

# Town of Hartland

## 2016 Comprehensive Plan

Prepared by Kennebec Valley Council of Governments





## TABLE OF CONTENTS

|     | <u>Section</u>                             | <u>Page</u> |
|-----|--|-------------|
| I.  | <b>Introduction: The Planning Process</b>  | 1           |
| II. | <b>Community Assessment</b>                |             |
|     | One: Historic Profile                      | 5           |
|     | Two: Demographic Profile                   | 11          |
|     | Three: Hartland's Natural Resources        | 28          |
|     | Four: Recreation and Culture               | 49          |
|     | Five: Land Use and Development             | 53          |
|     | Six: Business and the Economy              | 63          |
|     | Seven: Local Housing Profile               | 72          |
|     | Eight: The Transportation System           | 82          |
|     | Nine: Essential Services                   | 94          |
|     | Ten: Fiscal Capacity                       | 107         |
| III | <b>Recommendations</b>                     |             |
|     | One: General Recommendations               | 117         |
|     | Two: Land Use Plan                         | 140         |
|     | Three: Capital Investment Planning Process | 147         |
|     | Four: Regional Coordination                | 149         |

### **Appendix: Maps**

## I. INTRODUCTION: THE PLANNING PROCESS

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### **History of the Comprehensive Plan:**

A comprehensive plan is a mechanism for managing the future of a community. Much like a business plan for a private business, the town's plan evaluates our assets and customer satisfaction levels, determines strategies to improve performance and profitability, and allocates resources. When it is a town doing the planning, our resources are the taxpayers' money, so even greater thought and effort must be put into spending wisely.

The Town of Hartland has been needing a new comprehensive plan for quite some time, as the last plan was adopted in 1992 and not been updated since then. The last plan was completed so long ago that the great majority of the information within it is outdated and of little use now except for valuable historical information.

Maine enacted the Growth Management Act in 1988, specifying the format and goals for local comprehensive planning and was subsequently amended to require local comprehensive plans to undergo a new State review for consistency every 12 years, incorporating new data and findings into the planning process. Therefore the Town felt the need to take a fresh look, using the new State guidelines. This led to the 2015-2016 planning process.

Since the current (1992) plan is supposed to still technically guide the Town in its everyday activities, its age makes it of little use. Responsibility for the update was assigned to the newly created Comprehensive Plan Committee, with the instruction to involve all community members to the extent possible.

### **Community Involvement:**

Hartland's Comprehensive Plan Committee has taken the lead in drafting this update to the plan, assisted by the Town Manager and other local volunteers. Early in the process, the board reached out to Hartland's local committees and organizations (many of which are profiled in this plan), different staff of the Town and individuals in constituencies such as real estate, business, downtown. The planning board's monthly meetings were always open to community members to participate in the discussions.

Community involvement culminated in a public visioning session held in March, 2016. The Fire Station was the venue for an afternoon-long discussion of the direction of the town with regards to economic development, Great Moose Lake, and land use / development, as well as downtown improvements. Community members were also excited about possibilities to improve access to the lake and river and recreation opportunities, and improve the appearance of the downtown area. In addition to this process, a detailed survey was drafted and distributed

to every tax payer in the town, this method of getting so many copies out to residents led to an excellent return rate of over 180 responses which is over 13% of the town's voting population, a very good return for a process like this.

Many of the comments and suggestions from Hartland's "Focus on the Future" have been incorporated into the recommendations of this plan.

### Hartland's Focus on the Future:

The "Focus on the Future" session also worked to create a simple Vision Statement that summarizes the community's desired future community character in terms of economic development, natural and cultural resource conservation, transportation systems, land use patterns and its role in the region. Not surprisingly, a straightforward and succinct vision

statement was preferred, and required very little editing once initially established. Participants in the sessions used the statement as a starting point to expand upon its ideas and the comments were used to shape policies going forward. The text of the vision statement, as it emerged from the visioning session, is as follows:

**"Our vision is a pleasant rural community that values and protects our natural resources, provides opportunity for a good quality of life, encourages recreational opportunities, and recognizes the need for responsible development while maintaining a strong sense of community and place in the region."**

## Calling all Hartland Residents! Focus on Hartland's Future!

A Community meeting will be held on  
**SATURDAY MARCH 12<sup>th</sup> 11am-4pm**  
At the Hartland Fire Station

**Key Topics to be discussed include:**

- ❖ Great Moose Lake (Marketing, Development)
- ❖ Economic Development
- ❖ Land Use
- ❖ Developing a 10 year Vision



Want to make your opinions count on issues that affect you?

Help shape Hartland's goals for the next 10 years.



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Town logo contest with the first prize of a \$50.00 gift certificate sponsored by Nettie's

The key to a successful plan is not in the number of recommendations it can generate, but how well those recommendations can be put into action. This requires an implementation plan.

The responsibility for implementation almost always falls on the leadership of the town. Hartland has discovered this through earlier plan. The last plan, adopted initially in 1992, has been a work in progress. To the town's credit, capital improvements were matched up with grant possibilities for desired programs or purchases and some new initiatives were begun, and others continued.

It is expected that this will also be the case with the 2016 plan. Though assembled by the Comprehensive Plan Committee, the plan contains ideas and contributions from town staff, elected officials, committees, outside organizations, and individuals. These constituents all have one thing in common: they are stakeholders in the future of Hartland, and thus in this plan. It is their duty to see that the recommendations of the plan are carried forward.

While the implementation of the plan is dispersed through several individuals and organizations, a mechanism to monitor progress and resolve impediments is necessary. This plan recommends an annual, two-stage process:

- 1) The Planning Board will dedicate one meeting a year to review of progress on implementation of the plan. This meeting may be timed to coordinate with the annual report by the Code Enforcement Officer on residential and commercial growth for the year. The Planning Board will maintain a checklist of action steps that have been accomplished, those in progress, and those due to be addressed. The board will note any obstacles to implementation and suggest new or revised action steps if necessary.
- 2) The checklist will be forwarded to the Town Manager, who will present it to the Town Selectboard for review and direction. The review may be timed to correspond with the beginning of the annual budget process, so that any recommendations requiring a dedication of town funds or personnel may be integrated into the budget process. The chair of the Planning Board may attend this meeting to assist with interpretation of the recommendations or follow-up. The Selectboard shall make a record of the actions taken to implement the plan.

This process should provide adequate oversight and feedback to ensure that this plan is not ignored or forgotten. The process should also tell us when the plan is nearing its completion and will require updating.

## II. COMMUNITY ASSESSMENT

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- One: Historic Profile
- Two: Demographic Profile
- Three: Hartlands's Natural Resources
- Four: Recreation and Culture
- Five: Land Use and Development
- Six: Business and the Economy
- Seven: Local Housing Profile
- Eight: The Transportation System
- Nine: Essential Services
- Ten: Fiscal Capacity

\*\*\*Data in these chapters was the best available at the time of writing and should be used as such, new data may be available since the completion of the plan. \*\*\*

## PART ONE: HISTORIC AND ARCHAEOLOGICAL RESOURCES

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### **A Brief History of Hartland**

Hartland is situated at the foot of Great Moose Lake, the source of the west branch of the Sebasticook River. The town has a total area of 42.95 square miles, of which, 37.10 square miles is land and 5.85 square miles is water. Present-day Hartland is bounded on the north by Harmony and Athens, on the south by Pittsfield and Canaan, on the east by St. Albans and Palmyra, and on the west by Cornville.

### **Early Settlement**

Speculation is that Hartland was settled for the water power development potential of the West Branch of the Sebasticook. The first historical reference to Hartland, in 1794, referred to the surveying of the boundaries of "Township No. 3".

Two individuals are given credit for the settlement of Hartland: William Moore (who originally arrived in 1796) and James Fuller, the first permanent settler in the township. James Fuller is also known for his good fortune of having the County Road cross directly through his property, and the foresight to build the tavern at what became known as Fuller's Corner (West Hartland).

Many of the early settlers came from New Hampshire. However, Hartland was first deeded to Dr. John Warren of Boston in 1799, and became known as Warrenstown No. 3.

According to records of the State of Maine, Hartland was first incorporated as a plantation in 1811 and became an incorporated town on February 17, 1820.

Once the town was incorporated, the roads previously constructed had to be formally accepted by the townspeople. Over the years the town placed a great importance on the existence and viability of Hartland's roadway system. Town meetings historically were generous with financial support for construction and maintenance of roads. For example, in 1832 \$2,000 was raised for highways (a substantial amount of money for that time period). Furthermore, development of the village area was directed by the layout and creation of the public streets.

Also in 1832, the Hartland Academy was created. Although the school building was physically located in St. Albans (until a subsequent land swap), that did not prevent the citizens of Hartland forming close bonds with the Academy. Unfortunately, the Academy suffered a fire in 1923, leaving students of the school union (which Hartland joined with St. Albans and Palmyra in 1910) at loose ends until it was rebuilt.

## **Emergence of the Village**

At the time of the Town's incorporation there were two centers of population -- what is now West Hartland and North Hartland. These settlements remained well-populated even as late as 1860. Although the Town was noted for its timber harvesting activity, parallel growth of agricultural and industrial interests occurred between 1800 and 1850. During this period Ezra Withee and A. Burgess operated saw mills in North Hartland and West Hartland, respectively. Tanneries began to appear and prosper; one established by Hiram and Thomas Dorman in 1828 operated until the late 1800's, while another started by Josiah Billings in 1852 was operated until 1887.

In the 1840's, town meetings, originally held in residents' homes, were now being held twice during the year in the respective village centers. Shortly after 1860, town meetings began to be held in the brick building built to replace the Hartland Academy, itself completed in 1856.

The Baptist Church of Hartland was founded in the early 1800's, and is now the oldest religious institution in the community. The present site was established in 1842 on land once owned by Henry Warren, the brother of Dr. John Warren. Of course, other churches were also organized in the community, including the Hartland Methodist Church (circa 1871) and the Hartland Full Gospel Church (in 1960).

The Civil War did not seem to change Hartland in a significant manner. One report indicates that the war's only impact was when, in the spring of 1862 at a special town meeting, the townspeople established a fund to support the families of those enlisting in the military service. In all, Hartland provided a fighting force of approximately ninety men during the Civil War. Through 1865, the town continued to raise money to help support the families of those enlisted men.

In 1866, townspeople began extended discussion and efforts towards the construction of a railroad through Hartland. In 1873, the town voted to invest a sum of \$26,000 in the Wiscasset-Moosehead railroad line, based on the company's presentation of acceptable plans to the town committee overseeing such a venture. Finally, in the fall of 1887 construction began on the line, and with relatively few delays, the line was actually completed by late November.

The railroad meant that new means of transportation was available to the community. No longer was Hartland isolated from outside labor and commercial markets, especially in the winter. The construction of the rail line through Hartland in fact produced new markets as far afield as Boston, and traveling salesmen from southern New England used the railroad as a means of journeying to the Hartland area to sell new goods and products to businesses in the area. The existence of the rail line is probably the major reason why Hartland failed to decline in population like many of its neighbors during the latter half of the 19th Century.

Quite a number of events took place over the ensuing years. Briefly, below are some of the highlights:

- In 1879 it was voted to build a firehouse where the town's engine would be stored;
- In 1887 the voters, determined to look at the town report prior to the regular town meeting, instructed town officials to have copies printed with this in mind;
- In 1890, construction began on a town hall with the first town meeting held in the new building in 1892;
- In 1897 it was decided that the village streets should all be named;
- In 1900 the first street lights began to appear about town, specifically between what is known as Warren Square and the Parker House, in 1901 twenty-five more lights were added to the town's streets;
- In 1904 the Hartland Free Library was founded. It eventually outgrew its original site, moving in 1932, and again in 1991;
- In 1908 several sidewalks were built;
- In 1912 the Hartland Water Company was founded;
- In 1913 the Baxter Bros. Cannery increased the market for local farm produce, remaining in operation until 1961;
- In 1920 Hartland celebrated its centennial;
- In 1922 the new post office was in operation;
- In 1929 the Hartland Chamber of Commerce was formed;
- In 1932 the American Woolen Company shut down; the properties of the firm were purchased by Hartland Mills, Inc.;
- In 1936 the Hartland Tanning Company, Inc. (Irving Tannery) purchased the assets of the Hartland Mills, Inc.;
- In 1939 the first parking ordinance was passed by the citizens;
- In 1941 a "post-war" planning board was established;
- By 1947 the town's landfill had been created, Pine Grove Cemetery (originally developed in 1892) was acquired, and the northern area of the tannery caught fire, gaining recognition as "one of the largest fires in the history of the town";
- In 1954 the position of town manager replaced the previous town agent form of government;
- In 1960 the first attempt at passing a building ordinance was advanced, however, without success. An ordinance was finally adopted in 1974;
- In 1965 Hartland joined School Administrative District No. 48, ending the mission of Hartland Academy after 133 years.
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- Scott Webb Medical Center was built in 1974
- The Hoop Mill, which was owned by Ken Bishop, provided some part time work for high school students. Later it was sold to Topper Badger. The land is now owned by Bob Manzel. It burned in 1978.
- Also in 1978 a new Ambulance Building was constructed.
- In the 1980's two tennis courts, two new bridges and a new dam were constructed and the Telephone building was upgraded.
- The 1990's saw Hartland Manor (1995) and Moose Lake Market (1997) built in town and the New Water Company established in 1996 with new wells and storage tank. There were also additions to the Grammar School.
- In the 2000's the Town House was removed to make room for Bangor Savings Bank in 2000 along with the new fire station, Junior High building and the new dump facility. In the later 2000's there were the two swimming pools installed and New Memorial Benches at the Gazebo
- Most recently the new Sand Shed was erected in 2012 and the new Family Dollar store in 2014.

## **Historic Structures**

Many of the public buildings in town are close to a century old. There are also several older buildings within the village area, but nearly all of the potentially historic structures have been destroyed by fires. Therefore Hartland doesn't have any buildings or structures officially on the National Historic Register but it does have the following historic buildings of note:

- Town Office / Hall building on Academy Road, this building was built in 1896 and was previously an Opera Hall and Masonic Lodge.
- First Baptist Church on Elm Street.
- Grace Linn Memorial United Methodist Church on Seekins Street
- Sanfield Nursing Home building on Main Street.

## **Archeology**

No significant work has been done with regard to either prehistoric or historical archeology in Hartland. It has been noted that Native people's settlement was quite common along the Sebasticook River and Moose and Stafford Ponds.

### ***Native American, prehistoric (or before recorded history) archaeological sites***

These sites are mostly camping and village locations, including shell heaps along the coast, but they also include rock art, rock quarry, and cemetery sites. The sites range in age from the time of European settlement about 400 years ago back to the end of the last ice age, or 12,000 years ago. They range in size from a few dozen square yards to several acres.

Several prehistoric archeological sites have been uncovered in the region, there are currently 19 identified sites. These are concentrated around Moose Pond and the River outlet, Please see the Historic and Archeological Resources Map. Due to the intensity of development along the river, particularly in the downtown area, much evidence must already have been lost.

### ***Historic archaeological sites***

These are sites such as farmstead, mill, village, fort and tavern remains, record the European settlement and native life in Maine after about 1600 A.D.

There are no known Historic Archeological Sites identified within the town.

### ***Other Resources:***

Though not exactly "archeological", Hartland's historical cemeteries should be mentioned at some point as well. They include:

Black Stream Cemetery (also known as Corson Corner Cemetery)

Location: Leaving Hartland Village, going north on Rte. 43 towards Athens, approximately 7.8 miles - the cemetery is on the left just before you cross Black Stream

Fuller Corner Cemetery

Location: Leaving Hartland Village, go SW on Rte. 23 Canaan Road, towards Canaan, approximately 2.5 miles turn left on to Bean's Corner Road, follow approximately 1.4 mile, cemetery is on your left

Jordan Cemetery (also known as Starbird Cemetery)

Location: Leaving Hartland Village on Rte. 43 and Rte. 152, going NW towards Athens; approximately 5.25 miles out on Athens Road; cemetery on the right

#### Neven Cemetery

Location: Leaving Hartland Village, going SW on Rte. 23 towards Canaan, approximately 1 mile before the town line of Canaan, Cemetery on the left

#### Pinegrove Cemetery

Location: Leaving Hartland Village, on Rte. 152, Pittsfield Ave; approximately 1.2 mile out, cemetery on the right

#### Pinegrove Cool Extension Cemetery

Location: Leaving Hartland Village, on Rte. 152, Pittsfield Ave; approximately 1.5 miles out cemetery on the right

#### Village Cemetery (also known as Pleasant Street or Ireland Cemetery)

Location: Leaving Hartland Village, on Rte. 43/151 N, Pleasant Street; approximately 0.2 miles out, cemetery on the right.

## PART TWO: HARTLAND'S DEMOGRAPHIC PROFILE

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### Highlights of the Demographic Profile:

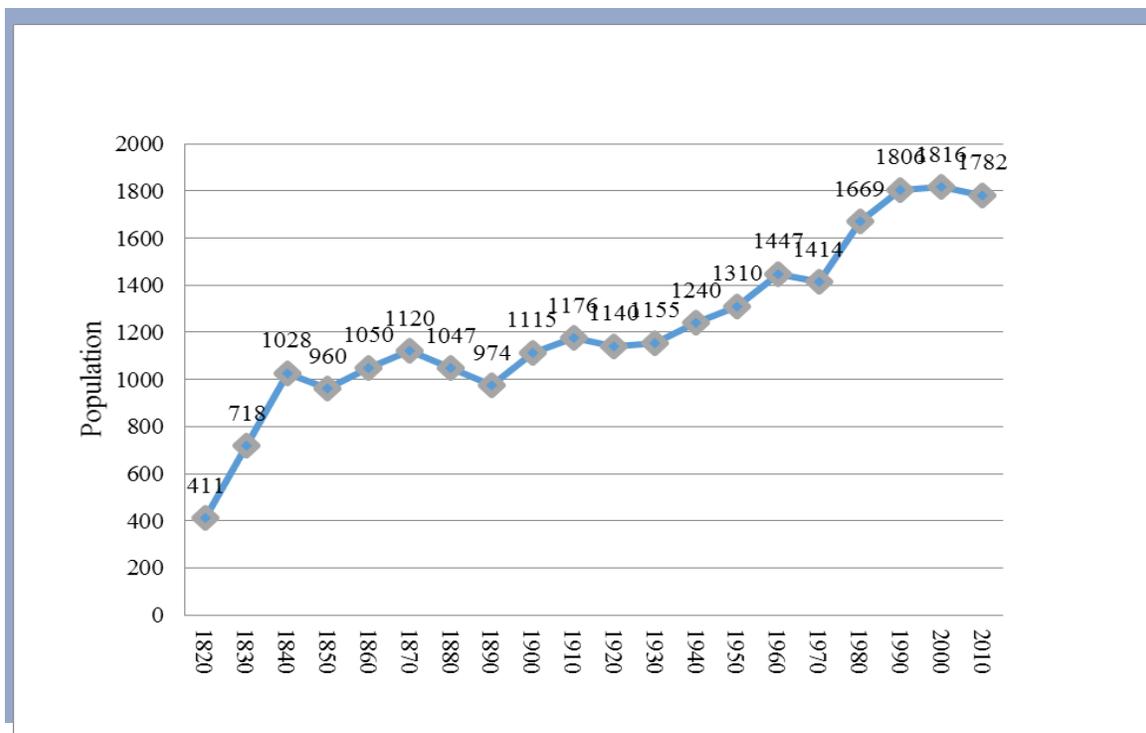
- Hartland's population was estimated as **1,673** in the 2015 census.
- The population of Hartland has been growing quickly since the 70's but has since dropped off and began to decline since 2000. The brief fall in population between 2000 and 2010 seems to have continued.
- The ratio between births and deaths has remained positive (more births than deaths), but a negative trend in migration has tempered it.
- Hartland is aging as the baby boom generation moves through the population. The median age has progressed five years since 2000, and 45 percent of the population is now age 45 or older. A large portion of the population could be retiring within the next 20 years. Partly due to this trend, school enrollments are declining, with the most dramatic drop seen from 2007 onwards.
- Outside population projections estimate Hartland's population to remain relatively stable at around 6,700 for the next 20 years. Outside projections do not take into account any initiatives for growth at the local level.
- The median household income in 2010 stood at \$46,685. This represents a 28 percent increase since 2000, keeping pace with the 28 percent inflation rate. Incomes in Hartland are just a little above the average for Somerset County. The poverty rate in Hartland (14.1 percent) is below the average for Somerset County, except among the elderly, where it is higher.

This report contains a profile of the Town of Hartland using data from State and Federal sources. While cold, hard data cannot draw a complete picture of the community, it can identify trends and relationships that the town can look at in planning for its future. The three major areas where statistics are useful are demographics (population), the economy, and housing.

### From the Past to the Future:

Any plan for the future must begin with a look at how we got where we are today. The trends leading up to the present day are likely to continue. The most easily-measured of these trends is Hartland's population.

**Figure 1: Hartland Population, 1820-2010**



The chart above shows the trend in the town's population from 1820 (shortly after its incorporation) until 2010, according to the decennial US Census. The population changes illustrate the development history of Hartland. In the early part of the 19<sup>th</sup> Century, the population grew rapidly, as homesteaders from southern New England as well as Europe flocked to a newly-opened settlement area. In just twenty years, the town's population leaped from just 400 to over 1,000.

Hartland saw some decline following the Civil War. This coincided with vast new territories opened up for development in the West. Probably not a few Hartland families got tired of farming rocks and were lured to the deep, flat farm soils of the Midwest.

Hartland enjoyed something of a resurgence beginning in 1890, thanks to its access to a rail head and the industrial base already in place. Except for the period of the 1960's this growth has continued slowly but steadily, despite the loss of the railroad and some of the industrial base. Now that the economy of the town is largely tied to a single employer, the population has a tendency to fluctuate based on the fortunes of that employer.

Other towns in the region have a more diverse economy, or are essentially bedroom communities for larger neighbors. As Table 1 shows, Hartland is the only town in this part of Somerset County to be losing population over the past two decades. However, the economy may not be the only contributor. Other factors could be lack of developable land, distance to services, or tax rates. Somerset County as a whole gained about five percent over the twenty year period.

**Table 1: Population Trends in Hartland and Neighboring Towns**

| <b>Town</b> | <b>1990</b> | <b>2000</b> | <b>2010</b> | <b>Twenty Year change</b> |
|-------------|-------------|-------------|-------------|---------------------------|
| Hartland    | 1,806       | 1,816       | 1,782       | - 1.3 %                   |
| Canaan      | 1,636       | 2,017       | 2,275       | 39.1 %                    |
| Palmyra     | 1,867       | 1,953       | 1,986       | 6.4 %                     |
| Pittsfield  | 4,190       | 4,214       | 4,215       | 0.6 %                     |
| St. Albans  | 1,724       | 1,836       | 2,005       | 16.3 %                    |

Looked at as a snapshot of the past twenty five years, the town has just about maintained a steady population. However, demographic trends are working against it. There are two methods by which local populations change: *migration* and *natural change*.

Natural change is the difference between births and deaths within the community. Obviously, a town with a lot of young couples will see a lot of births, thus a natural *increase*. A town with older people is likely to see a natural *decline*. Hartland is more the latter. Between 1990 and 2000, Hartland saw 28 more deaths than births, and between 2000 and 2010, there were 20 more deaths than births. So for the 20-year period, population change from just natural causes has been a -48. The town did have 22 births and only 15 deaths in 2010 (the most recent data available) but that is not enough for a trend.

Hartland's census population lost 24 between 1990 and 2010, the same period that we lost 48 from natural change. The difference is migration. Over the twenty year period, we gained 24 residents through *in-migration*. Migration trends are almost always due to an economic trigger,

such as employment opportunities, but other factors may be older people moving in from more rural areas, or people looking for a better job, better schools, or more affordable place to live.

An *aging population* is a significant factor in many places in Maine. The “baby boomers” (children born in the decade after WWII) has been the dominant characteristic of the American population since 1950, and as the baby boom ages, it pulls the need for public services along with it. When baby boomers were young, schools were full to overflowing; when they were a little older, they forced a rural housing boom; now they are nearing retirement, we need to plan for more senior housing, services, and health care.

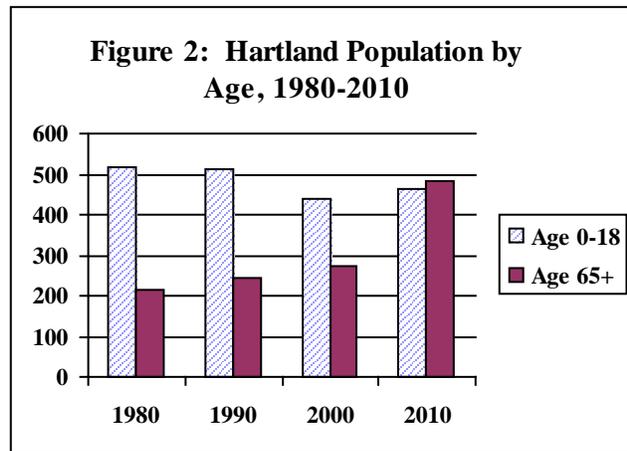
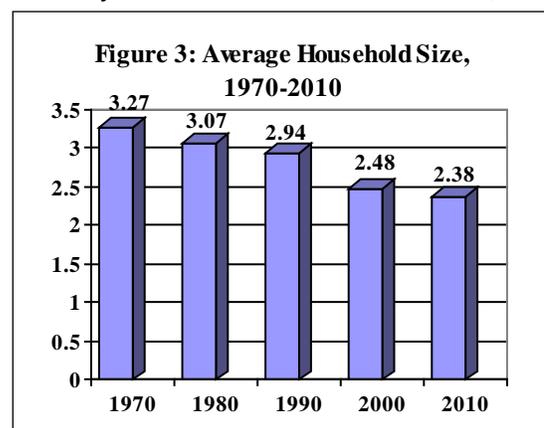


Figure 2, above, shows recent trends among the most critical age groups. The number of children dropped from 517 in 1980 to 437 in 2000, but seems to have rebounded a bit since.

The number of elderly has been growing constantly. The numbers grew by “only” 27 percent from 1980 to 2000, but 76 percent from 2000 to 2010. *And the baby boom hasn’t even arrived yet.* The very oldest baby boomer was 64 at the last census. For the first time, there are more people over 65 in Hartland than under 18, more than one out of four residents. Another 278 were aged 55-64 in 2010. At the next census, all of them will be over 65. That is another 16 percent of Hartland’s population. Then there were 298 aged 45-54. The town will be dealing with an increasing elderly population for quite a while.

The overall shift in the age of the population is reflected in the *median age*. The median age is the point at which half the people are younger; half are older. In 2010, Hartland’s median age was 43. In 2000, the median age was only 39, and back in 1980, the median was 30. That makes Hartland not much different than Somerset County as a whole. Back in 1980, the median age of the county was 30.7 and in 2010, the median age was 43.6.

An aging population also has an impact on the *average number of people in a household*, though other factors come in to play, also. The average household size is a powerful statistic, because it connects population to housing demand (as will be discussed late in this report). Household sizes have been dropping for many reasons nationwide:



increased divorce rates, smaller families, young people living on their own longer before having families, and older people able to live independently.

Hartland's average household in 1970 held 3.27 people. By 1990, the average had dropped to 2.94 people, and by 2010, it had dropped all the way to 2.38. The average household is only 2/3 the size it was forty years ago.

With an average of just over two people per household, the logical conclusion is that at least half of the homes in Hartland have only one or two people in them. In fact, this is calculated by the census and it turns out to be far more. Out of the 741 households in 2010, only 176 of them (24 percent) are families with children. Only 96 of them – or only about one out of every nine – consist of the traditional husband and wife with children. One hundred ninety seven households consist of only one person – 83 men and 114 women. A single elderly person occupies 96 housing units in town. Since there are exceedingly few housing units suited to single, elderly people, we have to ask whether there is a disconnect between the supply and demand for housing. Another 132 households have at least one elderly person in the family. And that is before the elderly baby boom hits in the next decade.

Population characteristics and changes are analyzed so that we can make *projections for future population changes*. The future population of Hartland will change as a result of factors like the local economy, price and availability of housing, and the age of current residents. We can make a mathematical estimate of future population, but in a town as small as Hartland one blip on the radar (e.g. a business closing or a new subdivision) can make a significant impact. However, it would be nice to know in general terms what to expect, since a lot of planning revolves around it.

Mathematical projections tend to be based on two things: past growth and the survival rates of various segments of the population. Because Hartland has a generally older population and a recent history of loss, it is not surprising to see estimates of that loss continuing. The official projections from the State of Maine estimate that Hartland's population will be 1,698 in 2020 and 1,586 in 2030. That is an average loss of about 10 residents per year, or 11 percent over 20 years. Kennebec Valley Council of Governments does a different set of projections, and estimates a 2030 level of 1,700, a loss of about four per year.

The best measuring stick for future population is the growth of housing units. Housing is a necessary precursor to population, and housing growth or decline mirrors population. Also, since housing has a physical impact on the town, whereas population is more an abstract thing, we can visualize future population change via housing changes.

As will be discussed later in this report, the census reported that the town had 741 occupied housing units in 2010, compared to 707 in 2000. This prompts the question, how can we have lost 34 residents in those ten years and still gained 34 houses? The answer has to do with changing household sizes; there are fewer people per household. A drop from 2.48 per

household in 2000 to 2.38 in 2010 means that in order to have maintained a constant population from 2000 to 2010, we would have had to build 48 new houses instead of the 34 we did build. (This does not include seasonal camps, which are assumed to be unoccupied by the census.)

What this means is that the population will only grow if more houses are built, but just having new houses does not mean that it is growing. In the 2000's, it would have required more than 4.8 new houses per year to see an actual growth in population. The trend in household size is slowing; smaller families are now the norm, older populations tend to stabilize in household size, and you can't go below one person per household anyway. But even if we leveled out at an average household size of 2.3 in 2030, that means we would need a net gain of 25 housing units to "break even" at the 2010 population of 1,782. (Note: Hartland has 20 residents in group homes not included in household size calculations).

Between the census count on April 1, 2010 and April 1 of 2014, Hartland's assessor has reported a net increase of ten housing units. (Houses burned, demolished, or moved out – in the case of mobile homes – must be deducted from any new units.) For four years, we have been running at almost double the necessary replacement level, and KVCOG estimates a 2014 population of 1,803. Growth seems to be fairly steady at 2.5 houses per year. Four years is not enough to presume a trend, but if we continue at the current rate, our 2030 population would be 1,840.

Population levels and trends are based on census counts of residents as of April 1<sup>st</sup>, which means there are no measures of the impact of seasonal population. Hartland has 299 seasonal camps, which generate a considerable *seasonal population*. If the camps were all occupied at the same size as year-round houses, it would add over 1,000 seasonal residents at the summer peak. Since most of the camps are owned by either local or nearby families, though, their impact in terms of demand for services or effect on the economy is limited.

## The Housing Stock:

The supply, quality, and availability of housing in Hartland is a factor in the overall growth and health of the town. Although town government has very little control over the supply of housing, it is possible that any problems may be addressed at the municipal level. If a large proportion of housing is substandard, for example, or not energy-efficient, there are grants that the Town can use to help. If housing prices rise to the point where new houses are not affordable, that presents a whole new set of problems in getting people to move to town for the wages that are available.

The table overleaf shows the development of housing by type since 1970. (There are some discrepancies, since the census changed its definition of seasonal unit in 1980, and there was no such thing as a mobile home in 1970.) The total number of housing units nearly doubled between 1970 and 2010, with the biggest increase in the 80's when almost 16 new houses per year were built. This also coincides with the biggest jump in mobile homes – in fact almost exactly half of new homes in the 80's were mobile homes. (Since 1980, over 45 percent of all new homes have been mobile homes.) The numbers do not actually add up, with 55 percent of the housing additions being seasonal. There could be some overlap, but the bottom line is that there were not many traditional stick-built homes built in the 1980's.

**Table 2: Hartland Housing, by Type and Occupancy, 1970-2010**

|                       | 1970 | 1980 | 1990 | 2000  | 2010  |
|-----------------------|------|------|------|-------|-------|
| Total Housing Units   | 692  | 825  | 980  | 1,077 | 1,109 |
| Year-round (occupied) | 419  | 506  | 615  | 707   | 741   |
| Mobile Homes          |      | 99   | 177  | 201   | 228   |
| Seasonal              |      | 218  | 304  | 312   | 299   |
| Rentals               |      | 101  | 134  | 185   | 184   |

Source: US Census

The census data show a decline in the number of seasonal housing units from 2000 to 2010, even though local assessment data show an additional of nine new units over the decade. The most reasonable explanation for this is that some of the camps were converted for year-round use.

Rental housing is a small portion of the total housing stock, though larger than in many towns of similar size. This may be because of Hartland's traditionally dense village area or simply due to the senior housing development. The census says that 22.8 of Hartland's housing units are renter-occupied, compared to Palmyra, at 14.3 percent and St. Albans, at 17.1. Pittsfield, a much more urban town, has a rental rate of 28.1; Somerset County on average is at 23.5.

There is no data directly addressing how many renters live in houses versus apartments, but there is data on how many units there are in a building. Nine hundred and nine are single-family homes (including the camps), which means 200 are units in a duplex or multifamily

building. Some of those may be owner-occupied, leaving a small number of single-family homes rented.

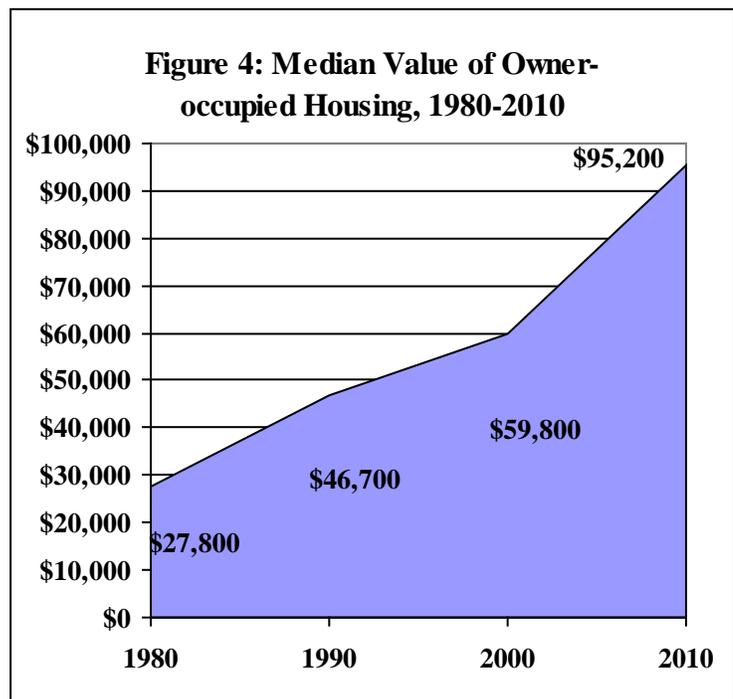
Very little statistical data exists on the *age and condition* of the town’s housing stock. The census does ask questions such as how old a house is and whether it has modern plumbing and heating systems, but this is based on a statistical sample (formerly the “long form,” now called the American Community Survey), and the samples are so small that in a town the size of Hartland, the figure is little more than a guess.

According to the American Community Survey (ACS), only about in in five houses in Hartland (20 percent) were built prior to 1940. This is an example of the folly of relying on samples – the 2010 census says there are 238 houses built before 1940, but the 1990 census counted 336 houses. Regardless of the actual number, this is a relatively small percentage of older housing stock; the average for Maine is 28 percent. While older housing is usually well-built, it has a tendency to have outdated plumbing, electrical, and heating systems, and be not very energy-efficient. The best decade for housing was the 1990’s, when 17 percent of today’s housing was built. It is likely that much of this housing, therefore, has adequate insulation, wiring, and plumbing.

According to the ACS, every occupied housing unit in town has complete plumbing (bathroom) and kitchen facilities. Remember, this is a statistical sample. Twenty-three percent heat their homes primarily with wood, although the census doesn’t think to ask if there is actually a central heating source to back up the wood. Ten homes use solar energy.

The *price and affordability* of housing is often a significant factor in the economic life of a town. Housing prices are generally set by the open market, but if supply and demand get out of whack it can result in insufficient housing for prospective workers or residents relocating to another town because they cannot afford local housing. For example, in some towns in northern Somerset County, businesses cannot attract employees because existing homes are not available and new housing would be too expensive to build.

Figure 4 charts the progression of housing values in Hartland. These are



median values, meaning half are above and half below, and they are not actual sale prices but homeowners' estimates of value based on the census sample. According to these estimates, housing values rose fairly briskly during the 80's, though that was also an era of substantial inflation. The rise was much less during the 90's, actually falling behind the pace of inflation, meaning the average home in 2000 was worth less in real dollars than it was in 1990. But it has more than made up for it since then. Between 2000 and 2010, the median home value has risen by 59.2 percent. The pace of inflation, as measured by CPI, was only 28.4 percent.

Either the census estimate is off, though, or prices have fallen dramatically since 2010. The Maine State Housing Authority (MSHA) tracks housing sales in the state, and their 2014 report shows the median sale price was \$77,900. A spot check of real estate listings online in the spring of 2016 showed a median asking price of about \$92,000, although that included some vacation homes.

Is Hartland not growing because the price of housing rose too quickly in the 2000's? Regardless of actual price, a home is not affordable if a person can't afford to buy it or rent it on his or her income. According to MSHA, an affordable home is between 3 and 3.4 times the annual income level, depending on the interest rate available. Hartland's median household income in 2010 was about \$33,500; an affordable house at that income level would be priced at \$100,000 to \$115,000. Under those assumptions, the average house in Hartland is still very affordable. The index that MSHA uses to gauge affordability says that below "1" is not affordable; above "1" is. Hartland scores a 1.55.

These are just averages, and a household may have trouble affording a home regardless of their actual income. The rule of thumb is that a house is affordable when the all-in housing costs do not exceed 30 percent of a household's income. The ACS uses estimates to report that, of 339 households with a mortgage, 161 of them (47.5 percent) are paying more than 30 percent of their income, therefore are living in unaffordable circumstances. That is quite a high number, considering that the figure for Somerset County is only 35.5 percent. There are quite a few homeowners without a mortgage (paid off), and among them, only 18.6 percent are paying more than 30 percent. These are likely to be elderly homeowners, and their costs consist primarily of taxes and utility bills.

Maine's Growth Management Act requires towns to look at availability of affordable housing for a household making 80 percent or less of the median household income. In Hartland, 80 percent of the median is about \$26,800, making an affordable house somewhere in the \$80-90,000 range. If the average sale price of existing housing is in that range, they are affordable, but it would be difficult to build a new house for that price. Lower income families would probably opt for older mobile homes or renting.

