

Lake Concept Plan Application  
Whetstone, Foss, & Hilton Ponds  
Kingsbury Plantation, Piscataquis County

Submitted by:  
Linkletter & Sons, Inc.

Approved by:  
MAINE LAND USE REGULATION COMMISSION  
Effective Date: May 19, 2005



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# Fact Sheet

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<p><b>Background and Location</b></p>	<p>Linkletter &amp; Sons, Inc. purchased 20,000 acres in Kingsbury Plantation from John Hancock Life Insurance Company in 2000.</p> <p>Of the 20,000 acres, approximately 11,920 acres lays north of State Rt. 16 in Kingsbury Plantation. The Concept Plan contains a southern portion of Whetstone Pond, Foss Pond and the Hilton Ponds in entirety, and a significant length of Thorn Brook.</p> <p>The Kingsbury Plantation Concept Plan is created as a means to responsibly develop shorefront lots that blend with present development; that is compatible with the natural character of Foss and Whetstone Pond; to ensure that forestry management is still a vital part of the land holdings; to continue to provide primitive recreational opportunities on the woodlands; and as a means to provide revenue for Maine State taxes.</p>
<p><b>Concept Plan Details</b></p> <p><b>Size:</b></p> <p><b>Land Placed in Conservation:</b></p> <p><b>Proposed Development:</b></p>	<p>The Concept Plan is designed to balance conservation and recreational development according to LURC’s guidelines.</p> <p>The plan includes 11,920 +/- acres of timberland.</p> <p>The plan designates 1,055 +/- acres as permanent conservation and 10,765 +/- acres (Area A) as a 15-year conservation area.</p> <p>The plan designates 17,300 +/- feet of pond shore frontage as permanent conservation.</p> <p>The Concept Plan proposes the following development on 100 acres:</p> <ul style="list-style-type: none"> <li>• Whetstone Pond - 9 fee shorefront lots, 3 fee woodland lots, 9 acres Green Space, 1,540’ shorefront</li> <li>• Foss Pond - 7 leased shorefront lots, 1,420’ shorefront</li> <li>• Thorn Brook – 11 leased shorefront lots, 2,200’ shorefront</li> <li>• Interior Woodlands - 8 leased camp lots</li> <li>• Lots range in size from 1.5 to 3.0 acres</li> <li>• Protective deeded covenants include limits on building size and material and clearing size to maintain the existing character of Whetstone Pond, Foss Pond and Kingsbury Plantation.</li> </ul>

<p><b>Access and Use</b></p>	<p>Access to the conservation land is available via forest management roads located along State Rt. 16 between Abbot and Bingham.</p> <p>The allowed uses within this area will continue to be the traditional uses, such as forest management, hiking, camping, fishing, hunting, and snowmobiling.</p> <p>The land owner has the reserved right to control, limit, or prohibit the following: night use, camping, loud activities, open fires, use of motorized vehicles and equipment, hunting and trapping, and the use of access roads during certain periods such as spring mud season and near timber harvesting operations.</p>
<p><b>LURC's Jurisdiction and Review</b></p>	<p>The entire Lake Concept area is located in Kingsbury Plantation. Hence, it falls wholly within the Maine Land Use Regulation Commission's official jurisdiction and is subject to the Commission's regulatory provisions under 12 M.R.S.A., section 681 et. seq.</p> <p>The Lake Concept Plan allows LURC direct input into the planning process, ensuring all that the plan meets or exceeds land use protection standards.</p>
<p><b>Applicant</b></p>	<p>Linkletter &amp; Sons, Inc., c/o Robert Linkletter, P.O. Box 135, Athens, Maine.</p> <p>Linkletter &amp; Sons, Inc., is a family-owned business whose long-term interests lay foremost in forest management. The company owns several large woodland tracts and the company philosophy is to continue the ownership of these tracts for the next family generation.</p>
<p><b>Conservation Easement Holder</b></p>	<p>The Small Woodlot Owners Association of Maine, SWOAM, a Maine certified non-profit conservation organization, with an office in Augusta, Maine, is the Conservation Easement Holder.</p>

