

**TOWN OF HARTFORD
REVISED COMPREHENSIVE PLAN 2008**

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Cover: Hutchinson Tower on Gurney Hill
(American Monument reference number ME 195-001)
David Kraske, Comprehensive Plan Committee 2003-2008

PART ONE: INTRODUCTION: Summary of Findings

This Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Hartford changes over time.

In an effort to reduce costly sprawl and create healthy growth in our State, Maine passed the Growth Management Act in 1988. The Act requires municipalities to create and maintain a Comprehensive Plan. Recognizing that growth is inevitable and can be beneficial in many ways, municipalities are given a substantial degree of freedom in creating a Plan that works for their community.

In August 2003, municipal leaders appointed a 9-person committee to develop a Revised Comprehensive Plan for the Town of Hartford. What follows is the result of the Committee's work over the past several years. Meetings were open to the public and held on a regular basis throughout its term. A comprehensive opinion survey was sent to all residents and taxpayers, which generated a modest 20 percent return. In addition, numerous Public Hearings were held throughout the course of the Plan revision to solicit public opinion.

The final draft was developed by Committee consensus and guided by Committee knowledge, Public input and the Vision Statement that follows:

VISION FOR HARTFORD

Hartford is, and should remain a welcoming rural community, whose citizens may enjoy both an atmosphere of community and privacy. Its waters, forests, open spaces and scenic views should be maintained for future generations to enjoy. Hartford should continue to allow orderly growth that does not detract from the town's rural character and heritage, and that does not exceed the Town's fiscal capacity for expansion of services. The Citizens should continue to enjoy input into and shared responsibility for Town affairs.

This Revised Comprehensive Plan has two major sections. The first, Inventory and Analysis, describes the current conditions, assets and resources in the Town of Hartford. The second, Goals, Policies and Implementation Strategies, is designed to provide guidance for future growth and development that is consistent with the Vision for Hartford, as well as the State's Growth Management Act.

For each Goal, Policy and Implementation Strategy, the Revised Plan denotes a time frame. This Revised Plan uses a three-level approach to describe the immediacy required to fulfill a strategy. Those levels are:

Short - immediate, within 2 years of Plan approval

Medium - within 5 years of Plan approval

Long - within 10 years, before the next Plan update or revision

This Revised Plan does not attach a specific cost to each Strategy unless the cost is fixed and easily calculated. Many of the Strategies require little in the way of financial resources but require development of ordinances, procedures, plans, etc. Implementation of this Revised Plan requires an indeterminable amount of time and human resources. In Hartford much of the burden of governing falls on a core of dedicated citizens and volunteers. The Comprehensive Plan Committee expects that the implementation of the Revised Plan will require still more volunteers than the Town currently utilizes. This need is in fact addressed in one of the Strategies under Town Administration.

The Comprehensive Plan Committee recognizes that Hartford has limited resources, but also that it is part of a larger community. We share not only borders with neighboring towns, but also infrastructure, culture and history and precious natural resources. Throughout the Revised Plan, opportunities for regional cooperation have been identified. For example, in the Natural Resources section, one Strategy calls for the initiation of a Regional Conservation Commission to develop a collaborative approach to resource protection.

Finally, the Comprehensive Plan Committee recognizes the great effort put forth by the Committee that drafted the first Comprehensive Plan in 1992. The Revised Comprehensive Plan, once approved by the State and the Town, becomes Hartford's planning document until its next revision is approved. However, many of the principles and directives in the 1992 Comprehensive Plan may still be applicable today and, as such, should be maintained as a valuable resource.

HISTORY OF HARTFORD

The Town of Hartford is located in Oxford County about fifteen miles northeast of Paris and is bordered by the towns of Turner and Livermore (in Androscoggin County) and Canton, Peru, Sumner and Buckfield (in Oxford County). In 1784, two townships known as Butterfield 6 and Butterfield 7 (also known as West and East Butterfield Plantation) were surveyed and later incorporated in 1798 as the towns of Sumner and Hartford, respectively. At the time of this incorporation the General Court of Massachusetts required that 200 acres be reserved for each of the following: the "ministry," the "first settled minister" and a "grammar school". This land was sold and the money used to establish the Town's "Ministerial and School Fund". Interest earned by this fund is still divided annually with 60 percent going to a church and 40 percent to the Town. The Court also mandated that 100 acres be assigned to each of those who had settled in the area before January 1, 1784 and 100 acres be given to those who had served in the military.

At the time of incorporation, the Town encompassed 22,470 acres (W. Libby, 1983). It increased in size through annexation of land from Plantation 1 (1807) and Chandler's Gore (1834) but was also diminished by land transfers to neighboring Canton (1838, 1839, 1850) and Buckfield (1856, 1862) [<http://www.maine.gov/local/oxford/hartford/>]. Hartford now incorporates an area of 30,400 acres or 47.5 square miles.

The original settlement was on a west to east trail, which passed through an area called Meeting House Hill and known as Gurney Hill today. Here was located the first cemetery and school, a cattle pound, a powder house, and muster field where military drill was practiced. Also on Meeting House Hill was a Free Baptist Church. The church served the community from 1810 to 1864 but was abandoned when the Baptist congregation disbanded. Oxen then moved the building to its present location on Church Street. For a while it served a Methodist congregation but was abandoned again in 1941 and taken over by the Hartford Historical and Improvement Society. In 1968, the Society deeded the building to the Hartford Community Church and it now serves a Presbyterian congregation. By 1807, a Post Office was established on Meeting House Hill and in 1834 moved to Hartford Center. The Hartford Post Office was discontinued in 1934 and replaced by Rural Free Delivery service from the Buckfield and Canton Post Office. Currently mail is delivered to the Town through the Sumner post office to new E911 addresses.

Early Economy

Early settlers in the Hartford area primarily earned their living through agriculture. Sheep and cattle were common and oxen were used for clearing the land of stumps and rocks. There were several mills located along the various streams. Sawmills existed at the outlets of Bear Pond and Bunganock Pond while shingle and gristmills were located on various streams. In Canton, the outflow of Lake Anasagunticook was dammed raising the water level of the lake about six feet to provide power for a sawmill, which was soon replaced by a tannery. There were also active blacksmith shops and stone quarries in Hartford. Near Hartford Center there was a brickyard that not only produced bricks but also glazed plates and pots. A tannery existed on Bunganock Brook, a saltbox factory and the Hartford Cold Spring that bottled "pure spring water" in the Swan Pond area. There was even a shoemaker's shop that produced leather boots and shoes (Libby, 1983). In 1866, the railroad reached Hartford and established one station in Hartford Center and another close to the Nezinscot River near the town of East Sumner where a small "railroad village" developed. The area had a "double track" which allowed trains traveling in opposite directions to pass. By 1950, the trains had stopped running and the track was taken up.

During the early 20th century, the railroad provided transportation to family-type camps, farms and inns that provided meals, cabins, socializing, dances, golf and many other recreational activities for families that came from Boston, New York and other parts of the country. Green Acres Inn, Pinehaven, Lakefield, Pinewood and Pleasant View Farm were popular vacation spots in Hartford. By the late 1960's, family vacation pursuits had changed thus causing a decline in this type commercial camp viability. Today, all but Green Acres has been subdivided. The Inn is still owned by one family and is maintained as a private residence. Camp Wekeela, the only commercial camp in Hartford that remains active today, has provided summer camp experience for boys and girls since 1922, served adults as well in the 40's and covers 150 acres between Little Bear Pond and Bear Pond Road. This is the only commercial camp in Hartford that remains active today.

In the late 1980's, a large piece of land, which was locally known as "The Grove" and had occasionally been used as a camp for recreational vehicles and public swimming in Anasagunticook, was sold to the Patten Corporation. When the residents of Hartford learned that Patten intended to divide the property into many house lots and prevent public access to the lake through the property there was considerable animosity and controversy. It became clear that the Town did not have an adequate Comprehensive Plan in place to control growth and to safeguard the Town's long-term development. After a threatened lawsuit by the Patten Corporation, a compromise was reached and part of the beach along with approximately six acres of wetland was deeded to the Town. This area, now known as the Hartford Town Beach, is managed by the Town and is open to residents of Hartford. The fifty-six-lot subdivision has 52 build-able house lots, 3 lots identified as beach and conservation land and the Hartford Town Beach.

Clearly, the history of Hartford reflects an industrious community, with an ability to adapt to changing economic realities. Before the railroad reached Hartford, transportation was limited to foot travel or horse and wagon. With the coming of the steam engine, markets became more accessible and travelers from out of state were able to conveniently visit the Town. As automobile travel became more popular and roads improved there was the eventual demise of the railroad. With the ease of travel and increasing national prosperity, a demand developed for summer homes and camps on our lakes. More boaters, anglers and hunters from nearby cities found Hartford to be a pleasant place to visit and easy to reach; the lakes were clean and the fishing was good. The ambiance of Hartford changed and will continue to change while new demands will be placed on the Town's financial and natural resources.

References and other publications: available in the Town Office:

1876-2007	Hartford Annual Reports
<i>1992 Hartford Comprehensive Plan</i>	
1997-2007	Hartford News
(Census)	<i>Early Settlers of Hartford</i>
Bedford, Richard	<i>Cemeteries of Hartford</i>
Canton Historical Soc., 1995	<i>Town of Canton Vital Records</i>
Gravelos, E. & Ludlow, R.	<i>Hartford Photo Album</i>
Libby, Wilber	<i>Hartford History</i>
Oxford Bicentennial Quilt - 2005	
Parsons, Lorraine	<i>Military Documentation of Hartford</i>
Parsons, Lorraine	<i>Military Service 1990, 1998, 2000</i>
Parsons, Lorraine	<i>Memory Years of Long Past</i>
Parsons, Lorraine	<i>Hartford in Pictures</i>
Parsons, Lorraine	<i>Homesteads of Hartford</i>
Parsons, Lorraine	<i>Hartford Cemetery Data and Vets</i>
Parsons, Lorraine	<i>Families of the Fox & Geese Quilt</i>
Parsons, Lorraine	<i>Hartford Cemeteries 2003</i>
Parsons, S., Mitchell & Davis	<i>A Brief History of Hartford</i>
Robinson, George Foster	<i>Island Falls Maine</i>
Russel, James Madison	<i>James Madison Russel Diary</i>
Vashaw, Norman A.	<i>What Was Ain't What Is</i>

PART TWO: INVENTORY AND ANALYSIS

HISTORIC AND ARCHAEOLOGICAL RESOURCES

There are several historically significant features and archaeologically important sites within the Town of Hartford, both from a national and a local perspective. The following information comes from local resources believed to provide general historic commentary, and includes some highlights, but may not include all notable properties. For complete and accurate historical data, the Town Office, County archives in South Paris, property records, deeds, the Increase Robinson Library and other sources should be used for research and reference purposes. The Revised Plan does not intend to give a comprehensive history of Hartford.

National Register of Historic Places

The DAVID WARREN HOUSE, ca. 1805, was placed on the Register in April 1983. This private residence is located on Sam Annis Road off Route 140.

The J. & O. IRISH STORE, located in Hartford Center, was given to the Hartford Heritage Society by James Irish and is maintained as a museum. It was placed on the Register in December 1983.

Regionally Significant Historic Structures

The HARTFORD COMMUNITY CHURCH building was built in 1810 on Meeting House Hill for the Free Baptist Community and was moved to Church Street in 1868 where it served a Methodist congregation. In 1968, it was deeded to the Hartford Community Church and now serves a Presbyterian (USA) congregation.

The UNION SCHOOL, a typical one-room rural schoolhouse located on Church Street, was built in 1899 and closed in 1952. The school is owned by the Hartford Historical and Improvement Society and is used today as a second-hand clothing store.

The HARTFORD TOWN HALL, a shingle-sided building constructed in 1922 replaced a much larger town meeting place, "Athenaeum Hall", which stood on the site from 1871 until it was destroyed by fire in 1921.

The ORIN ROBINSON HOUSE on Town Farm Road was the HARTFORD TOWN FARM from 1885 to 1933. It is believed by some that this building may have served as a jail because there are indications that one room on the second floor had bars in the window and door.

Probably Hartford's finest surviving early Cape, the WILLIAM F. BARD HOUSE was built in the 1790's. This private residence is located on Sam Annis Road.

The APOLLUS HALL HOUSE, circa 1783 is located on the corner of Tucker Road and Main Street, was residence to Arvida Hayford, Hartford's first Postmaster and Town Constable from 1800 to 1813.

In other locations throughout the Town, early homes include the current COWETT HOMESTEAD, built in 1792 and the adjacent 1818 stable, at the top of Cowett Road, off Route 219. William Hayford IV purchased the land in 1791 and in the 1790's part of the house was moved to the site and added to the piece there. The first Hartford Town meeting was held in this house.

The JENNIE BROWN HOMESTEAD on Stetson Road was one of the few brick homes in the Town. The original owners, the FLETCHERS, were associated with the brickworks and built the home from the bricks made in the Town. The MARIA ZALLES HOUSE, on Pratt Hill Road, was originally a stagecoach stop on the mail route to Paris Hill.

The PARSONS FARMSTEAD on Main Street north of Hartford Center is a connected complex of buildings. Its main block is an example of the high-posted Greek Revival Cape. This private residence has been enlarged and altered since its original construction in 1816. Other interesting examples of Greek Revival Capes in Hartford include the HOPESTILL BESBEE/DR. FRANKLIN MAXIM HOUSE on Town Farm Road and the HOWARD FARM on the Sam Annis Road in southern Hartford, both of which have inset doorways on their facades. North of the Parsons Farmstead on Main Street, the TOBIN-BRAGG FARMSTEAD is an interesting, multi-unit, connected wood-frame structure.

Local Historic Landmarks

Certainly of local historic interest and significance are Hartford's thirteen area cemeteries. The Town has an active Cemetery Committee that seeks to preserve and maintain these local landmarks.

Cemeteries in Hartford

Meeting House Hill "Starbird" Cemetery	Hartford Center Cemetery
Sparrow Cemetery	Thompson Cemetery
Glover Cemetery or Young Cemetery	Parsons Cemetery
Fuller Cemetery	Swan Pond Cemetery
Maple Grove Cemetery	Howard/Ricker/Warrant Cemetery
Jackson Cemetery	Blake Cemetery
Soule Cemetery	

Source: Lorraine Parsons, 1989

Maps are located in Town Office

Archaeological sites are classified as being either prehistoric or historic. Prehistoric sites are those areas where remains are found which were deposited before written records were kept. Historic sites are more recent and occurred after written records began. Archaeological sites are most commonly found within 25 yards of an existing or former shoreline. According to the Maine Historic Preservation Commission (MHPC), no comprehensive archaeological or prehistoric survey has taken place in Hartford. However, the Commission has identified one significant archaeological site: Hutchinson Tower on Gurney Hill (American Monument reference number ME 195-001 shown on the cover).

Threats to Historic and Archaeological Resources

Continued development poses several threats to Hartford's historic resources and consequently to the Town's character. These threats include:

inappropriate renovation and alterations, roadway improvements, changes in land use and abandonment. Currently there is little the Town can do to formally protect its historic resources. There is no Site Review Ordinance, and the language in the Subdivision Ordinance protecting historic qualities is inadequate and vague.

CULTURAL, SCENIC AND RECREATIONAL RESOURCES

Along with the historic resources, the cultural, scenic, open spaces and recreational resources of Hartford are what make the Town “a home” to its people. They help describe what Hartford is and what makes it special to all who live or visit here.

Cultural Resources

There are three associations in the Town of Hartford, which serve to enhance local history and culture.

The **Hartford Heritage Society’s** goals are to preserve the older buildings in Town and to promote education about the Town. The Society is funded by an appropriation from the Town, private donations, and fundraisers. Each year on Hartford’s Heritage Day, the Society awards a scholarship to a high school senior who is bound for college. Membership in the Heritage Society is open to anyone and the group meets once a month. The J & O Irish Store Museum, which is owned by the Society, is located in Hartford Center and is normally open on Sundays or by appointment during the summer months.

The goal of the **Hartford Historical and Improvement Society** is to preserve the Union School building, which is located on Church Street. The Society is funded by private donations and meets annually on the second Sunday following Labor Day at the Union School.

The **Increase Robinson Library**, located on Route 219 in Sumner on the Hartford-Sumner Town Line, is owned and operated by a board of trustees who represent Hartford and Sumner. It houses many old books and historically significant documents. It is open one day a week in the summer or by appointment.

Scenic Resources

The Comprehensive Plan Committee recognizes that people enjoy rural places more when those places provide high-quality visual experiences and the Town seeks to protect these visual resources from development. Although many areas throughout Hartford are scenic, the following list is representative of the most significant.

Significant Scenic Vistas in Hartford

View #	Scenic Location	View
1	Ridge above Bog Brook, north of Davenport Road	Hills in Hartford, Lake Auburn
2	Knoll east of Russell Brook, north of Davenport Road	Lake Anasagunticook, Bear Mountain, hills in south of Town
3	The Pinnacle, between Camp Road and Lake Anasagunticook	Ledges on the Pinnacle, Lake Anasagunticook, sunsets

View #	Scenic Location	View
4	Canton/Hartford town line on Church Street	Lake Anasagunticook, mountains in north of Town
5	Thorne Mountain, trail from Green Acres Road	Lake Anasagunticook, mountains in north of Town
6	Robinson Hill, Town Farm Road	Mountains to north of Town, into Canton and Peru
7	Summit of Deacon Pinnacle	East Sumner Village
8	Cary Hill, Cary Hill Road	Robinson Hill, Deacon Pinnacle
9	End of Howard Road	Northeast Pond, Cary Hill
10	Corner near Jones home, Sam Annis Road	Apple orchards, White Mountains
11	Russell Hill, Gurney Hill Road	Hills and mountains to north
12	Crestview Orchards, Church St. near Route 219	Apple orchards, Holmes Hill, Bunganock Pond, western Maine mountains, White Mountains
13	Summit of Little Bear Mountain	Ledges, views in all directions, White Mountains
14	Summit of Bear Mountain	Ledges, views in all directions, White Mountains
15	Near Murphy home, Berry Road	Little Bear Pond, Hayford Hill
16	Trail from Gilman Road along Hayford Brook, off Route 219, via Cowett Road	Bear Pond, Bear Mountain
17	Turner/Hartford town line, Route 219	Bear Mountain, Little Bear Mountain, other mountains to north
18	The Pinnacle, at Buckfield town line on Perry Road (aka East Buckfield Road)	Hayfields and hills to west in Buckfield
19	Upper end of Sparrow Brook, off Darrington Road, about 1 mile from Route 140	Sheep Tick Falls
20	Hartford Town Beach	Lake and mountains to the north
21	Greenwoods Road (off Labrador Pond Road)	Ragged Jack Mountain

Source: Hartford Comprehensive Plan 1992

Recreational Resources

For a town of its size and limited resources, Hartford can, nevertheless, boast several areas (public and private), which offer recreation to its residents and visitors. There are numerous trails used by hikers, horses, cycles, snowmobiles and ATVs throughout the Town. Trails generally cross privately owned land, however, the abandoned railroad bed, which runs from Buckfield to Canton, includes a two-mile section owned by the Town of Hartford.

Lake Anasagunticook and Little Bear/Bear Ponds are heavily used recreation areas any time of the year. These lakes are large enough for canoes, kayaks, sailboats, powerboats and jet skis. There are no public boat launches in Hartford. Currently, the public is being allowed to use

privately owned boat ramps on these major lakes. Swimmers, boaters and anglers use the waters in the summer and ice fishermen, snowmobiles, skaters and X-country skiers find them popular in the winter. The shoreline of each lake is bordered with summer camps and a growing number of year-round homes.

