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**Registration Information**

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

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

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

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

Please provide registration form and Payment by Friday, October 21, 2005 to:  
Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

\$17.00 per person

Registration Includes Workshop Materials and Refreshments.



Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

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## Subdivision Development and Personal Property Rights:



## Striking a Balance in Hancock County

“Striking a Balance” is an on-going forum series intended to explore issues related to subdivision development and growth management in our increasingly divided community. The fourth forum of this series will focus on conservation easements and liquidation harvesting.

**VFW Hall – Ellsworth  
Washington Junction  
Road - Ellsworth  
October 27, 2005  
6:00 p.m. – 9:00 p.m.  
Registration \$17.00**

Come early to enjoy refreshments and mingle with other participants

Registration starts at 5:00

*Please join us...*

## ***Striking a Balance***

This is the fourth forum of the on-going Striking a Balance series, which evolved from the HCPC's recent Planning For Prosperity initiative. The first three forums were highly successful, each attracting a large number of participants and affecting noticeable change in our communities.



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

- ✓ Increased Awareness of Subdivision Review Standards
- ✓ Implementation of Planning Tools & Wise Development Practices
- ✓ Constructive Dialogue Between Municipal Officials and Those in the Development/Construction Industry
- ✓ Better Development Tracking at the Municipal and County Level

**Welcome To The Neighborhood!**

Future forum topics will be prioritized according to feedback received October 27. Future forums are expected to be held every 3-4 months and will more narrowly focus on subdivision-related issues such as design, ordinance development and updates, transportation, safety, or other.

## **AGENDA**

*(Subject to change without notice)*

### **VFW Hall - Ellsworth October 27, 2005**



#### **5:00 Registration & Light Meal**

#### **6:00 Welcome & Introduction**

- ◆ **Ray Jones**, Gouldsboro Planning Board and Hancock County Planning Commission Executive Board

#### **6:10 Land Conservation Activity in Hancock County**

- ◆ **Barbara Welch**, Executive Director Frenchman Bay Conservancy
- ◆ **Louanna Perkins**, Executive Director Maine Farmland Trust
- ◆ **Alan Hutchinson**, Executive Director Forest Society of Maine

#### **7:00 Assessing the Value of Our Property**

- ◆ **Gary Geaghan**, Private land assessor – Down East coastal region
- ◆ **David Ledew**, Unorganized Territory Property Tax Division, Maine Revenue Service

#### **8:00 Interpreting of MFS Chapter 23**

- ◆ **Jim Ecker**, District Forester Maine Forest Service

#### **8:40 Questions/General Discussion**

#### **8:50 Evaluations & Adjournment**

**Conservation Easement:** A tool providing a practical and flexible way to hold land in safekeeping for the benefit of future generations.

### **Public Benefits of Conservation Easements**

- Private conservation lands provide a wealth of communal benefits; open space, scenic vistas, wildlife habitat, watershed protection and some cases natural resources (such as farm products) or opportunities for public recreation.
- Land under easement remains in private ownership and on local tax roles.
- For communities facing rapid change, easements complement local zoning by helping to ensure appropriate growth and protection of sensitive areas.

### **Taken from the Maine Coast Heritage Trusts 2002 brochure titled Conservation Easements**

*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 ambitious endeavor include the Down East Resource Conservation and Development Council, Union River Watershed Coalition and Gouldsboro Planning Board.*