

I. Introduction

This Lake Concept Plan is proposed by Linkletter & Sons, Inc., a Maine Corporation, with offices in Athens, Maine. The Concept Plan is for the long-term management and conservation of the corporation's lands in Kingsbury Plantation, north of State Rte. 16, which borders Whetstone Pond and surrounds the Hilton Ponds and Foss Pond. The company's land in the plan contains 11,920 +/- acres; of those, 1,055 +/- acres are proposed for permanent "no build" conservation easement, 10,765 +/- acres are proposed as a 15-year "no development" conservation area, and 100 +/- acres are proposed as seasonal dwelling development. The property includes more than three (3) miles of shore frontage along Whetstone, Foss and Hilton Ponds as well as acreage bordering Thorn Brook. The Concept Plan location can be viewed by examining Map #1, Map #2, and Map #6.

The Lake Concept Plan is being submitted to the Maine Land Use Regulation Commission (LURC) under the agency's "Lake Concept Plan" procedures.

According to LURC's Comprehensive Land Use Plan:

"Concept Plans are landowner-created, long range plans for the development and conservation of a large block of shoreland on a lake (pond)... The plan is a clarification of long-term landowner intent that indicates, in a general way, the area where development is to be focused, the relative density of proposed development, and the means by which significant natural and recreational resources are to be protected."

Owners' Intentions

Linkletter & Sons, Inc. intends to manage the area for forestry practices and recreational purposes. The income from sale and lease of shorefront lots will generate income to pay Maine State property taxes, ensuring the company will be able to maintain the majority of the land as sole proprietor for wood reproduction.

Linkletter & Sons, Inc. recognizes the value of protecting the natural resources in and around Foss and Hilton Ponds. As such, the company has placed a majority of the ponds shore frontage in permanent conservation easement.

Linkletter & Sons, Inc. also recognizes the value of protecting the natural resources along Thorn Brook and the outlet of Whetstone Pond. As such, the company has placed a significant amount of shore frontage in permanent conservation easement.

Concern for Development

A concern of Linkletter & Sons Inc. was how and to what extent this development would be allowed. After discussions with LURC staff and land use consultants, the decision was made that the Lake Concept Plan approach to development was clearly the most sensible. This Lake Concept Plan approach allows Linkletter & Sons, Inc. to:

1. Know areas and extent of development that will be allowed on the proposed development area.
2. Remove the uncertainty of rezoning approval for developments along Whetstone's and Foss's Pond shorefront.
3. Better manage their capital expenditures knowing the limit and scope of the development and removing associated risk in developing the shorefront of Whetstone and Foss Pond.

The Concept Plan allows LURC to have:

1. Input to where, what size, access, covenants and the amount of development that will take place within the property, thereby avoiding haphazard development along the shoreline of Whetstone and Foss Pond.
2. Public Hearings/Written Testimony in order to gain expert assistance in preparing a comprehensive plan with input from public concerns, such as LURC staff, Fish and Wildlife Biologists, Soil Scientist, Wetland Specialist, Forest Management Specialist, Environmental Groups and the general public.
3. Approval of the Conservation Easement Holder.

Summary

Linkletter & Sons, Inc is proposing to develop 12 lots and 25 +/- acres on and near Whetstone Pond, 7 lots and 11 +/- acres on Foss Pond, 11 lots and 30 +/- acres along Thorn Brook and 8 lots and 20 +/- acres of interior woodland. The proposed development represents 0.84% of the land within the Lake Concept Plan. The permanent conservation areas around the ponds will setback at least 500 +/- feet (unless noted otherwise) from the shoreline. The permanent conservation along Thorn Brook is a minimum of 250 feet on each side of the brook. The balance of the property, approximately 10,765 +/- acres, will be placed in a 15-year "no-development" conservation area.

The boundaries of the Lake Concept Plan can be viewed by examining Map #1 and Map #5.

The Concept Plan is submitted to the Maine Land Use Regulation Commission under Section 10.16, F of the Commission's Land Use Districts and Standards, pursuant to the criteria for approval for P-RP (Resource Plan Protection Subdistrict) zoning.

References and sources of information are listed at the end of this document.