For lower income household, renting is often an option. The average monthly owner cost in Hartland is \$949 (according to the census), but the average rent is only \$582. Even though an

“affordable” rent would be about \$900/month, the census estimates that 41 percent of renters cannot afford their rent based on their current income. This is actually better than the county average of nearly 60 percent. There is no data on the actual incomes of renters.

Table 3 below, illustrates how Hartland compares with neighboring towns. Hartland has had the lowest home values for at least the past two decades, but its values are appreciating faster than all but Palmyra. The median home value in Somerset County in 2000 was \$70,100, in 2010 was \$109,900.

**Table 3: Hartland Home Values and Rents compared to Neighboring Towns**

| <b>Town</b> | <b>Value – 2000</b> | <b>Value – 2010</b> | <b>Median Rent–2000</b> | <b>Median Rent–2010</b> |
|-------------|---------------------|---------------------|-------------------------|-------------------------|
| Hartland    | \$59,800            | \$95,200            | \$427                   | \$582                   |
| Canaan      | \$74,700            | \$109,500           | \$467                   | \$576                   |
| Palmyra     | \$66,900            | \$108,100           | \$469                   | \$758                   |
| Pittsfield  | \$67,500            | \$106,000           | \$420                   | \$663                   |
| St. Albans  | \$72,200            | \$109,200           | \$443                   | \$517                   |

Source: US Census, American Community Survey

Rents in Hartland are more in the middle of the pack. Interesting is that in 2000, all the rents in the region were pretty close, but in 2010, they varied by 68 percent. Pittsfield is the largest collection of rentals in the region, and their rents went up 58 percent; Hartland’s went up by only 36 percent.

## The Local Economy

The state of the local economy helps the community in planning for future growth or change. Although statistics do not do a very good job of profiling the local employment dynamic, they do give us a sense of overall trends.

Table 4, below, provides a profile of the *workforce and employment* in Hartland. The “workforce” includes both those currently with a job and those unemployed but looking. It is often viewed as a subset of the “working-age population,” which includes everyone over age 16, including retired and disabled persons. In Hartland, the working age population has continued to grow, even as the labor force has shrunk, indicating an increase in the retired segment of the population.

**Table 4: Workforce Changes, 1990-2010**

|                               | 1990 | 2000 | Change<br>from 1990 | 2010 | Change<br>from 2000 |
|-------------------------------|------|------|---------------------|------|---------------------|
| Male Working Age Population   | 684  | 688  | 0.6 %               | 750  | 9.0%                |
| In Labor Force                | 499  | 463  | -7.2 %              | 486  | 5.0%                |
| Employed (April 1)            | 444  | 428  | -3.6%               | 429  | 0.0%                |
| Female Working Age Population | 706  | 750  | 6.2%                | 767  | 2.3%                |
| In Labor Force                | 381  | 427  | 12.1%               | 378  | -11.5%              |
| Employed (April 1)            | 364  | 401  | 10.2%               | 340  | -15.2%              |

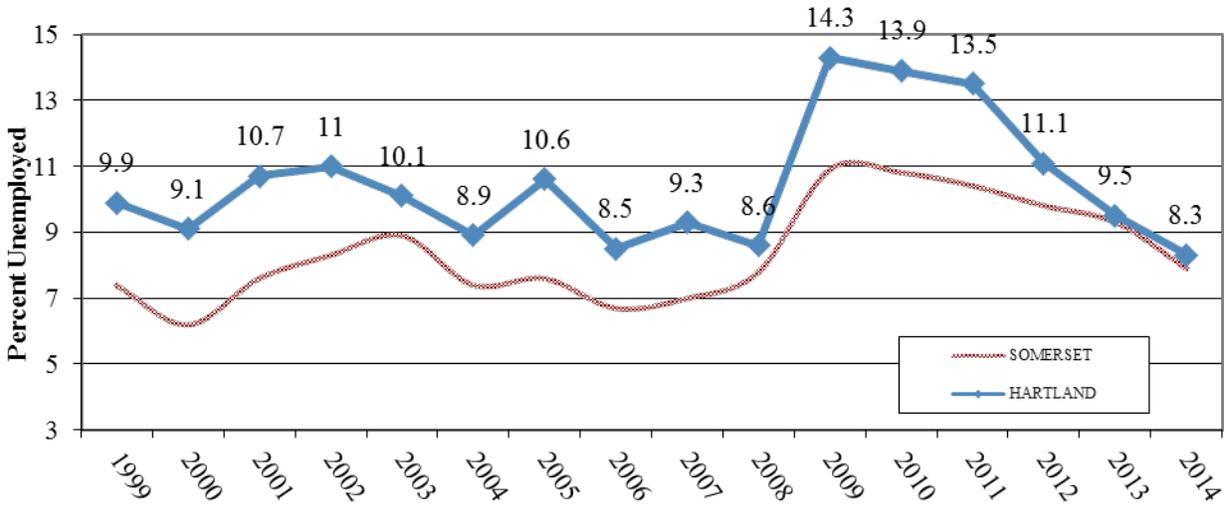
Source: US Census, American Community Survey

The statistics indicate a long-term decline in both the labor force and total employment for both sexes. However, between 1990 and 2000, working men declined significantly while women gained. The numbers were reversed from 2000 to 2010. The end result is pretty much the same – 56.7 percent of the workforce in 1990 was male and 56.3 in 2010 was male.

The percentage of working age men actually employed (57) in 2010, together with the drop over 20 years, is fairly similar to Somerset County as a whole. The percentage of women employed in 2010 (44) has dropped as well, which is not characteristic of the county; in Somerset, the percentage of women employed has stayed the same over twenty year, resulting in a much larger female component of the workforce.

The unemployment rate reported by the census in 2010 was 11.0 percent, compared to the rate in 2000 of 6.6. The American Community Survey is a poor estimator of actual employment, since it is the average of five years of statistical samples. More accurate and current figures are reported by the Maine Department of Labor (DOL). Figure 5, overleaf, shows the average annual unemployment rates for both Hartland and Somerset County since 1999.

Figure 5: Unemployment Trends, 1999-2013



Hartland’s unemployment rate was relatively stable and improving from 1999 up until 2007. Hartland was hit hard by the local effects of the national recession, which happened in 2008. The trend in Somerset County is similar, although with a more diversified economy, Somerset didn’t take as hard a hit as Hartland. Hartland has done a good job of bouncing back, with an 8.3 percent rate in 2014, compared to Somerset’s 7.9 percent rate. Hartland’s 8.3 percent in 2014 is the best rate in almost 20 years.

A critical subset of the workforce analysis involves the *types of jobs* occupied by Hartland workers. Together with the education and training of local workers, knowing which sectors of the economy are active or growing gives us a good sense of the future.

Many jobs are dependent on a certain level of education. As a general rule, higher levels of education equate to higher income levels (though there are plenty of exceptions). In terms of planning, it would not make sense to plan for an engineering-heavy job base, for example, if there were no engineers available in the labor force. The ACS estimates the level of educational attainment in the community, figured as a percentage of the population over age 25.

In 2010, there were 156 residents of Hartland with a Bachelor’s Degree or higher, 11.4 percent of the +25 population. Eighty seven percent of the +25 population – 1,195 residents - were high school graduates. By way of comparison, 14.8 percent of Somerset County adults are college graduates, and 87 percent are high school graduates. Both measures of educational attainment are significantly above the 1990 levels of 5.6 and 65 percent, respectively, and the 200 levels of 6.9 and 75 percent.

The ACS tracks the occupations and industrial sectors of Hartland workers. This is intended to give a profile over time of how employment is shifting, but as the nature of employment and jobs is shifting rapidly, the census bureau keeps re-defining the categories, making it difficult to compare.

In 2010, the biggest industry of employment for Hartland workers was education/health care services. It employed 264 residents, or 34.3 percent of Hartland’s workers. Second was manufacturing, employing 95 (12.4 percent), third was retail trade, employing 82 (10.7 percent), and fourth was construction, employing 68 (8.8 percent). In 1990, the top industry of employment by far was manufacturing, with 346 employees, 42.8 percent of the workforce. Education and health care, which at the time were separate categories, employed just 12.7 percent. These numbers show that as manufacturing employment has declined, Hartland has moved with the times, adjusting to areas with growing employment prospects.

Perhaps a more accurate picture of the skills of the workforce is their occupation. In 2010, Hartland residents were primarily involved in production and transportation (Table 5 overleaf). There was, however, a significant drop-off in production/transportation jobs from 1990, to offset an increase in all other categories. The most impressive increase in numbers came in the management and business category. (In 1990, there was no separate category titled “natural resources and construction.”) Since this is the area where we would be most likely to see college graduates, it illustrates the value of higher education. Hartland is much more diversified now, making it much more likely to survive future economic swings.

**Table 5: Hartland Employment by Occupation, 1990 versus 2010**

|                                 | 1990<br>Employed | 1990<br>Percent | 2010<br>Employed | 2010<br>Percent |
|---------------------------------|------------------|-----------------|------------------|-----------------|
| Management, business, science   | 89               | 11.0            | 226              | 29.4            |
| Services                        | 105              | 13.0            | 177              | 23.0            |
| Sales and office                | 135              | 16.7            | 165              | 21.5            |
| Natural resources, construction | n/a              | n/a             | 87               | 11.3            |
| Production and transportation   | 437              | 54.1            | 114              | 14.8            |

Source: US Census, American Community Survey

Since Hartland is clearly dependent on a regional economy for a good portion of its jobs, a commuting analysis will tell us where residents must go for their jobs. In 2010, less than one percent of workers either walked or biked to work. A further 6.6 percent worked at home. Working at home is rapidly becoming an option for towns with good internet access, and with Hartland seeing more management, business, and service occupations, improved internet access in the future is essential.

The remaining 92 percent commuted by car, with the average travel time (one way) 30 minutes. That indicates that Hartland workers must travel afield to their jobs. (The average for Somerset County is only 25 minutes.) This a big change from 1990, when the average travel time was only 18 minutes. Even though the employment base is more diversified, it is no longer local.

The ACS reports much more specific data regarding the regional economy in terms of commuting patterns. Table 6, below, shows the census data on commuting patterns of Hartland workers. The table is arranged according to the top five work destinations in 1990, but by 2010, commuting had become much more dispersed. The table shows in statistical form the reduction of jobs available in Hartland and the subsequent dispersal to other employment centers. As of 2010, Waterville, Bangor, and Augusta figure prominently in job destinations, when they weren't even on the radar in 1990. Of the top five employment centers in 1990, only one – Skowhegan – gained in workers from Hartland.

**Table 6: Residents Journey to Work Destinations, 1990-2010**

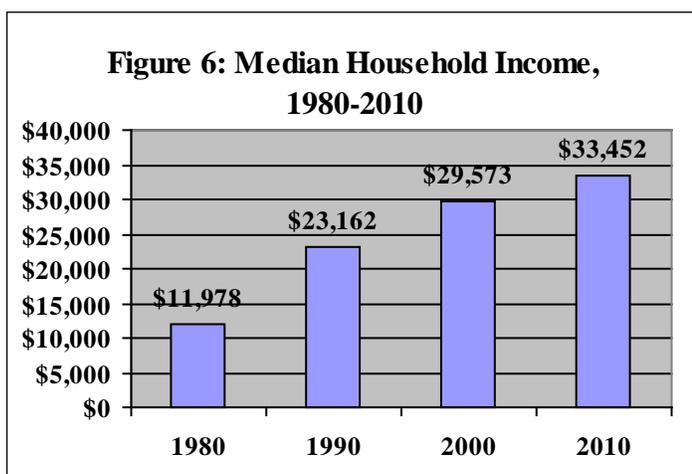
| Place of Work | 1990 | 2000 | 2010           |
|---------------|------|------|----------------|
| Hartland      | 357  | 120  | 45             |
| Pittsfield    | 151  | 171  | 75             |
| Newport       | 47   | 44   | 43             |
| Skowhegan     | 36   | 65   | 51             |
| Dexter        | 28   | 20   | (less than 10) |

Source: US Census, American Community Survey

There are still 342 jobs in Hartland, according to the census. Only 13 percent of them (45) are filled by Hartland residents. Other workers come from the following towns: Newport (19), Pittsfield (19), St. Albans (19), and Palmyra (14). The other 226 come from an assortment of other origins, none more than ten per town.

A final measure of the strength of the local economy is its income levels. The census American Communities Survey (ACS) data can provide information necessary to develop a general profile of the town.

There are two common measures of income. Perhaps the most well-known is “per capita income.” This is an artificial figure made up of taking the entire income of an area and dividing it by the population. Its only appropriate use is comparison between populations. The other is “median household income.” The median is the point at which half of the households are above and half below, and households are what we all think of when we wonder if we are better off than we were last year.



In 2010, Hartland's estimated per capita income was \$21,827. This is a substantial increase from the 2000 estimate of \$13,629. Adjusting for inflation, it is a gain of 32 percent. By way of comparison, the per capita income figure for Somerset County was \$21,025 in 2010. Since rural areas tend to have lower income levels than a county average, the fact that Hartland's is higher seems to indicate that Hartland workers have somewhat better jobs than average.

Figure 6 illustrates the growth in median household income in Hartland since 1980. The median household income in 2010 was \$33,452, a 279 percent increase since 1980. What the chart does not show is how the growth in income compares with inflation. Inflation in the 1980's was just under 60 percent, partly explaining the near-doubling of incomes. Inflation dropped to 32 percent for the 1990's, and Hartland's 28 percent increase did not quite keep pace. Inflation for the 2000's was 28.4 percent, so Hartland's 13 percent increase was less than half of what was needed to keep up. Household income levels have consistently failed to keep up with inflation since at least 1990.

The ACS also estimates tiers of household income levels. In 2010, there were (an estimated) 55 households in town with incomes over \$100,000, and 300 with incomes under \$25,000. Ten years earlier, there were only 17 households in town with incomes over \$100,000, and 294 with incomes under \$25,000. With more households in both higher and lower brackets, this indicates a growing disparity in incomes within the town.

A household income is not equal to the wage earned by the principal breadwinner. If there were two or more wage-earners, the income would include all. Hartland has 769 adults in the labor force from 752 households. In addition, 297 households receive social security benefits. Another 48 receive SSI. One hundred forty two receive retirement income – presumably with considerable overlap – and 46 receive public assistance (mostly food stamps or disability).

In 2000, only 226 households received social security but 73 received SSI. These households probably make up a considerable fraction of the 300 very-low-income households; the average social security household received \$14,550. Median wage earnings were \$27,700 in 2010, with the median male, full-time worker making \$38,447 and female full-time worker making \$29,091.

## Regional Comparisons:

Hartland is not an island, and functions as part of a larger community. The towns adjoining Hartland interact with us to some degree, exchanging jobs and, often, households. Some towns have different population or development dynamics. Pittsfield is an employment and commercial center, while towns like Athens and St. Albans consist largely of residents. This section illustrates some ways in which Hartland is similar or contrasting.

Hartland has experienced a slight population loss since 1990. This is probably due mostly to the loss of local employment opportunities. Since 1990, Hartland has lost 1.3 percent of population. Somerset County during the same period gained five percent. Table 1, above, shows how Hartland compares with neighboring towns. Traditional urban concentrations – Pittsfield and Hartland – are stable to declining, while bedroom communities like Canaan and St. Albans have grown substantially. Canaan and St. Albans were both smaller than Hartland in 1990 and are now larger.

Table 7, below shows changes in housing stock over time. As could have been predicted, both Canaan and St. Albans now have more housing units than Hartland, and Palmyra is closing rapidly. Hartland only gained 129 housing units, barely beating Pittsfield's 117. Every town but Palmyra has gained about 100 mobile homes over twenty years. Next to Palmyra, St. Albans showed the smallest gain, but was the only town to gain from 2000 to 2010.

**Table 7: Housing Stock by Town, 1990-2010**

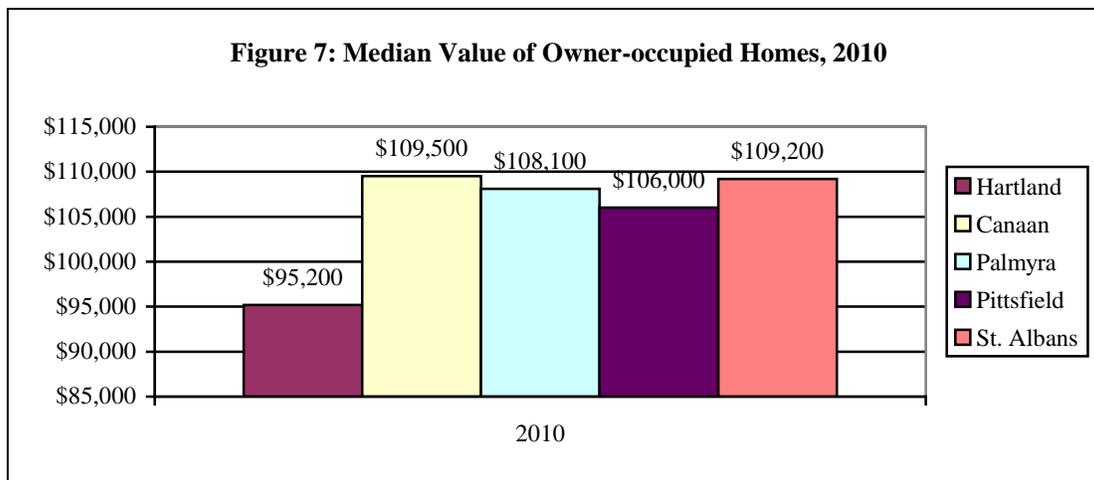
| Town       | Total Housing |      |      | Mobile Homes |      |      |
|------------|---------------|------|------|--------------|------|------|
|            | 1990          | 2000 | 2010 | 1990         | 2000 | 2010 |
| Hartland   | 980           | 1077 | 1109 | 177          | 312  | 299  |
| Canaan     | 792           | 979  | 1105 | 180          | 297  | 287  |
| Palmyra    | 756           | 851  | 943  | 224          | 290  | 252  |
| Pittsfield | 1711          | 1808 | 1828 | 165          | 309  | 257  |
| St. Albans | 978           | 1100 | 1259 | 175          | 231  | 262  |

Source: US Census, ACS

Hartland's median age increased by 11 years since 1990, to 43 in 2010. That ties it with Palmyra for oldest town in the region. In comparison, Canaan's increased by 10, to 41. Pittsfield's median age went from 34 in 1990 to 38 in 2010; Pittsfield has gone from the oldest town in the region to the youngest. St. Albans has gained eight years, and in 2010 was 42. The median age in Somerset County is 43.6, having gained 13 years since 1990.

At 2.35, Hartland's average household size is identical to Somerset County, but it does have a smaller size than its neighbors, which all range from 2.44 to 2.52. This corresponds to Hartland having the oldest population.

Figure 7 illustrates median home values in the area. Hartland’s is the lowest in the immediate area (The ACS does not count mobile homes in their estimate of values.) Only six other towns in Somerset County have median home values below \$100,000. However, it is also true that only nine of 27 towns in the county have lower property taxes than Hartland.



Income levels would normally be expected to be influenced by home prices as well as whether a community is more urban, suburban, or rural. Table 8 shows per capita income and growth since 2000. (Per capita income is used for comparisons to eliminate the influence of household size.)

**Table 8: Per Capita Income Growth by Town, 2000 and 2010**

| Town       | Per Capita, 2000 | Per Capita, 2010 | Percent Growth |
|------------|------------------|------------------|----------------|
| Hartland   | \$13,629         | \$21,827         | 60.2           |
| Canaan     | \$13,870         | \$19,991         | 44.1           |
| Palmyra    | \$13,717         | \$18,391         | 34.1           |
| Pittsfield | \$16,065         | \$22,455         | 39.8           |
| St. Albans | \$13,238         | \$17,575         | 32.8           |

Source: US Census, American Community Survey

Hartland had by far the highest rate of income growth among the area communities between 2000 and 2010, and the second highest per capita income. Taken together with the information that Hartland has some of the lowest housing values suggests that Hartland has much more affordable housing than any other town in this area.

Hartland also has a fairly high poverty rate of 20 percent. The average for Somerset County is 18.2 percent. Neighboring towns’ poverty rates range from 10 percent in Pittsfield to over 31 percent in St. Albans.

## PART THREE: HARTLAND'S CRITICAL NATURAL RESOURCES

### Highlights

- Hartland is nestled in the central Sebasticook River valley. There are a few glacial features that add topography to an otherwise fertile and level river bottom landscape.
- Development concentrated in the village area leaves most of the town in natural open space. There are extensive areas of forest and wildlife habitat. Great Moose Lake is a regional natural resource with several complex of habitat areas. It is not currently threatened by development.
- There are other significant pond resources in Hartland, including Morrill and Stafford ponds as well as the west branch of the Sebasticook River and its tributary of Thompsons Brook. The water quality of the Sebasticook could be improved and there are some impairments to the water, this would need to be tackled on a regional basis.

### Community Overview

Hartland's geographical location was chosen for its access to the surrounding natural resources. Located on the west bank of the Sebasticook River and the south shore of Great Moose Lake, early settlers were able to take advantage of the river for transportation and water power. The town's topography is moderately varied and its soils are largely suitable for agriculture and development. Hartland is located within the Sebasticook River valley, within a large watershed that encompasses the majority of Somerset County and parts of adjacent counties.

But natural resources must be viewed as both an asset and a constraint. Forested and non-forested wetlands are associated with many of the streams draining portions of the town. The preponderance of wetlands that surround the Black Stream and Thompson Brook generally renders most of those areas unbuildable. By the same token, these wetlands act as a purification sponge for much of the water entering those streams and other water bodies nearby.

## Topography

Topography, along with soil characteristics, tends to dictate appropriate land uses and environmental values. Slopes exceeding 15 percent tend to make poor building sites; Slopes of less than 3 percent are characteristic of wetlands, but if well-drained may be good agricultural land. The steepness of slope and soil type also determine how erodible a soil may be and how well water drains through it.

Hartland has no summits in excess of 820 feet but the significant peaks are Goodwin Hill and Huff Hill reach that high just north of route 23. Rowell Hill and Stafford Hill also both are over 600 feet.

The general topology of the town can be seen with the hillside detail of the general map in the appendices.

## Surficial Geology

Underlying soil types dictate in general terms the suitability of land for various uses. Hartland displays conditions laid down in large part by glacial activity. There are four main types of deposits, which have characteristic grain size distribution and topographic position. They are till, outwash, silts and clays, and muck/peat. A brief description of each follows.

Tills were deposited directly by glaciers which covered most of New England about 10,000 years ago. These deposits, not subjected to the action of flowing water, consist of mixtures of materials ranging in size from clay to boulders.

Outwash is also a product of glacial action; however, unlike till, it has been stratified by glacial meltwater. These deposits consist largely of sand and gravel. In Hartland, outwash is found in rather extensive deposits along the bank of the Sebasticook River on the eastern side of town, and in smaller bodies along more major streams. The outwash is geologically younger than the till, and may overlie it in places, particularly along the larger streams.

The silts and clays of Hartland were deposited in bays and inlets of the sea as the glaciers retreated. These materials are restricted to places below about 300 feet elevation, and are widespread at the eastern half of town. The silts and clays, which may be several hundred feet thick, were deposited at the same time as the outwash, but generally underlie the latter where the two are in contact.

Muck and peat deposits are water saturated, highly organic sediments. There are several good size deposits of this type in Hartland scattered along the far western third of town.

## Soils

Hartland is blessed with soils that have food-growing and development capability. These soils also filter and store groundwater, not to mention provide gravel needed for road-building and other developed uses. Soils have been studied and classified throughout the town. Maps depicting various features of soil types accompany this plan.

Soil characteristics are particularly important to farming, road-building, and construction. Additional soils information is presented in the Land Use section of this plan.

Certain soils types in Hartland are particularly fertile, either for crops (corn) or for timber (white pine). The town has little agriculture, so good farm soils aren't a factor. But the soils most fertile for tree growth are usually the same types as those best for farming, except that more stony soils and steeper soils also qualify. In Hartland, that includes much of the lakeshore and stream valleys. The following soil types are among the best for tree growth:

|                                  |                                |                           |
|----------------------------------|--------------------------------|---------------------------|
| <i>Bangor silt loam</i>          | <i>Berkshire loam</i>          | <i>Buxton silt loam</i>   |
| <i>Dixmont silt loam</i>         | <i>Hadley silt loam</i>        | <i>Peru loam</i>          |
| <i>Plaisted gravelly loam</i>    | <i>Stetson fine sandy loam</i> | <i>Winooski Silt Loam</i> |
| <i>Madawaska fine sandy loam</i> | <i>Melrose fine sandy loam</i> |                           |

These soil types (and all following types) can be picked out where they occur on the soil maps included with this plan.

Soils can also be ranked for their suitability for development. For development, soils don't have to be fertile; they just have to be easy to work. The best development soils are not too wet, not too steep, and not too rocky. (Note that nearly any soil can be developed. This rating system is based on the cost of development. The highly-ranked soils are the cheapest to develop, therefore, a good place to encourage growth.)

Soils can be considered as the best overall for development, including septic systems, excavation, and road-building. These soil types are:

|                         |                          |                                |                  |
|-------------------------|--------------------------|--------------------------------|------------------|
| <i>Bangor silt loam</i> | <i>Dixmont silt loam</i> | <i>Plaisted loam</i>           |                  |
| <i>Berkshire loam</i>   | <i>Buxton silt loam</i>  | <i>Melrose fine sandy loam</i> | <i>Peru loam</i> |

From this list, it's immediately apparent what common sense has said all along: that flat, well-drained land is good for both farming and development, and there is an inherent conflict between competing land uses which farming, because of relatively low economic returns, usually loses.

The State Plumbing code also has its list of soils, which are unsuitable for subsurface waste disposal. The plumbing code is only interested in those soils in which septic systems won't function: either water is too near the surface, subject to flooding, or too steep. Note that nothing is said about shallow to bedrock. Soils with water too near the surface are:

*Biddeford silt loam*

*Monarda silt loam*

*Walpole fine sandy loam*

*Leicester stony loam*

*Peat and Muck*

*Limerick silt loam*

*Scantic silt loam*

Soils subject to flooding (floodplain) are:

*Hadley silt loam*

*Winooski silt loam*

*Limerick silt loam*

*Mixed alluvial land*

The plumbing code says that any soil on a slope of greater than 20 percent is too steep to build septic systems in.

## CRITICAL NATURAL RESOURCES

Hartland offers a variety of valuable habitat to land and water-resident animals. The extent and quality of wildlife habitat is an indicator of not just the abundance of animals but the overall health of the ecosystem. The Maine Department of Agriculture, Conservation, and Forestry (DACF) administers a program called Beginning with Habitat to illustrate information on wildlife habitat and critical natural areas. This information can be seen on the Critical Natural Resources Map, with descriptions of essential features below.

### Deer Wintering Areas

Although deer are reasonably common in Hartland, their existence is predicated on sufficient habitat. Summer habitat is not a limiting factor as winter habitat is. The existence of “deer wintering areas” is the controlling factor for deer numbers.

A deer wintering area is defined as a forested area used by deer when snow depth in the open/hardwoods exceeds 12 inches, deer sinking depth in the open/hardwoods exceeds 8 inches and mean daily temperatures are below 32 degrees Fahrenheit. Non-forested wetlands, non-stocked clear-cuts, hardwood types, and stands predominated by Eastern Larch are included within the DWA only if less than 10 acres in size. Agricultural and development areas within DWAs are excluded regardless of size. A rating of “indeterminate” means that no professional survey has been done to assess the value of the habitat and at this time the MDIFW is classifying all deeryards as indeterminate.

Hartland has nine identified deer wintering areas that can be seen on the critical resources map. Some are quite sizable and they are spread pretty evenly throughout the town except around the village area.

There appears to have been no decrease in the number of deer wintering areas since the last plan and actually more potential areas have been classified.

### Inland Waterfowl / Wading bird Habitat (IWWH)

Five criteria are used to rate IWWHs as high, moderate, or low value: (1) wetland type composition, (2) number of different wetland types, (3) size, (4) interspersions, and (5) percent of open water. Wetlands with a rating of “High” or “Moderate” are the only ones required to be protected under Shoreland Zoning and other State Laws. These are depicted on the map and listed in the table overleaf.

**Table 9: Significant Waterfowl and Wading Bird Habitat**

| <b>Location</b>  | <b>MDIF&amp;W#</b> | <b>Rating</b> |
|--|--------------------|---------------|
| Far west tip of the shoreline on Great Moose Lake                      | 030295             | <b>High</b>   |
| Far north shoreline of Great Moose Lake bordering Harmony              | 030298             | <b>High</b>   |
| Bottom Southwest tip of town bordering Pittsfield                      | 031303             | Moderate      |
| South of Route 23 on the border of Pittsfield                          | 031372             | Moderate      |
| The very southeast tip over Morrill Pond and Route 23                  | 031373             | Moderate      |
| The large wetland encompassing Bog Pond south of Route 151             | 032240             | Moderate      |
| West of Stafford Pond south of Route 151                               | 032243             | Moderate      |
| Surrounding Bowlee Pond  | 032253             | Moderate      |
| By the northeast tip of Morrill Pond                                   | 032254             | <b>High</b>   |
| Surrounding the junction of Beans Corner Rd and Ford Hill Rd           | 032257             | Moderate      |
| Far southwest shore of Great Moose Lake                                | 070172             | <b>High</b>   |
| Far west tip of town bordering Cornville                               | 070175             | Moderate      |
| Far northeast tip of the shoreline on Great Moose Lake                 | 203009             | Moderate      |
| Area of shore between the ends of Great Moose Drive and Old Ferry Road | 204152             | <b>High</b>   |
| Area by the inlet of Great Moose Lake at Cianchette Road               | 204182             | Moderate      |
| Area by Route 23 east of Studt Road                                    | 204188             | <b>High</b>   |
| Area by Route 23 southwest of Studt Road                               | 204189             | Moderate      |

*Source: Maine Department of Inland Fisheries and Wildlife, 02-28-2015*

Just like the deer areas there appears to have been no decrease in the number of Significant Waterfowl and Wading Bird Habitats since the last plan and actually more potential areas have been classified.

### Significant Vernal Pools

A naturally occurring temporary to permanent inland body of water that forms in a shallow depression and typically fills during the spring or fall and may dry during the summer. The vernal pool contains no viable populations of predatory fish, and it provides the primary breeding habitat for wood frogs, spotted salamanders, blues potted salamanders and fairy shrimp. The presence of any one or more of these species is usually conclusive evidence of a vernal pool.

Protection of vernal pools is required under Maine Law, but identification is difficult, because they are ephemeral, and can usually only be identified in mid-spring. At this time there have been none formally identified in Hartland to date but there may be some designated in the future.

## Rare and Endangered Species and Habitats

Great Moose Lake is a designated Focus Area of Statewide Ecological Significance. As such it supports at least three different rare species, including some of the best habitat statewide for the black tern and regionally for the bald eagle. An uncommon floodplain forest community is present here as well as high quality habitat for waterfowl and wading birds and wintering deer. Great Moose Lake also provides a popular fishery.

The shores and waters of Great Moose Lake provide habitat for at least three rare animals as well as an uncommon floodplain forest community. Black terns, known from only a dozen sites in Maine, have been documented as nesting here consistently since 1988. The Pickerel Cove population is one of the most viable nesting populations in the state, with 12-15 nesting pair common. One of the most optimal bald eagle habitats in the Sebasticook watershed is present in the Great Moose Lake Focus Area.



Bald eagles have nested on Round Island and the shallow cove south of it every year since 1994 and eagles often perch and forage along the wooded point on the northwest side of The Narrows. A few individuals of the tidewater mucket, a rare mussel, have been found near the Narrows; it may occur elsewhere in the lake as well. The lake also provides excellent habitat for wading birds and waterfowl as described earlier.

Furthermore, a silver maple floodplain forest extends along Higgins and Fergusson Brooks to the north shore of the lake. Silver maple hardwood floodplain forests are rare in Maine, and are typically found on larger rivers.

*Gentiana rubricaulis* or Red-stemmed Gentian is found in small areas in the isolated center are of town. This rare plant has only been found and recorded in six towns in Maine and flowers Augusta to September.



## Rare and Exemplary Natural Communities

**Silver Maple Floodplain Forests** are dominated by silver maple (>60% cover). Associates include red maple and American elm (up to 30% cover) or, in a few locations, bur oak (up to 25% cover). Widely spaced trees, many with multiple trunks, give a park like feeling. The understory is open and shrubs are sparse. Musclewood may be present and is a good indicator. The lush carpet of herbs changes from spring ephemerals such as trout lilies and bloodroot to dense fern cover in summer. Bryoid cover is minor. Some forests have a berm adjacent to the river channel, and herbaceous species composition here is different from the lower elevation interior of the floodplain.

Silver Maple Floodplain Forests occur on the plains of low-gradient Rivers where seasonal floods regularly deposit fine sand and silt. The resulting high nutrient levels often support a rich display of spring ephemerals, along with a dense herbaceous layer dominated by sensitive fern and, locally, ostrich fern. The isolated pools, oxbows, and river channels associated with floodplain forests provide excellent habitat for multiple wildlife species such as turtles, amphibians, and waterfowl.



Although a number of sites have been cleared or pastured in the past, current shoreland regulations provide increased protection to a number of these sites. Exotic plant species such as Japanese knotweed, which may displace those native to the area, also represent a threat to the integrity of these forests and have degraded some Maine examples. Several of the known examples are formally protected from conversion.

Northern water thrush, barred owl, belted kingfisher, bank swallow, and green heron are associates of this community type. Rare turtles like wood, spotted and Blanding's turtles may feed on amphibian egg masses present in isolated pools within such forests. Wood turtles overwinter in river channels and forage in floodplain forests. The silver-haired bat often roosts in riparian habitats in trees with loose bark.

## Characteristic Species

The Great Moose Lake Focus Area contains one of the most viable nesting populations of black tern in the state. **Black terns** (*Chlidonias niger*) nest exclusively in large (over 40 acres) shallow freshwater emergent marshes associated with lakes, impoundments, or slow moving streams. They construct their nests on floating mats of dead vegetation or small mudflats and, therefore, fluctuating water levels and nest and chick predation are significant threats to the species. Maintaining stable water levels in impoundments, using floating nest platforms and employing measures to deter predators may help sustain black tern populations. Black terns are listed as Endangered in Maine.

**Tidewater mucket** (*Leptodea ochracea*) is a freshwater mussel listed as Threatened in Maine. The tidewater mucket is known from only a handful of river drainages in the state including the Merrymeeting Bay (Kennebec Valley) drainages. Freshwater mussels like the tidewater mucket require clean water and certain flow and substrate conditions. They also have a unique life cycle that depends on specific fish species as larval hosts. Maine plays an important role in the conservation of freshwater mussels. With some of the most unspoiled aquatic ecosystems in eastern North America, Maine has some of the most significant remaining populations of several nationally rare freshwater mussel species. Maintaining water quality and undisturbed aquatic habitats is essential to maintaining these species.



**Bald eagles** (*Haliaeetus leucocephalus*) nest along sea coasts, inland lakes and major rivers. Breeding habitat includes large trees, primarily old white pines, in close proximity (less than one mile) to water where food is abundant and human disturbance is minimal. Bald eagles, once abundant in Maine, were nearly extirpated throughout their range because of widespread use of environmental contaminants. With bans on the use of these contaminants and habitat protection measures, bald eagles have made a tremendous recovery. In 2009 they were removed from the state Endangered Species list. They remain listed as Special Concern. Bald eagles and their nests are protected by the U.S. Fish and Wildlife Service under the Bald and Golden Eagle Protection Act.

In addition, Great Moose Lake provides diverse High quality fisheries including stocked brook trout and brown trout, cusk, landlocked salmon, largemouth bass (although invasive and illegally stocked), smallmouth bass, chain pickerel and white perch.

## **Wetlands**

Hartland has several major large wetland areas and many smaller wetlands, both forested and non-forested, are scattered throughout the town. These wetlands and other surface water features may be viewed on the Critical Natural Resources Map in the appendices.

Development activity in any wetland area is strictly regulated by state and federal governments. Non-forested wetlands of ten acres in extent or greater are protected from development by the Natural Resources Protection Act. The surrounding 250 feet of shoreland is governed under the Resource Protection District in the Town's Shoreland Zoning Ordinance. Development and timber harvesting are restricted in these areas, providing maximum protection to the wetland and wildlife dependent thereon.

## **Undeveloped Forest Blocks**

There is a direct relationship between the number and variety of wildlife, and the size of their habitat. We are used to urban wildlife, such as skunks and chickadees, which do not need much open land to thrive. But other types of animals are much less seen, because they thrive in unbroken patches of forest. As roads, farms, and houses intrude on the landscape, the large habitat blocks break up and the wildlife that relies on them disappear.

The Critical Natural Resources Map illustrates the distribution of undeveloped blocks within Hartland. The block that stands out as largest is the area in the center of the town between routes 151 and 23. This contains a variety of habitat types, including waterfowl and wading bird habitat, wetlands, and deer wintering areas as well as the rare red stemmed gentian plant. There is no apparent development pressure in this area. Additional large tracts can be found in the areas outside of the major road corridors. Any kind of development pressure on these areas should be monitored.

## **Conserved Lands**

There are no private or state owned areas of conserved land within town but there is a public access easement to Great Moose Lake at the north shore at Passaconaway Point. It is worth noting that this would be accessed through Harmony and only by water within Hartland. It serves as access to the nearby island in the Lake.

## **Visual Resources**

Hartland is a naturally attractive town and its citizens appreciate the quality visual resources available, from the turn-of-the-century architectural styles of some buildings downtown and residential neighborhoods to the views across the Great Moose Lake and other water bodies within town.

A basic visual resources inventory was conducted by the committee, listing of particularly noteworthy resources and the following were identified:

- View from Goodwin Hill in all directions
- Crossroads of Bean Corner Road and Fuller Corner Road
- Morrill Pond Shoreline
- Potential for better views at the Sebesticook River Dam

Developing a more conscious street tree program, inserting landscaping requirements into land use ordinances, minimizing tree removal during building site preparation and establishing attractive gateways are some of the approaches that could be utilized to enhance Hartland's visual resources. The pine tree grove entering town on 152 is a good example of a fine attractive area as you head into town and should be protected or even expanded.

The current entrances, or gateways, at the Town boundaries and as one enters the downtown area, may not meet the community's expectations for itself; there needs to be a common design theme that might be utilized to solidify a positive image for Hartland. Signage and landscaping utilizing the design could then be installed at these critical locations to welcome visitors to a friendly, well-kept community, and residents to their home town. Although all entrances to the town and urban area should be addressed, priority locations are at 152 from Pittsfield and Athens Road east.

