

## **II. OVERVIEW OF THE OWNERSHIP**

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This section of the Concept Plan provides background information about Linkletter & Sons, Inc.'s land holdings in Kingsbury Plantation and the surrounding area.

### **A. Site Location and Description (see Map #1)**

The site is located in Kingsbury Plantation, which is located south of the Moosehead Lake Region, west of Abbot Village in Piscataquis County. The site encompasses the northern portion of Kingsbury Plantation north of State Rte. 16. The site consists of 11,920 +/- contiguous acres. Ponds and waterways within the parcel include the Hilton Ponds, Foss Pond, and the southern portion of Whetstone Pond, Thorn Brook, Bear Brook, Bog Brook and Bottle Brook. The parcel contains other smaller streams. A majority of the watershed flows into Kingsbury Stream that flows into the Piscataquis River south of Abbot Village.

The land formations vary greatly. Wetlands are common along the more than 15 brooks within the Concept Plan. Mountains and ridges are evident as one travels north from State Rte. 16 into the Concept Plan area. The land rises up from elevations of 1,150 feet along State Rte. 16 to over 1,700 feet along the mountain tops in the Concept Plan interior sections. Crockett Ridge in the northeast corner of Kingsbury Plantation attains a height of 1,732 feet and Foss Mountain attains a height of 1,615 feet.

The vegetation cover within the Concept Plan varies from wetland marshes and swamps near the brooks to a sustainable forest mix of hardwood and softwood trees. Forest Management is evident by the different types of forest regeneration as seen from the forest management roads and among the spectacular views of the mountain ridges.

Access to the proposed development at Whetstone Pond is a gravel road via the paved Pond Road connected to State Rte. 15. State Rte. 15 traverses between Abbot Village and Greenville, Maine.

Access to Foss Pond and the woodland lots is by gravel roads via State Rte. 16. State Rte. 16 traverses between Abbot Village and Bingham, Maine.

Whetstone Pond has a boat launch. Foss Pond has an area local fisherman use as a hand carry boat launch site.

### **B. Adjacent Landowners (see Map #2)**

Owners adjacent to and within 1000 feet of the Concept Plan are shown on Map #2. Adjacent large tract landowners outside of Kingsbury Plantation include the Carrier Timberlands to the north and Plum Creek Timber Company to the west.

## **Ownership History**

Linkletter & Sons, Inc. recently acquired the parcel from John Hancock Life Insurance Company in 2000. John Hancock Life Insurance Company acquired the land from Diamond Occidental Corporation in 1990's. Diamond Occidental Corporation had common and undivided ownership with Hinch and Ahearn heirs and Moosehead Manufacturing. Past land management practices include forestland management, leased camp lots, and primitive recreational activities that included camping, fishing, hunting, trapping, snowshoeing, and snowmobiling.

## **C. History of the Area**

William Hilton and his brother settled Kingsbury Plantation in 1834. The town of Kingsbury was incorporated March 22, 1836. Its charter was repealed February 24, 1885. It was reorganized as a Plantation in 1886. Judge Sanford Kingsbury of Gardiner was the original proprietor of this township and the town was named for him. Honorable Sanford Kingsbury purchased Kingsbury Plantation from Bingham's heirs. The history of the Kingsbury Plantation area has consisted primarily of wood harvesting and outdoor recreational activities. Today, Kingsbury Plantation has 13 full time residents according to the 2000 census and 139 residential structures.

The area of Whetstone Pond has been a favorite summer place for visitors to Kingsbury Plantation. A USGS Map, issued in 1948, shows 26 camps located on the shore of Whetstone Pond and 1 camp on the shore of Foss Pond.

Numerous forest management roads exist throughout Kingsbury Plantation. Their use has allowed visitors to enjoy recreational camping, hunting and fishing, snowshoeing, and snowmobiling.

## **D. Adjacent Development**

### **Ponds**

**Whetstone Pond** in Blanchard and Abbot has considerable existing development. The number of dwellings are approx. sixty-one (61), some of which consist of year round residences. A public boat launch is available off the Pond Road. Electrical and phone lines are established on the east and north shore of Whetstone Pond.

**Piper Pond** in Abbot has seasonal and residential development. Piper Pond's other development includes a public boat launch, public beach, and a commercial campground.

## **State Rte. 16**

Development exists along State Rte. 16 in Kingsbury Plantation before and after the Concept Plan boundaries. Most dwellings are for seasonal recreational use. No utilities are present along State Rte. 16 adjacent to the Concept Plan boundary.

## **Adjacent Town**

**Abbot** , (3 miles southeast from Whetstone Pond and 10 miles from Foss Pond) is a small town of about 670 people. Most of the development of the town is located along State Rte. 15. The town has both year round and seasonal residences. Abbot is part of M.S.A.D. 4, and the students attend schools in Guilford. Medical facilities are not available in Abbot, however medical services are available in Greenville and Dover-Foxcroft. Amenities include a convenience store, a bakery, a town office and a post office.

## **Local Area Towns**

**Guilford**, (10 miles southeast from Whetstone Pond and 17 miles from Foss Pond), a town of about 1,080+ full time residents, is located on State Rte. 6, 16, & 15. The town serves as a central point of road intersections from the outlying areas. Guilford is well developed, and provides grocery/convenience stores, a pharmacy, automobile and recreational vehicle services, health care services, educational services, restaurants, and hotels/housekeeping cottages. Guilford constitutes one of the core employment areas near Kingsbury Plantation, providing manufacturing and service industry jobs.

