

Benefit To Landowner

Linkletter & Sons, Inc., through this Concept Plan, will receive approval for 38 lots, assuming technical requirements can be met. If the location of proposed development is determined by the Commission to be undesirable or unsuitable, or otherwise would not meet the Commissions Land Use and Protection Standards, the proposed lots may be relocated to other more suitable areas within the Concept Plan or lot boundary size may be altered. These alterations are subject to applicable land use and protection standards. Any alterations will not lessen the number of shoreline conservation acres or woodland conservation acres or length of shore frontage in permanent conservation. Any and all alterations will not diminish the purposes or intent of the Concept Plan.

Landowner Benefits:

1. The Concept Plan allows the owner to develop 9 fee lots on the shorefront of Whetstone Pond and 3 fee lots along the southeastern access road, 7 leased lots on the shorefront of Foss Pond, 11 leased on the shorefront of Thorn Brook, and 8 leased lots at designated woodland sites.
2. The Concept Plan removes the uncertainty of rezoning approval for developments along Whetstone and Foss Ponds shorefront and the interior woodlands.
3. The owner can better manage his capital expenditures knowing the limit and scope of the development and removing associated risk in developing the shorefront of Whetstone Pond and Foss Pond, and interior woodland lots.
4. Approval of the Concept Plan may increase the value of the land; land recognized as having development potential is more valuable than land with unknown potential.
5. The owner can better manage long-range timber harvesting plans when designated development areas and conservation areas have been established.
6. The landowner projects “good land stewardship” by preparing a comprehensive plan that establishes development areas and conservation areas to protect the scenic shorelines and interior woodland holdings.
7. The landowner benefits from expert assistance in preparing a comprehensive plan with input from public concerns, such as LURC employees, adjacent landowners, Fish and Wildlife Biologists, Soil Scientist, Wetland Specialist, Forest Management Specialist, Environmental Concerns, and the General Public.