Maintaining Hartland's built environment is also a critical component in community attractiveness. Hartland should perhaps look into community development programs to attract public dollars to stimulate neighborhood revitalization as well as developing methods to minimize poor looking private housing etc. There has been and continue to be challenges with trash removal and junk in yards. The town will need to look into any regulations it might pass to help with neighborhood standards and enforcement.

## WATER RESOURCES

### Brooks and Streams

Hartland had extensive surface water resources. Due to the town's topography and several significant hills, there are almost 20 drainage basins contributing water either to the Kennebec River via the Sebec River or Carrabassett Stream, or to wetlands which filter the water for reuse. Some of the more prominent drainage ways include Thompson Brook, from Thompson Corner downstream, Black Stream, and the East Branch of Black stream from Bog Pond, Withee Brook down from Mud Pond, and the outlet stream of Starbird Pond. Hood Brook, Cooper Brook, Johnson Brook, Farnham Brook (with East and West Branches), Whitcombe Brook, Meadow Brook, Canaan Bog Stream and South Bog Stream. The drainage divides for these and other unnamed brooks may be seen on the Water Resources Map.

These major perennial streams are protected by a 75-foot Stream Protection Zone as directed in the Shoreland Zoning Ordinance. No development is allowed within this zone and timber harvesting is limited to selective cutting. Shade retention over brooks and streams is critical for fisheries habitat. Tree and shrub cover in general is beneficial for the riparian zone utilized by various wildlife species.

### Great Moose Lake

Great Moose Lake is the undeniable main hydrological feature of Hartland and maybe the biggest feature of the town. The 3,584 acre great pond is situated at the northern and northeastern boundary of the town and on the Harmony, St Albans and Athens border. Most of the pond as well as its shoreline is within Hartland. Its mean depth is 18 feet and maximum depth is 50 feet. See the Great Moose Lake depth chart in the appendix.

Great Moose Lake has a very large direct watershed of over 106 square miles, meaning that activities on all this land can directly affect the water of the lake, a regional approach would be required to protect water quality.

Volunteer lake water quality monitoring has taken place on Great Moose Lake in two places since 1970/71. Transparency as well as chemical measures have been sampled. The results show that it ranks the water quality of Great Moose Lake to be considered average based on measures of transparency, total phosphorus, and Chlorophyll. The potential for nuisance algal blooms on Moose Pond is low.

The Maine Department of Inland Fisheries and Wildlife (IFW) reports that Great Moose Lake provides an abundance and variety of habitat for cold and warm water fish including those listed on the following page.

|  |  |
|--|--|
| American eel <i>Anguilla rostrata</i>        | Lake chub <i>Couesius plumbeus</i>               |
| Banded killifish <i>Fundulus diaphanus</i>   | Landlocked salmon <i>Salmo salar sebago</i>      |
| Blacknose dace <i>Rhinichthys atratulus</i>  | Largemouth bass <i>Micropterus salmoides</i>     |
| Brook trout <i>Salvelinus fontinalis</i>     | Ninespine stickleback <i>Pungitius pungitius</i> |
| Brown bullhead <i>Ameiurus nebulosus</i>     | Pumpkinseed <i>Lepomis gibbosus</i>              |
| Brown trout <i>Salmo trutta</i>              | Rainbow smelt <i>Osmerus mordax</i>              |
| Chain pickerel <i>Esox niger</i>             | Redbreast sunfish <i>Lepomis auritus</i>         |
| Common shiner <i>Luxilus cornutus</i>        | Smallmouth bass <i>Micropterus dolomieu</i>      |
| Creek chub <i>Semotilus atromaculatus</i>    | White perch <i>Morone americana</i>              |
| Cusk <i>Lota lota</i>                        | White sucker <i>Catostomus commersoni</i>        |
| Fallfish <i>Semotilus corporalis</i>         | Yellow perch <i>Perca flavescens</i>             |
| Golden shiner <i>Notemigonus crysoleucas</i> |  |

The Maine IFW stocked the lake with 1000 brown trout in 2014.

Along with aquatic animals the Pond is also home to a wide range of plant life including the following documented species:

|  |  |
|--|--|
| Aquatic moss spp   | Muskgrass <i>Chara spp.</i>                                  |
| Arrowhead, common <i>Sagittaria latifolia</i>                  | Naiad, slender <i>Najas flexilis</i>                         |
| Arrowhead, spp. <i>Sagittaria spp.</i>                         | Pickerel weed <i>Pontedaria cordata</i>                      |
| Bladderwort, common <i>Utricularia vulgaris</i>                | Pipewort <i>Eriocaulon aquaticum</i>                         |
| Bladderwort, floating <i>Utricularia radiata</i>               | Pondweed, Berchtold's slender <i>Potamogeton berchtoldii</i> |
| Bryozoan colony (ectoprocta) <i>Bryozoa</i>                    | Pondweed, clasping-leaf <i>Potamogeton perfoliatus</i>       |
| Bur-reed, European <i>Sparganium emersum</i>                   | Pondweed, fern <i>Potamogeton robbinsii</i>                  |
| Bur-reed, floating leaf <i>Sparganium fluctuans</i>            | Pondweed, flat-stem <i>Potamogeton zosteriformis</i>         |
| Bur-reed, narrow floating-leaf <i>Sparganium angustifolium</i> | Pondweed, large-leaf <i>Potamogeton amplifolius</i>          |
| Bur-reed, spp. (emergent) <i>Sparganium spp.</i>               | Pondweed, red-head <i>Potamogeton richardsonii</i>           |
| Coontail <i>Ceratophyllum demersum</i>                         | Pondweed, ribbon-leaf <i>Potamogeton epihydrous</i>          |
| Horsetail, water <i>Equisetum fluviatile</i>                   | Pondweed, small <i>Potamogeton pusilloid spp.</i>            |
| Little floating heart <i>Nymphoides cordata</i>                | Pondweed, spiral-fruited <i>Potamogeton spirillus</i>        |
| Mannagrass, boreal <i>Glyceria borealis</i>                    | Pondweed, variable <i>Potamogeton gramineus</i>              |
| Metaphyton (colonial algae "clouds")                           | Quillwort <i>Isoetes spp.</i>                                |
|  | Rush, bayonet <i>Juncus militaris</i>                        |

Spatterdock *Nuphar variegata*  
 Spearwort, creeping *Ranunculus flammula*  
 Spikerush, creeping *Eleocharis palustris*  
 Spikerush, needle *Eleocharis acicularis*  
 Sponge, freshwater spp.  
 Stonewort spp. *Nitella spp.*  
 Water lily, fragrant *Nymphaea odorata*

Water marigold *Bidens beckii*  
 Water starwort, spp. *Callitriche spp.*  
 Water-milfoil, dwarf *Myriophyllum tenellum*  
 Watershield *Brasenia schreberi*  
 Waterweed, common *Elodea canadensis*  
 Waterwort *Elatine minima*  
 Wild celery (eel grass) *Vallisneria americana*

## Loons

Loon counts on the pond take place regularly and the loon population seems to have grown well from the 80's onwards.

**Table 10 – Great Moose Lake Loon Counts**

| Year | Adults | Chicks |
|------|--------|--------|------|--------|--------|------|--------|--------|------|--------|--------|
| 1985 | 1      | 0      | 1996 | 27     | 2      | 2004 | 32     | 2      | 2012 | 47     | 3      |
| 1986 | 2      | 0      | 1997 | 39     | 1      | 2005 | 41     | 2      | 2013 | 54     | 5      |
| 1987 | 2      | 0      | 1998 | 32     | 0      | 2006 | 43     | 3      | 2014 | 54     | 4      |
| 1991 | 15     | 2      | 1999 | 36     | 2      | 2007 | 38     | 3      |      |        |        |
| 1992 | 21     | 5      | 2000 | 32     | 8      | 2008 | 40     | 0      |      |        |        |
| 1993 | 34     | 6      | 2001 | 33     | 6      | 2009 | 37     | 2      |      |        |        |
| 1994 | 37     | 7      | 2002 | 29     | 3      | 2010 | 51     | 1      |      |        |        |
| 1995 | 36     | 6      | 2003 | 33     | 6      | 2011 | 31     | 3      |      |        |        |

## Freshwater Mussels

These species of freshwater mussel are found within Great Moose Lake, no crayfish have been reported but may be present.

Eastern elliptio *Elliptio complanata*  
 Eastern lampmussel *Lampsilis radiata radiata*  
 Tidewater mucket *Leptodea ochracea*

Possible threats to water quality include the following:

- Septic systems
- Sedimentation from camp roads, driveways, Great Moose Road and Route 151 drainage ditches
- Clearing for development, gardening, etc.
- Timber harvesting resulting in sediment and debris runoff
- Agricultural runoff

## **Stafford Pond**

Stafford Pond is a 134 acre pond is situated south of Route 151 near the center of the town. All of the pond has its shoreline is within Hartland. Its mean depth is 8 feet and maximum depth is 22 feet. It has no official public access but is used by the public for recreation.

Water quality monitoring has not taken place on Stafford Pond so there is no data regarding its water chemistry and quality etc.

The Maine Department of Inland Fisheries and Wildlife (IFW) reports that Stafford Pond provides an abundance and variety of habitat for cold and warm water fish including the following.

- American eel *Anguilla rostrata*
- Blacknose dace *Rhinichthys atratulus*
- Brook trout *Salvelinus fontinalis*
- Brown bullhead *Ameiurus nebulosus*
- Chain pickerel *Esox niger*
- Creek chub *Semotilus atromaculatus*
- Minnnows-carps *Cyprinidae*
- Pumpkinseed *Lepomis gibbosus*
- White perch *Morone americana*
- Yellow perch *Perca flavescens*

## **Starbird Pond**

Starbird Pond is a 108 acre pond is situated south of Route 151 nearer the northwest area of the town. All of the pond has its shoreline is within Hartland. Its mean depth is 10 feet and maximum depth is 24 feet. This pond also has no official public access.

Water quality monitoring has not taken place on Starbird Pond so there is no data regarding its water chemistry and quality etc.

The Maine Department of Inland Fisheries and Wildlife (IFW) reports that Starbird Pond provides an abundance and variety of habitat for cold and warm water fish including the following.

- Chain pickerel *Esox niger*
- Pumpkinseed *Lepomis gibbosus*
- White perch *Morone americana*
- Yellow perch *Perca flavescens*

## Morrill Pond

Morrill Pond is a 145 acre pond is situated south of Route 23 on the southwest border of the town with Canaan. A small amount of the pond has its shoreline in Canaan but the vast majority is within Hartland. Its mean depth is 16 feet and maximum depth is 48 feet.

Water quality monitoring has taken place on Morrill Pond since 1991. Transparency as well as chemical measures have been sampled. The results show that it ranks the water quality of Morrill Pond to be considered above average based on measures of transparency, total phosphorus, and Chlorophyll. The potential for nuisance algal blooms on Morrill Pond is low.

The Maine Department of Inland Fisheries and Wildlife (IFW) reports that Morrill Pond provides an abundance and variety of habitat for cold and warm water fish including the following.

|  |  |
|--|--|
| American eel <i>Anguilla rostrata</i>        | Largemouth bass <i>Micropterus salmoides</i> |
| Brook trout <i>Salvelinus fontinalis</i>     | Pumpkinseed <i>Lepomis gibbosus</i>          |
| Brown bullhead <i>Ameiurus nebulosus</i>     | Rainbow smelt <i>Osmerus mordax</i>          |
| Brown trout <i>Salmo trutta</i>              | White perch <i>Morone americana</i>          |
| Chain pickerel <i>Esox niger</i>             | White sucker <i>Catostomus commersoni</i>    |
| Fallfish <i>Semotilus corporalis</i>         | Yellow perch <i>Perca flavescens</i>         |
| Golden shiner <i>Notemigonus crysoleucas</i> |  |

The Maine IFW stocked the pond with 820 brown trout in 2014.

## Loons

Loon counts on the pond take place regularly and the loon population seems to have stayed low from the 80's onwards but not lost loons entirely.

**Table 11 – Morrill Pond Loon Counts**

| Year | Adults | Chicks |
|------|--------|--------|------|--------|--------|------|--------|--------|------|--------|--------|
| 1986 | 6      | 1      | 1995 | 2      | 2      | 2004 | 2      | 0      | 2012 | 4      | 0      |
| 1987 | 2      | 1      | 1996 | 2      | 0      | 2005 | 2      | 0      | 2013 | 2      | 0      |
| 1989 | 2      | 0      | 1998 | 2      | 0      | 2006 | 3      | 0      | 2014 | 2      | 1      |
| 1990 | 2      | 1      | 1999 | 2      | 1      | 2007 | 1      | 0      |      |        |        |
| 1991 | 2      | 1      | 2000 | 2      | 0      | 2008 | 2      | 0      |      |        |        |
| 1992 | 2      | 1      | 2001 | 2      | 0      | 2009 | 1      | 0      |      |        |        |
| 1993 | 4      | 2      | 2002 | 2      | 0      | 2010 | 2      | 0      |      |        |        |
| 1994 | 2      | 2      | 2003 | 4      | 1      | 2011 | 2      | 0      |      |        |        |

## **Sebasticook River**

The Sebasticook River is Hartland's only river and defines the center of the urban portion of the town. The mills in the village were built to take advantage of the hydro power available. There are, however, no dams still in place that are producing electricity. The Sebasticook River is recognized as a major community asset that is not realizing its full potential. It drains from Great Moose Lake; down the south eastern boundary of Hartland and through the center of the village.

According to the State's 2010 Water Quality Assessment, the Sebasticook River has a number of stretches in which water quality is below that expected for aquatic habitat. Municipal treatment discharges, agricultural run-off are the main causes of the river's quality problems.

Point discharges to the Sebasticook occur on the West Branch at the Hartland Publicly Owned Treatment Works (POTW), which discharges about 300,000+ gallons per day and performs toxics testing which it has so far not failed. The tannery used to discharge uncontaminated cooling water into the river as well but this may have ceased or reduced dramatically since operations downgraded there.

The Maine Statewide River Fisheries Management Plan, developed by IFW in 1982, stipulates that American shad and alewives be restored to the Sebasticook River. The Atlantic Sea Run Salmon Commission has identified 879 units of Atlantic Salmon nursery habitat (each unit represents 100 square yards of nursery habitat) in the Sebasticook River watershed above Burnham. To fully utilize this habitat, 52 adult salmon should pass upstream of the dam. The availability of stock and water quality problems will likely hinder Atlantic salmon restoration on the Sebasticook. The Atlantic salmon issue is being hotly debated.

Clearly Hartland alone cannot meaningfully address the river's water quality. A regional approach is required. The Sebasticook River Watershed Association was formed in 1999 with the purpose of pursuing several projects along the river. The SRWA foundered and has since merged with the Sebasticook Regional Land Trust, which operates primarily out of Unity and focuses on land preservation in the watershed.

There are no official points of public access to the river in town and there are not very many that would be useful or even safe given the steep rocky sides. There would maybe be a possible place above the dam for future development.

## Flood Hazard Areas

The Sebasticook River experiences its share of flooding, and flood hazard areas present a real development constraint in many areas along the river. Below the village area, the stretch of river has a history of flooding. One of these floods in the 80's flood necessitated reconstruction of the flood control dam just upstream from the village.

During the Flood of 1987 the town suffered like all others in the region but there has been few flooding issues since.

The Town's Floodplain Management Ordinance is being revised and will be up to date with State and Federal requirements in 2017.

## Groundwater

There are basically two types of groundwater sources for drinking water in Hartland: bedrock aquifers and sand and gravel aquifers (an aquifer being a saturated geological formation containing usable quantities of water). It has been estimated that 70% of homes with private wells in Maine rely on bedrock aquifers for their drinking water. It is safe to assume that the majority of homes in Hartland that rely on private water supplies are tapped into bedrock aquifers. A Maine DEP study found that bedrock aquifers are vulnerable to contamination by such things as fuel storage tanks or failing septic systems.

That is not to say that sand and gravel aquifers are not as much of a concern for contamination. This geological formation functions as an area of groundwater recharge, that is, precipitation filters through it to supply the aquifer with water. One source of contamination can ruin an entire sand and gravel aquifer; an aquifer which often serves many households and businesses.

Hartland has only one major sand and gravel aquifer that yield enough water (at least 10-50 gallons per minute) to sufficiently serve a group of homes or a public water supply. This runs southwesterly from the Sebasticook River at the outlet of Great Moose Lake to the Pittsfield town line. The location can be found on the Water Resources Map.

Both types of groundwater sources can be contaminated by a number of activities including sand and gravel mining, salt storage, waste disposal, underground storage tanks, industrial/commercial activity, junkyards, agriculture, and failing septic systems.

Salt Storage - Hartland's salt pile is located on the sand and gravel aquifer adjacent to the Sebasticook River. In 2012 a new building was constructed all up to standard to prevent any contamination.

Waste Disposal – The Landfill off of 151/43 is a huge liability that the town has been working on for some time. It recently acquired the landfill from the tannery and is working on making it safe and prevent it from further contaminating water resources.

Underground Storage Tanks - most of the underground storage and fuel tanks in Hartland are in the village area which is supplied by public water. There are some outside the reach of public water.

Industrial/Commercial Activity - lumber yards, sawmills, gas stations, cement production, and the like can be potential threats to groundwater. There are no known problem sites in town.

Junkyards - all the fluids associated with motor vehicles can create groundwater pollution over time. There are no known sites in town.

Agriculture - a main concern with agriculture is animal waste, leaching nitrates into the ground. A secondary concern is pesticides or other toxic materials in use. There are no significant agricultural operations within town.

Failing Septic Systems - septic system effluent contains high concentrations of nitrates. Over 10 milligrams per liter of water causes health problems in children. A faulty system can discharge large concentrations of nitrates rapidly, though even a functioning system under the wrong conditions will contribute to elevated nitrates. These conditions are most likely to occur on soils which are severely limited in permeability. There are no known problem sites in town.

## **Public Water Supplies**

The Maine Water Company services the town of about 370 customers, as well as Skowhegan and Oakland in the region. They have a very good relationship with the town. Water is supplied from two wells located in an underground sand and gravel aquifers. This source is filtered to remove natural levels of iron and manganese before it is delivered to customers. They use chlorine for disinfection, add fluoride to promote dental health, and add a corrosion inhibitor to reduce corrosion in the pipe system within town. The company pursues all opportunities to protect these sources for the future. All surface water systems use filtration to insure excellent water quality. The average monthly bill for a customer using 400 cubic feet of water would be \$36.68. Residential customers, on average, will pay about a \$1.20 per day for their water needs

## **Public Sewer**

The public sewer system in Hartland is essentially tied to the tannery operation but it serves 326 users in the downtown area with a fees based system (authorized by the Municipal Sewer Ordinance in 2012).

The Town currently pays the pollution facility charges of 30% of all direct operating costs while Tasman's is responsible for 70% of the direct operating costs of the pollution control facility and landfill. This is set to increase up to 90% in the near future. This agreement has lifted a huge burden of the taxpayers of the town to pay for the system.

### **Protection Efforts for Natural Resources**

Hartland has long acknowledged the regional nature of the natural resource base of the town. Perhaps this is the upshot of living on a river and a great pond being so prominent in town.

The Town has a little in the way of Land Use Ordinances containing development standards to protect natural resources but they do have some ordinances to help protect them:

- The Floodplain Management Ordinance - has been updated and is currently in conformance with federal standards.
- The Shoreland Zoning Ordinance complies with State standards, and is more comprehensive in some respects;
- The Building Ordinance regulates development of buildings including sewage systems etc.
- Solid Waste Ordinance to help prevent any pollution and/or contamination.

## PART FOUR: RECREATION RESOURCES

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### Overview:

- Recreational opportunity occurs largely through efforts of local volunteer groups as there is no formal department or committee in town at present.
- Hartland has a few opportunities for passive recreation
- The Community Center at the school is also used for recreation including basketball and is also used by private clubs and functions.
- Hartland has a snowmobile club that organizes their activities and maintain trails systems for this use in town.
- Most other recreational opportunities are found close by in the Waterville / Winslow or Skowhegan are which include facilities for indoor ice skating and swimming etc.

An official Town of Hartland recreation department has never been formed, and the existence of a recreation committee or administrator has also never been an option due to limited available budget.

### **Hartland's Parks:**

Hartland has only one small municipal park, it is a memorial park called Warren Square and has a bandstand, landscaped areas with benches.

These provide a different form of recreation, that of a more passive nature. They can offer a relatively quiet open space for walking, running, bird watching, picnics, etc. There are early plans for a park and recreation area maybe connected to the acquisition of the old school building and grounds that could be used for community events, sports and recreation etc.

### **Publicly-owned Recreational Facilities**

#### *Irving Tanning Community Center*

In November 1999 the town opened the Irving Tanning Community Center as an addition to the school. This facility offers a gymnasium, cafeteria with kitchen facilities, science and computer labs that can be hired and utilized for all kinds of community uses.

There are two small swimming pools by the community center. Planning for the public pool project began way back in 2005, and in 2008 voters approved spending \$53,000 to begin construction. When the town hit dire financial times later that year, the project was put on hold and for two years sat unfinished. But in 2010 a pool committee resumed its efforts and with the help of some grants and donations from some 75 people, the project was completed. Also in 2010, the town voted to appropriate \$7,500 to hire a lifeguard and pay for the pools' operating costs, but another cash infusion was needed to complete on-site bathrooms, landscaping and other tasks.

There is a small wooded area adjacent to Pleasant Street that has trails and can be used for informal recreation also.

## School Facilities

Located at consolidated school on Elm Street are a swimming pool, tennis courts, and a basketball court (indoor and year round) for summer recreation, and the Merrill Moore Memorial Skating Rink, all of which are open to non-school groups by arrangement.

A number of civic organizations enhance outdoor recreation services in Hartland. These include the Lions Club, which initiated and constructed the local skating rink (maintained by the town, owned by the local school district) and the basketball and tennis courts (maintained by the town).

## **Outdoor Recreational Opportunities**

### Hunting & Fishing

Many Hartland residents take part in the traditional outdoor activities of hunting and fishing. No problems regarding access to private land have been raised as concerns. Wildlife habitat is generally thought to be in good shape. There are no organized hunting or fishing clubs in Hartland but some in the surrounding area. Private lands are generally open for the traditional outdoor recreational activities: hunting, fishing, hiking, and skiing. Approximately 6,900 acres are owned by paper companies (about 1/4 of the town). Weyerhaeuser (formally Plum Creek) allow their land to be used for hunting and recreation.

Great Moose Lake and Morrill Pond both offer excellent boating and are very well known and used for fishing.

The Commodore Club on Great Moose Lake is available for weekly fishing trip rentals in May and June every year. Originally built in 1888, this is a one-of-its-kind, post-and-beam sporting club.

### Swimming and Boating

The town deeded to the state the half-acre access to Great Moose Lake used as a boat launch accessible down Great Moose Drive. This also provides access for ice fishing and snowmobiling in the winter.

### Snowmobiling

Aside from private riding there is Smokey's Angels Snowmobile Club whose mission is to provide safe and well groomed trails. They have many miles of trails that are maintained and meeting are the first Tuesday of each month. ITS 84 is the main trail that runs through town and is a popular and scenic route for many riders.

## Other Outdoor Recreation

Trails – There are no formal Trails in Hartland but there is some informal trails that private land owners allow.

The old rail bed and snowmobile trails can be utilized for hiking, biking and ATV riding in the non-winter months. There is a local ATV club – the Somerset Ridge Runners.

The Boy Scouts operate and run several local programs for children within the region.

There is a community band and choir that still operates in town and also the three main churches run community recreation events on a regular basis.

### **Hartland Historical Society:**

The mission of the Hartland Historical Society (FHS) is to record and preserve the history of the Town of Hartland and its region. The purpose of the organization is to receive and compile historical papers that might otherwise be lost, to obtain articles pertaining to the town (tools, furniture, manuscripts, etc.), and to contact townspeople and help make them aware of the town's interest and concern about the preservation of these articles and of all articles given or sold to the town that might have historical value.

The Hartland Historical Society was founded in 2001 and has around 80 members. The Hartland Historical Society's collections include maps, letters, photographs, town reports, yearbooks, sports uniforms as well as artifacts and memorabilia covering a wide array of Hartland events and personalities.

## PART FIVE: LAND USE AND DEVELOPMENT

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### **Community Overview:**

Hartland is a very rural town on the border of regional service center of Pittsfield and close to Skowhegan and Newport. As such, it contains few elements of institutional, commercial and industrial development, and is principally residential and rural land uses. The town consists of a small downtown village area that contains the majority of development in the town around the Sebasticook River bends. Most other development is on the main road corridors through the town and there are denser areas of residential development on the pond shores, particularly Great Moose Pond.

Hartland gained traction as an industrial town during the 19<sup>th</sup> Century into the 20<sup>th</sup>, with sawmills and tanneries that utilized the river. This enabled it to create a small concentrated urban core but with no real other village centers. The connection of the railroad also helped the town grow.

By having a small but reasonably stable population over the past few decades, Hartland has managed to avoid much of the sprawl and strip development characterized in much of central Maine. The distance away from I-95 has meant there are no commercial clusters that are often associated with interchanges in a town.

### **Industrial and Commercial Development:**

Hartland, like many colonial towns, developed a river-powered industrial center surrounded by farm and forestland. Over the years, since World War II, Hartland has struggled to keep a good base and has not been able to replace it with the retail trade or service businesses and the town became one of the "bedroom" communities of the region. The removal of rail service to the town and its distance away from I-95 and even the route 2 corridor has undermined the area's competitive advantage in transportation.

There is currently only the major village area where the town is focusing on industrial and commercial development, mainly trying to make the best of existing sites downtown and the Tasman Tannery and annex properties.

There are no shortage of vacant buildings and lots available for commercial or industrial development in town, without the need to clear land or build any new facilities.

### **The Institutional and Service Sector:**

There are few businesses within Hartland that provide critical services to people throughout the region. There are a good amount of construction services and some car repair businesses as well as a chiropractor and some hair salons. However there is little in the way of banking, insurance, or financial services available in Hartland. The area experiencing the most dramatic growth in Hartland, however, is education.

The school district is one of the biggest employers in town and is central to the service economy in the town.

Economic development and an attractive, thriving community work hand-in-hand. Having access to an educated workforce looking for work when leaving education is attractive to companies looking to relocate.

### **Retail Development Patterns:**

Like many small rural towns in the region, Hartland has experienced a gradual but steady decline in its retail sector since the interstate was built. Numerous highway-oriented businesses, particularly fast food and retail chains, have chosen to locate further south on the interstate where they have increased traffic numbers. The competition has affected Hartland's downtown village district. While this trend has been a growing problem for Hartland's retail sector over the last 25 years, the situation has particularly hurt the downtown where there are only a few businesses remaining.

Hartland is not a town comprised of fast-food chains and has a chance to try and develop some unique retail options with a specific appeal. There is an opportunity to consciously formulate the future character and direction of the downtown area, and to develop a more attractive entrance to Hartland. The Town is faced with a tremendous challenge and opportunity -- to find a way to reconfigure its downtown to take advantage of the link between needed goods and services and the number of consumers within Hartland's market area, particularly those many who pass through town or are coming to visit the Ponds in town. The downtown is the center of the community, as well as a critical contributor to the retail sector.

### **The Downtown / Village:**

Since the late 1960's, downtown Hartland has been in decline, arising largely from the construction of I-95 and from the growth of large shopping centers in Waterville, Augusta and Bangor. Prior to the opening of I-95, the more of the traveling public passed through downtown Hartland and patronized its shops.

There are some retailers that are still open such as the Market and Nettie's Restaurant but the Bangor Saving Bank has recently closed and there are many vacant properties.

## Agriculture

- Hartland has a fair amount of Prime Agricultural Soil and good of soil of Statewide importance. Thankfully there is little pressure on the farmland in town as there is plenty of other developable land.
- There are currently no active farms in Hartland. And as a result none of the land in town is enrolled in the Farmland and Open Space Program.
- Commercial Forestry in Hartland occurs on around 200 acres and there appears to be a slight rate of pressure on the industry through the selling of land for other uses.
- Over the last 5 years enrollment in the tree growth tax program has been steady, currently somewhere around 60 parcels of land were enrolled in the program, accounting for about 9,600 acres (almost 38% of all taxable land in town).

The Town of Hartland is relatively well-endowed with prime farmland in comparison with the region and State. Hartland's largely ideal 3-8% sloping topography and central location means that it is surprising that there is very little farming within town. The extent of Hartland's prime farmland may be best seen on the *Agricultural and Forest Resources Map*.

Quality farmland is one critical component of agricultural activity, but by no means the only one. Farming, after all, is a human activity and does not occur without a great deal of knowledge, effort, support services, financial assistance and a viable place in the economy.

Like all sectors, farming has significant challenges but there is little desire to sell agricultural land for development. This may be an avenue the town looks to explore in terms of attracting growth in this sector. The average age of farmers in Maine is over 50 and it is very difficult to obtain financing to begin farming today, so in many areas farming is going out as farmers retire. The last dairy farm in town was known to have ceased operating in 1985.

While this is true to some extent in Hartland, contemporary trends in agriculture show us that, just as with manufacturing or retail development or other major economic activity, farms must evolve into new markets or they will wither and die. This brings the conversation beyond

preserving agricultural land for future generations to keeping the town's existing agricultural infrastructure and commercial viability in place.

Rather surprisingly there are no substantial agricultural operations or farms within Hartland. Many surrounding towns have a lot of agricultural activity. This lack is essentially due to the majority of private land being owned by the paper mills who have keep it in tree growth. There is a small horse farm that maybe grow some vegetable but not as a primary operation. Horses and haying would be the only close use of land.

Any new or potential farmers are encouraged to enroll land in the statewide program to reduce property valuations for tax purposes, known as the Farmland and Open Space Program. In Hartland there is no land enrolled in this program due to the lack of agriculture in town.

There is a small shared community farm area on Pleasant Street across from the cemetery. This was historically used to grow food for poorer families during tough times and it used little these days but still has potential for more development.

### **Commercial Forestry in Hartland:**

Like most of Maine, Hartland has returned to being largely forested after the massive clearing of land for farms in the 1800's. Most of the remaining cleared land is adjacent to the roads, while backland has been left to grow trees.

Common species found are white pine, balsam fir, cedar, red and sugar maples and aspen. Other species counted on Town lots include spruce, hemlock, tamarack, white and brown ash, white, gray and yellow birch, and larch. Foresters' management plans usually take great pains to advocate for quality wildlife management. Among strategies suggested are creating occasional canopy openings, leaving minimal mature timber of various sizes in a stand, leaving dead and dying woody matter on site, leaving veteran apple trees, and seeding down skid trails and haul roads.

It is estimated that very few Hartland residents make their primary living from logging; this does not include other regional wood products employers such as Weyerhaeuser (Plum Creek - who do still harvest within town) or the paper mills. Collectively, of course, the forest product industry employs a number of workers in Hartland as is true elsewhere in most of Maine.

*Forestry Issues:*

As forest land within the state is largely wetland, it is difficult to conduct wetland-crossing activity when the ground is frozen or relatively dry. While from a pure environmental standpoint logging should be a seasonal rather than year-round activity in many areas, this does not meet the economic needs of those earning a living from the woods. The price the market has been paying for paper and other wood products does not cover the costs of a logger staying out of the woods when it is wet.

There are honest differences of opinion on the seriousness of soil disturbance caused by logging activity in other than clearly sensitive areas. Issues related to damage done on property by skidders can best be handled directly between landowners and logging contractors. We could make sample harvesting agreement language available to woodlot owners at the town office, which could outline expectations on issues regarding selective cutting, restoration of skid trails and the disposition of slash. The Small Woodlot Owners Association of Maine (SWOAM) is a valuable resource for those who own woodlots. Investment in a forest management plan is recommended as the single most important step a landowner could take in both reaping maximum economic return and properly managing the natural resources in his/her backyard.

Use of the Tree Growth Tax Program is modest, but slowly increasing. The facts that woodlot ownership is generally more stable than farm ownership, and that woodland is often less suitable for developed uses, may explain why there is more registration in the Tree Growth Tax Program than in the Farm and Open Space Tax Program.

The table overleaf shows the recent history of tree growth enrollment in Hartland. In 2013, there were no full parcels recorded (which is presumably an error in the data), but there were 9,646 acres (almost 38% of all taxable land in town). This is a significant drop from the high point of enrollment for the eight-year period which was just the year prior with almost 11,000 acres enrolled. More than half of all acreage is classified as “Mixed,” with 31 percent softwood and about 10 percent hardwood.

| Table 12: TREE GROWTH TAX PROGRAM  |                   |                |             |                |             |                 |
|--|-------------------|----------------|-------------|----------------|-------------|-----------------|
| Year   | Number of Parcels | Softwood Acres | Mixed Acres | Hardwood Acres | Total Acres | Total Valuation |
| 2006   | 46                | 1,669          | 5,286       | 2,304          | 9,258       | \$1,242,164     |
| 2007   | 49                | 1,701          | 5,365       | 2,329          | 9,394       | \$1,128,109     |
| 2008   | 49                | 1,701          | 5,365       | 2,329          | 9,394       | \$1,139,676     |
| 2009*  | 60                | 3,021          | 5,477       | 1,689          | 10,187      | \$1,091,262     |
| 2010   | 62                | 3,022          | 5,532       | 1,691          | 10,245      | \$969,485       |
| 2011   | 62                | 3,022          | 5,532       | 1,691          | 10,245      | \$969,485       |
| 2012   | 0^                | 3,022          | 5,705       | 2,060          | 10,786      | \$1,031,912     |
| 2013   | 0^                | 2,998          | 5,728       | 920            | 9,646       | \$938,645       |
| * Four parcels of 6 acres were withdrawn with penalty of \$4,008 assessed.         |                   |                |             |                |             |                 |
| ^ Missing data   |                   |                |             |                |             |                 |
| Source: Municipal Valuation Return Statistical Summaries, Maine Bureau of Taxation |                   |                |             |                |             |                 |

Commercial forest land in Hartland appears to under a small amount of pressure. Between 2006 and 2013, the Maine Forest Service had received 185 notices to harvest 6,046 acres of timber from Hartland woodlot owners. Tellingly for 79 of these acres the owners planned to convert the land after harvest. This phenomenon can be attributed partly to the economic conditions which provided large economic incentive for forest land owners to convert to other uses. Since the recent recession there has been a noticeable rise in this change (only 37 acres changed between 1990 and 2015) and perhaps the town must consider the potential future losses of forest and the forest products industry to residential and commercial development as the economy changes.

There are no significant wood-processing facilities in Hartland. There are outlets in nearby towns for both saw timber (Pittsfield) and pulp (Skowhegan).

By far the largest owners of property under tree growth status are the paper companies, Weyerhaeuser (merged with Plum Creek) with 5,852 acres. The Weyerhaeuser land is located in the generally un-roaded central part of town. Representatives of the company are meeting with the town to review the company's future management plans and options. The land will be cut in sections over a number of years.

The largest non-industrial ownership under tree growth is Elwin and Edwin Littlefield, with 566 acres.

| <b>Table 13: Summary of Timber Harvest Information</b> |                                 |                                   |                                |                             |                                  |                                       |
|--|---------------------------------|-----------------------------------|--------------------------------|-----------------------------|----------------------------------|---------------------------------------|
| <b>YEAR</b>  | <b>Selection harvest, acres</b> | <b>Shelterwood harvest, acres</b> | <b>Clearcut harvest, acres</b> | <b>Total Harvest, acres</b> | <b>Change of land use, acres</b> | <b>Number of active Notifications</b> |
| 2006   | 319                             | 131                               | 107.5                          | 557.5                       | 0                                | 23                                    |
| 2007   | 307                             | 183                               | 100                            | 590                         | 16                               | 23                                    |
| 2008   | 879                             | 610                               | 0                              | 1489                        | 5                                | 21                                    |
| 2009   | 678                             | 55                                | 37                             | 770                         | 0                                | 15                                    |
| 2010   | 854                             | 373                               | 0                              | 1227                        | 35                               | 30                                    |
| 2011   | 351                             | 392                               | 32                             | 775                         | 11                               | 27                                    |
| 2012   | 392                             | 45                                | 0                              | 437                         | 11                               | 25                                    |
| 2013   | 167                             | 34                                | 0                              | 201                         | 1                                | 21                                    |

Data compiled from Confidential Year End Landowner Reports to Maine Forest Service.

### **Town Forests / Lands:**

The Town owns approximately 250-300 acres which is a managed for wood harvest and preservation of wildlife habitat. It also owns the 82 acre Landfill site and some lots in town that have been acquired.

### **Hartland's Rural-Urban Balance:**

According to the 2010 Census, 100 percent of Hartland's population lives in a rural area. Considering that the urban area is considered “densely developed residential, commercial and other nonresidential areas” that does not seem out of line. As a result of this designation there is no real way to try and track the balance of people who live on town services such as the water and sewer district but any shift has implications for our economy and for our ability to deliver public services.

This creates strain on the other major public facility -- and the one with the greatest public investment -- the transportation system. The further people move from the centers of commerce and activity, the more miles they put on public roads.

Public sewer and water service is also affected. As residents are broadly dispersed throughout rural Hartland, the water and sewer lines have not been extended. This, too, makes sense in the short term. Housing is too widely distributed to justify the extension of expensive utilities. But the density of housing continues to slowly increase, especially on the Pond shore, until the point where utility extensions are not only feasible but necessary, and the expense must be paid by the taxpayers. In the meantime, these homeowners have invested in individual wells and septic systems, and continue to put pressure on groundwater reserves and can threaten water quality.

**Open Space:**

Any growth in housing in the rural area, while significant, is usually limited to road frontage and diminished by the sheer size of the town itself. If we assume an average of one acre per home, the total area of rural Hartland devoted to housing would amount to about 1.8 square miles, out of a total rural area of about 37. The remaining land is undeveloped.

| <b>Table 14: Undeveloped Land Acreage</b> |       |
|---|-------|
| Tree Growth                               | 9,646 |
| Private Land                              | 566   |
| Weyerhaeuser Company                      | 5,852 |

Above is the major portion of undeveloped land in Hartland. It does not include several tracts of forest or farmland, but does indicate a general pattern (see *Existing Land Use Map*). Tree Growth accounts for 40 percent of the rural land base.

There is very little officially conserved land in Hartland so little could really be said to be permanently undeveloped. Tree Growth and Farm/open space land is preserved by tax policy, and could be developed if tax policy or development values change significantly. As seen on the map, there is only development along the roadways in town and by the pond shores, so open space does not seem to be in any short supply whatsoever.