**Dover-Foxcroft**, (17 miles east from Whetstone Pond and 24 miles from Foss Pond), a town of about 4,200+ full time residents, is located at the junctions of Route 6, 16, 15 & 7. Dover-Foxcroft is the location of county government for Piscataquis County. Dover-Foxcroft is well developed, and provides grocery/convenience stores, a pharmacy, automobile and recreational vehicle services, a hospital and health care services, educational services, restaurants, and hotels. Dover-Foxcroft can provide complete services for the sportsman and family vacationer.

**Monson**, (10 miles from Whetstone Pond and 18 miles from Foss Pond) is a small town of about 670 people. Most of the development of the town is located along State Rte. 15. The town has both year round and seasonal residences. Monson is located along the Appalachian Trail and is a resting point for many hikers each year. Monson is part of M.S.A.D. 68, students attend junior and senior high in Dover-Foxcroft, Maine. Medical facilities are not available in Monson, however medical services are available in Greenville and Dover-Foxcroft. Amenities include a small manufacturing business, a slate supply company, convenience stores, small cafés, a service station, a town office and a post office.

**Parkman**, (12 miles from Foss Pond and 17 miles form Whetstone Pond) is a small community of about 800 people. Most of the development of the town is along State Rte. 150. The town has both seasonal and year round residences. Parkman is part of M.S.A.D. 4, and the students attend schools in Guilford. Kingsbury Plantation tax records are kept by Hamlin Associates in Parkman. Limited services are available in Parkman.

**Wellington**, (20 miles from Foss Pond and 32 miles from Whetstone Pond) is a small community of about 260 people. Wellington is part of M.S.A.D. 4, and the students attend schools in Guilford. Limited services are available in Wellington.

### **Adjacent Townships**

Kingsbury Plantation's northern, western and southern borders are surrounded by unorganized townships or other plantations; to the north is Blanchard Township, to the northwest is Bald Mountain Township, to the west is Mayfield Township, and to the southwest is Brighton Plantation.

### **E. The Forest Resources**

The overall forest management objectives of Linkletter & Sons, Inc. are explained in detail in the forest management plans for the Kingsbury Plantation. These forest management plans were completed in 2002, and can be viewed at Linkletter & Sons, Inc.'s office in Athens, Maine.

Linkletter & Sons, Inc. intends to follow the suggested silviculture recommendations of the management plan. In summary, the plan recommends that Linkletter & Sons, Inc. harvest existing trees in such a manner as to ultimately result in an uneven-aged stand of trees, with a wide distribution of size and height classes that are present in the forest today.

Existing gravel roads from State Rte. 16 allow access for wood harvesting within Kingsbury Plantation.

### **F. Water Resources**

The Concept Plan includes Whetstone Pond, Foss Pond, and the Hilton Ponds. Many brooks are located within the Concept Plan, among them Thorn Brook, Bog Brook, Bottle Brook, and Bear Brook. The ponds and brooks all flow into the Kingsbury Stream and eventually the Piscataquis River.

**Whetstone Pond** size is 256 acres with over 3 miles of shoreline. It is approximately 1.2 miles long and averages 0.25 miles wide. The deepest depth is recorded at 125 feet. The flushing rate (number of times a year the pond volume is flushed) is 0.30 flushes per year. The pond outlet flows into Thorn Brook and to Kingsbury Stream. LURC's Wildlands Lake Assessment has classified Whetstone Pond as a Management Class 5, Resource Class 2 pond. The fisheries and physical resources are rated significant.

**Foss Pond** size is 117 acres with over 2 miles of shorefront. It is approximately 0.9 miles long and the width varies from several hundred feet to 0.25 miles. The deepest depth recorded is 60 feet. The flushing rate (number of times a year the pond volume is flushed) is 0.59 flushes per year. The pond outlet flows into Thorn Brook and to Kingsbury Stream. LURC's Wildlands Lake Assessment has classified Foss Pond as a Management Class 7, Resource Class 2 pond. The fisheries resource value is rated significant.

**Hilton Pond #1** size is 13 acres with over 0.7 miles of shorefront. It is approximately 0.5 miles long and 500 feet wide. The deepest depth recorded is 15 feet. The flushing rate (number of times a year the pond volume is flushed) is 7.5 flushes per year. The pond outlet flows into Hilton Pond #2. LURC's Wildlands Lake Assessment has classified Hilton Pond #1 as a Management Class 7, Resource Class 3 pond.

**Hilton Pond #2** size is 8 acres with over 0.6 miles of shorefront. It is approximately 0.25 miles long and width varies from 100 to 500 feet wide. The deepest depth recorded is 7 feet. The flushing rate (number of times a year the pond volume is flushed) is 16.8 flushes per year. The pond outlet flows into Bog Brook, then Thorn Brook and to Kingsbury Stream. LURC's Wildlands Lake Assessment has classified Hilton Pond #2 as a Management Class 7, Resource Class 3 pond.

### **Management Class 5 Lake**

Consist of heavily developed lakes. The commission seeks to maintain natural qualities associated with these lakes, enhance scenic value, and retain some undeveloped shoreline requiring cluster development on these lakes except where clearly inappropriate due to site characteristics.

### **Management Class 7 Lake**

Consist of all lakes not otherwise classified. Many of these lakes have multiple outstanding or significant resources values identified in the Wildlands Lakes Assessment. The Commission will manage these lakes for multiple uses, including resource conservation, recreation, and timber production, giving specific consideration to identified resource values when evaluating the merits of lake-related rezoning and permit applications.

### **Resource Class**

- 1A = Lakes with statewide significance with two or more outstanding values
- 1B = Lakes with statewide significance with one outstanding value
- 2 = Lake of regional significance (with no outstanding values but at least one significant resource value)
- 3 = Lake of local or unknown significance (either had no significant or outstanding natural value or information was inadequate to make a determination)

### **Pond Water Levels**

Pond water levels are dependent on annual precipitation and snowmelt. No major water fluctuations are experienced other than normal seasonal changes.

