



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION

22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER
JUDY EAST
EXECUTIVE DIRECTOR

January 13, 2020

Dear Kingsbury Plantation landowners and lessees within 1,000 feet of proposed rezoning of the Whetstone Pond, Foss Pond, and Hilton Ponds Lake Concept Plan area:

The Land Use Regulation Commission (Commission) has authorized holding a 30-day public comment period on Amendment B to Zoning Petition ZP 693, a staff-initiated petition to rezone the parcels in Kingsbury Plantation that comprise the Whetstone Pond, Foss Pond, and Hilton Ponds Lake Concept Plan area (Concept Plan). The Commission's rules require that landowners within 1,000 feet of a proposed change to zoning boundaries receive notice of the rezoning prior to the adoption of the changes by the Commission.

The Concept Plan and its associated Resource Plan Protection (P-RP) Subdistrict that are currently in effect on Lot #1 on Plan 01 and Lot #5 on Plan 04 in Kingsbury Plantation will expire on May 19, 2020. The owner of those parcels, Linkletter & Sons, Inc., has decided not to renew the Concept Plan. When a lake concept plan expires, the Commission rezones the area previously covered by the P-RP Subdistrict, based on the presence of natural resources and the existing pattern of development. The proposed zoning will consequently replace the existing P-RP Subdistrict.

The zoning proposed include the following subdistricts: Residential Development (D-RS), General Management (M-GN), Great Pond Protection (P-GP), Shoreland Protection (P-SL2), Soils and Geology Protection (P-SG), Fish and Wildlife Protection (P-FW), and Wetland Protection (P-WL1, P-WL2 and P-WL3). A copy of the proposed zoning map can be viewed on the Commission's website at the following link: <http://www.maine.gov/dacf/lupc/index.shtml> - go to "Featured Projects". You may get more information by contacting Ben Godsoe at 207-287-2619 or Benjamin.Godsoe@maine.gov, or Marcia Spencer Famous at 207-287-4933 or marcia.spencer-famous@maine.gov.

The Commission will accept written public comments on the proposed rezoning of the Whetstone Pond, Foss Pond, and Hilton Ponds Lake Concept Plan area through February 14, 2020. The attached Public Notice provides information on where to send comments on the proposed zoning map.

Following the public comment period, depending upon comments received on the proposal, staff will make any final changes and then present the draft land use guidance map to the Commission for a decision on adoption, most likely at the Commission's March 2020 regular monthly business meeting.

Sincerely,

Marcia Spencer Famous
Acting Senior Planner



NOTICE OF 30-DAY PUBLIC COMMENT PERIOD

LAND USE PLANNING COMMISSION PROPOSED REZONING OF THE WHETSTONE POND, FOSS POND, AND HILTON PONDS LAKE CONCEPT PLAN AREA IN KINGSBURY PLANTATION

PURPOSE

The Land Use Planning Commission (Commission) is seeking public comment on Amendment B to ZP 693, proposed changes to zoning of the area in Kingsbury Plantation currently encompassed by the Whetstone Pond, Foss Pond, and Hilton Ponds Lake Concept Plan and Resource Protection Subdistrict (P-RP 013). The Concept Plan and associated Resource Plan Protection Subdistrict (P-RP) zoning are currently in effect but will expire on May 19, 2020. When a concept plan expires and the landowner does not want to renew the concept plan, the Commission rezones the area previously covered by the P-RP Subdistrict with the applicable subdistricts.

The proposed zoning that will replace the existing P-RP Subdistrict include the following subdistricts: Residential Development (D-RS), General Management (M-GN), Great Pond Protection (P-GP), Shoreland Protection (P-SL2), Soils and Geology Protection (P-SG), Fish and Wildlife Protection (P-FW), and Wetland Protection (P-WL1, P-WL2 and P-WL3).

HOW TO PARTICIPATE

All interested persons are invited to offer comments which would have a bearing on these proposed changes. A copy of the proposed zoning map may be downloaded from the Commission's website at: <http://www.maine.gov/dacf/lupc/index.shtml>, - go to "Featured Projects"; or viewed at the Commission's Augusta office at 18 Elkins Lane, Harlow Building, Augusta, Maine. To view the proposed zoning at the Augusta office, please call the office in advance at 207-287-2631. Persons having questions may contact Ben Godsoe by e-mail or telephone (Benjamin.Godsoe@maine.gov) (207-287-2619), or Marcia Spencer Famous (marcia.spencer-famous@maine.gov) (207-287-4933).

Written comments should be sent to Ben Godsoe by email or to the Land Use Planning Commission, 22 State House Station, Augusta, Maine, 04333-0022.

The deadline for comments is Friday, February 14, 2020.