Recreation Resources in Hartford

	Ownership	Acres	Parking	Restrooms
Bear Mtn. Trail	Private	11 acres & 4 miles of trails	Bear Mtn. Rd. private land	None
Hartford Town Beach	Municipal	6.8 acres & 800' shoreline	Yes	Porta-potty
Hartford Ball Fields	Municipal	7.9 acres	Yes	Porta-potty
Railroad Bed	Municipal	39 acre/2 miles of trail	Yes	None

Source: Town Office, Comprehensive Plan Committee 2008

NATURAL RESOURCES

The 1992 Comprehensive Plan, Part I, provided a thorough description of Hartford’s natural resources with definitions and detailed explanations. The topography, or lay of the land, continues to show the relief and slope of the town’s 47.5 square miles. Natural resources include: soils, lakes, streams, wetlands, forests, agricultural lands, surface and ground waters, sand and gravel aquifers, wildlife habitats, and rare and endangered plants.

Hartford’s lakes and ponds provide scenic vistas, recreational opportunities, and valuable habitat for fish, birds and numerous other forms of wildlife. These lakes are also important sources of tax revenue for the Town. Although these lakes are shared with other towns, most of each lake and its watershed are in Hartford. The watersheds include all the surrounding land from which water enters the lake through streams, runoff, and ground water seepage. Activities in a watershed, despite the fact that they may be well removed from the lake itself, may have profound, long-term consequences for the lake.

Threats to Natural Resources

Degradation of the Town’s natural resources affects not only the environment but also the Town’s economic base and ability to sustain quality of life. Preservation of all natural resources is essential.

Threats to these valuable resources continue through periodic flooding along streams and erosion of steep slopes; and non-point sources of pollution associated with activities, such as house and road construction, timber harvesting, agricultural practices, recreation and any other activity that disturbs the soil. According to Maine Department of Environmental Protection, Lake Anasagunticook is on the State’s Most at Risk from Development List, which indicates that stronger site development rules apply to development in the watershed. Development of any kind has the potential to disrupt wildlife corridors. A more recent threat is the potential of an infestation of invasive, non-native aquatic plants in Lake Anasagunticook

and Bear Pond via watercraft brought into the Town from lakes that are already plagued by the destructive plants.

Water Quality

Of the myriad of pollutants that can be carried to a water body from its watershed, phosphorus is of primary concern. Phosphorus is a natural element that clings to soil particles and organic matter and is released by eroding soil. When water-carrying phosphorus is allowed to seep into the ground, as in an undisturbed watershed, soils and organic matter bind with the phosphorus and hold it for use by plants. However, where the vegetation holding the soil in place has been removed for house and/or road construction or to improve a view, surface runoff can transport and deposit the phosphorus along with eroded soils into lakes and streams, adversely affecting water quality. Increased phosphorus levels in a lake create conditions that increase the probability of excessive algae growth, which can have dire consequences for lake-water quality. The Per Acre Phosphorus Allocations for lake watersheds located in Hartford have been calculated and are shown in the chart below.

Per-Acre Phosphorus Allocations for Lakes with Watersheds in Hartford

LAKE	DDA	ANAD	AAD	GF	D	F	WQC	LOP	C	P
Anasagunticook Lake	7321	500	6821	0.2	1364	77.54	Mod-sensitive	H	0.75	0.043
Bear Pond	788	150	638	0.25	160	8.26	Mod-sensitive	M	1.00	0.052
Brettuns Pond	340	10	330	0.2	66	3.1	Mod-sensitive	M	1.00	0.047
Bunganock Pond	1591	150	1441	0.2	288	10.62	Mod-sensitive	M	1.00	0.037
Little Bear Pond	3385	600	2785	0.2	557	22.51	Mod-sensitive	M	1.00	0.04
Northeast Pond	588	75	513	0.15	77	3.9	Mod-sensitive	M	1.00	0.051
Swan Pond	1754	150	1604	0.15	241	11.06	Mod-sensitive	M	1.00	0.046
Unnamed Pond 6735	434	40	394	0.15	59	2.86	Mod-sensitive	M	1.00	0.048
DDA	Direct land drainage area in Hartford in acres									
ANAD	Area not available for development in acres									
AAD	Area available for development in acres (DDA - ANAD)									
GF	Growth Factor									
D	Area likely to be developed in acres (GF x AAD)									
F	Lbs. phosphorus allocated to Hartford's share of watershed per ppb in lake									
WQC	Water quality category									
LOP	Level of Protection (H=High [coldwater fishery]; M=Medium)									
C	Acceptable increase in lake's phosphorus concentration in ppb									
P	Lbs. per acre phosphorus allocation (FC/D)									

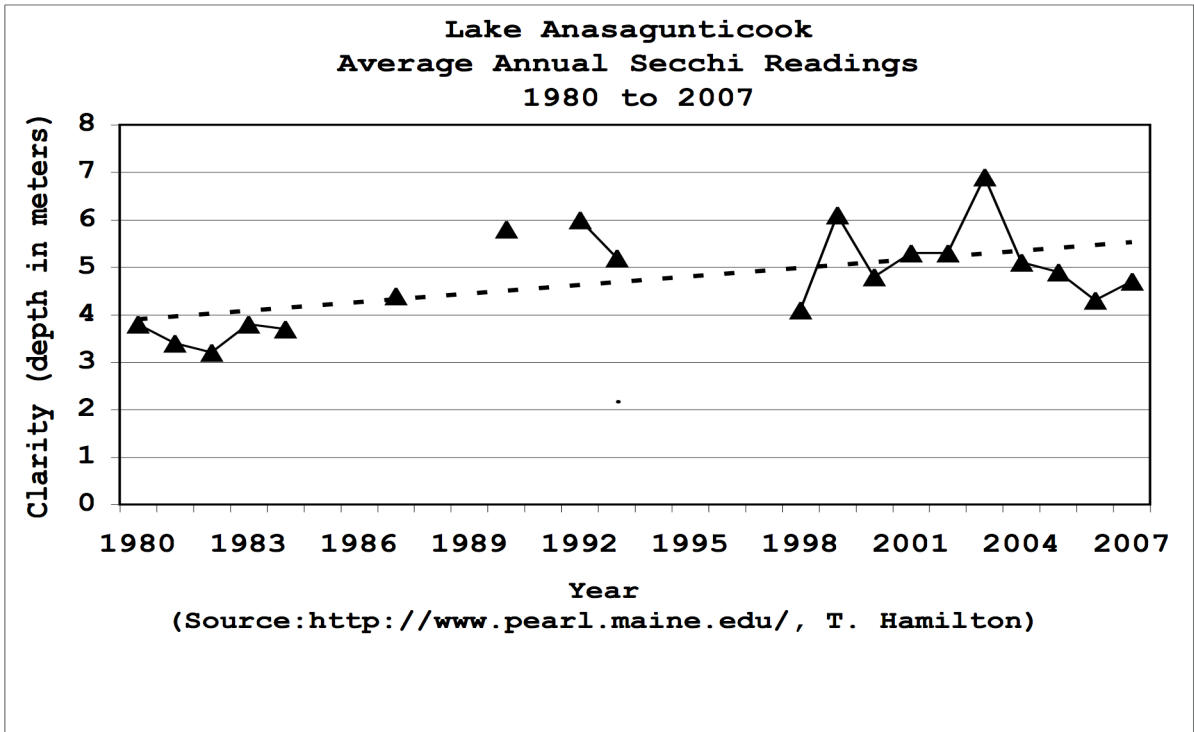
Source: Maine Department of Environmental Protection

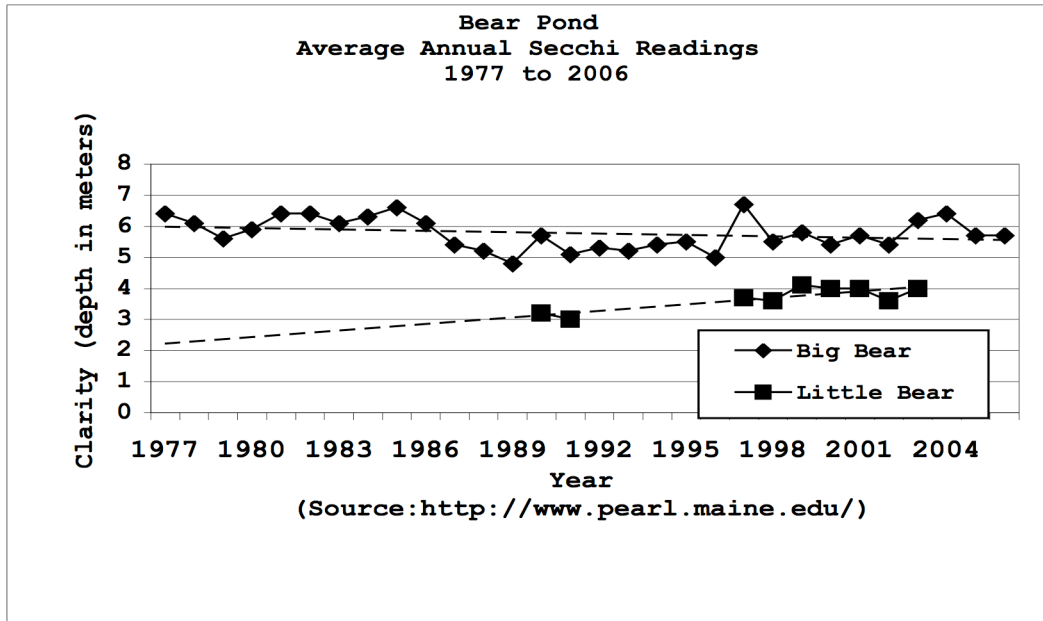
The quality of the water in Lake Anasagunticook and Bear Pond is an important factor in determining the monetary value of the real estate bordering the shoreline. If water quality in any of Hartford's lakes declines to the point that it is easily observed, property prices would also decline [Michael, H.J., Boyle, K.J. and Bouchard, R. 1996. "Water quality affects property prices: a case study of selected Maine lakes"]. The implications on potential tax revenue are obvious: changes in the value of lakefront property can have a significant impact on this important revenue source as witnessed by the 2005 revaluation of properties in Hartford.

Recognizing the importance of water quality in Hartford's lakes, residents and volunteers have mobilized to preserve and protect this valuable resource. Under the auspices of Maine's Volunteer Lakes Monitoring Program (VLMP), both the Lake Anasagunticook Association (LAA) and the Bear Pond Improvement Association (BPIA) have monitored water clarity and dissolved oxygen levels in both lakes for many years.

Water Clarity

A standard, low-tech method of measuring water clarity is with a Secchi disk. Secchi disk readings may vary considerably from month to month and from year to year. However, if readings are made in a standardized manner over a long period of time, significant changes in water clarity can be detected. The Volunteer Lakes Monitoring Program regularly certifies volunteers to assure standardized techniques are being followed. The graphs below indicate the water clarity readings in Hartford's three largest lakes over the last couple of decades. The trend, shown with a dashed line, shows a noticeable improvement in Lake Anasagunticook and Little Bear Pond over this period and a slight lowering of clarity in Bear Pond.





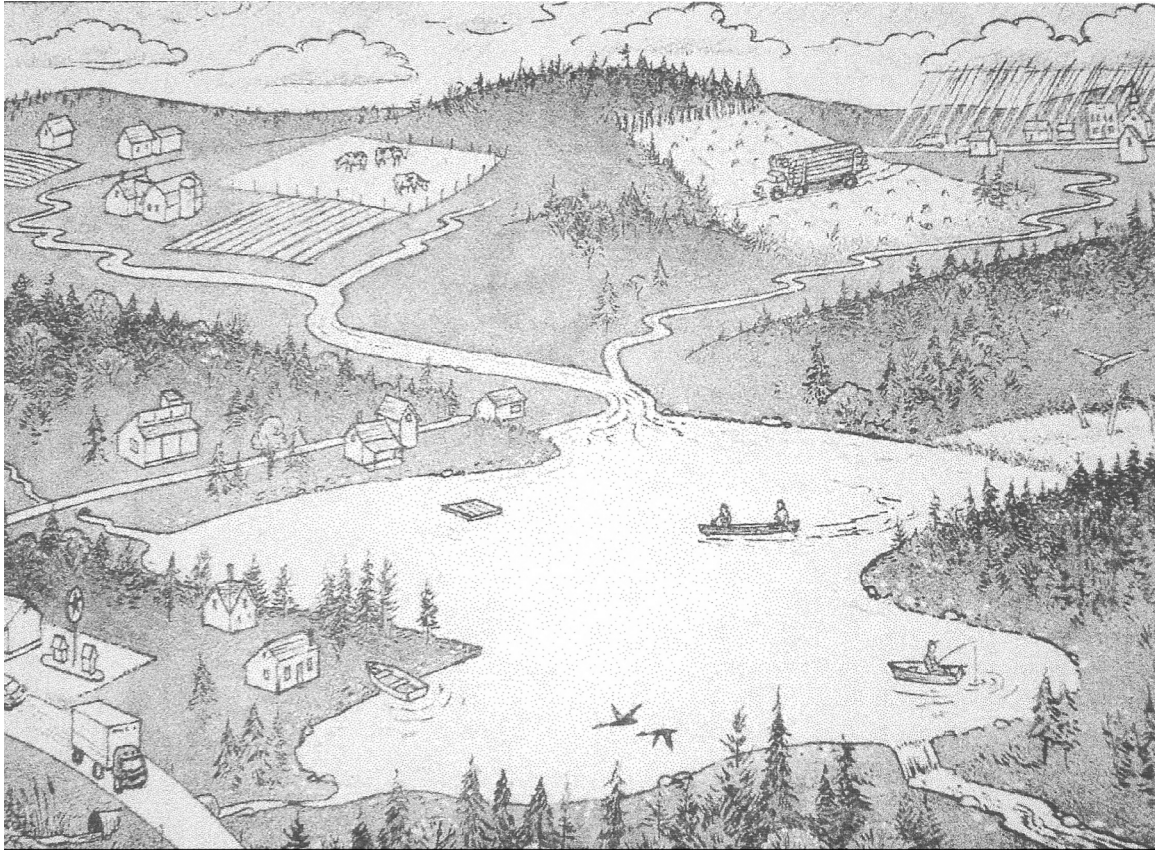
Dissolved Oxygen

Dissolved oxygen (DO) is the measure of the amount of oxygen dissolved in the water and is available for aquatic life. Too little oxygen reduces the diversity and population of aquatic organisms by killing or severely stressing them. There are two serious consequences of oxygen depletion: first, loss of oxygen kills the cold-water species living near the bottom; and second, loss of oxygen causes changes to occur in the lake's sediment that frees additional phosphorus and allows algae to multiply into a "bloom". This in turn can initiate a disastrous cycle which will seriously degrade a lake as oxygen levels fluctuate widely, fish die and the water becomes repugnant. Lakes experiencing an algal bloom lose appeal to swimmers, boaters, sport fishermen and property owners. It is obvious that the level of oxygen in our lakes is important for recreation, property value, and in the case of Lake Anasagunticook, drinking water for the town of Canton. Comparative data are available on the University of Maine website at www.pearl.maine.edu.

Watershed Surveys

Watershed surveys have been found to be an effective way to protect water quality of lakes by getting citizens involved in identifying existing and potential sources of polluted runoff. In 1998, the Canton Lake Association (name changed to Lake Anasagunticook Association/LAA) undertook such a survey of the 13 square mile watershed of Lake Anasagunticook. In 2001, the Bear Pond Improvement Association (BPIA) completed a similar project in the 6.9 square mile watershed for the two Bear Ponds. Each watershed was divided into quadrants and assigned volunteers to visually survey these quadrants in early spring after rainy periods when snow melt and storm waters made signs of erosion most obvious. These surveys were completed using assessment forms and training provided by Maine Department of Environmental Protection (DEP), Volunteer Lakes Monitoring Program

(VLMP), and Oxford County Soil and Water Conservation District (SWCD) personnel.



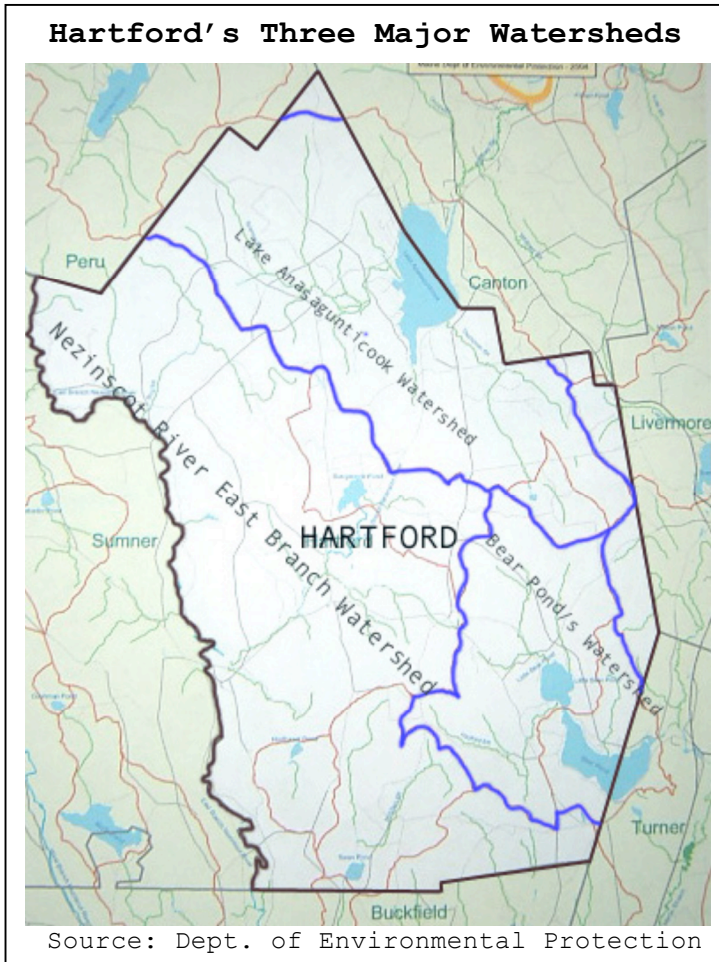
Activities close to a lake and miles away affect water quality

Seventy-four sites were identified in the Lake Anasagunticook watershed and 173 sites in the two Bear Ponds were shown to impact or have the potential to impact water quality. Roads (both public and private), driveways, paths, building sites, forest harvesting, boat ramps and beaches were among the areas cited. The largest number of erosion sites found, however, was on year-round and seasonal roads and driveways.

Both lake associations applied for and received state-funded grants from the DEP to correct some of the most damaging sites using erosion control solutions and best management practices (BMP) through demonstration projects. Both grants were administered by the Oxford County SWCD and required matching funds. A long-term goal listed in the 1992 Comprehensive Plan was achieved by these actions. Two other stated goals in 1992 were met, at least in part, by these surveys and BMP Demonstration Project Grants:

- Oxford County SWCD personnel worked with the Road Commissioner providing technical support to put in place soil erosion and storm water control practices along Town roads. The surveys assessed the adequacy of storm water drainage across public roads in shoreland areas and implemented corrective measures outlined and included in the BMP grants.

- Identification and implementation of practices by both lake associations aimed at minimizing soil erosion and phosphorus export throughout the watershed, including farmlands, forests and residential development even miles from the lake.



The watersheds in Hartford are outlined in this map. Approximately one-half of the Town is in the watershed of the Nezinscot River. This also includes the watersheds of Swan, Bunganock, and Northeast Ponds.

Riverine Fisheries

Hartford's numerous brooks and streams, and in particular the East Branch of the Nezinscot River provide significant recreational opportunities as well as important fish and wildlife habitat. Residents and visitors to Hartford enjoy the native Brook Trout fishing and angling in general along Hartford's riverine areas. The East Branch of the Nezinscot River is listed as a Class A Stream by the Maine Department of Environmental Protection. Class A streams must be managed for high quality and limit human disturbance. Insufficient water quality data is available at present, but development and other threats to the Nezinscot and indeed all brooks and streams in Hartford

must be minimized to maintain these critical resources.

