Kingsbury Plantation
COMPREHENSIVE PLAN

FEBRUARY 20, 2020

ACKNOWLEDGEMENTS

This document fulfills a commitment made by Kingsbury Plantation citizens and officials in 2010 and sustained since then through their votes at Annual Town Meetings. Over those years, contributors have included consultants as well as residents and the individual landowners who pay a substantial percentage of Plantation taxes—all believing that Kingsbury has intrinsic value historically, economically, and culturally, and that it deserves a prosperous future while retaining its rural character. Residents and landowners alike have participated in four public meetings as well as responding to written surveys. Their voices have been heard and are reflected in this plan.

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Preface

Kingsbury Plantation is a small rural community in north-central Maine at the very edge of the largest remaining wilderness area east of the Mississippi River. It is a place where forests have traditionally dominated the landscape and timber has been the primary industry. Hunters flock to its woodlands throughout the hunting season. Fishing enthusiasts walk along its brooks and streams from spring to fall, with Kingsbury Pond serving as a hub for recreational fishing year-round. Colloquially known as "The Pond", Kingsbury's main water body hosts swimmers and boaters throughout the summer. Cottages—some evolving into year-round homes—cluster around its edges. The Pond is well recognized by tourists as they stop at the State-maintained area on scenic Route 16, and ATV riders gather at Kingsbury Dam to study their maps while taking a lunch break. Residents and camp owners alike live off the grid. It is an idyllic setting that is faced with the challenge of accepting changes brought by industry and an evolving economy. This comprehensive plan is a step in helping the Plantation and its community guide those changes.

The overall plan has two interfacing parts: the *Kingsbury Plantation Comprehensive Plan*, and the *Kingsbury Plantation Land Use Ordinance*. The *Plan* contains a vision fashioned by direct input from residents and landowners over a six-year period. The vision and recommendations also consider the recent changes to Kingsbury's environment compelled by the State in the form of the Bingham Project wind farm and changes underway in the forestry economy. It is a vision that will continue to evolve and adapt over time to meet future needs.

The *Ordinance* ensures the health and protection of both the environment and the people who inhabit Kingsbury Plantation. They comply with State and Federal mandates and will be enforced and adapted as needed for environmental changes and economic development. Changes will occur when State and Federal mandates change; and in local areas as voted on by citizens at future town meetings. For Kingsbury Plantation, land use and the economy go hand-in-hand to create its future.

The *Plan* itself is advisory. It will be revised at five-year intervals by the Plantation's appointed board and Plantation officials to guide development while protecting the rural environment. Residents and landowners are integral to the review process by serving on the planning and appeal boards and as they interact with officials at meetings. Ultimately, changes are approved by citizen vote.

The *Plan* is not written in stone. It will be revised and revised again over time to best serve Kingsbury Plantation.

This plan serves as a:

- Basis for Kingsbury to create its own future environmentally and economically.
- Vision for next five years so Kingsbury retains its distinctive rural character.
- Practical guideline for local management of change and policy related to land use.
- Recommendation of options for economic development and use of public lands and facilities.
- Foundation for future changes in regulations while continuing to follow State mandates.
- Basis for seeking sources of funds for projects and programs.

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Chapter I: KINGSBURY PLANTATION HERITAGE

History

Natural resources have dominated the history of Kingsbury Plantation. Early Native Americans utilized the area's rivers and local woodland streams as transportation routes. It moved into modern history as part of the Bingham Purchase of 1786: two million acres of unsettled land granted to and purchased by William Bingham, a wealthy Philadelphia banker. In 1825 a massive forest fire burned from August through mid-October, clearing land from Old Town to Mayfield and Harmony to Katahdin, including the area now known as Kingsbury. The combination of remaining timber and the land cleared by the fire made it appealing for settlement. Judge Sanford Kingsbury of Gardiner purchased the land in 1832 from Bingham's heirs for the sum of $4,000, with settlement following in 1835 by William Hilton and his brother. Judge Kingsbury built a mansion on what is now the Furber Road and encouraged subsistence farming. Near his mansion was a very small, dammed water body called Ford Pond. That pond became what is now Kingsbury Pond.

A village with a grist mill and saw mill grew up near the dam and an agrarian culture began to flourish. The village grew into a model mid-1800's rural town. By 1836 there were so many settlers that the Town of Kingsbury was incorporated on March 22 under the name of its proprietor. According to the 1840 census Kingsbury was at the height of its population of 277. By that time there was a store, hotel, mechanic shops, as well as the mills. There were two public schools and a church group called the Buzzellites. Kingsbury established itself in the mass transit of the time period as a stop on the stagecoach route connecting Athens to Moosehead Lake.

The population began to decline by 1885 and the town charter was repealed on February 24 of that year. Kingsbury then reorganized as a Plantation in 1886. Thereafter, there was a rapid decline in population and enterprise with a low of 4 residents in 1980.

The 1950s witnessed the split that determined today's Kingsbury housing patterns. Prior to that time, the jurisdiction's economic base had evolved from subsistent farming to timber harvesting. The area was largely undeveloped and ideal for yielding timber. The character of the previous small village near Kingsbury Dam remained—as it does today—a center point for the Plantation. In the mid-20th century, there also remained small farms along the Campbell Road climbing the hill southeast of the Pond as well as two camps on the Wellington Road. There were still two schools: one in the early village area along Route 16 and one that still stands at the top of the hill on the Campbell Road. There was also a general store that became a hunting camp and a hotel which became a home with a post office and supply store on its porch.

In 1950, the two individuals who owned the land around and under Kingsbury Pond sold their land. Henry Crowell retained his property surrounding the Dam but sold his remaining land between the Pond and Route 16 in large chunks. Bertha Hilton sold her land south of the Pond in small lots. The current dispersion of camps and homes around the Pond follows those patterns with some on the south side being as narrow as 100 feet. The former Crowell land is where the Kingsbury Pond State Rest Area is located. It also now has a few single cabins, a year-round residence, and one cluster of seasonal cabins near the western border of the Plantation.

Further changes in land use came in the 1990s with the Kingsbury Ridge subdivision granted by the Land Use Regulation Commission (LURC). The subdivision, which has its own association, lies along the Wellington Road and the Levitt Cross Road forming a triangle with Campbell Road; there is a green space at its center. Lots in the subdivision range from 1 to 5 acres. There is a common lot at the edge of the Pond, near the Dam. The lots are sold with covenants that ensure that cabins and their surroundings fit into the rural character of Kingsbury. These changes in land use and housing since 1950 have made recreation an important part of Kingsbury's culture and economy.

The most recent potential housing change in Kingsbury is part of the 2005 Linkletter & Sons' *Kingsbury Plantation Lakes Concept Plan*. In this plan, lots were added to those on Whetstone Pond in the far northwest corner of the Plantation, with seasonal lots added to nearby Foss Pond. These lots are accessible only from Abbot or by using forest management roads. The *Concept Plan* terminates in 2020; however, the lots will remain as designated.

The Plantation is bounded on the west by Mayfield Township, on the north by Blanchard Township, on the east by the municipalities of Abbot and Parkman, and on the south by Wellington and Brighton Plantation. State Route 16 runs west to east with approximately two-thirds of the land on its north and one-third on its south. The lands of the jurisdiction are predominantly privately owned and engaged in commercial forestry and blueberry agriculture, retaining the rural character. The overall picture changed in 2016 with the addition of a wind farm and related electrical generation lines. The turbine towers are located north of Route 16, but the generator lead lines cross into the southeast section of the Plantation toward Parkman.

Currently, 81% of Kingsbury's total acreage is engaged in commercial forestry, with some blueberry farming and the wind energy generation integrated in. As such, the lands continue to offer other resources and have public value. The only publicly owned properties are The Robert C. Furber Dam (commonly called Kingsbury Dam), the adjacent parking lot, the land between the Dam and Hotel Drive, and a donated 2-acre parcel where the recently completed Plantation Garage is located west of Hilton Brook on the south side of Route 16.

Employment in Kingsbury continues to involve forestry and agriculture, but now the employers and workers are located outside the jurisdiction. The introduction of the wind energy has not brought employment opportunities to Kingsbury residents.

Changes in the practices, policy, and land ownership trends of both forestry and blueberry agriculture directly have impacted the Plantation. Mechanization of timber harvesting has reduced the labor force from teams of men to a few operating skidders, limb strippers, and loading cranes—one person per machine instead of many for each task. Though mechanization has had some impact of blueberry farming making it possible to expand fields and prepare berries for market more expediently, it is the harvesting practices that have reduced local seasonal work opportunities. In Kingsbury, only one commercial field uses minimal local labor to assist; the other brings in harvesting machines that complete the task in a day or two before moving on.

World economics and environmental policy changes since the early 1900s have broadened the impact of mechanization on industrial logging throughout Kingsbury. Vast acres of forest owned by corporations were routinely heavily cut to supply local mills in a pattern of cutting, selling, and then moving on once the land is no longer profitable. Smaller landowners cut heavily for personal income. The overall result was that the forests became lean, thereby also changing patterns of wildlife habitat as well as affecting the tributaries to larger brooks.

In the 1970s the State introduced the Tree Growth Tax Law (TGTL) which incentivizes forest management through tax valuations. The TGTL was authorized in a constitutional referendum then enacted by the Legislature. It allows reduced tax valuation on enrolled forest land based on its ability to produce commercial timber. In return, landowners are expected to have a forest management plan that outlines activities to harvest, regenerate, and improve the timber on their land. Local assessors ensure the plans are followed. Within this time period the State also established the LURC—now the Land Use Planning Commission (LUPC)—to plan for and regulate development in the unorganized territories where Kingsbury Plantation currently is located.

Beginning in the 1980s, large tracts of the northern forest began to change hands on a scale that was unprecedented in recent history. Lands in Kingsbury now owned by Linkletter & Sons were part of the sale of Diamond Occidental lands to an overseas financier in 1986, which began the trend of rapid changes in land ownership. Transactions involving large tracts continued through the 1990s into the 2000s establishing new trends, principally:

- Divestiture of forest land by large industrial landowners to more regional corporations,
- New types of ownership, including financial investors, and
- The growing role of conservation owners and easement holders.

These and other corporate and investment trends as well as State mandates like the Wind Energy Act are of particular concern to the Plantation, which has seen the largest portions of its jurisdiction fit into the pattern of these types of ownership. The Linkletter company and Prentiss and Carlisle, a timber investment management organization, are the largest land owners in Kingsbury. A considerable portion of Linkletter land is in an 11,920 acre *Lake Concept Plan* which terminates in 2020 with only 1,055 acres remaining in permanent conservation. In addition, 235.89 acres of land within the *Plan* are leased to owners of the largest wind farm in Maine; and the owners of that wind farm already have changed hands more than once. Another large corporation that owns Kingsbury land, Weyerhaeuser Plum Creek, owns only 516 acres; however, in 2015 in addition to leasing 15.9 acres to the wind farm owners it began selling large tracts in neighboring Mayfield Township to private individuals, this includes frontage on Kingsbury Pond in Mayfield. A trend such as this directly impacts Kingsbury and the Pond, which is an important asset to the area.

Summarily: Our heritage of being a rural community valued for its forests and streams, where timber harvesting flourishes, where people come each year to hunt and fish, where they swim and boat on its scenic freshwater ponds, where they share a meal at its destination picnic area, has evolved along with this more mechanized, policy regulated, and corporate powered world. Its newest evolution has already begun as large corporately owned timberlands must change to accommodate economic realities of land already harvested and mills closing.

If Kingsbury Plantation wishes to have an essential role in determining its future and retaining its natural surroundings and way of life, it must establish local control through a Planning Board. A meeting with a principal owner of Linkletter & Sons revealed areas of mutual concerns for the future—primarily retaining the land for forestry—and identified ways to cooperate for the benefit of the Plantation and productive forest management.

A vital consideration of establishing local control and retaining a forested environment is the growth of recreational activity in Kingsbury. For many years now the Plantation has served as the outdoor recreation center for its regional communities. Families for generations have come here to swim, boat, fish and hunt. In more recent years, this has expanded to include organized ATV and snowmobile trails that interconnect with adjoining communities using logging roads throughout the Plantation. Furber, Campbell, and Wellington Roads already are integral to this network, as are Kingsbury Pond, its Dam, and the Kingsbury Pond State Rest Area located on the south side of Route 16. The Pond is itself a destination point for visitors who fish, swim, and boat in addition to 49 seasonal home owners living on the Pond and along the Wellington and Levitt Cross Roads. A growing number of these seasonal dwellings have been or are being converted into year-round homes by young retirees, establishing the prospect of younger residents for the Plantation.

Smaller ponds located in the northern portion of the Linkletter land also have seasonal dwellings and attract people who fish and hunt and are motorized recreational vehicle enthusiasts. The numerous brooks that flow throughout the summer attract fishing enthusiasts even as their waters support the wildlife and vegetation. Some logging roads also are used during the winter for dog sled training and recreation.

Kingsbury's timberland history since the late 1800s when it started as a small village now sets the stage for the progression from harvesting forests only for profit to a recreational gathering place that is simultaneously a profitable managed forest. Then and now, people are drawn to this area to take

advantage of its natural resources and rural beauty. Just as it was a model mid-1800s town it can be a model rural jurisdiction through partnerships with its large corporate landowners and surrounding communities.

Historic Assets and Preservation Efforts

According to historic records kept by the Plantation and those kept in documents held at the Maine State Library, Kingsbury's traditional settlement pattern was close to the dam. This dam was originally built to use the resources of Ford pond and stream. The dam is now known as Kingsbury Dam. There are cellar holes with antiquated apple trees along Furber Road and scattered throughout the Plantation, but primarily radiating outward from the Dam. Stone walls in varying stages of decay also are found in this area, defining farm properties now returned to forest land with the exception of two relatively small commercial blueberry fields.

There are five cemeteries scattered throughout Kingsbury. Graves date back to the mid-1800s and one solitary grave identified as that of a Revolutionary War veteran. Until recent years these were maintained by Maine Old Cemetery Association (MOCA) or family members. The Plantation mowed the lots and placed flags on veteran graves for Memorial Day. Beginning in 2017, the Plantation officially took over maintenance of its historic cemeteries.

Per Maine Historic Preservation Commission (MHPC) reports, one professional archaeological survey has been done in Kingsbury at the outlet of Whetstone Pond and Foss Pond. MHPC reports no prehistoric archaeological sites were found. Interestingly, long-term residents and hunters have reported petroglyphs on rocks in that general region. Kingsbury has never requested a formal archaeological survey of its territory and those who claim to know the site have not revealed its location. During the review process for the Bingham Project, MHPC recommended that a survey be conducted. An earlier recommendation had suggested a study around the Pond and along Kingsbury Stream because the Stream and its tributaries would have been Native American travel routes.

Kingsbury has no historical landmarks or properties. The current building on Hotel Drive is not the original hotel. The hotel burned in the early 1900s. It was replicated when it was rebuilt and served as the Post Office until the mid-1900s. The two schools referenced earlier still exist. Both are in private hands. The one at the Campbell Road site is a seasonal residence. The one that sat in the village area on Route 16 was sold by the Assessors in the late 1900s to become a hunting bunkhouse. It is currently scheduled for demolition because of its deterioration.

Many in Kingsbury express an interest in its history. Individuals have photographs and documents yet there is no historical organization. The current town clerk has informally begun recording stories of people who grew up in Kingsbury but who are now elderly and living in neighboring communities.

The Plantation has no local control over development at this time. Any development is under the jurisdiction of the LUPC. This *Comprehensive Plan* and accompanying *Land Use Ordinance* are submitted to the LUPC Commission to be considered for Kingsbury Plantation to establish its own Planning Board to regulated zoning and development within Plantation boundaries.

Chapter II: POPULATION TRENDS AND ISSUES

Using data from State and Federal sources, this chapter presents a specific profile of Kingsbury Plantation's population. However, hard data presented in charts and tables does not allow a complete picture of any community, and especially those in remote areas. Data alone does not explain the 50 percent drop in population in the early decades of the 20th century, nor that by 1980 only four people inhabited the entire Plantation. It also does not explain why it grew from a population of 9 to 28 in the first decade of the 21st century. The data can, however, identify trends and relationships for the community to study. The census data is presented in this chapter to help Kingsbury determine its future.

Looking Back to Move Forward

Past fluctuations in demographics and their relationship to changes in land use and social history can yield information to aid planning. Trends from the past are likely to continue for similar reasons. The basic foundation for demographic evidence is population. For Kingsbury, that evidence begins in 1840: the first census on record for the Plantation.

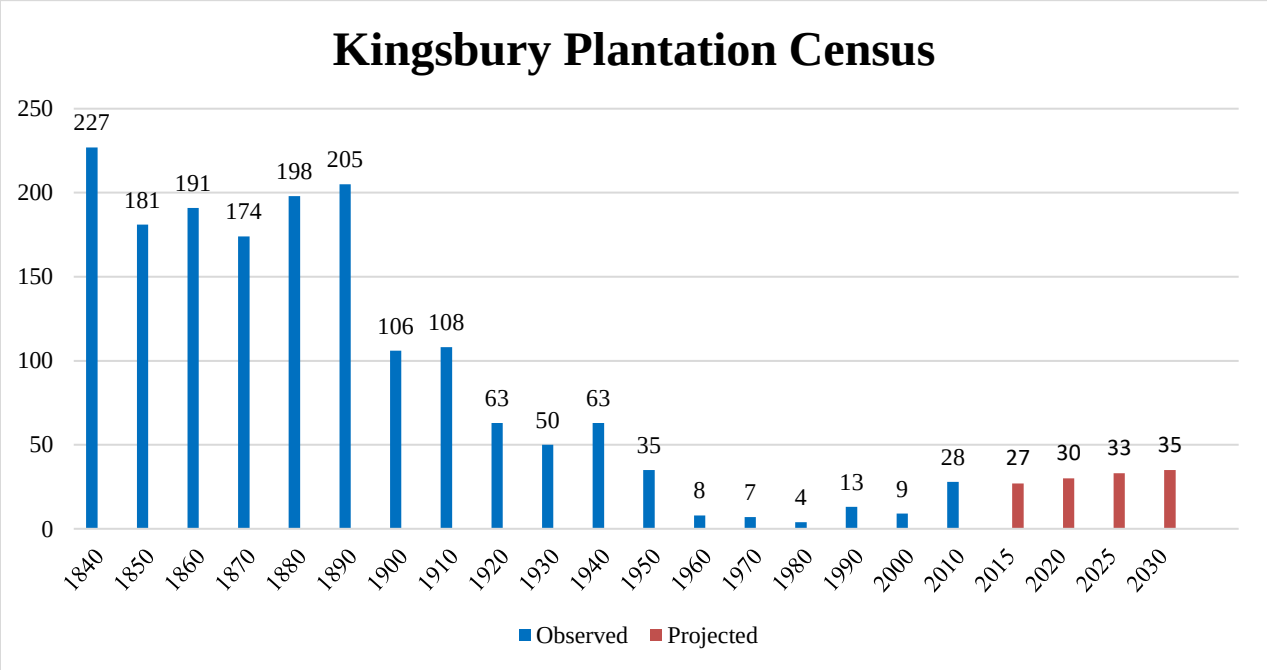

Figure 1: Kingsbury Plantation Population 1840-2015

The US Census showed the 2015 year-round population estimate for Kingsbury Plantation to be 27 persons. This is evidence of strong increase in residents, rising from 4 people in 1980—but a great fall from the 277 residing on the Plantation in 1840. Currently there are 24 residents; below the 27 – 30 projected, but a steady increase from 9 since 2000.

The decline, fall, and now gradual increase in population is readily explained with a quick look at US history and social evolution. The mid-19th century into the early 20th century found Kingsbury with active agricultural and forestry economies. The village flourished, building two mills, two schools, and a hotel. This allowed Kingsbury to host stagecoach passengers, workers, and visitors. This reflects the time period's culture, when people lived much closer to their work—of which there was plenty. Subsistent farming, timber harvesting, and the utilization of town's two mills provided work opportunities. Over time, this changed. With the advancement of the industrial revolution, woodlands were heavily cut and therefore not as productive. The Civil War, a World War, and a Depression further caused the population to fall off gradually from 277 in 1840 to 63 a century later in 1940. The Second World War and growth of

urbanization and its job opportunities along with the increased need for and access to higher education came together to drop the number of residents to 4 in 1980. A military-retired resident from a blueberry farming family along with other retired people seeking a simple life brought the number to 9 in 2000. Retirement and love of natural surroundings now cause the population to rise gradually but modestly.

What have remained in Kingsbury until today are the natural resources that have been the backbone of the Plantation's economy. They also are responsible for the area's attractiveness and recreational appeal. Kingsbury's forests and waterways are frequently the reason residents choose to live here. Both the landscape and the climate have shaped the character of those who live here today. Residents have a strong physical, emotional and spiritual relationship with the outdoors. Cool temperatures and long winters foster independence, self-reliance, and endurance. These qualities, coupled with recent social change, instill a need for people to seek a life where they have a sense of place.

Currently, the overall population density is 0.6 persons per square mile distributed unevenly. There is a scattering of homes located on either side of Route 16, with both residents and seasonal non-residents living in three clusters of varying density. The largest is around Kingsbury Pond, including the LURC-zoned subdivision called Kingsbury Ridge. Both of the other clusters are closer to the Abbot border to the east; however, they are not located close to each other. One cluster lies along Redneck Ridge, closer to the central area just north of Route 16 and the other in the far northeast corner where Whetstone Pond is located. There is no roadway that connects them.