## Available Pond Water Chemistry Overview

### Whetstone Pond

Water quality data\*\* for Whetstone Pond had been collected from 1986 through 1996 and in 2000. The quality of Whetstone Pond is considered to be better than average, based on measures of STD, total phosphorus (TP) and Chlorophyll-a (CHLA). The results are as follows:

<u>Available Pond Water Chemistry</u>		
	1986-1996 (AVERAGE)	2000
Secchi Disk Transparency		
Minimum (meters)	4.7	4.8
Maximum (meters)	10	7.6
Color	10	14
pH	6.6	N/A
Alkalinity	8	7
Conductivity	21	17
Total Phosphorus Means (ppb)	7	9
Chlorophyll A (ppb)	3	8.5
Recent dissolved oxygen profiles show low dissolved oxygen depletion in deep areas of the lake.		

\*\*www.pearl.spatial.maine.edu

### Foss Pond

Water quality data\*\* for Foss Pond was collected in 1989 and 1990. The quality of Foss Pond is considered to be better than average, based on measures of STD, total phosphorus (TP) and Chlorophyll-a (CHLA). The results are as follows:

<u>Available Pond Water Chemistry</u>		
	1989	1990
Secchi Disk Transparency		
Minimum (meters)	5	8
Maximum (meters)	8.2	8
Color	N/A	N/A
pH	6.05	6.35
Alkalinity	N/A	N/A
Conductivity	23	28
Total Phosphorus Means (ppb)	16	N/A
Chlorophyll A (ppb)	2.3	2.6

\*\*www.pearl.spatial.maine.edu

## **Chemistry Explanation**

### **Secchi Disk Transparency**

Secchi disk transparency is a measure of the water clarity, or transparency, of the lake. Factors that reduce clarity are algae, zooplankton, watercolor and silt. Transparency values in Maine vary from 0.4m (1.5ft) to 20.0m (67 ft), with the average being 4.9m (16.2 ft).

### **Color**

The amount of "color" in a lake refers to the concentration of natural dissolved organic acids such as tannin and lignin, which give the water a tea color. Color is measured by comparing a sample of the lake water to Standard Platinum Units (SPU). Color varies from 0 to 250, with the average in Maine being 28 SPU.

### **pH**

The pH of a lake reflects how acidic or basic the water is and helps determine which plant and animal species are present. The measure of the acidity is on a scale of 1-14, with 7 being neutral. pH varies in Maine from 4.45 to 9.35 and the average is 6.7.

### **Alkalinity**

Alkalinity is a measure of the capacity of water to neutralize acids and is also known as the buffering capacity. Alkalinity in Maine varies from 0.3 milligram per liter (mg/l) to 150.3 mg/l, with the average being 12.2 mg/l.

### **Conductivity**

Conductivity is a measure of the ability of water to carry an electrical current and is directly related to the dissolved ions (charged particles) present in water. The values for most of Maine lakes and ponds are generally low (30 to 40 uS/cm ). Fishery biologists use conductivity values to calculate fish yield estimates. Conductivity will increase if there is an increase of pollutants entering the lake or pond.

### **Total Phosphorus (ppb)**

Total Phosphorus (TP) is one of the major nutrients needed for plant growth. It is generally present in small amounts and limits the plant growth in lakes. It is measured in parts per billion (ppb). As phosphorus increases, the amount of algae also increases. TP varies from 1 ppb to 110 ppb with the average being 14 ppb.

### **Chlorophyll A**

Chlorophyll A (Chl a) is a measurement of the green pigment found in all plants including microscopic plants such as algae. It is used as an estimate of algal biomass, the higher the

number the higher the amount of algae in the lake. Chl a varies from 0.3 ppb to 60.9 ppb, with the average being 4.6 ppb.

## **G. Fish and Wildlife Resources**

### **Wildlife Management District (WMD) - 14** **Resource Management Area – Region E**

#### **Fisheries resources\*\***

Whetstone Pond and Foss Ponds fisheries have been rated “significant” by LURC’s Wildlands Lake Assessment program. Hilton Ponds #1 and #2 were not assigned any values by the LURC’s Wildlands Lake Assessment program.

Biologists are concerned that increased development of the shoreline could affect water chemistry and may increase fishing pressure. Either result may affect the natural resources of the Lake Trout. State Fishery Biologist recommend that the Concept Plan development standards should strictly observe all land use standards designed to protect water quality in these ponds.

#### *Whetstone Pond*

Whetstone Pond is noted as a Brook Trout and Lake Trout fishery. Whetstone is one of the smaller ponds in the Moosehead Region that naturally supports a Lake Trout fishery. Species present in Whetstone Pond include Brook Trout and Lake Trout (principal fisheries), Rainbow Smelt, Pearl Dace, Blacknose and Common Shiner, Common Sucker, Threespine stickleback, and Pumpkinseed Sunfish.

Whetstone Pond is open to fishing during the open water season and closed during ice fishing season. General laws apply to Lake Trout fishing and a 2 fish limit to Brook Trout fishing. (Fishing regulations - Y2003) Recent fish stocking include 1302 8-10 inch Brook Trout in May 2003. The Brook Trout fishery is considered a “put and take” fishery.

#### *Foss Pond*

Foss Pond is noted as a Brook Trout and Lake Trout fishery. Species present in Foss Pond include Brook Trout and Lake Trout (principal fisheries), Rainbow Smelt, Fallfish, Banded Killifish, Blacknose Dace, Common Sucker, Creek Chub, Pumpkinseed and Redbreast Sunfish.