"LakeSmart" Program

Maine Department of Environmental Protection (DEP) Lake Smart program, instituted in 2003, provides free education to property owners on home site development and land use in a way that protects Maine's waterways. Using a wide variety of criteria, DEP personnel evaluate property and award those who meet these standards with recognition. DEP's website, www.maine.gov/dep/blwq/doclake/lakesmart, listed Lake Anasagunticook second highest in the state in June 2005 for receiving four LakeSmart Awards and recognizing six other properties on the lake. Both lake associations in Hartford have encouraged LakeSmart evaluation of all properties in these watersheds, not just those on the lake.

Invasive Aquatic Plants

The threat of invasive aquatic plants, a serious and very real threat to Maine's lakes and ponds, has received much attention during recent years.

Certain species of aquatic vegetation, perhaps most notably Eurasian milfoil, have such an invasive and prolific nature that their introduction into a body of water can have a disastrous impact on the shoreline, recreation and critical habitat for aquatic wildlife. Plants are often introduced accidentally via watercraft, trailer, motor or other gear. Once introduced, they multiply at such a rapid rate that controlling them becomes almost impossible.

For this reason, the State of Maine now requires all motorized watercraft to display a special sticker, which is purchased at the time of registration for residents or before entering inland waters for out-of-state watercraft. Revenue from these sticker sales is used to fund awareness, education and remediation. Four invasive plants are now found in Maine waters: variable leaf water milfoil, Eurasian water milfoil, curly-leaf pondweed, and hydrilla. Seven other species are listed by the Maine Center for Invasive Aquatic Plants as imminent threats. [VLMP Newsletter, 2006] As of 2006, infestations are known in twenty-six lakes in Maine with the closest one to Harford being Lake Auburn (variable leaf milfoil). [www.maine.gov/dep]

In response to this threat to our waters, many volunteer organizations, including lake and pond associations, have mobilized to conduct courtesy inspections at boat landings to prevent the introduction of invasive plants and to help educate boaters about how to avoid transporting plants from lake to lake. None of Hartford's lakes have "public" boat launches although some have commonly used private launches. A few boat inspections, funded by a grant from the Androscoggin River Watershed Council, were conducted on Lake Anasagunticook in the summer of 2006. Because funding is not available to cover inspections at all boat landings without a major volunteer effort, it will be impossible to monitor 100 percent of the watercraft. Enhancing the public awareness about invasive plants and their transport from lake to lake is critical and currently is being addressed by both lake associations.

Wildlife Habitats

Wildlife is as much a natural resource of the Town as are surface waters, forestland and picturesque viewpoints. Through thoughtful land-use planning, maintaining adequate habitat and managing areas of critical concern, wildlife can continue to be an important viable resource. It is critical to limit forest fragmentation, riparian destruction and loss of open space.

U.S. Fish and Wildlife Service (USFWS) has identified high value habitat areas of five acres or more in Hartford where endangered, breeding populations and species of special concern reside. The Creeper, a [freshwater mussel](#) of "special concern", has been found in the forested wetlands along Route 140 near the Hartford/Buckfield line and also along the East Branch of the Nezinscot River in the area of Stetson, Labrador Pond, and Desert Roads. The Peregrine Falcon, labeled endangered, breeding population by the USFWS, lives on Ragged Jack Mountain near the Hartford/Peru line. [www.beginningwithhabitat.org]

Mammals

There are four critical types of habitat in our area: wetlands (especially around Mud Pond and Bunganock Pond), riparian areas (shores of lakes, ponds, rivers, and streams) and major watercourses (Nezinscot River), deer wintering areas, bogs and meadows. Large uninterrupted blocks of woodland, which make up a large part of Hartford are also important to many species of wildlife such as deer, moose and bear because they require a large home range. Many other woodland mammals including fox, beaver, coyote, weasel, bobcat, fisher, porcupine, skunk, red and grey squirrels are also common in Hartford.

The Maine Department of Inland Fisheries and Wildlife (MDIFW) has documented the location of nine deer wintering areas in Hartford: Doten Hill area; Northeast Pond and Deacon Pinnacle area; Irish Hill area; Cowett Road and Route 219 area; Swan Pond area; below Big Bear Mountain; off Little Bear Mountain; Ragged Jack Mountain area; and between Davenport and Stetson Roads. Thirty-eight deer were harvested in Hartford in 2005. [www.maine.gov/ifw]

Fish

Fish in the Town's lakes include brown trout, brown bullhead, brook trout, chain pickerel, fallfish, golden shiner, minnows-carps, pumpkinseed, rainbow smelt, smallmouth bass, largemouth bass, white perch, white sucker, and yellow perch. Northern pike, chain pickerel and American eel have been reported in Bear Pond [www.maine.gov/ifw]. Since 1989 the Dept. of Inland Fisheries and Wildlife (IF&W) has stocked Anasagunticook with brook and brown trout; however, in previous years IF&W introduced rainbow trout (1938), smallmouth bass (1946) and landlocked salmon (1949 - 1960). Annual stocking of brown trout also occurs in Bunganock Brook and the Nezinscot River [www.maine.gov/ifw]. Smallmouth bass were transferred to Bear Pond in 1953 and 1957 and are now well established, and brown trout are stocked occasionally but because of "marginal water quality" their survival is limited. In 1999 an illegally introduced pike was caught during the ice-fishing season [www.maine.gov/ifw]. Fishing on Bunganock Pond, Bear Ponds, Swan Pond and Lake Anasagunticook in the summer, ice fishing in the winter and angling on brooks and streams are important food resources and recreational assets to the Town.

Birds

Over the last few years, bald eagles have returned to Hartford and are often seen near Anasagunticook especially in the winter. Common loons, much beloved and so often identified with Maine lakes have not done as well. Although they return to Hartford each spring, loons have not often succeeded in raising chicks. Between 1996 and 2004 only four loon chicks (in 2000) were successfully hatched and raised on Anasagunticook. [www.pearl.maine.edu] Some years were plagued by widely fluctuating water levels that either flooded nests or left them on dry land and thus vulnerable to predation. Also, the increased number of powerboats and jet skis on the lake, with their concomitant disturbances, may also be a factor in these repeated nesting failures. Other birds, such as Great Blue Herons, Bald Eagle, Osprey and

various ducks are common on our lakes. Hartford's woodlands have nesting warblers, thrushes, ravens, grouse and other songbirds in the spring. Ruffed Grouse and American Turkeys are common in Hartford and are seen along roadsides or forest paths. Each of the game birds is hunted in season.

Soils Conservation

Soils are a basic resource of major importance to land use activities. They are the underlying material upon which roads, buildings, and septic systems are developed. Also, they are the essential medium for agriculture and forestry. There are many different soil types, each with differing opportunities and limitations for any given land use.

Soil Types

Over thousands of years, the soils in Hartford have been formed through the actions of climate, slopes and vegetation on glacial outwash, glacial till, and ledge. Variations in these factors cause soil properties to vary from place to place on the landscape. These variable properties include color, texture, structure, drainage, erosion, depth to bedrock, and depth to water table, among other characteristics. Because of these variations, there are many different soil types, sometimes called soil series, which have been identified, described in terms of their properties, and mapped by the U.S. Department of Agriculture's Soil Conservation Service (now known as the Natural Resource Conservation Service, or NRCS).

Each soil type or series has a different suitability for any of the many possible land uses for which it might be required. For instance, some soils are well suited for septic systems, while others are marginally suited and still others are not at all suitable. Similarly, different soil types have varying fertility for agriculture and forestry.

Soils and Development

The Natural Resources Conservation Service (NRCS) has developed a system to assess the relative suitability of each soil type for development. The Soil Development Potentials Ratings System for Low Density Urban Development in Oxford County, Maine, rates all soil types found in Hartford for dwellings with basements, for roads, and for septic systems. The three potential categories have been combined into five composite development potential ratings: Very High, High, Medium, Low, and Very Low.

A rating of Very Low does not necessarily mean that the intended use cannot occur on that soil. It does mean, however, that severe limitations may exist and corrective treatment may be necessary to overcome them. The fewest limitations apply to development with soils rated Very High or High. The Soil Development Potentials map for the Town of Hartford shows the distribution of different ratings within the Town. These town-wide map interpretations do not eliminate the need for on-site sampling, testing and study of other relevant conditions when development is proposed.

Soils for Farming

As defined by the NRCS, prime farmland soils are those which nation wide, have physical characteristics that make them the best agricultural

lands. The designation of "prime farmland" is tied directly to soil properties, and not to current or past land use -- it can be land in cultivation, forest, pasture, or idle and it can be remote or inaccessible.

Currently, the Town of Hartford has no mechanism or program in place that is designed to help protect these prime farmland soils as an important natural resource from being lost to development. There are a variety of regulatory and non-regulatory options for protecting these lands and the Town will need to decide in its planning process how to protect these resources.

Erosion and Sedimentation

Common land use and development practices, including agriculture, site development and timber harvesting, can often increase erosion with consequent increases in sedimentation and the loss of valuable topsoil. Eroded sediment and topsoil can clog culverts, storm drains and ditches. It also contains phosphorous that will dissolve in rainwater which will ultimately raise phosphorus levels in the lakes which, in turn, may contribute to a decline in water quality. Poor soil conservation practices can generate economic losses at the point of erosion that are visible and at distant sites that are less apparent.

To help minimize erosion and sedimentation and to reduce the expense of mitigating these problems, the Town of Hartford should adopt erosion and sedimentation control requirements in its site plan review, shoreland zoning, and subdivision ordinances.

LAND USE PATTERNS

Hartford has a total land area of approximately 47.5 square miles (30,400 acres) and is located at the eastern edge of Oxford County. During its history, the Town has changed from a rural agricultural and forestry community with a small industrial center at Hartford Center to a growing town of commuters and seasonal residents who generally have homes along the shores of its lakes. In the 1990's and early 2000's Hartford experienced growth in year-round residents, primarily south of Hartford Center, which is close to access roads for commuting to nearby larger cities for employment.

Agricultural

The proportion of Hartford's residents that were employed in agriculture/forestry occupations in 1990 was 10.7 percent and by 2000 that percentage had decreased to 3.2 percent (data from US Census). This reduction is directly related to the amount of land used for agriculture, which has decreased over the past few decades and some of that land has been converted to residential building lots. Presently, commercial agriculture is limited to an apple orchard, some blueberry fields in the Church Street area, tree farms, maple sugaring, market gardens and beef cattle.

Forestland

Forestland is the major land cover type in Hartford, with approximately 25,500 acres [AVCOG Satellite Map, 2004]. Very few of these

forests are commercially owned because the large commercial companies divested their land interest over the past two decades. Currently, private smaller woodlot owners who keep the land in "Tree Growth" status primarily hold these lands. Of the individually owned forestland, there are 176 parcels covering 13,171 acres that are registered as Tree Growth [Town of Hartford]. It is interesting to note that in 1988 there were about 10,000 acres in Tree Growth. The addition of 3,000 more acres is significant when AVCOG reports a general decline in Tree Growth acreage in other towns. Slightly more than 50 percent of our forestland is in Tree Growth status. A significant threat to our forestland could be the development of the acres that are not in Tree Growth or the removal of acreage from the Tree Growth status. From 1991-2002 there were 9,125 acres of woodland harvested in Hartford, of which 8,645 acres were selection harvested, 438 acres shelter wood harvested (removal of canopy) and 42 acres were clear-cut.

Commercial/Industrial Activities

Industrial activities in the Town are family-owned business. There is a well-established summer camp for youth (Camp Wekeela, LLC) on Route 219 and a manufacturing company on Town Farm Road. There are other businesses scattered throughout the town, such as: automotive repair, logging, excavation, home construction, day spa and pet boarding. Some residents operate small businesses in their homes as day care providers, computer repair services and software maintenance. Presently there are no large commercial or retail enterprises located in Hartford.

Town Property

Town property consists of the Town Office, Town Hall, Hartford Town Beach (900 feet of waterfront and 6 acres of wooded wetlands on Lake Anasagunticook), Hartford Ball Field, transfer station, sand/salt shed and the railroad bed from Pine Shores to Hartford Center which includes twelve acres just south of Pine Shores and a small piece next to the Town Office which could expand parking facilities in Hartford Center.

Residential Use

Hartford showed significant growth in the number of residences in the 1990's with 147 new residential units constructed or installed (such as a mobile home). Of these, 26 structures were on land designated as Shoreland Zoning (our lakes); most of the remainder of residential development has occurred in southern Hartford.

Annual reports from June 2000 to June 2004 state that 105 building permits were issued in this four-year period. There may be some instances where a permit was issued and neither a new structure nor an expansion was built, but accurate records for actual construction are not available. However, the number of building permits issued does indicate continued growth of residential homes in Hartford. Census data shows that the number of year-round residences is growing in comparison to seasonal residences. In 1980, seasonal homes represented 47 percent of residences, while in 2000 that number decreased to 35 percent.

DEMOGRAPHICS

Population Trends

The Town of Hartford is continuing a prolonged period of significant growth. The Town's zenith was reached in the 1850's when its population reached 1,250 but it went into gradual decline shortly after the Civil War. The opening of the west making excellent (i.e., rock free) agricultural land available and the burgeoning Industrial Revolution in urban areas attracted people from Hartford to the Midwest and growing New England cities. The population of Hartford reached its nadir in 1970 when the Town claimed only 312 residents. Since that period, population growth has resumed as shown in Table 1.

**TABLE 1
POPULATION GROWTH**

Year	Hartford	Surrounding Towns-Totals	Oxford County
1970	312	7,397	43,457
1980	480	9,706	43,958
1990	716	10,270	50,600
2000	963	12,291	54,755
1990-2000 Growth Rate	34.5%	19.7%	8.2%

In this section on demographics, almost all data is from the US Census Bureau. Any data from other sources have been identified.

Table 1 above clearly shows that Hartford's population growth rate is high compared with the surrounding towns of Turner, Livermore, Canton, Peru, Sumner and Buckfield and, in general, of Oxford County.

Hartford town records were examined to determine the level of the "natural" population increase based on births and deaths. In the period from 1990 through 2000, town records show 82 births and 37 deaths resulting in a "natural" population increase of 45. The total population increase over the same time period was 247 indicating that 202 were new residents or 82 percent of the total increase.

Hartford's substantial growth rate since the 1970's appears to be the result of several significant trends:

- 1) Residents of urban areas are choosing to move to rural sites and commute to their work in urban areas such as Lewiston, Auburn and Augusta. The population of these urban areas has slightly declined over the same time period.
- 2) A number of seasonally occupied residences are being converted to year-round homes.
- 3) The number of people over the age of 65 has increased substantially in the period from 1990 through 2000. A portion of this growth came from the aging of the 55-65 age group of the 1990 population. It is also true that Hartford is becoming an attractive retirement site for those who like rural areas with reasonable access to health care, entertainment facilities and other features of importance to the retired.

Although there are few official data to support (1) and (2) above, it is clear that the residential growth is primarily on roads that provide easy access to work areas. Such roads include Bear Pond Road (Route 219), Church Street, Town Farm Road, and other roads with easy access to Routes 108, 4, and 26. Main Street (Route 140) has also seen significant new residential construction in the last decade. The largest percentage of new construction has been south and east of the village center. This is logical since this area is closest to employment opportunities in Augusta, Auburn and Lewiston.

The State Planning Office (SPO) has projected Hartford's population to be 1,284 in the year 2015. This is essentially equivalent to a 2 percent annual compounded rate of increase. In the 1990's the town's growth rate was 5 percent compounded. In the 1999 to 2004 period a total of 105 residential building permits were issued. This implies that the 2005 population may already be as high as 1100! This Committee feels that it is not unreasonable to project Hartford's 2015 population to realistically reach as high as 1,375. It is also expected that the percentage of retirees will continue to increase modestly. It should be noted that the effective population of Hartford increases significantly during prime vacation months when both seasonal residents and Camp Wekeela staff and campers add as many as 600 to 700 people to be accommodated by Town facilities.

Age Distribution

The following data and comments refer to the age distribution of our population and compares 1980 to the 2000 census. No similar information was found in the 1990 census data.

**TABLE 2
POPULATION AGE GROUPS**

AGE GROUP	1980	Percent	2000	Percent
Under 18	143	29.8	289	29.9
18-44	185	38.5	324	33.6
45-64	107	22.3	231	23.9
65+	45	9.3	119	12.5

These data show a somewhat different age mix over this twenty-year period. The population of those over 65 does show an increase of 164 percent, a figure that is significantly higher than the increases of the other age categories. Contrastingly, the 18 - 44 year age group (childbearing age group), dropped from 38.5 percent to 33.6 percent. The growth of the 65+ year olds is higher than the surrounding towns with the exception of Canton (impacted by Victorian Villa) and Livermore, which is a slow-growth town.

It is apparent that Hartford is attracting retirees - both long-time residents who chose to stay here instead of moving to warmer climates and those who select Hartford as a delightful place to retire to enjoy our rural quality of life.

Trends in Education

Table 3 lists the educational levels attained by those over 25 for the Town of Hartford in 1980, 1990 and 2000 and Oxford County is listed for only the year 2000. Data for "Comparable Towns" are listed only for 2000. From this point forward, we will be using "Comparable Towns" instead of "Surrounding Towns" for comparison purposes. We have dropped Turner from the list because this town has, in essence, become a suburb of Lewiston/Auburn. "Comparable Towns" thus includes Livermore, Canton, Peru, Sumner and Buckfield.

**TABLE 3
EDUCATIONAL ATTAINMENT DATA**

	Hartford 1980	Hartford 1990	Hartford 2000	Comparable Towns	Oxford County
Population over 25	***324	451	645	7,514	37,929
No High School diploma	32.5%	24.1%	17.5%	14.4%	17.6%
High School diploma	48%	43.0%	41.4%	46.3%	43.0%
Some College no degree	---	16.0%	24.5%	18.6%	17.7%
Associate Degree	---	4.8%	5.4%	6.9%	5.9%
BS/BA Degree	6.0%	10.2%	7.8%	9.8%	10.5%
Graduate Degree	2.0%	1.6%	3.4%	4.1%	5.2%
*** Population over 18 for 1980					

**TABLE 4
M.S.A.D. #39 STUDENT ENROLLMENT**

Year	Hartford Elementary	Hartford High School	Hartford Students	Total MSAD#39 Students
1979-80	69	28	97	-
1989-90	103	34	137	-
1999-00	140	62	202	660
2000-01	137	59	196	672
2001-02	131	71	202	669
2002-03	132	62	194	663
2003-04	128	55	183	635
2004-05	123	54	177	645
2005-06	117	49	166	611
2006-07	108	50	158	633

Hartford continues to show a decrease in residents who have not obtained a high school diploma. In other categories, Hartford appears to be essentially keeping pace with the "Comparable Towns" and with Oxford County in general. Hartford appears to be in the forefront of those towns with the largest proportion of young people attending college, yet the Town has a lower proportion of those who have obtained a degree. A possible explanation for this is that those who have obtained college degrees have found it difficult to obtain appropriate employment and have moved out of the area. This seems to be corroborated by the decline in the 18 - 44 age group listed in Table 2. There are media reports that this is a statewide phenomenon.

Student enrollment increases during the period between 1979 and 2000 were commensurate with the general population growth in that same period.

The two-year drop in total enrollment in 2002-03 and 2003-04 may be temporary or it may reflect three important trends:

- 1) A decrease in the 18 - 44 age group which is, of course, the most productive childbearing years,
- 2) If the 18 - 25 age group leaves the Town to find employment, then the birth rate for Hartford may drop further and
- 3) Several parents in Hartford have chosen to educate their children in private schools or to home school.

