collects data on all state and state aid roads, but only infrequently and for limited periods of time. The raw traffic counts are adjusted in order to estimate average annual daily traffic (AADT) using information from other count to compensate for season, day of week and time of day. These traffic volumes are assigned to specific places along a corridor and can be illustrated in a map showing higher volume and lower volume roads.



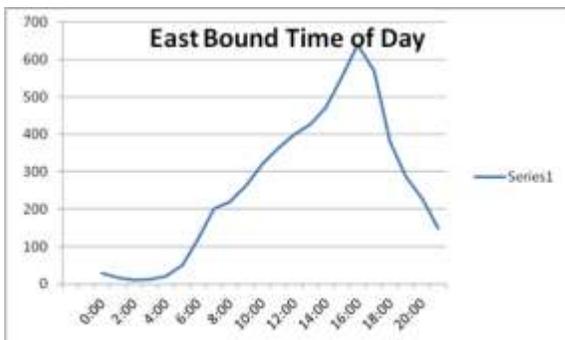
Hancock County has three permanent counters that track hourly volumes day and night, year round. Located at Thompson Island and the Route 182/Route 1 intersection in Hancock, these counters provide insight into how people move around Hancock County.

HCPC regularly receives traffic count data that we post to our website transportation page. We also can assist towns to understand how traffic patterns reflect commuting, discretionary trips and tourism. For instance, the data collected in 2014 for travel on Route 1 in Hancock help us to understand where people are working and when the commute.

Consider time of day, westbound traffic counts averaged over the entire year. There is a notable spike of cars going west toward Ellsworth and MDI between 5:00 and 10:00 AM with a smaller spike at 4:00 PM. Many of these drivers are heading to jobs in Ellsworth, Bar Harbor, Bangor and Bucksport. The smaller afternoon spike suggests a smaller number of people that are returning from jobs or other activities east of Hancock.

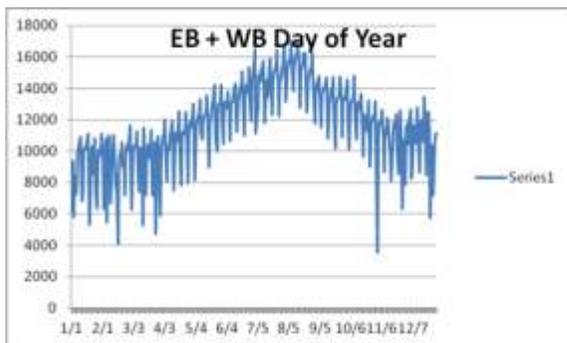


Looking at eastbound traffic, there is a much more pronounced afternoon spike at 4:00 pm, presumably people returning home from work, retail, services or recreational travel to Ellsworth, MDI and other western origins.

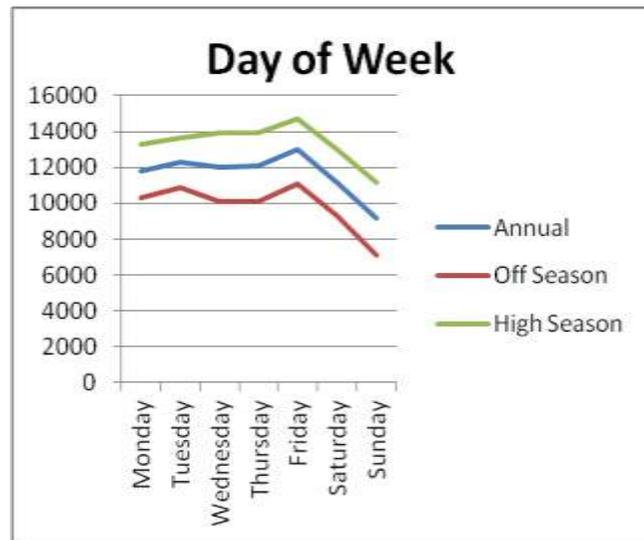


Day of year shows the peak in July and August. There's a little bump for the holidays and it is low during January through March.