The Dept. of Inland Fisheries and Wildlife considers Foss Pond “a genetically pure” Lake Trout water and the Brook Trout are also very close to “genetically pure”. At 117 acres, Foss Pond is one of the smallest ponds in the Moosehead Region that naturally supports a Lake Trout fishery.

Foss Pond is open to fishing during the open water season and closed during ice fishing season. The daily Lake Trout limit is one fish with an 18-inch minimum length. Brook Trout daily limit is 2 fish and only one fish can exceed 12 inches. No live bait fishing is allowed. (Fishing regulations - Y2003) Brook trout are not currently stocked and historical records show that Brook Trout were once stocked in 1940-1941.

### *Hilton Ponds*

The Hilton Ponds fisheries were surveyed in 2002. Species present in Foss Pond include Brook Trout, Golden Shiners, Banded Killifish, Northern Redbelly Dace, Common Sucker, and Finescale Dace. As Brook Trout were never stocked in these ponds, the Department of Inland Fisheries and Wildlife consider the trout population as “genetically pure”. Neither pond will support a fishery for large number of anglers due to limited trout reproduction natural resources.

The Hilton Ponds are open to fishing during the open water season and closed during ice fishing season. General laws apply to Trout fishing. (Fishing regulations - Y2003)

### *Thorn Brook*

Thorn Brook is noted as a Brook Trout fishery. Thorn Brook begins in Blanchard Township and traverses across the north and northeastern parts of Kingsbury Plantation before flowing into Kingsbury Stream. Thorn Brook is accessed by forest management roads or by canoe. General laws apply to trout fishing.

\*\*Information provided by Department of Inland Fisheries and Wildlife’s Biologist Paul Johnson

### **Wildlife Resources**

The Concept Plan within Kingsbury Plantation is located in Wildlife Management District (WMD) 14.

There is also an abundance of wildlife in this area, the dominant species being moose, deer and black bear. Other mammals include snowshoe hare, beaver, red squirrel, porcupine, bobcat, and coyote, along with many others. Bird species are numerous and would include most species that inhabit northern Maine, among them waterfowl (loons and ducks) and grouse.

One of the many tools wildlife biologist use in determining the amount of wildlife resources are the results of hunter observation and harvest. The following section describes some wildlife species within Kingsbury Plantation area and includes recent harvest result.

### **Deer**

Maine’s deer population has been increasing in recent years to a record high approaching 300,000 in 2000. Recent estimates place deer populations approximately 259,000 in 2002. The majority of the increase has been in Southern and Central Maine, and less so in Northern Maine.

DIF&W statistics for the year 2002 show 324 deer harvested in WMD 14, 63% by residents.

## **Moose**

Maine's moose population is estimated at 29,000. Moose sightings are common in Kingsbury Plantation. The DIF&W moose harvest goals are based upon each WMD placed into one of three broad categories. There is a Recreation Management Area, a Road Safety Management Area, and a Compromise Management Area. In the Recreation Management Area, hunting and viewing without damaging forest are the most important goals. In the Road Safety Management Area, reducing the number of moose/vehicle collisions is the only goal. In the Compromise Management Area, the goal is to balance recreation and safety concerns. In the Recreation Management Areas, and some of the Compromise Management Areas, it is also considered important to maintain large bulls in the population.

WMD 14 is in a Recreational Management Area. Where recreation (hunting and viewing) is most important, the DIF&W want to have many moose, but not so many that the forest is damaged or animal health is compromised. In this case, the objective population size is expressed relative to the capacity of the land to produce food for moose.

Maine's moose hunting season is presently scheduled for 2 weeks each fall. For the 2002 season, the success rate for hunters was 80 percent state wide. WMD 14 was open for moose hunting for one week in October. Any Moose Permit holders had an 82% success rate, and those with Antlered Only Permit were 20% successful. DIF&W statistics for the year 2002 shows 48 moose harvested in WMD 14 and for the 2003 season, 32 moose were harvested in WMD 14.

## **Black Bear**

Black Bear are common to the Kingsbury Plantation area, although sightings are not as common as deer or moose.

Maine's spring 2002 bear population is conservatively estimated at 23,000 bears. The record bear harvests experienced during 2000 and 2001 did not pose a problem for bear population management. Maine's reputation for producing high-quality bear hunting is reflected in the harvest distribution by hunter residency. Visitors to Maine harvested 2,642 (75%) of the 3,512 bears tagged during 2002. Of the total number of bear harvested, 71% of the hunters employed registered Maine guides. DIF&W statistics for the year 2002 shows 112 bears harvested in WMD 14.

## **Grouse**

Ruffed grouse populations are a product of the forest. The amount and quality of Maine's forest is constantly changing, and the impact of these changes as they relate to statewide grouse numbers is difficult to predict. Fortunately, however, the future for ruffed grouse appears bright. Although maturation of some forest stands likely represents a decline in the quality of grouse habitat, timber harvesting can revitalize grouse habitat. Harvest practices, such as clear cutting in small blocks or strips that create an uneven-aged forest composed of even-aged stands of aspen, birch, and mixed wood, will improve or sustain habitat for ruffed grouse and other wildlife species that use early successional hardwood forests.

The last statewide grouse harvest estimate was reported for the 1988 hunting season. That year, an estimated 579,100 grouse were taken in Maine. Although no data exist on recent harvests, successful bird hunters reported grouse in excellent (1995), fair (1996-97), and good (1998-2003) numbers in recent years.

The DIF&W has recently conducted sight and harvest surveys in conjunction with the annual fall moose hunt (1993-2003). The grouse numbers reported during this survey support the general state wide yearly ratings listed above.

### **Eagles**

Inland Fisheries and Wildlife Biologist have no record of eagle nesting sites within the proposed development area.