Population Forecast

As stated previously, the population growth in towns like Hartford has resulted, to a significant degree, from the moving of residents from the urban areas of Lewiston/Auburn to more rural areas. Census data reveal that the Lewiston/Auburn area declined in population by 5,173 or 8.8 percent in the years between 1990 and 2000. The same census data show that all towns surrounding Lewiston/Auburn, with the exception of Lisbon, experienced strong population growth in this same time period. Table 5 represents the pertinent data.

**TABLE 5
REGIONAL POPULATION GROWTH**

Region	1990 Census	2000 Census	# Increase	% Increase	Miles to Region Center*
Lewiston/Auburn	64,066	58,893	(5,173)	(8.1)	0
Adjacent Towns					
Sabbatus	3,696	4,486	790	21.4	3
Turner	4,315	4,972	657	15.2	6
Minot	1,664	2,248	584	35.1	5
Greene	3,661	4,076	415	11.3	5
Lisbon	9,457	9,077	(380)	(4.0)	6
2nd Tier Towns					
New Gloucester	3,916	4,803	887	22.6	4
Durham	2,842	3,381	539	19.0	7
Wales	1,223	1,322	99	8.1	7
Poland	4,342	4,866	524	12.1	8
Oxford	3,705	3,960	255	6.9	8
Hebron	878	1,053	175	19.9	12
3rd Tier Towns					
HARTFORD	722	963	241	33.4	19
Buckfield	1,566	1,723	157	10.0	17
Monmouth	3,353	3,785	432	12.9	11
Leeds	1,669	2,001	332	19.9	12
Livermore	1,950	2,106	156	8.0	19
Mechanic Falls	2,919	3,138	219	7.5	10

* Miles to center of Lewiston/Auburn are approximate and are measured from the town line closest to a State highway or quality road.

There are several points of interest that should be considered as these data are evaluated. First, Hartford is the least populated town of all those in the three tiers around Lewiston/Auburn. Secondly, though not listed in Table 5, Hartford is amongst the largest in landmass - leading to

the conclusion that Hartford has the greatest number of potential home sites.

The southern part of Hartford is within the 19 to 25 mile radius from the center of the Lewiston/Auburn employment area. The availability of choice home sites is partially offset by the cost and time involved in commuting to the Lewiston/Auburn area. It seems less likely that the area north of the center of Hartford will become a choice area for commuters to Lewiston/Auburn because distances can be as great as 30 miles.

In the southern part of Hartford, there are many sites that offer access to Lewiston/Auburn as well as good views. For example: the south portion of Church Street, the west side of Town Farm Road, the southeast side of Bear Pond Road (Rt. 219), Cary Hill Road, and Gurney Hill have sites which offer both excellent views, decent access roads and good building sites. In addition, waterfront properties increasingly offer desirable sites for year-round homes. This option does usually require the conversion of existing seasonal homes and presents some serious concerns for protection of the lake water quality. In short, the southern part of Hartford remains a candidate for continued development even though the rate of development may slow due to transportation costs and available employment opportunities.

Northern Hartford has a character that is different from the southern part of Town. Roads with lake or mountain views are few with the exceptions of short stretches of Main Street (Rt. 140) and sections of Stetson Road. It is possible that some hillsides could be developed that would offer views but access usually is awkward or development could compromise agriculture, natural resources and open spaces. With the exception of Lake Anasagunticook waterfront, the remainder of the "north" is either former farmland or forestland. Concerns for this area include the same potential for conversion of seasonal waterfront structures to year-round homes and the uncontrolled development of currently forested properties. An example of the latter might involve places such as the eastern extension of Moses Young Road (the former western section of Davenport Road).

Considering all of the above and the potential problems involving energy costs, national economy changes and population trends, we project that Hartford's growth over the remaining years of this decade will result in a population figure between 1,200 and 1,254 by the year 2010. This represents a compounded growth rate of approximately 3 percent.

ECONOMY

Income Characteristics

Hartford exceeds the median household income of Oxford County, but is lower than three of the four "Comparable Towns". Only Buckfield had a lower household income. Residents of Peru and Livermore rely heavily on the paper mills in Rumford and Jay for their employment and both of these operations pay higher wages than most employment opportunities in our area. Sumner's median family income was only slightly higher than Hartford's. Perhaps it should be of concern that many of the jobs in urban areas that attract our

residents are of the service variety and do not pay as well as the employment related to manufacturing.

**TABLE 6
HOUSEHOLD INCOME**

Annual Family Income	Hartford 1989	Hartford 1999	Comparable Towns 1999	Oxford County 1999
Under \$10,000	16.9%	10.5%	8.8%	10.9%
\$10,000 to \$14,999	11.2%	6.7%	6.3%	8.4%
\$15,000 to \$24,999	14.9%	7.8%	14.9%	17.0%
\$25,000 to \$34,999	26.9%	21.7%	16.5%	15.6%
\$35,000 to \$49,999	20.9%	19.6%	21.5%	19.0%
\$50,000 to \$74,999	7.2%	23.1%	21.8%	17.8%
\$75,000 to \$99,999	2.0%	7.2%	7.6%	7.0%
\$100,000 to \$149,999	-	2.9%	2.5%	2.9%
Over \$150,000	-	1.3%	0.8%	0.9%
Median Household Income	\$29,659	\$36,488	\$37,050	\$33,435
Median Family Income	\$30,588	\$41,000	\$42,402	\$39,794

[Source: U. S. Census 1989, 1999]

**TABLE 7
LIVING IN POVERTY**

	Hartford 1989	Hartford 1999	Comparable Towns 1999	Oxford County 1999
Families in Poverty	12.5%	9.1%	5.5%	8.3%
Individuals	13.5%	12.7%	8.6%	11.8%

[Source: U. S. Census 1989, 1999]

Androscoggin Valley Council of Governments (AVCOG) identified the income levels as "poverty" for the 2000 census and these figures are not adjusted for local cost of living differences. An abbreviated version of the data is listed in Table 8.

**TABLE 8
POVERTY LEVELS**

Household Size	Maximum Income	
	2000 Census	2008 Maine Dept. of Health & Human Services
One Person	\$8,501	\$10,400
Two Persons	\$10,869	\$14,000
Three Persons	\$13,290	\$17,600
Eight People	\$28,967	\$35,600

Hartford has a higher percentage of residents living in poverty particularly when compared with Buckfield, Peru or Sumner. Hartford's level of poverty is close to the average level for Oxford County. In 1989, Hartford had 25 families living in poverty; that number did not change in

1999. The number of individuals living in poverty did increase from 72 in 1989 to 122 in 1999; however, since there was an increase in the total population of Hartford, there was actually a slight decrease in the percent living in poverty.

Employment

The 1990 census reported that 317 Hartford residents were employed; in 2000, 466 were employed. Table 9 lists the percent employed in a variety of general categories. Please note that the U.S. Census Bureau changes the name of some categories between each census and sometimes it is difficult to accurately determine how the categories compare.

**TABLE 9
TYPE OF EMPLOYMENT**

Industries	Hartford 1990	Hartford 2000	Oxford County 2000
Agriculture & forestry	10.7%	3.2%	3.0%
Construction	8.8%	11.4%	9.2%
Manufacturing	21.8%	22.1%	20.1%
Wholesale trade	4.1%	0.2%	2.2%
Retail trade	15.1%	12.2%	12.2%
Transportation, warehousing	5.4%	6.0%	3.6%
Finance, insurance, real estate	1.6%	4.1%	4.0%
Professional, management	--	3.2%	4.9%
Education, health services	19.6%	21.9%	22.8%
Arts, entertainment, food service	--	2.4%	9.0%
Other services	10.4%	3.0%	4.2%
Public Administration	2.5%	4.7%	3.3%
Information	--	4.1%	1.6%
Total in the labor force	355	490	27,144
Unemployed	38	24	1,458
% Unemployed	11.8%	4.9%	4.9%

There are several points of interest in the data presented:

- 1) Agriculture and forestry decreased as a source of employment in Hartford.
- 2) Professional and management level personnel living in Hartford has grown and probably will continue to do so as people continue to move into Hartford from urban areas.
- 3) Education and health services are the predominant sources of employment for Hartford residents.
- 4) The proportions employed in public administration and information services have significantly increased.

There is a strong likelihood that these apparent trends will continue into the next decade. The decline of the paper industry may plateau for a short period but it will not be resurrected unless global economics in this industry change. Our lumber industry must compete with Canadian imports except for high quality woods such as red oak, hard maple, and ash. It is also likely that the increase in high prices for housing will decrease a bit

in the next ten years. Hopefully, the tourism industry will continue to grow and will eventually bring in year-round employment. A promotion of clean, high tech industries in Maine is unlikely until the State develops a more business-friendly approach through taxation and regulation. If no action is taken to attract higher paying industries, our population may grow but our income levels may not increase if low-paying service-type employment becomes our major source of employment.

Commuting

The opportunity for employment close to home for Hartford residents continues to disappear. For all practical purposes, unless we change our development direction and if present trends continue the Town is destined to become a rural residential community with a majority of commuters. Table 10A, from the U.S. Census, shows a slight but significant rise in the percentage of employed residents who commute. The recent increase in gasoline prices may make commuting a bit more expensive but it probably will only moderately reduce our population growth rate for a relatively short time period.

**TABLE 10A
COMMUTING WORK FORCE**

	Hartford 1990	Hartford 2000
Total Commuters	317	453
Alone	73.0%	87.6%
Car pooling	22.5%	8.8%
Walked or Worked from Home	4.5%	3.5%

(Source: U. S. Census 1990, 2000)

**TABLE 10B
WORK AREAS FOR HARTFORD RESIDENTS**

AREA	Number Employed
Androscoggin County	197
Oxford County (other than Hartford)	146
Franklin County	25
Cumberland County	23
Other Counties	10
Out of State	7
Hartford	27
TOTAL	435
"Surrounding Towns"	102
Lewiston/Auburn	141
Jay/Rumford	37

(Source: AVCOG)

The data in Table 10B, from AVCOG, indicate that 27 people are employed or self-employed in Hartford which is 6.2 percent of the working population. This is significantly higher than the 3.5 percent figure derived from the 2000 census. Disregarding this, the data do verify that Hartford residents are relying on employment opportunities outside of Hartford, principally to the south and the east. The low level of

employment in Jay and Rumford is not surprising since employment at these two large paper manufacturing plants has decreased by at least 50 percent in the last two decades—and it will continue to do so but hopefully at a slower rate. A second point of interest is that our residents rely also on employment in “Surrounding Towns.” Hartford is clearly a town of commuters!

HOUSING

In this section of the Comprehensive Plan there may be some inconsistency in the data since the U.S. Census Bureau uses slightly different definitions when surveying the population every ten years. We have attempted to use only those data that logically fit into selected categories.

**TABLE 11
HOUSING UNITS IN HARTFORD**

	1980*	1990**	2000
Consolidated Housing Units	339	436	583
a. Single-family units - occupied	176	254	364
b. Multi-family units	2	2	2
c. Seasonally-occupied units	161	180	206
d. Vacant units	n/a	n/a	11
e. Mobile homes included in (a.) above	43	73	***117
* 1992 Comprehensive Plan			
** 1990 U.S. Census			
*** Hartford tax records show a more likely figure of 109 mobile homes actually used as residences in the year 2004!			

Hartford continued to show significant growth in the number of residences as well as in population; although, the number of residents per household actually declined slightly from 1990 to 2000 to 2.65 persons per household. Between 1990 and 2000, 147 new residential units were constructed or installed. Of these, 26 were in shoreland zones and 44 (36 according to Town tax records) were mobile homes. This growth rate in rural and waterfront zones continues to be higher than surrounding towns, the county and the state. It is interesting that approximately two-thirds of new homes are south of Hartford center with access to commuter Routes 4, 117 and 26.

When contrasted with “comparable towns”, Hartford has the greatest percentage (35.3 %) of seasonally occupied dwellings while Peru is the next highest with 26.2 percent, Sumner with 23.9 percent and Buckfield with 3.1 percent. After the 2005 re-evaluation, almost half (49.7%) of the total valuation of taxable properties in Hartford is found on “U” tax maps (generally shoreland zone) as opposed to “R” tax maps. This is clearly a major benefit to the residents of Hartford but it is also a major responsibility.

Residential Growth

The data in Table 12 refer to building permits issued by the Town but

do not imply that all of the proposed units were actually constructed. Some of the permits were for expansion of existing structures, some of which may be seasonal dwellings that were converted for year-round use. The data do indicate that the growth rate for the first half of this decade will be at least as high as occurred in the 1990's -- and possibly higher!

**TABLE 12
BUILDING PERMITS ISSUED**

Annual Report	"R" Tax Maps (mostly Rural areas)	"U" Tax Maps (mostly Shoreland)
June 2000	11	1
June 2001	14	1
June 2002	27	1
June 2003	25	2
June 2004	19	4
June 2005	21	1
June 2006	14	3
June 2007	10	7
Total	141	20

Affordable Housing

The rapid growth of rural housing units in Hartford (Table 11) is correlated with the increased selling price of housing units as shown in Table 13. This generalization refers to sales in rural areas only and does not include waterfront properties.

**TABLE 13
SELLING PRICES of RURAL HOUSING UNITS**

Year	Average Price	# Units	Price Range
1988*	\$61,140	10	--
1989 - 1991*	\$53,000	18	\$8,400 to \$100,000
2003**	\$96,156	6	\$55,000 to \$165,000
2004**	\$115,916	8	\$50,000 to \$185,000
* Source 1992 Comprehensive Plan			
** Source - transfer tax analysis - Town records			

The data in Table 13 show that during 2003 and 2004, the number of units sold decreased while the price generally increased. This makes sense because an increasing population will probably stimulate an increase in home construction.

As shown in Table 6 (on page 27), 17.2 percent of households in Hartford live with annual incomes below \$15,000. This is a significant number and should be addressed when considering "affordable housing" for low income residents and at least two factors should be kept in mind:

- 1) Hartford has a large number of mobile homes (117 listed in the 2000 census but 109 listed on the tax rolls). If mobile homes are situated on sites that meet current standards for lot size, septic and water systems, it is likely that these lots will appreciate in value. Mobile homes themselves usually depreciate in value; however, this is not the case for modular homes built on full foundations. The rate of

depreciation of a mobile home is directly related to how well it is maintained. The value of the property will probably not significantly increase even though the unit may be well maintained and livable for many years.

- 2) Hartford has a noteworthy number of well-built older homes that need repair and upgrading to meet modern standards for housing. Such homes typically sell at lower price levels but can provide safe, livable housing while being updated.

In short, both mobile homes and "rehab" units can provide "affordable housing" for low income families.

Table 14 contains estimates of the sale prices for affordable homes in Hartford. It is based on the assumption that no more than 30 percent of household income should be applied to mortgage payments (principal and interest), insurance costs, taxes and utilities.

TABLE 14
ESTIMATED SALES PRICES OF AFFORDABLE HOUSING IN HARTFORD

Income Category	Family Income	Affordable Payment After Deductions	Affordable Sales Price Range
Very Low	\$1,516 monthly	\$355	Up to \$58,000
Low	\$1,516 to \$24,333	\$575	\$58,000 to \$89,000
Moderate	\$24,333 to \$36,450	\$734	\$89,000 to \$134,000

If we assume the population will be 1,375 in the year 2015 and we assume only a slight drop in the average number of residents per household (2.60 rather than 2.65), then the number of projected dwellings, including a vacancy allowance of 3 percent, will be 545. This represents an increase of 168 units over the total in 2000. It should be noted that Hartford currently does not have any subsidized housing facilities for the elderly or the disabled. This could actually represent a growth opportunity.

PUBLIC FACILITIES

Transportation Infrastructure

Public and private roads constitute the transportation infrastructure for the Town and automobiles are the only practical means of travel. The railroad disappeared in the 1950's and no routine bus lines, other than school buses, currently exist.

Hartford, as is the case for most rural towns in Maine, has the major responsibility for road maintenance in its jurisdiction and this represents a large portion of the Town's budget. The State lists a total of 49.5 miles of maintained roads in Hartford of which 13.56 miles are State Highways 219 and 140. Both Routes 219 and 140 are significant feeder highways to Routes 108, 4 and 26. Town roads total approximately 36 miles of which approximately 9.4 miles are lightly traveled public gravel roads; approximately 26.5 miles of roads for which Hartford is responsible are paved.

The Hartford Road Committee performed a traffic survey on our most heavily traveled roads in the late summer of 2004. These roads are listed in Table 15. These most-heavily traveled roads are located in the south end of Hartford or they directly feed Routes 140 or 219.

**TABLE 15
ROAD TRAFFIC SURVEY**

Road Name and Location	Average # of Vehicles on this Road on a Weekday
1. Berry Road at Turner line	475
2. Perry Road at Route 219	434
3. Church Street at Route 219	295
4. Church Street at Canton line	318
5. Old Route 140 at west end	272
6. Camp Road at Route 140	236
7. Darrington Road at Stetson Road end	227
8. Stetson Road at Route 140 end	216
9. Town Farm at Route 140 end	168
10. Town Farm at Stetson Road end	57
11. Tucker Road at Route 140 end	156

Since the 1992 Comprehensive Plan emphasized the significance of the road system, the Town government has overseen a considerable amount of road-related activity. The intensity of the road work started in the late 1990's and continued through 2004:

- 1) Three sections of "abandoned roads" have been formally discontinued;
 - a. The western section of Labrador Pond Road (1,200 feet);
 - b. Bryant Road from Church Street to the Livermore town line;
 - c. Farrand Hill Road starting 1,200 feet from the west end of the paved section of the road and proceeding to the former Bryant Road.
- 2) All roads have been named and road signs and traffic warning devices installed as required by the E911 system.
- 3) Very significant drainage improvement work has been performed on essentially all roads and paving has been completed on approximately 11 miles of town roads. Roughly 1.5 miles of the paving work included reclaiming old pavement.

The Road Committee is undertaking an evaluation of the potential use of the State recommended Road Surface Management System (RSMS) as a tool for developing a useful and continuing Multi-year Road Management Plan. The importance of having such a plan is easy to understand because Hartford is a growing town whose residents expect effective services for their tax dollars. The 1993 tax map showed a total of 20 residences accessing Town Farm Road directly; in 2004 this figure had grown to a total of 47 of which six are apparently seasonal. It is obvious that road usage will continue to increase placing a greater burden on maintenance efforts and require more expenditures for upgrades.

Hartford has a significant amount of private roads serving both year-round and seasonal residents. These roads exist in both waterfront zones with approximately 5.9 miles of roads and rural areas with approximately 6.1 miles. (Private drives, serving only one residential structure, were not included in this tally.) All of the properties accessed by these roads are taxed on fair market value as required by the State of Maine Constitution even though many of the owners may not receive many Town services; however, a number do receive an accessibility discount on their property valuation.

Education

Hartford is served by Maine School Administrative District #39 (MSAD#39), which includes the Towns of Hartford, Buckfield and Sumner. Students in kindergarten through sixth grade attend the Hartford-Sumner Elementary School located in Sumner on Route 219. Seventh through twelfth grade students attend the Buckfield Junior/Senior High School in Buckfield on Route 140. Hartford students also participate in various extra-curricular activities. MSAD #39 offers adult education services and vocational education is available in conjunction with MSAD #17 in Oxford Hills.

General

Hartford offers residents typical services related to residency, including Voter Registration, Motor Vehicle registration, Hunting and Fishing Licenses. All functions are performed at the Town Office. Staff are fully trained and certified, and records are maintained in compliance with State regulations. The facility is presently barely adequate and there is a question of whether it will meet the needs of residents in the coming years.

Town Meetings are held in the Town Hall, adjacent to the Town Office. The facility includes a modest kitchen area and handicap access was recently improved. Bathroom facilities are limited and acoustics are poor. In general, there is sufficient seating for Annual Town Meetings, and the Hall should be adequate for population growth over the next decade or two. Parking, however, is limited to a few off-street spaces on grass or gravel. The majority of people attending a function or Town Meeting must park on Route 140, which can be very busy.