**Subdivision Development:**

New subdivisions tend to reflect patterns in development. Subdivisions are regulated in Hartland by State Statutory ordinance. There is a basic record of their size and location. The table on the following page provides information on subdivisions since 2000 and there is little in the way of subdivision. This is not, however, the total story on development patterns in Hartland.

| Table 15: Residential Subdivisions since 2000 |                 |                          |                         |
|---|-----------------|--------------------------|-------------------------|
| Year  | Name            | Location                 | Number of lots          |
| 2008  | Yankee Realty   | Ferry Road and Route 151 | 4 new lots              |
| 2010  | Village Green   | Vigue Road               | 14 new lots             |
| 2016  | Enchanted Acres | Great Moose Drive        | Merged 3 lots back to 1 |

**Current Regulations**

Hartland has very little in the way of regulations to deal with development of either housing or commercial development and there has been little or no development pressure to have to be concerned with this.

There are the basic Shoreland Zoning regulations and a building ordinance for very basic permitting but no other regulation that would regulate land use or development.

## PART SIX: BUSINESS AND THE ECONOMY

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### **Highlights of the Economic Profile:**

- The town of Hartland is not a well-recognized employment center for the area. Over three-quarters of Hartland's workers commute to out-of-town jobs, while some 511 non-residents commute into town to work. Only about 10 percent of the jobs in the labor market area are in Hartland.
- In 2013, Hartland had a labor force of 868 workers, with about a 50:50 men to women ratio. It averages out to 1.15 workers per household.
- Hartland's unemployment rate during most of the 2000's averaged around nine percent. The rate grew to a high of 14.3 percent during the national recession in 2008-2009, but has been slowly dropping back since then, standing at about 8.3 percent in 2014.
- Hartland has a limited mix of commercial and industrial employers, with Tasman Leather being the largest. Health care and education industries are the town's resident's largest employers. About 85 percent of workers are in the private sector, either self-employed (5.9 percent) or working for wages (79.3 percent). 14.2 percent work in the public sector.
- The town faces challenges familiar to the region of maintaining an economic base for its residents and prevent any more decline in jobs and population.

## Introduction:

Hartland has for a long time had a challenge with regard to economic development, in most industry sectors. The Historic Profile outlines the active role that community leaders and citizens in general have played in purposefully attracting employment and tax base to Hartland throughout its history. These efforts continue to this day, as the Town must try to keep up with shifts in economic activity that has shifted from manufacturing and agriculture to a more service-oriented economy, as well as changes in retail consumption patterns.

This chapter seeks to describe current conditions, outline Hartland’s role in the regional economy, identify the town’s numerous economic development assets, examine visible trends and areas of need, incorporate public sentiment and lay out a direction and strategy to guide the Town’s economic development efforts for the foreseeable future.

## Hartland’s Role as Regional Employment Center:

Hartland is not a major source of labor for the region, with an estimated 734 townspeople working. As one can see from the table below, nearly a quarter of Hartland workers hold jobs in town, with the next largest number of workers coming from St Albans and Palmyra in Hartland. A few other low numbers come from nearby towns.

| TABLE 16: HARTLAND’S ROLE AS A REGIONAL EMPLOYMENT CENTER |                          |                             |                              |                        |
|---|--------------------------|-----------------------------|------------------------------|------------------------|
| Town of Residence   | Employed Workers in 2013 | Working in Hartland in 2013 | Percent Employed in Hartland | 2013 Unemployment Rate |
| Hartland  | 734                      | 174                         | 24%                          | 9.5 %                  |
| Saint Albans  | 837                      | 78                          | 9.3%                         | 8.3%                   |
| Palmyra   | 1,034                    | 39                          | 3.8%                         | 9.6%                   |
| Corinna   | 959                      | 38                          | 4.0%                         | 5.1%                   |
| Newport   | 1,644                    | 24                          | 1.5%                         | 7.5%                   |

SOURCE: 2010 Civilian Labor Force Estimates,; (Maine Department of Labor), 2013 U.S. Census

Where the larger three quarter share of Hartland residents go to work is illustrated below. The largest destination for work is nearby Pittsfield with the other larger towns/cities picking up the majority of the rest. This supports the idea of Hartland mainly as a “bedroom community” rather than an employment center itself.

| <b>TABLE 17: HARTLAND WORKERS DESTINATIONS</b>  |                                     |  |
|---|-------------------------------------|--|
| <b>Town of Employment</b>   | <b>Coming from Hartland in 2013</b> | <b>% of total workers commuting outside town</b> |
| Pittsfield  | 132                                 | 25.3%  |
| Newport   | 74                                  | 16.4%  |
| Waterville  | 59                                  | 9.2%   |
| Bangor  | 54                                  | 7.3%   |
| Skowhegan   | 32                                  | 6.7%   |
| Employing 15-30:<br>St. Albans, Fairfield, Winslow, Hermon, Dexter, Orono,<br>Palmyra, Unity    |                                     |  |
| SOURCE: 2010 Civilian Labor Force Estimates,"; (Maine Department of Labor), 2013<br>U.S. Census |                                     |  |

The average commute took 30.2 minutes in 2010, but had decreased slightly to 29.9 minutes in 2013, suggesting that a few more percentages of residents may work in Hartland now, or that commuting distances have steadily decreased as new employment opportunities are created throughout the region.

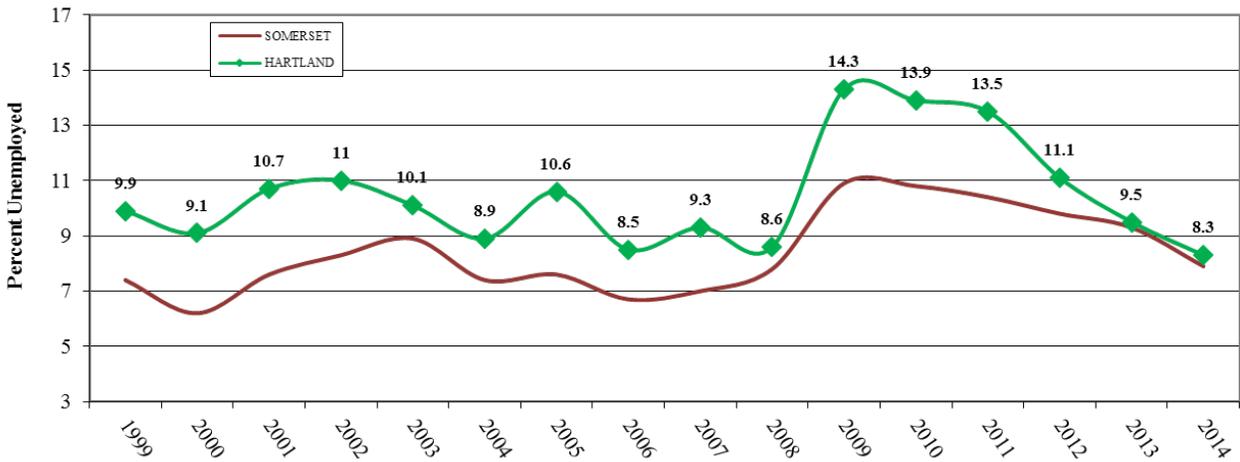
Hartland is part of the Pittsfield Labor Market Area (LMA), which is how most Department of Labor (DOL) statistics are organized. Pittsfield Micropolitan LMA currently encompasses eleven towns, including Corinna, Detroit, Harmony, Kingsbury plantation, Palmyra, Pittsfield, Plymouth, St. Albans, Wellington and Troy though boundaries change every ten years. The total labor force in the LMA, as of 2014, was only 7,664, with Hartland comprising about 10.4 percent of the workers and also 10.4 percent of the employment. With Hartland just about providing its fair share of employment in the LMA, it is not surprising that the unemployment rate for the town and LMA are about the same at 8.3%. (Preliminary for 2015: No real change with 10% workers and 10.4% of the jobs).

## Local Labor Force and Employment

In 2013, Hartland had a labor force of 868, according to the census. Census numbers are based on a statistical estimate; Department of Labor numbers are considered more accurate and its estimate for the beginning of 2015 was 805. The total working age population is 1,517. The census provided that those in the labor force contains an estimated 428 males and 440 females. That is 57 percent of all working-age males and females. (The census defines “working-age” as everyone over 16 years of age, regardless of whether they are retired.) That is an average of 1.15 workers for every household. In 70.4 percent of households with young children, both parents worked.

The recent history of the unemployment rate in Hartland and in Somerset County is illustrated in the graph below. Both lines follow the statewide and, indeed, national trends in the economy. The recession beginning in 2008 interrupted what was a positive trend. Hartland’s unemployment rate has been above that of Somerset County through the recent past. Hartland’s unemployment rate shot up to 14.3 percent in 2009, but slid back to 8.3 percent in 2014 (preliminary 7.9 percent in 2015).

**FIGURE 8: HARTLAND UNEMPLOYMENT RATE**



The census categorizes workers by the type of industry they work in (table below) and their occupation (table below). “Industry” refers to the type of business they are employed in, and is a good measure of the strength of various industrial sectors. “Occupation” refers to the type of job a worker does, and may indicate trends in education, salary levels, and opportunities for future growth.

A diversity of employment opportunities available to area residents is reasonable for the community. In 2013, employment in the education and health care industries led the way by a large margin; three other sectors – manufacturing, retail, and construction – were the next largest groups. This is quite consistent with national trends, where any form of service-based economy is on the rise. With local schools and hospitals in the area, an increasing number of jobs in education and health-related occupations are likely to remain available.

| <b>Industrial Sector</b>                | <b>No. of Workers</b> | <b>Percent of Workforce</b> |
|---|-----------------------|-----------------------------|
| Education and health care               | 264                   | 34.33%                      |
| Manufacturing                           | 95                    | 12.35%                      |
| Retail trade                            | 82                    | 10.66%                      |
| Construction                            | 68                    | 8.84%                       |
| Professional, scientific, management    | 59                    | 7.67%                       |
| Insurance, real estate, Finance         | 42                    | 5.46%                       |
| Transportation, Warehousing & Utilities | 38                    | 4.94%                       |
| Other services                          | 31                    | 4.03%                       |
| Public Administration                   | 30                    | 3.90%                       |
| Wholesale trade                         | 23                    | 2.99%                       |
| Entertainment and recreation services   | 20                    | 2.60%                       |
| Information Services                    | 10                    | 1.30%                       |
| Agriculture, forestry and fisheries     | 7                     | 0.91%                       |

Source: American Community Survey (2009-13)

| <b>OCCUPATION</b>                 | <b>No. of Workers</b> | <b>Percent of Workforce</b> |
|-----------------------------------|-----------------------|-----------------------------|
| Managerial and Professional       | 226                   | 29.4%                       |
| Sales and Administrative          | 177                   | 23%                         |
| Service Occupations               | 165                   | 21.5%                       |
| Production, Transportation        | 114                   | 14.8%                       |
| Natural Resources or Construction | 87                    | 11.3%                       |

Source: American Community Survey (2009-13)

Over one-third of Hartland’s workers are in an Education or Healthcare occupation assuming they work in the local school system or nearby Sebasticook Valley Health system. There is a relatively low amount employed in management and professional positions which are usually the higher salaried jobs. It would be useful to determine which of these occupational categories is changing over time, but the census bureau shuffles them every few years to account for new

occupations arising. One notable figure is the manufacturing jobs which has decreased by 35 jobs over the last 4 years.

Among Hartland workers, 79.3 percent are employed in the private sector as wage or salary workers, and another 5.9 percent are self-employed. A healthy 14.2 percent work in the public sector.

**Local Private Business:**

The town maintains an informal directory of local businesses that is available on the town website. These are listed below:

|  |  |  |   |
|--|--|--|---|
| <i>Name: K&amp;C Osborne Antiques</i>          | <i>Name: Acadia Leather</i>                | <i>Name: Jack in the Box Nursery</i>                 | <i>Name: Ramsdell's Repair &amp; Used Car Sales</i> |
| <i>Business Type: Retail Antiques</i>          | <i>Business Type: Leather Products</i>     | <i>Business Type: Pre-School</i>                     | <i>Business Type: Auto Repair and Sales</i>         |
| <i>Name: Brothers New &amp; Used</i>           | <i>Name: David Bowden Foundation</i>       | <i>Name: Mike Russell Construction</i>               | <i>Name: Wright's General Store</i>                 |
| <i>Business Type: Firearms &amp; Ammo</i>      | <i>Business Type: Concrete</i>             | <i>Business Type: Construction</i>                   | <i>Business Type: Hardware, Convenience Store</i>   |
| <i>Name: Kathleen Clark, MDC</i>               | <i>Name: Earl's Repair</i>                 | <i>Name: Hair the Salon</i>                          | <i>Name: Sanfield Rehab &amp; Living Center</i>     |
| <i>Business Type: Chiropractor</i>             | <i>Business Type: Auto Repair</i>          | <i>Business Type: Beauty</i>                         | <i>Business Type: Rehab &amp; Living Center</i>     |
| <i>Name: Clearwater Well Drilling Inc.</i>     | <i>Name: Double Diamond</i>                | <i>Name: Family Dollar</i>                           | <i>Name: Tasman Leather Group</i>                   |
| <i>Business Type: Well Drilling</i>            | <i>Business Type: General Contractor</i>   | <i>Business Type: Discount</i>                       | <i>Business Type: Leather</i>                       |
| <i>Name: Dentures Direct</i>                   | <i>Name: Dirt Works</i>                    | <i>Name: Moose Lake Market</i>                       | <i>Name: Touch Therapy Center</i>                   |
| <i>Business Type: Denturist</i>                | <i>Business Type: Earthwork/Septic</i>     | <i>Business Type: Grocery and Full Liquor Agency</i> | <i>Business Type: Hypnotherapy / Massage</i>        |
| <i>Name: E. W. Littlefield Inc. &amp; Sons</i> | <i>Name: Jacque's Hair Salon &amp; Spa</i> | <i>Name: Nettie's</i>                                | <i>Name: Taskers Lawn Care</i>                      |
| <i>Business Type: General Contractor</i>       | <i>Business Type: Salon &amp; Spa</i>      | <i>Business Type: Restaurant</i>                     | <i>Business Type: Lawn Care</i>                     |
| <i>Name: Robert A. Carignan, DC</i>            | <i>Name: Getchells Construction</i>        | <i>Name: Littlefield's Wood Products</i>             | <i>Name: TDS Telecom</i>                            |
| <i>Business Type: Chiropractor</i>             | <i>Business Type: Construction</i>         | <i>Business Type: Wood Products</i>                  | <i>Business Type: Communications</i>                |

Other non-private employers include the School District, Town (including the Library) and Water Treatment facilities.

The Seabasticook Chamber of Commerce is not terribly active in Hartland and does not conduct any kind of Business Visitation Program which would be helpful to gather information in the future.

Additionally, many self-employed people are not listed in the town's directory, so the actual number of businesses in town is most likely between 35 and 40.

The largest private employer is Tasman Leather or the School District who both have over 140 employees. The prospects for Tasman Leather are not very good as the security of the company and its continued location in town is unsure. Other significant employers include Sanfield Nursing Home

The greatest concentration of commercial activity, primarily retail and professional, is within downtown Hartland. Anchor businesses include those larger employers already discussed. Most of the remaining businesses are scattered throughout town in the rural areas.

### **Local Opportunities:**

Opportunities for more significant growth may include agriculture, wood products, precision machining, and other similar industries. It is also expected that more people will work from home, taking advantage of high-speed internet connections and new technology. As demographic trends suggest, the number of jobs in the education sector may subside or remain stable, but those in the healthcare sector are expected to increase significantly as the baby boomer generation ages.

There are a good amount of vacant properties and lots available in town that could be redeveloped at lower cost than any new land clearing and construction. With the excellent capacity of the waste water treatment plant there is opportunity for an industry that creates a lot of wastewater that could be easily handled.

Other opportunities involve the promotion of the outdoor recreation activities and associated business. The development of the town landing to Great Moose Lake to increase recreation on the lake with improved amenities such as the public boat launch would be beneficial. Improving access to the river would help similarly with fishing opportunities etc.

As with many towns in Maine a service sector that will be in increasing demand is home healthcare to accommodate the aging population.

### **Industrial Sector Analysis:**

As outlined in the History section of this Plan, Hartland, like most colonial towns, grew up around a river-powered industrial center of town surrounded by farm and forestland. Over the years, the industrial base has continued to decline, Hartland has turned increasingly to some retail trade and to service businesses as the town became one of the "bedroom" communities of the region.

The largest industrial operation in the immediate area is the Tasman Leather Group, LLC which formed in Hartland in 2011 after the previous owner went bankrupt. They specialize in producing Premium Quality Side Leather for the United States Military. They employ around 140 people. There are no other major industrial enterprises at present but there is a prospect for a metal fabrication business in the old tanner annex building soon.

### **Service Sector Analysis:**

A number of Hartland businesses provide critical services to people in the region.

Healthcare, eldercare, education, construction, mechanics, hair and beauty salons are the main services available. There are no accounting, engineering, legal services, computer support and repair, banking, insurance, surveying, or health and fitness services directly available in town.

The town's service sector has been gradually decreasing during the past decades and many of these services are provided by home-based businesses. Bangor Savings Bank no longer holds a branch within town.

There is still the Family Circles Healthcare center on Great Moose Drive and a medical / eldercare hub would be an opportunity to try and develop.

### **Retail Sector Analysis:**

The retail sector in the downtown area has been in decline for many years. There is Wrights General Store, Family Dollar and Moose Lake Market as the major store. There is Nettie's Restaurant and a Leather Outlet Store. There is also a craft shop and Brothers new and used stores as well as gun shop in the downtown area.

### **Economic Development Strategy:**

Hartland is involved with the Kennebec Regional Development Authority which is a quasi-municipal entity created by the Maine legislature. As such, it has unique powers and capabilities that can provide creative financing solutions for both profit and not-for-profit investments and developments throughout Kennebec, Somerset and Waldo Counties.

Hartland and its town manager are also active members of KVCOG and has worked very closely with them on Brownfields projects and USDA Rural Development programs. It also is active with general regional economic development issues such as broadband provision etc.

Hartland also utilizes a TIF. Tax increment financing (TIF) is a state authorized, locally driven funding mechanism that allows cities and counties to direct property tax dollars that accrue from new development, within a specifically designated district, to community and economic development activities, including investments in public infrastructure. As federal and state resources have declined, TIF remains as one of the few mechanisms that local governments can use to encourage investment. TIF funds can be used to cover capital costs, financial costs, real property assembly costs, professional services, reasonable administrative expenses, relocation costs and organizational costs related to establishing the TIF district. The TIF is run by the Municipality.

## **Projections and Land Use Implications**

It is difficult to do commercial and industrial projections with any degree of accuracy, but it is critical for the community to be clear about the type of growth it desires and have appropriate locations available to accommodate such growth.

The Town does not have commercial and industrial districts and there is already believed to be suitable and adequately spacious for any anticipated commercial and industrial development, particularly in existing vacant areas.

The areas that have been identified for commercial and/or industrial development include the vacant lots and buildings at the tannery annex property as well as other vacant commercial properties in the downtown area. Other opportunities for business development may exist along the town's main transportation corridors, including Routes 152, 43 and 23, although development would be better suited staying in proximity to the towns existing infrastructure.

## PART SEVEN: HARTLAND HOUSING PROFILE

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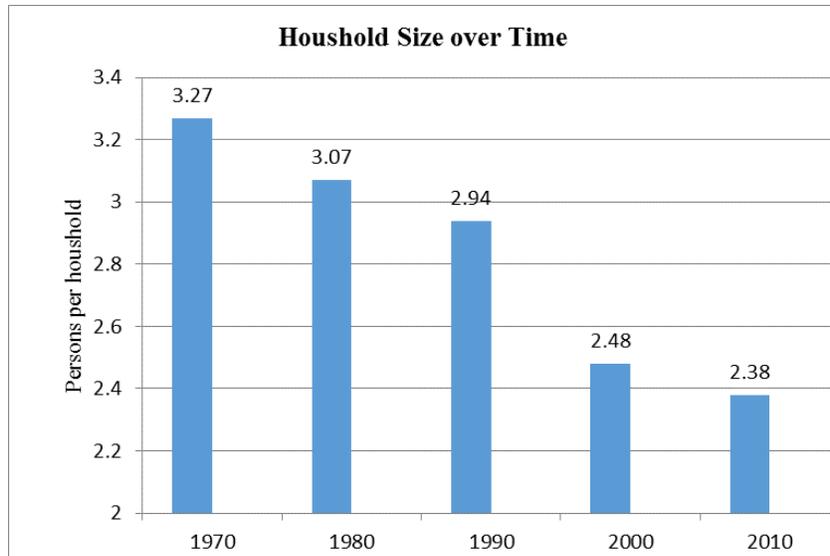
### Highlights of the Housing Profile:

- Due to the steadily declining size of the average household, Hartland's housing stock continues to grow despite the lack of population growth. The town has 284 more housing units now than in 1980, and 235 more households.
- Since 1980, the housing supply has grown by over a third; the majority of this growth has been mobile homes and single-family units. There has actually been a reduction in multifamily units over the last 35 years.
- The town will continue to add very few housing units, but the style of unit may need to change to fit the demographic need. There are more than twice the number of small households as there are appropriate-sized units. About one-quarter of all households in 2010 were single persons, and almost half of that number were elderly. As population continues to age, there will be more and more demand for small units that accommodate seniors and single persons.
- The housing stock is in generally good condition, it is generally newer than the average for Somerset County.
- The value of residential property in Hartland made a healthy jump in the past decade, from \$59,800 to \$98,400 for the median single family home. The 2010 figure, however, was based on a sample that included some homeowners before the great price drop in 2008, so it may not be up to date. Homes in Hartland – at least the average ones – are currently affordable for households making 80 percent of median household income.
- At the same time that property values were going up, rents in Hartland were rising. The median monthly rent rose by almost 38 percent, from \$427 in 2000 to \$589 in 2010. Unlike owner-occupied housing, rents are becoming unaffordable. According to the MSHA, 63% of renter households are unable to afford the average 2 bedroom rent in the Hartland Labor Market Area
- Projections for growth in housing stock must account for continued decline in household size. Assuming a five percent smaller household in 2030, Hartland will only need to add about 45 housing units, an average of 3 per year, to maintain its current population level. There is no real housing pressure in this regard but the types of housing (need for more single family / elderly units) may need to be considered.

## Hartland's Housing: Supply and Demand

The purpose of housing is to provide residence for the population. The characteristics of the population drive the demand for housing, and vice versa. An aging population or a number of single-person households signals a demand for smaller housing units, while a surplus of large homes will naturally attract larger households. A community which does not respond to changes in housing demand is one that is likely to lose its population or change its character.

FIGURE 9:



“Average household size” is the number which connects the population with the demand for housing. As the chart at right shows, the average number of persons in a household in Hartland has been shrinking steadily. This is a national trend. Almost all social and economic factors favor smaller households – more independent living among youth and elderly, smaller families, and more single-parent families. While there are early indications that this trend may be reversing in some parts of the country, it has not yet done so in Hartland.

What does this mean for housing demand? In short, fewer persons per household means more housing is needed for the same population. When the average household in Hartland contained 3.27 persons in 1970, the town had 419 occupied housing units. With the town gaining 368 residents in the past 40 years, it now has 752 households. Over a 40 year period, that averaged about 8 new homes per year. This is a household increase rate far exceeding the increase in individuals as with a household size of 2.38 only 154 new housing units would have covered the population increase. Over all this indicates a great decline in household size and possible increase in housing vacancies.

Of the 741 households in 2010, two-thirds of them (482) were families. The average family size was 2.8. About half were families with the traditional husband and wife. Sixty (about 8%) are single-mother families. Another 197 households (about one-quarter) were single-person

households. In 92 of these, the single occupant was over 65 years old. In 2000, 68 households were single and elderly.

The table below illustrates changes in Hartland’s housing supply over the past thirty years. Overall, the supply of housing has grown by almost 35 percent. Any individual component growing below that rate is lagging; components growing above that rate are becoming more prominent. The stock of traditional, site-built homes has grown slower than the average. The numbers show major reduction in both smaller and larger multi-family units. There has also been a huge increase in mobile homes. Mobile homes only became a popular affordable option in the late 70’s-early 80’s, accounting for the big bump at that time, but this trend has continued to grow in Hartland as it may be a popular affordable option.

**TABLE 20: TRENDS IN HOUSING STOCK AND TENANCY, 1980 - 2010**

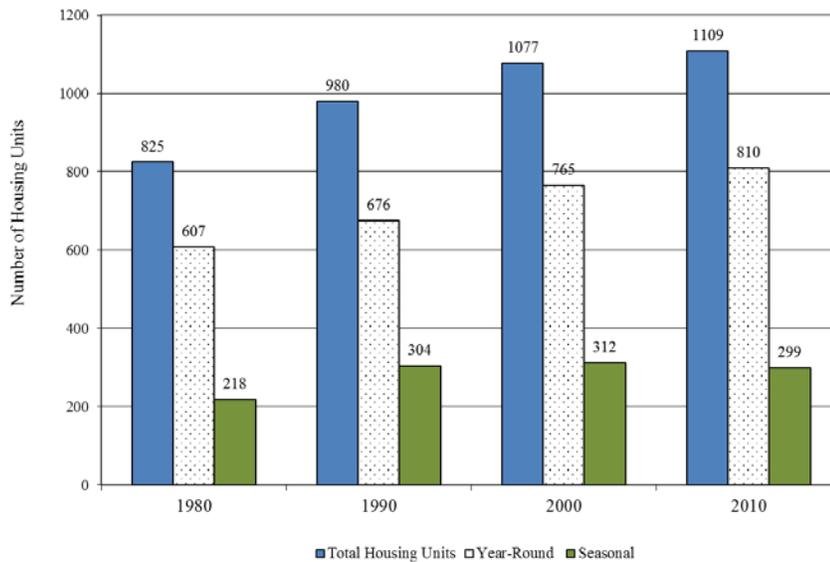
| Type of Unit             | 1980 |       | 1990 |       | 2000 |       | 2010 |       | Change<br>1980-2010 |        |
|--------------------------|------|-------|------|-------|------|-------|------|-------|---------------------|--------|
|                          | #    | %     | #    | %     | #    | %     | #    | %     | #                   | %      |
| All Housing Units        | 825  |       | 980  |       | 1077 |       | 1109 |       | 284                 | 34.4%  |
| 1-unit site-built        | 626  | 75.9% | 720  | 73.5% | 764  | 70.9% | 698  | 63%   | 72                  | 11.5%  |
| 2-4 units                | 69   | 8.4%  | 53   | 5.4%  | 52   | 4.9%  | 39   | 3.4%  | -30                 | -43.5% |
| 5 or more units          | 47   | 5.7%  | 21   | 2.1%  | 38   | 3.6%  | 32   | 2.9%  | -15                 | -31.9% |
| Mobile home              | 83   | 10%   | 186  | 19%   | 223  | 20.6% | 340  | 30.7% | 257                 | 309.6% |
| Year-Round Housing Units | 606  | 73.5% | 676  | 69%   | 765  | 99%   | 810  | 73%   | 204                 | 33.7%  |
| Seasonal Units           | 219  | 26.5% | 304  | 31%   | 312  | 1%    | 299  | 27%   | 80                  | 36.5%  |
| Vacant Units             | 319  | 38.7% | 365  | 37.2% | 370  | 7.6 % | 368  | 33.2% | 49                  | 15.4 % |
| Owner-Occupied Units     | 411  | 81.2% | 497  | 80.8% | 535  | 75.7% | 572  | 77.2% | 161                 | 39.2%  |
| Renter-Occupied Units    | 95   | 18.8% | 118  | 19.2% | 172  | 24.3% | 169  | 22.8% | 74                  | 77.9%  |

SOURCE: U.S. Census

Hartland has a good percentage of seasonal units compared to many towns due to the pond and lots of Lake Frontage suitable for camps. This may make the seasonal population fluctuation an issue in Hartland. The number of vacant units is a concern, as it has been consistently high. The rental vacancy rate (3.8%) is relatively low and lower than the owner vacancy rate (4.3 %).

FIGURE 10:

Housing by Type 1980-2010



It looks as if the proportion of rental units is somewhat increasing over time. However, the numbers are relatively small and there was a small drop off in 2010. A swing of just 4% from rental to owner-occupied makes it appear as if rentals are definitely falling behind.

The census estimates that only 89 of occupied housing units have three or fewer rooms – 11.8 percent of all units. A single person household is most suited to three or fewer rooms. Hartland has 191 of these, so there are more than twice the number of small households as there are appropriate-sized units. That is even assuming that all of the <3 room units are already devoted to single-person households. The census estimates that 4 houses in Hartland contain more than one occupant per room.

### Housing Location Trends

Hartland’s community character is defined to some extent by its village core and rural environs. This does not seem to be under threat from any substantial development or maintenance of existing homes in the rural areas. Unfortunately, when looking to the census, Hartland was not determined to have any qualifying urban areas, for any kind of count about where the housing is located.

Local knowledge tells us that, rather unsurprisingly, the majority of new home development has been on the shores of Great Moose Lake.

Statewide, the trend for development of new housing has been characterized by the term “suburban sprawl.” We have seen small suburban towns explode in population and cities

shrink. Hartland is somewhat touched by this. The town has a more active village core, but plentiful rural land available for development if ownership patterns and any future zoning encouraged it.

According to building permit / assessor records there has actually been no significant new building activity in town over the last 20 years. No new residential or commercial structures have been recorded.

### Housing Conditions

The 2010 Census found that all of Hartland’s housing units met criteria for complete kitchen and plumbing facilities.

There are numerous older homes in town that visibly need renovations and the town estimates there are about 25 such properties spread all over the town as well as renovations on the town hall building itself. The town does have some funding available to help residents with housing façade improvements if they can show the need for financial assistance.

There is a municipal housing project currently available working in conjunction with the Maine State Housing Authority to provide tax credits for developers to create more appropriate housing for the area (in this case smaller, single floor homes for the elderly or smaller family units). Elderly housing is already at capacity in Hartland (the Harland Manor has a full waiting list) so there is definitely a need for this in the near term.

| TABLE 21: Estimated Age of Houses in Hartland |     |                  |
|---|-----|------------------|
| Age in 2013 (years)                           | No. | Percent of total |
| 0 - 3   | 6   | 0.8%             |
| 4 - 13  | 100 | 13.4%            |
| 14 - 23                                       | 131 | 17.6%            |
| 24 - 33                                       | 126 | 16.9%            |
| 34 - 43                                       | 109 | 14.6%            |
| 44 - 53                                       | 52  | 7.0%             |
| 54 - 63                                       | 51  | 6.8%             |
| 64 - 73                                       | 28  | 3.8%             |
| 74 or more                                    | 142 | 19.1%            |

The age of structures is sometimes an indicator of condition as well. Some very old homes are structurally very sound but may have inadequate wiring or plumbing. Homes built in the 60's and 70's tended to have inadequate insulation, whereas homes built more recently have mostly conformed to modern building code requirements. In Hartland, 142 houses (almost one-fifth of all houses) were built prior to WWII. Compare this to Somerset County, where 29.6 percent are "pre-war" homes. One hundred and six homes (14.2 percent) have been built since 1990; in Somerset County, that figure is 19.5 percent.

### Price and Affordability

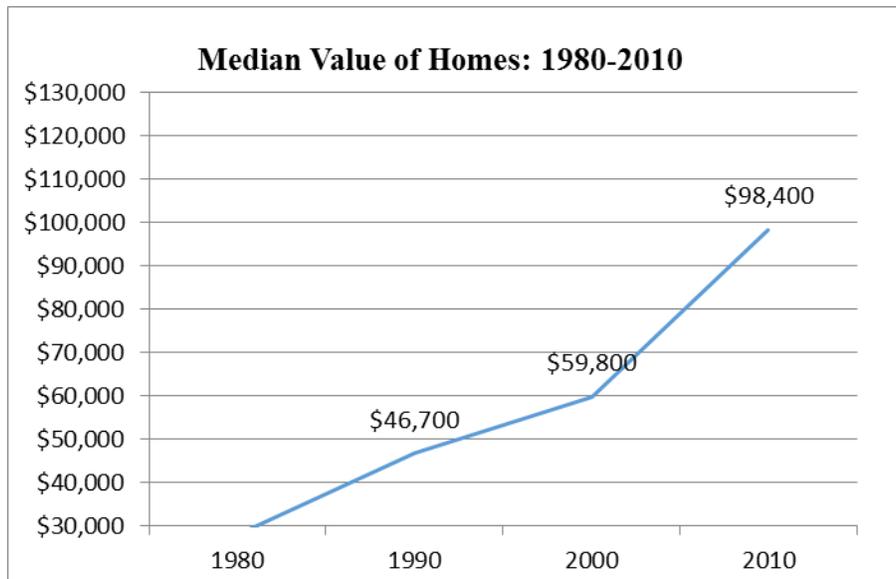
The growth management goal for affordable housing states that ten percent of new housing should be affordable to households making less than 80 percent of the median household income. The goal leaves it up to towns to determine whether that ten percent should be as stick-built homes, or mobile homes or rentals or elderly apartments.

The determination of whether housing is affordable begins with a discussion of cost. The census provides very good (though sample-sized) data regarding price of housing in Hartland (see table below). This price is arrived at by owners' estimates of value, meaning it does not necessarily match up with actual recorded sales prices. According to the census, the median value of owner-occupied housing in 2010 was \$98,400. The rise in property values since 2000 was almost 65 percent, a substantial increase even considering the 28 percent inflation rate and the recent dip in home prices. The rise between 1990 and 2000 was not as high at 28 percent increase. What is noticeable is the increase in higher priced properties (over \$200k) over the last 10 years, presumably due to more growth and higher valuations of the shore front properties on Great Moose Pond.

| <b>TABLE 22: VALUE<sup>1</sup> OF OWNER-OCCUPIED HOUSING UNITS, 2000 and 2010</b>  |          |          |                      |
|--|----------|----------|----------------------|
|  | 2000     | 2010     | change               |
| Median Value of Specified <sup>2</sup> Housing Units   | \$59,800 | \$98,400 | \$38,600<br>(64.5 %) |
| Number of Units Valued at:   |          |          |                      |
| Less Than \$50,000   | 101      | 124      | 23                   |
| \$50,000 - \$99,999  | 174      | 195      | 11                   |
| \$100,000 - \$149,999  | 27       | 109      | 82                   |
| \$150,000 - \$199,999  | 12       | 61       | 49                   |
| \$200,000 - \$299,999  | 8        | 98       | 90                   |
| \$300,000 - \$499,999  | 0        | 10       | 10                   |
| \$500,000 - \$999,999  | 0        | 29       | 29                   |
| SOURCE: U.S. Census  |          |          |                      |
| <sup>1/</sup> "Value" is the census respondent's estimate of how much the property would sell for if it were for sale.   |          |          |                      |
| <sup>2/</sup> "Specified" units exclude one-family houses on ten or more acres and units with a commercial establishment on the premises. In 2000, mobile homes were excluded as well, but not in 2010, accounting for the significant rise in housing counts. |          |          |                      |

Maine State Housing Authority (MSHA) tracks actual sales data, though it is sometimes out of date by the time it is published. According to MSHA, the median price (actual sales) of a home in 2013 was \$77,900. This represents a precipitous drop from the high in 2007 – a factor which homeowners may not have taken into account when they reported on property values to the census.

**FIGURE 11:**



The median household income reported by the census in 2013 was \$33,021, making the threshold of 80 percent of median \$26,417. MSHA calculates an affordable home at various income levels, factoring in interest rates and other variables, and using the rule of thumb that a household should pay no more than 28 percent of its monthly income in housing costs. According to MSHA figures, an income that is at the median level should be able to afford a home priced at \$107,820. Also the income needed to afford a median priced home is \$23,858. That means, in rough terms, anyone making the median income should be able to afford a home in town. However looking at the income distributions, it also shows that over a third of households are unable to afford the median price. Some 243 households fall into this category.

### **Rentals**

The table overleaf shows changes over time in the cost and affordability of rental housing in Hartland. The median rent charged increased by 38 percent, a rate faster than inflation but not as fast as home values. As might have been predicted with such a jump in prices, there are now hardly any rentals available for less than \$200 a month, and where there were no rental units costing more than \$750 plus a month in 2000, there are now 30 – 17.7 percent of the total rental stock. More important are the figures on affordability. Affordable rental housing has declined, while the number of renters paying more than 30 percent of their income for rent has increased significantly.

**TABLE 23: COST OF RENTER-OCCUPIED HOUSING UNITS, 2000 and 2010**

|   | 2000  | 2010  | % change |
|---|-------|-------|----------|
| Median Monthly Rent Specified Renter-Occupied Units | \$427 | \$589 | 37.9 %   |
| # of Units With Cash Rent of:                       |       |       |          |
| Less Than \$200                                     | 20    | 3     | -85 %    |
| \$200 - \$499                                       | 97    | 34    | -62.2%   |
| \$500 - \$749                                       | 27    | 67    | 148.1%   |
| \$750 - \$999                                       | 0     | 23    | -        |
| \$1000+   | 0     | 7     | -        |
| Rent as a Percentage of Household income:           |       |       |          |
| Less than 20 percent                                | 49    | 21    | -57.1 %  |
| 20 – 30 percent                                     | 39    | 25    | -35.9%   |
| 30 percent or more                                  | 56    | 88    | 57.1%    |
| Rental Vacancy Rate                                 | 7.5%  | 7.6%  |          |

Source: US Census, American Community Survey (2006-10)

MSHA also tracks rental data. According to MSHA statistics, in 2014, the average two-bedroom rental in Hartland’s market area was \$772. The income needed to afford that rent was \$31,000. By their calculations the renter’s household median income is only \$23,033 and only able to afford a \$576 a month rent. That means that the average two-bedroom unit in Hartland qualifies as “unaffordable,” though that data conflicts with the census data.

However, MSHA estimates that some 63% of renter households are unable to afford the average 2 bedroom rent in the Hartland Labor Market Area. Finally according to MSHA, the average rent between 2010 and 2014 rose by 5.44 percent, while the median income of renters fell by 13.3 percent. Therefore it could be concluded that on the whole, renting is becoming very difficult in recent years.

Compared with surrounding communities and Somerset County as a whole, Hartland’s housing prices appear to be lower. In 2014, median home values in neighboring communities ranged from \$72,000 in Canaan to \$115,450 in St Albans and Palmyra. The median value of homes in Somerset County was only \$82,500. The median rental cost in Somerset County was \$719 per month, putting Hartland’s slightly above. Towns Skowhegan for comparison was \$712.

Provision of affordable housing options is assisted by MSHA programs. MSHA provides some state and federal options for buyers and renters. There are currently no subsidized rent program participating housing complexes in Hartland.