### **Loons**

Loon sightings and vocalizations are a frequent reminder of the wilderness experience to visitors and residents of the ponds in Kingsbury Plantation. Loons can be reliably captured (and recaptured), and their behavior can be easily monitored, since they rarely fly. Loons have high territorial fidelity-about 80 percent return to the same lake where they were fledged. They can acclimate to moderate levels of human disturbance, and they are long-lived (loons can live 25 to 35 years). But most importantly, loons feed almost exclusively on fish. Samples from loons can give an indication of the buildup of pollutants in a pond. A study of loons within a designated area can give an overall picture of developments affect on the pond's ecosystem.

The Maine Department of Inland Fisheries and Wildlife has done two aerial surveys to estimate the region's loon population. DIF&W noted 1 loon in 1990 and 3 loons in 1996 on Foss Pond. DIF&W noted 2 loons in 1990 and 2 loons in 1996 on Piper Pond (a pond adjacent to Whetstone Pond). At this time the data cannot reliably suggest an increase or decrease in population, only the fact that the ecosystems do support a loon population. From the last survey in 1996, DIF&W estimated 1,800 adult loons in the northern Maine population.

The Audubon Society of Maine estimates the total population of Maine's loons to be 4,300, the largest population of loons in any New England state.

## **H. Scenic Resources**

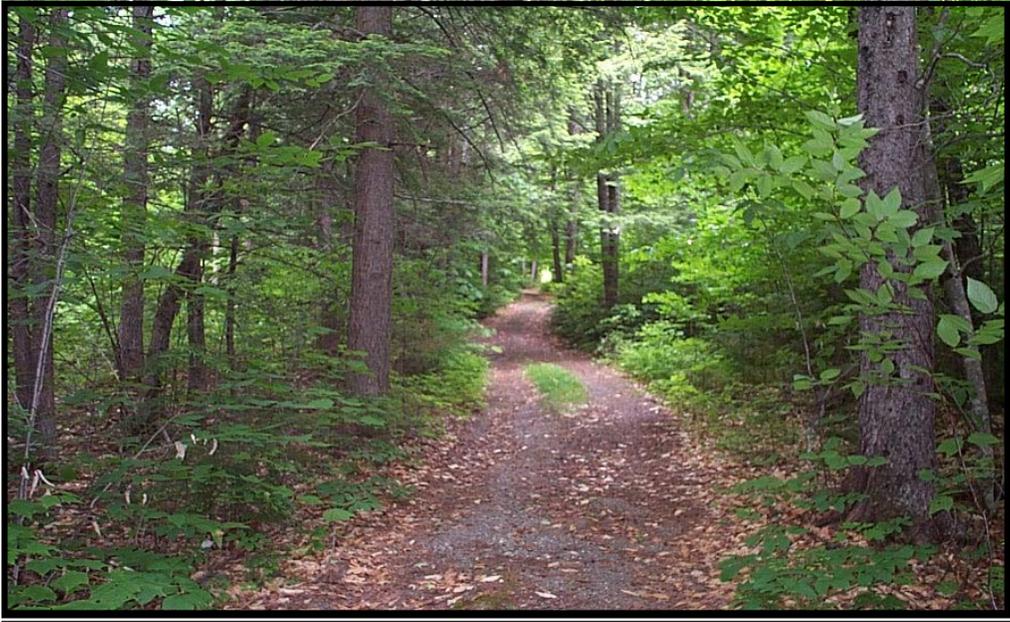
The Kingsbury Plantation is very scenic, yet the scenic beauty is not unique. It is very typical for ponds in this part of Maine. The scenic views can be enjoyed from both pond side cottages and from boaters on the ponds. The interior timber harvesting roads provide access to higher elevation for viewing as well. There are also many streams, brooks, and bogs set in moderately mountainous terrain and accessed by gravel woods roads which provide for a serene woodland setting.

The photographs below better describe these scenic assets.



### **Whetstone Pond - East Side Camp Road**

Note: Underground power leading into Shorefront Lot



**Whetstone Pond - Camp Driveway**



**Whetstone Pond - Camp near Proposed Development**



**Whetstone Pond – West Shore Proposed Development Area**



**Whetstone Pond – East Shore Proposed Development Area**



**Whetstone Pond - Scenic View**



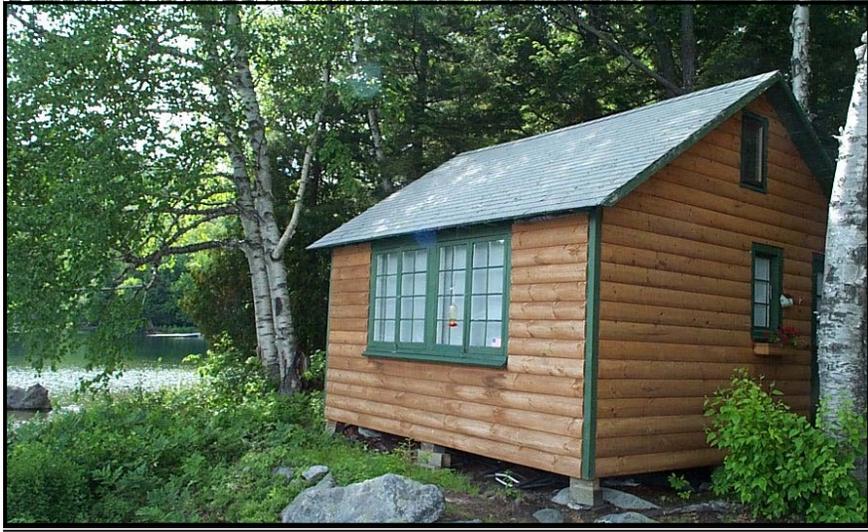
**Whetstone Pond - Public Boat Ramp**



**Foss Pond – Scenic View From Hand Carry Site**



**Foss Pond - West Shore Camp**



**Foss Pond - West Shore Camp**



**Foss Pond - East Shore Three Camps**



**Foss Pond - Access Road West Side**

## **I. Recreational Resources**

The most common recreational activities in Kingsbury Plantation are fishing and hunting. The first month after “ice out” is the peak time for fishing activity with a moderate amount of fishing until the end of September.