Based on the observed population from censuses in 1990, 2000, and 2010, the Maine State Planning Office shows a projected 24.4% increase in population from 2010 to 2030. In terms of population, this means going from 28 persons to 35 persons (see Table 1). Local records currently show 24 as registered residents with 18 of those living there year-round. With the long winters, some residents have second homes. Others must work part of the year away from their Kingsbury homes.

With such a small population, every change can shift numerical data significantly. Thus, other data and contexts must be factored into future planning. Among these might be typical factors for moving to remote locations such as retirement, empty-nesters wishing to get away, or low land prices In Kingsbury. It could also include a desire to live off-the-grid as there is only one very small area with access to electricity. This is in the northeast corner, at the foot of Whetstone Pond, where a single spur line from Abbot delivers electricity to six cottages. No roads connect this area to the rest of Kingsbury.

There is no year-round employment on the Plantation. Employment is not a reason to live in Kingsbury. A few part-time residents do use hotspot-based Internet to work online. A few seasonal residents are beginning to remodel their cabins to retire in Kingsbury. The remainder of this chapter will flesh out the other trends in population that can help guide the future.

Kingsbury has a significant number of cottages and camps which can produce a substantial bump in seasonal populations. There are 151 seasonal homes and 18 Homestead approved houses. Seasonal populations are not included in census numbers; however, because of the seasonal homes near the Pond and on Kingsbury Ridge, we must plan for traffic increases from early spring until winter sets in.

Importantly, seasonal populations—especially those near the Pond—are a vital part of the Plantation's tax base and culture. This group contributed $13,079,030 to the tax base in 2018 ($65,395.15 in taxes paid). Because individuals within this group have long-term histories associated with Kingsbury and participate in year-round recreation activities, they are eagerly involved whenever called upon. This has helped in maintaining the health of the Pond and water resources and in maintenance of the Dam. Many attend the annual town meetings.

One seasonal resident is a member of this planning committee. He is, like others, in the process of changing his status from seasonal to year-round registered voters. Whether or not this can be considered a trend will be discovered in years to come. It is important that we plan for it to happen.

Community Change

Population by Age in 2010	
Age Range	**Population**
20 to 24 years	1
25 to 29 years	0
30 to 34 years	0
35 to 39 years	0
40 to 44 years	2
45 to 49 years	1
50 to 54 years	6
55 to 59 years	5
60 to 64 years	3
65 to 69 years	3
70 to 74 years	4
75 to 79 years	2
80 to 84 years	1

Table 1: Population by Age in 2010

According to the 2010 census, Kingsbury Plantation had 28 residents. The average household size was 1.56; the average size of a family household was 2.29. Thirteen of the residents would classify as senior citizens, a pattern that continues today. The current population of 24 largely ranges in age from 40 – 65. An estimated 12 of these receive Social Security. There are no young families. The lack of utilities, infrastructure, and nearby schools may account for this lack and these factors are not expected to change in the future.

The Future

Projections for the future reflect the dynamics of any community's population. The future of Kingsbury Plantation will be the result of factors like the State and regional economies, availability of housing, price of housing, age of its residents, and viability of growth through carefully planning and use of its natural resources. In a community of 24, a mathematical estimate may not be useful—a single family with children, for example, would change the entire dynamic socially as well as numerically. In general, mathematical projections only provide realistic estimates for communities with large numbers.

According to official projections for Kingsbury from the State, based on the population for the past 20 years, there will be 30 residents in 2020 and 35 in 2030. A better way of predicting the Plantation's population is in the status and numbers of housing units.

In 2010, the census reported that there were 18 occupied housing units, compared to six in 2000. According the 2010 census, 123 housing units were unoccupied, which did not account for seasonal dwellings which are occupied at least half of the year. Currently there are 169 identified units in Kingsbury which include 123 inhabited regularly. The remaining units include numerous "hunting camps" and short-term stays huts scattered across the Plantation. These are primarily accessed by logging roads or trails and are used during hunting season or for overnight/daily use during the summer.

Another important path to growth is in the building of new homes. Between 2000 and 2017 local records show that there have been 12 new houses, with 10 being seasonal. Another trend is upgrading seasonal dwellings or tearing down the original building and building a new one. Four (4) seasonal homes in the past year have become year-round residencies.

The current trend can be expected to continue, which is a healthy sign since Kingsbury public meetings have revealed residents and landowners alike wish to have Kingsbury retain its rural character. And, even with the addition of the wind towers, electrical generation lines, and the influx of the Community Benefit

funds, there have been no requests that the Plantation seek to bring in electrical power. Both residents and seasonal occupants seem drawn by the off-the-grid lifestyle, they use generators and are gravitating to solar power to make their homes comfortable throughout the year. They have embraced the recreational environment and wish to protect the environment to continue their way of life.

Trends aside, the current patterns of population and lifestyle can very possibly change in the future. Forests are the key to Kingsbury's growth and housing patterns just as they are vital to the economy. As forestry practices and economy continue to evolve, the large landowners may find more economic advantages in changing the use of their holdings. The installation of the Bingham Project and Weyerhaeuser's selling of large tracts of land for private development are indicators of potential change. Kingsbury must anticipate the possibility of sudden changes and be able to act in the best interest of its community, its residents, and the environment.

In order to prevent surprises in the future, the Plantation is increasing its participation with Maine Municipal Association (MMA) as well as county and regional economic development entities. It is expanding dialogue with State forestry and agricultural departments and engaged in conversations with its largest landowner, Linkletter & Sons, while also continuing its cooperative work with surrounding communities.

Chapter III: ECONOMIC TRENDS AND ISSUES

Understanding the local economy is a critical pillar supporting the development of forward-thinking plans. Forestry has been the central pillar of Kingsbury Plantation's economy for the past century. It and the presence of the Pond have determined where and how people have chosen to live; but it is the evolving use of forest lands that have and will be the central issue in determining the Plantation's future. The recently installed wind farm on traditional forest management land demonstrates how directly Federal and State economic choices can impact even the smallest of communities, illustrating clearly how land use itself is the key factor in Kingsbury's economic trends and issues.

Because Kingsbury's economy is in the initial stages of change brought on by the Bingham Project wind farm location, the traditional historic data related to population-based economies may not be as relevant as it is in other locations. This chapter, therefore, will seek to balance data based on Kingsbury's reported employment and incomes data with local information. It also includes economic information related to Plantation income as the result of the Bingham Project and the status of the forest industry. It further recognizes that wind energy-related income is dependent on factors not in the Plantation's control such as the success of the corporate owners and the sustainability of the policies and subsidies that support the industry.

It is relevant to note that Federal data related to the economy was found to be inaccurate and local records are complete only for recent years.

Local Economic Trends

The primary data source in this section comes from the US Census along with most recent available data provided by the Eastern Maine Development Corporation (EMDC).

The census provides population and basic housing tallies but does not count every bit of data. Numbers are based on a statistical sample previously called the "long form" and was sent to only approximately one in six households. The sample is now called the American Community Survey (ACS), which is updated every year but is based on five years of small samples. It provides accurate information for groups that number in the thousands. However, the results can be misleading for tiny communities like Kingsbury. The EMDC's data search for Kingsbury Plantation revealed that the Plantation is too small for finding isolated data. Staff therefore ran a regional search based on zip codes—04942 which includes Kingsbury, and 04406 which includes Abbot. This additional data gives insights but not specifics. Ultimately, the data will be presented in the context of local information.

Workers and Employment

One traditionally basic element of a local economy is the workforce. This includes both those currently with a job and those unemployed. It is not precisely the same as the working-age population, which comprises everyone over age 16—including people who are retired or disabled. *Table 2: Kingsbury Workforce and Employment* provides the reported ACS profile of workforce and employment for Kingsbury.

Kingsbury Workforce and Employment*				
Employment – Occupation	**2012**	**2013**	**2014**	**2015**
Civilian employed population 16 years and over	9	8	9	9
Management, business, science, and arts occupations	0	0	0	0
Service occupations	5	3	4	4
Sales and office occupations	0	0	0	0
Natural resources, construction, and maintenance occupations	0	0	0	0
Production, transportation, and material moving occupations	4	5	5	5
* Sources: Employment - Occupation from: American Community Survey 5-year estimates				

Table 2: Kingsbury Workforce and Employment According to ACS

The ACS estimates eight or nine people in Kingsbury were employed each year from 2012 – 15. According to town reports and community knowledge, these numbers may be reasonably accurate but the inaccuracies within categories make the data unreliable. For example, during these years, the town itself employed one resident part-time in the Office category; at least three residents were employed professionally each year in the Management/Business category; one resident was employed in Natural Resources; one in Construction; one in Production; and one in Service.

The EMDC reported that, with 126 individuals employed in the search area, the largest number was employed in Construction followed by Retail and Education. Though this information does not reflect Kingsbury per se, it does provide context for Kingsbury within its neighboring communities. It must be kept in mind that the neighboring communities are not as heavily forested and have a broader range of employment opportunities. Beginning in 2017 the Plantation, which has a new leadership team, has worked more directly with appropriate agencies to improve the data in this and other economic related categories.

Workforce analysis also requires examining job opportunities available to the workforce. This includes identifying the types of jobs occupied or available, and the level of qualification residents have for those jobs. Many jobs are dependent on the level of education. As a general rule, higher levels of education equate to better job opportunities and higher incomes. In planning for economic development, it generally makes sense to create professional jobs only if there are college graduates available to join the work force.

The ACS estimates the level of educational attainment in the community as a percentage of the population over age 25. Kingsbury results are in the following Table.

Kingsbury Plantation Educational Attainment							
Educational Attainment	**2000**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**
Less than 9th grade	0	3	4	4	4	3	0
9th to 12th grade, no diploma	3	2	3	0	0	0	0
High school graduate (includes equivalency)	0	1	3	4	4	4	5
Some college, no degree	0	0	0	7	7	6	7
Associate degree	5	0	0	2	2	2	2
Bachelor's degree	3	0	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0	0	0
% High School Graduate or Higher	72.73	16.7	30	76.5	76.5	80	100
% Bachelor's Degree or Higher	27.27	0	0	0	0	0	0
* Sources: Educational Attainment from: US Census Bureau, Decennial Census ACS 5-year							

Table 3: Kingsbury Educational Attainment According to ACS

The ACS educational attainment data is both incomplete and erroneous. Since 2010, there are at least four residents with Bachelors and Graduate degrees. New residents also hold other post-high school certificates. Interestingly, according to the EMDC report only 12.7% of the regional population holds Bachelor degrees or beyond, whereas at least 20% of Kingsbury's residents hold degrees.

The current reality of employment in the Plantation is that there are no year-round employers. Forestry historically provided the primary local employment opportunity; however, the large managed forests are

owned by outside organizations that bring in employees on an as-needed basis. Smaller landowners who harvest timber contract outside Kingsbury as there are no potential contractors within the Plantation.

The principle employer located in Kingsbury is the Plantation itself which has part-time employees: Town Clerk, Administration Assistant, and Road Commissioner Agent, in addition to other required appointed and elected officers. There are six individuals living in the Plantation who are currently employed in addition to those employed by the town, all of whom travel outside Kingsbury for their work.

Clearly, the general status of employment and residents' education levels in Kingsbury are not well documented, which is not as relevant as these specific known realities:

- The majority of Kingsbury is forest land and does not have the infrastructure for the more traditional forms of employment so people who live there work elsewhere.
- For more than a century, forestry has been the principle employer but in recent years has not employed within the community.
- Employment today offers varied opportunities, many beyond the traditional centralized work place.
- There is an older population; however, those individuals and newer residents tend to be well educated.
- Housing cost vary greatly depending on relationship to Kingsbury Pond, with a growing number of residencies in that area being update and/or converted into year-round homes.

Household Incomes

Determining the strength of the local economy traditionally also includes examining income levels. The two common measures are per capita income and median household income. Per capita income is an artificial figure created by dividing the entire income of the area by its population. Median household income is the data point where half of the households are above and half are below. A household income is not equal to the wage earned by the principal provider. Instead, it includes the combined income from all household wage-earners. If there are not wage-earners, the household shows income from Social Security or other sources.

Census data could provide this information to develop a general profile of the Plantation; however, Kingsbury is not identified in the reported data as is seen in the following table.

Median Household Income			
Income - Median Household, 2015	**Kingsbury Plantation**	**Piscataquis County**	**Maine**
Median Household Income		37,495	49,331
Margin of Error		2,115	512

Table 4: County Recorded Median Household Income

A compilation of information from EMDC and Piscataquis County provides further insight.

Income Compiled from EMDC and Piscataquis County		
	EMDC Proxy	**Piscataquis County**
Per capita Income	$20,111	$16,700
Median Household Income	$32,970	$37,495

Table 5: Income Compiled from EMDC and Piscataquis County

EMDC and Piscataquis County shows both per capita and median household income estimates. EMDC's proxy figure is based on regional data using a population figure of 2,145. Piscataquis County uses ACS and County data reports.

The range between per capita estimates is approximately $3,500; therefore, a probable per capita income for Kingsbury can be estimated at $17,500+/-. Possibly more revealing is the income range for Kingsbury based on Piscataquis County reported data. That data shows income ranging from -$15,000 to six figures, some over $200,000, with the greater percentage being between $25,000 and $50,000. This range also is

reflected in the price range for housing in Kingsbury, particularly between water and non-water properties.

Forestry and Farming

Forestry and agriculture have been central to Kingsbury's economy since its beginning, and remains true today. The current LUPC *Land Use Guidance Map* found in Appendix A provides a reference point to demonstrate the extent land usage impacts both current and future economic impact of residents as well as the environment.

Today, 24,000+ of the Plantation's 28,239.93 acres are devoted to these industries. 24,010.89 acres are in Tree Growth with the vast majority engaged in forest management practices. 267 acres are currently commercial blueberry farms. (See Figure 2)

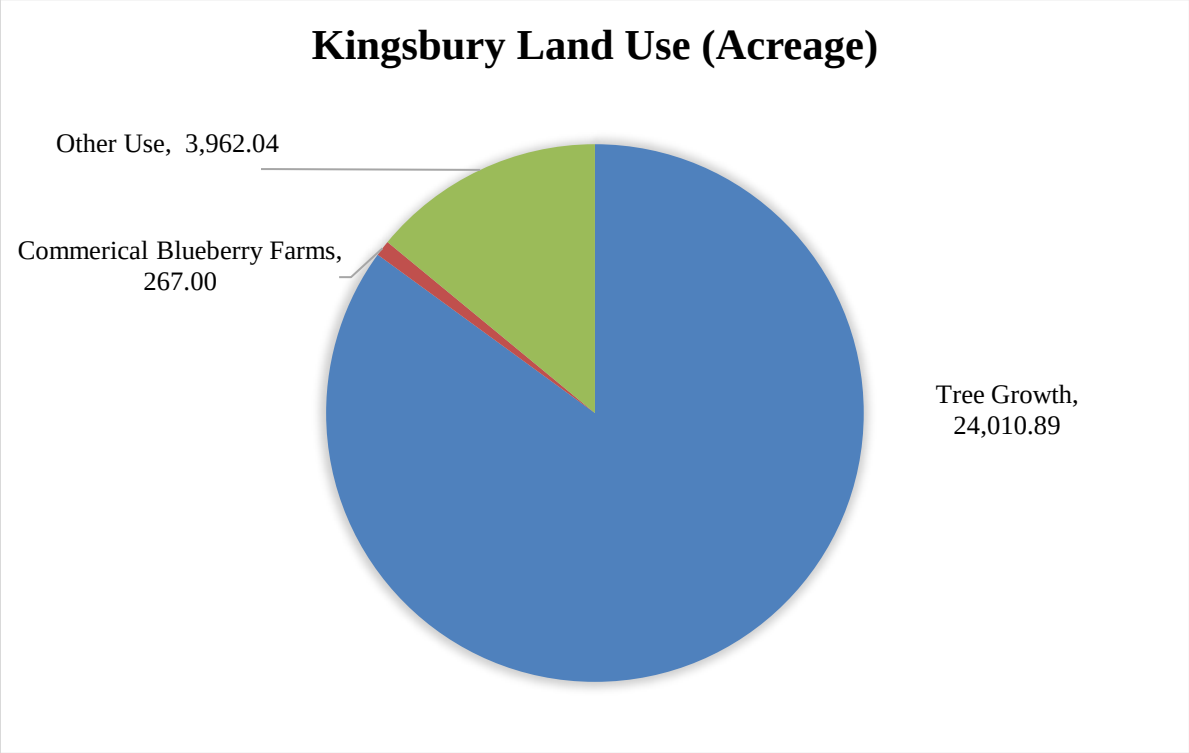

Figure 2: Kingsbury Land Use (Acreage) 2019

Forestry

Forestry, its practices and products, its recent past and its future are central to Kingsbury Plantation's current and future economy. Eighty-one percent (81%) of the forest land is enrolled in the Tree Growth Tax Law (TGTL) program. These lands have lower valuations based on their capability to grow trees to be harvested for commercial use. This lower valuation of TGTL lands results in a tax shift to other properties in the Plantation. Further impact in terms of revenue comes when the land is taken out of Tree Growth and its valuation increases. The State changes the rate of valuation for Tree Growth each year. In this past year the rate was reduced changing the amount of taxes paid and therefore the revenue to the Plantation. As it happened in 2015-16 when forested acreage was removed for construction on the wind farm, the valuation for the industrial usage brought in higher revenue. However, in the future these factors of increase or decrease are potentially only a small part of the overall economic reality as harvesting practices continue to be updated, traditional markets are changing, and product demands are evolving.

Clearly, a critical issue for Kingsbury is the ownership of the forest land itself. The owners of the greatest portion of the managed timberland are large organizations based outside the Plantation. The largest is Linkletter & Sons based in Athens, Maine and whose holdings go beyond logging to product development that includes biomass wood chips and pellets. Linkletter has 20,044.62 acres in Kingsbury with more adjoining land in Mayfield. The company has leased 200+ of these acres to wind farm corporations. Prentiss & Carlisle, which is one of the largest timberland asset management companies in North America, controls 2,226 acres. Another major corporate owner is Weyerhaeuser Plum Creek owns only 516 acres in Kingsbury but has significant forest land holdings in neighboring Mayfield, as well as timberland and related holdings internationally. In all, these three entities control 22,786.62 of the Plantation's total 28,239.93 acres. The remaining 5,453.31 acres include some landowners that derive income from logging. The largest of these owns 600 acres. (See Figure 3.)

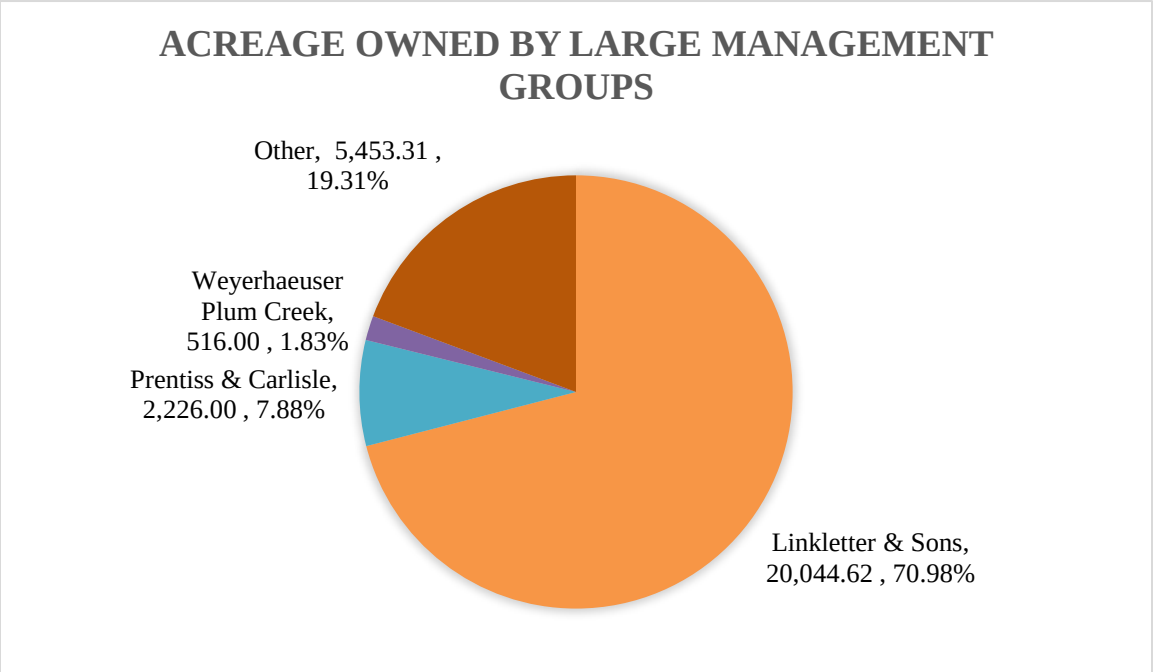

Figure 3: Acreage Owned by Large Management Groups

This large percentage of forest land is unique even among the Plantation's neighbors, as seen below in Figure 4.

