

Town of Hartford
Comprehensive Plan Committee Meeting
Agenda
May 27, 2025
6:30pm @Hartford Town Hall

The meeting was called to order at 6:35 pm by Kathy Landry, Chair.

The Pledge of Allegiance was led by the Chair.

Members Present: Al Bozelli, Chad Casey, Kathy Landry, Susan Goulet, Cathy Lowe, Lee Holman, Margaret (Peggy) Matthews, Ken Violette, Daryl Boness.

Absent: Thomas Rodrigue, Rebecca Elsmann, Bim McNeil, Anthony (Tony) Pirruccello

Pending: member from the Budget Committee, the Chair will seek member.

Secretary's Report: The Minutes of the May 2, 2025 meeting was read and approved.

The Secretary handed out a document, Index and Process, to guide our work on each topic area following the requirements as listed in the Chapter 208: COMPREHENSIVE PLAN REVIEW CRITERIA RULEⁱ, the guiding document for preparing a comprehensive plan from the state.

The agenda topic was water resources. Members had received via email a 25 page document of information and resources following the Index and Process format for water resources.ⁱⁱ Some were unable to open links from that document. Chad had sent via email a link to Maine Stormwater Management Design Manualⁱⁱⁱ, and he provided a hard copy of the Bear Pond Watershed Survey, 2020, for review. Peggy read over the list of documents in the state data set^{iv}, concerning mostly drinking water quality, risks and wells:

[Comprehensive Plan Water Sources Packet](#)
[Camp Weekela](#)
[SWAP Report Information](#)
[Spring 2025 PWS Hartford Data](#)

No other members stated they had read the documents, concerning mostly drinking water quality, risks and wells. Camp Weekela is the only public well in Hartford evaluated by the state, meaning it serves over 50 people.

Peggy began to read a list of the waters in Hartford, noting the lakes and ponds are all classified GPA and the streams are Class A or B. As of 2025 Russell Brook, Northeast Pond Brook, and Swan Pond Brook were upgraded from B to A. The meaning of these classes were briefly mentioned as relates to the water uses. It was commented that the state monitors all these waters and that testing information is available from Lakes of

Maine^v website. The Maine DEP links to Lakes of Maine for information^{vi}. Not listed in material from either Canton Lake or Bear Pond associations are testing for E. coli or coliforms which do pose a health hazard for surface sports like swimming. Neither is the state doing such testing. Canton Water District has been contacted to see if it does any water testing prior to treatment. It would be reasonable to have testing done on a monthly basis perhaps during the summer use times to evaluate this since it has apparently never been done. Peggy presented her recently obtained well water report from the Maine Health and Environmental Testing Laboratory^{vii}, and listed the types of results^{viii}. Kathy stated there is a lab that does water testing in Auburn, and what is the difference between the two labs. The state lab keeps records for future analysis, and is paid for by tax dollars. The Auburn lab is a private, for profit business.

Susan was concerned that what happens to water anywhere along a stream will affect the entire downstream extent of the water flow. Others were concerned about residents whose property abuts streams may have piles of waste and trash in their yards leading to leaching toxins into the water, but how would that be monitored? Could someone just approach the property owner and request testing? This has been noted near the town center along Bunganock Brook. Even if we have an ordinance related to such issues, how would it be enforced? Sample wellhead protection ordinances mention having the CEO assess possible violations.

There was also concern expressed for there being old septic systems along the lakes that may be leaching “black water” into the ground water along the lakes. There is a red pill dye to monitor for such leakage. Also property tax cards and permit research could be viewed to see when septic systems were installed. It was commented this would be too difficult, Peggy noted she had reviewed all the tax cards several times already for various components of this comp plan project thus far.

Looking at the water questions, 1. Are there point sources (direct discharges) of pollution in the community? If so, is the community taking steps to eliminate them?

Peggy passed around a tentative list of businesses in Hartford drawn from various sources. She had been concerned about the oversized garages possibly indicating commercial use, over 1000 sq ft or so, visible along Route 219. It was determined where they are located from reviewing tax cards from O’Donnell. They are listed by tax map and lot, owner, street address and garage size in square ft. Then the list was added to by Google and AI searches for businesses in Hartford, and looking for LLCs located in 04220, etc. Lee had looked at the list and edited it as she is aware of businesses that have closed. Ken wondered how knowing the businesses in town would help. This list of businesses can be checked against lists available from the wellhead protection model ordinances from the state and AVCOG to determine which types may pose risks to water quality as point pollution sources. Those model ordinances also provide detailed assessment procedures for specific types of activities. The listing in the model ordinances are classified according to whether they are allowed within a certain perimeter of a private wellhead (serving 50 or more people) or a public water supply. Canton Lake is a public water supply for Canton so there is a 1000 ft protected zone around the lake

visible on a state supplied map of drinking water protection zones. Peggy attempted to use a projector for information and map viewing but had technical difficulties.

The list of state supplied materials under water resources, has Camp Weekela as only public well^{ix}. There is a list of private wells in Maine^x but Peggy could not get the list to sort by Hartford. Daryl offered to work on the data. This data is also presented in a map showing large blocks in Hartford with just a number of the private wells in each block.

