

## Land Development and Personal Property Rights:



## Striking a Balance in Hancock County

*We hope you will join us for the nineteenth session in our Striking a Balance workshop series, which is addressing important growth and development issues facing local planning boards and Hancock County as a whole. The May 27, 2010 workshop will focus on watershed protection.*

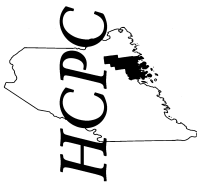
**VFW Hall  
419 Main Street, Ellsworth  
(locally known as Washington Junction Road)  
May 27, 2010  
6:00 p.m. – 8:30 p.m.**

**Dinner begins at 5:00 p.m.**

**Registration \$18.00**

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Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605



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### Registration Information

Name & Title \_\_\_\_\_

Business/Organization \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

E-mail \_\_\_\_\_

**Registrations will not be accepted at the door.**

**Please provide registration form and payment by Friday, May 21, 2010 to:**

Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

\$18.00 each  
Registration

Includes  
Workshop  
Materials and  
Light Dinner.



*Please join us on ...*

May 27, 2010

5:00-8:30 PM

VFW Hall

419 Main Street

(Washington Junction Road)

Ellsworth, Maine

### *Striking a Balance*

An outgrowth of the HCPC's Planning For Prosperity initiative, the on-going forum series started in 2004.

A rapid increase in demand for subdivided property in Hancock County spurred the creation of this series. Organizers hope that the series will lead to:

- ✓ Increased Awareness of Subdivision Review Standards and Applicable State Regulations
- ✓ Greater Understanding of the Importance of Regional Water Resource Management
- ✓ Implementation of Planning Tools & Wise Development Practices
- ✓ Constructive Dialogue Among Municipal Officials, Conservation Groups and Those in the Development/Construction Industry
- ✓ Better Development Tracking at the Municipal and County Level

### AGENDA

**5:00 PM Registration and meal**

**6:00 PM Welcome and Introduction:**

*Ray Jones, Gouldsboro Planning Board and Hancock County Planning Commission executive board.*

**6:10– 6:50 PM Lake Watershed Protection: An Overview of Threats and Protective Measures;** *Jeff Dennis, Biologist, Division of Watershed management, Bureau of Land and Water Quality, Maine Department of Environmental Protection*

**6:50–7:20 PM Identifying and Mitigating Threats from Erosion and Other Non-Point Sources;** *Norm Marcotte, Non-point Source Programs Coordinator, Bureau of Land and Water Quality, Maine Department of Environmental Protection*

**7:20 – 8:05 PM Branch Lake Watershed: The Ellsworth Response;** *Michelle Beal, Ellsworth City Manager and Michele Gagnon, Ellsworth City Planner*

**8:05 – 8:20 PM Questions and Answers**

**8:20 – 8:30 PM Closing Remarks and Completion of Workshop Evaluation Forms**

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*Funding from the Maine Coastal Program, Maine State Planning Office and Bar Harbor Bank & Trust has helped make this workshop series possible. Other partners in this endeavor include the Down East Resource Conservation and Development Council, and Gouldsboro Planning Board.*

### Lake Watershed Protection: Did you know?

- Roads are the most prevalent soil erosion sources in lake watersheds, DEP reviewed 36 lake watershed surveys completed since 1997. 53% of high impact sites identified were at town, state, and private roads and driveways.
- Effective drainage is critical to camp road maintenance. It is often said that the three most important aspects of effective road maintenance are "drainage, drainage, and drainage."
- Excessive erosion and sedimentation leads to phosphorus build-up.
- Phosphorus is in living things and soil, but when too much enters a lake or river, it disrupts the balance of life. Phosphorus is like "junk food" for algae (microscopic plants). *Just one pound of phosphorus can produce 10,000 pounds of wet weeds and algae!*
- When phosphorus gets washed into lakes and rivers, the algae grow out of control (algal bloom) reducing the visibility or clarity of the water. The lake turns green, leaving unsightly scum, foul odors and bad tasting water.
- Studies have found that a decline in water clarity can reduce property values by as much as \$200 per frontage foot, representing hundreds of millions of dollars in lost property value and that lake use in general supports more than 8,000 Maine jobs.
- In addition to roads, high levels of phosphorus run-off can be generated by poorly managed clearing of vegetation or timber harvesting, fertilizing and vegetation planting practices any where in a lake watershed.
- Phosphorus run-off can be reduced through land use ordinance and erosion control measures.