# Summary

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<p><b>Duration of Plan</b></p>	<p>The Concept Plan will be in effect for 15 years from the date of approval by the Land Use Regulation Commission.</p> <p>The conservation measures within the Lake Concept Plan will apply in perpetuity in the no development acreage (1,055 +/-). The conservation measures within the Lake Concepts Plan’s remaining acreage, 10,765+/- acres, will apply for 15 years from the date of approval of the plan. Conservation measures will be implemented in accordance with the Phasing of Development and Conservation section of this plan (Section IV, Part B).</p>
<p><b>Area Overview</b></p>	<p>The proposed concept plan area is located 10 miles from Guilford, Maine; approximately 25 miles from Greenville, Maine; approximately 40 miles from Waterville, Maine and approximately 60 miles from Bangor, Maine.</p> <p>The area encompasses a large tract of undeveloped woodland with several small ponds and streams. The woodland is accessible by forest management roads.</p> <p>The area uses include: seasonal camp lots, primitive recreational activities such as hunting and fishing, and timberland management.</p>
<p><b>Size and Location of the Concept Plan (See Map #1)</b></p>	<p>The entire parcel of land lies within Kingsbury Plantation.</p> <p>The Concept Plan area covers 11,920 +/- acres of land, which includes over 23,900 feet of shorefront along ponds and streams, and 20,000 feet of road frontage along State Rte. 16.</p>
<p><b>Jurisdiction</b></p>	<p>The entire Lake Concept area is located in Kingsbury Plantation. Hence, it falls wholly within the Maine Land Use Regulation Commission’s official jurisdiction and is subject to the Commission’s regulatory provisions under 12 M.R.S.A., section 681 et. seq.</p>

<p><b>Concept Plans Details</b></p>	<p>The Concept Plan is designed to balance conservation and recreational development according to LURC’s guidelines.</p> <p>This plan includes 11,920 +/- acres of timberland; 1,055 +/- of these acres are designated as permanent conservation; 10,765 +/- acres (Area A) are designated as a 15-year conservation area; and 100 acres are proposed for fee lots and leased lots.</p> <p>The Concept Plan proposes the following development:</p> <ul style="list-style-type: none"> <li>• Whetstone Pond - 9 fee shorefront lots &amp; 3 woodland lots</li> <li>• Foss Pond - 7 leased shorefront lots</li> <li>• Thorn Brook – 11 leased shorefront lots</li> <li>• Interior Woodlands - 8 leased camp lots</li> <li>• Lots range in size from 1.5 to 3.0 acres</li> <li>• “Area A”, (10,765 +/- acres). This area will have limited uses to maintain the conservation values surrounding the ponds and to maintain the traditional uses associated within Kingsbury Plantation.</li> </ul>
<p><b>Existing Development</b></p>	<p>Existing development that is directly adjacent to the Concept Plan includes 6 lots; 3 have seasonal structures on Whetstone Pond, located in Kingsbury Plantation.</p> <p>Existing development included in the Concept Plan are 5 seasonal structures on Foss Pond, located in Kingsbury Plantation.</p> <p>The northern part of Whetstone Pond, in Abbot and Blanchard Township, accessible by the Pond Road via Rte 6 &amp; 15 from Abbot or Greenville, has both seasonal and year-round residences.</p> <p>Whetstone Pond in Kingsbury Plantation is accessible via camp roads and a forest management road. Foss Pond is accessible by forest management roads.</p> <p>Utilities within the Concept Plan area are limited to overhead electrical power lines on the southeastern shore of Whetstone Pond.</p> <p>Abbot, Maine, approximately 3 miles eastward, includes a convenience store, sporting camps, and residential housing.</p> <p>Guilford, Maine, 10 miles eastward, is well developed and provides grocery stores, a pharmacy, automobile and recreational vehicle services, health care services, educational</p>