The meat processing business on Rt 219 is not listed because the most recent tax card does not note a single garage, owner is Millett^{xi}. This will be added to the businesses list. His clients are likely primarily by word of mouth, unclear if his activity is regulated in any manner. It was suggested he has a septic system to handle his wastes, so not a concern. Noted perhaps this is an example of what kind of business needs to be assessed specifically for potential environmental damage as previously discussed in the sample wellhead ordinances.

Using a site plan review ordinance, any construction other than one or two family dwelling units and structures incidental to residential use, would have to go through a review that would involve assessing the nature of any planned business use that may impact water quality by discharges, along with stormwater runoff from parking and other impermeable surfaces, lighting, noise, etc. Developing a site plan review ordinance has been recommended in the 1992 and 2008 Comp Plans and the Planning Board has been discussing this following a document provided by the state The Site Plan Review Handbook.^{xii} The Planning Board is going to suggest the Select Board charge the Ordinance Committee and/or the Planning Board to draft such an ordinance as there is no reason to wait until the comp plan update is completed. Such a review process would encompass assessment of potential runoff or pollution hazards from businesses.

Examples of businesses with possible polluting discharges taken from the state model wellhead ordinance was read. Agriculture was discussed briefly, as due to culling of so much poultry recently farms are using biochar for fertilizer that breaks down in the soil over time and isn't considered a hazard.

The PFAS hazard that has received much publicity and recent legislation in the state was discussed, wondering how that would be evaluated in Hartford. Peggy provided a table from the state listing all the municipalities showing that seven private wells have been tested so far in Hartford^{xiii}, location data not included in the table, all having < 20 ppt ("ppt" stands for parts per trillion, a unit of measurement for concentration. It indicates the amount of a substance (in this case, PFAS) present in a very large volume of water). Under the state classifications of Tier I, > 10,000 cu yds, Tier II 5,000 to 10,000 cu yds, Tier III < 5,000 cu yds of sludge applied where homes are within ½ mile, etc, Hartford is in Tier IV^{xiv}, where information to date indicates that no sludge was land applied, additional research is needed to verify.

The group seemed to be getting too far off topic and beginning small group discussions. The Chair suggested as material to review is extensive; perhaps we should refer back to

what was written in 1992 and 2008 and not repeat it.^{xv xvi} Peggy noted it was difficult to find the 1992 Plan but it is now on the town website. For clarity, some review of prior information is needed and updated, as the state classification of some of the streams has changed, for example. The water resources component seems to have the most amount of the data to be considered, and for a more efficient process, the guidelines recommend each topic be assigned to two to three people for review.

Ken wanted to return to question 1 and questioned do we have point source discharges, yes or no answer. As per Peggy's research, consideration of businesses shows we potentially do and this survey of businesses should be completed. Second part of question 1, an example of a step to eliminate them is the junkyard ordinance in process, and the Planning Board encouraging the Select Board to have the town work on a Site Review Ordinance.

To answer Question 2 the watershed survey information needs to be reviewed. Defer for next meeting.

Agenda for next meeting: work on water resources questions.

The meeting was adjourned at 8:30 pm.

ⁱ https://www.maine.gov/dacf/municipalplanning/docs/ch208_annotated_2014.pdf

ⁱⁱ https://docs.google.com/document/d/1g3yGH_4In8JbcosRiMFcbC5mEIceIc2l/edit?tab=t.0

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<https://www.maine.gov/dep/land/stormwater/stormwaterbmps/vol2/volume%20II%20March%202016.pdf>

^{iv} https://drive.google.com/file/d/1XXcrWZ9XQ8aeWddO1G7z4Om7Cb7Z2QAg/view?usp=drive_link

^v <https://www.lakesofmaine.org/index.html?r=1748433988>

^{vi} <https://www.maine.gov/dep/water/monitoring/lake/index.html>

^{vii} <https://www.maine.gov/dhhs/mecdc/public-health-systems/health-and-environmental-testing/>

^{viii} To test just for coliforms can be done at the state lab BASIC SAFETY TEST (TSA) – \$42.00

^{ix} <https://drive.google.com/drive/u/2/folders/1kmFIN0Gdhhp98KIYa5IswW1JT6We8h08>

^x

https://experience.arcgis.com/experience/be9006c30a2148f595693066441fb8eb/page/Map#data_s=id%3Af76c3dc85dab48e784f506b82f1de225-PrivateDomesticWells2020_5928-1-2%3A3168176

^{xi} <https://jeodonnell.com/cama/hartford/R05-036/>

^{xii} <https://www.maine.gov/decd/sites/maine.gov.decd/files/inline-files/siteplanfull.pdf>

^{xiii} <https://www.maine.gov/dep/spills/topics/pfas/Groundwater%20Metrics%20February%202025.pdf>

^{xiv} <https://www.maine.gov/dep/spills/topics/pfas/maine-pfas.html>

^{xv} The most recent wetland inventory was done in 2007 and some Hartford streams were reclassified in 2025. The committee should not rely on 35 year old descriptions of the water resources and should review current maps.

^{xvi} https://digitalmaine.com/cgi/viewcontent.cgi?article=1001&context=fws_feddocs