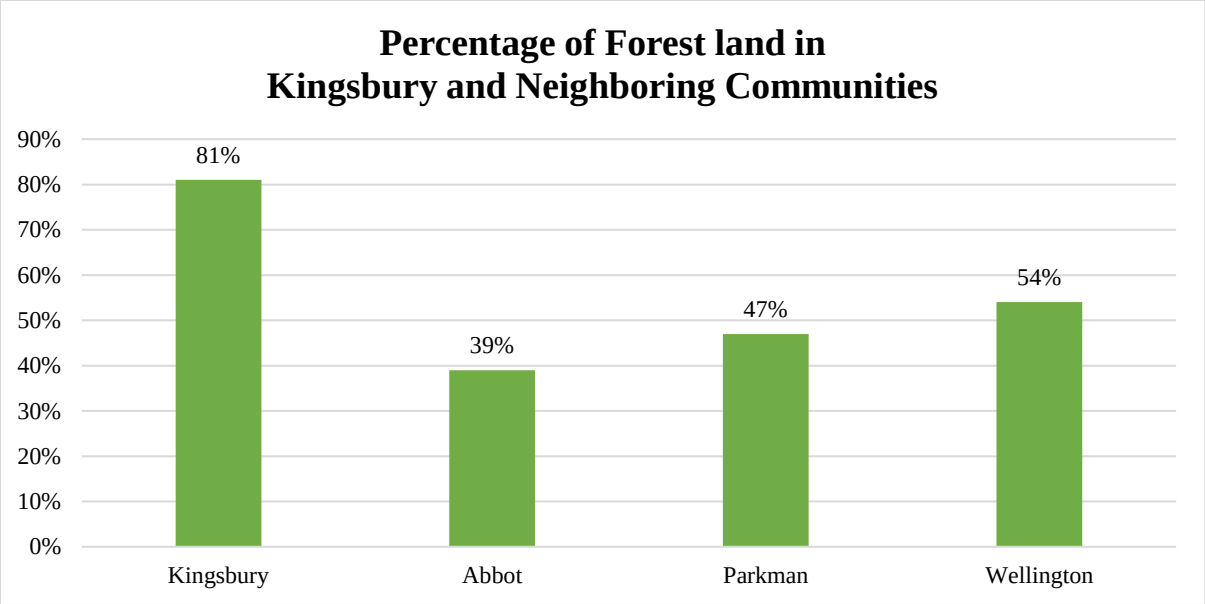

Figure 4: Percentage of Forest land in Kingsbury and Neighboring Communities

Because Kingsbury Plantation's primary industry is forest land management, harvesting practices and history are particularly relevant. All of the harvesting in each year is mechanical so the workforce is minimal, relying on individuals operating heavy equipment that load the trucks mechanically, which then drive away with a single driver per truck. More important is the pattern in the amount of acreage that has been harvested.

Summary of Timber Harvest Information for the Town of Kingsbury Plantation						
YEAR	**Selection harvest, acres**	**Shelter wood harvest, acres**	**Clear cut harvest, acres**	**Total Harvest, acres**	**Change of land use, acres**	**Number of active Notifications**
1991	473	-	44	517	-	4
1992	595	-	150	745	-	7
1993	1,244	-	-	1,244	-	8
1994	789	-	70	859	-	10
1995	1,291	205	-	1,496	-	7
1996	1,043	169	11	1,223	4	13
1997	1,450	-	12	1,462	-	10
1998	901	126	25	1,052	-	5
1999	1,215	40	42	1,297	-	13
2000	1,505	429	-	1,934	-	19
2001	2,821	582	-	3,403	-	14
2002	1,371	-	-	1,371	-	17
2003	3,668	-	-	3,668	-	13
2004	1,081	23	-	1,104	4	12
2005	1,343	92	-	1,435	-	12
2006	613	163	8	784	3	10
2007	204	147	-	351	1	10

2008-2009	401	39	-	440	-	8
2010	763	120	4	887	-	12
2011	326	50	33	409	-	7
2012	188	30	-	218	-	10
2013	83	-	-	83	-	9
2014	267	98	98	463	-	10
2015	325	3	-	328	-	9
2016	66	85	-	151	-	6
2017	124.5	-	-	124.5	-	7
Total	**24,150.5**	**2,400.5**	**496.5**	**27,047.5**	**12**	**262**
Average	**929**	**92**	**19**	**1040**	**0**	**10**

Data compiled from Confidential Year End Landowner Reports to Maine Forest Service.
Department of Agriculture, Conservation and Forestry - Maine Forest Service
We help you make informed decisions about Maine's forests
*** To protect confidential landowner information, data is reported only where three or more landowner reports reported harvesting in the town.**

Table 6: Summary of Timber Harvest Information for the Town of Kingsbury Plantation

The data provided by the Department of Agriculture, Conservation and Forestry ends with 2017. In the twenty years between 1997 and 2017, a total of 17,510 acres were harvested in Kingsbury. Even accounting for some of re-growth cuts this is a large percentage of the 27,047.5 acres cut between 1991-2017. This data indicates that the majority of the Plantation's forests have been heavily cut.

A new trend is clear with an abrupt change beginning in 2006 when the total harvest in one year was 886.5 acres compared to earlier cuts ranging between 1,000 and 3,000+ acres. The newer harvests range downward to only 83 acres in 2013 with a rise in 2014 and 2015, which can be attributed to clearing land for the wind farm. There are two reasons that can account for the change since 2006, one being time needed for re-growth; however, the most likely is the change in the value of wood. Wood value has decreased. When combined with previously heavy cutting the wood market has plummeted not only locally but statewide. Further evidence of the market change has been the closing of mills throughout the State.

Concerns about the wood product market a State economic issue. In the spring of 2016 Maine's congressional delegation sought the assistance of the US Department of Commerce. The Economic Development Administration (EDA) deployed an Economic Development Assessment Team (EDAT) to assist. The resulting EDAT report was published in January of 2017. The Team was comprised of 25 representatives from the US Departments of Treasury, Agriculture, Commerce, Labor, Transportation, and Energy to meet with forest industry stakeholders across Maine. Although the primary emphasis of the team was Penobscot County its results are applicable across the State, and directly to Kingsbury Plantation.

Key indicators of the economic impact of losses in the forestry market include factors of special interest to large corporate landowners and management companies:

- Maine has lost 20-25% of its markets, including low-grade pulp wood.
- Pulp, paper and paperboard mills comprised 21.6% of Maine's total exports in 2010, by 2016 it accounted for only 12.4%.
- There has been a 75% decline in forest related jobs since 1990.
- Local, State, and regional markets are not adequate, global markets are critical to growth.

EDAT's findings also point out that these losses have influenced saw mills, logging, and landowners which in turn have led to an imbalance that puts Maine's rural communities in peril. Financial interests must adjust and these adjustments can and will impact Kingsbury Plantation. How it will impact is not yet

known but the Plantation also must adjust to be part of sustaining natural resources as the industry diversifies.

Considerations within the EDAT report go beyond cutting down trees and also include needs in education, environmental sustainability, and community health. The report recommends growth of biomass conversions into higher-value products, chemicals, and fuels; development of forest bioproducts using low value fiber; and building more effective transportation networks to convey products to ports. Federal funding for each of these enterprises was identified.

A definite plus-side for Kingsbury is the emphasis on working with rural communities. This presents opportunities for rural communities to work together and equally important, opportunities for communities to work with local industry leaders for mutual benefit. Federal monies also are proposed to support these efforts.

Recreation

An equally important forest-based industry in the Plantation already is emerging—Recreation. Kingsbury Pond has been and continues to be a regional draw for a range of boating and year-round fishing in addition to being the place for families from surrounding communities to swim. Fishing along Kingsbury Stream and the brooks that feed it brings people from across the State from early spring through fall. Hunting is year-round with deer, moose, and bear hunting seasons drawing people from across New England and beyond. ATV trails weave throughout the Plantation supported by clubs from Bingham, Abbot, and Wellington. Snowmobiling continues to grow with more people using the Maine Snowmobile Association (MSA) trails that reach across State lines. A new club was formed this year in Kingsbury. Its plans also include adding cross-country trails for skiing and snowshoeing as well as expanding dog sledding trails.

All of these activities tie directly to the upgrading of dwellings; in fact, recreation is becoming the principal reason people are choosing to visit and live in Kingsbury.

Farming

The Plantation was once a farming community; it now has two commercial blueberry farms: BGI, LLC and Perseverance. BGI comprises 80 acres and Perseverance, 91 acres. Both enterprises prepare and harvest their crops mechanically. Only Perseverance sells its blueberries directly to the public and allows people to pick berries on their farm.

The blueberry farms are taxed at a commercial rate.

In addition to the commercial farming, newer year-round residents have and are expanding their gardens with the trend going to organic, making wide-spread use of herbicides and pesticides a growing concern.

Bingham Project and the Economy

A profound change in Kingsbury's economy has been the installation of the Bingham Project turbine towers and lead generator lines. (The location of the installation and lines can be seen on the *Kingsbury Plantation Land Use Zoning Map* in Appendix B.)

The following income streams of taxes and Community Benefits are new for the Plantation. They began in 2017 when the Wind Energy Corridor installation was new and at its highest valuation ($105,430.00), and therefore highest amount of tax revenue ($535,721.09).

The valuation and taxes have decreased each year, as demonstrated in Table 7 which shows the decreases in 2018 and 2019.

2018 And 2019 Bingham Project Valuation and Taxes						
	2018			2019		
	Acres	Corridor Value	Taxes	Acres	Corridor Value	Taxes
Tower and transmission line owners	0	$86,469,130.00	$432,345.65	0	$81,918,210.00	$409,591.05
Landowners and Lease Holders						
Thorn Brook Properties	235.89	$1,292,200.00	$6,461.00	235.89	$1,292,200.00	$6,461.00
Linkletter	50.63	$91,130.00	$455.65	50.63	$91,130.00	$455.65
Weyerhaeuser	16	$170,800.00	$854.00	16	$170,800.00	$854.00
2018*: Abatement $4,767,902.00; Taxes $23,839.51 2019*: Abatement $4,767,902.00; Taxes $23,839.51 *These figures are not subtracted from above. This is an agreement between Novatus Energy for an abatement for 2017 spread out over a three year period.						

Table 7: 2018 and 2019 Bingham Project Valuation and Taxes

The decreases are expected to continue each year as the infrastructure ages. In addition, Novatus Energy which currently owns that installation requested and was granted abatement for 2017 taxes to be spread out over a three-year period. This trend also is expected to continue.

Community Benefits also began in 2017 and are scheduled to continue for 20 years. The long-term income from community benefits rely on the success of the Project.

Community Benefits:

- Amount: $187, 000.00 each year for 20 years as per licensing agreement with Maine DEP and Kingsbury Plantation.
- Amount determined by number of towers: 21.
- These funds are not taxed.

How Used:

- Infrastructure within the Plantation.
- 2018 funds were used for road construction on Leavitt Crossroad, studies for an initial repair on the Dam, and design for the Plantation Garage.
- 2019 funds are being used for further Dam repairs, construction of the Plantation Garage, cemetery repairs, and repairs on Campbell Road.

Summary: Local Trends and Prospects

Kingsbury Plantation's economy currently is not workforce based. There is minimal seasonal employment in Kingsbury, primarily as day labor for individuals. The Plantation also hires laborers as needed. Timber harvesting workers come in from other locales and blueberry farms hire only a few individuals, and only in some years. Both farms now harvest mechanically using only the worker needed to operate the machinery. One farm does use local workers for partial harvesting and retail. Forestry jobs are filled by people outside the Plantation as most require special skills. No local jobs are anticipated from the Bingham Project as monitoring is outside the State and maintenance requires specific skills. Residents with jobs work outside of town as they have specialized skills.

As indicated above, land use changes by big timber companies also can alter Kingsbury's community and economic prospects, positively or negatively. These businesses are not focused on Kingsbury's interests but, out of necessity, on their bottom-line and future growth. The economic future of the Plantation relies heavily on this reality. To put this reality and the Bingham Project impact in context, a copy of the *LUPC Kingsbury Plantation Land Use Guidance Map* is shown in Appendix A. The map illustrates the topography as well as the integrated nature of the multiple water resources and environmental protection

areas. The *Kingsbury Plantation Land Use Zoning Map* in Appendix B shows the placement of the Bingham Project wind farm as well as demonstrating the Plantation's intentions of retaining the natural environment and rural character that surrounds it.

Because the Plantation does not have electricity, public water, sewer utilities, reliable access to cell service, or reliable access to the internet without special devices, prospects for future traditional commercial development is limited. It may, however, become innovative as the newer population is generally well educated with a balance of professional corporate management and workforce experience. They all are committed to protecting the Plantation's natural resources and rural characteristics and have skills and tools to offer. They understand and know how to take advantage of technological advancements and are accustomed to working in collaborative efforts. They also support economic growth and are open to working collaboratively with the forestry industry and commercial landowner. Both community-based and independent initiatives are possible.

Recreation and the natural environment are potential opportunities as they are the special draw to Kingsbury and could become a viable industry. The Plantation then can retain its rural character by strengthening the protection of its natural resources by incorporating already protected zones, developing recreation focused collaborations with its landowners and neighboring communities that have commercial districts, and using effective marketing strategies.

In 2018, the Plantation began working more closely with the Piscataquis County Economic Council and the EMDC to assess Kingsbury's potential for economic advancement. Partnerships with neighboring communities are likely options for expansion as the Plantation currently has numerous working relationships with its neighbors, including Guilford, Brighton, Abbot, and Wellington.

Chapter IV: LAND USE AND HOUSING

Land Development Patterns

Future development in Kingsbury currently is difficult to predict. Historically, in terms of the late 20th century and until 2015, development has been confined to residential with a few residences being used as home businesses. Two of which were hunting guides, one a contractor outside of Maine, and one was the base for national consultations. The installation of the Bingham Project wind farm changed both the pace and potential direction of Kingsbury's development; with land use being the key factor.

From its beginning, it has been the land and water resources themselves that have determined the configuration of development. It was settled in the 1830s because it had been largely denuded of forests as the result of a fire that had engulfed much of the area including Mayfield and to Katahdin. Kingsbury is bordered by a ridge to its north, hills to its south, and reasonably fertile land with multiple brooks and streams leading into large dammed stream to form Ford Pond—now Kingsbury Pond and Kingsbury Dam. This initial flourishing settlement established the modest growth pattern that existed until 2015. The Pond, as it is known colloquially, was, and in some ways still is, considered the "center", although in actuality it is in the south western most corner of the Plantation. Until the early 1900s this was the center of commerce for the farms that radiated out on what are now Furber, Campbell, and Wellington Roads. A mill, general store, post office, and hotel that also serviced a stagecoach route were located here. All of these have been gone for more than 50 years. Since then and until today, official Plantation business includes longstanding cooperative relationships with surrounding towns, and with residents and visitors using their commercial establishments for supplies and services.

The establishment of Route 16, entering from Mayfield close to the edge of The Pond and following Kingsbury Stream as it crosses diagonally to exit into Abbot just north of the center border with Abbot further determined later development. Route 16 remains the only paved through-road in the Plantation.

Though other large ponds in the northern parts of Kingsbury drew later hunters and fishing enthusiasts to build shelters along their borders, their surroundings were not fertile farm lands but rocky ledges. Settlements as such did not emerge along this ridge, and the land north of Route 16 evolved into forests that became the holdings of large landowners primarily interested in harvesting the timber.

The Plantation owns only the area immediately around Kingsbury Dam, its parking lot, and two acres of donated land on Route 16 which now holds a recently constructed Plantation Garage. There is no State or Federal public land though the State maintains a rest area on Kingsbury Pond which it has been leased from a private landowner for more than 50 years. There is no village or public or commercial center as there is no public electric utility, water, or sewer. The last formal consideration of bringing electricity to Kingsbury was more than 25 years ago. Power companies were not interested due to the lack of any logical line existing to extend into the Plantation at a reasonable cost, and Kingsbury's budget could not cover the multi-million dollar cost.

During public meetings over the past 10 years, only one resident expressed an interest at one meeting in having public utilities. That resident no longer lives in Kingsbury. Current residents vocally wish to maintain the rural environment and character they have adopted. They live "off the grid" with the exception of approximately 6 dwellings in the northern-most point of Plantation's eastern border (on Whetstone Pond) that have electricity brought in on a spur from Abbot.

From the beginning of the 1900s to today, the primary commerce in the Plantation is timber, now managed forests primarily owned by corporations with a few smaller individual holdings that also harvest for income. The newest commercial/industrial business is the Bingham Project wind energy installation and lead generator line. The installation of 21 turbine towers is located on private land in the north western corner of Kingsbury along the ridgeline that created the early history fertile farming bowl. The generator line is a 100' swath from the western edge of the installation across Route 16 in the center of

the Plantation to the eastern border with Parkman. The Project was located at these locations by permit as part of the state mandated Wind Energy Expedited Territory.

These factors—the fact that the vast majority of land is owned by timber management corporations, and the lack of public utilities, water, or sewer—converge to establish practical limits on areas suitable for new traditional village-like development. Any land near Plantation property and what was the original village is environmentally protected under current DEP and LUPC zoning, and is privately owned.

Residential development since the 1900s has typically included construction of dwellings, garages, and driveways. The majority of these have been seasonal dwellings, some of which are being refitted for year-round homes. Most dwellings have been along the shores of Kingsbury Pond, ranging from small cabins to full-sized homes. Others have been on individual properties along Route 16 and Campbell Road. There was one subdivision granted by LURC in the 1990s. It runs along the Wellington and Leavitt Cross Roads. Most of those lots have been sold and have dwellings—mostly seasonal at this point—built on them. A few of the lots remain on Wellington Road. No other subdivisions have been proposed. No roadway connects the small Whetstone settlement in the northeastern corner of the Plantation to Route 16 or any other public road.

Kingsbury's greatest asset remains its land and water resources; and today, its undeveloped landscape. Maintaining and/or increasing protective land use standards for sensitive areas are a priority for its residents, both year-round and seasonal. Protecting The Pond, Kingsbury Stream, wetlands, and the brooks will reduce further degradation and allow critical habitats to sustain themselves. Doing so can attract new residents who value a sense of place and independence. As Kingsbury encourages the popularity of recreation vehicles, more visitors are discovering the distinctive character of Kingsbury. In turn, this may attract those who seek to relocate in a rural setting where they can recreate freely and possibly establish home businesses. Intensifying current relationships with neighboring communities will allow the Plantation to continue offering a destination recreation area while also supporting their neighbors established business districts and development initiatives.

In general, the existing LUPC regulatory structure fits with the Plantation's rural character. This Comprehensive Plan outlines ways to continue that character.

LUPC Zones

More than a third of Kingsbury is currently in a Protected Resource Plan (P-RP). North of Route 16, the P-RP zone covers the 3 ponds, wetlands, and number of perennial streams of varying sizes flowing from the ridge that shapes Kingsbury's northern topography. Most of the land that surrounds the P-RP is zoned General Management (M-GN). One area north of Route 16 between the P-RP and Abbot border is primarily zoned protected wetland (P-WL2 or 3). There are a few individually-owned dwellings in a small portion of that block. These are on narrow lots along the Redneck Ridge private road.

The past five years have seen new dwellings on small lots scattered along Route 16, joining the few already existing between Kingsbury Pond and the Abbot town line. The majority of these are cabins closer to Abbot. The older residences ranged in age from the early1900s farm house approximately one mile from Kingsbury Dam followed by other small wooden structures along road. Like the newer homes, these are closer to Abbot.

The land immediately south of Route 16 includes the eastern end of Kingsbury Pond, Kingsbury Dam, and Kingsbury Stream; which is primarily zoned as P-WL 1, 2, or 3, with small areas of M-GN scattered throughout. A very limited number of single family dwellings might be possible in parts of these areas, but there is no road access and the land will not support road construction. One dwelling already exists in the area on leased land and is accessed by a logging road. Also included in this area are protected habitat for wading birds and winter habitat for deer. One of the Plantation's aquifers is located there near the eastern border.

Residential zoning on both the north and south sides of Kingsbury Pond is fully built out with no room for expansion. Zoning along Campbell Road to the Wellington border is General Management with a few scattered residential designations. There are 43 dwellings spaced out along its route, with Preble Lane leading to the Perseverance Blueberry Farm. There are existing lots for sale by the King Moose Corporation along the east side of Campbell Road, next to land managed by Prentiss and Carlisle. There also are lots existing on Foss Pond and Thorn Brook in the northeastern corner of the Plantation.

Residential Development

As already indicated, residential development in Kingsbury has generally been dictated by the natural resources. Any clusters that exist are around ponds and are the result of limited sales or leases of selected lots by large forest management landowners, or from the 1950s sale of lots by the two owners of Kingsbury Pond's shoreland. The one exception are the twelve dwellings that are part of the Kingsbury Ridge subdivision of the 1990s, which is close to Kingsbury Pond (The Pond).

The majority of dwelling, therefore, are located on or near The Pond and radiate out from it, with the majority of the 151 seasonal homes located there. The 18 year-round dwellings are more evenly distributed with many of those built before 2000 located the eastern end of the Plantation towards Abbot. A logical reason for this is easier access to Route 16 as the only through roadway, which also is paved. Within the past 15 years this pattern has evolved as two high-end year-round homes have been built along Campbell Road, taking advantage of the views of Wellington Bog and more recently seasonal homes along the Wellington Road and on The Pond have been renovated to become year round dwellings.