	<p>lots are arranged in 2 small groups. These lots are intended for seasonal dwellings.</p> <p><b>Thorn Brook</b> - 11 lots held as leased ownership. The lots range in size from 1.5 to 2.0 acres, each with 200+ feet of shorefront. These lots are intended for seasonal dwellings.</p> <p><b>Woodland Lots</b> – 8 lots held as leased ownership. The lots range in size from 1.5 to 3.0 acres. The locations of these lots are along or near to Happy Corner Road, the “300 Road”, and near Crockett Ridge. These lots are intended for seasonal dwellings.</p>
<p><b>Phosphorus Impact</b></p>	<p>A preliminary phosphorus impact study has been done for the proposed development, and the phosphorus loading is below the limits established by Maine’s Department of Environmental Protection.</p>
<p><b>Proposed Permanent Conservation Easements</b></p>	<p>Two (2) areas are proposed for Permanent Conservation Easements encompassing a total of 1,055 +/- acres.</p> <p><b>Area 1 – Whetstone Pond</b>  This land encompasses the south shoreline of Whetstone Pond to a depth of at least 500 feet and an area encompassing Thorn Brook from the Blanchard Township boundary line to the outlet of Whetstone Pond. The depth of land along Thorn Brook is a minimum of 500 feet and includes an area of tributaries. The total area encompasses <b>315 +/- contiguous acres</b>, 980 +/- feet of shore frontage on Whetstone Pond, and 6,600 +/- feet of shoreline along Thorn Brook</p> <p><b>Area 2 – Foss Pond &amp; Hilton Ponds</b>  This land extends back 500 +/- feet from the shoreline of Foss Pond except for a small portion of land that borders the roads at the north shoreline, encompasses the Protection Subdistrict Soils and Geology to the southwest of Foss Pond, and encompasses the lands around the Hilton Ponds to a depth of least 500 +/- feet. The total area encompasses <b>740 +/- contiguous acres</b> and 16,320 +/- feet of shore frontage.</p> <p>The conservation easement allows non-motorized and non-destructive use of the permanent conservation areas.</p> <p>Residential roads and drives are allowed through the conservation easement area to the Foss Pond and Whetstone Pond lots.</p>

	<p>Snowmobiles and ATV's may use the designated forest management roads within the easement area.</p> <p>Snowmobiles will be allowed on designated trails to gain access to Foss and Hilton Ponds.</p> <p>Protective covenants will include: limits on clearing and building size, height, and material to maintain the existing character of Whetstone Pond, Foss Pond, and the interior woodland.</p>
<p><b>Area A 15-year Conservation Area Proposed Uses</b></p>	<p>The proposed Lake Concept Plan limits the use of Area A (10,765 +/- acres).</p> <p>The allowed uses within this area will continue to be the traditional uses, such as forest management, hiking, camping, fishing, hunting, and snowmobiling.</p> <p>“Area A” allows public access as has been the tradition, provided the land owner has the reserved right to control, limit, or prohibit the following: night use, camping, loud activities, open fires, use of motorized vehicles and equipment, access by domesticated pets, bicycles, hunting and trapping, the use of access roads during certain times of year such as spring mud season and near timber harvesting operations.</p> <p>Egress across Area A to the Permanent Conservation Area is allowed.</p> <p>Forest management practices will be allowed within Area A.</p> <p>No structural development will be allowed in “Area A”, except for forest management and road maintenance purposes.</p>
<p><b>LURC Commitments</b></p>	<p>The Land Use Regulation Commission commits to:</p> <ol style="list-style-type: none"> <li>1. The proposed provisions of the Lake Concept Plan.</li> <li>2. Accepting the number, type, and location of development lots as approved in concept.</li> <li>3. Allowing lots that it deems as unsuitable or undesirable due to existing natural resources, to be substituted by another lot, equal in size along the shoreline or interior woodland.</li> <li>4. Accepting that the new zoning of the Lake Concept Plan Area will be designated as (P-RP) Resource Plan Subdistrict.</li> </ol>

	<p>5. Rezoning is not necessary in developing the proposed lots provided the landowner submits information normally required for subdivision, building, and other applicable permit approvals, as appropriate, and obtaining such approvals, prior to proceeding with the development.</p>
<p><b>The Applicant</b></p>	<p>Linkletter &amp; Sons, Inc., c/o Robert Linkletter, P.O. Box 135, Athens, Maine, 04912.</p> <p>Linkletter &amp; Sons, Inc., upon receiving all necessary permits and approvals, will make lots available for sale or lease to the general public.</p> <p>Linkletter &amp; Sons, Inc. intends to practice forestry management within the conservation area as established by the Linkletter &amp; Sons, Inc. Forest Management Plan and the provisions of timber harvesting contained therein.</p> <p>Linkletter &amp; Sons, Inc. intends to practice forestry management within the permanent conservation area as established by the Easement Holder's Forest Management Plan and the provisions of timber harvesting contained herein.</p>
<p><b>Conservation Easement Holder</b></p>	<p>The Small Woodlot Owners Association of Maine, SWOAM, a Maine certified non-profit conservation organization, with an office in Augusta, Maine, is the Conservation Easement Holder.</p>