Another way to look at travel data involves looking at daily volumes over the course of a year. There are some pretty big jumps from day to day relating to relative volumes on weekdays and weekends, but the general pattern is from low travel months between November and April, with a steady climb up to a peak in early August and a steady fall off during the autumn months.



A third way to look at travel is to average traffic volumes by day of week. In Hancock day of week volumes are relatively flat, though travel is highest on Fridays and lowest on Sundays. Seasonality appears to have little effect on day of week patterns.



If your town is interested in knowing more about traffic patterns and ways your town can address concerns about congestion, safety and law enforcement, please contact Jim Fisher at HCPC.

MaineDOT Three Year Work Plan

MaineDOT recently published the [2015-2017 work plan](#). There are projects planned in all corners of Hancock County from maintenance paving to major road construction. Town officials are encouraged to visit the [HCPC Transportation webpage](#) where you can learn more about the three year plan and see what projects are scheduled for your town. In many cases this will be a good time to schedule upgrades in water or sewer lines, local road improvements or other local infrastructure.

Traffic Incident Management

Traffic incident management is an interdisciplinary process to prevent and to manage a variety of traffic incidents including crashes, spills, road or bridge failure, or gridlock. Traffic incident management teams (TIM) can include representation from police, fire, ambulance, planners, transportation providers and business. TIMs collaborate on a variety of projects that can include identifying high crash locations and recommending improvements, developing emergency response plans, creating information trees, and sponsoring first responder training.

The Maine Department of Transportation is considering providing support for HCPC to organize a TIM for Hancock County. We are excited by this opportunity to organize a TIM in Hancock County. HCPC will be the research arm of the TIM, bringing data on traffic incidents, road condition, MaineDOT plans and demographics to the committee. HCPC will also convene meetings, record minutes, draft documents and facilitate discussions. Please contact Jim Fisher at HCPC if you are interested in participating at any level of Traffic Incident Management.

SOLID WASTE NEWS

by Tom Martin

HOUSEHOLD HAZARDOUS and UNIVERSAL WASTE NEWS

The tentative date for the Greater Ellsworth Area Household Hazardous Waste (HHW) and Universal Waste (UW) Collection is August 15, 2014. *Please check our website and mailings to municipal offices for confirmation of this date.* We will be contacting towns to solicit interest in participation. As more towns develop their own universal waste collection, household hazardous waste is becoming the primary focus of the collection. We will, however, continue to accept universal waste from participating towns.

What Effect Will Maine's Paint Stewardship Law Have on This Year's Collection?

The law will make allow the recycling of most oil-based paint products. This will reduce the overall volume of material that is disposed of as HHW. We anticipate having a separate paint collection area on the site the day of our event. This means that some participating customers will have three stops to deliver their material: one for HHW, one for accepted oil-based paint products, and one for UW. The organization sponsoring the paint collection may be organizing additional collections elsewhere in Hancock County.

MAPPING NEWS

by Jim Fisher

LIDAR, LIDAR Everywhere

The Maine Office of GIS and the US Geological Service (USGS) are making plans to collected LIDAR data for the balance of Hancock County in the next year. LIDAR stands for Light Detection and Ranging and is a process for rapid aerial collection of topographic elevation information.

The data collected provides elevation accurate to 2' contours, and can do better than that. HCPC has LIDAR data for coastal Hancock County, but not for inland towns, nor even the inland portion of many coastal towns. HCPC is employing LIDAR data currently to investigate everything from site design to climate change-related flooding. LIDAR data collection includes both the elevation of the "bare earth" and can also identify tree heights for the wood products industry and forest management planning.



MEGIS Map Servers

Online mapping continues to improve. Thanks to some clever work at the Maine Office of GIS and Hancock County's lead in digitizing parcel maps, most towns in Hancock County are now online on the State website: <http://www.maine.gov/megis/maps> This website also provides access to our new high resolution areal imagery, a stream crossing viewer that will soon be updated to include more stream crossings in Hancock County, Beginning with Habitat maps, boat launches and more. It's all free and does not require any special software on your computer. This new mapping resource will also be useful in

updating shoreland zoning maps (see related article under Land Use Planning News, page 2.