## **Projections**

Referring to the population projections in the Demographic Profile, it is difficult to anticipate any demand at all for housing – a population estimated by two outside sources as continuing at about 1,700 over the next 20 years. However, that does not take into account the decline in household size. Between 1970 and 2010, the simple fact of the shrinking household drove demand for 2.5 new homes per year. Between 1990 and 2010, while Hartland was actually losing population and therefore as might be expected added no new housing units to the tax rolls.

We cannot expect household size to continue to shrink indefinitely, but if we assume that it will shrink another five percent over the next twenty years, the average will go to 2.3 persons per household. In order to house 1,700 residents (less 20 “not in households”), the town would need to contain 730 households, which providing the housing stock stays stable, it can easily provide.

The town could also choose to visualize a scenario of growth.

Example #1: Somerset County increased its housing stock by about nine percent in the 2000’s. If Hartland were to increase its housing stock at the same rate, over twenty years, the town would see about 200 new homes – an increase of nearly 10 homes per year. At a household size of 2.3, that would result in a 2030 population of 3,010. This seems somewhat unlikely.

Example #2: The 1992 plan estimated a growth rate of 13 persons per year. If we took that estimate and projected it to 2030, the population would be 1,977, with a construction rate of new homes of about 3 per year.

A construction rate of only 3 homes per year makes it difficult to establish a target of ten percent of new homes being classified as affordable. Over a ten-year period, though, 33 new homes would mean about 4 would need to be affordable under the planning goal – a sale price of \$121,129 or rent of \$576 a month. Under the two growth scenarios, affordable housing requirements would mean 1 units per year (#1) or 1 unit every 2.5 years (#2). The aging of the population also suggests that condominiums and innovative retirement community living arrangements are likely to be needed in town within the next 15 years. While not necessarily falling within the definition of affordable housing, this is a housing type that will be in demand.

The addition of housing units will require the consumption of more land for development. How much will be needed to accommodate demand? With the town wide minimum lot size of 20,000 square feet, development at the 10-year projected rate would consume at least about 14 acres or double that in the shoreland zone. Under the fast growth scenario, it would consume at least 46 acres.

Development of the rural area is a worst-case scenario typical of sprawl. Hartland would undoubtedly experience a high percentage of new development within its existing village zones. Placement of 75 percent of new housing units in the town's designated growth area is consistent with the comprehensive planning guidelines.

### **Current Housing Regulations**

Hartland has very little in the way of Housing Regulations just like the lack of land use regulation. There is the absolute minimum basic State building code and a basic requirement for lot sizes with any subdivisions.

## PART EIGHT: THE TRANSPORTATION SYSTEM

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### **Introduction**

Hartland's economic and community vitality is highly dependent on its transportation network. Local businesses need it to move products and draw customers. Residents need a way to get to their jobs out of town, and employers need a way to access workers. Families need transportation to schools, services, shopping, and recreation.

Transportation to this point has grown from farm lanes and wagon trails to the paved roads and highways we use now, without too much planning or thought in between. As the cost of maintaining the system grows, though, we are suddenly faced with the costly problem of how to manage it more efficiently. This requires prioritizing investments that are cost-effective and take into consideration land use and economic development decisions elsewhere in the plan.

### **System Elements and Issues:**

#### *State Highways:*

Roads provide virtually all of the transportation choices in Hartland. The backbone of the system is the state highway network. Although consisting of fewer miles than the total of private and town ways, it is designed to accommodate the majority of traffic. "State highways" are maintained by the Maine Department of Transportation (DOT) and "state aid roads" share maintenance between the state and town. Hartland's state-numbered routes include Route 152 (state highway from Pittsfield as far as Hartland village) and Routes 23, 43, and 151 (all state aid roads).

State Route 23: Route 23 bisect Hartland from southwest to northeast. Entering from Canaan and exiting towards St. Albans, it is known as Main Street/Lower Main Street in the village and as Canaan Road westerly. The total length is about 5.7 miles.

Route 23 is the second most heavily-used road outside of the village, and is known in DOT parlance as a major collector. It is a state aid road. The DOT ranks it as generally in good condition, with a little issue with ride quality (rutting) immediately west of the village. The downtown portion of the road was repaved in 2014.

State Route 43: Route 43 coincides with Route 23 through the village, then turns northwest towards Athens, becoming Pleasant Street or the Athens Road. Its length once it departs Route 23 is about 8 miles. It is also Route 151 along this stretch.

Route 43 has a low safety rating because of narrow pavement and a crash history near the village. The pavement surface is in good condition, but the road is posted in the spring and is considered too narrow for DOT standards. It is classified as a state aid road.

State Route 151: Route 151 is the same as Route 43 west of the village, with the same issues. It merges onto Main Street, but turns south as Elm Street for about 0.4 miles until it exits towards Palmyra. The Elm Street segment is classified by DOT as a minor collector, which means it is even lower on the DOT priority list for improvements than the other collector roads in town. Elm Street accesses the elementary school and Baptist Church, so it gets a lot of use.

State Route 152: Route 152 provides the shortest distance of state highway in Hartland but the most important. Running south from Main Street, only 0.35 miles are in Hartland before the Palmyra town line. At Main Street, it joins Routes 23 and 43 to head east towards St. Albans. The Pittsfield Ave. segment is in good pavement condition, but is considered too narrow and has a history of crashes.

As noted above, the State is primarily responsible for maintenance and improvement projects on state highways. The primary form of maintenance for highways in the Hartland area, is a light repaving, formerly known as “maintenance mulch” and now known as “light capital paving.” It does not improve the structure or design of the road, but maintains its smoothness and rideability. The DOT did a light capital paving on a portion of Route 23 in 2014. No further work of any significance is planned by DOT through 2017.

## **Local Roads:**

### *Road Maintenance*

There are a total of 22.4 miles of local roads in Hartland. The town's Public Works Department is responsible for all the minor roads and for the major roads in the downtown area. The state is responsible for the rural sections of Route 152, 151, 23, and 43.

The town has established a road surface management system for the purpose of prioritizing and budgeting for road repairs. In June 2014, the analysis showed an improvement in general conditions over the prior year, but still many deficiencies remain. The results are reproduced in the tables overleaf.

**Table 24: Road Importance Analysis**

| Road/Section Name   | From                 | To                 | Length (m)  | Width (ft) | Traffic  |
|---------------------|----------------------|--------------------|-------------|------------|----------|
| <b>High</b>         |                      |                    |             |            |          |
| Blake St            | End                  | Main Street        | 0.14        | 16         | high     |
| Commercial St       | Main Street          | Town Line          | 0.65        | 28         | high     |
| Commodore Rd        | Rt 43                | Helens Way         | 0.67        | 20         | high     |
| Great Moose Dr      | From End (Powers)    | Pavement           | 0.5         | 22         | high     |
| Great Moose Dr      | End of Gravel        | Rt 43              | 3.5         | 20         | high     |
| Morrill Pond Rd     | Rt 23                | Beans Corner Rd    | 2.64        | 20         | high     |
|                     |                      |                    | <b>7.96</b> |            |          |
| <b>Med-High</b>     |                      |                    |             |            |          |
| Beans Corner Rd     | Town Line Pittsfield | Town Line Hartland | 0.97        | 20         | med-high |
| Beans Corner Rd     | Town Line Hartland   | Rt 23              | 1.52        | 20         | med-high |
| Ford Hill Rd        | Beans Corner Rd      | Estes Ave          | 1.57        | 20         | med-high |
| French's Rock Rd    | Pond Rd              | End                | 0.35        | 20         | low-med  |
| Fuller Corner Rd    | Estes Ave            | Beans Corner Rd    | 1.89        | 22         | med-high |
| Seekins St          | Commercial St        | Blake St           | 0.13        | 16         | med-high |
|                     |                      |                    | <b>6.3</b>  |            |          |
| <b>Medium</b>       |                      |                    |             |            |          |
| Huff Hill Rd        | Rt 23                | To Dirt            | 0.74        | 20         | medium   |
| Mill St             | Main Street          | Bridge             | 0.23        | 25         | medium   |
| North St.           | Commercial St        | Main Street        | 0.22        | 16         | low-med  |
| Old Ferry Rd        | Rt 43                | End                | 0.44        | 18         | medium   |
| Pond Rd             | Town Line Harmony    | End                | 0.77        | 24         | medium   |
| Transfer Station Rd | Rt 43                | End                | 0.17        | 20         | medium   |
| Vigue Rd            | Rt 43                | Great Moose Dr     | 1.5         | 27         | medium   |
|                     |                      |                    | <b>3.13</b> |            |          |
| <b>Low-med</b>      |                      |                    |             |            |          |
| B&B Rd              | Crosby St            | End                | 0.06        | 16         | low-med  |
| Brown Rd            | Crosby St            | End                | 0.08        | 18         | low-med  |
| Crosby St           | Academy St           | End                | 0.36        | 18         | low-med  |
| Half Way Point      | Great Moose Dr       | End                | 0.01        | 20         | low      |
| Helens Way          | Commodore Rd         | End                | 0.44        | 20         | med-high |
|                     |                      |                    | <b>0.95</b> |            |          |
| <b>Low</b>          |                      |                    |             |            |          |
| Bickford Hollow     | Huff Hill Rd         | End                | 0.26        | 18         | low      |
| Brawn St            | North Rd             | End                | 0.01        | 14         | low      |
| Burton St           | Commercial St        | End                | 0.08        | 18         | low      |
| Connell Rd          | Crosby St            | End                | 0.06        | 16         | low      |
| Cyr Way             | Martin St            | End                | 0.05        | 16         | low      |
| Hubbard Ave         | Main Street          | Main Street        | 0.02        | 16         | low-med  |
| Huff Hill Rd        | Tar                  | End                | 1.38        | 24.00      | low      |

|                |                 |               |             |        |         |
|----------------|-----------------|---------------|-------------|--------|---------|
| Libby St       | Commercial St   | End           | 0.06        | 16     | low     |
| Martin St      | Rt 43           | End           | 0.12        | 18     | low     |
| McDougal Rd    | Morrill Pond Rd | End           | 0.26        | 24 .00 | low     |
| Moore St       | Main Street     | Mill St       | 0.18        | 16     | low-med |
| Munn's Flat Rd | Rt 43           | End of Way    | 0.54        | 22 .00 | low     |
| Old County Rd  | Rt 23           | End           | 0.28        | 24 .00 | low     |
| Section of GMD | Vigue Rd        | End of Gravel | 0.01        | 0      | low     |
| Studt Road     | Rt 23           | End           | 0.54        | 20     | low     |
| Water St       | Mill St         | Commercial St | 0.21        | 18     | low-med |
|                |                 |               | <b>4.06</b> |        |         |
|                |                 | <b>TOTAL:</b> | <b>22.4</b> |        |         |

**Table 25: Road Repair Strategy**

| <b>PAVED - RECONSTRUCTION REQUIRED</b>                |                        | <b>Drainage:</b> |
|---|------------------------|------------------|
| Beans Corner Rd- [0.97mi.] From: Town Line Pittsfield | To: Town Line Hartland | Poor             |
| Fuller Corner Rd- [1.89mi.] From: Estes Ave           | To: Beans Corner Rd    | Good             |
| Great Moose Dr-2 [3.SOm.] From: End of Gravel         | To: Rt 43              | Poor             |
| Huff Hill Rd- [0.74mi.] From: Rt 23                   | To: To Dirt            | Poor             |
| Morrill Pond Rd- [2.64mi.] From: Rt 23                | To: Beans Corner Rd    | Poor             |
|   |                        |                  |
| <b>PAVED - REHABILITATION REQUIRED</b>                |                        |                  |
| Bickford Hollow- [0.26mi.] From: Huff Hill Rd         | To: End                | Poor             |
| Commercial St- [0.65mi.] From: Main Street            | To: Town Line          | Poor             |
| Crosby St- [0.36mi.] From: Academy St                 | To: End                | Poor             |
| Ford Hill Rd- [1.57mi.] From: Beans Corner Rd         | To: Estes Ave          | Poor             |
| Hubbard Ave- [0.02mi.] From: Main Street              | To: Main Street        | Poor             |
|   |                        |                  |
| <b>PAVED - PREVENTATIVE WORK REQUIRED</b>             |                        |                  |
| Beans Corner Rd-1 [1.52mi.] From: Town Line Hartland  | To: Rt 23              | Poor             |
| Blake St- [0.14mi.] From: End                         | To: Main Street        | Poor             |
| Brawn St- [0.01mi.] From: North Rd                    | To: End                | Good             |
| Brown Rd- [0.08mi.] From: Crosby St                   | To: End                | Poor             |
| Connell Rd- [0.06mi.] From: Crosby St                 | To: End                | Poor             |
| Martin St- [0.12mi.] From: Rt 43                      | To: End                | Poor             |
| Mill St- [0.23mi.] From: Main Street                  | To: Bridge             | Good             |

| <b>PAVED - ROUTINE MAINTENANCE REQUIRED</b> |              |      |
|---|--------------|------|
| B&B Rd- [0.06mi.] From: Crosby St           | To: End      | Poor |
| Cyr Way- [0.05mi.] From: Martin St          | To: End      | Good |
| Old Ferry Rd- [0.44mi.] From: Rt 43         | To: End      | Good |
| Seekins St- [0.13mi.] From: Commercial St   | To: Blake St | Good |
| <b>PAVED - NO MAINTENANCE REQUIRED</b>      |              |      |
| Burton St- [0.08mi.] From: Commercial St    | To: End      | Good |
| Transfer Station Rd- [0.17mi.] From: Rt 43  | To: End      | Good |

Priorities for repair are calculated with a formula involving traffic volumes, road conditions, and overall roughness. Reconstruction work generally involves recycling the pavement to build the base, a 2" overlay, and ditch and shoulder work. The road inventory is at a point where more road miles are becoming in need of reconstruction faster than the town is rebuilding roads. Within the next five years the town should consider issuing a bond to rebuild all roads that require reconstruction.

| <b>GRAVEL - RECONSTRUCTION REQUIRED</b>           |                    | <b>Drainage:</b> |
|---|--------------------|------------------|
| Commodore Rd- [0.67mi.] From: Rt 43               | To: Helens Way     | Poor             |
| Helens Way- [0.44mi.] From: Commodore Rd          | To: End            | Poor             |
| Huff Hill Rd-2 [1.38mi.] From: Tar                | To: End            | Poor             |
| Old County Rd- [0.28mi.] From: Rt 23              | To: End            | Poor             |
| Pond Rd- [0.77mi.] From: Town Line Harmony        | To: End            | Good             |
| Studt Road- [0.54mi.] From: Rt 23                 | To: End            | Poor             |
| Vigue Rd- [1.50mi.] From: Rt 43                   | To: Great Moose Dr | Poor             |
| <b>GRAVEL - ROUTINE MAINTENANCE REQUIRED</b>      |                    |                  |
| French's Rock Rd- [0.35mi.] From: Pond Rd         | To: End            | Poor             |
| Great Moose Dr- [0.50mi.] From: From End (Powers) | To: Pavement       | Good             |
| Half Way Point- [0.01mi.] From: Great Moose Dr    | To: End            | Good             |
| McDougal Rd- [0.26mi.] From: Morrill Pond Rd      | To: End            | Good             |
| Munn's Flat Rd- [0.54mi.] From: Rt 43             | To: End            | Poor             |

There are just over 7 miles of unpaved roads in town, and they are also surveyed and put into the above program. This again shows that a lot of these roads need work.

The Public Works Department is also responsible for the sidewalks in the downtown area. Many of the sidewalks, especially on side streets, are in need of some form of repair, but, at the moment, the department has only the resources to keep them reasonably passable. It is hoped that, with any future road reconstruction plans the Town will consider following the State Complete Streets Policy which will encourage funds to be included for sidewalks as well.

### **Support Infrastructure for the Road System:**

In order to function efficiently, the highway system needs certain additional elements of infrastructure. These include bridges, traffic controls (signals, directional controls), and parking.

#### Bridges:

Hartland's road system of necessity includes a number of stream crossings. Many of these are small culverts, which are the responsibility of the town to maintain. Culverts must be cleaned and inspected regularly, and replaced as necessary. Most bridges are the responsibility of the State, depending on the length of their spans and the level of use. The Maine DOT inventories all bridges and significant culverts on a regular basis.

There are seven bridges in Hartland, according to the State inventory. None are in critical need, but several have some degree of maintenance needs. The inventory lists the following bridges:

- The Corson Corner Bridge, over Black Stream on the Athens town line. The overall length of the structure is 21 feet, and the opening itself is a steel arch culvert. The current bridge was built in 1957. The structure is in fair condition but the channel below is in poor condition, meaning it is starting to erode around the edges of the structure. The federal sufficiency rating, which is a 100-point scale of overall quality, is 87.
- The Raceway Bridge, over the Sebasticook River on Main Street. (This bridge is really incorporated into the mill property along with a retaining wall.) The total length of the bridge is 35 feet, consisting of steel girder construction. The original bridge was built in 1930. The substructure and approaches are in satisfactory condition, with the superstructure and deck in fair condition (one notch below "satisfactory.") The sufficiency rating is 75.6, but since the bridge is 85 years old and the useful life of a bridge is generally 70 years, it needs to be monitored. Its last inspection was in 2012.
- The Iron Bridge, over the Sebasticook on Main Street 300 feet east of Pittsfield Ave. This is a concrete girder bridge built in 1935 and is 68 feet long. The deck was in fair condition as of 2012, but it may have been redone in 2014 as part of the light capital paving project. Its sufficiency rating in 2012 was 78.5.

- The Withee Bridge, over Withee Brook on Route 43. The overall structure length is 12 feet and consists of a steel culvert. The culvert was installed in 1970 and is currently rated in poor condition. Other aspects of the bridge, however, are in good condition, and the bridge overall has a 71.3 sufficiency rating.
- The Water Street Bridge over a flowage from the Sebasticook. This bridge consists of stone slabs, with two spans covering a total of 27 feet. The bridge was built in 1925, which makes it 90 years old. It has the lowest sufficiency score in Hartland, at 59.8, and the deck and superstructure are in poor condition. However, since the slabs are still in fair shape and the bridge is on a low use road, it would be a low priority for replacement.
- The Bridge Street Bridge on Mill Street over the Sebasticook. This is one of the newer bridges in Hartland, built in 1979. It is also the longest bridge in Hartland, with a total length is 126 feet. It consists of two spans of steel girders. All of the bridge elements are in good to very good condition, receiving a sufficiency rating of 94.
- The Rapid Brook Bridge on Ford Hill Road over Meadow Brook. This a steel culvert bridge just 13 feet long. It was installed in 1999. The channel and culvert are in good condition and the bridge has a sufficiency rating of 99.

The location of bridges is shown on the Transportation Map.

Traffic Controls:

Traffic controls are infrastructure to help manage the flow of traffic. They range from STOP and YIELD signs to signals and raised islands.

Hartland does not have enough traffic to warrant a red light signal. The main intersection, at Main Street and Pittsfield Ave., has a yellow-red flasher. Other intersections with Main Street, including Elm Street/Commercial Street, have Stop signs. The Lower Main Street/ Pleasant Street intersection has a Yield sign for Lower Main Street.

There is a concern that a yield sign is required at the junction of Route 151/43 and 23 as there is often trouble with merging traffic at this intersection.

Parking:

Parking in Hartland is traditionally provided by the business or organization responsible for generating the demand. Most business sites provide their own, on-site parking lots. On-street (head-in) parking is available on Commercial Street. Public parking is available at the schools and town office. Since the mill employs fewer people than in the past, it has a surplus of parking downtown, so there is no shortage of parking spaces available.

### Transportation Choices:

In today's society, a huge majority of trips and miles travelled are by motor vehicle, yet there is still demand for alternatives. Some segments of the population (notably youth and some elderly) cannot use motor vehicles to get around, and the increasing costs and impacts of energy consumption means that we may have to plan for less automobile use into the future. Alternative transportation systems take an enormous amount of time and money to put in place, and require planning well in advance.

Common alternatives to the private motor vehicle in densely developed areas are rail or public transit service; however, Hartland does not have enough development density to support either. No rail lines exist in Hartland; the freight line into Hartland was abandoned many years ago. The nearest freight rail access would be Pittsfield or Waterville.

Public transit, either commercial or public bus lines, is not generally available in Hartland. For special needs services, Kennebec Valley Community Action Program (KVCAP) provides low-income and MaineCare transportation, either with accessible vehicles or volunteer driver services. With Maine's aging population, many advocates are asking for public bus service in rural areas, but there simply is not enough funding available to support a reasonable system.

A variation on public transit is the use of carpooling. The census estimates that approximately one out of eleven workers from Hartland regularly carpool to work. These are undoubtedly casual arrangements, as there are no park-and-ride lots in Hartland; the nearest one is in Pittsfield, and that is probably where people are carpooling to. The "GoMaine" commuter connections program does offer ride-matching services anywhere in the state.

For those with not so far to go, or an inclination for physical activity, the options are bicycling or walking. Hartland has a quite extensive sidewalk system for its size, with a total of roughly 7.6 miles of sidewalk in the village area. There is at least one sidewalk on Pleasant St. / Main Street / Academy Road stretching from the cemetery to the old Hartland Academy, and sidewalks for a good stretch along Pittsfield Ave., Mill Street, Elm Street, and Commercial Street. Unfortunately, the new Bangor Saving Bank did not retain the sidewalks at their major corner, which breaks up the continuity of the system. The sidewalks are in widely varying physical conditions and crosswalks are not designed according to current standards.

There is a potential for pedestrian trails on public property such as town forests (80 acres on the landfill property) and school grounds. Many towns have developed loop trails for scenic access, exercise or nature walks. Hartland has the old rail bed / ITS Trail and some short riverside trails. These would be more in the category of recreation facilities than transportation, however, and should be discussed in the chapter on outdoor recreation.

Bicycle travel in Hartland is limited to on-street routes or cross-country trails. Most roads have low enough traffic counts that cyclists could travel safely; however, even the state roads have narrow lanes and gravel shoulders, making bike travel more challenging.

Bicycle touring is a large and growing component of tourism, especially in scenic areas such as Hartland. Touring takes advantage of low-volume roads with decent paved shoulders. The Maine DOT has published a listing of 32 bicycle tours, plus dedicated bike or multi-use trails. One of the published tours goes through Hartland, entering (or exiting) on Route 23 from Canaan, then turning onto Commercial Street and into St. Albans.

There are no public airports in Hartland. The nearest one is Pittsfield Municipal Airport; the nearest with scheduled passenger service is Bangor. There is a small private airfield used by a local resident and water planes can and do sometime make use of Great Moose Lake for takeoff and landing.

## **Functionality of the Transportation Network**

### *Traffic and Development:*

The transportation system is not just a set of physical elements. The system is measured against its ability to serve its function – to promote mobility and economic activity. A rural highway may function fine at one level for years, but as the community develops, traffic increases to the point where it no longer meets the needs of its users, leading to congestion, increased accidents, and eventually big expenses to improve the road. While there is no reason to think that in Hartland any roads will be overwhelmed with traffic in the next 20 years, it makes sense to establish a baseline for the future.

Traffic levels are a function of the location of trip endpoints (“traffic generators”). The location of these points is important in managing traffic. In many places, development in rural areas means greater distance between home and job, school, or stores, leading to traffic volume increases even when population does not increase.

Traffic levels have generally been growing over the past few decades as part of a national trend. Freight (truck) traffic is up noticeably, a result of our increased standard of living (more consumer goods and food travelling longer distances). In terms of road use, however, automobiles have ten times the impact. When the economy stagnated along with rapid increases in gas prices in 2008, traffic volumes dropped in many places by ten percent.

Hartland has both traffic generators and rural residents. While the downtown has the mill, schools and downtown businesses, many residents go out of town for their jobs. In fact, travel to work is pretty widely dispersed. As of 2011, only 45 of Hartland’s 757 workers both live and work in Hartland. Nearly twice as many (80) work in Pittsfield. Other job destinations include Bangor (61 workers), Skowhegan (51), Waterville (47), and Newport (43). Even that only accounts for 43 percent of total workers. The remainder go to many different destinations.

Because Hartland is still a bit of a job center, it draws workers as well as sending them out. In addition to the 45 that both live and work in Hartland, the town draws 19 workers each from

Newport, Pittsfield, and St. Albans, 14 from Palmyra, and another 237 from dozens of separate origins. According to the census estimate, 353 workers come to Hartland for their jobs, making just under 400 total local workers. Compare this to 1990, when there were 901 total local workers (357 both lived and worked in Hartland) and you can see the impact of the local economy on the transportation system.

The table below illustrates the trend of traffic volumes at significant points on the road system. 2014 is the most recent count published, but contains counts at the peak of the recession. (Not all locations are counted the same year.)

**Table 26: Historical Traffic Volumes\***

| <u>Location</u>                        | <u>1996</u> | <u>2001</u> | <u>2006</u> | <u>2009</u> | <u>2014</u> |
|--|-------------|-------------|-------------|-------------|-------------|
| Main Street                            | 5,250       | 5,100       | 5,230       | 4,340       | 4,069       |
| Lower Main Street                      | 1,210       |             | 1,490       | 1,370       | 1,238       |
| Academy Street at St. Albans town line | 2,760       | 2,990       | 2,700       | 2,510       | 2,604       |
| Pleasant Street                        | 1,720       | 1,390       |             | 1,940       | 1,970       |
| Elm Street                             | 2,380       | 2,530       | 2,710       | 2,050       | 1,752       |
| Pittsfield Avenue                      | 2,900       |             | 2,850       | 2,420       | 2,386       |

\*Traffic volume numbers are average daily trips past a given point during the year.

Source: MDOT Traffic Counts

The first thing that can be seen is a significant drop from 2006 to 2014 at all points. This is a visible result of the 2008 recession. This isn't unique to Hartland; the same result showed up nationwide. Traffic in other towns has since recovered to 2006 levels, so it could be expected that the next counts in Hartland will rebound a little.

The road with the biggest increase between 1996 and 2014 was Pleasant Street. Main Street, Elm, Street, Academy Street, and Pittsfield Ave. all showed slight declines over those ten years. This is probably evidence of a decline in local economic activity.

When combined with the capacity of the road to handle traffic volumes, the actual traffic on a road yields a measure called "level of service." LOS is used to identify congested areas, and is of little use in Hartland, where virtually none of the traffic counts come anywhere near road capacity, which in the case of the state highways is close to 16,000 trips per day. That means that the Maine DOT will not consider any improvements to increase traffic-carrying capacity in Hartland, unless a major new development changes the dynamic.

The visible result of traffic conflict is the traffic accident. While traffic accidents can happen anywhere and for any reason, the DOT uses a statistical analysis to determine if there are certain crash locations that are particularly prone. The only locations that DOT identifies as “high crash locations” are those that have eight or more crashes over three years and crash rates above what would be expected based on traffic volumes. Using these criteria, there are no places in Hartland that qualify as high crash locations. The intersection of Main Street and Elm Street was formerly identified as a high crash location, but lately has not met the criteria.

There are some intersections that local people have highlighted as problematic:

- 1.) Intersection of Commercial and Main Streets (by Netties). There is a difficult seeing to the right when pulling out onto Main.
- 2.) Intersection of route 151/43 and route 23. This can be a challenging junction for the merging traffic, compounded by many people stopping and starting for the post office at this junction.
- 3.) Great Moose Drive speed. It is noted that the speed of vehicles on this road is often a issue and needs to be a strict 30mph road.

In Hartland, the way the town can manage the relationship between development and the transportation network is land use regulation. Commercial development, in particular has potential to impact road systems. Industrial operations generate heavy trucks, which would affect roads, while a retail development would generate traffic increases. Regulation would enable the town to have its say in who pays for these impacts.

The Maine DOT manages some aspects of development on state roads. The tool that would affect most development in Hartland is the access management permit. The DOT permit requires new residential and commercial driveways to be located with adequate sight lines, and designed for good drainage and good traffic flow. These permits are only required on state roads. Hartland may wish to have a curb cut permit requirement in any update of the road ordinance.

Environmental Issues:

Road systems by their nature have an impact on natural and environmental assets. In Hartland, perhaps the greatest potential for impact is from erosion and runoff generated that may affect lake water quality. The town public works often struggles with limited staff (only 2 people) and resources so there are little to no phosphorous management standards for road-building or use of best management practices in local road maintenance. A lot of work is contracted out and the contractors would require to be up to date on the latest training.

Transportation facilities can also impact wildlife habitat, including travel corridors. This can be particularly evident at stream crossings or near wildlife management areas. There are no recognized locations where existing roads conflict with wildlife movements but there is concern about road salt and sand on Great Moose Drive washing into the lake and affecting water quality.

Noise and light pollution can occur with some roads, however the roads in Hartland do not carry enough traffic to rise to a nuisance level. Light from development can also spill onto the roadways, creating a safety issue for motorists. Towns that regulate commercial development often have standards for how much light can spill out onto public roads from, for example, floodlights on a sign.

## PART NINE: ESSENTIAL SERVICES

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### **General Government:**

#### *Town Selectboard*

Hartland utilizes a Selectboard/Manager form of Government. The Town Selectboard has three members; Select persons are elected to staggered three (3) year terms. Elections are on rolling annual basis at the town meeting which takes place on the first Saturday of May each year.

The Selectboard elects the Chairman from among its members following each election. The Chairman presides over all Selectboard meetings and acts as the Town Officer designated to represent the Town in agreements with other governmental entities, but has no administrative duties except as required to carry out the responsibilities of the Selectboard.

The Selectboard meets as a twice monthly and also has workshop or emergency meetings as needed.

#### *Town Staff*

The Town Manager is responsible for running the Town and hiring all other employees. There are currently a total thirteen part and full time positions reporting directly to the manager.

Town employees include the following:

#### **Town Clerk**

The town clerk is an appointed position, with no term of office limits. The position is currently vacant, and has been for the past year. The duties of the Town Clerk include the issuance of Marriage, Birth and Death certificates, as well as maintaining the town's building permits and general town records, including those associated with elections and town meetings. It is currently vacant and its duties are being carried out the town office administrator and Town Manager.

#### **Treasurer & Tax Collector**

The town's tax collector is appointed to a one year term by the town selectmen. Taxes are committed in July every year and are due in two (2) installments; September 15th, 1st half and March 1st 2nd half. Interest of 7% starts on September 16th and March 2nd of every year. As per State Law, the ownership and valuation of all Real Estate and Personal Property subject to taxation is fixed as of April 1st. Personal Property evaluations are updated on a yearly basis. The current Town Manager, Chris Littlefield acts as the Treasurer and Tax Collector at present. There is also a

deputy Treasurer and Tax Collector position currently filled by Susan Frost, who performs town administration and the general assistance program.

The current Tax Assessor is Liz Morin from Hamlin Associates. Liz is in the office once a month generally on a Wednesday. She is seen by appointment only.

### **Animal Control**

The ACO's primary responsibility is to enforce the municipal animal control duties in Title 7 and Title 17 of Maine Law as well as the towns Dog Ordinance. It is currently held by Charles Gould.

### **Code Enforcement Officer**

Provides local enforcement of town codes and land use ordinances etc. Al Tempesta is in the town office on Wednesdays from 1:00 p.m. until 4:30 p.m. He can also be called to schedule an appointment.

### *Citizen Committees*

Civic involvement is the lifeblood of the town. How people feel about their community is greatly influenced by how they receive information, how involved they are in decision-making, and how open and fair they perceive the process to be.

A healthy town needs active, productive, accountable citizen committees advising the Town Selectboard and staff on various aspects of Town government. These Committees need a support system; just as paid workers do, to effectively perform their jobs, including factors such as:

- Clear mission and objectives
- Leadership
- Access to information and effective communication
- Adequate meeting space
- Clear expectations of committee members, including attendance requirements
- Committed participants who understand the time and effort expected of the job; and
- Public recognition and appreciation from the town Selectboard and staff for the valuable public service provided.

Currently there are the only the following Boards/Committees active in Hartland:

- Planning Board
- Board of Appeals
- Budget Committee

The Town of Hartland is a member of numerous districts and regional organizations, in addition to partnering with several independent local entities. The following entities are partners with the Town of Hartland, and the town maintains continuous representation.

- RSU 19 Board of Directors (two positions)
- Kennebec Regional Development Authority (KRDA) and the First Park development
- Kennebec Valley Council of Governments (KVCOG) Board of Directors
- Sewer District (Enterprise Fund)

### **Town Office:**

Hartland's town office, located on Academy Street, in the old Meeting Hall Building, is the center of general town administration, records, and public meetings. The structure was built in 1896 and houses the towns' administrative employees in the areas of general office, assessing, management, and welfare. It also has a large meeting room on the ground floor and a downstairs meeting room. Unfortunately due to its age the building is not fully ADA accessible but the town tries it's very best to accommodate all users. The town only owns the building and no land (even for parking) surrounding the building at all.

It would be advantageous for the town to use another location for the town office in a more modern building with better parking and access. The vacated school property would be a good potential candidate for this. For these reason many larger or after hours meetings are generally held at the local school. It also helps with the integration and cooperation between the school and town.

Cemeteries:

Hartland has six public cemeteries. Neither the Town nor the Historical Society are aware of any private family cemeteries in town. The space left in the active cemeteries is very limited and there are very few lots available, this is a big problem that the town needs to address in the near future. The Town has no jurisdiction over private markers, but does try to keep them upright.

Solid Waste:

The Town of Hartland's Municipal Landfill is located off Route 43 on a 65 acre parcel, where it has been managed by the town for more than fifty years. Access to the landfill site is via a deeded right-of-way off Route 43. With adjacent ownerships, the landfill's total jurisdiction is approximately 67 acres. The original parcel was acquired from the Cromwell estate as a purchase in 1955. The other was acquired through the lien process as a tax-acquired piece of property.

Approximately 840 tons of waste per year are deposited at the site, which comprises of 460 tons of New Solid Waste, 203 tons of construction and demolition debris (CDD), 28 tons of clean CDD, 78 tons of recyclables, 26 tons of metals and 45 tons of materials that are reused.

The current administrative budget for the operation of the landfill is just under \$130,000. Although there are now only two part-time employees at the facility.

Individuals who live in town may bring their trash to the transfer station after purchasing a dump sticker from the town. This is required in order to control out of town solid waste being deposited at the facility. A lot of households and businesses choose to contract with private waste haulers who will bring the solid waste to the transfer station.

The Town does not allow any contractors doing work in or outside the town to bring demolition debris to the transfer station and it is for residential waste only.

The disposal of Household Hazardous Wastes (HHW) in the transfer station is banned and these would have to go down the road to Pittsfield.

The Transfer Station in nearby Pittsfield offers a HHW disposal day once a year so that these household hazardous wastes get properly disposed of and do not enter the landfills. A contractor collects HHW, processes it, and removes it during the collection day.

### Recycling:

The Town of Hartland currently intends to separate and recycle as much waste from the waste stream as possible. This is most important if the life-span of Hartland's landfill is to be extended, and certainly important in order to avoid costly alternatives. The separation of waste from the waste stream is being pursued on many fronts.

In the about 1991, the Town decided to initiate a recycling program. The Town started by recycling newspapers and cardboard and now includes plastics and metals etc. In 2010 Hartland recycled over 275 tons of material with a recycling rate of 31.65%.

The town also recycles organic materials such as grass and leaves but it does not accept electronic waste which can also be taken to nearby Pittsfield.

There is a re-use program that the town operates to help eliminate some waste from going to landfill, in the warmer seasons it operates as often at two times each month.

### Public Water:

The Maine Water Company services the town of about 370 customers, as well as Skowhegan and Oakland in the region. Water is supplied from two wells located in an underground sand and gravel aquifers. This source is filtered to remove natural levels of iron and manganese before it is delivered to customers. They use chlorine for disinfection, add fluoride to promote dental health, and add a corrosion inhibitor to reduce corrosion in the pipe system within town. The company pursues all opportunities to protect these sources for the future. All surface water systems use filtration to insure excellent water quality. The average monthly bill for a customer using 400cubic feet of water would be \$36.68. Residential customers, on average, will pay about a \$1.20 per day for their water needs

### Town Sewer System:

The Hartland Pollution Control Facility is located on Route 152 just south of the village on the Hartland-Palmyra town line. The facility serves Hartland village, which includes part of the municipality of Palmyra.

The sewer system is operated as an enterprise fund. Increasingly, communities are establishing enterprise funds for their business-type services (e.g., water, sewer, trash disposal etc.). A community adopts an enterprise by a vote of town meeting. The enterprise fund establishes a separate accounting and financial reporting mechanism for a municipal service for which a fee is charged in exchange for goods or services. Under enterprise accounting, the service's revenues and

expenditures are segregated into a separate fund with its own financial statements, rather than being commingled with the revenues and expenses of all other town activities.

Enterprise accounting allows the community to demonstrate to its residents the true, total cost of providing a service by consolidating all the program's direct and indirect costs, debt service, and capital expenditures into a segregated fund. To support the service, Hartland has negotiated so that Tasman Leather pays 90% of the costs with the remainder being paid by the other users.

At year-end, the enterprise fund's performance is measured in terms of positive (surplus) or negative (deficit) operations. An operating surplus results from revenue collected in excess of estimates translates into retained earnings, which are retained in the fund rather than going to the town general fund. These retained earnings may be appropriated for expenditures relating to the enterprise fund. Conversely, if during the year, the enterprise fund incurs an operating loss, the loss must be raised in the subsequent year's budget.

The consolidation of a program's revenues and costs combined with information on the fund's operating performance (positive or negative) provides the community with useful information to make decisions on user charges and other budgetary items.

Establishing the enterprise fund does not create a separate, autonomous entity from the municipal government operation. Like any other department, the town oversees the enterprise service and prepares a budget to be reviewed and analyzed by the budget committee. The budget and any line-item transfers among the enterprise fund's appropriations still require action by the selectboard or town meeting.

The plant is sized for a flow of 2.4 million gallons per day, primarily because of the generation potential of the tannery. Current flows are 1.2 million gallons per day. No expansion of plant facilities or lines are planned.

The extent of the sewer lines are shown overleaf:



Public Safety:

**Police Protection**

Somerset County Sheriff's Department and State Police are the town's law enforcement, with no local police.

The town used to utilize two town constables serving by appointment of the selectmen on an annual basis. Both constables had other jobs (one was a part-time deputy sheriff in Skowhegan, and the other worked at the Hartland Pollution Control Facility), their positions as local constables required a diverse level of responsibility ranging from criminal problems to animal control. They were paid a minimal annual fee of \$1,500.

There is currently no budget for any police force in town.

**Fire Protection**

The Hartland Volunteer Fire Department was organized in 1841. The old Fire Hall on Water Street was home to these early firemen until about 1942.

The present company, organized in 1941, immediately set about getting some modern equipment to take the place of the hand drawn hose cart. The first pumper was delivered in 1941 and shortly thereafter the move was made to the old Carding Mill. By 1956 two tankers were added to the fleet and late in 1956, the Carding Mill was demolished and with the assistance of the town, a new fire station was constructed. More equipment was added as the department grew.