The dwellings scattered along Route 16 are on varying size lots and range from an early 1900's farmhouse set back from the road to a more contemporary log cabin and various versions of houses build of wood. There are no trailers. There is one cluster off the north side of Route 16 between The Pond and Abbot on Redneck Ridge which has a small number of year-round modest homes.

There are two clusters on The Pond, one on the north side and one on the south. The smaller cluster on the north side between Route 16 and the water is on a family-owned lot. The denser cluster on the south side is connected to Wellington Road by Howard Lane serving a network of short private roads. The key reason these clusters and, for that matter the difference in density of dwelling on the north and south sides, is the way the land was sold by its two different owners in the mid-1900s. The land on the north side was sold in large lots whereas that on the south side was sold in lots as small as 100 foot water frontage. Like most, if not all, of the dwellings on The Pond the structures in these clusters were grandfathered in when LURC took jurisdiction of the Unorganized Territory. The early structures were primarily tiny fishing and hunting "camps" that have been updated, enlarged and renovated over the years to become seasonal homes or cottages. One on the north side is a year-round home, and two on the south side are now year-round.

The Kingsbury Ridge subdivision opened up the hills on the south side of The Pond and opened a new market. This made it possible for people who did not wish to be on the water or may not have been able to afford homes on the water now to purchase forested land where they could hunt, fish, and ride their ATVs and snowmobiles while having the advantage of a dwelling to stay in for extended periods of time. The covenants were considered a plus as it assured rural surroundings—trees left standing, reasonable setbacks, and permanent structures. Most of the original homes in the subdivision were constructed of logs, setting another trend for later-built houses.

There is a small developed area in the far northeastern corner of the Plantation at the tip end of Whetstone Pond. This cluster of seasonal homes is not connected to the neighborhoods in the central and southern region as the land between is entirely managed forest land owned by Linkletter & Sons. They are primarily accessible only from logging roads although those on Whetstone Pond can be accessed from Abbot. Other permits were granted within this northeast area as part of the *Concept Plan*. These are grouped at the edge of Foss Pond with eight additional woodland lots at designated spots along the Happy Corner Road and Crocket Ridge, as well as eleven lots on Thorn Brook.

There are also random hunting and short-term stay camps found along logging roads throughout the Plantation.

Generally, residential housing throughout the Plantation ranges from modest to mid-range comfortable dwellings. There are a limited number of high-end year-round and seasonal homes strategically located. There is one trailer located on Campbell Road as a seasonal home for Perseverance Blueberry Farm owners. Dwellings utilize a combination of wood stoves and generators with approximately 25% now using solar energy. There is no formal differentiation between seasonal homes and camps. Type of structure, amount of time used, and type of usage makes classification fairly clear for tax purposes.

One house has been designated as unsafe in Kingsbury. It has not been condemned. There are only two vacant homes, one of which is in an estate settlement. The ages of houses ranges from an 1800's unoccupied farmhouse too many dwellings built in the mid to late 1900s. An increase in building came with the Kingsbury Ridge development in the late 1900s and early 2000s. Recent buildings have ranged from mid-range comfortable to a few higher-end, larger homes. New buildings in the past five years include four on Campbell Road, three on Wellington Road and six on Route 16 (Worcester Highway). There is no pattern to rates of turnover.

The noticeable new pattern in the past two to five years is upgrading and renovating across the board. This has included approximately seven seasonal dwellings being converted to year-round homes.

The Plantation has witnessed an expansive change in land use and industry since 2015 with the introduction of 21 wind towers that now infringe upon the view from the south side of the Pond and the top of Campbell Road. It is too soon to determine this impact on housing values; however, residents on the south side of the Pond have stated their views are less desirable and the sound is definitely noticeable, along with the red lights on the towers at night. Weather conditions impact the noise levels, however the majority of the sound increase is due to the Pond itself deflecting and increasing the noise from the turbines and their blades. This phenomenon is more noticeable because the hills to the south of the Pond create a bowl effect.

With the potential of more land use changes by the large timberland owners, the Plantation must be prepared to face expanded housing development. Environmentally, the large number of streams flowing from the northern ridge to feed The Pond and Kingsbury Stream as well as the number of wetlands south of Route 16 in the eastern section will join affordability as critical factors.

Housing Prices and Affordability

The usual source for finding how a community fits within a regional context for pricing and affordability of homes is from census and ACS findings as found in the following Table. Kingsbury Plantation pricing is not documented in the ACS.

2016 Housing Facts and Affordability Index for Piscataquis County						
Piscataquis County	**Year**	**Index**	**Median Home Price[1]**	**Median Income[2]**	**Income Needed to Afford Median Home Price**	**Home Price Affordable to Median Income**
	2012	1.62	$71,250	$33,355	$20,554	$1,115,626
	2013	1.84	$65,00	$34,529	$18,779	$119,517
	2014	1.51	$94,000	$39,723	$26,240	$142,298
	2015	1.86	$80,000	$41,274	$22,190	$148,801
	2016	1.72	$81.45	$39,729	$23,098	$140,098
Greenville			$135,000	$33,846	$39,262	$116,376
Maine			$184,000	$50,990	$52,545	$178,552
Abbot			$95,500	$38,566	$26,941	$136,744
Sangerville			$72,500	$32,000	$21,941	$105,738
Monson			$72,500	$31,455	$21,073	$108,220
Sebec			$116,000	$53,009	$31,698	$193,994
Piscataquis County			$81,450	$39,729	$23,098	$140,098
Dover-Foxcroft			$88,950	$47,120	$26,525	$158,011
Parkman			$67,500	$37,632	$18,828	$134,911
Guilford			$56,000	$40,970	$16,053	$142,919
Brownville			$50,000	$38,932	$15,169	$128,331
Milo			$42,250	$34,275	$13,274	$109,097
The Homeownership Affordability Index is the ration of Home Price Affordable at Median Income to Median Home Price. An index of less than 1 means the area is generally unaffordable – i.e. a household earning area median income could not cover the payment on a median priced home (30 year mortgage, taxes, and insurance) using no more than 28% of gross income.						

Table 8: 2016 Housing Facts and Affordability Index for Piscataquis County

The EMDC assisted us and conducted a search for pricing data; however, since Kingsbury has such a small population it does not appear as a separate entity in the findings. Its regional search to find proxy data showed the median income for Kingsbury residents to be $32,790 and the median house value to be $104,057.

Since Kingsbury does not appear on the Median Housing Facts table, estimates also were provided by the Plantation Town Clerk based on her working knowledge of the residents and tax records as well as the information provided about neighboring towns in the Table above. Abbot, Sangerville, and Parkman were selected as most relevant. Based on this information it is estimated that median income is approximately $32,000. (Close to EMDC's proxy finding.)

Determining the median home price is more complicated as there is a marked difference between property on The Pond and the remainder of the Plantation. Median price on the water is $70,000 whereas the median price for a non-water home—year-round or seasonal—is $35,000. Income needed to afford a median home price is equally problematical. The Parkman figure of $18,828, in Table 8, is logical for the non-water properties. Income levels vary widely for residential property on The Pond depending not only on the site and size but also on the length of time it has been held by the owners. People who own property on The Pond tend to hold on to it for intergenerational use and as an investment. One property with a seasonal home and little acreage recently sold for nearly $200,000.

The median price difference between water and non-water properties demonstrates the only clear current pricing trend. One reason logically is that sales of owned property is not frequent but instead is passed from generation to generation. This appears to be true for non-water properties as well as water properties. The only clear trend is the increase in upgrades and renovations and the conversion of seasonal dwellings into year-round homes. Whether this is actually a trend or a bump is not clear. It may be because of the age of owners entering retirement and younger people without children seeking a place to live independently and affordably. What is known is that the recreational opportunities are definitely a draw.

The residences and designated residential lots on shorelands are included in the Limited Residential Zone (LR) on each of Kingsbury's ponds and along Thorn Brook. The remaining dwellings, including those in Kingsbury Ridge, fall within the Rural Zone that comprises the majority of Kingsbury Plantation.

Summary

The greatest influence for future housing change in Kingsbury is the ownership of the largest tracts of forest land. The business decisions made for the use of their land will be the major impact on land use of all kinds including housing. Where and how people live will be directly affected. The biggest recent addition of the wind farm is an example of how quickly the environment can change. Even though it did not add housing or a demand for housing, other industries may do so.

Larger questions remain for the Plantation. How do we protect our rural character in the face of much of our land being owned by corporations currently engaged in managed timberland at a time when that industry is changing? And, how do we protect residential areas from problems associated with the environmental impact of the existing wind farm and the potential of its expansion or the introduction of other industries?

To answer these difficult questions, we will need to establish a Planning Board and Board of Appeals. Our new residential permitting standards should be simple and efficient. We will follow State DEP environmental and development guidelines, as reflected in the *Ordinance* included in this submission. The appointed Code Enforcement Officer will be required to stay abreast of current best practices and attend training sessions as needed. The Planning Board will work closely with the Assessors and the Plantation's large timberland owners for cooperative growth designs.

Chapter V: LAND AND WATER RESOURCES

Land-Based Resources

Kingsbury Plantation lies at the doorstep of the Great North Woods. It has an area of 44.6 square miles, consisting of 44.1 square miles of largely undeveloped land and 0.5 square miles of water, not counting the myriad of streams and brooks that flow throughout the landscape. The terrain shows remnants of past glacial activity including the hills and valleys with ponds, streams, and marshland. Kingsbury's hills reveal ledges of granite and slate, with the ridges in the northern portion of the Plantation being the highest points of land. Sitting in a bowl formed by these ridges and the rolling hills to the South is Kingsbury Pond (The Pond). Most of The Pond actually is in Mayfield, although the dam controlling it is in Kingsbury. This dam is where settlement began, remaining as the focal point for the community to today. The dam also affects Kingsbury Stream (The Stream), which flows as a tributary via the Penobscot River to reach the Atlantic Ocean. It and its own various tributaries determine the health of Kingsbury Pond's vegetation, fish, and other wildlife. There are three additional ponds with at least portions within the Plantation. The largest in overall size, Whetstone, is only slightly within the Plantation's borders in the upper northeast corner of Kingsbury. The other two ponds, Foss and Hilton, are smaller and were remote until construction of the Bingham Project wind farm along their neighboring ridges.

The hills, The Pond, The Stream, and their tributary brooks and streams give the Plantation much of its unique natural character; these resources also continue to shape Kingsbury's use and value in the future. Forestry and recreation are Kingsbury's current focus. Clean air and water, as well as wildlife, draw hundreds of outdoor enthusiasts each year. These qualities also attract the numerous seasonal residents. Looking at Kingsbury Plantation is to view an idyllic setting potentially on the brink of change. The protection of the Plantation's land and water resources will determine its future.

The largest portion of the land is forested (see Figure 2). Future development is uncertain. Already 235 acres have been blasted, stripped, and fashioned into a wind farm with 21 turbine towers stretched across the northern ridgeline. The farm's electrical generation lines run from the Plantation's north-central boundary with Mayfield in Somerset County to the southwest border into the town of Parkman. The wind farm is on land that is part of Linkletter & Sons' *Lake Concept Plan* which was approved by the LUPC in 2005. Though it terminates in May, 2020, its impact has been profound.

A. *Concept Plan* Details

The *Concept Plan* includes the Plantation's ponds north of Route 16, Foss and Hilton, as well as the southern tip of Whetstone Pond. Specifically, the *Concept Plan* proposed a mix of development and permanent land conservation. Proposed development included: 12 lots and approximately 25 acres on and near Whetstone Pond; 7 lots and approximately 11 acres on Foss Pond; 11 lots and approximately 30 acres along Thorn Brook; and 8 lots and approximately 20 acres within interior woodland. That development represents 0.84 percent of the *Concept Plan's* allotted land.

The *Concept Plan* resulted in approximately 1,055 acres of permanent conservation, which includes areas within 500 feet on either side of Thorn Brook (excluding areas leased for development). In addition to permanent conservation, the *Concept Plan* designated an "Area A" which would be a "no development" conservation area, allowing mineral extraction at existing sites and primitive traditional recreational activities, but no residential or similar types of development. When the *Concept Plan* expires in May, 2020, it was intended that this area would no longer be a "no development" conservation area.

B. Wind Energy and the *Concept Plan*

In 2007, the Governor's Task Force on Wind Power Development initially identified Expedited Permitting Areas for Wind Development that were then implemented in the Maine Wind Energy Act (See Maine Public Law PL 2007 ch-66, Effective 4/18/08). The creation of the Expedited

Permitting Areas established Wind Power Development as an allowed use of all of Kingsbury Plantation. This included Area A because wind power development was not contemplated when the *Plan* was created.

Kingsbury Plantation's Board of Assessors supported the *Concept Plan* and its spirit of conservation in 2005. In 2013, a different picture emerged. Prior to that time, Linkletter & Sons had entered an agreement with Blue Sky, a wind energy development corporation. This information became public in 2013. Because Kingsbury did not have local control, its residents could not vote on having the installation within the Plantation. During permitting process for the Bingham Wind Power project two requests for public hearings were submitted by the Assessors. The first request was submitted when an early meteorological tower was erected and was rejected because it was too early to have a hearing. The second request was rejected because it was requested too late, after the application process had begun. There are now 21 wind turbine towers and associated lead generator lines within the Plantation. The location of the wind farm and its associated electrical generation lines are shown on the *Kingsbury Plantation Land Use Map* in Appendix B.

C. Monitoring Wind Farm Environmental Impact

Previously-protected wetlands in the northeast corner of the *Concept Plan* were damaged or destroyed during the wind farm construction. A cash penalty was paid to the State for the wetlands. The top of the ridges that are part of the *Concept Plan* were flattened and the Plantation's northwest through north-central landscape was permanently changed. The environmental impact from these changes will more fully manifest themselves over the next 5-10+ years.

The corporation that currently owns the Bingham Project (ownership of the wind farm has changed) is responsible for three environmental conditions beyond the payment for loss of wetlands: Sound Monitoring, Bird and Bat Mortality, and Water Quality.

Sound Monitoring must occur at three Receptor Points, once during the first year of operation and every fifth year thereafter until the facility is decommissioned. Results must be submitted to the Maine Department of Environmental Protection (DEP) within 60 days.

Because of studies associated with the permit for the Bingham Project, the Maine Department of Inland Fisheries and Wildlife (MDIFW) recommended monitoring the mortality of birds and bats. The owner of the Bingham Project is to collect carcasses as part of a survey in each of the first and second years, with a third collection between the third and fifth year. The mortality counts recorded cover 33 of the total 56 turbines; 21 of the 33 are in Kingsbury. 2018 results from indicate that 50 birds and 12 bat carcasses were found between May 1 and October 15 during two searches each week.

In addition, the owner submitted a plan for post-development conditions of the brooks/streams near the wind farm. Bottle Brook is one of 10 streams being monitored, the only one in Kingsbury. The monitoring site is located where the Brook crosses the generator line. According to the *2017 Post Construction Water Quality Report*, no negative impacts were discovered among the 10 streams.

Among impacts informally reported by residents are: sound from the wind towers on and around Kingsbury Pond is heard year-round though increased during the winter; greatly increased winds and drifting snows impacting property near the Pond, and a dramatic decrease in the bat population.

Residents and landowners will be encouraged to continue their observations. The Planning Board will be encouraged to share observations with the DEP and LUPC and seek ways to support the efforts to monitor changes over time. Water monitoring is especially important since the brooks and streams running below the ridge installation site flow directly into The Pond.

D. Plantation Forestry and Land-Based Wildlife Resources

Substantial blocks of undeveloped forest remain in Kingsbury. Woodlands prevail beyond The Pond on the western border, until the Plantation reaches its eastern border and passes into Abbot.

Both the north and south sides of Route 16 are forested. Most of that land is in forestry management with a focus on Tree Growth. This is ideal for maintaining a wild, undeveloped landscape—except where there has been aggressive cutting. Even when a narrow barrier of trees has been left along Route 16, it is easy to identify heavily cut areas. This kind of logging interferes with the overall quality of the landscape, the capacities of habitats, and the health of water resources. In the past 15 or so years harvesting has been markedly lighter though there are spots only recently beginning to recover from previously heavily cut land.

The change over the past 15 years may reflect actions taken through the Maine Forest Service (MFS). These mandates include the:

- Forest Protection Act (FPA), which consolidates nearly all regulations of timber harvesting and land management road construction; it also regulates notification of harvesting, clearcutting, and timber harvesting in shoreland areas.
- Best Management Practices (BMP) which protects water quality; violations have been addressed through enforcement action.
- *Statewide Standards for Timber Harvesting and Related Activities in Shoreland Areas* which provides regulatory consistency and protection of riparian forests and their public trust water resources.

Although no studies were found, anecdotal information reveals the impact of aggressive harvesting especially on the moose population in Kingsbury. A few years ago moose spotting and photography was productive daily, making it a popular activity. Now, while moose can be found, daily sightings no longer happen. In the past two years, people who have hunted here regularly also have noted that the deer are not as plentiful and moose are now hard to find. This trend began before the Bingham Project construction but increased during construction. Reportedly coyote also have been less plentiful in the past two-three years.

a. Wildlife Habitats

Beginning with Habitat (BWH), a cooperative program that assembles and propagates data from several State agencies and private conservation organizations, is a dependable source of habitat information. By utilizing maps from the BWH and the LUPC, both the potential and the reality of wildlife in Kingsbury emerge. According to the "Undeveloped Habitat Blocks and Connectors" map, the vast majority of the Plantation can support a wide variety of wildlife. Even with 250-500 feet barrier areas along public and private roads, there is enough acreage both north and south of Route 16 that makes for viable habitat. Hunting and fishing enthusiasts certainly know that game was plentiful, but anecdotal reports of decline emphasize the need for continued protection to ensure sustainability.

Diverse aerial wildlife can be found in Kingsbury. Eagles and bats are primarily evidenced by the monitoring requirement for the wind turbines. There are protection zones for wading birds, primarily blue herons, scattered around the Plantation. The largest area is along Kingsbury Stream with a concentration in the south-central part of Kingsbury, with a small zone north of Route 16. There is a sizeable zone between The Stream and the Plantation's border with Wellington. Another cluster of wading bird protection zones can be found close to the south-east corner where Parkman and Wellington border Kingsbury. The remainder of the contiguous protection zone follows The Stream to the Abbot border. There is a smaller zone along The Stream to the west, not far from the Dam. Another substantial protection zone for wading birds is found south of Whetstone Pond, following Thorn Brook towards Abbot.

The LUPC map in Appendix A shows a cluster of protection zones in the wetlands in the northeast quadrant of the Plantation. Because this is close to the wind tower installation, it is assumed that this no longer exists and was part of the wetlands cash settlement with the State.

There are two deer wintering habitats identified, both overlapping the wading bird protected zones. One is along Kingsbury Stream in the south-central location and the other near the zone south of The Stream towards Wellington.

The wildlife habitat areas described above have been designated within the Resource Protection Zone (RP) on *Kingsbury Plantation Land Use Zoning Map* shown in Appendix B.

Water Resources

Kingsbury Stream and Route 16 create a line of demarcation fitting between the higher ridges of the north and the lower rolling hills to the south. The road generally follows Kingsbury Stream as it flows from the dammed pond, on through Abbot, joining with other streams and brooks ultimately taking it to the Penobscot River. These connections make it part of the upstream watershed for the Gulf of Maine.

Both sides of Route 16, and therefore Kingsbury Stream, are predominantly managed forest land. The northern side holds wetlands, numerous brooks, and ponds. Route 16's southern side is where the brooks feed into Kingsbury Pond and Stream. Wetlands prevail in the south-eastern region. Generally, the *Kingsbury Plantation Shorelands Zoning Map* in Appendix C looks similar to liquid flowing from a sieve on the north ridge and a smaller one from the hillsides on the south to fill the "bowl" that holds water in varying depths and patterns.

Springs are found liberally scattered across the Plantation, but primarily on the south side of Route 16.

There are no vernal pools currently mapped in Kingsbury. It is possible that new ones will be formed in the northern portion of the Plantation as a result of changes in the ridgeline.

Salamanders and frogs inhabit the still waters, enhancing the ecological balance of the forests. Tadpoles preparing to grow and aid in insect control are found each springtime, even in large puddles along the muddy roads.

There is no public drinking water source within the Plantation, although there are individuals who collect water from springs for personal use.

No record was found of Federal, State, or local monitoring of Kingsbury's water resources for pollution, invasive species, or drinking water quality. To better oversee and protect its water resources, Kingsbury's Assessors are working directly with regional emergency management agents. Interaction has been initiated with the Maine Floodplain Program. This will lead to the adoption of the Ordinance required for Kingsbury and its residents to be part of the National Flood Insurance Plan (NFIP).

A. Northern Water Resources

Foss and Hilton Ponds, located on the north side of Route 16, are currently in the Linkletter *Concept Plan* and will remain in permanent conservation as they are formed around a ledge area already zoned P-SG (protected geological site). Foss Pond's tributaries coming from Blanchard Township are protected 100 feet on both sides. There was protected wetland between Foss Pond and the Mayfield border, now absorbed into the Bingham Project. Whetstone Pond is the largest body of water associated with northern Kingsbury Plantation; however, only a small part of it is in Kingsbury. The larger portion of the pond is beyond the borders into Blanchard Township and Abbot. Southwest of Whetstone, there are protected areas for wading birds.

