

Benefit To The Public

The public's approval has been a concern in developing this Concept Plan and public forum's will be held so that each party has a say prior to the Land Use Regulation Commission's decision. However it should be noted that Linkletter & Sons, Inc., through this Concept Plan, provides direct and indirect benefits to the general public.

Public Benefits:

1. The Public benefits that in the absence of such an extensive conservation measure along the shorefront of Foss Pond and Whetstone Pond, and lands surrounding the Hilton Ponds, the pond frontage could possibly be developed at a rate of two (2) dwellings per five-year period (rate based on single ownership). This type of development is not planned and is at best haphazard. This plan establishes where the proposed development is to be located and places predictable restrictions on the density and extent of development.
2. Limiting development to specific areas ensures that parts of the shoreline of Whetstone and Foss Pond, the complete shoreline of the Hilton Ponds, and some shoreline along Thorn Brook have a permanent "no development" area. These shoreline and scenic views can be enjoyed by many generations of visitors to Whetstone Pond, Foss Pond, and the Hilton Ponds.
3. Limiting development to specific areas ensures minimal impact to wildlife and fishery resources.
4. The public gains permanent conservation easement for 1,055 +/- acres that encompasses 17,300 +/- feet of shoreline along the ponds and 6,600 +/- feet along Thorn Brook.
5. The public gains assurances that "no-development" will occur in a 15-year conservation area encompassing 10,765 +/- acres of land and that this area can continue to be enjoyed as a primitive recreational area.
6. Listing the development restrictions and deed covenants as part of the Concept Plan, such as building height, size and material, site clearing, lighting and lot usage, ensures that the public view of the developed lots from the water will blend into the natural setting many pond visitors have come to enjoy.
7. Linkletter & Sons, Inc., by reserving the right of managing the land held in conservation as a working forest, will harvest timber, which will generate employment opportunities in the local economy.
8. The development of 16 pond shorefront lots, 11 brook shorefront lots, and 11 interior woodland lots and the road improvements will generate local employment opportunities among surveyors, real estate professionals, site design professionals, contractors, and

insurance companies. Each developed lot may require some residential service providers and recreational equipment maintenance providers further promoting employment opportunities in the local economy.

9. The sale and/or lease of 38 lots presents an opportunity for those who may wish to purchase/lease a camp lot. In addition, the prospective shorefront lot buyer can be ensured that some shoreline will be permanently protected.