Hunting activity begins with the late August bear hunt, followed by the annual moose hunt in September and October, and continues into the fall with deer, grouse, rabbits, and other species.

Other recreational activities include camping, which is usually done with an accompanying activity, such as fishing, hunting, canoeing, hiking, and ATVing. Winter activities include snowmobiling, snowshoeing and skiing.

A variety of facilities support recreational use in the area. There is a public boat launch on Whetstone Pond. A public boat launch and public beach exist on Piper Pond. Canoeists will enjoy the many ponds and streams within the area of Kingsbury Plantation. Annually people canoe down Kingsbury Stream from State Rte. 16 to Abbot Village. In the townships to the north of Kingsbury Plantation, the Appalachian Trail is accessible for the hiker and camper. Golfing is available in several of the local communities.

Other recreational resources in the general area include day and half-day trips to Baxter State Park (75 miles away), Bar Harbor and Acadia National Park (75 miles away), Katahdin Iron Works (50 miles away), Bangor (55 miles away), Rockwood and Mt. Kineo (35 miles away), Greenville (25 miles away) and The Forks area of Maine (40 miles away).

Big Squaw Mountain (30 miles away) offers downhill skiing, snowboarding, and panoramic views of the surrounding ponds and lakes.

The Snowmobile Interconnected Trail System ITS 85 provides service along the Piscataquis River between Abbot and Greenville. Greenville serves as a major hub of the Maine Snowmobile Interconnected Trail System joining three major trails - ITS 85, ITS 86, and ITS 87. To the south, ITS 85 leads to the Newport area.

During the spring and summer months white water rafting is available on the Kennebec and Penobscot Rivers. Fall provides a spectacular time for nature walks and photography opportunities in the surrounding natural beauty Kingsbury Plantation provides.

## **J. Historical, Cultural and Archaeological Resources**

Historical and archaeological resources on the development area have not been surveyed. Dr. Arthur Spiess, Senior Archaeologist from the Maine Historic Preservation Commission, recommends a Phase I survey at the proposed development sites on Whetstone and Foss Pond. The area to be surveyed would be between the shoreline and 100 feet from the shoreline on the proposed development lots. The survey should be conducted in order to evaluate any cultural and archaeological resources of the area. Any sites found would be placed in a protective easement.

**An archaeological survey will occur as part of the subdivision permit phase.**

## **K. Soils and Slopes**

The slopes within Linkletter & Sons, Inc. holdings in Kingsbury Plantation vary throughout the property. There are medium and small mountains, rolling foothills, gentle slopes and flat areas. The land also has wetlands near the numerous streams within the Concept Plan.

Map series #3-x show the slopes in this Concept Plan area.

Class D – Medium Intensity Soil Surveys for the Concept Plan proposed development areas has been conducted by S.W. Cole Engineering, Inc.

Map series #4-x show the soils preliminary potential in this Concept Plan.

**Higher intensity field soil mapping will occur as part of the subdivision permit phase.**

### **Site Descriptions**

#### **Whetstone Pond**

The Whetstone Pond project site occurs on gently to strongly sloping loamy and silty glacial till side slopes. Soils range from poorly drained to moderately well drained but are dominated by somewhat poorly and moderately well drained silty tills on the east side of the pond and

somewhat poorly to poorly drained loamy tills on the west side of the pond. The south end of the pond is dominated by area of organic soil and very poorly drained mineral soils. Some of the poorly and very poorly drained soils may be hydric. Hydric soils are typically a component of wetlands, which are regulated by the Land Use Regulation Commission and the Army Corps of Engineers.

#### Foss Pond

The Foss Pond project site occurs on strongly sloping to moderately steep loamy and silty glacial till side slopes. Soils are dominated by somewhat poorly drained to well drained and deep loamy tills but includes small areas of shallow and silty glacial till soils. The central portion of the project site is moderately steep and with very stony loamy tills ranging in depth from shallow to very deep. Strongly sloping somewhat poorly and moderately drained deep loamy till dominate the northern portion of the project site. The extreme southern end of the project site may include strong sloping very stony somewhat poorly and moderately well drained deep silty glacial till and steep very stony shallow and moderately deep loamy glacial tills.

#### Thorn Brook Sites north of Foss Pond

The lot areas occur on gently sloping to moderately steep very stony loamy glacial tills soils. Drainage ranges from somewhat poorly to moderately well drained. Depth to bedrock ranges from shallow to very deep.

#### Thorn Brook Sites southeast of Whetstone Pond

The lot areas occur on strongly sloping to moderately steep very stony loamy glacial tills soils. Drainage ranges from somewhat poorly to moderately well drained. Depth to bedrock ranges from shallow to very deep.

#### Happy Corner Road – North and South Site

The project site occurs on strongly sloping very stony loamy and silty glacial till soils. Soils range from poorly to well drained but are dominantly well drained.

#### Crocket Ridge and 300 Road Site

The project site occurs on strongly sloping very stony loamy glacial till soils. Drainage ranges from somewhat poorly to moderately well drained and depth to bedrock ranges from shallow to very deep.