Thorn Brook, which flows in and out of north-central Kingsbury from Blanchard Township, reenters and gains strength from Whetstone's wetlands, heading south until it crosses into Abbot and joins Piper then crosses Route 16 and joins Kingsbury Stream as an important tributary. Other perennial tributaries to Kingsbury Pond and Stream, from west to east are Center, Hilton, Bottle, and Bear Brooks. The remaining tributaries also are perennial with their own intermittent streams, with their flow varying along with the amount of rainfall and runoff throughout the year. These perennial brooks/streams fall within the Stream Protection Zone (SP), depicted on the *Kingsbury Land Use Zoning Map*. (See Appendix B.)

The designated Permanent Conservation sites that carry over from the *Concept Plan*, which include Hilton and Foss Ponds, the geological protected site, and Thorn Brook as it joins Whetstone's wetlands are included in Kingsbury's Resource Protection Zone (RP).

The most important contributions of Route 16's northern ridge side are these numerous brooks that wend their way down to Kingsbury Pond and Stream. These provide water for wildlife and vegetation, and are home to numerous kinds of small fish. Slightly over 23 miles of fresh water flow downhill as tributaries to the larger water bodies and wetlands. Although landlocked salmon, splake, and brook trout are stocked in Kingsbury Pond, brook trout are also naturally occurring via the brooks. Lake trout also are found in Kingsbury Pond; these are not stocked.

B. Southern Water Resources

South of Route 16 is predominantly "boggy" wetland, much of which is protected as Stream Protection or Resource Protection. The protections include the LUPC Wetlands of Special Significance, Fish and Wildlife, Scrub-scrub Wetlands, and Forested Wetlands. It is accessible only by logging roads—some only open in winter—and unmarked trails. The area is a natural factor in retaining the rural undeveloped character of Kingsbury. It all is in forest management, owned by various landowners including Linkletter & Sons. Conversations have begun with the landowner to help preserve this and other forest land for the future. Adopting the MFS *Statewide Standards for Timber Harvesting and Related Activities in Shoreland Areas* will continue to guide the effort.

Kingsbury Stream flows through this area with its headwater at Kingsbury Dam. Its entire length is considered a Significant Wildlife Habitat and is in the uppermost area of a Gulf of Maine watershed as it ultimately flows into the Penobscot River. It is suitable for Atlantic salmon spawning according to the National Marine Fisheries Service and US Fish and Wildlife Service. There are no studies establishing Atlantic salmon in Kingsbury. Still, maintaining its health at its head is important to the health of the entire Stream.

All of Kingsbury Stream within the Plantation is zone protected. At its headwater and in the wetlands as it approaches Abbot it is zoned Resource Protection. Between those areas it is in a Stream Protection zone. (See Appendix B.)

C. Kingsbury Pond

Kingsbury Pond is a State designated Protected Great Pond classified as being of Regional Significance (Resource Class 2). It has significant fish and physical value. The Pond is also classified as a Management Class 5 Pond as it is heavily developed in terms of dwellings and usage. These are LUPC designations within its Lakes Management Program. The purpose of the program is to maintain a variety of lake experiences by preserving lakes with outstanding natural values, and by directing development to water bodies that can support it. The program is based on a Wildlands Lake Assessment that includes such categories as scenic character, historic characteristics, water quality, and its value as a fishery; all of which apply to Kingsbury Pond. Indeed, The Pond is a regional draw for swimming, boating, canoeing, kayaking, and fishing. Its boat ramp is busy year-round, as a launch when the water is open and as access to ice fishing when frozen. The rest stop and parking lot near the Dam host families, sight-seers, tourists, and neighbors. Most visitors can be seen taking pictures of the scenic views.

D. Aquifers

Kingsbury has two aquifers of reasonable size. One is located in the north-central portion of Kingsbury, towards the east between Foss and Whetstone Ponds. This aquifer is within the Linkletter *Concept Plan* but outside the permanent conservation portion. The other, reportedly larger aquifer is along Kingsbury Stream, just south of Route 16, close to but not reaching the Abbot border. Neither aquifer is currently zoned for protection except for a small portion that falls within Kingsbury Stream's Resource Protection Zone near the border with Abbot.

Though there have been rumors over the years that commercial spring water companies and/or private individuals wishing to tap one or both of the aquifers, no formal approach or commercial plan has been presented to Kingsbury. The State has not notified the Plantation of an approach. The feasibility of commercial tapping of either aquifer is unknown at this time in terms of ease of access, quantity of water, or quality of water within.

The potential usage of either aquifer for commercial purposes needs to be considered by the Plantation especially during this time when large corporations are discovering and exploiting Maine's northern wilderness areas, and the forest industry is going through a decline.

Clearly, the environmental and economic health of Kingsbury Plantation remains linked to retaining its integrated water resources and maintaining their health.

Scenic Assets

Kingsbury Pond and Dam are the central scenic area in Kingsbury and zoned for Resource Protection. However, without the surrounding forest lands the scenery would be ordinary. The views naturally vary based on location, yet are consistently idyllic. As the forests change with the seasons so does the picturesque scenery—it is a landscape to delight photographers, who can be witnessed most any day from spring through the fall. The Dam itself has its own charm, flanked by white birch trees and tumbling slate and its granite boulders. The southern side inclines into a lightly wooded glade. In the quiet of dawn on any summer morning, as mists rise from the water, a blue heron frequently welcomes the day from its perch on the old stump. Such natural beauty is a primary attraction of Kingsbury.

The Stream has the classic beauty of a north woods stream, flowing over rocks and stones, then gathering in quiet spots to support critters, fish, and amphibian. It continues to gain force as it runs, falling over rocky falls and around boulders, joining with other tributaries before connecting to the Penobscot River.

Aside from the wildlife it supports and those who fish The Stream, the water's journey is solitary. It is not, however, fully without peril. It carries with it any pollutants and debris thrown in its way or gathered as it flows. The Stream is therefore especially vulnerable and worthy of protection; this is the ultimate rationale for those who wish to formalize its designation as a vital natural resource.

Although not currently designated as a Scenic View, the area where The Pond becomes The Stream at the Dam is expected to be so in the future, reflecting the fact that it is so commonly visited by roadway travelers, ATV and motorcycle enthusiasts, and snowmobilers not only to rest but to document its iconic beauty digitally and on film.

Chapter VI: COMMUNITY SERVICES AND FACILITIES

Kingsbury is a remote community with a small population. The majority of its land is in forest management. It does not have infrastructure for water, sewer services, or even electricity, except on a tip of land in the northeast corner of the Plantation, near Whetstone Pond. This spot is served by a short spur from Abbot. Any electricity in the rest of Kingsbury comes from individually-owned generators, frequently combined with solar panels. Internet access is available only through hotspots connected to individual cell phones. Those outside the Plantation sometimes believe that Kingsbury gets power from the Bingham Project installation and its miles of electrical generation lines that run through the Plantation. This is not the case. There is no currently expressed interest or impetus for electricity infrastructure. Residents and landowners alike prefer to live independently and without public utilities.

It does, however, have the full operations of a plantation, and has since 1886.

Public Education

- Expended in 2018: $10
- Five-year average: $595.30

Kingsbury is an independent school district, having withdrawn from the regional consolidated district in 2015. It retains the services of a superintendent to assist in meeting government reporting requirements and to advise whenever there are students. With the current population and the lack of public infrastructure, the Plantation does not anticipate many students in the immediate future. In the past five years, there has been only one student, making the expenditures $3,415.20 in 2012 and $3,406.59 in 2013. Until 2018, Kingsbury raised only an average of $1,000 each year for education. In the 2018 Warrants, the Board of Assessors recommended increasing the amount raised to build up a surplus to ensure the Plantation could cover costs if students moved into the jurisdiction. The Plantation approved appropriating $16,000 in 2018 for the dedicated account.

Public Safety

- Expended in 2018: $7,000
- Five-year average: $1,439

The Public Safety funds above are for fire protection and ambulance services.

Kingsbury has had as-needed fire protection from the town of Guilford for many years. From 2010 to 2015, emergency service was needed only once (in 2015). The relationship with Guilford changed in 2017, when Guilford required an annual service contract and annual fee. The 2018 fee is $4,000.

Services for the wind installation are separate and determined by the site owners and staff.

The Plantation keeps Indian pumps in its recently completed Plantation Garage for immediate use in case of fires. There is a stand-pipe in the dam area for water. Guilford has traditionally filled tanks from the pipe; it has also used the Pond and stand-pipe to test its equipment from time to time.

The Plantation does not have a resident EMT, emergency shelter, or emergency manager. It is part of the Piscataquis Emergency Management Plan, which will be reviewed by the newly installed Planning Board once established.

The Plantation has a Constable, but one with limited powers due to a lack of formal training. The Constable cannot carry a weapon. The Piscataquis Sherriff's Department and State Police handle police matters for Kingsbury as appropriate to the specific need. This service is covered by the taxes paid to the county each year.

Public Works

Public works are clearly the largest item in Kingsbury's annual budget. Like all towns in Maine, the budget fluctuates from year to year.

A. Roads

- Expended 2018: $156,159.08
    a. Highways and Bridges: $104,157.58
    b. Winter: $52,0001.50
- Five-year average: $115,812.24

This cost also includes street sign additions and repairs. Both the amounts of winter plowing and road maintenance can vary. In 2017, the Board of Assessors created and adopted a strategic 5 Year Plan, to be updated each year as an on-going plan and archive. Beginning in 2018, the Plantation returned to hiring a Road Commissioner to manage and maintain the roads. Winter plowing is contracted, and the Plantation is now in a partnership with Brighton and Somerset County for a salt-sand shed and winter maintenance. In 2018, the Plantation also purchased a new tractor to be able to take care of some proactive maintenance and emergency repairs. When other heavy equipment is needed, a contractor is hired. Route 16 is a State road which is maintained by the State.

The Plantation receives matching Local Road Assistance Program (LRAP) grants and revenue sharing from the State to help fund work on the roads. Kingsbury is also participating in the Piscataquis County Emergency Management Mitigation 5 Year Plan with the goal of potentially receiving Federal funds to assist with ditching, culverts, and gravel to prevent, mitigate, and repair roads.

B. Dam

- Expended 2018: $108,540.84
- Five-year average: $24,969.81

The Dam maintenance varies each year, ranging from zero dollars in 2014 to $10,032 in 2017. In 2018, the Plantation replaced the gate, authorized inspection of leaks and initiated remediation of erosion. The Assessors created a Dam Operations Manual in 2017, and appointed Dam Operators to regularly inspect and share the responsibilities of on-going and emergency dam operations and maintenance. Work on the Dam continues in 2019.

C. Waste Disposal

- Expended 2018: $12,900.02
- Five-year average: $6,551.02

The Plantation has had a contract with Brighton for use of its transfer station for many years, paying a flat fee. Kingsbury landowners are provided with a sticker at no cost. The Plantation currently is seeking a more cost-effective approach to handle its waste disposal.

D. Cemeteries

- Expended 2018: $11,438.50
- Five-year average: $1,400.77

Until 2015, the five cemeteries were kept mowed and trimmed as part of the Brush Account. They were mowed before Memorial Day and flags were placed on veterans' graves. Family members sometimes took special care of their ancestors' individual graves. In 2015 the Plantation assumed the responsibility of maintaining the cemeteries to ensure compliance with state laws and regulations. A new account was added to the annual budget for this use, and the Plantation began raising funds used to repair and replace fences and maintain the cemeteries. In 2018 restorations began on all cemeteries and in 2019 the fences on the Foss cemetery were rebuilt.

General Government

- Expended 2018: $63,375.17
- Five-year average: $45,255.99

Salaried officers include the Board of Assessors. Other salaried officials are the Plantation Clerk, Treasurer, Road Commissioner, and Administrative Assistant. Though the Tax Collector does not receive a salary, she is paid 3 percent of collected taxes. The School Superintendent is paid a retainer fee of $500 per year, plus mileage reimbursement. Most Plantation municipal work is done by the three Assessors and Plantation Clerk/Tax Collector. Because Kingsbury does not have a Plantation office, their meetings are held at the home of the First Assessor. Records are currently kept in the Kingsbury Records Office and Archive which is stored in a designated location in the Plantation Garage. Planning meetings take place at the offices of the Acting Board Chair in Parkman. The Annual Meeting and any other public meetings are held at the Abbot Town Hall.

There is not a specific plan for the timing or location of an office in Kingsbury; however, there is a possibility that it can be accommodated near the Garage on Route 16.

Fiscal Management

As a Plantation, Kingsbury has limited self-government authority. It has the power to impose property taxes. It also can manage and expend local services, as approved at the annual Plantation meeting. The Assessors and Treasurer are authorized to receive monies for the Plantation. A Warrant is presented at the annual Plantation meeting with Articles for each budgeted area. Specific amounts are identified in specific accounts, and residents vote on each Article. In addition, Assessors are authorized to approve spending out of the Reserve account to cover overages up to the amount in the Reserve account. They also are empowered to take out temporary loans to amounts covered by security. To cover expenditures for the period between January 31 each year and the Plantation meeting in April, the Assessors are authorized to transfer up to 25% from Reserves for each budget account.

According to the 2018 audit report, Kingsbury spent $442,738.46 (see Table 9). As Table 9 shows, total expenditures have ranged from $134,639.55 to $442,738.46 over five years. The variability in the budget is attributed to yearly changes in the mill rate as well as changes in leadership due to sudden death of the Plantation Clerk of 40-year and resignation of a first Assessor. The leadership now has professional experience in budget and resource management.

Kingsbury Revenues and Expenditures 2014-2018			
Year	**Revenue**	**Expenditure**	**General Government**
2014	$134,639.55	$217,548.10	$31,343.08
2015	$181,493.85	$177,317.97	$23,864.02
2016	$220,075.56	$214,050.31	$53,227.07
2017	$1,033,651.61	$280,860.77	$65,089.88
2018	$817,456.86	$442,738.46	$63,375.17

Table 9: Kingsbury Revenues and Expenditures 2014-2018

In 2018, Revenues were $817,456.86, Expenditures were $442,738.46, and General Government was $63,375.17.

Mill rates in each year consecutively were: .0053 (2010, 2011), .0046 (2012), .0057 (2013, 2014), .0063 (2015), .0062 (2016), .0051 (2017), and .0050 (2018, 2019).

Revenues vary from year to year based on Tree Growth and property taxes. The dramatic increase in revenue in 2016 and 2017 is based on the wind tower construction and completion. Expenditures vary based on infrastructure needs. Roads, the Dam, the tractor, and the Plantation lot and garage have been the most recent focus. When revenues exceed expenditures, the surplus is put into the Reserve account

unless specified in the Warrant Articles. Articles in the Warrant each year designate which accounts carry forward and which go into the Reserve account. In the upcoming year, Articles may also designate funds from the Reserve to be used for a specific purpose.

Plantation property taxes account for most of the total annual revenue for the Plantation. The majority of Kingsbury land is in Tree Growth which is taxed at a reduced rate; however, a portion of the revenue lost is reimbursed by the State and the lands do not require many services from the Plantation. Revenues related to Tree Growth can vary each year as any land removed from Tree Growth is taxed at a higher rate.

The total value of property in Kingsbury, according to the Plantation, was $20,599,480 in 2015, $25,447,720 in 2016, and $128,152,110.00 in 2017. Kingsbury valuation is above the State's value of $18,300,000 and $19,200,000 in 2016. If its valuation was much below the State number, a formal valuation would be required which would reduce the amount the State reimburses for Homestead and Tree Growth.

In 2017, the valuation jumped to $128,152,110 because of the wind tower corridor and accompanying generation lines. This additional value will decrease proportionally over the years as the towers decrease in value. Each year the additional valuation also increases the amount the Plantation pays in county taxes.

An additional change in 2017 was the $187,000 Community Benefits package from the wind tower project. This amount is designated to continue for twenty years and can be used only for community projects, not to meet its financial obligations. In 2018, the money was used to repair the dam. In 2019, the money was designated for use at the cemeteries, dam, and garage.

Chapter VII: TRANSPORTATION AND OUTDOOR RECREATION

Transportation Facilities

A. Roads

There is no form of public or mass transportation in or near Kingsbury Plantation. There are no Interstate access points, airports, or bus terminals close by. Bangor is the closest city with mass transportation. Interstate access points are more than thirty (30) miles away in Newport and in Skowhegan.

State Route 16 is the only paved road through Kingsbury Plantation. It runs west to east in the southern part of the Plantation, connecting Mayfield to Abbot and is a scenic route from southern regions to Moosehead Lake. The Kingsbury portion of Route 16 is named the Alton Worcester Highway in honor of a long-term resident and Assessor. Route 16 also is the primary access road for Kingsbury in and out of the Plantation. There are four other unpaved town roads that connect to dwellings, a blueberry farm, and residents on the south side of the Pond. These roads are: Campbell Road, Leavitt Cross Road, Preble Road, and the Wellington Road, which connects to roadways in Wellington and Parkman. Hotel Drive is a short paved section that crosses the bridge over Kingsbury Stream, connecting Worcester Highway/Route 16 to Campbell and Wellington Roads. Hotel Drive, Campbell, and Wellington Roads are plowed and open year-round. Leavitt Cross Road and Preble Road are not plowed and are accessed in the winter months by snowmobile (See Figure 5).

Many private roads serving residents branch from Wellington Road as well as from Worcester Highway. Principal among these are Howard Lane and Redneck Ridge. Howard Lane connects to Wellington Road and leads to shorter roads and driveways on the south side of Kingsbury Pond. Redneck Ridge comes off the north side of Worcester Highway between The Pond and the Abbot town line.

Worcester Highway, Hotel Drive, and Wellington Road are used regularly for logging transportation. Campbell, Leavitt Cross Road, Preble Lane—connecting to Campbell— as well as Furber Road which feeds into Worcester Highway are also used during local cuts. Forest management roads that are privately maintained weave throughout the Plantation. Some, including the 2500 Road and the Bypass, Hayden Pond, and Foss Pond Roads are used regularly. Ultimately most of these roads feed into Worcester Highway/Route 16.

Route 16 is a heavily used roadway throughout the year although the types of traffic it carries varies with the season. From spring through the end of hunting season it is used by motor homes, cars and pick-up trucks traveling to or through Kingsbury to destinations to the north and the Moosehead Region. During that time, it also is used by industrial trucks carrying heavy equipment and construction vehicles of all types. Throughout the winter months it is a main artery for the logging industry, traveling both southwest to regional mills and northeast to Canada.

The New Hayden Road (formerly part of the Hayden Pond logging road) is the principal Bingham Project construction and service road built on the ridge north of and generally parallel to Route 16. Although the road is privately built and maintained the results of its construction in terms of environmental impact will not be known immediately. The road is built to industrial specifications to support both construction and maintenance of the wind towers. Mountain Road, a private road off Route 16 west of Redneck Ridge has been upgraded to be a maintenance road for the wind towers and turbines as well as the newly constructed electrical generation lines running from the towers through Kingsbury to Parkman. Other forestry maintenance roads were widened and

upgraded during construction. It is anticipated that many if not all of these will continue to be used throughout the life of the Project.

The impact of Bingham Project construction on Route 16 in Kingsbury was noticeable. It was not rebuilt by the State as were the roads in Somerset County up to the Kingsbury line. Maintenance vehicles will continue to use Route 16 through Kingsbury for many years to come, adding to the usual heavy logging traffic during the winter and early spring months when the roads are most vulnerable.

The State maintains Route 16; however, the Plantation is responsible for winter plowing and sanding.

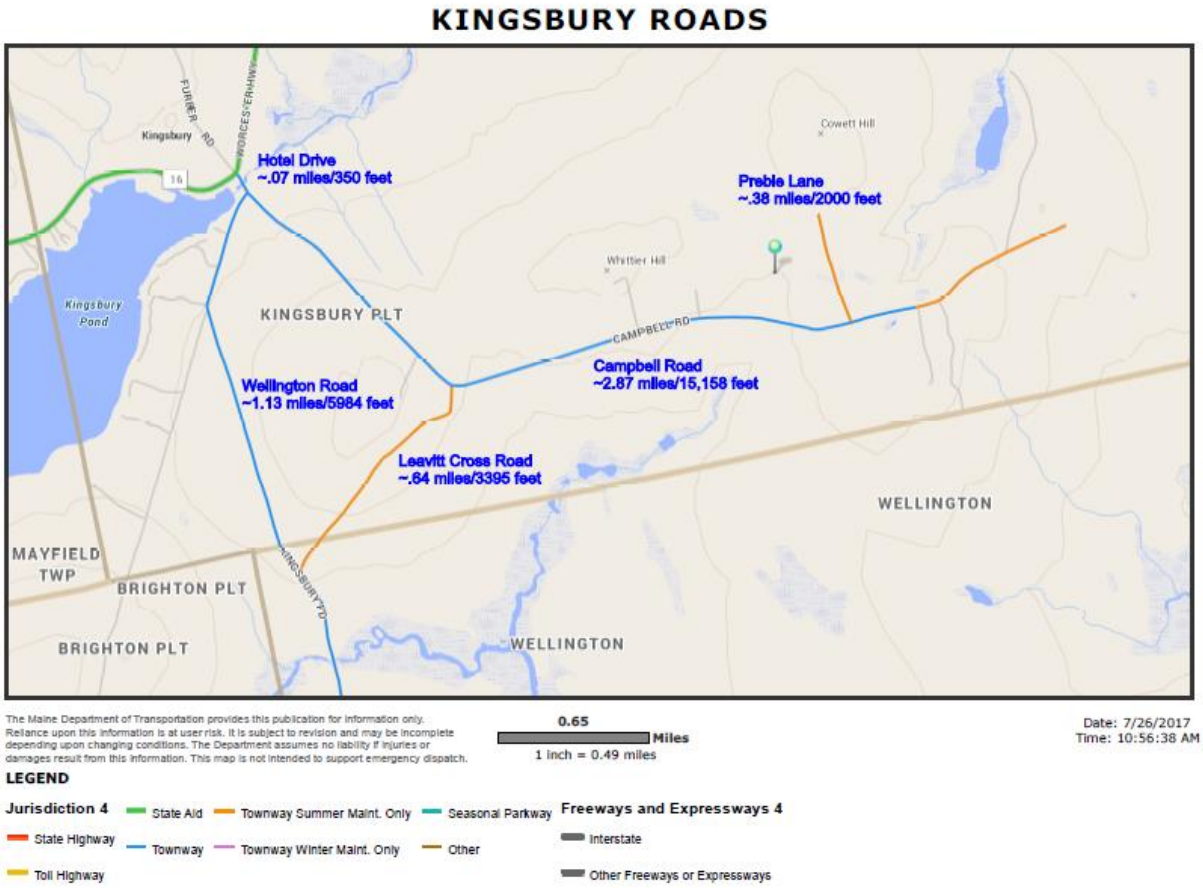

Figure 5: Kingsbury Road

B. Bridges and Culverts

There is one bridge in Kingsbury crossing Kingsbury Stream as it flows from the Pond over the Kingsbury Dam. Hotel Drive uses this bridge.

