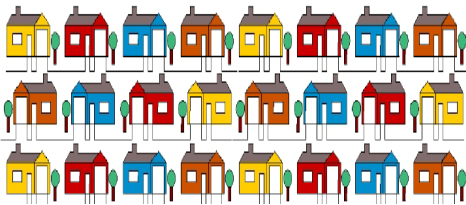


Land Development and Personal Property Rights:



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.

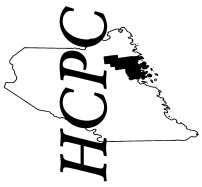
**VFW Hall
419 Main Street, Ellsworth
(locally known as Washington Junction Road)
June 28, 2012
6:00 p.m. – 8:30 p.m.**

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

Registration \$18.00

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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

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.