Solid Waste Disposal

Hartford residents are provided weekly curbside pickup of their household waste, which is contracted by the Selectmen with a private waste hauler. A transfer station, where residents can dispose of bulky items and yard debris, is operated by the Town and supervised by a town employee from late spring through fall. Universal waste collections are conducted at the Buckfield/Sumner Transfer Station four times per year. Items are recycled when a sufficient quantity has been collected. Recycling is encouraged but not mandated, and recyclable items are collected bi-weekly at curbside. Androscoggin Valley Council of Governments (AVCOG) sponsors an annual hazardous waste collection for rural towns, including Hartford. This event normally takes place at the Norway-Paris Solid Waste Facility in Norway. From April through November, the Environmental Depot at the Lewiston transfer station also serves the Town. Vouchers are required from the Town Office for both services.

Fire and Rescue Services

Hartford completed a transition from rural route addresses to the State Enhanced 911 addressing system, which connects phone numbers with street addresses, to coordinate with the county dispatch for improved public safety services. All public and private roads have been officially named and numbered as mandated by the State. Hartford contracts rescue services with Buckfield and Turner and fire services with Buckfield, Turner and Canton.

There is no municipal water or hydrant system in Hartford. Dry hydrants have been installed in Hartford but the majority of fires must be fought with water brought to the scene or pumped from the closest available water source.

Police Service

The Town employs a part-time Constable who responds to routine, minor police matters. The Oxford County Sheriff's Department and the Maine State Police alternate each month with responsibility for policing Hartford.

Telecommunications

All land-based telephone service in Hartford is currently provided by Oxford Networks, which offers a broad range of services including local and long-distance, caller ID, call forwarding, call waiting, etc., suitable for most residential and commercial customers. In addition, Oxford Networks offers standard dial-up Internet access and high speed DSL, although DSL is not presently available in all locations. It should be noted that Oxford Networks enjoys an open-ended monopoly in Hartford because the State Public Utilities Commission awarded "monopoly status" to small providers such as Oxford Networks to enable them to provide profitable services to areas with low population densities. There are numerous cellular telephone service providers although, at present, coverage is incomplete in Hartford. According to the Maine Office of Geographic Information Systems 1998 data (based on FCC Antenna Registration), there are no cellular telephone towers located in the town of Hartford.

There is no cable television service available in Hartford. With the increase in popularity and affordability of satellite television service, it is unlikely that there will be any development of cable service in our area. Broadcast television representing major networks and the Public Broadcasting Service reaches most of Hartford and reception can be improved with the use of an antenna. A large variety of broadcast radio stations, both AM and FM, can be received throughout Hartford.

Telecommunications services, though less comprehensive than those of more metropolitan communities, are certainly adequate. We expect that Hartford residents will be able to take advantage of forthcoming improvements in technology and accessibility as it becomes available.

While it is unlikely that Hartford will see any commercial or industrial surge in the foreseeable future, trends in worldwide telecommunications offer current and future residents the potential for

telecommuting. Telecommuting is a relatively new phenomenon in which employees use their home as their primary office space, utilizing telephone and Internet capabilities to conference with colleagues or clients. Computers now make it easy to send and receive information from almost any area on earth. For some, this can reduce or even eliminate the need for daily travel to a place of business. It is difficult to predict how these innovations will affect the future of Hartford.

FISCAL CAPACITY

As previously listed, Hartford has demonstrated rapid growth over the past three decades increasing from a population of 312 in 1980 to 963 in 2000. Current data indicate that growth is continuing. As our population has grown, so have expenditures for services for our residents. Hartford’s long-term debt is currently limited to the loan payments for the Town’s sand/salt shed.

Assessed Net Valuation

The last revaluation of Hartford’s property authorized in 1992 was implemented in 1993. The Town completed another revaluation in 2005. Table 16 lists valuation data for the last ten years.

**TABLE 16
NET TAXABLE VALUATION**

Year	Taxable Valuation	Total Budget	Other Revenue	Tax Revenue	Mil Rate
1993-94	\$43,025,944	\$628,589	\$144,546	\$484,042	11.25
1994-95	\$43,630,530	\$618,093	\$151,246	\$466,847	10.70
1995-96	\$43,867,236	\$677,541	\$162,100	\$515,441	11.75
1996-97	\$45,169,848	\$707,024	\$174,710	\$532,314	11.90
1997-98	\$46,079,381	\$763,171	\$196,448	\$566,723	12.40
1998-99	**\$45,413,418	\$828,269	\$237,894	\$590,375	13.00
1999-00	\$46,719,710	\$915,621	\$266,217	\$649,403	13.90
2000-01	\$47,630,740	\$1,032,723	\$251,700	\$781,023	16.00
2001-02	\$49,151,178	\$1,123,004	\$255,480	\$867,523	17.20
2002-03	\$50,209,221	\$1,108,095	\$264,610	\$843,485	16.60
2003-04	\$52,018,932	\$1,201,176	\$306,450	\$894,725	17.20
2004-05	\$53,821,897	\$1,257,008	\$319,420	\$937,588	17.75
2005-06	\$85,032,530	\$1,383,555	\$303,642	\$1,079,913	12.70
2006-07	\$89,167,560	\$1,562,772	\$341,177	\$1,221,595	13.70
** This was the year that the Homestead Exemption went into effect.					

The notable increase in the taxable valuation of Hartford after the year 2000-01 was reflected in the high number of building permits issued in this period. In 2005, “fair market value” assessment of properties showed a significant increase over the previous 1993 evaluations. A corresponding drop in the mil rate can be expected when total property valuations increase. The town budget is subject to approval by the voters at the annual Town Meeting.

It should also be noted that the "Other Revenue" category has more than doubled over the period shown in Table 16. This revenue consists of state assistance for roads, excise taxes, licenses and fees. It is important to recognize that roughly 38 percent of the total valuation of property in Hartford is on seasonal property owned by non-residents.

Town Operating Costs

Table 17 lists only those expense categories for which there have been noteworthy changes since 1992 -- thus the individual categories when totaled will not equal the "Total" category.

**TABLE 17
HARTFORD TOWN EXPENDITURES (\$)**

Year	Total Expenditure	General Govt.	Public Works	Solid Waste	Public Safety	County Tax	Education
1991-92	541,690	63,751	152,098	19,608	7,537	22,330	273,432
1996-97	703,435	62,359	195,890	*31,934	20,387	27,323	390,882
2002-03	1,105,417	88,964	243,261	**54,572	#14,483	40,725	646,539
2006-07	1,527,531	143,887	371,647	70,983	24,737	57,167	859,113
Rate of Growth	182%	126%	144%	262%	228%	156%	214%

* Transfer station in operation and facing extensive renovation costs
 ** Curbside Pick-up/ Seasonal Transfer Station in effect.
 # Volunteer Fire Department scratched.

As indicated in Table 17, Hartford's expenditures grew by 182 percent from 1991 to 2007. General government grew by 126 percent with most of the growth in the last four years. This modest increase was due to a commitment by Town officials to adopt accurate, computerized accounting methods. Public works (summer and winter road maintenance) spending increased by 144 percent with continued improvements in road drainage and a significant augmentation of paving. The large increase in solid waste expenses is due to three important changes:

- 1) The abandonment of the Hartford/Sumner dump.
- 2) The opening of the new transfer station in 1993.
- 3) The change to a curbside pickup/transfer station system in 2000.

The largest increase in expenditures since 1991 was for education. Much of the increase for MSAD #39 was due to expanding special education programs, rising transportation costs and growth in staff compensation.

Results from the 2004 Comprehensive Plan Survey generally indicate strong support among residents for the quality of our Town government (through June of 2004), our efforts to improve and maintain our roads, and the new curbside/transfer station waste handling system. Considerable concern was expressed regarding the quality of the Middle/High School education. At the same time, feedback on the Elementary School was very positive.

As our town grows we must develop plans for continuing programs that provide services that our taxpayers will want and need: access road quality,

improved effectiveness in the school system, strengthening of the public safety capability, etc. With a growing tax base and thoughtful planning, Hartford is in a good position to grow while maintaining the characteristics cherished by its residents.

NATURAL AND OTHER HAZARDS

Hartford, like most other inland towns in Maine, is susceptible to events associated with severe weather and other natural hazards. Those hazards include:

- Flooding
- Severe Winter Storms, Excessive Snow and Ice Accumulation
- Severe Spring/Summer Storms
- Drought
- Forest Fires due to Nature

In addition, accidents of human origin can have a significant impact on people, property and the environment. Indeed, in the wake of September 11, 2001, municipalities are more wary of the threat of terrorism. While Hartford is rural with a low population density, even rare accidents and intentional events can have a devastating impact. Those potential events include:

- Chemical Spills
- Disease/Biological Events
- Arson/Accidental Fires
- Terrorism
- Invasive Aquatic Plants

The consequences that could result from the above mentioned hazards are numerous and it is difficult to anticipate the potential scope of any particular one. These negative consequences, in no particular order, include, but are not limited to:

- Loss of Human Life
- Bodily Injury
- Destruction or Damage to Property
- Loss of Wildlife Habitat
- Disruption of Services
- Increased Expense Associated with Cleanup/Remediation

Emergency Operations Plan

Hartford's Selectmen are responsible for the welfare of the Town and contract with nearby towns for fire/rescue protection. These agencies do a good job of responding to normal emergencies. However, an incident beyond the capabilities of these agencies, a large scale incident or one covering a large geographical area can overload first responders and require Hartford to rely on its own resources. A tradition of self-reliance and neighbor helping neighbor will help Hartford weather whatever disaster man or nature throws its way.

Hartford has adopted an Emergency Operations Plan, which has been registered with the County and State. A copy of the plan is at the front

desk in the Town Office and outlines, among other things, *What the Selectmen have to do to Declare a State of Emergency and How the Town will Function during an Emergency.*

Hartford's Emergency Management (EMA) Director, who also serves Buckfield and Sumner, is currently working to develop job aids, training programs for the Selectmen and other Town personnel, and detailed instructions to guide those manning the Emergency Operations Center (EOC). There are ongoing efforts to inform the residents of potential hazards and to encourage them to prepare for future emergencies. Like many other aspects of town government in Hartford, leaders need to be identified and volunteers trained to meet emergencies as well as everyday governing requirements.

Part THREE:
GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

1: IMPLEMENTATION OF REVISED COMPREHENSIVE PLAN

GOAL

It is the goal of the Town of Hartford to make the Revised Comprehensive Plan (the Plan) a living, working document by monitoring implementation strategies as approved by the voters at a Town meeting and to update the Plan as required by law and deemed appropriate to maintain the rural character of Hartford.

POLICIES

1. The Comprehensive Plan Committee shall become a standing committee when the 2008 Revised Plan has been approved.
2. The Revised Comprehensive Plan shall guide the boards and committees for the immediate future. As a "living and working" document, this Plan is to be monitored, updated and revised as needed.
3. Voter approval shall be required for all changes made to this Revised Comprehensive Plan.

IMPLEMENTATION STRATEGIES

1. Appoint a Comprehensive Plan Committee with staggered terms. Each CPC member shall be responsible for monitoring progress of at least one approved goal and shall keep the CPC aware of the progress or lack thereof. Deviations from the published plan must also be reported.

Responsible: Selectmen/Comprehensive Plan Committee

Time Frame: Short

2. Prepare an annual report that records progress made on each implementation strategy of the Revised Comprehensive Plan and submit it to the Board of Selectmen for inclusion in the Annual Town Report.

Responsible: Comprehensive Plan Committee

Time Frame: Ongoing

3. The Selectmen shall provide the Comprehensive Plan Committee with information that is pertinent to specific approved goals and deemed likely to require a modification of a goal. The CPC shall monitor and record changes in the law, economy and culture and maintain a file of such changes that are to be considered for future updates of the Comprehensive Plan.

Responsible: Selectmen/Comprehensive Plan Committee

Time Frame: Ongoing

2: HISTORIC, ARCHAEOLOGICAL, CULTURAL, SCENIC AND RECREATIONAL RESOURCES

GOAL

It is the goal of the Town of Hartford to preserve and provide for the enjoyment of historic, cultural, scenic and recreational areas that enhance the rural character of the Town.

POLICIES

1. Protect archaeological, historic, cultural, scenic and recreational resources.
2. Provide the public with the opportunity to enjoy historic, cultural, scenic and recreational resources.
3. Provide suitable recreational programs and facilities.
4. Provide historic and archaeologically significant site data in Hartford.

IMPLEMENTATION STRATEGIES

1. Propose protective measures for appropriate archaeological, historic, cultural, scenic and recreational resources as identified in this and previous comprehensive plans, while drafting amendments and new ordinances. To minimize the impact of development, the following should be addressed:
 - a. For sites with identified potential for historical and archeological resources, require subdivision or non-residential developers to look for and identify any historical and archaeological resources and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.
 - b. Require a permit for the removal or alteration of specifically identified landmarks,
 - c. Limit development that curtails or interrupts traditionally used recreation trails and resources,
 - d. Allow the Code Enforcement Officer and/or Planning Board to consider provisions for public access to identified scenic resources as conditions of approval for development,
 - e. Use of conservation easements as a method of protecting identified scenic resources and open spaces, and
 - f. Use of turnouts or suitably wide shoulders in road construction design to allow vehicles to safely leave the travel way in identified scenic view locations.

Responsible: Ordinance Committee

Time Frame: Medium

2. Identify ways to provide the public with access to historic, cultural, scenic and recreational areas. This may include, but not limited to, easements, roadside turnoffs, formal rights-of-way, and outright

purchases. To preserve the history and first-hand knowledge of the past, the Town should compile a comprehensive document to capture the lore of Hartford as a vacation venue, to enhance the significance of many historic buildings and cemeteries and highlight other features that define the rural character of Hartford. A map, displaying all private and public roads with E911 names and indicating points of interest, scenic views, and location of Town facilities would also be helpful.

Responsible: Selectmen

Time Frame: Short

3. Expand the responsibilities of the Recreation Committee to include all municipal recreational programs and facilities. These responsibilities will focus, at a minimum on:
 - a. Safe and adequate space and equipment,
 - b. Oversight of the budgeting process for all recreation programs, facilities and equipment and submission to the Selectmen for Town approval, and
 - c. Encouragement the traditional practice of allowing public access to privately owned land for recreation activities.

Responsible: Selectmen/Recreation Committee

Time Frame: Short

4. Identify and survey historic and archaeologically significant sites in Hartford. Encourage the Hartford Heritage Society and Hartford Historical and Improvement Society to actively seek grant funding for this purpose.

Responsible: Selectmen

Time Frame: Ongoing

3: NATURAL RESOURCES

GOAL

It is the goal of the Town of Hartford to preserve, protect, maintain, and where possible, improve the quality of Hartford's natural resources.

POLICIES

1. Ensure that Hartford's natural resources are properly identified and protected.
2. Initiate a regional approach to the preservation of natural resources and support programs that build awareness and maintain the value of our shared natural resources.
3. Ensure that the quality of natural resources is maintained and, where possible, improved.

4. Protect wildlife habitats, agricultural and forestlands, open spaces and scenic views.
5. Prevent degradation of natural resources by restricting or prohibiting development inconsistent with the goals of the Town including forest fragmentation.
6. Encourage cooperation among residents to protect and preserve natural resources.
7. Protect quality of streams and protect riparian areas.

IMPLEMENTATION STRATEGIES

1. Create digital tax maps with overlays for identified natural resources that need protection. Use "Beginning with Habitat", shoreland zoning, resource protection, identified scenic views and other maps showing areas of limited or restricted development for overlays. All ordinances and visual overlay materials shall be available to the public, Planning Board and Code Enforcement Officer.

Responsibility: Selectmen

Time Frame: Medium

Cost Estimate: \$15,000 (Exclusive of grants)

2. Initiate a Regional Conservation Commission to include any or all of the following neighboring communities: Buckfield, Canton, Livermore, Peru, Sumner, and Turner. This Commission would:
 - a. Develop consistent regulations and enforcement of ordinances that protect and, where possible, improve our shared natural resources including surface waters and fish and wildlife habitats and
 - b. Participate with the appropriate neighboring municipalities with the aid of Beginning With Habitat and the Maine Association of Conservation Commissions to develop programs that include, but are not limited to, the following:
 - i. Protection of water quality through support of regular watershed surveys, pursuit of best management practice remediation grants, erosion control measures and septic system inspection and maintenance;
 - ii. Participation in, and support of State programs, such as LakeSmart, Volunteer Lake Monitoring Program, invasive plant identification and volunteer boat inspections to promote awareness;
 - iii. Share responsibility to develop strategies to deal with specific threats to the health of shared natural resources; and
 - iv. Conservation of forests and open spaces

Responsibility: Selectmen/Regional Conservation Commission

Time Frame: Short/Ongoing

3. The Town shall initiate more stringent measures to improve water quality such as, but not restricted to, the following:
 - a. The Road Commissioner and/or Foremen should be trained in soil erosion and storm water control practices to assess and take

corrective measures as outlined and included in the Road Improvement Plan.

- b. The Road Commissioner and/or Foreman should be trained in the importance of proper culvert sizing and placement to maintain in stream habitat connectivity for fish and other aquatic organisms. Undersized and hanging culverts are among the leading factors resulting in the extirpation of native brook trout from developing watersheds.
- c. Encourage periodic septic system testing on all systems within 250' of the high water mark of lakes, ponds, streams and rivers.

Responsibility: Selectmen/Ordinance Committee

Time Frame: Short

4. Draft new ordinances or revise existing regulations to:
 - a. Require a calculation of Per Acre Phosphorus Impacts for projects subject to subdivision or site plan review using the Per Acre Phosphorus Allocations provided by the Maine Department of Environmental Protection as the maximum amount of phosphorus that will be allowed to come from new developments. [See Chart on page 12]
 - b. Include protection of wildlife habitat and identified scenic views; minimize erosion and promote remediation measures in forest harvesting regulations;
 - c. Include protection for identified rare and endangered plant and wildlife habitats in resource protection districts; and
 - d. Grant authority to the Code Enforcement Officer and/or Planning Board to minimize the impact of all new structures on scenic views.

Responsibility: Ordinance Committee

Time Frame: Medium

5. Draft new, or revise existing, ordinances to protect natural areas from development inconsistent with the Plan by including, but not limited to, the following:
 - a. Add erosion and sedimentation control requirements to the Zoning/Site Review, Shoreland Zoning, and Subdivision Ordinances.
 - b. Prohibit new construction in flood plain areas that increase risk of property loss and/or increase the probability of severe flooding.
 - c. Require all construction activities in floodplains to conform to National and State flood insurance standards.
 - d. Place non-developable areas within the Town's One Percent Annual Chance of Flood (100-year floodplains) in the Resource Protection district and strictly administer and enforce restrictions.
 - e. Create performance standards that regulate proposed new land uses and expansions of existing uses that are located on mapped sand and gravel aquifers.
 - f. Prohibit development on slopes of 20 percent or more and encourage analysis, by the Soil Conservation Service or other suitable authority, of the impacts and mitigation measures associated with a development on grades of 15 percent to 19 percent.

Responsibility: Ordinance Committee

Time Frame: Medium

6. The Town shall create new or revise existing regulations and enforcement measures to encourage compliance with natural resource protection through, but not necessarily limited to, the following:
 - a. Increase CEO hours and application fees to pay for the inspection of all work during and upon completion of permitted land use activities.
 - b. Increase fines for violations and require immediate removal of all non-compliant structures.
 - c. Permits issued after construction or renovation has been started shall include a substantial application fee as well as fines and the removal of any non-compliant structure.
 - d. Publish all permits, denials, violations and penalties in the town newsletter.
 - e. Encourage responsible behaviors such as buffer planting, proper lawn management and erosion control.