## Summary of Pond Frontage and Land Acreage within the Lake Concept Plan

Table 1 – Summary of **Whetstone Pond** Shorefrontage within Kingsbury Plantation

<b>Existing Conditions</b>	<b>Feet</b>	<b>% of Total</b>
Whetstone Pond	16,300 +/-	100.0
Whetstone Pond in Kingsbury Plantation***	3,910 +/-	24.0
Linkletter & Sons, Inc., ownership	2,820 +/-	17.3
Others, ownership	1,090 +/-	6.7

\*\*\*Does not include outlet stream boundary or small finger of shoreline within wetland area in southwestern corner

Table 2 – Summary of **Foss Pond** Shorefrontage

<b>Existing Conditions</b>	<b>Feet</b>	<b>% of Total</b>
Foss Pond	11,900 +/-	100.0
Linkletter & Sons, Inc. ownership, not developed	10,840 +/-	91.1
Linkletter & Sons, Inc. ownership, leased lots	1,060 +/-	8.9

Table 3 – Summary of **Hilton Ponds** Shorefrontage

<b>Existing Conditions</b>	<b>Feet</b>	<b>% of Total</b>
Hilton Ponds	6,900 +/-	100.0
Linkletter & Sons, Inc. ownership, not developed	6,900 +/-	100.0

Table 4 – Summary of Linkletter & Sons, Inc. Land Holdings and proposed development within the Lake Concept Plan

<b>Proposed Conditions</b>	<b>Acres</b>	<b>% of Total</b>
Linkletter & Sons, Inc. Ownership	11,920 +/-	100.0
Permanent Conservation	1,055 +/-	8.9
Area A (Ponds and Land)	10,765 +/-	90.3
Whetstone Pond – Development	25 +/-	0.23
Whetstone Pond – Common Open Green Space	9 +/-	0.08
Foss Pond – Development	11 +/-	0.09
Happy Town Rd. North Parcel – Development	5 +/-	0.04
Happy Town Rd. South Parcel - Development	6 +/-	0.05
Happy Town Rd. West Parcel - Development	4 +/-	0.03
Thorn Brook – Development	30 +/-	0.25
300 Road - Development	2.5 +/-	0.02
Crockett Ridge – Development	2.5 +/-	0.02

**Summary of Proposed Conservation (see Map #6)**

Linkletter & Sons, Inc. is proposing to conserve in perpetuity certain areas within the Kingsbury Plantation parcel. These areas (1,055 +/- acres) are shown on Map #6 and consist of the area within 500 +/- feet of the shorelines of Whetstone Pond outlet, Foss Pond, Hilton Ponds, and each side of a portion of Thorn Brook and are designated as “Preserved From Any Future Development”.

*Summary of Permanent Conservation Areas*

<b>Proposed Area</b>	<b>Frontage</b>	<b>Length</b>	<b>Setback</b>	<b>Acreage</b>
Whetstone Pond	Shoreline	980' +/-	500 +/- feet from shoreline	315 +/-
Thorn Brook	Shoreline	6,600' +/-	250 +/- feet each side	(included above)
Foss Pond	Shoreline	9,420 +/-	500 +/- feet form shoreline	740 +/-
Hilton Ponds	Shoreline	6,900' +/-	500 +/- feet from shoreline	(included above)
<b>Total</b>		<b>23,900 +/-</b>		<b>1,055 +/-</b>

*Summary of Area A*

<b>Proposed Area</b>	<b>Acreage</b>	<b>Allowed Uses (summary)</b>
Area A	10,765 +/-	Forest Management Activities; Land Management Roads
		Structures associated with Forest Management
		Mineral Extraction at established sites
		Primitive Recreational Uses
		Motorized vehicle traffic on roads and snowmobiling