<b>Soils Descriptions (Refer to Soil Maps)</b>	
77C 348C 347C	These soils typically have medium potential suitability for subsurface septic systems and for residential development.
54B 54C 78B 348D 353C 3076C	These soils typically have low potential suitability for subsurface septic systems and for residential development due to shallow depth to bedrock and steep slopes.
394XE AO	These soils typically have very low potential suitability for subsurface systems and development due to shallow depth to groundwater.

### **Soil Scientist Recommendations**

The minimum map delineation size is 40 acres for each area shown on the Soil Maps, thereby making the map useful as a tool for planning the area for potential development, but is not intended or recommended for site-specific interpretations of site and soil suitability. As the proposed lots vary in size, it is not uncommon to find suitable soil on a lot for a subsurface septic system within an area that initially shows low potential. Prior to subdividing the land into lots, the proposed development shall have field soil surveys performed in order to establish areas that meet the requirements for subsurface septic systems.

#### Whetstone Pond Lots

Based on the information contained in the USDA, SCS published soil survey map and report and the scientist's knowledge of the proposed use of the site, soils in the western half of the project site are significantly limited by shallow depth to seasonal groundwater. The limitation of seasonal groundwater can be eliminated or mitigated by addition of granular fill or site drainage of residential dwellings. The site contains area of hydric soils that may be jurisdictional wetlands. Hydric soil areas may fall under the jurisdiction of LURC or the Army Corp of Engineers, and as such any development in these areas will require permits for alteration from local, state or federal agencies.

#### Foss Pond Lots

Based on the information contained in the USDA, SCS published soil survey map and report and the scientist's knowledge of the proposed use of the site, soils over most of the project site are limited by shallow depth to bedrock, steep slopes, and shallow depth to seasonal groundwater. Limitations due to steep slopes and shallow depth to bedrock for residential dwellings may potentially be mitigated by removal of bedrock or additions of granular fill. Limitations due to shallow depth to seasonal groundwater can be eliminated or mitigated by additions of granular

fill material or site drainage. Limitations due to shallow depth to bedrock, steep slopes, or shallow depth to seasonal groundwater can be mitigated for septic systems where soil and site conditions meet certain plumbing code requirements.

#### Thorn Brook Sites north of Foss Pond

Based on the information contained in the USDA, SCS published soil survey map and report and the scientist's knowledge of the proposed use of the site, soils over most of the project site are limited by shallow depth to bedrock, shallow depth to seasonal groundwater and strongly sloping to moderately steep slopes. Limitations due to shallow depth to bedrock for residential dwellings may potentially be mitigated by removal of bedrock or additions of granular fill. Limitations due to shallow depth to seasonal groundwater can be eliminated or mitigated by additions of granular fill material or site drainage. Limitations due to shallow depth to bedrock, steep slopes, or shallow depth to seasonal groundwater can be mitigated for septic systems where soil and site conditions meet certain plumbing code requirements.

#### Thorn Brook Sites southeast of Whetstone Pond

Based on the information contained in the USDA, SCS published soil survey map and report and the scientist's knowledge of the proposed use of the site, soils over most of the project site are limited by shallow depth to bedrock, steep slopes, shallow depth to seasonal groundwater and strongly sloping to moderately steep slopes. Limitations due to steep slopes and shallow depth to bedrock for residential dwellings may potentially be mitigated by removal of bedrock or additions of granular fill. Limitations due to shallow depth to seasonal groundwater can be eliminated or mitigated by additions of granular fill material or site drainage. Limitations due to shallow depth to bedrock, steep slopes, or shallow depth to seasonal groundwater can be mitigated for septic systems where soil and site conditions meet certain plumbing code requirements.

#### Happy Corner Road Lots

Based on the information contained in the USDA, SCS published soil survey map and report and the scientist knowledge of the proposed use of the site, soils over most of the project site are limited by shallow depth to seasonal groundwater. Limitations due to shallow depth to seasonal groundwater can be eliminated or mitigated by additions of granular fill material or site drainage for residential dwellings. Limitations due to shallow depth to bedrock, steep slopes, or shallow depth to seasonal groundwater can be mitigated for septic systems where soil and site conditions meet certain plumbing code requirements. The site contains area of hydric soils that may be jurisdictional wetlands. Hydric soil areas may fall under the jurisdiction of LURC or the Army Corp of Engineers, and as such any development in these areas will require permits for alteration from local, state or federal agencies.

#### Crockett Ridge and 300 Road Lots

Based on the information contained in the USDA, SCS published soil survey map and report and the scientist knowledge of the proposed use of the site, soils over most of the project site are limited by shallow depth to bedrock and shallow depth to seasonal groundwater. Limitations due to shallow depth to bedrock for residential dwellings may potentially be mitigated by removal of

bedrock or additions of granular fill. Limitations due to shallow depth to seasonal groundwater can be eliminated or mitigated by additions of granular fill material or site drainage. Limitations due to shallow depth to bedrock or shallow depth to seasonal groundwater can be mitigated for septic systems where soil and site conditions meet certain plumbing code requirements.

## **L. Rare or Significant Plants, Wildlife and Geological Features**

There are no known rare or significant plants within the Kingsbury Plantation parcel.

A Fish and Wildlife Protection Subdistrict (P-FW) exists to the northwest of Foss Pond on the Kingsbury and Blanchard Township boundary. This area is identified as a deeryard, State ID Number 080633. No development is proposed near this area.

A Soils and Geology Subdistrict (P-SG) zone exists to the southwest of Foss Pond. This area is identified as a protection subdistrict due to the steep terrain. The area is included as part of the permanent conservation around Foss Pond

There are several gravel pits throughout the Concept Plan land holdings. The largest gravel pit exists to the northwest of Foss Pond. Any existing gravel pit will remain available in order to supply gravel for maintenance to the 110 miles of roads in Linkletter & Sons, Inc.'s ownership within Kingsbury Plantation. This Concept Plan includes Land Use Standards associated with gravel pit operation.