Responsibility: Selectmen

Time Frame: Short

7. Minimize erosion of sediment and runoff of pollutants into streams and protect riparian areas from development by:
 - a. Upgrading shoreland zoning to include protection of streamside areas; and
 - b. In potential growth areas, identify objectives for stream buffers, including minimum widths of vegetation (with wider buffers on steeper slopes) and measures to remediate areas where buffers have been eliminated.

Responsibility: Planning Board/Ordinance Committee

Time Frame: Short

4A: FUTURE LAND USE and DEVELOPMENT PATTERNS

GOAL

It is the goal of the Town of Hartford to direct new development and future land use in such a way that community characteristics are maintained, public facilities are used efficiently, sprawl is prevented, and unreasonable demands are not placed upon the community as a result of development.

POLICIES

1. Assure that the size and intensity of commercial and industrial development shall preserve the rural character of Hartford.
2. Allow residential development with creative and flexible strategies that maintain the rural character of Hartford and encourage tracts of undeveloped land.
3. Communicate the Land Use Plan and applicable ordinances to property owners in order to minimize the impact on the environment and adjacent properties.

4. Encourage responsible agricultural and forestry enterprises.
5. Manage development adjacent to State Routes 140 and 219 to minimize traffic congestion.
6. Encourage regional cooperation for responsible Land Use.

IMPLEMENTATION STRATEGIES

1. Draft a Zoning/Site Review Ordinance consistent with the Future Land Use Plan and Map in this Revised Comprehensive Plan. The Zoning/Site Review Ordinance shall, at least:
 - a. Establish design standards for commercial and industrial development activities, including but not limited to: architecture and square footage, signage, lighting, hours of operation, limited access points to public ways;
 - b. Limit the size, scope and nature of commercial and industrial development;
 - c. Allow agriculture/forestry related businesses to be located in all areas of Town except in shorelands;
 - d. Consider the impact of proposed development on municipal services, the environment, wildlife habitat, and adjacent properties; and
 - e. Strictly regulate hazardous waste facilities and prohibit high-level and low-level radioactive waste facilities to the extent permitted by applicable law.

Responsibility: Ordinance Committee

Time Frame: Short

2. The following amendments are to be made to existing ordinances:
 - a. Subdivision Ordinance to include provisions that encourage open space/cluster development and allow greater flexibility in lot sizes while preserving the rural atmosphere and encourage creation of "neighborhoods",
 - b. Building Standards Ordinance to allow the development of back lots, with specific requirements for lot size and rights-of-way, and
 - c. Building Standards Ordinances to include a provision that requires a seasonal to year-round use conversion permit. Such permit standards should include: sewage disposal, phosphorous control, and identified minimum safety standards.

Responsibility: Ordinance Committee

Time Frame: Short

3. Inform new property owners of the appropriate federal and state laws and local ordinances, which affect the property owners. The town website, Hartford News, "Welcome to Hartford" packet as discussed in the Town Administration section of the Plan are suggested. Monitor the effectiveness of each strategy and develop new methods of communication as necessary.

Responsibility: Selectmen/Code Enforcement Officer

Time Frame: Short/Ongoing

4. Strongly encourage timber-harvesting operations to comply with the

Best Management Practices for Erosion Control & Water Quality Protection in Timber Harvesting Operations published by the Bureau of Forestry. The Code Enforcement Officer shall administer this ordinance.

Responsibility: Code Enforcement Officer

Time Frame: Short

5. The Zoning/Site Review Ordinance shall limit manufacturing, industrial and commercial developments and residential subdivisions, to a minimum number of access points to public roadways.

Responsibility: Ordinance Committee

Time Frame: Medium

6. Encourage the Regional Conservation Commission, proposed by this Plan, to explore Land Use strategies.

Responsibility: Selectmen/Regional Conservation Commission

Time Frame: Short

4B: FUTURE LAND USE MAP and PLAN

Purpose

A major purpose of the Comprehensive Plan is to establish a guide for ongoing development of the community. The Plan establishes the foundation for land use decisions and defines areas most suitable for development. It is important that the plan sets forth a realistic development guide so that the community can prosper, and at the same time, maintain its valued rural characteristics.

The purpose of the Future Land Use Plan and Map is to identify the future land use characteristics of Hartford. The narrative below identifies areas where various land uses should occur. The location of these areas is based upon a desire to direct future development to environmentally appropriate areas with adequate municipal services available and to maintain the Town's valued characteristics.

The Future Land Use Map on page 50 shows the land use areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development. The map was developed based on policies contained in the Plan and utilizes various information obtained during the development of the Revised Comprehensive Plan including environmentally sensitive areas, soil characteristics, current development patterns, public facilities, and accessibility by adequate public roads. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions.

Please note that the Future Land Use map does not constitute a Zoning Ordinance, nor does it give consideration to the current ownership status of the properties throughout Town. Also, physical and geological characteristics of any area will certainly influence its likelihood of development. Soils that are poorly suited to septic systems, steep slopes

and ledges will be costly to develop, if at all. The designation of a region as "Low" or "Medium Density Residential" does not mean that the entire region is geologically suited for development.

Implementation

The Future Land Use Map and Plan would be implemented through amendments to current ordinances and/or new ordinances. The Future Land Use Plan will provide basic direction to the drafters of ordinance amendments in relation to the purposes and dimensional requirements of the various districts. The Future Land Use Map will also serve as a basis for the drafting of district locations.

Land Use Areas Warrant Special Consideration

Certain areas within Hartford warrant special consideration due to their likelihood of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas or in some circumstances prohibition. Development regulation in most instances can be through standards in current ordinances or amendments to them. These areas include:

Shoreland Area: The purpose of the Shoreland Area is to protect the resource values and water quality of the lakes, rivers, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with these resources. This area includes the land area within 250 feet of great ponds, rivers and freshwater wetlands greater than 10 acres in size as required by the State of Maine Shoreland Zoning Law. Land use activities in these areas require strict oversight to protect water quality and the other values of these resources.

Floodplains: The land area within 250 feet of the normal high water mark of the East Branch Nezinscot River that is also in the One Percent Annual Chance of Flooding (100-year floodplain) would be placed in a resource protection district under shoreland zoning which prohibits most structural development. The exception to a resource protection district is in those areas where concentrations of development exist. In these areas, the existing Floodplain Management Ordinance should be strictly enforced. The land area in all other floodplains would be regulated as required by the Town of Hartford Floodplain Management Ordinance.

Wetlands: Open freshwater wetlands of 10 acres or more as mapped by the United States Department of the Interior and the areas within 250 feet of their upland edge that are identified as having high and moderate wildlife values would be designated as resource protection under shoreland zoning that prohibit most structure development. Areas within 250 feet of the upland edge of other freshwater wetlands of 10 acres or more and not identified as having high and moderate wildlife values would be designated limited recreational under shoreland zoning. Other wetlands, through standards contained in ordinances, would be conserved to maintain their resource values and functions.

Steep Slopes: Development including new roads that would serve structures should avoid areas of two or more contiguous acres with sustained slopes of 15 percent or greater. Standards in Ordinances would be added that require such development to take place away from these steep slopes or undertake

engineering to minimize negative results from development on these slopes.

Watersheds: Surface waters are important to Hartford's character and tax base. Activities in watersheds can have a significant impact on water quality. This is particularly true in lake watersheds. Activities within the watershed of all great ponds require management to minimize water quality degradation. Development and redevelopment will be required to meet phosphorous export standards.

Significant Wildlife Habitats: Deer wintering areas, waterfowl habitat, riparian areas and large blocks of undeveloped land are critical wildlife habitats. These areas would be conserved through land use standards that preserve their resource values.

Scenic View Locations: Scenic views and open spaces help define the character of Hartford and the region. Their permanent loss would alter Hartford's rural character. Development standards will seek to minimize the impact of development on these locations.

For the purposes of the Growth Management Law, Special Protection areas may be located in both Growth and Rural Areas.

Commercial/Medium Density Residential: This area would allow smaller commercial establishments and residential development on lot sizes smaller than 3 acres. The current Town Center is adjacent to several wetland areas, but nevertheless has potential to become a Village Center. It is the location of the intersection of the two State routes, 219 and 140, as well as the existing Town Hall and Town Office.

For the purposes of the Growth Management Law, Commercial/ Medium Density Residential areas are considered as Growth Areas.

Medium Density Residential: These areas would allow residential development on lot sizes smaller than 3 acres. The areas designated on the map represent locations for potentially greater residential growth due to their proximity to employment opportunities, as well as their ease of access to improved roadways and State routes 219 and 140. Greater development in these areas should not overburden town services.

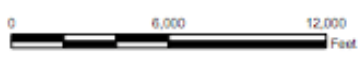
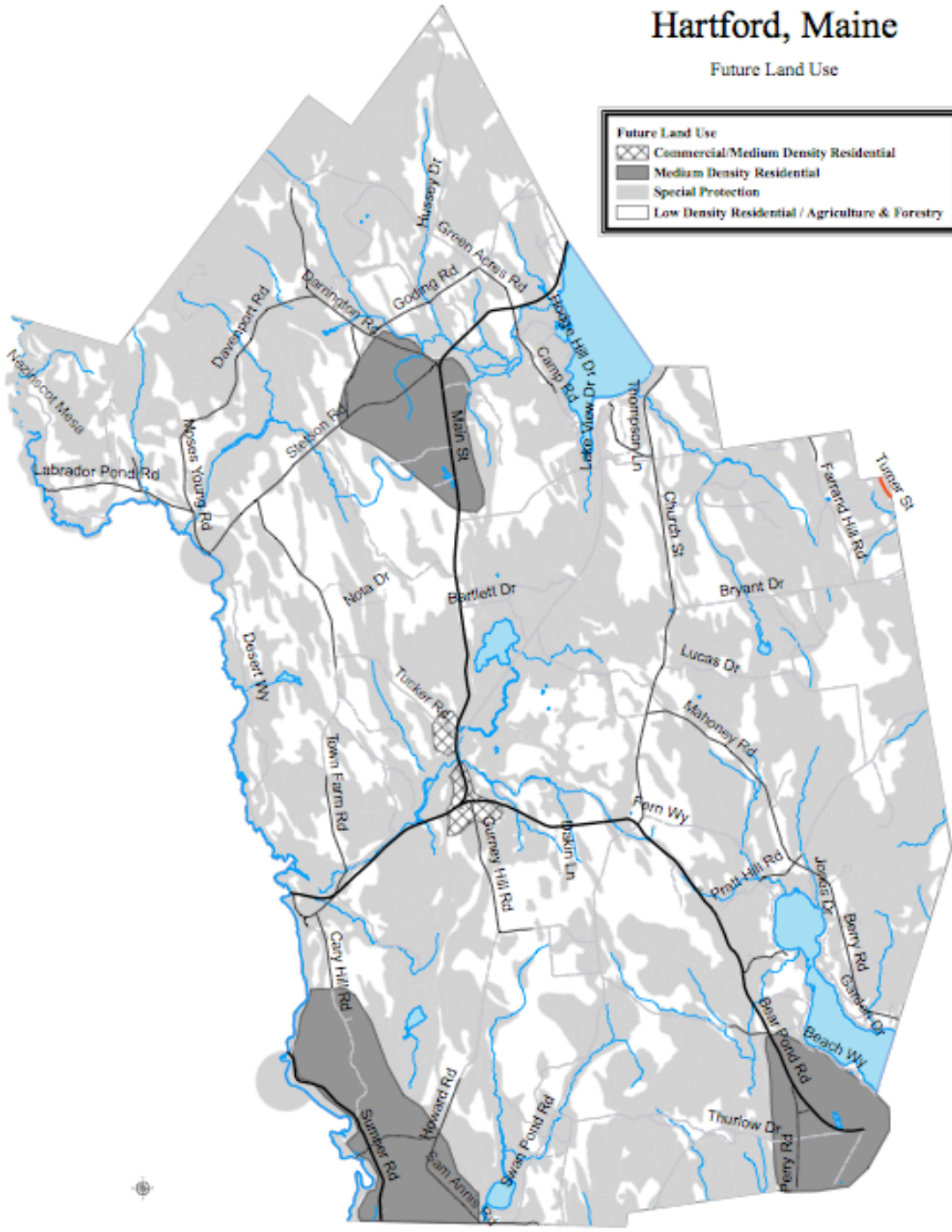
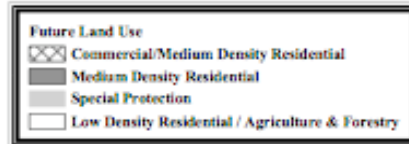
For the purposes of the Growth Management Law, Medium Density Residential areas are considered as Growth Areas.

Low Density Residential/Agricultural and Forestry: On the remaining portion of the map, residential development on lot sizes of three acres or greater as well as responsible agricultural and forestry activities would be allowed.

For the purposes of the Growth Management Law, Low Density Residential/Agricultural and Forestry areas are considered as Rural Areas.

Hartford, Maine

Future Land Use



5: ECONOMY

GOAL

It is the goal of the Town of Hartford to maintain and strengthen the Town's economic base while protecting the environment and rural character of Hartford.

POLICIES

1. Support and encourage a diverse, low impact industrial, commercial and technological economic base consistent with the rural character of Hartford.
2. Identify areas in both the Town and the region, which are suitable for various forms of economic development and designate those areas for such uses.
3. Network with surrounding communities for economic growth.
4. Support residential growth by promoting the conveniences of commuting, telecommuting and the benefits of retiring to Hartford.
5. Promote a school curriculum that recognizes and emphasizes technology as a field with job potential, which should enable more of our educated youth to remain in our area.
6. Ensure that economic development does not overburden Town facilities and services nor threaten natural resources.

IMPLEMENTATION STRATEGIES

1. Appoint a standing Economic Development Committee of three people, to report to the Selectmen and to oversee economic issues within the Town and the region.

Responsibility: Selectmen and voters at Town Meeting

Time Frame: Short

2. Any zoning changes required for development of the economic base shall be consistent with the Town's goal to protect the environment and rural character of Hartford.

Responsibility: Planning Board/Economic Development Committee

Time Frame: Short/Ongoing

3. Investigate benefits and membership requirements of local Chamber of Commerce or other regional groups.

Responsibility: Selectmen/Economic Development Committee

Time Frame: Short

4. Create marketing strategies (Chamber of Commerce, internet and local realtors) to promote reasonable residential growth.

Responsibility: Selectmen/Economic Development Committee

Time Frame: Short/Ongoing

5. Encourage the school system to establish advanced technological programs for Grades 7 through 12.

Responsibility: School Board

Time Frame: Short/Ongoing

6. Establish long range plans for the Town to remain alert to future needs and improvement opportunities.

Responsibility: Selectmen

Time Frame: Ongoing

6: HOUSING

GOAL

It is the long-term goal of the Town of Hartford to meet the housing needs of Hartford residents including safety and affordability, while recognizing the importance of natural resources and preserving the rural character of the community.

POLICIES

1. Encourage homeowners to maintain, and builders to provide, housing that meets minimum standards for safety and sanitation as well as energy efficiency. Encourage the use of passive and alternative energy resources.
2. Seek to achieve 10 percent of new year-round residential development to meet affordable housing guidelines as required by the Growth Management Law.
3. Encourage the development of housing alternatives for seniors.
4. Encourage new residential development to be of such a scale, shape and form that housing values in the area, and cultural and scenic values in the Town are maintained or improved.

IMPLEMENTATION STRATEGIES

1. Review existing building standards and develop additional standards as necessary that address minimum safety requirements prior to occupancy. The Committee should look to neighboring communities of similar scale to Hartford, as well as any existing statutory guidelines. In addition, enforcement strategies need to be considered.

Responsibility: Ordinance Committee

Time Frame: Short

2. Consider alternative strategies to residential development and create the necessary ordinances to support such development. Existing ordinances should be reviewed for consistency with any new development directives. Consideration should be given to the following:
 - Provide for a minimum 10 percent of new year-round development at an affordable level as required by the Growth Management Law.
 - Encourage cluster development in appropriate areas.

- Allow development on lots smaller than 3 acres in certain parts of town, consistent with the Land Use section of this Plan.
- Modify frontage and setback requirements.
- Allow multi-family structures and auxiliary apartments on minimum sized lots, subject to occupancy standards.
- Require impact studies and site plan reviews as appropriate for subdivisions and mobile home parks.

Responsibility: Planning Board/Ordinance Committee

Time Frame: Short

3. Conduct a feasibility study to determine the viability of a senior housing development and potential sites. Consideration should be given to the availability of Federal and other grant dollars, as well as senior housing coalitions or corporate entities.

Responsibility: Selectmen

Time Frame: Long

4. Develop necessary regulations to be included in the Zoning and Subdivision Ordinances and used in the review of all applications for residential development. These regulations shall:
 - Apply to the type and scale of residential development and the suitability of such with respect to cultural, esthetic, and environmental perspectives;
 - Apply to the placement of structures, including mobile homes, and shall address minimum setbacks from roads and lot lines;
 - Address the density of structures within a development, consistent with the Zoning Ordinance and Future Land Use Plan;
 - Limit the height of multi-unit residential structures to protect scenic views; and
 - Address the placement and scale of roadways and utilities.

Responsibility: Ordinance Committee

Time Frame: Short

7: TOWN ADMINISTRATION

GOAL

It is the goal of the Town of Hartford to keep abreast of current changes in population, cultural trends, state mandates and demands on local government to meet the needs of the Town while operating in a fiscally responsible manner and maintaining the rural atmosphere, open space and watershed areas.

POLICIES

1. Comply with State requirements in an efficient and effective manner.
2. Provide appropriate training to all officials, board/committee members and volunteers.
3. Increase public awareness of the Town's financial operation and assure fiscal accountability of all Town officials.

4. Promote communication between Town government and townspeople.

IMPLEMENTATION STRATEGIES

1. Review government regulations periodically to assess additional needs and/or changes such as additional selectmen, town manager, full or part-time officials (CEO, Road Commissioner, etc.) additional office help and/or hours, and present findings to the selectmen in time for the Annual Report and Town Warrant when voter approval is required.

Responsibility: Selectmen/Comprehensive Plan Committee

Time Frame: Ongoing

2. Create an Administrative Ordinance. It shall include job descriptions, terms, responsibilities, and limits of authority for all employees, elected and appointed personnel, volunteers, Boards and Committees. [See also Review of Ordinances]

Responsibility: Selectmen/Ordinance Committee

Time Frame: Short

3. Increase public awareness of the Town's financial operation by doing the following:
 - a. Invite members of the Budget Committee to join the Selectmen in meetings with the Town Auditor;
 - b. Instruct Budget Committee members in an overview of the Town's accounting program, currently TRIO; and
 - c. Inform the public of the budget process through appropriate communications, e.g., hold budget hearings prior to Town Meeting, publish regular appropriation reports, and include previous year's budgeted amounts and expenditures with each article in the Town Warrant.

Responsibility: Selectmen

Time Frame: Short

4. Establish a Communications Committee with responsibility for the following:
 - a. Mail a quarterly letter from the Selectmen;
 - b. Prepare and mail the *Hartford News*;
 - c. Maintain the Town website;
 - d. Create and maintain a "Welcome to Hartford" package, including maps to places of interest; and
 - e. Reinforce the need for citizen participation in Town government and publicize board and committee vacancies.

Responsibility: Selectmen

Time Frame: Short

8: REVIEW OF ORDINANCES

GOAL

It is the goal of the Town of Hartford to establish and enforce reasonable ordinances that meet or exceed State requirements in order to maintain the rural character and local control in accordance with the Revised Comprehensive Plan. Effective ordinances should provide the framework for consistent administration of municipal affairs.

POLICIES

1. Establish comprehensive guidelines for the development, maintenance, and enforcement of ordinances. Provide for input and feedback by affected parties.
2. Ordinance language should be clear and consistent.
3. Provide ordinances as necessary to meet state and local requirements.

