

Subdivision Development and Personal Property Rights:



Striking a Balance in Hancock County

We hope you will join us for the thirteenth 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 October 30, 2008 workshop will focus on assessing the impact of large-scale development in one community on the region as a whole. We believe this workshop is timely as tracts of forest land are being sold to developers and, even during the current economic slow down, the county faces large-scale development proposals.

VFW Hall
Washington Junction Road, Ellsworth
October 30, 2008

6:00 p.m. – 8:30 p.m.

Dinner begins at 5:00

Registration \$17.00



Hancock County Planning Commission
395 State Street
Ellsworth, ME 04605

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Registration Information

Name & Title _____

Business/Organization _____

Address _____

Phone _____

E-mail _____

Registrations will not be accepted at the door.

Please provide registration form and payment by Friday, October 24, 2008 to:

Hancock County Planning Commission
395 State Street
Ellsworth, ME 04605

\$17.00 each
Registration

Includes
Workshop
Materials and
Light Dinner.

Please join us on ...

October 30, 2008

5:00-8:30 PM

VFW Hall

**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 has 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 Watershed-wide Planning
- ✓ 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.*

6:10–6:20 PM: What are Development Trends in Hancock County? *Tom Martin, HCPC Executive Director.*

6:20–6:50 PM: Assessing Regional Transportation Impacts: *Stephen Landry, Assistant State Traffic Engineer, Traffic Engineering Division, Bureau of Maintenance and Operations MaineDOT*

6:50–7:20 PM: Assessing Regional Environmental Impacts: *Jeff Madore, Director, Division of Land Resource Regulation, Bureau of Land and Water Quality, Maine Department of Environmental Protection*

7:20- 7:50 PM: Assessing Regional Economic Impacts: *Davis Taylor, Professor, College of the Atlantic*

7:50–8:10 PM: General Discussion

8:15 PM wrap-up and completion of evaluation forms

8:30 PM: Adjournment

Development Trends in Hancock County

- Population projections by the State Planning Office indicate that there will be 58,006 year-round residents in Hancock County by 2020 compared to 51,069 in 2000, an increase of 13 percent or 6,937 persons.
- The 0-19 age group is projected to decrease by 15 percent (from 12,551 persons in 2000 to 10,609 in 2020). By contrast, the age 65 and over age group is expected to increase by 85 percent (7,158 in 2000 to 13,158 in 2020).
- Assuming an average of 2.1 persons per household, the 6,937 person increase in population will mean about 3,300 new year-round dwelling units by 2020. This represents a 14 percent increase of the 23,273 dwelling units in Hancock County in 2000.
- Hancock County is likely to see an increase in the number of second homes. In 2000, there were 10,136 second homes in the county.
- Traffic continues to increase on our roads. The total vehicle miles traveled increased by about 25 percent between 1990 and 2000, from about 562 million in to 703 million.
- Average annual daily traffic increased by 9.9 percent at the Thompson Island (Route 3 in Trenton) traffic counter between 1997 and 2007 (from 12,324 to 13,550). In Hancock, the increase was 9.1 percent (from 11,256 to 12,280).
- Of the 37 towns in Hancock County, 21 have town-wide zoning. Many of these have been only minimally updated over the years.

Funding from the Maine State Planning Office and Bar Harbor Banking and Trust has helped make the Striking a Balance series possible. Other partners in this endeavor include the Down East Resource Conservation and Development Council, Union River Watershed Coalition and Gouldsboro Planning Board.