As seen on the map in Figure 6, there are multiple culverts along Route 16. Those with guardrails are large concrete culverts carrying water from major brooks into Kingsbury Pond and Stream. These include from west to east: Center Brook, east of the Mayfield line flowing into the Pond; one at Bottle Brook and one at Bear Brook west of the 2500 Road flowing into Kingsbury Stream.

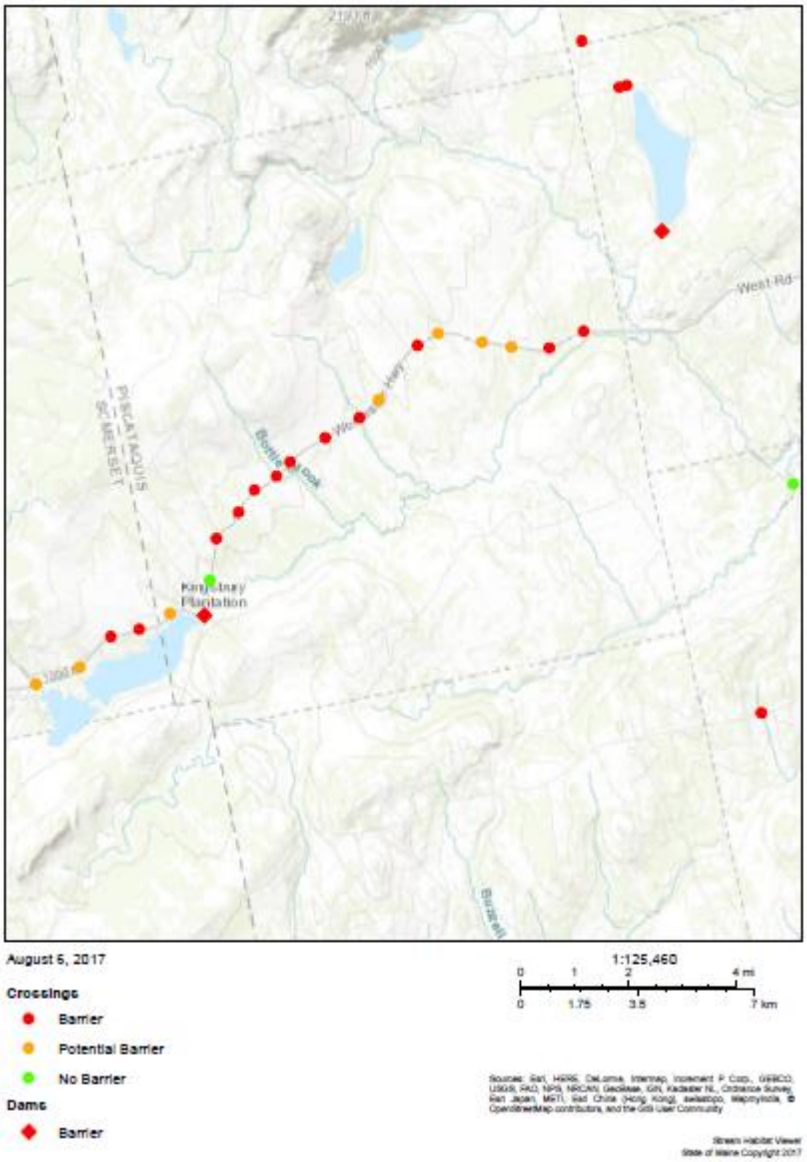

Figure 6: Worcester Highway Bridges and Culverts

C. Facilities

There are four Plantation owned facilities vital to road travel, three are related to Kingsbury Pond. Kingsbury Dam is a regional recreation site in addition to serving the headwater for Kingsbury Stream. It is the summer swimming-hole and has been for almost a century. In 2012 the Plantation purchased the boat launch from a private landowner and the next year purchased the parking area, thereby assuring that the Dam is protected and the public still has access.

The Plantation owns a recently completed Garage to stores equipment for basic road, parking, and cemetery maintenance. It also co-owns the sand-salt shed, located in Brighton, in equal partnership with Brighton and Mayfield, thereby assuring its capability to maintain its winter roads efficiently and cost-effectively. The cooperative agreement was finalized in 2015.

Recreation as a Way of Life

Kingsbury has been the regional hub for recreation for many years. Residents from surrounding communities and visitors have hunted throughout its forests, fished along its brooks and Stream, and

boated, paddled, and swum in its ponds. The Plantation was one of the first communities to welcome ATV riding, supporting Moose Alley and other clubs in laying out trails so the land and land owners rights were protected. It became a model for surround jurisdictions as the sport grew and trails were expanded and lengthened. Its leadership was recognized by the State in 2008. Snowmobile riding has had an active following since the sport began, with a new club based in Kingsbury being formed in 2019. Since the mid-1990s these sports have brought more people and expanded awareness of the merits of the Plantation as a destination site for the broader scope of recreation. Some have chosen to build seasonal homes in Kingsbury Ridge and along Campbell Road and Route 16/Worcester Highway and have been joined by friends and family members. More recently three of these families have converted their seasonal cottages into year-round homes.

A. Roadways and Trails

There are 35+/- miles of ATV trails in the Plantation. Portions of Campbell and Wellington Roads and Leavitt Cross Road are authorized for ATV traffic, connecting a web of groomed trails that lead into and through adjoining communities. Many of the trails include logging roads while others have been built along abandoned trails. Moose Alley ATV Club began the working relationship with the Plantation and now coordinates with the Wellington and Abbot clubs, keeping the trails open, groomed, and ensuring safety for riders and landowners. Kingsbury has been a leader in making ATV riding a fun and safe family sport, advancing the development of a network of trails that crosses county lines and spreads across the State. On almost any weekend, late spring—once the trails have dried—until winter sets in, ATV clubs and families can be seen gathering at Kingsbury Dam and the Rest Area enjoying lunch and fellowship. The majority of both year-round and summer residents own at least one ATV for both pleasure and work on their property.

When ATV's are put away for the winter, snowmobiles come out and local riders are joined by riders from across the State and across state lines. Residents recently established "Off Grid Groomers" as a Kingsbury-based club—further evidence of growth in year-round residency and winter sports. The expansion of riding opportunities with the addition of the acreage surrounding the wind towers is encouraging more extensive riding within and through the Plantation, and bringing more riders from across the state. The trail system in Kingsbury is part of the system overseen by the MSA.

The owners of the wind towers at one time provided grants to the clubs but are not doing so at this time.

Although there are no designated hiking or walking trails on the Plantation, both activities are common. Most of the forest land is not restricted by the landowners and are therefore open for hiking and private roads as used regularly by walkers and snowshoers. The Off Grid Groomers are planning to establish a network of snowshoe/cross-country ski trails using existing logging roads and trails. The club also plans to expand the use of dog sledding routes through Kingsbury.

B. Woodlands and Waterways

Because the vast majority of landowners have left their land open, hunting, fishing, and foraging are year-round activities throughout the Plantation. The "hunting season" does not close here. Coyote and rabbits are hunted year-round and hunters from around the State and beyond come annually to hunt deer, moose, and bear in their seasons. Many hunting camps are open and used throughout the seasons. Because hunting and fishing licenses can now be purchased online and at multiple locations, there is no way of knowing how many individuals hunt in Kingsbury. What is known is that local hunters are joined by friends and relatives, along with day-hunters who come from throughout the region as well as out-of-state camp owners and those accompanied by guides from neighboring communities. There are two Guide operations in Kingsbury—Woods and Harris. Both offer services for deer, moose, and bear (baiting and dogs), and both offer basic overnight housing as well as services for daily hunters.

Fishing also is nearly year-round with only a short respite between the time the Pond skims over until the ice is thick enough to support those eager to cut holes and fish—with or without shacks to shelter them. Like hunting, people who fish come from around the State and beyond. In addition to the ponds—Kingsbury, Foss, Whetstone and Hilton—brooks and streams across the Plantation are fishing havens from early spring to the end of summer. Kingsbury Stream and the streams that feed it are especially popular, possibly because they can be reached from Route 16, Hotel Drive, and Campbell Road.

The trail systems created for ATV and snowmobile riding, as well as logging roads, also are used by hunters and fishing enthusiasts to reach their favorite spots.

C. Ponds

There are three ponds—Foss, Hilton, and Kingsbury—and tip end of a fourth—Whetstone. All have their loyal following of fishing enthusiasts, though Hilton is currently evolving into a bog. Foss, Whetstone, and Hilton are in the northern portion of the Plantation, closer to the wind towers. There are no roads that connect them to the southern portion of the Plantation. They all are part of the Linkletter and Sons' *Concept Plan*. Foss and Hilton Ponds remain in permanent conservation when the Linkletter and Sons' *Concept Plan* terminates in May, 2020.

Kingsbury Pond (known locally as The Pond) is a primary focus for recreation locally and beyond. It is a magnet for regional boating enthusiasts ranging from pontoons for family outings to solo operated kayaks. There is rarely a day from late spring until late fall that there is not at least one canoe or a small aluminum fishing boat seen on The Pond. The Dam area has long served as the regional swimming hole. During the summer months there is an ongoing rotation of families for an afternoon swim and people of all ages taking a late afternoon or evening swim. There are those who come to fish or swim, but there are also those who come just for the beauty of The Pond and its surroundings. The setting is idyllic—like floating in a Maine postcard with trees dipping into the water and blue-green hills in the distance. In the early morning the mists rise slowly almost obscuring the ever present blue heron on the stump near the shore. Eagles nest nearby and can be seen later in the day swooping down for fish as the seasons change and green turns to a burst of yellow, orange, and red followed by ice-glazed trees in a snowy landscape. People from around the country, some who have come from hiking the Appalachian Trail, stop to take pictures, even if they don't have time for a picnic.

D. Facilities

The State maintains the Kingsbury Pond Rest Area off Route 16. It is used by ATV clubs and tourists from the time it is opened until the snow banks are too steep to cross.

A Plantation Garage has recently been completed on Route 16 approximately one-half a mile east of the Dam.

The Plantation maintains its boat launch near the Dam along with a parking area next to the launch. The parking area serves as meeting spot for ATV riders much of the year. The parking lot is plowed throughout the winter and serves as access to The Pond for ice fishing enthusiasts and a meeting spot for snowmobilers.

Kingsbury Plantation not only welcomes recreation as a focus, with focused planning it could become more important part of its economy. We expect this to happen as residents and Plantation officials take ownership of Kingsbury's planning process. The formation of the Acting Planning Board and the influx of younger retirees and people seeking to live off-the-grid already have sparked initiatives in recreation clubs and cottage crafts ranging from soap-making to marketing local blueberries.

Chapter VIII: PLANNING FOR THE FUTURE

In many ways, Kingsbury's vision reflects the nature of its people as much as it does its geography. They have a strong emotional connection to the woodlands, steams, and ponds that define the area. These features are precisely why the population continues to rebound from a population of 4 in 1980, however modest that growth may seem to more urban municipalities. Because the weather is cool, the winters long, and residents must create their own accommodations without benefit of public utilities, they are—like the earliest settlers—self-reliant, independent, and tenacious. Importantly, they have chosen this way of life. Resilience and resourcefulness are defining features of the community. They united together with residents on the Mayfield portion of Kingsbury Pond when the Dam was breached in the 1960s and continue to work together to ensure The Pond's health as well as public access. They welcomed a subdivision, Kingsbury Ridge, which brought orderly growth while carefully preserving the rural character in the 1990s. The residents held the structure of the jurisdiction together when there were only 4 of them in 1980. In more recent years, the community held everything together following the sudden resignation of its first Assessor and the unexpected passing of its town clerk of 40 years.

Since 2013, Kingsbury has felt, and continues to feel, how deeply it can be impacted by changes in world affairs and the larger economy. Whether it has been changes in State agencies, disagreements with large landowners and corporations, or shifts in Federal policies and subsidies, the new reality is this: If the Plantation wishes to determine its own future, it must have the regulatory authority to protect its environment and manage its growth in a reasonable and responsible way; to determine its own future rather than have it determined purely by outside forces. This need has been emphasized by the presence of the requisite Bingham Project wind farm and the recognition of ongoing issues in forest ownership changes and management practices, as well as growing uncertainties in the forestry industry itself.

The first informal planning meeting addressing these issues took place when landowners considered forming a private organization to address ramifications when the meteorological tower was installed on Linkletter & Sons' land. Though that organizational effort did not materialize, it was Kingsbury Plantation's incentive to form a local Planning Board. This decision led to the appointment of a planning committee. A town planner was later appointed in 2010. He served until 2015. Another planner was not appointed and the planning committee was reactivated in 2016 to carry the initiative forward. It was formalized as an Acting Planning Board in 2017.

Public Input and the Vision

The formal planning efforts in Kingsbury have evolved over eight years. Though this first appears as an inordinate length of time, it has become instead strength as the message from residents and landowners has remained constant throughout that time—retain the Plantation's natural environment and rural character.

Initially, the Assessors appointed a planning committee and hired the Eaton Peabody consulting firm to work with the committee to develop a plan in 2009. The results of that consultation, informed further by a public meeting in 2011, led to the creation of the *Kingsbury Plantation Land Use Districts and Standards* document. That document outlined regulations fashioned after those of the LUPC. It included an additional section on wind energy. Copies for all registered residents were presented for review at the 2012 town meeting. Additional copies were available for any landowner who requested one. The *Standards* document has been kept up to date to include changes made by the State.

Activities further included a public meeting and written survey in August of 2013. In September, the residents and landowners were invited for a meeting with LUPC's Samantha Horne-Olsen to discuss the status of the LUPC agency as well as advantages and drawbacks to local control of planning. A draft comprehensive plan was submitted to the LUPC for review in 2014. It was returned with extensive comments and in need of major adjustments. The appointed planner resigned in 2015. Both the LUPC and MPAP offered assistance if the Plantation decided to continue its efforts.

In 2016, the planning committee was reorganized and the current endeavor began. Members of the committee reviewed the earlier documents and decided to update the *Standards* but prepare an entirely new comprehensive plan using relevant data and research from the 2013-15 effort. Meetings were held with LUPC and MPAP staff to learn more about the process of establishing local control and to begin gathering updated data. The Highlands Plantation plan was recommended as a model document, which has helped to guide preparation of this document. Two public meetings were held in 2016—one in July and one in October. These have encouraged broad participation from seasonal residents, year-round residents, and regional landowners each year since with meetings taking place immediately after the Plantation Annual Meetings each year since 2016.

Staff from both the LUPC and MPAP attended the first 2016 public meeting to answer questions and provide input as appropriate. The major focus at this meeting became the impact of the wind farm. Residents were realizing that the farm was becoming a reality, and concerns had increased because they had not been able to vote on whether the towers and electrical generation lines would be permitted. Concerns were discussed in terms of economics as well as environmental impacts. At this meeting and the second in 2016, attendees were invited to write their vision for Kingsbury on a large pad. Notes from the meetings were taken on the pad so all would understand the questions, answers, and ideas. The overwhelming input was to keep Kingsbury's environment and way of life as protected as possible. No new ideas for development were forthcoming then or since. Participants were most concerned about protecting their surroundings and keeping their taxes modest. Following are specific items discussed:

- Protection of the rural character of Kingsbury, including its scenic views;
- Concerns about changes in forestry businesses and practices, including the uncertainty of how large landowners will choose to use the land if it is not profitable as timberland;
- Potential expansions or additional usage of land in and around the Bingham Project site, including its extensive road system;
- Potential additional major industrial development projects, such as mining, water-extraction, and continued discussions about the East-West Highway;
- Condition of Kingsbury Pond and roadways, especially Wellington Road; and
- Need for local control for future development.

At later open public brainstorming and work sessions, additional ideas and recommendations were made. A common idea was that no area could be identified as a logistical growth area for village-style businesses because of environmental protections and how the largest percentages of land are in private ownership. Also relevant is the fact that there are no public facilities or utilities, nor did residents and landowners want them. Development was therefore envisioned as possible but in keeping with current land uses. The recommendations were to:

- Encourage small-scale businesses with low environmental impact, including (but not limited to) home-based businesses with the exception of social clubs inspired by the legalization of marijuana;
- Emphasize the growth of a recreation-based economy, especially since the wood-products based economy is uncertain;
- Be more diligent in protecting groundwater quality and supplies;
- Seek to improve access to broadband internet and cellular services without bringing in jurisdiction-wide electricity—partnering with the owners of the wind energy company for use of the meteorological tower was suggested;
- Increase the commitment to protecting natural resources, including restoration of degraded wildlife habitats and fisheries;
- Strengthen the review process of subdivision proposals; and
- Assert local control over development that has the potential to greatly impact the entire Plantation.

After a submission of a draft plan and the Kingsbury Standards in 2018, the LUPC staff offered further assistance especially related to preparation of a Land Use Ordinance. They have met in open public informational work sessions with the Acting Planning Board at the board chair's offices in Parkman. Residents and landowners were notified in advance of these sessions via the website and postings on the community bulletin board. The focus of the sessions was on development of the Ordinance requirements. A regionally active Code Enforcement Officer also participated in the sessions.

The resulting Plan and Ordinance reflect the input from the public as well as insights and data from professional experts and state and regional agencies gathered over the years. The documents especially reflect the persistent and primary consistent message from Kingsbury's residents and landowners: Maintain the natural and rural character of the Plantation.

Implementation of Planning Recommendations

The Plantation will expedite implementation of its recommendations. The *Kingsbury Plantation Ordinance* outlines implementation of State mandated regulations while also meeting local needs and maintaining environmental assets. Local needs and the environment are tied tightly together in Kingsbury as the health of the community is linked directly to sustaining the health of the forests and the multiple interdependent water resources that support them. By retaining that balance, it will be possible to encourage orderly development while also strengthening the year-round recreational assets that are integral to the Plantation's way of life.

One challenge for implementing Ordinance requirements in Kingsbury lies in the size of the community, its budget, and its population. All officials of the Plantation are part-time employees, as is the staff assistant and the Road Commissioner. To meet the community's needs balanced with its size, the required Code Enforcement Officer (CEO) also will be part-time, possibly shared with another community. The Plantation's small year-round residential population may seem a challenge in terms of filling both the Planning Board and Board of Appeals; however, seasonal home owners are both actively involved for up to nine months of the year and are important to Kingsbury's financial viability. Therefore, both year-round and seasonal residents will be included on both boards. The majority of the three-member with 2 associate members Planning Board will be year-round residents. The balance of the three-member Board of Appeals may fluctuate over the years with the majority shifting but always with a minimum of two members who are registered voters. Because residents around The Pond are largely in Mayfield and because there are on-going activities with the surrounding jurisdictions, members of these communities may be appointed to the Appeals board. This balance of registered voters with representation of the larger group of seasonal residents who are members of the tax-paying community, along with potential members from communities that work closely with Kingsbury is essential for coordinated planning and cooperative action.

Another challenge currently is timely management as Industry changes are happening rapidly and Kingsbury, along with other large rural areas in northern Maine, have been discovered by companies that consider this land to be inexpensive and easily maneuvered when lacking local control. This is also precisely the same time when Kingsbury's natural resources are increasingly vulnerable due to changes in climate, heavy timber cutting, and a major industrial installation. Tight coordination among the Planning Board, Board of Assessors, and CEO will be essential. For that reason, Kingsbury's Assessors and community members have already been part of the process that brings the Plantation to the point of establishing a local Planning Board.

The final challenge is, and will continue to be, communication within the community and with Kingsbury's neighboring jurisdictions. There already is precedent for successful coordination among communities. The establishment of the Plantation website as well as coordinated work in preparing this Comprehensive Plan has enhanced communication within the Plantation and beyond. Information is readily accessible for seasonal as well as year-round residents, and with regional entities.

The Planning and Appeals Boards will be appointed by the Assessors. The chairs of each Board will be expected to provide a report on the status of the recommendation and relevant operations at each Plantation Annual Meeting. Any needed changes in Recommendations will be presented and voted on at those meetings or at special Plantation meetings as needed.