IMPLEMENTATION STRATEGIES

1. Establish procedures whereby ordinances are created, drafted, approved and ultimately enforced. Allowances should be made for participation by affected boards and committees during the draft phase of all ordinances.

Responsibility: Selectmen/Ordinance Committee

Time Frame: Short

2. Complete a one-time review of all existing ordinances for clarity, wording and legal sufficiency. New and amended ordinances shall be subject to similar review before submission to the voters for approval.

Responsibility: Ordinance Committee and affected Board/Committee

Time Frame: short

3. Prioritize new Ordinances to be written for approval at Town meeting. Consideration should be given to references within the Revised Comprehensive Plan and statutory requirements.

Responsibility: Selectmen

Time Frame: Short

9: PUBLIC FACILITIES AND SERVICES

GOAL

It is the goal of the Town of Hartford to provide Town-owned facilities and services that fulfill the needs of residents in a safe, effective and efficient manner and designed to accommodate future growth of the Town.

POLICIES

1. Provide
 - a. Town office space with adequate parking, safe road access, handicap building access, and facilitate a suitable area for effective administrative activities; and
 - b. Town meeting and other public gathering space that is safe, with good acoustics, appropriate sanitation facilities and handicap access.
2. Provide for adequate and proper residential solid waste disposal and removal, while actively promoting waste-minimization efforts.
3. Provide appropriate recreational programs and facilities while assuring that these are operated and maintained in a manner that meets State health and safety regulations.
4. Promote adequate water access points for fire control throughout the Town.
5. Provide sufficient fire and rescue services.
6. Contracted Services over \$5,000, excluding Fire and Rescue, (such as curbside waste pickup and winter road maintenance) shall be put out to bid by the Selectmen.
7. Provide appropriate police services.

IMPLEMENTATION STRATEGIES

1. Evaluate all options to modernize the Town Office, Town Hall, and all new structures constructed by the Town. Options shall be prioritized and presented to the Selectmen for review and presented to the voters.
 - a. Minimum specifications for the Town Office shall include central location, safe parking, safe access to travel ways, handicap access, and adequate working space for Town employees (including private space, restrooms and a kitchenette) with adequate public entry, Selectmen’s meeting room with adequate space for the public, and a fire-safe storage for files and archives.
 - b. Minimum specifications for a Town Gathering Facility should include safe parking for 50 vehicles, required handicap access, adequate electrical wiring, safe seating and tables, improved acoustics, and adequate restrooms.

Responsibility: Capital Investment Plan Committee [See 12: Capital Investment Plan]

Time Frame: Medium

2. Annually evaluate the operation and effectiveness of the Town’s solid waste disposal program. This committee shall submit a written report which addresses:
 - a. State compliance status,
 - b. Report on Transfer Station
 - c. Town’s waste minimization efforts,
 - d. Hazardous and universal waste management,
 - e. Fiscal performance, and

f. Recommendations for improving service and potential solid waste management alternatives.

Responsibility: Solid Waste and Recycling Committee

Time Frame: Ongoing

3. Ensure that all Town-owned recreation properties meet health and safety regulations required by the State, Town or insurance companies. All programs using Town facilities must submit budgets and proposals for all maintenance and upgrades of facilities to the Selectmen to be presented to the voters.

Responsibility: Recreation Committee

Time Frame: Ongoing

4. Appoint a committee to prepare a plan for access to water for fire control throughout the Town and, in particular, future subdivisions. The plan should include access to lakes, dry hydrants, fire ponds and tanks. The committee shall include the Fire Warden, the Emergency Management Director and members at large.

Responsibility: Selectmen

Time Frame: Short

5. Fire/rescue emergency services, once negotiated, shall be agreed upon in writing by Selectmen and fire/rescue departments and work directly with Oxford dispatch to ensure immediate delivery of all E911 calls. The Fire Warden and the Emergency Management Director shall assist the Selectmen in the negotiation of these contracts.

Responsibility: Selectmen

Time Frame: Immediate

6. Contracted-service bid procedures and requirements are to be established by the Board of Selectmen. Bid specifications are to be established after consultation with the appropriate committee for the use of these services.

Responsibility: Selectmen

Time Frame: Ongoing

7. In the event of a need for additional public safety, the Selectmen shall develop a plan for such protection.

Responsibility: Selectmen

Time Frame: Ongoing

10: TRANSPORTATION INFRASTRUCTURE

GOAL

Recognizing that roads are the single most important part of our Town's transportation infrastructure, and also a very large portion of the Town budget, it is the goal of the Town of Hartford to:

- Provide safe and environmentally responsible roadways,
- Encourage carpooling and develop "Park & Ride" lots,

- Plan for future transportation requirements, and
- Accomplish the above at a minimum cost to taxpayers.

POLICIES

1. Utilize a long-term plan to upgrade and maintain roadways in a cost-effective manner.
2. Encourage maintenance of public and private roads for emergency service access and, to the extent possible, enforce proper construction methods to assure adequate drainage and watershed protection.
3. Provide adequate roadways for current and expected traffic levels and usage, including sidewalks, bike paths and walking trails as necessary.

IMPLEMENTATION STRATEGIES

1. The Road Committee, with all available resources, shall develop a Road Management System to improve and maintain all Town roads. Annual road surveys shall provide a baseline and a program such as the Road Surface Management System (RSMS) to:
 - a. Estimate the cost (updated annually until completed);
 - b. Prioritize all road improvement and maintenance;
 - c. Establish a road budget proposal; and
 - d. Provide an annual progress report to the Town.
 - e. In addition, consideration should be given to participation with the Nezinscot Valley Purchasing Authority and other cooperative efforts as a means to minimize expenses.

Responsibility: Road Committee/Road Commissioner

Time Frame: Short

2. Develop an inventory of public and private roads to include a classification of road condition, including accessibility, erosion controls and assessment of stream crossing structures. Encourage private road associations and notify property owners of potential hazards and erosion dangers at least annually. Research available enforcement options/strategies and revise ordinances as appropriate.

Responsibility: Road Committee

Time Frame: Short

3. Conduct regular assessments of the Town's transportation requirements and report their findings. Public Hearings, surveys, traffic volume studies, etc. should be used in their assessments.

Responsibility: Road Committee/Road Commissioner

Time Frame: Ongoing

11: EDUCATION

GOAL

Education of our youth is an investment in the future of our community and our state. It is the goal of the Town of Hartford to ensure that our youth receive educational services that meet or exceed state and national standards. The Revised Plan has focused on education of our youth, however, the Town will keep options open to enhance educational opportunities for all its residents through regional cooperation with adult education, technology and other life-long learning programs.

POLICIES

1. Promote understanding and awareness in our community of the performance, condition and future plans for our schools.
2. Concerns shall be promptly and adequately addressed, while encouraging respectful, objective and productive communication between students, parents and members of our school system.
3. Address the changing demands placed on our educational system in a timely manner.

IMPLEMENTATION STRATEGIES

1. Utilize whatever means feasible (including but not limited to *Trillium*, *Hartford News*, quarterly Selectmen's letter, websites and local newspapers) to celebrate successes, create public interest in the schools, and announce volunteer opportunities within our schools to encourage resident participation.

Responsibility: Communication Committee/Hartford School Board members

Time Frame: Short

2. Request that the school district administration provide parents with written procedures and guidelines for addressing their concerns.

Responsibility: School Board members

Time Frame: Short/Ongoing

3. The School Board shall work with teachers and administration officials to identify local, state, and national educational trends that could affect the Town's students.

Responsibility: School Board members

Time Frame: Ongoing

12: CAPITAL INVESTMENT PLAN

Introduction

Upgraded and expanded Town Office and Town Hall facilities, safe and adequate parking for these Town facilities, roads, school facilities, recreation areas and other public facilities and services will be required to support projected growth in Hartford over the next ten years. To promote appropriate development and accommodate future growth to address existing

problems; to improve the quality of life for Hartford's residents; to promote their health, safety and welfare; and fulfill the policies and strategies of the Plan, calls for implementing various public improvements. This portion of the Revised Comprehensive Plan will identify the significant capital investments, which are expected to be required over the next ten years.

Capital investments, as contained in the Capital Investment Plan, are expenditures greater than \$10,000, which do not recur annually, have a useful life of greater than three years, and result in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment that are expensive and have a relatively long period of usefulness. Capital investments or improvements usually require the expenditure of public funds: town, state, federal or some combination thereof. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period. The information presented in this section is intended to give some basic direction to the Capital Investment Plan Committee by outlining the anticipated capital needs of Hartford for the next several years and provide a brief description of several of the ways by which they may be funded.

GOAL

It is the goal of the Town of Hartford to effectively manage significant capital investments required of the Town in order to accommodate growth in population, statutory requirements, and the program suggested by the Revised Comprehensive Plan.

POLICY

A Capital Investment Plan Committee shall evaluate all capital projects with potential costs over \$10,000 as proposed by Town officials.

IMPLEMENTATION STRATEGIES

1. The Selectmen shall appoint a Capital Investment Plan Committee consisting of one representative from the Comprehensive Plan Committee, one from the Budget Committee and one other with competency in financial matters. This Committee shall develop a Ten-year Capital Investment Plan with annual updates to the Plan for the Town Annual Report.

Responsibility: Selectmen/Capital Investment Plan Committee
Time Frame: Short

2. For each capital investment project with a potential cost in excess of \$25,000, the Selectmen shall appoint two temporary members to the committee who have expertise in the project. The Committee's responsibilities are research, evaluation (including sources of funding), and a feasibility report of the project to be presented to the Selectmen for review and endorsement before being submitted to the voters for approval.

Responsibility: Selectmen
Time Frame: Ongoing

Table 18 lists the significant capital investments, which are expected to be required in Hartford over the next ten years as necessitated by projected growth and identified during the comprehensive planning process. The various improvements have been assigned a priority rating which relates to the urgency to implement. It should be understood that as the results of the various studies called for by this Revised Plan are completed, new capital expenditures are likely to be added to the formal Capital Investment Plan and will be addressed by the Capital Investment Plan Committee over the coming years. The amounts of the estimated expenditures may change after further study and Town Meeting action. The following studies could bring added capital improvement projects:

- 1) Town public facilities that are adequate and safe
- 2) Road Improvement Plan
- 3) Regional Conservation Protection Plan and consistent enforcement
- 4) Regional Solid Waste Disposal and Waste Minimization Study

**TABLE 18
IDENTIFIED CAPITAL INVESTMENT NEEDS
2008-2018**

ITEM	YEAR	PRIORITY	ESTIMATED COST	POSSIBLE FUNDING SOURCE**								
Expanded safe parking at Town Hall	2010	High	\$50,000	CR/B/G								
Expanded Town Office facility	2012	High	\$200,000	LL/D/B/G								
Town Hall Modernization	2015	Medium	\$50,000	RF/LL/B/G								
Digital tax maps	2010-2018	Low*	\$15,000	G/RF								
Access to historic, cultural, scenic, recreation areas	2010-2018	Low	?	RF/G/D								
<p>*Lower priority means that the time frame is not specific but dependent upon grants being available for significant cost sharing. Seeking a regional approach with neighboring towns is also suggested.</p> <p>** Possible types of funding are described below.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">CR: Current Revenues</td> <td style="width: 50%;">UF: User Fees</td> </tr> <tr> <td>B: Bonding</td> <td>G: Grants</td> </tr> <tr> <td>RF: Reserve Funds</td> <td>TP: Time Phased</td> </tr> <tr> <td>LL: Low Interest Loans</td> <td>D: Donations</td> </tr> </table>					CR: Current Revenues	UF: User Fees	B: Bonding	G: Grants	RF: Reserve Funds	TP: Time Phased	LL: Low Interest Loans	D: Donations
CR: Current Revenues	UF: User Fees											
B: Bonding	G: Grants											
RF: Reserve Funds	TP: Time Phased											
LL: Low Interest Loans	D: Donations											

Capital Improvements Financing

Capital improvements require a funding source or means of financing. A variety of techniques for financing capital improvements exist and are outlined below. State laws usually govern which techniques are authorized and how they are to be carried out.

Current Revenues (Pay-As-You-Go): The most fundamental and simplest means of paying for capital improvements is on a pay-as-you-go basis: funding capital improvements from current revenues. This has the advantage of avoiding bonding and its interest costs. Its disadvantage is that large-scale

capital improvements may require a similarly large amount of money to finance them. That would create an inordinate tax burden for the implementation period and extreme fluctuations in the tax rate. Spreading these costs over a longer period reduces such sudden impacts and rate swings.

Bonding (Pay-As-You-Use): Borrowing against future taxes (general obligation bonds) or future service charges or fees (revenue bonds) to finance long-term public improvements is widely practiced and makes good sense from the standpoint of "paying-as-you-use." Bonding evens out the tax impact over time and allows the municipality to obtain vital improvements earlier in time than current revenue or reserve fund arrangements would permit. As a general rule, no improvement or equipment should be bonded beyond its service life and, thus, violate the pay-as-you-use rule. The chief disadvantage of bonding is the payment of interest on the borrowed money. The fact that purchasers of municipal bonds are usually exempt from payment of taxes on interest received causes the interest rate on such bonds to fall below market rates.

Reserve Fund: A reserve fund is analogous to a family savings account for a future big-ticket purchase (car, appliance, etc.). Reserve funds are often used to replace equipment with a known service life whose cost and date of replacement are fairly accurately known. The full replacement cost thus becomes available at the time when replacement is necessary without the necessity of bonding or suffering a sudden impact on the tax rate. Other advantages are that reserve funds may be invested to collect interest on their principal, thus reducing the tax revenue contribution required. Reserve funds, like bonding, even out the flow of revenues required for capital improvements.

Time-Phased Projects: Some very large-scale projects can be broken up into time-phased increments and thus paid for over a period of several years through annual bonding or pay-as-you-go arrangements. This avoids sudden tax increases.

Grants and Cost Sharing: A number of state and federal grant-in-aid programs exist to share the cost of certain categorical public improvements. Full advantage should be taken of these cost-sharing programs to maximize the benefits to the community, recapture an equitable share of locally generated taxes and secure vitally needed public improvements. Cost sharing grant programs exist in a wide variety of areas, such as highways and streets, water quality, sewers, energy co-generation, parks, community development, conservation, school construction and bike paths.

Low-Interest Loans: In some cases, the federal and state governments have developed special low-interest loan programs to support certain categories of public improvements. These should be investigated as possible funding mechanisms for capital improvements falling within those categories.

Appendix A
Revised Comprehensive Plan 2008
Tables, Lists and Graphs

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9	Significant Scenic Vistas in Hartford 2005 [Source: Comprehensive Plan 1992]
11	Recreational Resources in Hartford [Source: Town Office, Comprehensive Plan Committee 2008]
12	Per-Acre Phosphorus Allocations for Lakes with watersheds in Hartford [Source: Maine Department of Environmental Protection]
13	Lake Anasagunticook Average Annual Secchi Readings 1980 to 2007 [Source: http://www.pearl.maine.edu/ , T. Hamilton]
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- 30 Table 11: Housing Units in Hartford [Source: 1992 Comprehensive Plan, 1990 U.S. Census, Hartford tax records]
- 31 Table 12: Building Permits Issued [Source: Hartford Annual Reports]
- 31 Table 13: Selling Prices of Rural Housing Units [Source: 1992 Comprehensive Plan, Transfer tax analysis]
- 32 Table 14: Estimated Sales Prices of Affordable Housing in Hartford [Source: U.S. Census, D.J. Kraske]
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- 50 Hartford, Maine Future Land Use Map [Source: Comprehensive Plan Committee 2008, AVCOG]
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Appendix B

Procedural Planning and Citizen Participation

This has been a team effort to produce the Revised Comprehensive Plan for the Town from which this committee has learned a lot about, and experienced, rural town government through the comprehensive planning process. We have met regularly for four and a half years, attended AVCOG and State Planning Office presentations on town planning, revised our committee By-Laws, participated in the regional discussions which resulted in the Nezinscot Valley Purchasing Authority, formed and met with the Lakes Task Force, met with Hartford School Board members, the Road Committee, Selectmen, and held eight public hearings to date. Our meetings have been open to the public, minutes of meetings and hearings have been posted to the Town's website in a timely fashion, materials for hearings have been emailed to individuals and available in the office and public notices and articles have appeared in the Hartford News and Sun Journal.

Vision statement for the Revised Comprehensive Plan:

Hartford is, and should remain, a welcoming rural community whose citizens enjoy an atmosphere of both community and privacy. Change and growth are inevitable and should be managed in an orderly fashion that does not detract from the Town's rural character and heritage, not to exceed the Town's fiscal capacity for expansion of services, and to further encourage the rural character of Hartford residents. Townsfolk want to have ample opportunity and the continued responsibility to participate in Town affairs.

August 6, 2003: First meeting of the Comprehensive Plan Committee. The Selectmen appointed nine members to the CPC; eight were sworn in and six have completed the 2008 Revised Plan.

February 2, 2004: 1,062 Survey Questionnaires were mailed to residents and taxpayers.

February 9, 2004: Database was established for data entry of all surveys returned. Two hundred and seven records, one for each returned survey (19.5% of those receiving surveys), are identified by a serial number indicating date received and order of return. The final survey was received on **April 28, 2004.**

July 20, 2005: Inventory section was reviewed by John Maloney at AVCOG and returned to the CPC.

October 22, 2005: Public Hearing on the Inventory Section DRAFT; in attendance were seven CPC members and thirteen from the public plus a reporter.

January 24, 2007: Public Hearing on Goals, Policies and Implementation Strategies:
Implementation of the Comprehensive Plan
Town Administration
Public Facilities and Services
In attendance were five CPC members and eighteen from the public.

March 7, 2007: Public Hearing on Goals, Policies and Implementation Strategies:
Capital Investment Plan
Review of Ordinances

Education
Transportation/Roads

In attendance were six CPC members and eleven from the public.

April 28, 2007: Public Hearing on Goals, Policies and Implementation Strategies:

Regional Planning
Affordable Housing

In attendance were five CPC members and thirteen from the public.

May 31, 2007: Public Hearing on Goals, Policies and Implementation Strategies:

Historical, Cultural, Scenic and Recreational Resources
Economy

In attendance were five CPC members and eight from the public.

June 30, 2007: Public Hearing on Goals, Policies and Implementation Strategies:

Natural Resources and our Lakes

In attendance were five CPC members and seven from the public.

July 26, 2007: Public Hearing on Goals, Policies and Implementation Strategies:

Land Use

In attendance were six CPC members and seven from the public plus a reporter.

August 25, 2007: Public Hearing on Goals, Policies and Implementation Strategies:

Agriculture & Forestry

In attendance were three CPC members and four from the public.

December 5, 2007: the Goals, Policies and Implementation Strategy section went to John Maloney at AVCOG for review and comment.

February 4, 2008: Final Draft available in the Town Office and on the Town's website. Public notice was published and email notices sent.

March 8, 2008:

Final Hearing, originally scheduled for March 5th, was postponed to snow date. In attendance were four CPC members and eight from the public.

April 3, 2008:

The Revised Comprehensive Plan 2008, Revision: 11 was submitted to the Selectmen for inclusion in the Warrant for Town Meeting approval.

April 4, 2008:

Seven copies of the Revised Comprehensive Plan 2008, Revision: 11 were submitted to the State Planning Office. The State has 75 days to review and approve or return to the Town, any sections that are found inconsistent with the Growth Management Act.

June 13, 2008:

State Planning Office Findings were received. Two inconsistencies with Maine's Growth Management Act were corrected and various suggestions and comments from other agencies were considered and included.

December 13, 2008:

This Revised Comprehensive Plan 2008 was adopted by a majority ¹vote of the townspeople at the Special Town Meeting on this date.