In 1999, land was donated to the Town of Hartland by Irving Tanning Company for a new fire station. Construction was started in 1999 and the fire department moved from the old Carding Mill site to the present site located at 43 Canaan Road.

In 2001, through multiple grants additional equipment was added to include a 2001 a new E-One Pumper, turnout gear, air packs, radios and pagers. With thanks and appreciation to the townspeople of Hartland, money was allotted in the budget in 2008 to purchase a new tanker Truck. In 2009, through the efforts of the firemen \$ 10,000 was raised to purchase a Thermal Imaging Camera for the department. This has proven to be a valued addition to the HVFD. In 2010 another \$10,000 was raised by the firemen which was used to purchase a 2004 Ford F250 Utility truck. The Town of Hartland also voted to allot funding for the purchase of a Jaws of Life. In 2011, approximately \$5500 was raised through the efforts of the firemen to purchase a generator, scene lights and miscellaneous equipment for the Utility truck.

The 26 firemen serving the Town of Hartland continue to show their dedication to the department with ongoing fundraisers throughout the year such as Ice Fishing Tournaments, Hunters Breakfasts and Gun Raffles. They have won several prestigious awards recently such as the State SHAPE award for safety.

The Town of Hartland also provides fire services for the town of Palmyra. The department also has mutual aid agreements with all other neighboring municipalities, primarily St Albans, Canaan and Pittsfield. The Department consists of the Fire Chief, two Assistant Chiefs, a Captain and two Lieutenants. There are also roughly 25 other volunteer firefighters.

In 2014 the fire department responded to 117 calls of varying nature and maintains an ISO rating of 6/7. The towns budget for the department is currently just over \$31,000 per year.

Equipment in the department includes several fire engines, ranging in age from 1978 to 2008 with several needing to be replaced. The town has a reserve account for new fire equipment which grows by \$10k a year.

### **Health Care:**

Ambulance service is provided by Seabcooke Valley Hospital in Pittsfield.

While not typically a municipal function, basic medical services are an essential regional service. Hartland is fortunate to have a good level of quality medical services available close by. There is the Family Circles health clinic in town and in Pittsfield is the Seabcooke Valley Hospital with its many services and local offices.

There are also two Chiropractors and some dental services available in town.

### **Convalescent Care and Assisted Living**

Hartland is fortunate to have a nursing home located in the heart of downtown Hartland, Sanfield Rehabilitation & Living Center offers Nursing Care Services, Physical Therapy, Occupational Therapy, and Speech and Language Pathology services. Sanfield offers 24-hour supervision, assistance with activities of daily living, medication administration, meal service and social activities.

Sanfield also try to maintain a link with the community. Many events throughout the year promote community and family involvement. Our involvement with Senior Citizens, the facility Annual Friends and Family BBQ, participation in Hartland Fun Days and the St. Albans Fun Days serve to establish a partnership between Sanfield, our families and the community.

**Education:**

Public education for Hartland residents is provided by Regional School Unit (RSU) #19, which also serves the communities Corinna, Dixmont, Etna, Newport, Palmyra, Plymouth and St. Albans.

Schools operated by the district are as follows: The total enrollment for the district in 2014 was 2,178.

|           |                                  |        |
|-----------|----------------------------------|--------|
| Corinna   | Corinna Elementary School        | 4YO-G4 |
| Etna      | Etna-Dixmont School              | 4YO-G8 |
| Hartland  | Hartland Consolidated School     | 4YO-G4 |
| Newport   | Newport Elementary School        | 4YO-G4 |
| Newport   | Nokomis Regional High School     | G9-G12 |
| Newport   | Sebasticook Valley Middle School | G5-G8  |
| Hartland  | Somerset Valley Middle School    | G5-G8  |
| St Albans | St Albans Consolidated           | 4YO-G4 |

There is currently a proposal in the works to close the Corinna school, one in Hartland, St Albans school and one Newport school and replace them with one major school in Newport for grades 5-12 and have the Hartland Middle school to become the elementary school for 4yo to grade 4.

The school system is a high priority of Hartland residents. This is evidenced on an annual basis with the adoption of a school budget that is higher than that of surrounding communities. This strong commitment to education puts an increased level of strain on the municipal budget of over three and a half million dollars, and as a combined tax rate, it can be hard on many property taxpayers.

**Table 27: Per-pupil Expenditures, 2011-2012 Fiscal Year**

| School District     | Elementary | Secondary |
|---------------------|------------|-----------|
| RSU 19 (Hartland)   | \$7,841    | \$9,027   |
| SAD 53 (Pittsfield) | \$8,131    | \$10,651  |
| SAD 54 (Skowhegan)  | \$9,386    | \$12,067  |
| RSU 49 (Fairfield)  | \$9,992    | \$10,895  |

For the 2013-2014 fiscal year expenditures within RSU 19 were slightly lower than other school districts when measured on a per-pupil basis, as seen on the table above. Per pupil expenditures are the common method for comparing school investments across jurisdictions. Since per-pupil expenditures would be expected to rise as a result of falling enrollments, such as been happening in Hartland, the fact that RSU 19 costs are still within close range with neighboring districts is acceptable.

As evidenced by trends in the demographics chapter enrollment in public schools has been declining on average one percent per year for much of the past decade. Some of this is to be expected as a result of aging of the baby boom, but the accelerated decline since 2007 may be due to other factors. RSU 19 enrollments are also in decline, although the non-Hartland portion of those numbers is declining faster do Hartland is taking more of the burden.

### **School Education**

Hartland Consolidated School on Elm Street takes pre-kindergarten to Grade 4 and has a current enrollment 214 which has been growing slightly over the past 5 years, mostly with children from Palmyra. This school is also known to take more “problem children” from other districts.

Somerset Valley Middle School is on Blake Street and takes grades 5 to 8. It has a current enrolment of 185 which has been decreasing over the last 5 years.

Finally Nokomis Regional High School in Newport takes grades 9 to 12 and has a current enrolment of 681 which has been slowly declining over recent years.

Performance struggles for any or all of these school play a large role in families’ decisions to stay in the area.

## School Transportation

RSU 19 runs three bus's to Hartland on the following schedule:

BUS 102 - 7:00 / 3:45; Ford Hill Rd.  
7:05 / 3:15; Bean's Cor. Rd. (outer)  
7:15 / 3:25; Fuller Cor. Rd.  
7:25 / 3:35 Pittsfield Ave.

(80 MILES)

BUS 105 - Munn Flats Rd. 6:50 / 3:45  
Athens Rd 7:00-7:20 / 3:15-3:35  
Vigue Rd 7:20/ 3:15  
Great Moose Dr. 7:25 / 3:10  
Pleasant St. 7:30 / 3:05

(79 MILES)

BUS 116 - Morrill Pond Rd. 7:00 / 3:35  
Canaan Rd. 7:10-7:20 / 3:15-3:30  
Bean's Cor. Rd ( Rt 23 end) 7:20 / 3:15  
Huff Hill Rd. 7:25 / 3:10

(65 MILES)

### **Other education:**

There is a Christian Faith based school at the Hartland Baptist Church. Also the Library plays a large and valuable role to supporting the education of the towns' children and should be noted (see library section below).

There are no other major educational institutions in Hartland but there are some within the region. One is the Kennebec Valley Community College, located on in Fairfield adjacent to the Interstate. The school provides post-secondary education in medical, mechanical, and other technical disciplines. KVCC has been often expanding with a new classroom building and added parking, and both enrollment and budget are growing.

## **Public Works**

The functioning of the Public Works Department is discussed separately from transportation because of the wider nature of their responsibilities. In addition to roads (both summer and winter maintenance) and sewers, public works cares for sidewalks, street trees, parking lots, drainage ditches and parks and cemeteries.

Public works manpower in Hartland is very limited with just one staff member to deal with all the duties required of it and one floating member who also works wastewater treatment plant and transfer station as required.

Equipment for public works is budgeted through an annual appropriation in the municipal budget. This appropriation (equipment reserve) can be carried over for higher-cost items.

Public works buildings in town include the Hartland Pollution Control Facility / Water treatment plant, Salt shed of Pittsfield Avenue and facilities at the transfer Station.

### **Hartland Public Library:**

There has been a library collection in Hartland since 1903. Materials were originally housed in the Hartland Town Hall. From 1935 to 1990, the collection was located on Commercial Street, in the building now occupied by the Irving Tanning Outlet.

In 1991, the library moved to its current location on Mill Street. Thanks to a generous donation from the Irving Tanning Company, a 2,880 square foot addition was completed in 1995 to provide space for a community room and children's materials.

The library has approximately 35,000 items and 7 public computers with Internet Access and is open 34 hours a week. It is the mission of the Hartland Public Library to assemble, organize, preserve and make easily available books and other materials which will best meet the needs of the community. The library provides study centers for school children both before and after school days and assists with any home schooled children in town as well.

Funding for the library comes from trust funds, gifts, and an annual appropriation from the town. Over the past few years, the town's appropriation has averaged around \$44,000 per year. There is only one full time paid staff member for the library. Membership is free for Hartland and St Albans residents. Out of town membership is \$30.00 per family per year.

## PART TEN: FISCAL CAPACITY

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### Overview:

Similar to other towns in Maine, Hartland is limited in the methods it may use to raise revenues. The property tax is an overly burdened yet stable source of revenues. The Town has always been conscious about the need to develop and maintain a strong and diverse non-residential tax base with which to support municipal services. The strong ties between the Town and its major employers have been important over time in maintaining taxpayer willingness to contribute to municipal needs and the community's quality of life.

Hartland offers a level of service reflecting the needs and priorities of the community utilizing a combination of public and private resources. For example, a full-time public police department is not an affordable option, while taxpayers have opted for waste services and water and sewer operations. Hartland has a full-time library and has a well-used community center in addition to other core services.

The Town has a reputation in the region for having high taxes. Hartland is one of the smaller towns in the service area and has had to support older infrastructure and has several financial burdens of the landfill closing liabilities. Hartland's 2014 adjusted tax rate of **\$17.67** per thousand dollars of valuation is certified as 80 percent ratio. Taxes reflect the community's strong commitment to education expressed by a voter-approved local option budget (that amount over and above the minimum required to match allocated State funds). \$7.97, or 45.09 percent, of total expenses is allocated to RSU19; \$7.91, or 44.75 percent, supports municipal services; and \$1.79, or 10.16 percent, supports Somerset County.

With its high valuation compared to other towns in the school district, Hartland carries 12.4 percent of the eight-town school district's financial burden, which is its equal share mathematically but not a fair share as it relates to the towns size and tax base. Without the additional local option funding, the Town's tax rate would be lower; however, the impact on educational services provided would also be noticeable if the local option were not funded. During 2016-2017, the eight-town tax base is supporting a high proportion (about 33.7 percent) of the cost of education in RSU19, with the State contributing \$1.18 million less this year and leading to a \$2.2 million increase in the local match requirement. The overall budget district budget has increased by 2.55% from the previous year.

While this chapter will not focus on educational or county budgets, it is important to understand the significant impact these assessments have on the municipal tax rate. In 2016, the municipal budget, inclusive of the capital budget, totaled 44.75 percent of all town expenses; Somerset County represented 10.16 percent and RSU19's portion amounted to 45.09 percent. While a dollar spent in any of these programs has the same eventual impact on taxpayers, it is helpful for taxpayers to

realize the level of financial support going to various services.

The Town has a clear accounting and budgeting system in place which makes it very easy to track expenditures by program and line item. This enables town officials and members of the public to readily understand how municipal funds are spent. A summary of expenses and revenues by account for 2015-2015 appears in the following tables:

|                                 | 2015/16<br>Budget | 2015/16<br>Expended |
|---------------------------------|-------------------|---------------------|
| <b>01 - GENERAL GOV'T</b>       |                   |                     |
| 01 - PAY TO OFFICERS            | 7,500.00          | 7,500.00            |
| 02 - ADMINISTRATION             | 126,123.00        | 116,945.47          |
| 03 - TOWN OFFICE                | 19,400.00         | 19,337.81           |
| 06 - ASSESSING                  | 19,000.00         | 18,999.96           |
| 07 - OFFICE EQUIP/TECH          | 12,000.00         | 10,325.13           |
| 08 - SOCIAL SECURITY            | 19,000.00         | 14,355.06           |
| 10 - CONTINGENT                 | 10,000.00         | 9,836.86            |
| 11 - ABATEMENTS                 | 6,000.00          | 6,532.80            |
| <b>Department.</b>              | <b>219,023.00</b> | <b>203,833.09</b>   |
|                                 |                   |                     |
| <b>02 - PROTECTION</b>          |                   |                     |
| 01 - FIRE DEPARTMENT            | 31,050.00         | 31,015.37           |
| 03 - STREET LIGHTS              | 17,500.00         | 15,422.23           |
| 04 - TRAFFIC GUARDS             | 2,121.00          | 1,643.91            |
| 05 - DAM                        | 5,000.00          | 239.73              |
| 06 - HYDRANTS RENTALS           | 97,000.00         | 89,464.61           |
| 07 - ANIMAL CONTROL             | 7,450.00          | 6,376.12            |
| 08 - INSURANCE                  | 85,100.00         | 52,617.30           |
| <b>Department.</b>              | <b>245,221.00</b> | <b>196,779.27</b>   |
|                                 |                   |                     |
| <b>03 -HEALTH &amp; WELFARE</b> |                   |                     |
| 01 - GENERAL ASSISTANCE         | 15,000.00         | 9,272.59            |
| 02 - KV TRANSIT                 | 560.00            | 560.00              |
| 04 - SOMERSET HOSPICE           | 300.00            | 300.00              |
| 05 - TRI TOWN FOOD BANK         | 1,000.00          | 1,000.00            |
| 06 - HARTLAND SENIORS           | 500.00            | 500.00              |
| 07 - FOOD/LEGION BUILDING       | 500.00            | 483.88              |
| <b>Department.</b>              | <b>17,860.00</b>  | <b>12,116.47</b>    |
|                                 |                   |                     |
| <b>04 - RECREATION</b>          |                   |                     |
| 01 - LIBRARY                    | 46,670.00         | 46,364.62           |
| 02 - ITCC                       | 2,000.00          | 2,000.00            |
| 03 - POOL                       | 11,250.00         | 11,245.52           |
| <b>Department.</b>              | <b>59,920.00</b>  | <b>59,610.14</b>    |

|                                 |                       |                       |
|---------------------------------|-----------------------|-----------------------|
| <b>05 - PUBLIC SERVICES</b>     |                       |                       |
| 02 - KVCOG                      | 2,500.00              | 2,441.00              |
| 03 - MAINE MUNICIPAL            | 2,400.00              | 2,410.00              |
| 04 - SOMERSET ECONOMIC          | 100.00                | 100.00                |
| 05 - CHAMBER OF COMMERCE        | 200.00                | 200.00                |
| 06 - FIRST PARK                 | 13,000.00             | 11,362.94             |
| 08 - GML ASSOCIATION            | 3,000.00              | 3,000.00              |
| <b>Department.</b>              | <b>21,200.00</b>      | <b>19,513.94</b>      |
|                                 |                       |                       |
| <b>06 - PUBLIC WORKS</b>        |                       |                       |
| 02 - ROADS                      | 67,701.00             | 67,656.55             |
| 03 - SNOW REMOVAL               | 183,970.00            | 183,941.42            |
| 04 - TOWN TRUCK                 | 6,000.00              | 2,984.48              |
| 05 - CEMETERIES                 | 25,048.00             | 10,569.35             |
| <b>Department.</b>              | <b>282,719.00</b>     | <b>265,151.80</b>     |
|                                 |                       |                       |
| <b>07 - SANITATION</b>          |                       |                       |
| 01 - TRANSFER STATION           | 139,925.00            | 99,342.61             |
| 02 - TREATMENT PLANT            | 45,000.00             | 45,426.47             |
| 03 - CODE ENFORCEMENT/LPI       | 10,000.00             | 8,055.80              |
| <b>Department.</b>              | <b>194,925.00</b>     | <b>152,824.88</b>     |
|                                 |                       |                       |
| <b>08 - DEBT &amp; INTEREST</b> |                       |                       |
| 01 - DEBT SERVICE               | 254,920.00            | 243,244.74            |
| 02 - TOWN REVAL                 | 26,834.00             | 26,832.00             |
| 06 - SALT SHED                  | 5,910.00              | 5,909.20              |
| <b>Department.</b>              | <b>287,664.00</b>     | <b>275,985.94</b>     |
|                                 |                       |                       |
| <b>09 - RSU 19</b>              |                       |                       |
| 01 - SCHOOL                     | 1,133,000.00          | 1,124,972.64          |
|                                 |                       |                       |
| <b>10 - COUNTY TAX</b>          |                       |                       |
| 01 - SOMERSET COUNTY            | 260,000.00            | 252,264.49            |
|                                 |                       |                       |
| <b>Final Totals</b>             | <b>\$2,721,532.00</b> | <b>\$2,563,052.66</b> |

| <b>2016 ANTICIPATED REVENUES</b> |                    |
|----------------------------------|--------------------|
| Excise Tax                       | \$195,000          |
| Boat Excise                      | \$3,500            |
| State Revenue                    | \$90,000           |
| Property Tax                     | \$2,762,947        |
|                                  | <b>\$3,051,447</b> |

In general, revenues had remained stable through the last few years even growing very slightly. Other revenue sources most affected by the economic slump were State Revenue Sharing and Investment Income.

State Revenue Sharing, which is based on state sales and income tax revenues, decreased significantly as the recession took hold and the Legislature began raiding those program funds. State Revenue Sharing would likely recover if the program was fully funded by the Legislature. Unfortunately, no reversal of current policy is evident as the state is still addressing its own fiscal hardship. Investment Income is still significantly lower and economists predict that interest rates will be low for the next few years; however, the town’s fund balance continues to grow, which will also aid in the recovery of investment income.

Excise taxes are slowly starting to pick up as the economy comes back and this revenue source will likely continue to increase slightly each year.

The tables overleaf display information about Hartland’s tax base. Table below displays the reasonable proportion (8 percent) of the Town’s tax base that is exempt from taxation. The Town could explore fees in lieu of taxes to recover some support for especially relevant municipal services (e.g. roads and public safety), thereby expanding the towns income.

**Table: 28 Exempt Real Estate Property**

| EXEMPT CATEGORY  | 2013                |
|--|---------------------|
| State of Maine   | \$27,000            |
| Public Municipal Corporation   | \$8,719,892         |
| Literary & Scientific  | \$70,570            |
| Churches & Parsonages  | \$1,044,620         |
| Fraternal Organization   | \$42,450            |
| Veterans   | \$340,800           |
| Other  | \$6,000             |
| <b>TOTAL EXEMPT PROPERTY</b>   | <b>\$10,251,332</b> |
| STATE VALUATION  | \$116,450,000       |
| PERCENT EXEMPT   | 8.8%                |
| SOURCE: Municipal Valuation Return Statistical Summaries, Maine Bureau of Taxation |                     |

**Table 29: Real And Personal Property By Type**

| Year   | Land         | Buildings    | Total Land & Building | Production Machinery & Equipment | Total Real and Personal Property | Industrial Real Estate | Industrial Personal Property | Industrial Total Value | Distribution & Transmission |
|--|--------------|--------------|-----------------------|----------------------------------|----------------------------------|------------------------|------------------------------|------------------------|-----------------------------|
| 2013   | \$31,969,316 | \$55,958,594 | \$87,927,910          | \$4,081,651                      | \$92,009,561                     | \$2,010,404            | \$4,351,960                  | \$6,362,364            | \$2,422,100                 |
| SOURCE: Municipal Valuation Return Statistical Summaries, Maine Bureau of Taxation |              |              |                       |                                  |                                  |                        |                              |                        |                             |

**Regional Comparison:**

Compared with surrounding communities and county averages in 2014 (the latest year for which comparative population, valuation, and tax rates are available), Hartland's full value tax rate in 2014 was high at \$17.67 per \$1000, being over the county average of 16.57 but second highest in the area only after Pittsfield. Within the other communities of the school district, you can see the tax commitments are low and the rates are low as well.

Also interesting to note is that Skowhegan’s valuation is much higher than that of Hartland’s. Even though the valuation is much higher, the tax commitment is also much higher. Skowhegan’s per capita assessment is \$2,047 in comparison to Hartland’s at \$1,325.

**Table 30: Relative Tax Burden - 2011, Hartland And Reference Communities**

| JURISDICTION    | 2013 POPULATION | 2013 STATE VALUATION | PER CAPITA VALUATION | 2013 COMMITMENT | FULL VALUE TAX RATE | PER CAPITA ASSESSMENT |
|-----------------|-----------------|----------------------|----------------------|-----------------|---------------------|-----------------------|
| Hartland        | 1,776           | \$116,450,000        | \$65,568.69          | \$2,217,430     | \$24.10             | \$1,249               |
| Skowhegan       | 8,572           | \$1,095,550,000      | \$127,805.65         | \$17,442,090    | \$16.40             | \$2,035               |
| Pittsfield      | 4,092           | \$236,400,000        | \$57,771.26          | \$4,250,399     | \$18.50             | \$1,039               |
| Palmyra         | 2019            | \$119,900,000        | \$59,385.83          | \$1,524,718     | \$14.50             | \$755                 |
| St Albans       | 2,058           | \$152,650,000        | \$74,173.96          | \$2,106,958     | \$19.10             | \$1,024               |
| Canaan          | 2,329           | \$112,950,000        | \$48,497.21          | \$1,673,604     | \$16.20             | \$719                 |
| Athens          | 997             | \$60,150,000         | \$60,330.99          | \$974,190       | \$17.60             | \$977                 |
| Harmony         | 948             | \$53,500,000         | \$56,434.60          | \$861,178       | \$21.30             | \$908                 |
| Cornville       | 1,363           | \$80,950,000         | \$59,391.05          | \$1,112,699     | \$17.00             | \$816                 |
| Somerset County | 52,134          | \$4,340,800,000      | \$83,262.36          | \$69,431,413    |                     | \$1,332               |

SOURCE: 2013 Census; Maine Revenue Services  
2013 State Equalized Valuation and Tax Rates: 2010 Municipal Valuation Return Statistical Summary

**Accounting Practices:**

The Town has its financial records audited annually. The 2012 audit was performed by the firm of Maine Municipal Audit Service, PA and includes a detailed description of all Town funds and accounting practices. The report was favorable in its characterization of the Town’s approach to financial management. In 2015, the General Fund balance at year-end was calculated at \$1,859,647. This does satisfy the 3-month expenditure cushion that accountants recommend be kept on-hand, but the Town has made great strides during the past several years to rebuild fund balance to that level.

**Grant Income:**

Grant income is kept out of the regular budget, so it does not appear in the statements displayed earlier in this section.

Grant income is kept out of the regular budget, so it does not appear in the statements displayed earlier in this section. The following is some of the most recent grant project funds:

2010 - CDBG Pass-through grant (\$200,000) for heating system upgrade at Tasman

2011 - USDA \$260,000 (LOAN)/EDA \$750,000 (GRANT) for landfill repairs

2014 - CDBG/MDEP grant (\$401,500) for wastewater treatment plant upgrades

2014 - USDA \$400,000 (LOAN), \$1,200,000 (GRANT) HPCF UPGRADE

2014 - CDBG \$1,000,000(GRANT) HPCF UPGRADE

2015 - NBRC GRANT \$250,000, TOWN MATCHED \$127,000 FOR LANDFILL PROJECT

2016 - CDBG \$1,000,000 (GRANT) HPCF UPGRADE

2016 - USDA \$1,200,000 (LOAN), \$3,600,000 (GRANT) HPCF UPGRADE

2016 - CWSRF \$1,100,000 +/- (LOAN) \$600,000 LOAN FORGIVENESS HPCF UPGRADE

2016 - KVCOG BROWNFIELD GRANT ASBESTOS REMOVAL\$200,000, TOWN MATCHED \$40,000 (COMPLETED)

2016 - MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTAMINATED SOIL REMOVAL \$70,000 (GRANT) (COMPLETED)

### **Special Revenue Funds:**

The following special revenue funds have been established to hold and account for specially designated resources that are restricted by law or administrative action:

Special Revenue Fund:

CD as of 6/30/2016 **\$ 1,033,217.48**

### **Reserve Accounts as of 6/30/2016**

Pool \$ 7,777.76

Roads \$ 23,408.00

Property Sales \$38,276.85

Equipment Sales \$ 27,313.97

Perpetual Care \$ 1,125.00

Raised Road Money \$10,227.79

Landfill \$77,746.91

HPCF upgrades \$ 29,936.03

CDBG paybacks \$49,446.12

**Total \$265,258.43**

The Cemetery also has a separate account that currently contains **\$48,057.59**

### **Capital Project Funds:**

The Town also maintains separate capital project funds which often receive transfers and intergovernmental revenue. The Town maintains a capital equipment replacement plan and funds that plan each year. The Town has a general capital improvement account. More of this is detailed in the Capital Investment Planning Section of this plan.

## **Fiduciary Funds**

These funds are used to account for resources held for the benefit of parties outside the Town of Hartland. These funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the Town's own programs. The accounting used for fiduciary funds are much like that of proprietary funds. They use the accrual basis of accounting.

As of the end of the 2015 financial year there was \$45,575 in Fiduciary funds.

## **Proprietary Funds:**

The Town of Hartland maintains one proprietary fund, the sewer department. This funds is used to account for operations of the wastewater treatment plant and a related landfill along with a closed dumpsite that are operated in a manner similar to a private business. The costs of providing treatment services to Tasman Leather Group, LLC and the general public and operating the landfill are financed through user fees to Tasman and Town appropriations. Fees paid by Tasman and appropriations from the town are recorded as revenues by the enterprise fund since they provide funds necessary to operate the facility. The measurement of financial activity focuses on net income similar to the private sector.

For the Enterprise Sewer Fund:

Total assets: \$4,528,071

Total liabilities: \$2,606,623

Total net position: \$1,921,448

## **Current Debt Service:**

At June 30, 2014 the Town had \$243,245 in total debt service versus \$254,200 last year, a decrease of about 4.3 percent.

## **Tax Collection Rate:**

Despite efforts to manage the Town's funds as frugally as possible, the property tax burden is high and unaffordable to many of the Town's taxpayers. If non-payment at the end of the fiscal year is a reliable indicator, the Town's collection rate at the end of 2016 was 95.3%.

While voting to support a high local option portion of the school budget, all are affected by the result, regardless of ability to pay. Tax liens have been placed on 212 properties in 2016. The collection rate for current year taxes has been running in a similar range. Town officials, both elected and appointed, remain vigilant at trying to minimize the tax burden.

**Summary and Findings:**

This Comprehensive Plan finds that the Selectboard and administration have been doing a good job in managing the budget with so many liabilities with the landfill and sewer system issues. The Town and Selectboard is committed to the efficient and cost-effective delivery of public services. The board continues to review the current mix of public services and develop budget recommendations that protect the provision of essential services, set priorities, and emphasize the need for tax relief. The Town is striving to lower taxation with respect to the municipal budget and seeks innovative and sustainable solutions to that end. They are also committed to limiting the need to incur new public debt by reviewing and updating a multi-year capital plan that addresses the town's needs.

## III. RECOMMENDATIONS

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One: General Recommendations

Two: Land Use Plan

Three: Capital Investment Planning Process

Four: Regional Coordination

## ONE: GENERAL RECOMMENDATIONS

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This section of the Plan lists general recommendations, in the form of policies and strategies, for each of the elements of the plan. These recommendations are intended to address the issues raised in the review and analysis of the elements in Section II, *Community Assessment*. The matrix also shows a suggested implementation timing and responsible party.

For the purpose of this chapter, the implementation priority is divided into near-term, mid-term, and long-term:

- “Near-term” is presumed to be activities which can be completed within two years. These are primarily changes to Zoning and other ordinances, and easily-achievable actions.
- “Mid-term” activities will be commenced and/or completed between two and five years after adoption. These consist of lower-priority activities or those which require additional planning or preparation.
- “Long-term” activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.
- The term “ongoing” is used to identify strategies which are currently in place and should continue.

| Policies:   | Strategies:  | Implementation:   |
|---|--|---|
| <p><b>HISTORIC RESOURCES:</b></p> <p>Historic buildings, sites, and artifacts are common in Hartland, and remain a connection with our valued heritage. Like many towns in Maine, we have an active historical society, but insufficient resources to do all the identification and preservation work that is warranted. Some historic and archeological resources have been identified in Hartland, but more work is needed to preserve and restore them.</p> <p><b>Goal: To preserve the town's historic and archeological resources for the enjoyment and education of future generations.</b></p> |  |   |
| <p>1. The Town recognizes the importance of buildings and sites of historic significance and will assist the Hartland Historical Society to further develop historic listings.</p>  | <p>1.1 – Support the Historical Society in efforts to integrate and catalog historical documents etc.</p> <p>1.2 – Conduct a comprehensive inventory of historical buildings in Hartland, for potential identification and inclusion on state, or federal historic listings.</p> <p>1.3 – Establish a historical marker program for locally identified historical sites and buildings in Hartland.</p> | <p>Historical Society, near term.</p> <p>Historical Society, mid-term.</p> <p>Historical Society, mid-term.</p> |
| <p>2. The Town will prevent disturbance of archeological resources by regulating development in areas likely to contain those resources.</p>  | <p>2.1 – Look into possible ordinance provisions or building standards that require applicants to identify and protect archeological resources in sensitive areas.</p>   | <p>Planning Board, ongoing</p>  |

| Policies:  | Strategies:  | Implementation:   |
|--|--|---|
|  | 2.2 – Make MHPC information and map of areas with high archeological potential widely available.   | Code Enforcement Officer, near term   |
| 3. Improve, maintain and manage the town’s cemeteries. | <p>3.1 – Develop a Cemeteries Organizational Committee and Plan (or equivalent) to deal with the capacity issues and maintenance.</p> <p>3.2 – Look for grants and partnerships for implementing the plan (National Guard, Army Corp of Engineers etc.).</p> | <p>Selectboard,<br/>Town Manager,<br/>(New Committee?)</p> <p>Near Term</p> |

| Policies:   | Strategies:  | Implementation:   |
|---|--|---|
| <p><b>NATURAL RESOURCES:</b></p> <p>Hartland’s land and water assets provide a necessary buffer against environmental degradation and support for resource-based economic activity such as forestry. Water-based assets provide a basis for recreation and tourism, as well as sustaining life. Protection of these assets from over-development is an important function of this Plan.</p> <p><b>Goals: To protect Hartland's natural resources, including wetlands, wildlife and fisheries habitat, shoreland, scenic vistas, and unique natural areas. To protect the quality and manage the quantity of Hartland's water resources, including the Great Moose Lake and other ponds, Sebasticook River and groundwater aquifers.</b></p> |  |   |
| <p>4. Provide strong regulatory protection for critical natural resources, including surface and groundwater, wildlife habitat, and wetlands.</p>   | <p>4.1 – Look into the possibility of standards of Land Use Regulation, subdivision, shoreland zoning, and site plan ordinances regarding pollution, erosion control, and preservation of natural features. Update to current practices as necessary.</p> <p>4.2 – Consider protection provisions to in some form of ordinance and incorporate maps and information from Beginning with Habitat into analysis of protected areas.</p> <p>4.3 – Consider wellhead protection zone standards.</p> <p>4.4 – Work with Somerset County to update and maintain an all-hazard emergency response plan.</p> <p>4.5 – Continue to keep the Flood Ordinance up to date.</p> | <p>Planning Board, ongoing</p> <p>Planning Board, near term</p> <p>Planning Board, near term</p> <p>EM Director, ongoing</p> <p>Planning Board, ongoing</p> |

| Policies:  | Strategies:   | Implementation:   |
|--|---|---|
|  | <p>4.6 – Educate the public on septic system upkeep, etc., through the enforcement of the plumbing code and sewer ordinance</p> <p>4.7 – Continue erosion control training for Best Management Practices by Public Works employees.</p>   | <p>CEO, ongoing</p> <p>Town Manager, ongoing</p>  |
| <p>5. Engage in community-wide and regional efforts for the Town’s principal environmental assets: Great Moose Lake and Morrill Pond</p> | <p>5.1 – Research and consider joining a local Conservation Commission or similar regional conservation efforts</p> <p>5.2 – Research and consider becoming involved with a local Land Trust.</p> <p>5.3 – Encourage local school district, and town events to utilize the Great Moose Lake as a learning resource. Provide landowner education for protection of critical natural resources.</p> <p>5.4 – Continue to work closely with the Great Moose Lake Association on all Lake preservation efforts.</p> | <p>Town Manager, ongoing</p> <p>Town Manager, ongoing</p> <p>Town Manager, ongoing</p> <p>All town representatives, ongoing</p> |

| Policies:  | Strategies:  | Implementation:  |
|--|--|--|
| <p><b>AGRICULTURE AND FORESTRY RESOURCES:</b></p> <p>Natural resource-based industry was Hartland’s first form of economic development, and still provides jobs and income for many households. In addition, forest land provides multiple other benefits. Farming in Maine overall is evolving from a commodity-based mass market industry to a locally-based business and this is perhaps an opportunity for the town. Forest management is supported by markets for wood products that are beyond local control, but since the forest gains value from one year to the next, it can generally withstand temporary fluctuations.</p> <p><b>Goal: To safeguard Hartland's agricultural and forest resources from development which threatens those resources, by building a strong and healthy resource-based economy</b></p> |  |  |
| <p>6. The Town will consider farming and its infrastructure an untapped part of its economic base. Agriculture will be encouraged and supported to the same extent as other businesses.</p>  | <p>6.1 – Incorporate commercial agriculture into the Town’s commercial and industrial development efforts through planning for incentives such as tax credits, business promotion, Veteran’s Assistance Programs and financial assistance.</p> <p>6.2 – The Town should promote local foods and value-added industry through support of local farmers markets and incentives for related businesses.</p> <p>6.3 – The Town will review any ordinances, permits or ordinances to ensure that they are farm-friendly.</p> <p>6.4 – Support the reinstatement of the Community Garden Project within town</p> | <p>Town Manager, near term</p> <p>Town Manager, ongoing</p> <p>Planning Board, near term</p> <p>Selectboard, Town Manger<br/>Near term</p> |

| <b>Policies:</b>   | <b>Strategies:</b>  | <b>Implementation:</b>   |
|--|---|--|
| <p>7. The Town recognizes the importance of land as a prospective agricultural base. Identification of prime farm soils will help to preserve this base.</p> | <p>7.1 – Work with Maine Farmland Trust, local Land Trusts and other programs which offer conservation / agricultural easements and similar programs to preserve valuable farmland.</p> <p>7.2 – Require identification of prime farmland soils on any subdivision plans.</p> | <p>Town Manager, ongoing</p> <p>Planning Board, near term</p>  |
| <p>8. Seek to manage forest land in the town for sustainable yields and multiple uses.</p>   | <p>8.1 – Create a forest management plan for the town owned land.</p> <p>8.2 – Report violations of the state timber harvesting regulations.</p>  | <p>Town Manager, ongoing</p> <p>CEO, Town Manager, ongoing</p> |

| Policies:  | Strategies:  | Implementation:   |
|--|--|---|
| <p><b>RECREATION:</b></p> <p>Hartland has some limited facilities that provide indoor and outdoor recreation and cultural opportunities for area residents. Access to recreation and cultural facilities is available for a wide spectrum of interests and needs especially in the region. With such a broad range of opportunities, obviously there are several areas available for improvement.</p> <p><b>Goal: Promote and protect the availability of indoor and outdoor recreation opportunities for Hartland citizens, including access to surface waters.</b></p> |  |   |
| <p>9. Improve public water access to Great Moose Lake, other town Ponds and the Sebasticook River.</p>   | <p>9.1 – Improve and promote non-motorized boat access to all the town’s waterbodies.</p> <p>9.2 – Begin working towards the creation of a waterfront park and/or improved public boat / swimming access to Great Moose Lake.</p> <p>9.3 – Investigate the feasibility of a pavilion and removable dock and canoe/kayak portage on parkland adjacent to the Sebasticook river (below the Dam).</p> | <p>Town Manager, mid term</p> <p>Town Selectboard, ongoing</p> <p>Town Selectboard, long term</p> |
| <p>10. Continue improvements to town parks and open spaces and the Irvine Tanning Community Center including local and regional recreation programs.</p>   | <p>10.1 – Consider the creation of a Recreation Committee, perhaps collaborating with the local schools and/or local organizations such as SVH.</p>  | <p>Town Selectboard, mid-term</p>   |

| <b>Policies:</b>   | <b>Strategies:</b>  | <b>Implementation:</b>  |
|--|---|---|
|  | <p>10.2 – Expand opportunities in parks, possibly through establishing non-sport activities for adults, community gardens, and more community events.</p> <p>10.3 – Continue to maintain current town facilities and promote access to facilities.</p> <p>10.4 – Bring up to standard and maintain the Town Pool and tennis courts.</p> | <p>Town Manager, near term</p> <p>Town Manager, ongoing</p> <p>Town Selectboard, mid-term</p> |
| <p>11. Improve local recreational trail opportunities.</p>                   | <p>11.1 – Continue to support snowmobile and ATV groups with trail maintenance/development.</p> <p>11.2 – Improve/maintain walking paths in urban portion of town.</p> <p>11.3 – Continue to look for more trail opportunities through town and region.</p>   | <p>Town Selectboard, ongoing</p> <p>Public Works, ongoing</p> <p>Town Manager, mid term</p>   |
| <p>12. Improve information about and access to local cultural offerings.</p> | <p>12.1 – Adequately support the needs of the library, including proper maintenance of the building.</p>  | <p>Town Selectboard, ongoing</p>  |

| Policies:  | Strategies:   | Implementation:   |
|--|---|---|
|  | <p>12.2 – Promote the local arts community and creative projects in cooperation with local organizations and Maine Commission for the Arts.</p> <p>12.3 – Encourage newspapers to expand coverage of municipal affairs. Improve and update the town website as necessary.</p> | <p>Town Manager, ongoing</p> <p>Town Manager, ongoing</p>   |
| <p><b>LOCAL ECONOMIC DEVELOPMENT:</b></p> <p>The local economy is the high priority of the Town of Hartland. The Town is fighting trends that are not favorable, such as being in a rural part of the state and lack of investment capital. But Hartland has several assets as well – it’s waterbodies, recreational opportunities and good quality of life. Hartland must begin to work on building on these assets, cooperating with private business and regional economic players, and maintaining a focus on suitable matches if it is to succeed in building a more robust economy.</p> <p><b>Goal: To promote an economic climate that increases job opportunities and overall economic well-being.</b></p> |   |   |
| <p>13. Continue to work with regional development partners and public-private initiatives to identify and develop new business and employment opportunities.</p>   | <p>13.1 – Participate in regional economic development planning efforts of Kennebec Valley Council of Governments and Somerset Economic Development Corporation.</p> <p>13.2 – Expand cooperation with the Sebec Chamber of Commerce.</p>                                     | <p>Town Manager, ongoing</p> <p>Town Manager, near term</p> |