COMPOSTING NEWS

We are currently taking orders for backyard composting bins and the sure close scrap pail. If you are interested in purchasing a compost bin an order form is included on page 9 of this newsletter or on our website at <http://www.hcpcme.org/>

IS YOUR TOWN REPRESENTED ON THE HCPC FULL COMMISSION?

On May 26, Hancock County Planning Commission will be holding its 45th annual meeting at 7:00 PM at the Ellsworth Public Library. We would like to have all member towns represented at the meeting. Yet as of late February 2015, we have 5 towns that have not appointed commissioners (representatives) to the HCPC Full Commission (overall governing body). The commissioners are important to the running of the agency. While the Full Commission normally meets once a year, it is an important sounding board for the agency staff. It is also the body from which executive board members are elected.

If you are unsure whom your town has appointed as commissioners, contact Sheri Walsh at 667-7131 or swalsh@hcpcme.org.

The most recent roster of commissioners can be found

<http://www.hcpcme.org/Services/HCPCFullCommission1415.pdf>

Remember each member municipality of the HCPC has the right to appoint two commissioners and an alternate.

DATES TO REMEMBER

HCPC Annual Meeting

Tuesday, May 26th

7:00 PM

Ellsworth Public Library Meeting Room
(enter lower level, riverside entrance)

Guest speaker: Richard Rosen, Commissioner of the Maine Department of Administrative and Financial Services. **Tentative topic:** How the Governor's budget plans will affect regional collaboration.

While this is the annual business meeting of the overall governing body of the agency, the public is welcome to attend. The agenda includes adopting the FY-16 Budget and Work Plan and the Services Policy and election of executive board members. Staff and board members will present reports of their accomplishments of the past year. Some proposed bylaw amendments will also be presented.

Brownfields Steering Committee Meeting

Wednesday, March 4th 10 AM - noon

Ellsworth City Hall Auditorium

Brownfields Steering Committee Meeting

Wednesday, June 3rd 10 AM - noon

Ellsworth City Hall Auditorium

Recently seen in Island Advantages newspaper

- While it would seem strange to hear that the snow account would be down in a winter that has yet to stop snowing, the town will save money - almost half - on the purchase of its sand salt through a contract with the Hancock County Planning Commission. *"We went from paying \$98 a ton to about \$58 a ton," said Selectman Lew Ellis.* (Deer Isle)

Hancock County Planning Commission

**Urges You to Do Your Part for Earth Day 2015:
Compost Your Yard and Food Waste!**

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\$48.00
Retail
Value
\$100**



Only \$8

Earth Machine Backyard Compost Bin

Converts grass, leaves and table scraps into an abundant supply of rich garden soil. Large 80 gallon capacity, Easy, snap together assembly, 10 year warranty & Instruction Booklet
Made of recycled plastic, Assembled dimensions - 33"x35"

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Hancock County Planning Commission
395 State Street, Ellsworth
M-F 8-4:30pm starting May 27, 2014**

SURE-CLOSE SCRAP PAIL

Attractive, easy to use, Hinged lid snaps securely to pail, 2 gallon capacity accommodates plates for "mess free" scraping!
<http://www.youtube.com/watch?v=79-xE3ZKyME>

Return the coupon below before April 27, 2015. All Sales Final

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1. Clip & fill out this Order Form.
2. Mail it in with your check or money order.
3. Pick up your ordered items.

Item	Quantity	Unit Price	Subtotals
Compost Bin		\$48.00	
Sure-Close		\$8.00	
TOTAL DUE			

**For more information call:
Sheri Walsh Tel: 667-7131**



Name: _____ Phone: _____
 Address: _____ email address: _____
 City: _____ State: _____ Zip Code: _____

Make checks payable to: MRRRA (Maine Resource Recovery Association) ORDER FORM
 Mail to: **Hancock County Planning Commission, 395 State St. Ellsworth, ME 04605**

Hancock County Planning Commission is a partner with local and county government to: protect our heritage and resources, plan for the future and promote a sound economy for the people of Hancock County.

Spring 2015 Newsletter



395 State Street
Ellsworth, ME 04605

Change Service Requested