Specific recommendations with their timelines are included in Chapter IX.

Chapter IX: GENERAL PLANNING GOALS AND RECOMMENDATIONS

Kingsbury Plantation intends to advance a comprehensive plan that establishes local control over its land use and future development while also meeting the mandates identified in Maine's Growth Management Act. Goals in the Growth Management Act are identified below and provide the basis for organizing Kingsbury's plan and its recommendations.

Maine Growth Management Goals

- To encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficient use of public services, and preventing development sprawl;
- To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development;
- To promote an economic climate that increases job opportunities and overall economic well-being;
- To encourage and promote affordable, decent housing opportunities for all Maine citizens;
- To protect and manage the quality of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas;
- To protect the State's other critical natural resources, including, without limitation: wetlands, wildlife habitats and fisheries, sand dunes, shorelands, scenic vistas, and unique natural areas;
- To safeguard the State's agricultural and forest resources from development which threatens those resources;
- To preserve the State's historic and archeological resources;
- To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters; and
- To protect the State's marine resources industry, ports, and harbors from incompatible development, and to promote access to the shore for commercial fishermen and the public. (Though not directly applicable to Kingsbury, it supports this critical goal.)

Kingsbury currently has challenges in setting broad mandates because of its limited capacity and authority as a plantation form of government within the LUPC territories. In order to set achievable growth management recommendations it must have the authority and structure to achieve them. Its Assessors and residents have established an Acting Planning Board to prepare its Comprehensive Plan, Recommendations, and Plantation Ordinance. It is ready to establish an official Planning Board and Board of Appeals as well as secure a Chief Enforcement Officer. Its working plan is in order and regulations set to follow State and Federal guidelines.

The Plantation has had an established Board of Assessors and operated efficiently as a plantation government since 1886, with a strong history of effective fiscal management. Because the majority of wind towers and the generator line for the Bingham Project are located in Kingsbury, it is now assumed by many—locally and throughout the State—that Kingsbury now has vast amounts of unrestricted funds for the next 20 years. This is not the reality:

- State and County valuations have changed as the result of the installation thereby raising the annual fees and taxes dramatically. This practice is expected to continue of the years of the installation's operation.
- The Benefit funds are restricted to "Public Purposes" such as infrastructure; and
- The funds and annual taxes are tied to the successful operation of the Project and stability of the companies that own the Project.

The company that received the permit has already been sold and re-sold more than once because of financial viability issues. While plans for use of the monies from the Bingham Project can be used to support local efforts within prescribed limitations, they are not a fully dependable source of revenue over the long-term. The Plantation currently is managing the Bingham Project funds effectively by recognizing the realities of its limited length of time (20 years), the annual requests for reduced value assessments by the Project owners, and the fiscal viability of the Project over time.

The valuations of the Plantation by the State and County already have increased significantly. Based on these valuations which occur every two years, by 2020 the Plantation's taxes and fees will increase by over 500% since 2017.

In general, the Plantation is a small rural community midst other rural communities with larger populations and less forestation (See Figure 4). Though rich in natural resources, there is no town-like infrastructure such as utilities, public sewage, or water. Supporting large or small traditional commercial businesses requiring these assets is made even more complicated because travel access is on a single paved secondary State roadway with no public transportation. That roadway, Route 16, is surrounded by privately owned forest land. In addition, the historic and still logical "town center" site sits directly where Kingsbury Dam and Stream meet. Area surrounding that land is environmentally sensitive and protected.

The Plantation's largest tracts of land are primarily in corporate managed forestry much of which is restricted by water-related zoning, making sweeping centralized business growth impractical and difficult, possibly. Kingsbury's future therefore lies in managing its natural resources as a community and using them entrepreneurially through cooperation with its landowners and initiatives that benefit its own and surrounding rural communities.

Planning and Cooperating with Neighboring Communities

Being the tiniest neighbor within a cluster of small rural towns and plantations, we have substantive relationships. These range from sharing the salt-sand storage shed with Brighton Plantation and Mayfield (Somerset County), to a long-honored cooperative relationship with the Mayfield Camp Owners Association which represents the majority of landowners around Kingsbury Pond. This cooperation covers both The Pond and the shared interest in the Kingsbury Dam. Also included in cooperative relationships are trash and garbage disposal agreement with Brighton, fire and ambulance services agreement with Guilford, and work with Piscataquis County for law enforcement and emergency management. The Guilford Town Offices have been the appointed location for automobile and voter registration for over ten years through a legal arrangement with the town of Guilford. These cooperative relationships have given a positive level of stability to our region as well as Kingsbury itself.

Because Kingsbury has an abundance of time-honored natural resources that attract seasonal visitors year-round, along with numerous seasonal home owners, we have a mutually supportive association with the surrounding communities. Abbot, Athens, Bingham, and Guilford (all located within 16 miles) provide groceries, fuel, and home energy services. Our dependably substantial number of seasonal residents and

visitors use those towns' businesses and services, providing these communities with fiscal benefits. Their small businesses like bakeries, lunch counters, gas stations, and convenience stores rely on both the stability of Kingsbury's seasonal residents and the flow of hunters, fishing and boating enthusiasts, ATV and snowmobile riders, and day hikers and picnickers who are part of Kingsbury's cultural life. The cooperative business and service relationships have grown and flourished for more than half a century. We will continue to nurture them as the recreation economy grows.

Orderly Growth and Development

As acknowledged throughout this plan, Kingsbury has had low levels of population with minimal new housing development since the beginning of the 21st century. Though a large wind farm has been constructed within the Plantation, it has not inspired growth in either population or housing development. At this point, the wind farm's impact on our economy and way of life is not yet fully determined. It has not brought employment opportunities for residents.

No additional industrial growth has been announced at this point; however these are times of rapid change in forces outside Kingsbury proper. Changes are happening in commercial forestry—the large percentage of Plantation land is engaged in that industry. There also is potential expanded usage of the wind farm and its extensive road system. These factors along with the identified needs and requests of the residents make local planning and enforcement critical to ensuring orderly growth and development for the future. This is especially true if we wish to retain—as every public gathering as emphasized—our rural way of life and protect our rich natural resources. That being the case, we do anticipate expanding work with regional and State organizations for growth in recreational use. We also will explore methods to encourage home-based businesses using advanced technologies to serve as economic growth opportunities that fit within the Plantation community's principal interest of protecting the environment. Furthermore, we plan working cooperatively in regulating industrial activities in the current undeveloped areas.

The recommendations that follow apply to the Plantation's authority to manage development.

General Development Recommendations:

- Appoint a Planning Board and Board of Appeals. This will be done by authorization of a town meeting upon adoption of this Comprehensive Plan and accompanying Ordinance.

- Appoint a certified Code Enforcement Officer (CEO). This will be done by the Assessors and authorized at the town meeting that adopts this Plan and Plantation Ordinance. The CEO will be named by the time of the town meeting. The CEO will be a contract fee position.

- Adopt a zoning Ordinances for land use, subdivisions, and shorelands. The Ordinance document accompanies this Comprehensive Plan. The standards and regulations in the Ordinance are based directly on State and Federal mandates as they apply to the Plantation's environmental and economic realities. The Ordinance will be adopted at the same town meeting as the Comprehensive Plan.

- Adopt the MFS *Statewide Standards for Timber Harvesting and Related Activities in Shoreland Areas*. Selection of Option 1 or Option 2 will be determined in collaboration with MFS staff and Kingsbury Assessors.

- Adopt an Emergency Management Plan that meets standards and guidelines from FEMA and the Maine Floodplain Management Program. This will be done at the town meeting following completion of the emergency plan.

- Adopt the *Resolution for Joining the National Flood Insurance Program* (NFIP) as provided by the Maine Floodplain Management Program. This will be done upon adoption of this Comprehensive Plan and accompanying Ordinance.

- Monitor land use and regulatory activities throughout the Plantation, including those related to the Bingham Project permit and mandated changes in forestry and the Adjacency Principal, while also amending zoning ordinances as necessary. Since this will be Kingsbury's first steps in local regulation, the Planning Board and Assessors will evaluate annually how well the Planning Board and Board of Appeals are operating; the Planning Board and Assessors will make necessary changes promptly.

Efficient Public Facilities

Kingsbury has limited public facilities and services. It owns a Plantation Garage that also holds the Records Office and Archive, five maintained roads (Hotel, Campbell, Wellington Roads, Preble, and Levitt Cross Roads), Kingsbury Dam and the land between it and Hotel Road, a boat landing and parking area at Kingsbury Dam, and a two-acre lot that holds the Plantation Garage. The Plantation maintains five cemeteries. The Kingsbury Pond Rest Area is on private land leased to the State. The State maintains it and its facilities. Emergency services are shared with Piscataquis County and neighboring communities. It currently has no students but retains a part-time superintendent to guide the Plantation if a student moves into the jurisdiction. This has happened for one semester within the past five years. Capital investments are minimal, consisting of machinery needed for the most basic road and cemetery maintenance and two computers and printers to support Plantation business.

Policy: Continue to provide public services in the most cost-efficient manner possible.

General Public Facility and Transportation Recommendations:

- Implement the Capital Investment Plan found in Chapter VI, beginning with the next annual town meeting in April 2020.

- Continue to work with neighboring local governments and Piscataquis and Somerset Counties on sharing of public services and equipment. This is an ongoing activity by the Assessors.

- Support and seek funding for maintenance of Kingsbury Dam and the associated public boat landing. This is an ongoing activity by the Assessors.

- Maintain town computers and printers, and support acquisition of additional equipment and training required to advance technology use and communications. Working with the Assessors is a priority for this effort.

- Work with the Road Commissioner to mitigate potential damage to protected water resources and to watersheds. This includes such actions as use of chemicals, ditching, and other efforts required for road building and maintenance, constructing new private roads, and access to town roads by new driveways. These are ongoing activities by the Assessors.

- Continue with the current system of identifying and funding road maintenance priorities. This is an ongoing activity by the Assessors.

- Communicate with Maine DEP and Mayfield (governed by Somerset County) to secure additional funding for maintenance and improvement needs for Kingsbury Dam as the largest portion of Kingsbury Pond is located in Mayfield. This cooperative effort also important to the DEP as Kingsbury Dam is vital to the health of Kingsbury Stream and the life it supports, in

addition to its being a tributary to the Penobscot River. The Plantation has established and maintains a Dam Fund but will continue to have additional support.

Economic Development

Traditional commercial and industrial economic opportunities are limited in Kingsbury. All current employment—apart from the Plantation's employed town clerk, administrative assistant, and road commissioner—is outside the jurisdiction. This includes any temporary seasonal laborers involved in timber or blueberry harvesting. What Kingsbury does have is natural resources, an economic asset to draw on. Already there are relationships with local ATV and snowmobile clubs that build and maintain trails with permission of landowners. The Dam and Kingsbury Pond Rest Area are favorite gathering points for ATV riders from early summer through fall, as well as snowmobilers and ice fishers in winter. Hunting is popular throughout the year for coyote and increases from bird season until the wrap-up of deer season. Fishing also is a year-round activity along the brooks, on the northern ponds, along Kingsbury Stream, and on The Pond. The boat launch is used both by residents and visiting enthusiasts, ranging from kayakers to family recreation pontoon boats. The Pond is not large enough for high-power motor boats, making it ideal for fishing and family outings.

There are, however, two interrelated factors that greatly limit Kingsbury's ability to broadly expand or build facilities that capitalize on our natural resources. First, exploitation of those resources beyond their current, widely used activities would be a threat to the Kingsbury way of life, the health of integrated network of waterways, and to commercial forestry; and second, the vast majority of land in Kingsbury is privately owned by large, primarily corporate, landowners. There is potential in developing recreation-based and home-based businesses as long as the natural resource base is not further compromised. Likewise, there is potential for additional homes—seasonal and year-round—that fit within the rural setting. There also is the potential for establishing educational partnerships for science and environmental studies at all learning levels.

Policy: Support small business development, especially activities that leverage our natural assets and opportunities, while managing the impacts of industrial resource development.

Economic Development Recommendations:

- Work with Piscataquis County Economic Development Council and EMDC along with forestry stakeholders to discover resources and develop plans for regional initiatives that advance business for rural communities and reinforce regional community partnerships that are mutually beneficial. The Plantation has existing partnerships to build upon. The Assessors will be encouraged to take advantage of opportunities outlined in the EDAT's report.

- Build on opportunities to develop, access, and market Kingsbury's existing recreational activities. Relationships can be built from existing associations with clubs, State recreation agencies and State organizations;

- Enforce strong performance standards for wind energy development, cell towers, mining, and water extraction from the aquifers as established in the *Kingsbury Plantation Land Use Ordinance*. In addition, the appointed Planning Board will review and update the Eaton Peabody wind energy guidelines within six months to meet the current needs. These measures will be enacted by town meeting upon adoption of the Comprehensive Plan and Ordinance.

- Provide information/assistance for small business development. The Plantation will set up a system to disseminate information, ranging from literature to website links, to be available for small business counseling and financing. Links to Better Business Bureaus, Chambers of Commerce, and Economic Development Councils in the surrounding communities will be included.

- Work with Maine Forest Service, and commercial timber companies operating in and near Kingsbury to find options to support and/or foster business opportunities and educational efforts to advance "forestry and the future" endeavors. Opportunities outlined in the 2016 EDAT's report are a starting point.

Housing

The State goal is to ensure safe, sanitary, and affordable housing in Kingsbury. Regularly inhabited dwellings—year-round and seasonal—meet these goals considering the remote location, current median cost of houses, and lack of public utilities and infrastructure. There are rougher cabins and structures for short-term use in remote hunting and fishing areas. Trailers and tents also come and go on leased lands in those areas for recreational use.

Most existing homes and cottages have been, and are being, upgraded. Newer housing is being customized to meet the owners' individual needs. There is no prospect for multi-family housing in the foreseeable future. If owners of large tracts of land apply for subdivisions to build new homes, it is expected they will be for seasonal use. Guidelines for subdivisions exist in the Plantation Ordinance. State guidelines for affordable housing will be used in consideration of any future multiple housing applications, as reflected in Kingsbury's Land Use Ordinance.

Policy: Support the development of new affordable housing opportunities.

Housing Recommendations:

- Assign the CEO to permit and inspect new internal and subsurface plumbing installations along with the environmental standards in the Plantation Ordinance beginning with the adoption of the Comprehensive Plan and Ordinance.

- Use subdivision review process and standards written in the Kingsbury Plantation Ordinance to facilitate small subdivision development.

Natural Resource Protection and Management

Kingsbury Plantation's greatest assets are its natural resources, and—as expressed unanimously at all public meetings since they began in 2010—we are determined to protect them. As expressed earlier, the people who live here do so because of these resources and because they are close to nature. The residents live here by choice as there are no commercial businesses or industries that must relocated people into the community. They all are genuinely concerned whenever those natural surroundings are threatened. Local knowledge of the brooks, Kingsbury Stream, wetlands, habitats and activities of wildlife is superior to any possible national or State data as the residents live within and around them.

Basic environmental studies were referenced in the application and permit for the Bingham Project and reflect the environmental status of the tower pathway. Much of the required input from departments within the State responsible for the data indicated that studies were not recent or had never been done. In the case of botany, a study of the area was recommended. The destruction of on wetland area was allowed with a financial compensation that was used in another part of the state. The top of the most prominent ridge in Kingsbury was blasted away to build a road to carry heavy equipment. The construction and service roads required hundreds of acres of forest to be stripped, gullies filled, and hillsides built up. Changes in water patterns are unknown at this point. Though First Wind submitted a plan for staff us on fires that can be treated with in-house equipment, no viable plan is in place to handle a fire spreading beyond the Bingham Project boundaries. The standard policy is to let the turbine burn and call 911.

All of these reasons and the unknown changes forecast in the uses of wood from the forests that can have sweeping changes in land use have strengthened the community resolve to protect what remains of Kingsbury's natural resources.

Policies: Provide strong protection for Kingsbury's remaining natural resources. Manage forest resources to provide sustainable yields while providing adequate habitat and water protection. Protect further encroachment to the quiet, rural forest land for which people have moved from cities and suburban areas.

Natural Resource Protection and Management Recommendations:

- Incorporate DEP resource protection standards, shoreland zoning elements, and Beginning with Habitat maps into a new zoning ordinance; also include strong erosion control and storm water management rules. These are incorporated into the Kingsbury Plantation Land Use Ordinance that accompanies this Plan. It will be enacted upon approval at the town meeting that accepts the Plan and Ordinance.

- Adopt the MFS *Statewide Standards for Timber Harvesting and Related Activities in Shoreland Areas.* This will be enacted by town meeting at the time of the Comprehensive Plan's acceptance.

- Regulate expansion of the Bingham Project within Kingsbury Plantation using mandates in the Plantation Ordinance enacted by town meeting and the updated Eaton Peabody recommendations, to be adopted by town meeting upon completion.

- Ensure that the CEO is certified and trained in resource protection regulations. Assessors will appoint a CEO prior to the town meeting for adoption of this Plan, and provide training funds as needed in the future.

- Work with IFW and landowners to identify and provide additional protection for habitat areas within the Plantation, including those areas not all currently mapped, such as trout spawning areas. This is an ongoing effort by the Planning Board and Assessors.

- Provide information to landowners on maintenance of private roads to minimize erosion and sedimentation. The town will make information available via print and the Kingsbury Plantation website. This will begin with the adoption of the Comprehensive Plan.

- Adopt a resolution to cooperate with State, Regional, or university research water monitoring programs for pollution, invasive species, and/or drinking water quality. This will be accomplished in cooperation with the Plantation Assessors at the annual town meeting following the adoption of the Comprehensive Plan.

- Ensure that the town road contractors have necessary erosion control training. This is an ongoing practice of the Assessors.

- Work with owners of Bingham Project and DEP to measure and mitigate water, erosion, leakage, and spillage issues arising from operation of the site. This will be an ongoing effort by the Planning Board and Assessors.

- Work with the Bingham Project owners, FEMA, Bingham, and Piscataquis County authorities to refine the current fire plan in case of fire spreading beyond the leased property. This is to be an ongoing effort by the Planning Board and Assessors over the next two years.

Preservation of Historic and Archaeological Resources

Kingsbury has no known historic assets and is not part of any local or regional historical society. It has worked over the years with MOCA, which has ultimately led to the Plantation officially taking over maintenance of its five cemeteries. Any historic town records are kept in the Kingsbury Records Office

and Archive. There is an interest among residents to gather photographs, keep documents, and to collect oral histories from elderly people who were born and raised in Kingsbury. No formalized effort has begun. According to some who grew up in Kingsbury, there is a rock deep in the woods north of Route 16 with multiple ancient petroglyphs; however, no records or documents testifying to its existence have been found.

Policy: Protect the historic and archeological assets of the Plantation.

Preservation of Historic Assets Recommendation:

- Encourage an initiative to gather and catalogue oral histories, photographs, and documents that provide information and insights into Kingsbury's history, and to support this initiative as needed. This effort will be brought to the attention of Assessors with the suggestion that assistance can be sought through the Maine Humanities Council.

- Encourage the Maine Historic Preservation Commission to work with the Plantation in developing grant proposals that secure funding for historic preservation, including an archeological assessment along the Plantation's water ways. This effort will begin at the 2021 town meeting.

- Require that proposed commercial or industrial or housing development throughout the Plantation include an analysis of the potential for archeological assets. If identified, measures should be taken to preserve and protect them. This effort will be incorporated into the Planning Board's agenda for inclusion in the Land Use Ordinance by 2021.

Outdoor Recreation

Outdoor recreation opportunities are central to Kingsbury's culture and economy. It is the reason we have camp owners who are beginning to make modifications so they can become year-round homes; it is also the reason we attract visitors from neighboring communities, statewide, and throughout New England. We live within the woodlands and around the Pond. The forest is Kingsbury's backyard. Much of the use of the outdoors is a solitary pursuit, although groups form to swim, boat, and ride ATVs and snowmobiles. These enthusiasts also take advantage of the limited time that smelts are running into the Pond. We clearly recognize that outdoor recreation has the potential to be an economic asset for the Plantation.

Encouraging the growth of this asset goes beyond just allowing access for ATVs and snowmobiles, kayaks and small boats, and swimming at the Dam. We can begin building immediately by working more directly with the two ATV clubs that maintain trails in Kingsbury and the newly formed snowmobile club Off Grid Groomers not only to ensure proper grooming and safety, but also in marketing. As an example, the Off Grid Groomers already go beyond building and maintaining trails for snowmobiles, they also are building snowshoeing and cross-country trails and enhancing and expanding the current dog sledding trails. Their work will bring in additional interest groups and diverse populations—a partnering opportunity to expand the awareness of Kingsbury's merits as a recreation area. Forming a focus group consisting of both traditional outdoor enthusiasts and those just being introduced to the area is a good base to lay the foundation for a marketing plan. Expanding our marketing outreach by working with the County, neighboring communities, and regional development groups can build that foundation into developed marketing plans and strategies. We can begin with our own website to make our recreational assets more visible, while at the same time presenting guidelines for enjoying their usage while helping to protect forests, streams, and ponds.

Policy: Augment relationships among neighboring communities, landowners, and recreational clubs to sustain access to, and expand as appropriate, existing trails and waterways. Develop marketing strategies for encouraging visitors while also providing guidelines for making outdoor recreation both fun and environmentally friendly.