| Policies:   | Strategies:   | Implementation:  |
|---|---|--|
|   | 13.3 – Continue to utilize Brownfield redevelopment, look into potential TIF districts / CDBG grants to enable greater economic growth.   | Town Manager, ongoing  |
| 14. Improve access to funding, business, and training opportunities for prospective entrepreneurs and job seekers.                | <p>14.1 – Promote access to the Small Business Development Center for business advice and counseling.</p> <p>14.2 – Seek out and develop opportunities for more skill training through adult education, vocational programs, KVCC, or employer-based programs.</p>  | <p>Town Staff, ongoing</p> <p>Town Staff, near term</p>  |
| 15. Target development efforts to specific commercial clusters within the town – downtown, Transfer Station / Tannery annex areas | <p>15.1 – Try to establish an economic development committee of volunteers (include business owners etc.)</p> <p>15.2 - Continue to market the Transfer Station / Tannery annex areas as a commercial hub and explore location tax credits such as Tax Increment Financing.</p> <p>15.3 – Develop a comprehensive strategy and master plan for the Downtown with improved gateway signs, parking, and pedestrian access, etc.</p> | <p>Town Manager, Town Selectboard, near term</p> <p>Town Council, Manager, near term</p> <p>Town Manager, New ECDC, mid term</p> |

| Policies:   | Strategies:   | Implementation:   |
|---|---|---|
|   | 15.4 – Host a meeting/series with downtown merchants to identify infrastructure and parking improvements, façade improvements, and amenities for the Downtown area.   | Town Manager, New ECDC, mid term  |
| 16. Ensure that local economic development remains a priority, with local energy and resources dedicated to economic development efforts. | <p>16.1 – Support a new Economic Development Committee and ensure that adequate staff resources are dedicated to economic development activities.</p> <p>16.2 – Identify appropriate grant programs to further the Town’s economic development strategies in the most cost-effective manner possible.</p> <p>16.3 – Continue to recognize the value of Conservation and Recreation as an increasing economic driver and work to support and foster these activities. (See Policy 18.)</p> | <p>Town Council, Town Manager, mid term</p> <p>Town Manager, ECDC, ongoing</p> <p>Planning Board, ECDC, Town Manager, ongoing</p> |
| 17. Continue the utilization of the Landfill and Water Treatment Plans as a source of town revenues in a responsible manner               | <p>17.1 – Market the capacity and look for more waste streams</p> <p>17.2 – Continue to work to cover the closure and post closure costs of the landfill site.</p>  | <p>Town Council, Manager, ongoing</p> <p>Town Council, Manager, ongoing</p>   |

| Policies:   | Strategies:  | Implementation:   |
|---|--|---|
|   | 17.3 – Budget for sewer and piping infrastructures costs.  | Town Council, Manager, ongoing  |
| 18. Promote Great Moose Lake as a destination in the region and encourage reasonable development. | <p>18.1 – Work with the Great Moose Lake Association to look at ways to increase visitors and amenities / services that would cater to them.</p> <p>18.2 – Improve and maintain public access points to the Lake to have capacity for more visitors.</p> <p>18.3 – Devise a promotional campaign for the Lake.</p> | <p>GMLA, Town Selectboard, town staff.<br/>Mid-Term</p> <p>Town Selectboard, town staff.<br/>Mid-Term</p> <p>GMLA, Town Selectboard and town staff.<br/>Long Term</p> |

| Policies:   | Strategies:   | Implementation:   |
|---|---|---|
| <p><b>HOUSING:</b></p> <p>Hartland has a slowly growing housing stock, mostly of a rural nature, despite the low population growth of the town. There is older classic architecture in the village area, with some contemporary and mobile homes across the rural areas. Considering the changing demographic structure of the town, the town can anticipate need for more rental housing and senior housing. Affordability is not an issue for owner-occupied homes, but it is an issue for rentals, partly because of the tight market for them. There are no land use standards to protect residential neighborhoods from commercial encroachment but due to the nature of the town this has not been an issue.</p> <p><b>Goal: To encourage and promote a range of affordable, decent housing opportunities for Hartland residents.</b></p> |   |   |
| <p>19. Continue to ensure that housing in Hartland is available and affordable for the existing and projected workforce. At least 10 percent of new housing units should be affordable.</p>   | <p>19.1 – Enact or amend growth area land use regulations to increase density, decrease lot sizes, setbacks and road width, or provide incentives such as density bonuses, to make housing less expensive to develop.</p> <p>19.2 – Designate location(s) in growth areas where mobile home parks are allowed pursuant to 30-A MRSA 4358(3)(M).</p> | <p>Planning Board, medium term</p> <p>Planning Board / CEO, ongoing</p> |
| <p>20. Plan for shifting demographic demands for housing.</p>   | <p>20.1 – Investigate the feasibility of forming a local housing consortium to construct more rental housing.</p>   | <p>Town Manager, mid term</p>   |

| Policies:  | Strategies:  | Implementation:  |
|--|--|--|
|  | <p>20.2 – Work with local hospitals/senior organizations to develop a plan for senior/assisted housing within the community or region.</p> <p>20.3 – Allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.</p> <p>20.4 – Use the occupancy permit system to monitor building permit progress and communicate with town assessor.</p> <p>20.5 – The town should retain certain tax-acquired properties and purchase appropriate sites throughout town which are best suited to provide housing opportunities for low income and elderly.</p> | <p>Town Manager, long term</p> <p>Planning Board / CEO, near term</p> <p>Code Enforcement Officer, near term</p> <p>Selectboard, ongoing</p> |
| <p>21. Maintain the quality of the existing housing stock.</p> | <p>21.1 – Seek grant funding for local homeowners to upgrade / maintain homes and make them more energy efficient.</p> <p>21.2 – Maintain an adequate Building Inspection program and consistently enforce the MUBEC.</p>  | <p>Town Manager, ongoing</p> <p>Selectboard, CEO, ongoing</p>  |

| Policies:                                      | Strategies:   | Implementation:   |
|--|---|---|
| <p>22. Preserve residential neighborhoods.</p> | <p>22.1 – Explore the options for a property maintenance / good neighbor standards Ordinance to help with trash and junk in yard enforcement.</p> <p>22.2 – Maintain and enforce current home occupation standards.</p> <p>22.3 – Enlist the aid of community service organizations to address issues of nuisance or unkempt yards.</p> <p>22.4 - The town should look at adopting a Health and Safety Ordinance for multi-family units, to ensure healthful standards for renters in town.</p> | <p>Planning Board / CEO, mid-term</p> <p>CEO, ongoing</p> <p>Town Manager, near term</p> <p>Planning Board, Town Manager, Medium term</p> |

| Policies:   | Strategies:   | Implementation:  |
|---|---|--|
| <p><b>TRANSPORTATION:</b></p> <p>In today’s society, transportation is a critical element to the local economy and community, providing access to jobs, services, and products. Hartland’s transportation system is structured to provide access both within the town and to a larger market area. The road network serves primarily motor vehicles and is generally in good condition, but with no close access to the interstate system. The town has a small pedestrian network, and no direct access to public transportation.</p> <p><b>Goal: To maintain and improve an efficient transportation system that aids economic growth and serves all users.</b></p> |   |  |
| <p>23. Maintain a safe and convenient intermodal transportation system in the most cost-effective manner within budgetary constraints of the town.</p>  | <p>23.1 – Maintain adequate funding in the local road budget for continued maintenance of local roads.</p> <p>23.2 – Participate in DOT funding solicitations and planning for future road improvements in Hartland and the region.</p> <p>23.3 – Look at creating access and parking standards for any major development to ensure consistency with DOT rules and minimal conflicts with neighboring properties.</p> | <p>Town Council, ongoing</p> <p>Town Manager, ongoing</p> <p>Planning Board, near term</p> |
| <p>24. Create and maintain a safe and attractive pedestrian and bicycle network in the village portion of town.</p>   | <p>24.1 – Make sure to fix and maintain existing sidewalks</p>  | <p>Town Council, Manager, ongoing</p>  |

| Policies:   | Strategies:  | Implementation:  |
|---|--|--|
|   | <p>24.2 – Request DOT and/or public works look at the possibility of extended sidewalks in popular areas.</p> <p>24.3 – Request DOT look at the possibility of Bicycle routes / lanes as well as effective crosswalks across the main street.</p> <p>24.4 – Request Safe Routes to School funding to improve access to school complex.</p> <p>24.5 – Prepare a bicycle-pedestrian inventory report to identify gaps or infrastructure needs in the system.</p> | <p>Town Manager, long term</p> <p>Town Manager, long term</p> <p>Town Manager, ongoing</p> <p>Town Manager, ECDC, near term.</p> |
| <p>25. Ensure that the transportation system is compatible with other community values.</p> | <p>25.2 – Train Public Works crews in best management practices for erosion control and habitat protection.</p> <p>25.3 – Look to support any Public Transit Initiatives as they arise.</p>  | <p>Public Works Director, ongoing</p> <p>Town Manager, ongoing</p>   |

| Policies:  | Strategies:   | Implementation:  |
|--|---|--|
| <p><b>PUBLIC FACILITIES AND SERVICES:</b></p> <p>Hartland provides limited public services to its residents. The Town is responsible mainly for fire, and emergency services, public works, and other utilities, and cooperates with the school district on education. The town operates the Pollution Control Facility. The Town must therefore be very good at controlling its budget. Cost-effective methods of service delivery are a top priority.</p> <p><b>Goal: Meet the public service demands of the Hartland citizens and business community in the most cost-effective manner possible</b></p> |   |  |
| <p>26. Utilize fiscal responsibility and public involvement to provide needed general GOVERNMENT SERVICES in the most cost-effective manner possible.</p>  | <p>26.1 – Actively pursue cooperative purchasing opportunities with neighboring towns, regional organizations, and the school district.</p> <p>26.2 – Continue to utilize a team approach to town government operations, sharing labor on joint projects, and meeting regularly among all town workers.</p> <p>26.3 – Welcome community involvement through use of informational displays and flyers, and active use of the Town website.</p> | <p>Town Manager, ongoing</p> <p>Town Manager, ongoing</p> <p>Town Manager, ongoing</p> |

| Policies:  | Strategies:   | Implementation:   |
|--|---|---|
| <p>27. Provide EMERGENCY SERVICES at current level of staffing and continue to fund improvements through Capital Improvement Plan (CIP).</p> | <p>27.1 – Collaborate with the county sheriff’s office to ensure adequate police coverage while securing an equitable funding policy. Look into the options for local police force possibilities.</p> <p>27.2 - Actively seek opportunities for regionalization of fire protection services, including shared equipment purchases and training sites and other opportunities.</p> <p>27.3 – Continue to monitor the adequacy of fire call response time and hydrant / water availability.</p> <p>27.4 – Continue EMS and provision of emergency first aid by town personnel. Monitor insurance and training requirements for first responder personnel.</p> | <p>Town Selectboard, ongoing</p> <p>Town Selectboard, Fire Chief, ongoing</p> <p>Fire Chief, ongoing</p> <p>Town Selectboard, Fire Chief, ongoing</p> |
| <p>28. Continue and improve cost effective SOLID WASTE management and recycling services.</p>  | <p>28.1 – Continue funding and utilization of the towns Transfer Station.</p> <p>28.2 - Change the license for the transfer station to receive other products and maintain a waste stream that will not have negative environmental effects. This should increase its revenue stream so it pays for itself</p>  | <p>Selectboard, Public Works, Ongoing</p> <p>Town Manager, long term</p>  |

| Policies:   | Strategies:  | Implementation:  |
|---|--|--|
|   | <p>28.3 – Make Transfer Stations improvements such as consolidation of the site sections, new compactors and revised opening hours.</p> <p>28.4 – Look into ways to improve the recycling service and rates.</p>   | <p>Town Manager, Public Works, mid-term</p> <p>Town Manager, Public Works, mid-term</p>  |
| <p>29. Manage the SEWER SYSTEM efficiently while reducing stormwater intrusion and rehabilitating older infrastructure as needed.</p> | <p>29.1 – Continue funding and utilization of the Water Treatment Plant.</p> <p>29.2 – Plan sewer system work with road projects to make most efficient use of tax dollars.</p> <p>29.3 – Work to add a sewer receiving system to add services for a fee to increase the revenue stream.</p> | <p>Selectboard, Public Works ongoing</p> <p>Town Manager, Public Works, ongoing</p> <p>Town Manager, Public Works, ongoing</p> |
| <p>30. Work with EDUCATION providers to promote learning and involvement in civic affairs while keeping affordable.</p>               | <p>30.1 – Elected school board members and Town Selectboard should meet to discuss issues of joint interest.</p> <p>30.2 – Promote the use of service learning opportunities to get students contributing to civic improvement.</p>  | <p>Town Selectboard, School Board, ongoing</p> <p>Town Manager, School Superintendent, near term</p>                           |

| Policies:  | Strategies:  | Implementation:  |
|--|--|--|
| <p><b>FINANCIAL RESOURCES:</b></p> <p>Hartland is in acceptable financial condition, with some debt but sound financial management. In general, revenues have been reasonably stable even with the 2009 recession. The Town Selectboard is committed to working to achieve a balanced budget with respect to the municipal side and seek innovative and sustainable solutions to that end.</p> |  |  |
| <p>31. Recognize the limitations of the property tax, and seek to diversify the tax base while exploring creative sources of municipal funding.</p>  | <p>31.1 – Seek new and diverse forms of industrial and commercial development.</p> <p>31.2 – Support legislative initiatives to increase state financial support to towns and schools.</p> <p>31.3 – Explore grant opportunities available to assist in the funding of capital investments within the community.</p> | <p>Town Selectboard, Town Manager, near term</p> <p>Town Selectboard, ongoing</p> <p>Town Manager, near term</p> |
| <p>32. Improve the town's fiscal capacity to provide existing public facilities with minimal impact on the annual budget.</p>  | <p>32.1 – Formalize the town's Capital Improvement Program and expand its scope.</p> <p>32.2 – Capitalize the Capital Improvement Reserve Account with estimate of annual depreciation of existing buildings.</p>  | <p>Town Manager, near term</p> <p>Town Selectboard, near term</p>  |

| <b>Policies:</b> | <b>Strategies:</b>   | <b>Implementation:</b>                                      |
|------------------|--|---|
|                  | <p>32.3 – Work with Landfill and Sewer operations to utilize the capacity to create increased revenue streams</p> <p>32.4 – Maintain a listing of grants and deadlines for financing special projects.</p> | <p>Town Manager, near term</p> <p>Town Manager, ongoing</p> |

## PART TWO: LAND USE PLAN

### Current Land Use Patterns:

Hartland has developed and continues to develop as a classic New England town – a village / urban core and a rural expanse of undeveloped land. This pattern of development may be partially due to the large land ownership of paper companies, but probably has much to do with the accessibility of public water and sewer service and a historic network of in-town services and amenities.

The Census-Designated-Place (CDP) that encompasses downtown Hartland contained 35 percent of all residential units in 2010. The CDP is essentially the village / downtown area in the east of town.

The past ten years have been an era of continued reasonable growth for Hartland – with 32 new housing units since 2000. During slow growth periods, there tends not to be a lot of moving around but Hartland has actually seen an in migration of 24 in the last 20 years; this was likely due to growth around Great Moose Lake. Statistically, the rural districts have seen the majority of building permits since in the past, but there has been no significant development of residential or commercial buildings in the last 20 years.

Subdivisions are listed below since 2000:

| Residential Subdivisions since 2000 |                 |                          |                         |
|-------------------------------------|-----------------|--------------------------|-------------------------|
| Year                                | Name            | Location                 | Number of lots          |
| 2008                                | Yankee Realty   | Ferry Road and Route 151 | 4 new lots              |
| 2010                                | Village Green   | Vigue Road               | 14 new lots             |
| 2016                                | Enchanted Acres | Great Moose Drive        | Merged 3 lots back to 1 |

The urban portion of Hartland has experienced little single-family and multi-family development over the past decade, as well as a general deterioration of the residential housing stock. It is clear that the value of living close to the center of Hartland is not really a strong factor with the desire to be out in the rural area heavily outweighing it.

**Notable Issues:**

In community discussions, it has been clear that the pattern of growth is not really an issue in Hartland. There is adequate land available in Hartland’s existing rural areas, so that there is no real need for any kind of land use planning or growth districts. The town hence does not have any Zoning or Land Use Ordinance to accommodate any unforeseen development trends.

**Vision:**

Hartland’s vision guiding the town’s activities contains multiple references to ideals that can be achieved through good land use strategies:

“Our vision is a pleasant rural community that values and protects our natural resources, provides opportunity for a good quality of life, encourages recreational opportunities, and recognizes the need for responsible development while maintaining a strong sense of community and place in the region.”

Active Land Use Planning is not explicitly named as an ideal but can most certainly be seen as a tool that could be used to achieve the vision.

**Land Use Plan Strategies:**

*Growth/Rural Boundaries:*

Growth areas are intended to accommodate higher density housing, and some growth areas are intended for larger commercial projects and large subdivisions. Most commercial activities, except for home occupations and natural resource businesses, will be directed or strongly encouraged to locate into designated growth areas. Most future municipal capital investments will be directed to growth areas.

Due to the lack of demand for development overall and the adequacy of current supply, and the lack of existing land use regulations, some very basic growth areas will be defined by this plan:

### Growth Area #1, Village Area

This area contains the existing downtown / village center located in the eastern side of Town at the town line with St Albans and Palmyra and covers all the existing residential areas and schools.

It is intended to serve as a mixed-use growth area for residential and small commercial activities. Allowing higher density to half acre minimum lot size along with lower dimensional requirements is recommended. Architectural design guidelines/incentives are recommended so that new development blends in with traditional village architecture. This area is shown on the Future Land Use Map – Village Area in this Plan’s Appendix.

Anticipated major capital investments needed to support the proposed land use will depend on Implementation of strategies in Public Facilities and Services Chapter.

This growth area was selected because it has the following attributes:

- Most of the Town’s public facilities and services are already located in this area.
- This area contains existing homes and most businesses.
- A portion of this area is located at the intersection of all the State Routes that run through town
- The area falls outside a watershed of a DEP listed lake or pond at risk from development.
- The area is an existing village center
- The area aligns with the Vision Statement

### Growth Area # 2, Village Growth Area

The Village Growth Area adjoins and extends from the Village Area and is intended to serve as a primary growth area. Future public infrastructure will be directed into this area. The area is intended for both residential and commercial / light industrial development including light manufacturing. This area covers the area west of the village area between Route 151 and 23 and includes the Tannery main building, annex buildings and the waste water treatment plan. There is lots of vacant land and property that has (re)development potential. This area is shown on the Future Land Use Map – Village Growth Area in this Plan’s Appendix.

This area is intended to serve as a mixed use growth area for residential and commercial activities ranging from small enterprises to light manufacturing. Allowing higher density ranging from half acre to 1 acre along with less road frontage required is recommended to encourage growth in this area.

Anticipated major capital investments needed to support the proposed land use will depend on implementation of strategies in the Public Facilities and Services chapter.

This growth area was selected because it contains the following attributes:

- Public facilities and services are located near this area in Village Area.
- The area is located partially along or near State Routes (Route 151 and 23.)
- The area has land available for future development.
- All of the area falls outside a watershed of a DEP listed lake or pond at risk from development.
- The area is an extension of an existing village center.
- The area aligns with the Vision Statement.

### Critical Resource Area

The existing Shoreland Zoning Resource Protection Zone in Hartland is designated a Critical Resource Area and is protected by mandatory regulatory mechanisms. Other high-value areas identified by the Natural Resources Chapter of this plan may also be designated as Critical Resource Areas and will be protected primarily by non-regulatory mechanisms. This area aligns with the Vision Statement.

### Rural Area

The balance of the land in town will be designated as a Rural Area. This area is intended for agriculture, animal husbandry, forestry, outdoor recreation, natural resource based activities such as lumber yards and sawmills, and agricultural based activities, which will be encouraged.

Housing and home occupations will be allowed but will be expected to conform to the rural character of the area so that traditional activities such as farming and forestry will not be hindered. This area aligns with the Vision Statement. The area is shown on the Land Use Map in the Appendix.

**“Growth Districts” on the map include all districts *except* Rural. These are clearly shown on the Future Land Use Map** in the appendix which also shows the development constraints (natural resources and shoreland zones that are protected). There is still plenty of developable land within these growth areas.

The fundamental strategy is to direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan. This shows the Town’s approach of using public investments, rather than regulation, to reduce any future development pressure in the rural area and encourage it in and around the village. (It must be noted that by definition, road maintenance and some other rural investments would not count as “growth-related”)

*Regulatory Changes:*

The town has little in the way of regulations that need to be reviewed or refined. And there is likely to be little interest in developing any further land use regulations.

*Non-regulatory Changes:*

The Town recognizes the potential and reality of market-based incentives to steer growth away from valuable rural areas and towards existing built-up areas. Historically, both residents and businesses have been attracted to the availability of public services, utilities, and amenities in Hartland’s downtown. In particular, water and sewer service (for commercial and multi-family development) and parks, sidewalks, and an inviting downtown have proven strong attractions for continued development in the growth area.

The Town has contributed to this trend by investing in its downtown infrastructure. Although not ignored, rural areas of town have not been targeted for capital improvements outside of transportation infrastructure and location-dependent recreation facilities. All schools, public buildings, water and sewer service, and active recreation facilities are located within growth areas.

Nevertheless, opportunities exist to encourage growth in the urban area while discouraging additional growth in the rural area without imposing a regulatory burden. The strategies recommended in this section are a wide range of non-regulatory tools for directing growth.

### **Strategies to Encourage Growth in Growth Areas:**

- Pursue the development of a riverfront park along the Seabasticook.
- Expand usage of urban parks generally, with dog walks, community gardens, and places to hold community events.
- Clean up sidewalks and walking paths in urban portion of town.
- Continue to market the available land and buildings for commercial development (tannery annex etc.) and expand access to land by improving access to the area.
- Develop areas as a gateway to the downtown, with improved entry signs and traffic calming.
- Identify infrastructure and parking improvements, façade improvements, and amenities for the Main Street area.
- When considering sewer and utility extensions, coordinate extensions with private developers to be more efficient and cost-effective for the overall area. The Town will not authorize extensions outside of the growth districts.

### **Strategies to Discourage Growth in Rural Areas:**

- Coordinate efforts to implement conservation projects and seek out land conservation opportunities.
- Incorporate future potential for agriculture and forestry into the Town's economic development planning and strategies.
- Continue to promote enrollments in current-use tax programs.

### **Monitoring and Evaluation:**

The Town should put into place a system to track growth and development. This will become more important as growth picks up again in the near future. The Town should be able to monitor growth on at least an annual basis and respond if it becomes apparent that growth is not responding to the strategies in this plan.

The following strategies are recommended:

- The Code Enforcement Officer will continue to utilize a permit tracking system to identify the location by district of new housing and commercial buildings.
- The Code Enforcement Officer will prepare a written report for the 2017 calendar year and on an annual basis thereafter with the results of the permit tracking. The report will be presented to the Planning Board and Town Selectboard for review and discussion.

## PART THREE: CAPITAL INVESTMENT PLANNING PROCESS

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### Description of Existing Process:

The Capital Investment Plan (CIP) component of the Comprehensive Plan identifies growth related capital investments and a strategy for accommodating them. The CIP anticipates future expenses, sets priorities and timetables, and proposes a mechanism to fund them. The plan is important because it alerts both municipal officials and citizens about future expenses and allows the Town to find the most cost effective way to finance the Improvement.

The Capital Investment Plan will include items identified in this plan which are called capital expenses. A capital expense is defined as having a cost that is not a maintenance or operating expense.

The Town of Hartland already does some form of capital planning for its municipal facilities. The Town maintains a prioritized listing of anticipated capital needs.

Over recent years, the Town of Hartland has utilized capital budgeting to assist with the community's growth and infrastructure development. Budget lines are included each year to cover capital expenditure costs and is currently set at **\$5000** for buildings and **\$25,000** for equipment, vehicles etc.

As the coordinator for all the town's activities, the Town Manager is responsible for the CIP. However, he/she must rely on the department heads to submit needs and cost estimates, and on the Selectboard to help set priorities. Thus, the CIP process should be prepared alongside the annual budget, so that a portion of the annual budget is set aside to fund the CIP. This can be in the form of contributions to a reserve fund, one-time appropriations, or commitment to pay interest on a loan.

Hartland's CIP will continue to be developed as directed by the Town Manager, with input from the budget committee and Town Selectboard, by incorporating the guidelines needed to reach the goals of the initial project list presented in the plan.

The revised CIP will be integrated with the budget process beginning in 2016. The capital investments listed in the table below include both those identified by this plan and other capital improvement projects that have come up in town discussions over the past three years.

| ITEM  | COST (est)   | FUNDING                |
|---|--------------|------------------------|
| <b>Public Works:</b>                          |              |                        |
| Roads   | Market Rates | Reserve Accounts       |
| Priority Lake Access                          |              |                        |
| Great Moose Drive                             |              |                        |
| Morrill Pond                                  |              |                        |
| Commercial Street                             |              |                        |
| <b>Other:</b>                                 |              |                        |
| Water Treatment Plant                         | \$9,500,000  | Bonds / Loans / Grants |
| Sewer Project<br>(Commercial Street Corridor) | \$1,000,000  | Bonds / Loans / Grants |
|   |              |                        |

**Other recommendations:**

RSU19 is planning a new school arrangement and switching of facilities with the exact times this will occur not adequately know at the time of this plan; the town may acquire the old Hartland School building. It needs to be decided how this could be re-used or re-purposed. Perhaps this would require its own committee but the moving of the town office would be ideal given the issues with the existing old building.

## PART FOUR: REGIONAL COORDINATION

As part of the southern Somerset service area (Pittsfield is the Service Center), Hartland can play an important role in bringing together communities for the purpose of enhancing economic development, managing government resources, and protecting natural resources. In addition, Hartland participates in larger regional organizations where it is evident that a regional effort is more effective.

**Current regional activities include (this is not an exhaustive list):**

- Mutual aid with neighboring municipalities for recreation and fire-rescue services;
- Hartland partners with the Town of Palmyra through an interlocal agreement to provide fire, rescue, and emergency services. Hartland also has mutual aid agreements with St. Albans, Canaan and Pittsfield for fire service.
- Board member of Kennebec Valley Council of Governments; RSU 19 Board of Directors (two positions), works with Kennebec Regional Development Authority (KRDA) and the First Park development

For the purpose of this comprehensive plan, several of the recommendations contain a regional component. The following is a listing of those strategies:

- Look to join or become involved with a local Conservation Commission or similar regional conservation efforts. (5.1)
- Look to join or become involved with a local Land Trusts. (7.1)
- Encourage local school district, and town events to utilize the Great Moose Lake as a learning resource. Provide landowner education for protection of critical natural resources. (5.3)
- Participate in regional economic development planning efforts of Kennebec Valley Council of Governments and Somerset Economic Development Corporation. (13.1)
- Expand cooperation with the Sebec Chamber of Commerce. (13.2)
- Actively pursue cooperative purchasing opportunities with neighboring towns, regional organizations, and the school district. (26.1)
- Actively seek opportunities for regionalization of fire protection services, including shared equipment purchases, training sites, and other opportunities. (27.2)

## APPENDIX: MAPS

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**Basic Planning Map**

**Historic and Archeological Resources**

**Critical Natural Resources**

**Forest and Farmland**

**Soils Maps:**

- Soil Types
- Soil suitability for low density development

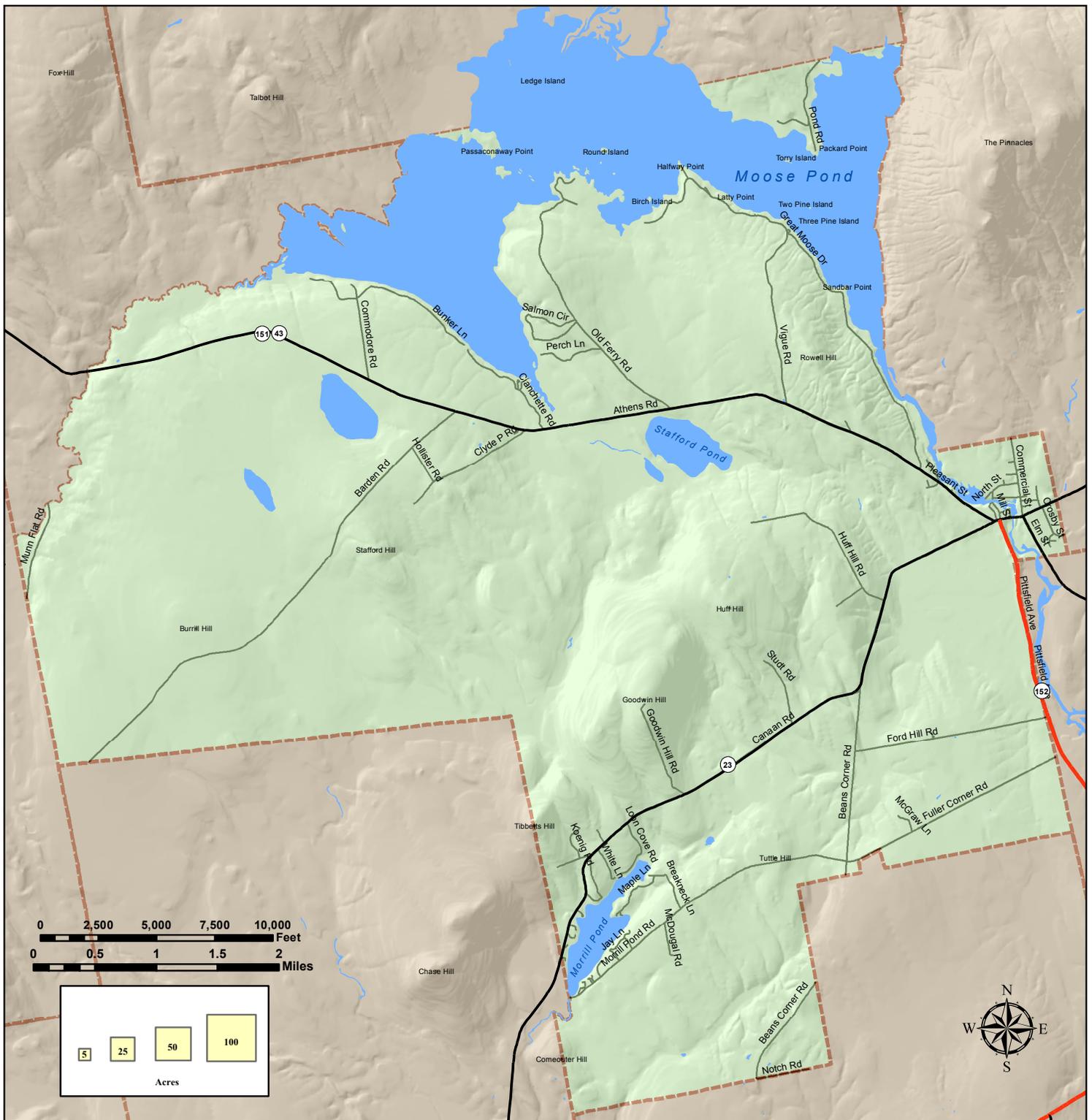
**Water Resources**

**Great Moose Lake Depth Chart**

**Existing Land Use**

**Future land Use**

**Transportation Map**

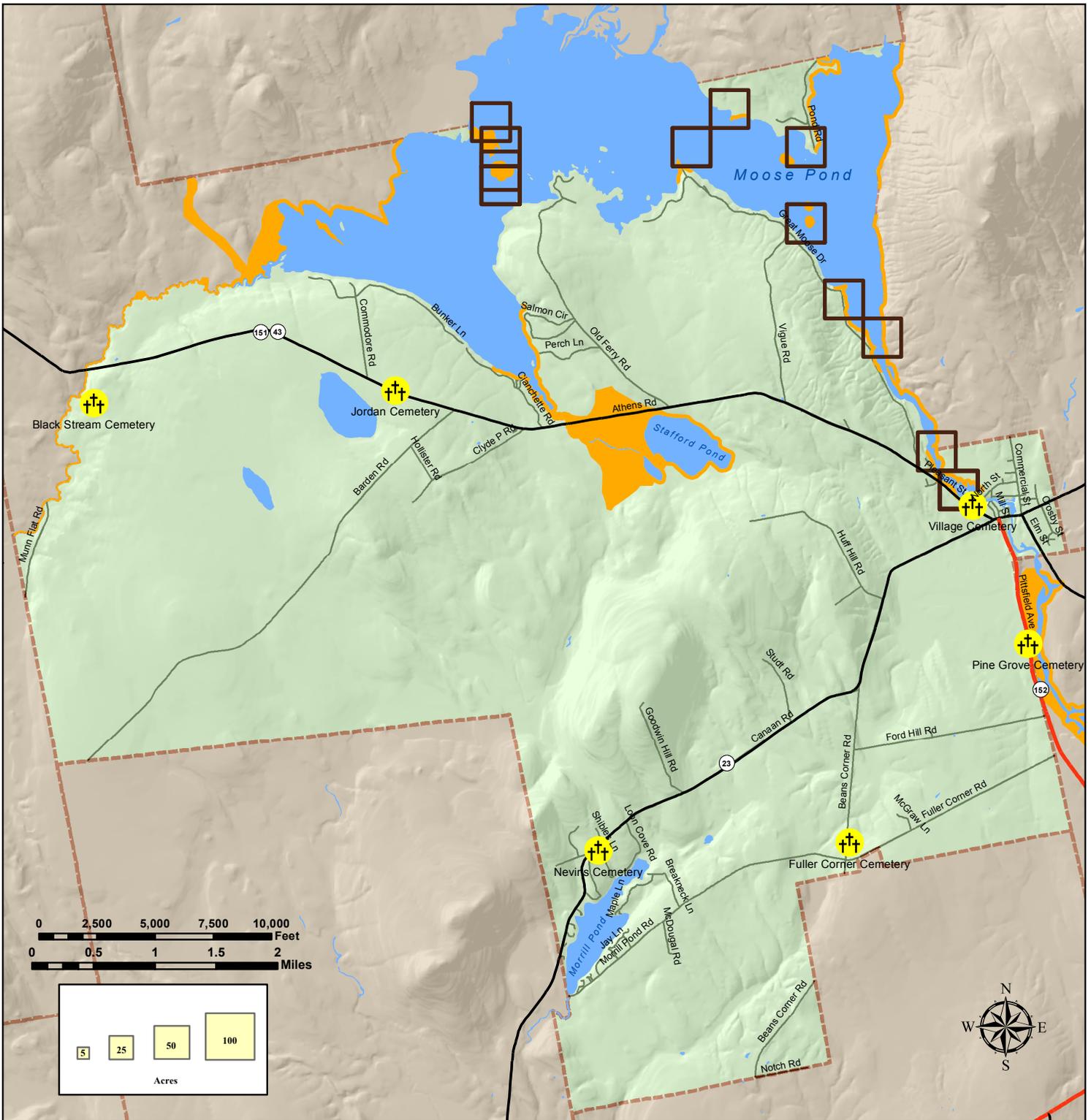


**Town of Hartland**  
**Somerset County, Maine**  
**Basic Planning Map**  
**2016 Comprehensive Plan**

| Map Legend |                       |
|------------|-----------------------|
|            | State Highway         |
|            | Major Town Road       |
|            | Town Roads            |
|            | Lakes, Ponds & Rivers |



Neither KVCOG nor the Town of Hartland assume any liability for the data delineated herein. All information depicted on this map is for planning purposes only and non-regulatory. Boundary data is based on digital sources and may differ from ground-based observations.  
 Data Sources: Maine Office of GIS, Maine DOT Created 04-2015 by JG

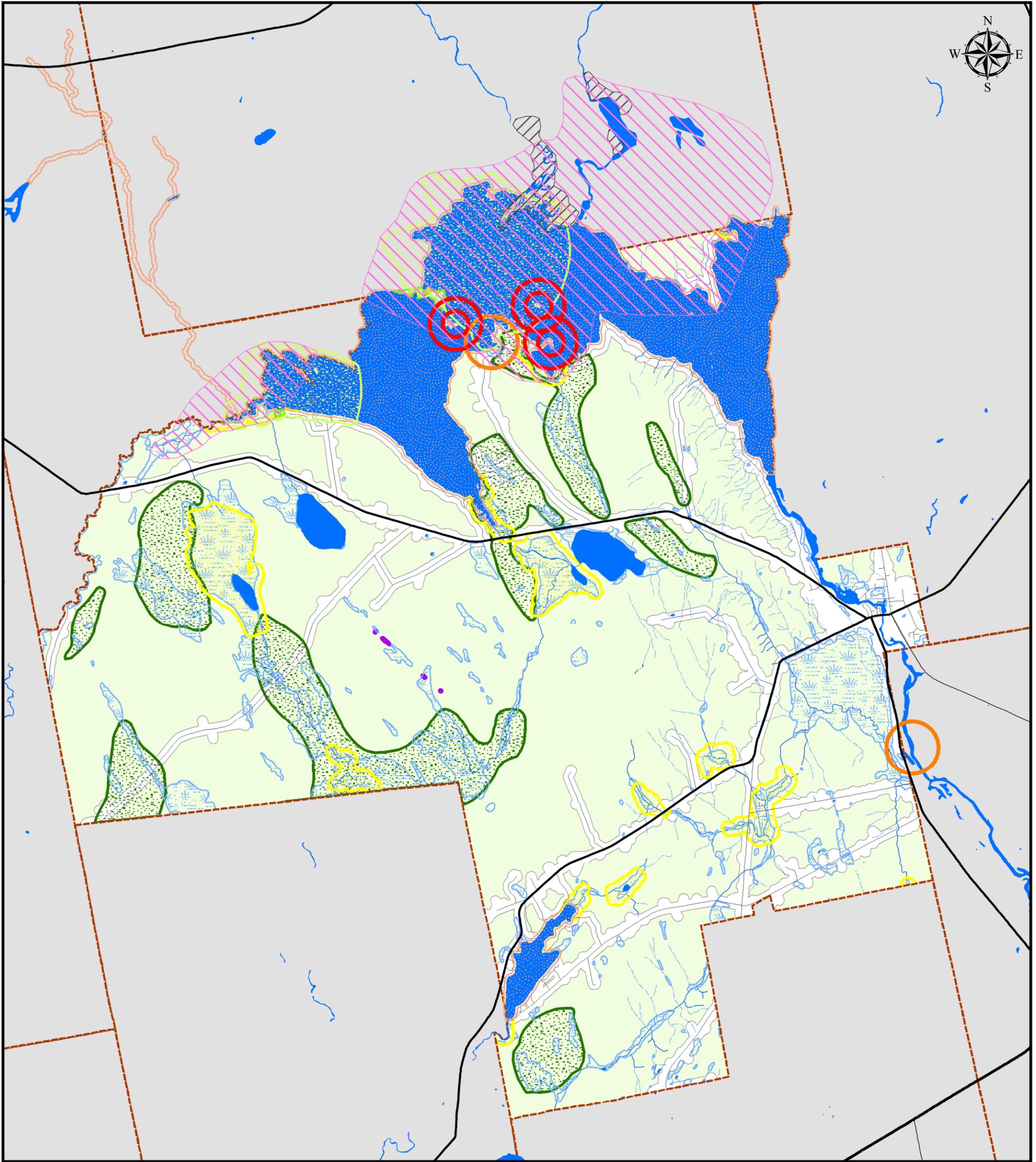


**Town of Hartland**  
**Somerset County, Maine**  
**Historic and Archeological Resources**  
**2016 Comprehensive Plan**

| Map Legend |   |
|------------|---|
|            | State Highway                               |
|            | Major Town Road                             |
|            | Town Roads                                  |
|            | Lakes, Ponds & Rivers                       |
|            | Known Prehistoric Archaeological Sites      |
|            | Areas sensitive for prehistoric archaeology |
|            | Cemeteries                                  |