Appendix C Comprehensive Plan Index

TOWN OF HARTFORD

This index indicates where the proposed plan addresses the requirements of the Comprehensive Planning and Land Use Regulation Act (30-A M.R.S.A. Section 4326).

Requirements

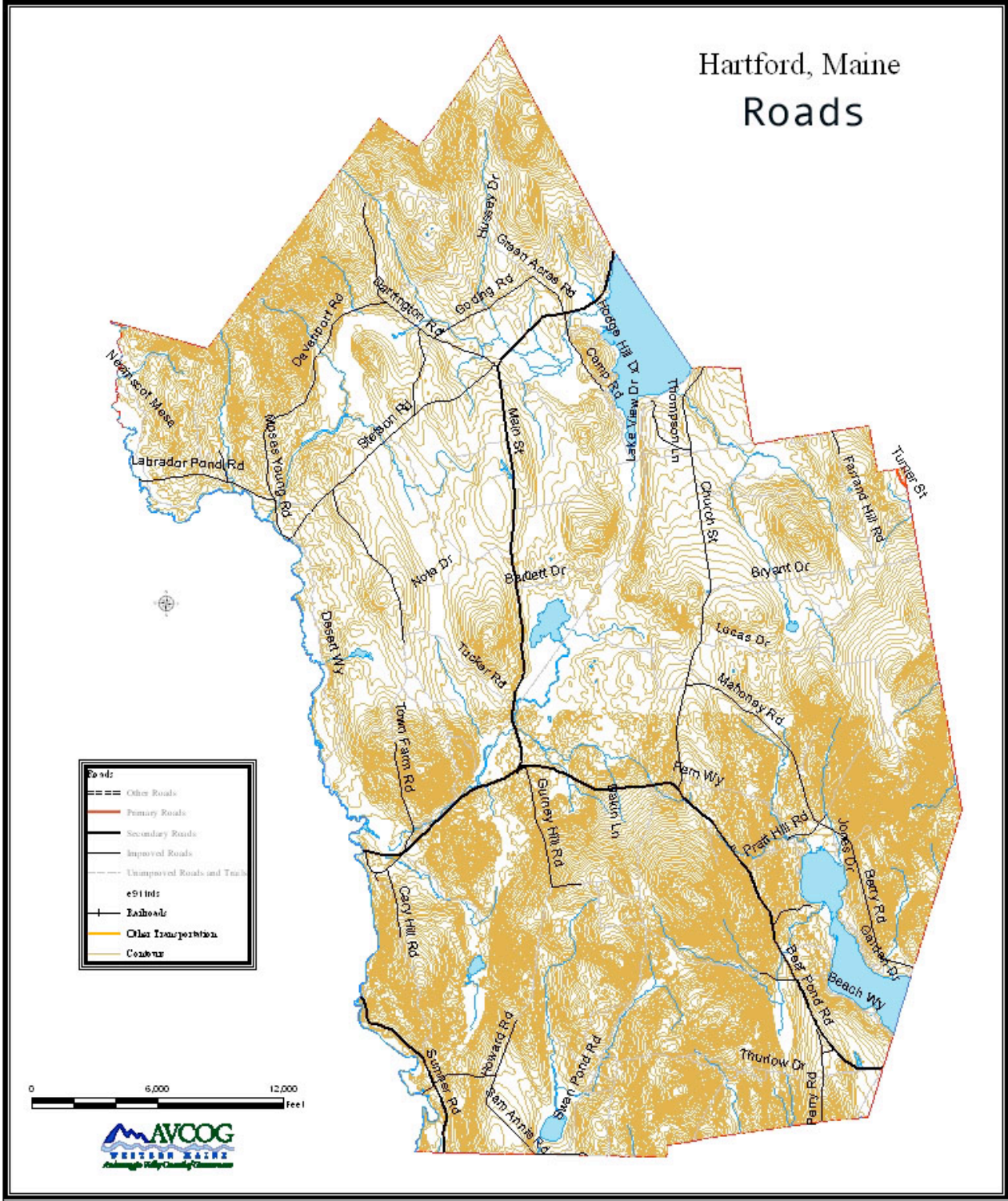
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Appendix D Hartford Planning Maps

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73	Wetlands [Source: AVCOG]
74	Wildlife Habitat [Source: AVCOG]

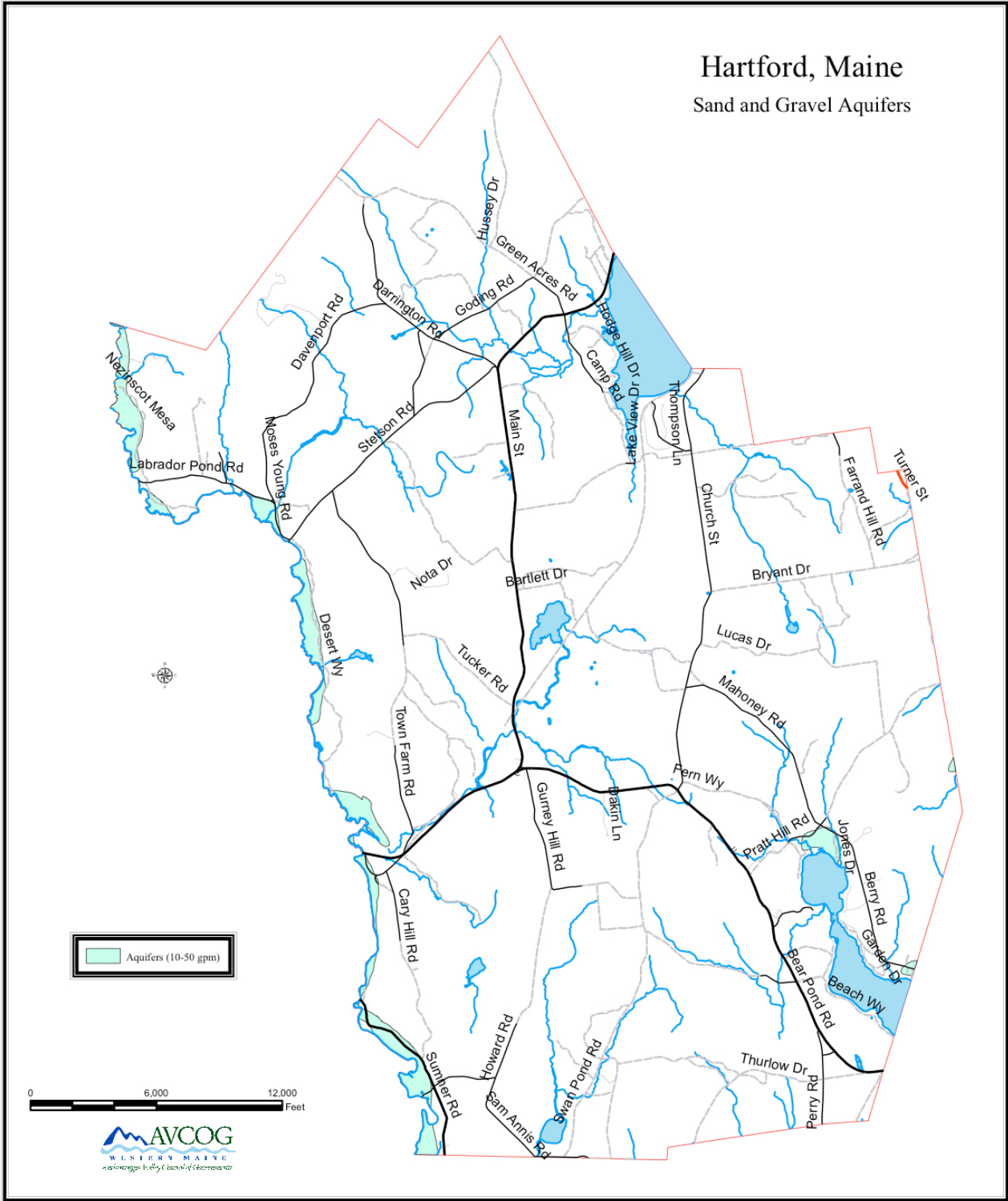
Note: Other Hartford, Maine maps are available on the Beginning with Habitat website at www.beginningwithhabitat.org/the_maps/status-h.html

Hartford, Maine Roads



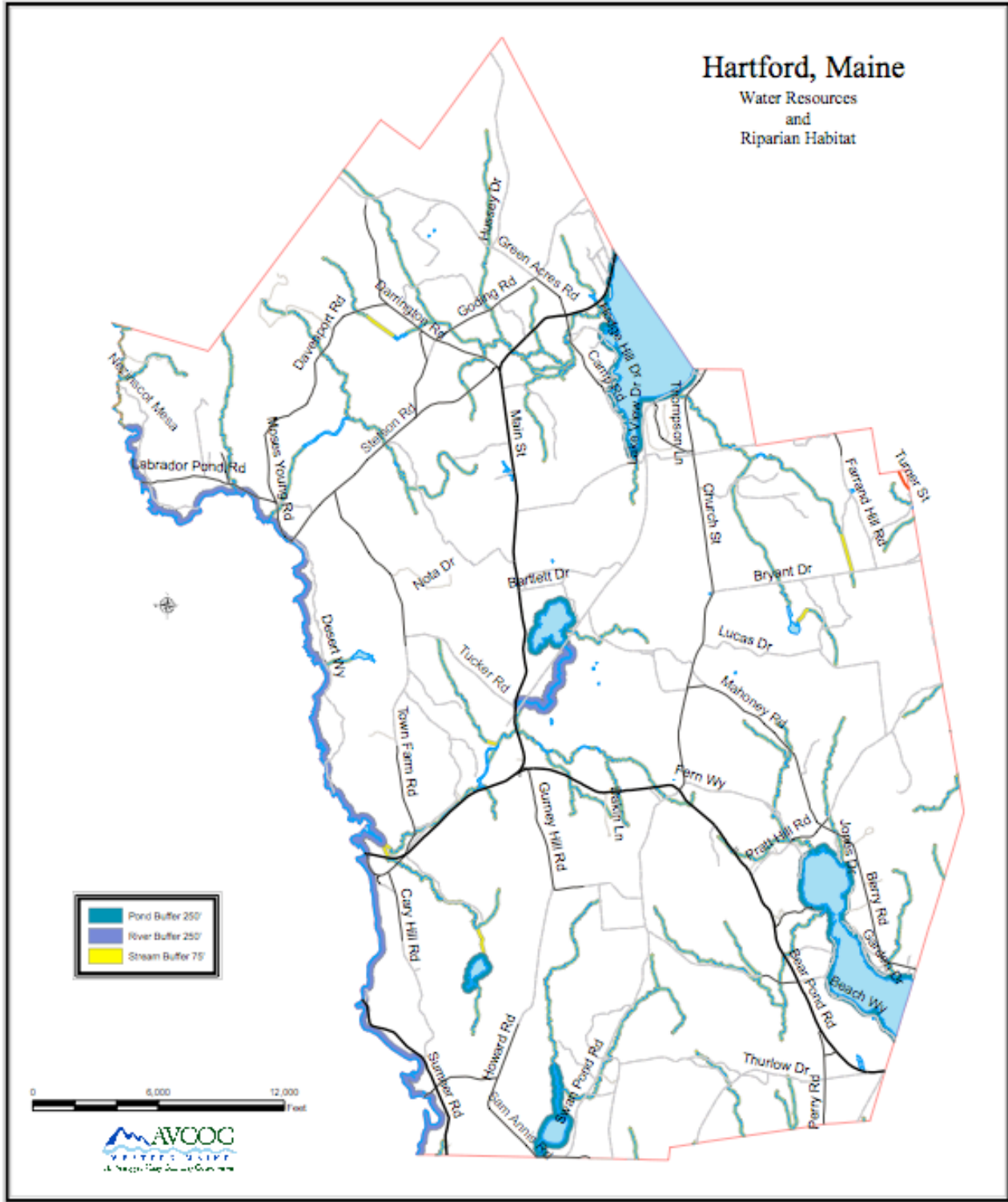
Hartford, Maine

Sand and Gravel Aquifers



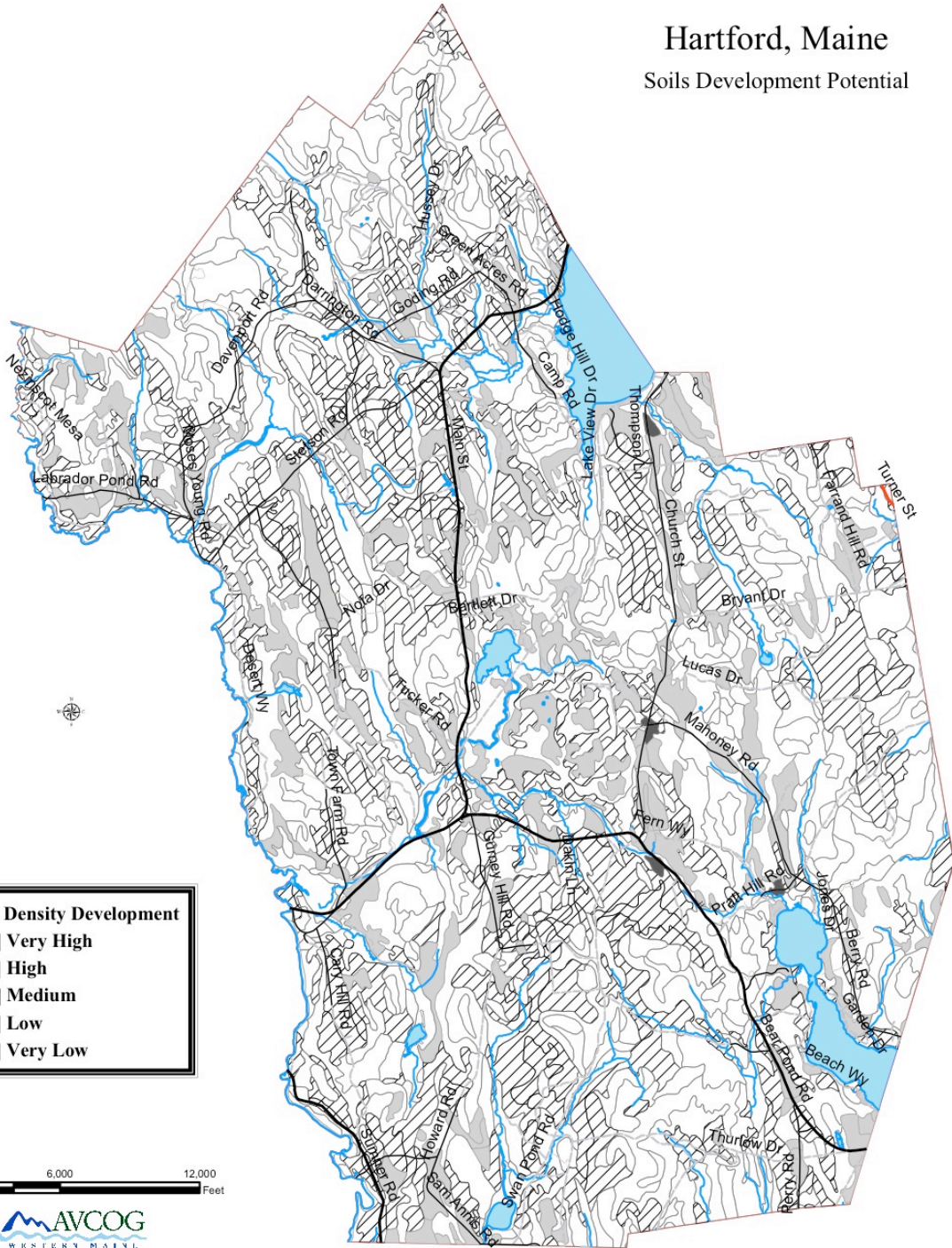
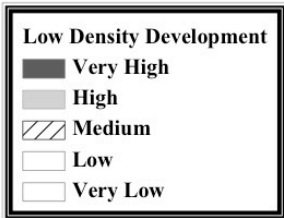
Hartford, Maine

Water Resources
and
Riparian Habitat

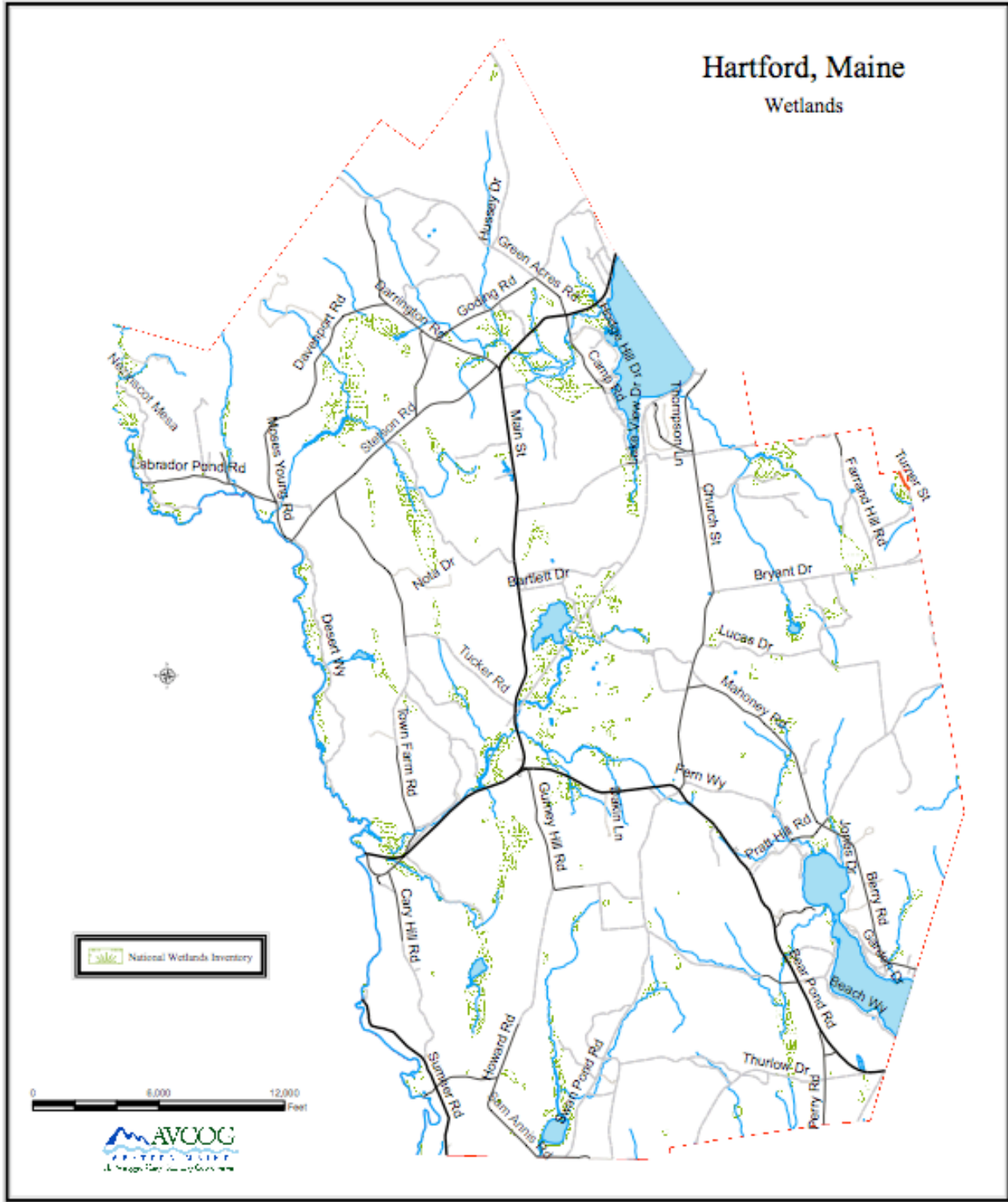


Hartford, Maine

Soils Development Potential



Hartford, Maine Wetlands



Hartford, Maine Wildlife Habitat

