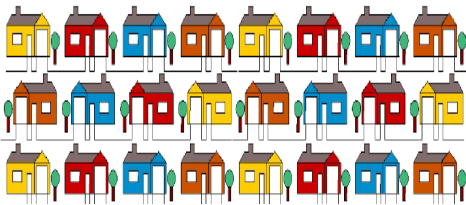


# Land Development and Personal Property Rights:



## Striking a Balance in Hancock County

*We hope you will join us for the twenty-third 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 June 28, 2012 workshop will focus on alternatives to conventional septic systems. PLEASE NOTE: CEO/LPI'S WILL QUALIFY FOR THREE SUBSURFACE CONTACT HOURS.*

**VFW Hall  
419 Main Street, Ellsworth  
(locally known as Washington Junction Road)  
June 28, 2012  
6:00 p.m. – 8:30 p.m.**

**Dinner begins at 5:00 PM  
Workshop begins at 6:00 PM**

**Registration \$18.00**

NONPROFIT  
US POSTAGE PAID  
PERMIT NO. 95  
ELLSWORTH, ME 04605

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, June 25, 2012 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 ...*

June 28, 2012

5:00-8:30 PM

VFW Hall

419 Main Street

(Washington Junction Road)

Ellsworth, Maine



## AGENDA

**5:00 PM Registration and light meal**

**6:00 PM Welcome and Introduction:** *Tom Martin, Executive Director, Hancock County Planning Commissions*

**6:05–6:45 PM** When Conventional Systems Are Not Appropriate: A Discussion of Conditions Such as Substandard Lots, Soil and Drainage Conditions. *Andrew McCullough, McCullough Engineering Consultants*

**6:45 -7:10 PM** What Alternative Waste Water Systems Exist? An Overview of Gray Water, Composting, Communal Systems, and Other Options Allowed Under State Law. *James A. Jacobsen, Project Manager, Division of Environmental Health, Drinking Water Program Subsurface Wastewater Unit*

**7:10 – 7:45 PM** The Permitting Process for Alternatives Systems: What Planning Boards, CEO's and LPI's Need to Know: *Speaker: James A. Jacobsen*

**7:45 – 8:15 PM Questions and Answers**

**8:15 – 8:30 PM Closing Remarks and Completion of Workshop Evaluation Forms and Adjournment**

## Septic Systems

- There are over 300,000 septic systems in Maine. Many of them are grandfathered systems. A grandfathered system is permitted to continue until the system malfunctions, at which time it must be upgraded to current standards.
- Most septic systems, even with maintenance, will work effectively for only an average of 15 to 25 years. It may be difficult to find another suitable site for a new leachfield on a small lot.
- As Hancock County grows, more homes are being built on marginal soils.
- About 42 percent (426,242 acres) of the rated soils in the 37 municipalities in the county are ranked by the Natural Resource Conservation Service as having a “very low potential” for low density development.
- There are alternatives to conventional septic systems.

## *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

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*Funded by the USDA Rural Utilities Service. Any opinions, findings, conclusions or recommendations expressed in this workshop/material are solely the responsibility of the authors and do not necessarily represent the official views of the Utilities Program.*