## **M. Existing Zoning (see Map #5)**

The Maine Land Use Regulation Commission currently governs the zoning of the Linkletter and Sons, Inc. property. The zones within Linkletter and Sons, Inc. ownership include the following:

### **M-GN: General Management Subdistrict**

This subdistrict is the predominant subdistrict within the ownership. Its purpose is to allow forestry activities to occur with minimal interference from unrelated development in areas where the resource protection afforded by protection subdistricts is not required.

### **P-GP: Great Pond Protection Subdistrict**

This subdistrict extends 250 feet horizontal distance back from the normal high water mark of all great ponds (over 10 Acres in size) within the ownership. The purpose of this zone is to regulate residential and recreational development on great ponds in order to prevent the degradation of water quality, recreational potential, fishery habitat, or scenic character. Single-family detached dwelling units are allowed by permit. Timber harvesting is permitted following specific standards.

### **P-SL: Shoreland Protection Subdistrict**

This subdistrict is divided in two categories: P-SL1 and P-SL2.

P-SL1: Areas within 250 feet of the normal high water mark, measured as horizontal distance landward of such high water mark, of (a) tidal waters, and (b) flowing waters downstream from the point where such waters drain 50 square miles or more.

P-SL2: Areas within 75 feet, measured as a horizontal distance landward, of (a) the normal high water mark of stream channels upstream from the point where such channels drain 50 square miles; (b) the upland edge of those coastal and inland wetlands identified in Section 10.16,K,2, a,(1)(b) and (c) and (2) and (3); and (c) the normal high water mark of standing bodies of water less than 10 acres in size, but excluding standing bodies of water which are less than three acres in size and which are not fed or drained by a flowing water.

### **P-WL: Wetland Zone Subdistrict**

This subdistrict encompasses all submerged lands and other area meeting wetland criteria.

P-WL1 designates Wetlands of Special Significance, P-WL2 designates scrub shrub wetlands, and P-WL3 designates Forest Wetlands.

P-WL1: Wetlands of special significance:

- (a) Areas enclosed by the normal high water mark of flowing waters, stream channels, and standing waters, except for constructed ponds less than 10 acres in size that are not fed or drained by flowing waters;
- (b) Coastal wetlands, together with areas below the high water mark of tidal waters and extending seaward to the limits of the State's jurisdiction; or
- (c) Freshwater wetlands, as follows:
  - (i) Within 250' of a coastal wetland or of the normal high water mark of any body of standing water greater than 10 acres;
  - (ii) Containing at least 20,000 square feet in total of the following: aquatic vegetation, emergent marsh vegetation, or open water, unless the wetlands are the result of constructed ponds less than 10 acres in size which are not fed or drained by flowing waters;
  - (iii) That are inundated with floodwater during a 100 year flood event;
  - (iv) Containing significant wildlife habitat;
  - (v) Consisting of, or containing, peatland, except that the Commission may determine that a previously mined peatland, or portion thereof, is not a wetland of special significance; or
  - (vi) Within 25' of a stream channel.

P-WL2: Scrub Shrub Wetlands:

- (a) Scrub shrub and other nonforested freshwater wetlands, excluding those covered under P-WL1; and

- b) Constructed ponds less than 10 acres in size that are not fed or drained by flowing waters.

P-WL3: Forested freshwater wetlands, excluding those covered under P-WL1 and P-WL2.

### **P-SG: Soils and Geology Subdistrict**

The purpose of this subdistrict is to protect areas that have precipitous slopes or unstable characteristics from uses or development that can cause accelerated erosion, water sedimentation, mass movement, or structural damage, all of which could cause public danger or threaten public health.

### **P-FW: Fish and Wildlife Subdistrict**

The purpose of this subdistrict is to conserve important fish and wildlife habitats essential to the citizens of Maine because of their economic, recreational, aesthetic, educational or scientific value.

## **N. Existing Services**

The proposed site is located 7 miles north of Abbot, Maine in a largely undeveloped area. The services available in Abbot are limited and include a Town Hall, Post Office, a convenience store, and a bakery.

The following services are available in the adjacent communities or are provided by state and county agencies.

### **Police**

Piscataquis County Sheriff's Office, located in Dover-Foxcroft, Maine, is responsible for police matters.

### **Fire Protection**

The Maine Forest Service is responsible for forest fire prevention, forest fire suppression, and issuing burning and campfire permits.

### **Utilities**

Whetstone Pond's east shore proposed development has access to electrical power. No utilities are present at the proposed development on Whetstone Ponds west shore or Foss Pond. The closest community is Abbot and it has the following utility providers:

Oil and Propane Gas:	Local Dealers
Electrical Power:	Central Maine Power Company
Telecommunication:	Verizon

**Schools**

Kingsbury Plantation is part of School Union #60. This school union consists of Greenville, Beaver Cove, Willimantic, and Shirley. Kingsbury Plantation presently has no school age children that attend School Union #60.

Historically Kingsbury Plantation has paid tuition for children to go to M.S.A.D. #4. The towns that comprise M.S.A.D. #4 include Abbot, Cambridge, Guilford, Parkman, Sangerville, and Wellington.

**Hospital and Ambulance**

Greenville, Maine (20-25 miles north) and Dover-Foxcroft, Maine (17 miles east) both have hospitals.

Kingsbury Plantation contracts with Mayo Regional Hospital for ambulance services.

**Transfer Station**

Kingsbury Plantation contracts with Brighton Plantation for transfer station services.