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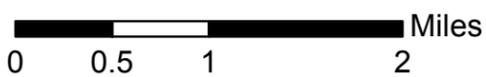


# Town of Hartland

## Somerset County, Maine

### Critical Natural Resources Map

### 2016 Comprehensive Plan



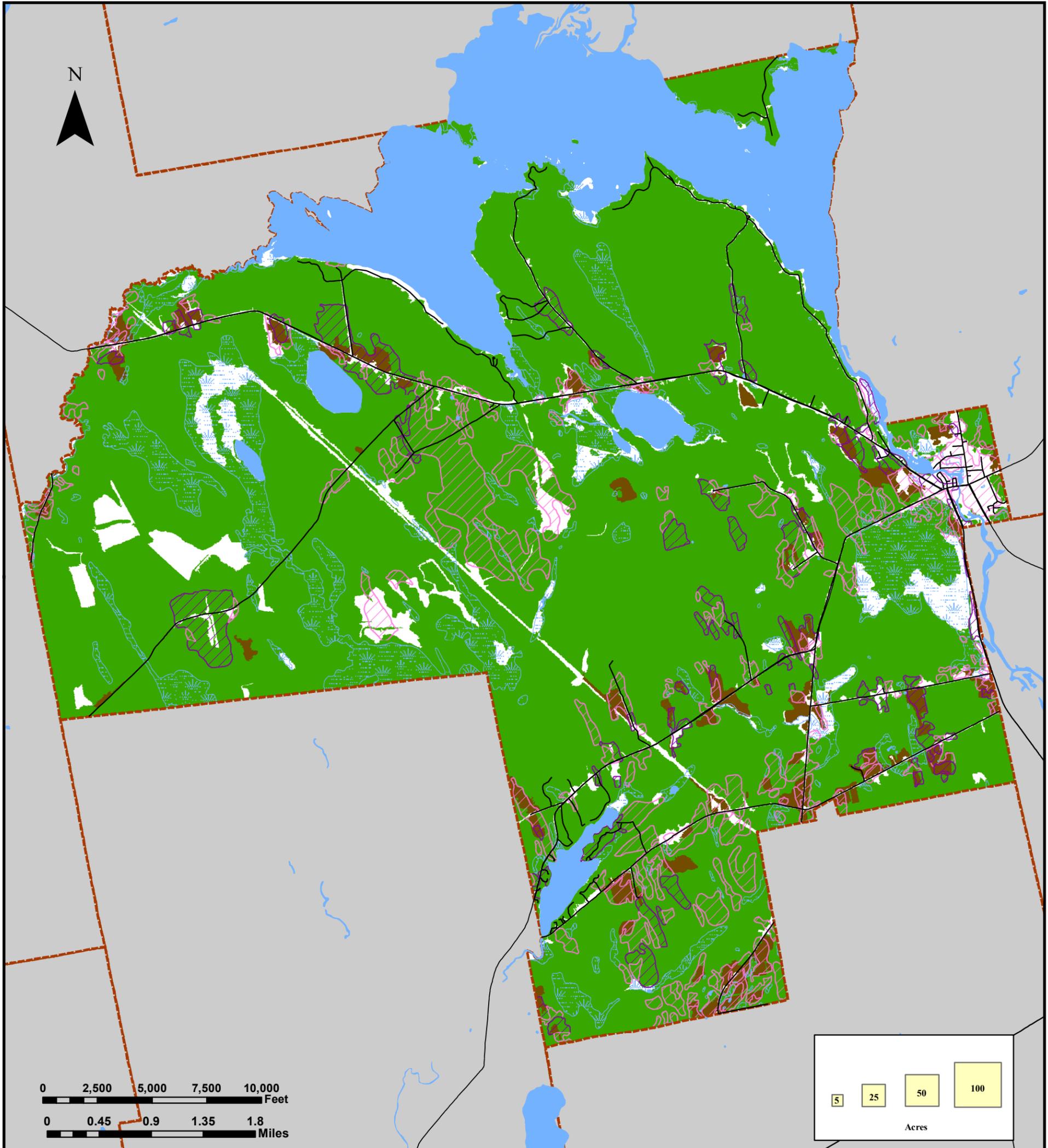
| Rare Plants and Ecosystems                                    |                                | Streams |   |
|---|--------------------------------|---------|---|
|   | Red-stemmed Gentian            |         | Year Round                                      |
|   | Silver Maple Floodplain Forest |         | Intermittent                                    |
| <b>Species: Endangered, Threatened, or of Special Concern</b> |                                |         | Water Bodies                                    |
|   | Black Tern                     |         | Wetlands  |
|   | Tidewater Mucket               |         | Brook Trout Habitats                            |
|   | Bald Eagle                     |         | Inland Wading Bird and Waterfowl Habitat        |
|   | Undeveloped Blocks             |         | Deer Wintering Areas                            |
|   | Conserved Lands                |         | Focus Area of Statewide Ecological Significance |



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Data Sources: Maine Office of GIS, MIF&W, Beginning with Habitat

Created 07-2015 by JG

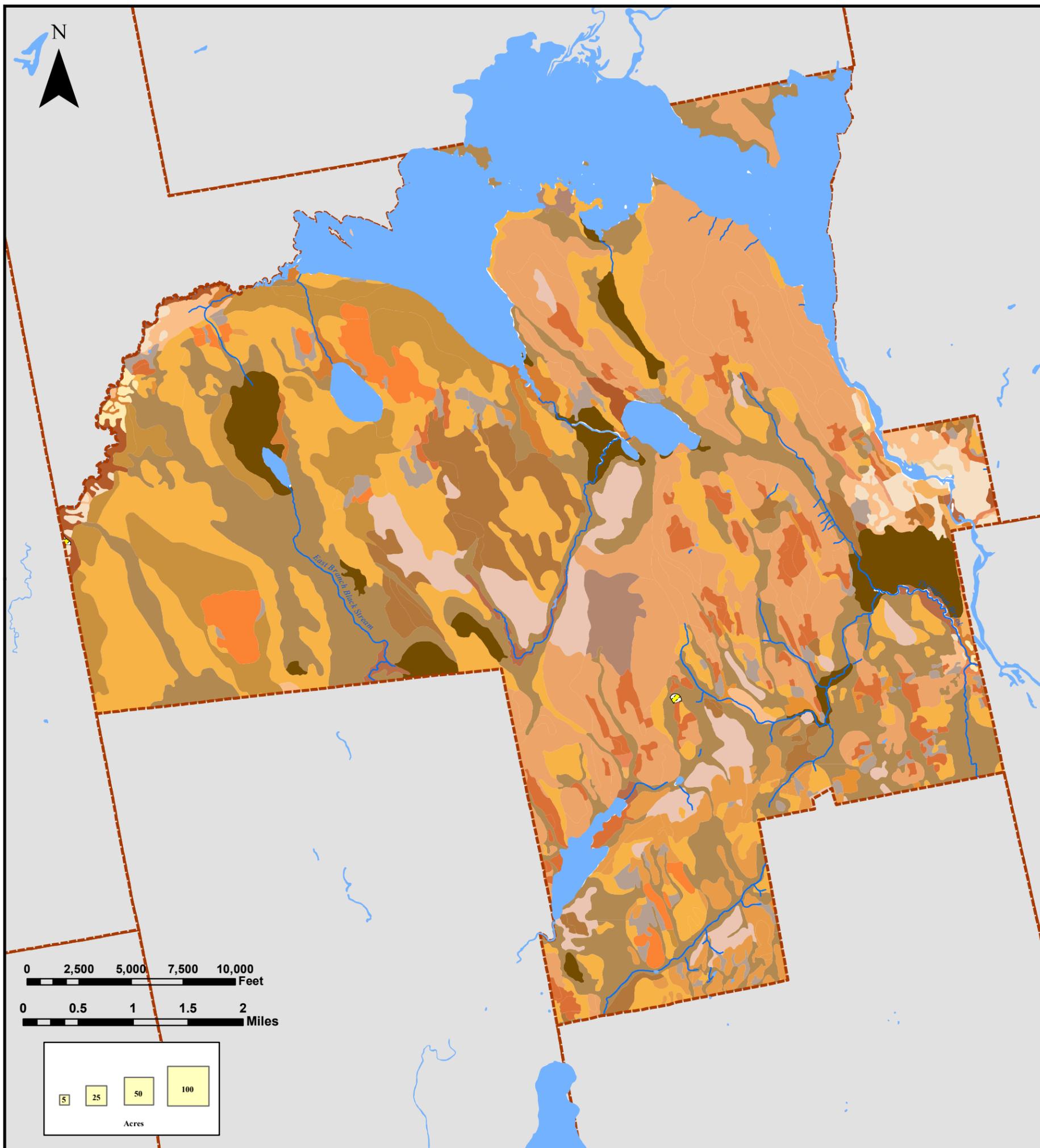


**Town of Hartland**  
**Somerset County, Maine**  
**Forest and Farmland Map**  
**2016 Comprehensive Plan**

| Map Legend               |   |
|--------------------------|---|
| — Roads                  | Prime Farmland                          |
| Blue Ponds and Rivers    | Farmland of Statewide Importance        |
| Light Blue Wetlands      | Cultivated Crops, Pasture, and Hay Land |
| Dashed Red Town Boundary | Forestland                              |
|                          | Open/Other Land                         |



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 Data Sources: Maine Office of GIS, Maine DOT, USDA, USGS  
 Created 08-2015 by JG



**Town of Hartland**  
**Somerset County, Maine**  
**Soils Map**  
**2016 Comprehensive Plan**

**SOIL TYPES**

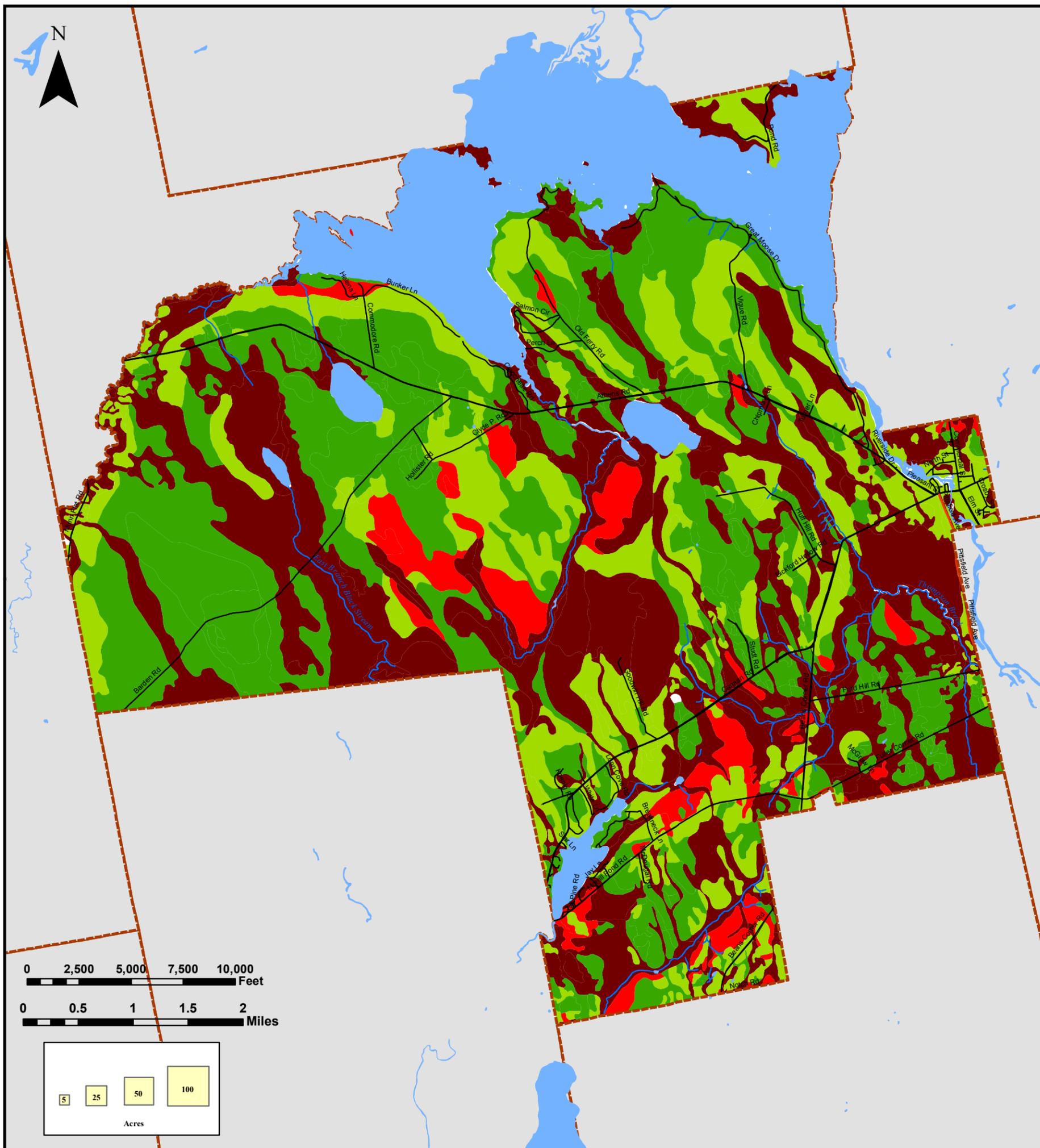
- ADAMS LOAMY SAND
- BANGOR SILT LOAM
- BANGOR VERY STONY SILT LOAM
- BIDDEFORD SILT LOAM
- BUXTON SILT LOAM
- COLTON GRAVELLY SANDY LOAM, DARK MATERIALS
- DIXMONT SILT LOAM
- DIXMONT VERY STONY SILT LOAM
- GRAVEL PITS
- LIMERICK SILT LOAM
- MADAWASKA FINE SANDY LOAM
- MIXED ALLUVIAL LAND

**Map Legend**

- MONARDA SILT LOAM
- MONARDA VERY STONY SILT LOAM
- PEAT AND MUCK
- PLAISTED GRAVELLY LOAM
- PLAISTED VERY STONY LOAM
- ROCK LAND, THORNDIKE AND LYMAN MATERIALS
- SCANTIC SILT LOAM
- STETSON FINE SANDY LOAM
- SUFFIELD SILT LOAM
- THORNDIKE VERY ROCKY SILT LOAM
- THORNDIKE-BANGOR SILT LOAMS
- THORNDIKE-PLAISTED LOAMS
- WALPOLE FINE SANDY LOAM



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 Data Sources: Maine Office of GIS, Maine DOT  
 Created 06-25-2012 by JG



**Town of Hartland**  
**Somerset County, Maine**  
**Soils Map**  
**2016 Comprehensive Plan**



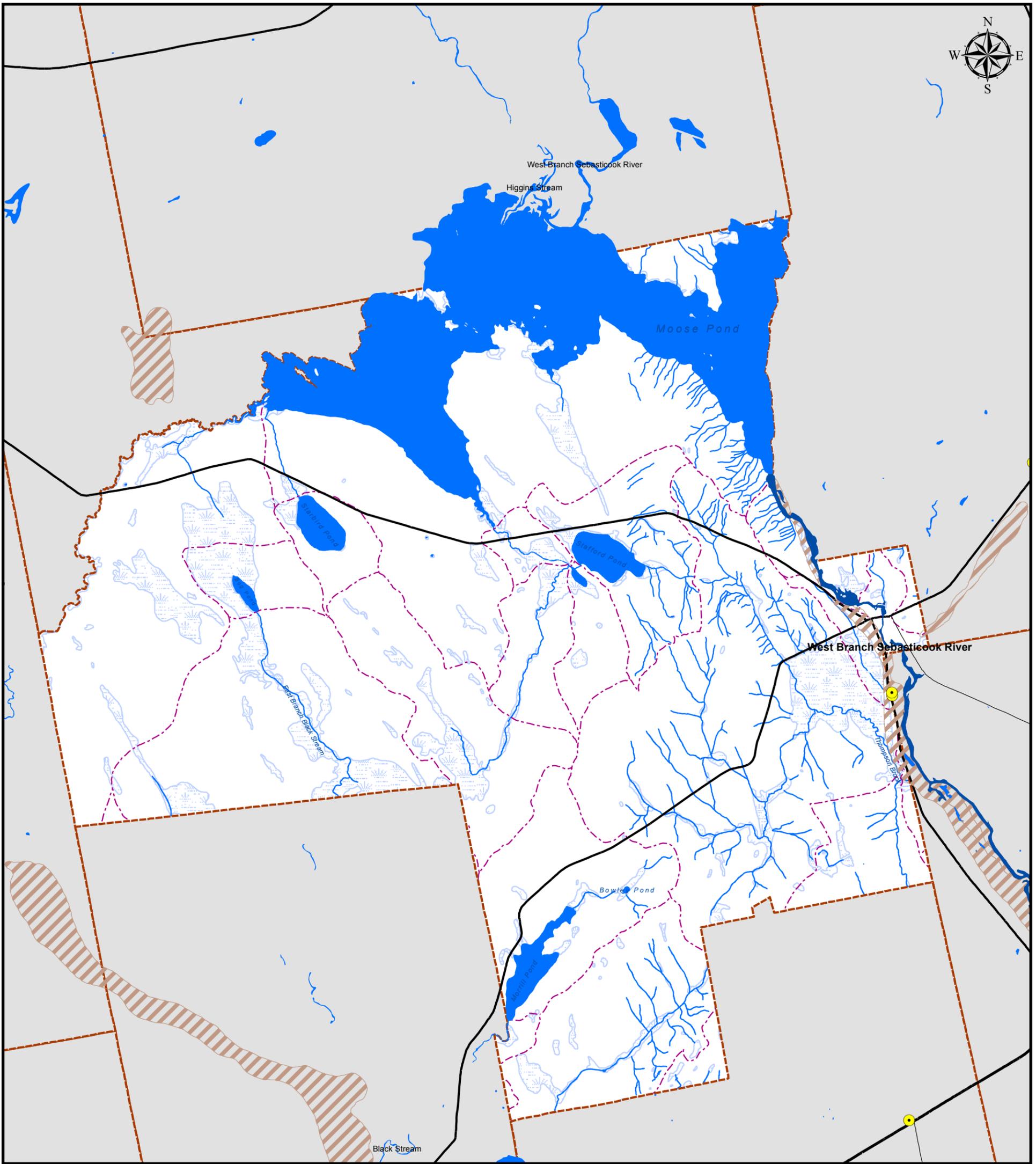
**Map Legend**

**Soil Suitability For Low Density Development**

- Very High
- High
- Medium
- Low
- Very Low

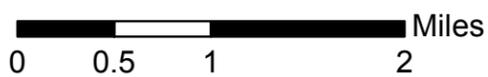
Soils Suitability for Low Density Development is a weighted composite index developed by the USDA Natural Resource Conservation Service. Soils that rate highly are considered "best" because they present fewest constraints to development and are therefore the least expensive soils on which to construct a home, septic system and a road. Soils that rate low present multiple constraints to development. The composite rating for development was determined by a weighted average of individual soil potential indices as follows: septic tank absorption fields, 45%; dwellings with basements, 20%; and local streets and roads, 35%.

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 Data Sources: Maine Office of GIS, Maine DOT  
 Created 06-25-2012 by JG



**Town of Hartland**  
**Somerset County, Maine**  
**Water Resources Map**  
**2016 Comprehensive Plan**

| Map Legend                                     |                           |
|--|---------------------------|
| <b>Rivers</b>                                  | Aquifers                  |
| Class B (second lowest level of water quality) | Public Water Supply Wells |
| Class C (lowest level of water quality)        | Watersheds                |
| <b>Streams</b>                                 | Wetlands                  |
| Class B (second lowest level of water quality) | Ponds                     |

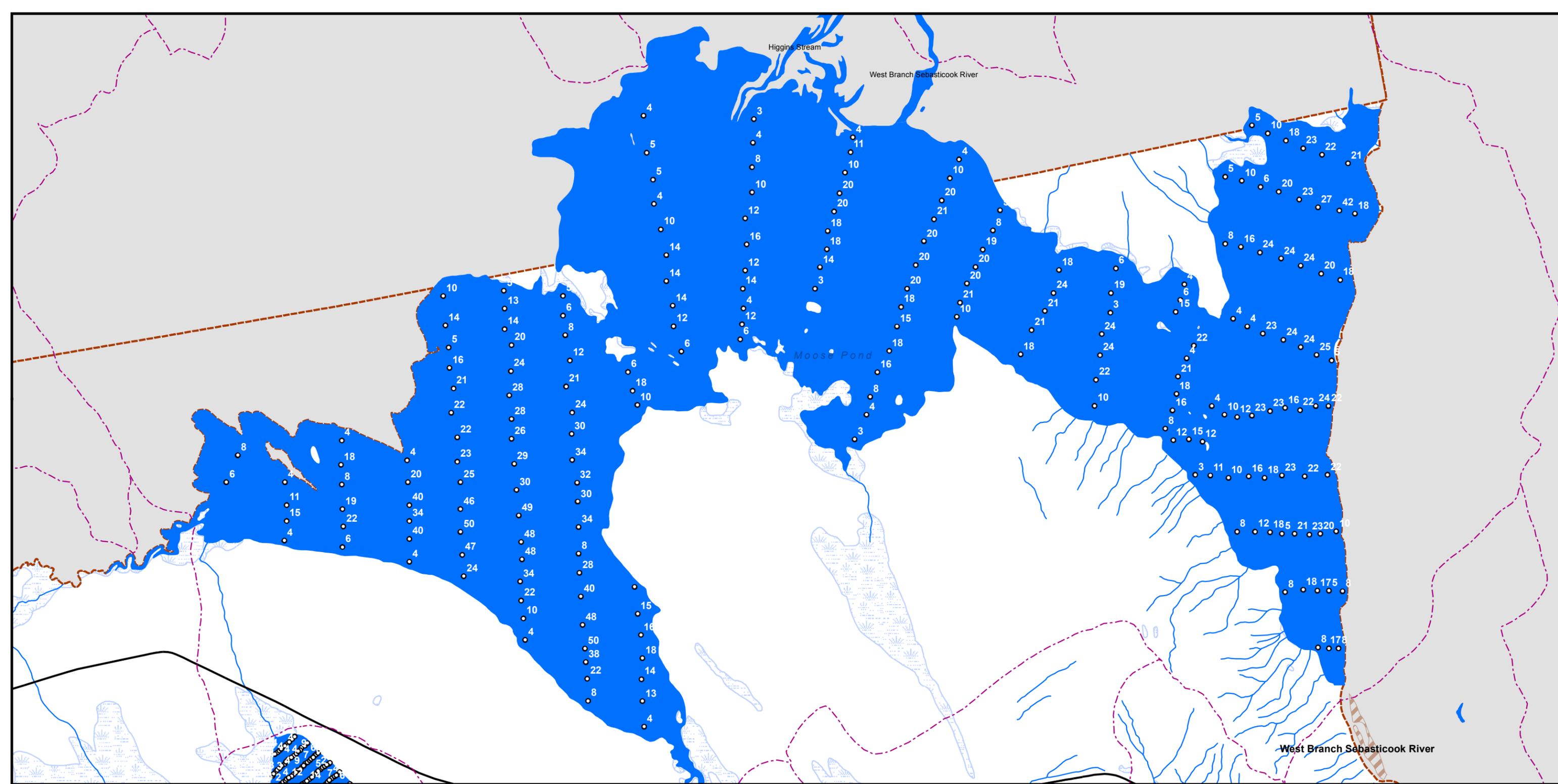


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Data Sources: Maine Office of GIS, MIF&W, Beginning with Habitat

Created 07-2015 by JG

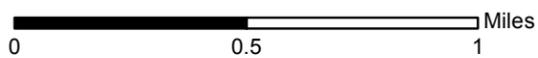


**Town of Hartland**  
**Somerset County, Maine**

**Great Moose Lake Depth Chart**  
**2016 Comprehensive Plan**

**Map Legend**

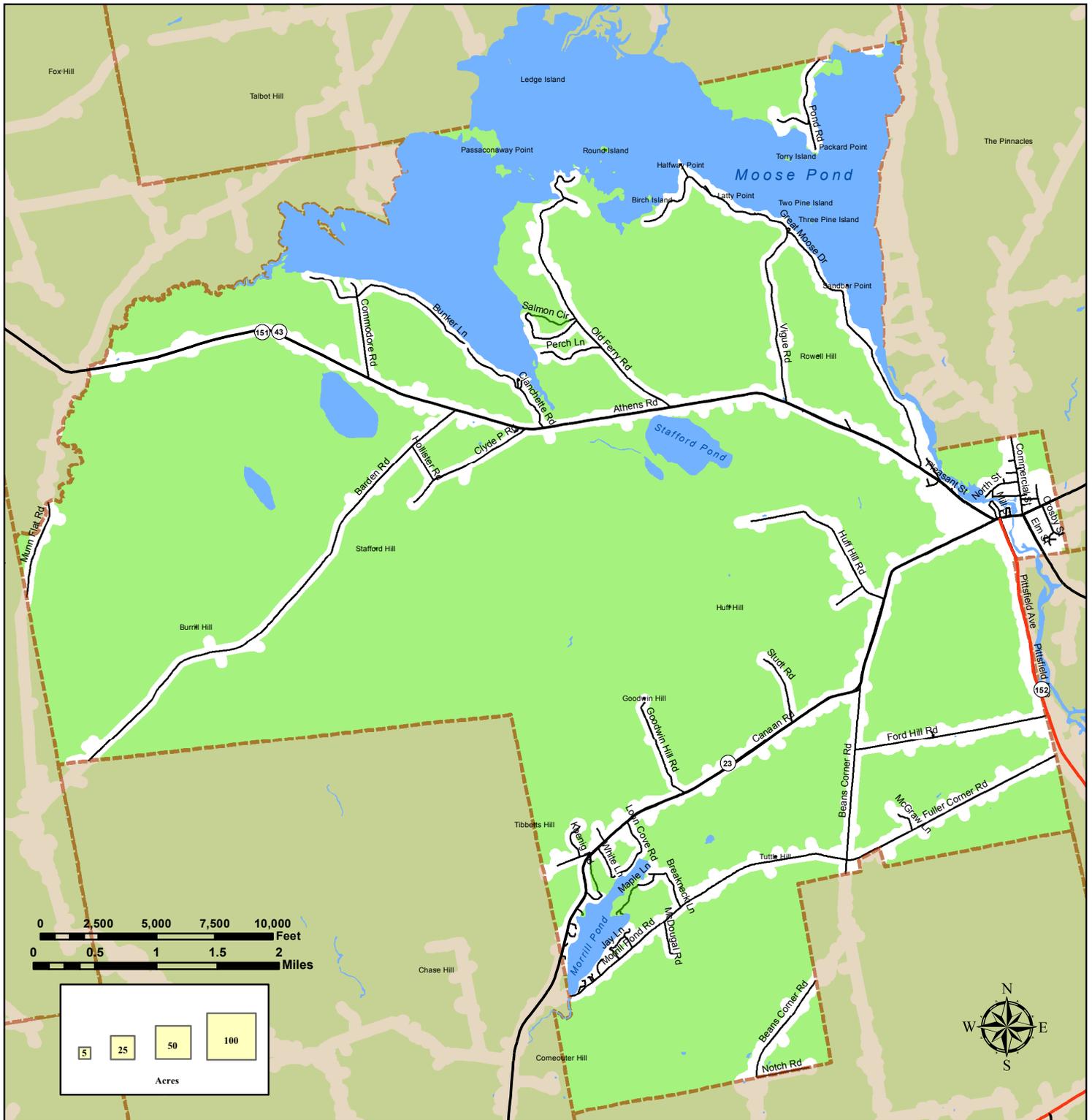
|                    |            |
|--------------------|------------|
| Lake Depth in feet | Aquifers   |
| Ponds and Rivers   | Watersheds |
| Streams            | Wetlands   |



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Data Sources: Maine Office of GIS, MIF&W, Beginning with Habitat  
 Created 07-2015 by JG



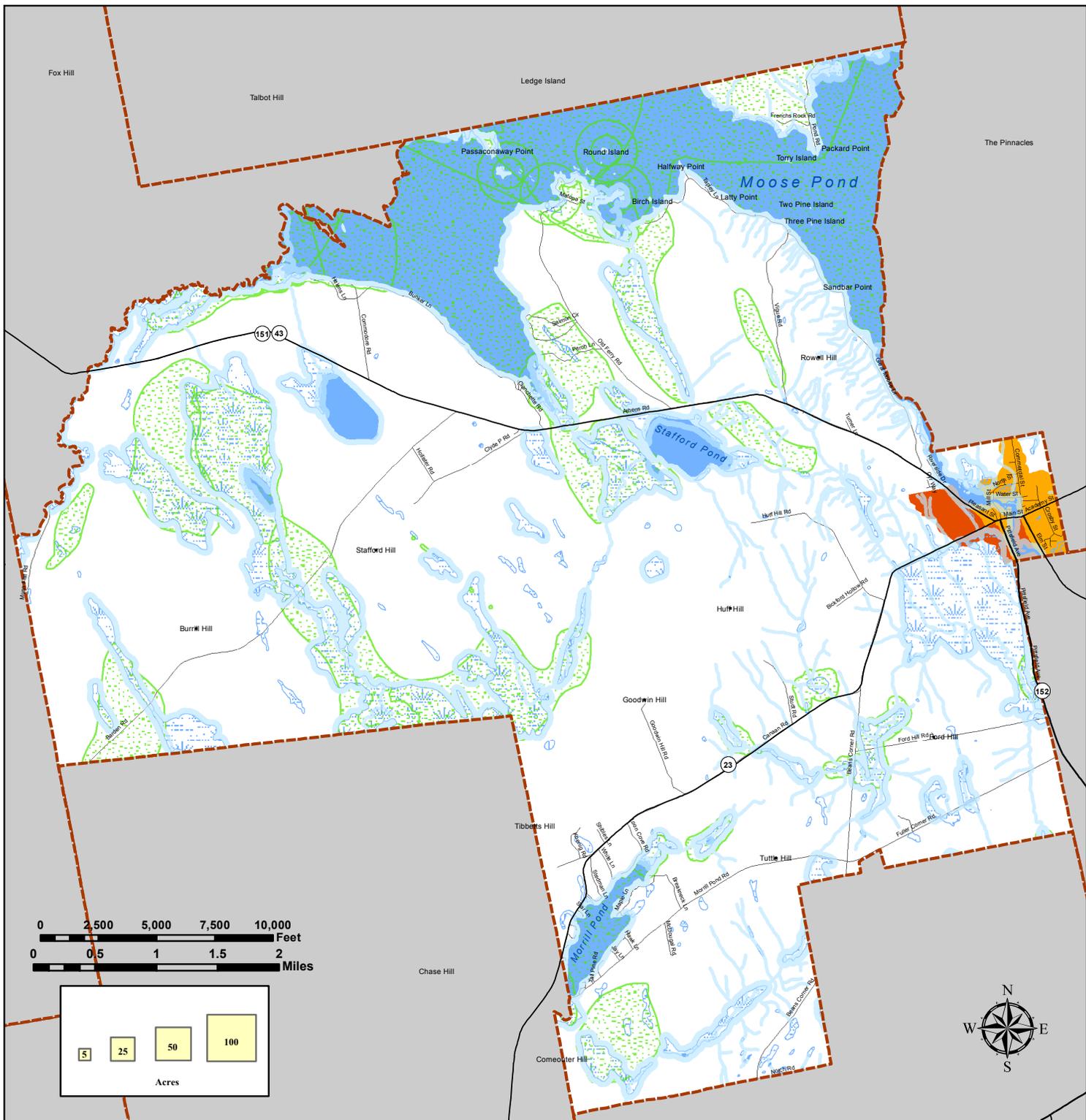


**Town of Hartland**  
**Somerset County, Maine**  
**Existing Land Use Map**  
**2016 Comprehensive Plan**

| Map Legend |                       |
|------------|-----------------------|
|            | State Highway         |
|            | Major Town Road       |
|            | Town Roads            |
|            | Lakes, Ponds & Rivers |
|            | Undeveloped Blocks    |



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 Data Sources: Maine Office of GIS, Maine DOT Created 06-2016 by JG



# Town of Hartland

## Somerset County, Maine

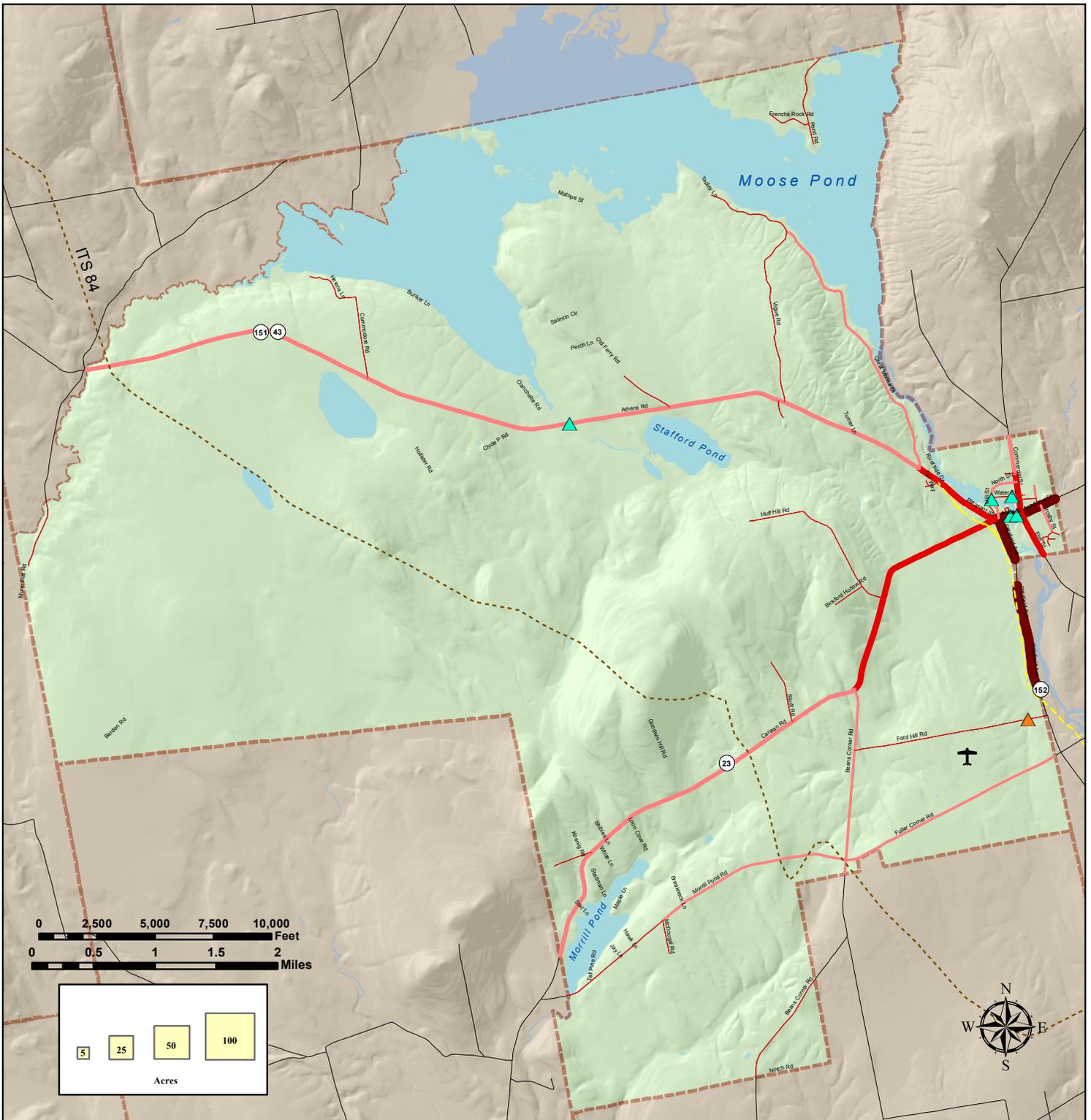
### Future Land Use Map

### 2016 Comprehensive Plan



| Map Legend |                       |                                |                        |
|------------|-----------------------|--------------------------------|------------------------|
|            | State Highway         | <b>Growth Areas</b>            |                        |
|            | Major Town Road       |                                | Village Area           |
|            | Town Roads            |                                | Village Growth Area    |
|            | Lakes, Ponds & Rivers |                                | Rural Areas            |
|            | Wetlands              | <b>Development Constraints</b> |                        |
|            |                       |                                | Critical Natural Areas |
|            |                       |                                | Shoreland Zones        |

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 Data Sources: Maine Office of GIS, Maine DOT Created 11-2016 by JG



**Town of Hartland**  
**Somerset County, Maine**  
**Transportation Map**  
**2016 Comprehensive Plan**



| Map Legend                         |                        |
|------------------------------------|------------------------|
| <b>Annual Daily Traffic Counts</b> | <b>✈ Airfield</b>      |
| — 15 - 200                         | — Old Rail Bed         |
| — 201 - 500                        | — ITS Snowmobile Trail |
| — 501 - 1000                       | <b>Bridges</b>         |
| — 1001 - 2000                      | ▲ State                |
| — 2001 - 4200                      | ▲ Municipal            |
| — Lakes, Ponds & Rivers            |                        |

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 Data Sources: Maine Office of GIS, Maine DOT Created 04-2015 by JG