Outdoor Recreation Recommendations:

- Establish cooperative relationships with the County, neighboring communities, and local clubs to strengthen and market recreation in Kingsbury. Work begins with the Assessors coordinating this effort in 2020, with a goal of having a plan by the 2022 town meeting.

- Work closely with ATV and snowmobile clubs to improve markings and to market existing trails. The Planning Board will invite ATV and snowmobile clubs to work together and create a plan to seek funding for development in 2021.

- Support efforts to continue allowing use of Kingsbury Dam as a regional swimming area in a clean and safe manner. This is the Assessors' responsibility, with Planning Board support and assistance as needed.

- Work with owners of the Bingham Project to establish Scenic View sites at mutually acceptable sites along the ridgeline.

- Encourage the land owner and State to continue the operation of the Kingsbury Pond Rest Area.

Regional Coordination

Kingsbury currently has, and has had for its lifetime as a community, strong relationships with its neighboring communities. Included in these relationships are shared facilities such as the salt-sand shed, fire and emergency services, waste disposal, and management partnerships.

Kingsbury shares the salt-sand shed and the contract for application to its roads with Brighton and Mayfield.

Kingsbury is an independent school district, although it currently has no students. It pays a stipend to an educator as a part-time superintendent to guide the plantation if students take residence. The Plantation also has an annual budget category to build up funds to support the education of students in the future instead of having to use emergency funds or have a special town meeting to increase the budget if a family with students becomes residents.

Kingsbury appoints staff in the Guilford Town offices for automobile and voter registration.

Kingsbury secures law enforcement through the Piscataquis Sherriff's office and State police. It also is part of the County's emergency management plan.

Kingsbury maintains its four public roads independently, but the State maintains Route 16, the only roadway that crosses the plantation and connects it to larger service areas.

Kingsbury secures fire and ambulance services from Guilford.

Kingsbury contracts with Brighton for use of its waste transfer station.

Kingsbury works with the town of Bingham and with Somerset County on issues related to the Bingham Project.

Kingsbury shares its abundant natural resources and celebrated scenic views with its neighbors, the region, the State, and those beyond state lines. Despite its business partnerships with its neighboring communities, the Plantation has had few opportunities to coordinate resource protection. The vast majority of Kingsbury's land is in private corporate ownerships that have changed regularly over the years—a practice that can be expected to continue. The largest owner has chosen to lease a portion for industrial wind energy. It also has a conservation plan that encompasses approximately two-thirds of Kingsbury's acreage but ceases in 2020. It is our plan to work with this and other large landowners and neighboring jurisdictions to advance natural resource protection.

Regional Coordination Recommendations:

- Seek methods to share the cost of a Code Enforcement Officer with one or more neighboring communities.

- Assist Assessors in determining opportunities to expand services while reducing costs through working with the County, EMDC, and other jurisdictions.

- Work with ATV and snowmobile clubs more closely to promote activities that encourage protecting natural resources while also letting visitors enjoy the ride, encouraging them to report any environmental issues they observe or encounter.

- Expand the types of outdoor recreation to snowshoe and cross-country ski and dog sledding trails by working with clubs and interest groups throughout the region, encouraging integration of the trails with other networks where feasible. This endeavor began in 2019 and is expected continue over many years.

- Establish a working relationship with leaders in the Bingham Project to work cooperatively on environmental issues.

Chapter X: LAND USE PLAN

Kingsbury Plantation is under the established blanket zoning rule for unorganized territories, including other plantations, administered by the Land Use Planning Commission (LUPC). This plan is submitted so as to secure local control over Kingsbury's land use and to be empowered to make decisions regarding prospective zoning within our jurisdiction. Though the LUPC's rules are not faulty, they cannot always reflect local needs and values. This land use plan demonstrates the intention of adding to the basic protective standards outlined by the LUPC while also expanding protective districts and simplifying development areas. To do this, the Plantation will show that it has established regulations that are no less protective of the State's resources than the LUPC's rules, as demonstrated in the Ordinance that accompanies this submission.

Upon the acceptance and adoption of its Comprehensive Plan and Ordinance by the residents of the Plantation through a town meeting vote, Kingsbury's local control includes adoption of mandatory shoreland zoning, floodplain management, and enforcement of State subdivision law. Since the Plantation is also concerned about the potential impact of future large industrial development and the future of the managed timberlands, it is paying special attention to these areas as well as its treasured Kingsbury Pond and Kingsbury Stream by seeking common ground with the owners of forest management lands and the Bingham Project wind farm.

The Ordinance contains the Plantation-adopted land use districts along with the rules and guidelines for operating within them. The districts take into consideration the very rural character of Kingsbury, which is primarily forest land and has no public utilities, sewer, or water. These factors may qualify the Plantation for a Growth Area Exemption. Residents—year round and seasonal—choose to live here and have consistently expressed their wishes at public forums to retain its character and protect its natural resources. New residents—projected to range 3 to 10 over the next five years—can be expected to be drawn here by principles shared with the current, many long-term, residents.

A central reason it is possible for the Plantation to achieve its distinctive lifestyle is the relationships it has built over the years with its neighboring communities, where such essentials as fire protection, road maintenance, and waste disposal are handled through contracted community partnerships. In general, Kingsbury serves as a recreational area for the surrounding more largely populated rural communities while it also provides consistent income through its well established seasonal and year-round use of these communities' services. It sees its growth principally in capitalizing on its recreational attraction, home-based entrepreneurial initiatives, and—when broadband is expanded for rural areas—cottage and other small businesses as its population is generally well educated and versed in the use of technology.

Three of the Plantation's adopted districts—Limited Residential, Stream Protection, and Resource Protection—are within the broader DEP category of Shoreland Zones as much of Kingsbury's natural resources consist of water bodies of varying sizes and descriptions in an integrated system.

Rural (R) District

The Rural District contains all lands including those other defined districts. It is intended for low-intensity development, forest management, agriculture, and protection of natural resources.

Limited Residential (LR) District

The Limited Residential District includes areas within the shoreland zone that are suitable for residential and recreational development.

Stream Protection (SP) District

The Stream Protection District includes all land areas within DEP regulated horizontal distance of the normal high-water line.

Resource Protection (RP) District

The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. The District also includes areas defined by the *Mandatory Shoreland Zoning Act, 38 M.R.S.A., pp 435-449* which include such areas as Floodplains, Steep Slopes, Wildlife Habitat, and Scenic and Esthetic Sites.

The Bingham Project wind energy facility has had and will continue to have an impact on the Plantation's environment, economy, rural character, and aesthetic. It therefore has a zone that accommodates its presence and allows it to thrive as a business while also providing the Plantation with a means of managing its impact on the rest of its jurisdiction.

Wind Energy Generation Facility (WE) District

The Wind Energy Facility District includes all land, related structures, utilities, and connections associated with the conversion and delivery of energy, including but not limited to wind turbines, buildings and other structures, and access roads. It is an overlay district and may include areas also designated as Stream Protection or Resource Protection Districts.

Rural (R) District

Other than within the WE District, Kingsbury's lands are forested with a network of brooks, streams, and wetlands along with ponds of varying sizes. The large majority of the land is commercially harvested. The small population (24) and larger group of seasonal residences (151 of the 169 housing units are seasonal) are located largely around the ponds, primarily Kingsbury Pond. A small subdivision of cabins also is located near The Pond. There is no infrastructure—public water, utilities, or sewer—or facilities to support large or medium scale development. Specifically, there is only one paved road (Route 16) through the Plantation and it is a secondary road. There is no public transportation within 30 miles in any direction. Over 75% of the land on either side of Route 16 is managed timber land owned by large corporations, and much of that land is generally porous due to the number of streams and wetlands. The naturalness of the Rural Zone, however, allows the activities that form the rural character of the Plantation where outdoor recreation, active off-the-grid living, and forestry flourish. It hosts single-family homes, hunting and fishing camps, active blueberry farms, logging roads, ATV and snowmobile trails, and the possibilities of recreation and cottage industry economic growth as the techno-savvy ecologically concerned and professionally experienced younger retired population continues to grow. Maintaining this character is largely dependent on how the major timber corporations choose to evolve their land use. There already is an industrial grade wind energy farm established within the Plantation, which is zoned separately for its purpose and usage.

Linkletter & Sons owns more than 70% of Kingsbury's acreage. Its principal owner has stated that he wishes to maintain the Kingsbury property as the cornerstone of his timber enterprises. The property is used not only for harvesting but also for various forms of research. The Bingham Project wind farm is on Linkletter & Sons lands.

Limited Residential (LR) District

The Limited Residential District fits within the larger concept of Shoreland zoning. It also fits the existing pattern of homes and camps that surrounds three of its ponds—Kingsbury, Foss, and Whetstone. There is little room for additional building on the south side of Kingsbury Pond as this is the portion of land sold off in small lots in the 1950s. It already has a short network of self-maintained roads to reach the cabins on the southwestern boarder of The Pond. The north side has fewer homes and camps as that land was sold in larger lots. Foss and the portion of Whetstone within the Plantation are primarily leased lots of varying sizes. They are more remote than those around Kingsbury Pond, which is bordered on its north side by Route 16. Not all of the lots on these more remote ponds are leased at this time but it is probable

that they will be leased or sold in the future. Thorn Brook, as it flows near Whetstone also has designated leased lots. All of these more remote water-based lots currently are located in the Linkletter *Concept Plan* area. Though that plan terminates in 2020, the building of residential homes and camps is expected to continue in coming years. Some are already and more can be expected to become year-round residences.

Stream Protection (SP) District

Although only one flowing body of water is named a steam—Kingsbury Steam—the Plantation has within its borders more than 30 actively flowing brooks/streams. The majority of these ultimately feed into Kingsbury Stream in the southern portion of the Plantation, south of Route 16. The majority also are perennial streams with shorter intermittent brooks. Enough of the streams carry enough water for enough months that they require culverts with barriers. Route 16 has 12 major culverts with barriers and 7 with partial barriers. (See Figure 7.) All of these brooks/small streams flow through the forests requiring bridges and/or culverts to be used on the logging roads that wend their ways throughout the Plantation. ATV clubs build bridges over flowing water on trails beyond logging roads. Principal perennial brooks/streams in Kingsbury that are consistently used by fishing enthusiasts from spring to fall are Center, Bottle, and Bear, all of which cross Route 16. Center Brook feeds directly into Kingsbury Pond and is a popular regional destination for smelt enthusiasts in the early spring. Thorn Brook also is a critical stream that flows in and out of Kingsbury on the northern border until it heads south and joins Piper on the western side of the Plantation and crosses Route 16 soon after the road crosses into Abbot. Ultimately, Thorn Brook also feeds into Kingsbury Stream. All of these brooks/streams are SP, with 75' protection on each side from its center.

Because the majority of these smaller flowing bodies of water flow into Kingsbury Stream they are vital to its health and the wetlands, wildlife and vegetation it supports. This is important to the natural forested environment in Kingsbury Plantation; it also is important because the Stream joins other tributaries and ultimately flows into the Penobscot River then on into the Gulf of Maine. The Stream's headwater is at the Kingsbury Pond Dam.

Resource Protection (RP) District

The District includes the following areas exclusive of the Stream Protection District except areas already developed. As applied to Kingsbury, these include:

1. IWWH areas within 250 feet of the upland edge of freshwater wetlands rated "moderate" or "high" value waterfowl and wading bird habitat by Maine Department of Inland Fisheries and Wildlife.
2. Floodplains along the Great Ponds (Kingsbury, Whetstone, and Foss), as defined by the 100-year flood plain or the flood of record or by soil types identified as recent flood plain soils. There currently is no floodplain map for Kingsbury; however, the Assessors are in communication with FEMA and the State to remedy this.
3. Steep Slopes which are where two or more acres sustain slopes of 20% or higher. There is one in Kingsbury between Foss and Hilton Ponds that is part of the Linkletter *Concept Plan*. It will remain in permanent conservation after the *Plan* terminates in 2020.
4. Additional Wetlands, which are two or more contiguous acres supporting wetland vegetation and soils and not connected to a water body during normal high water. They are found in both forested and unforested areas.
5. Wildlife Habitat other than those identified in the IWWH category.
6. Scenic and Esthetic Sites, which are sites of significant value within the Plantation. Currently there is only one designated; however, the Planning Board intends to work with land owners to designate others over time along Kingsbury Stream and along the northern ridgeline.
7. Natural Areas of Significance which can be designated by the municipality. There are none at this point, but, as with Scenic Sites, the Planning Board intends to work with landowners to identify other potential sites.

8. Other Significant Areas which fulfill the purposes of the Ordinance and may include existing public access areas. They may also include historic or archeological sites established in consultation with the Maine Historic Preservation Commission. There are at least two areas that may be identified in the future.

Wind Energy Generation Facility (WE) District

The purpose of the Wind Energy Facility District (WE) is to allow for development of grid-scale wind energy generation facilities. Because it is an overlay district it crosses other districts including Stream Protection and Resource Protection Districts. The 21 wind turbine towers are located in the northwestern section of Kingsbury, on top of the highest ridge within the Plantation where it crosses into Mayfield in Somerset County and the towers join the remaining section of that part of the installation—this portion of the facility is within the WE zone. Also included within the district is the industrial-standard road that was built for the construction of the towers and is now a service road where ATV's and snowmobiles travel in their respective seasons to enjoy the views of Kingsbury Pond and its surrounding forests. There are no buildings associated with the installation located in Kingsbury.

The facility's lead generation lines cross from Somerset County just south of the tower installation and traverses across the Plantation on a slightly jagged line that crosses Route 16 at its midpoint across Kingsbury then continues on its path to Parkman on the jurisdiction's eastern boundary. The generator line corridor is not included in the WE as it falls within DEP utility standards and regulations.

To construct the towers and the power lines to carry the electric energy, hundreds of acres of timber were removed and the top of the ridge was blasted to make it level. One wetland was damaged and vegetation growth is controlled along the generation lines. The long-term impacts environmentally are unknown.

Policies

As stated in its vision, Kingsbury plans to retain its rural character and natural surroundings. It will do so by carefully maintaining and building on its current policies and relationships, supported by the specific policies and strategies identified in its adopted Ordinance. These include the following specific areas.

- Continue to work with the Eastern Maine Economic Council and Piscataquis County Economic Council in regional planning.

- Maintain, deepen, and/or expand relationships with neighboring communities when appropriate to sustain Plantation operations and seek economic opportunities. Current relationships include such basic operations as shared facilities with Brighton and Somerset County for salt, sand, and plowing of roads during the winter as well as contracts for fire and emergency services with Guilford and with Brighton for use of its trash transfer facility.

- Build on Kingsbury's leadership in formalizing ATV trails in north central Maine as well as work with the state to build a trail network. This work is more recently being expanded with local and regional Snowmobile clubs. The Plantation will continue to be involved in both recreational vehicle areas as the state and regional rules and initiatives evolve.

- Build on and capitalize the currently more informal recreational partnerships with neighboring communities that have made Kingsbury a regional recreation site. Because the Plantation has retained its natural setting it has become a central location for hunting and fishing as well as stream, lake, and pond activities, and a place for seasonal camps. People who recreate here use the service centers and village assets in surrounding communities from Bingham to Abbot to Guilford and Dover Foxcroft. Kingsbury Pond's dam and boat launch are shared with Mayfield residents, and The Pond itself with the general public. The state maintained scenic picnic area on

Route 16 already attracts regional residents, tourists, and ATV and Snowmobile clubs. Public events have recently been established and well-attended on holiday weekends.

- Apply rules and guidelines established in its adopted Ordinance, along with continued cooperation with state and regional agencies and with its large land owners, to protect the Plantation's rural and waterfront areas on an ongoing bases and especially in cases of proposed development. Though these natural resources may not all be identified as "critical" by other entities, to Kingsbury and its residents they are critical to maintaining their way of life and to securing their vision for the future.

Strategies

In order to retain its rural character and natural surroundings Kingsbury will employ carefully the zoned Districts in it adopted Ordinance and diligently apply the rules, guidelines, and operations outlined in that Ordinance.

- Responsibility for implementing the Future Land Use Plan will be shared an appointed Planning Board and appointed Appeals Board, an appointed Code Enforcement Officer, and the Assessors when appropriate. Residents themselves will be engaged as needed at annual and/or special Town Meetings.

- Using descriptions in the Land Use Plan and Ordinance narratives, the Plantation will maintain, enact, or amend local ordinances as appropriate to:

    - Scale, intensity, and location of future development outlined in the General Land Use Standards (especially Ordinance Section 6: General Land Use Standards and Section 7: Activity-specific Standards).

    - Clearly defined protective measures for natural resources (especially Ordinance Section 4: Review and Permitting and Section 5: Criteria for Approval of Land Use Activities).

    - Clearly defined protective measures for any proposed rural and/or waterfront areas (especially Ordinance Section 3: Zoning District Definitions and Requirements, Section 4: Review and Permitting, and Section 7: Activity-specific Standards).

    - All proposed Land Use projects will be subject to enforcement of Ordinance Section 8: Performance Guarantees.

- The Capital Investment Plan needed to support proposed land uses is found in Chapter XI of this Comprehensive Plan.

- Require the Code Enforcement Officer to attend trainings as needed to remain current in state and regional rules, regulations, and practices.

- Kingsbury Plantation officials will continue to meet regularly with officials from neighboring communities to ensure mutual cooperation in areas ranging for roads to maintenance of water resources, to recreational trails. Most of these areas are outlined more fully in relevant portions of this Comprehensive Plan. The appointed Planning Board will follow this practice as it oversees regulatory and non-regulatory land use activities and proposals.

- Track new developments in the regional communities including such areas as types of projects being built in surrounding areas, funding for protection practices and projects, state and federal

initiatives related to the use of rural areas, grant opportunities, and changes in local and regional regulation and general funding.

- The Planning Board will present a report at each Annual Meeting and the Comprehensive Plan will be reviewed and amended or rewritten as needed every five years.

Summary

Kingsbury plans to retain its rural character and natural surroundings through careful application of zoning in an area that is reasonably fragile environmentally with its tightly integrated water resources, yet encourage the open area recreational use for which it is known. It will continue to encourage seasonal as well as year-round housing for those who seek to live where the forests and wildlife surround them—a dwindling option not only in Maine but nationally. It will work closely with the corporate and other large land owners mutually to determine ways to grow its economy without destroying both the environment and a way of life. Being a realistic group of people that has chosen to live in and with nature, the residents recognize the challenges in maintaining the land and life they sought. Having a central role in planning how the land will be used to it's and their greatest advantage is reasonable and essential. This Comprehensive Plan is the starting point in taking on that responsibility in a manner that is based on State and Federal law and in cooperation with the business entities that own the majority of the Plantation's land based resources.

The Kingsbury Plantation Future Land Use Map found in Appendix D is very close to the Plantation's current map for a reason—it accommodates past development, reflects directly the will of its residents, and is the starting point for more strategic development. The Plan is intended as the beginning of a five-year timeframe during which the Plantation will continue its long-standing relationships with surrounding towns, counties, and communities while actively pursuing opportunities for expanding its economy to the mutual benefit of its landowners.

Chapter XI: CAPITAL INVESTMENT PLAN

The Plantation has limited public facilities and capital assets compared to more urbanized municipalities. There is no public sewer or water service, and electric utilities currently only serve 6 seasonal residents around Whetstone Pond in the upper northeastern corner of Kingsbury Plantation. There are no thru roads that connect this corner to the central, southern, or western areas of Kingsbury. The service comes from Abbot via a single spur line, with no plans for expansion through Abbot or neighboring communities.

The capital assets of Kingsbury are:

- Kingsbury Dam and surrounding acreage;
- Boat ramp;
- Five roads (one partially paved, four unpaved);
- Garage for storage of Plantation equipment—to be completed by the end of 2019;
- Tractor, including accessories, for road work;
- Chipper;
- Rock rake;
- Fire equipment—dry hydrant, Indian pumps and hoses;
- Pole saw;
- Chain saw;
- Two lawn mowers;
- Safety signs and gear;
- Trailer for office storage and equipment;
- Two computers and printers; and
- Office furniture and supplies.

All of these assets are owned by the Plantation. The Plantation currently leases a space in a barn, located at the intersection of Route 16 and Hotel Road, to house its equipment until the Plantation Garage is completed.

The total value of all capital assets, according to the 2018 Audit Report, was $268,739.57. The capital assets value for 2019 will increase, due to the completion of the garage and purchase of the chipper, a computer, a printer, and road equipment.

In 2018, capital improvement funds were dedicated to repairing and improving the dam: replacing the gate, inspecting and repairing leaks, and mitigating erosion damage. Funds were also dedicated to improving the Plantation Lot to prepare for building the Plantation Garage, rebuilding Leavitt and Campbell Roads, and purchase of plantation equipment.

Capital improvement plans in 2019 are dedicated to construction of the Plantation Garage, continued repair and improvement of the dam and boat launch, substantial ditching and culvert replacement on Wellington Road and Campbell Road, and purchase of plantation equipment.

As of January 2019, Kingsbury had a carryover in the reserve account of $128,834.22. The Plantation can draw from its undesignated reserve funds for other capital needs. The Plantation also can apply for grants for identified projects. Completing repairs to the Dam and improving the Boat Launch have been identified as one such possible application for 2020.

Beginning in 2017, Kingsbury's financial status changed as a result of two additional source of revenue: the Bingham Project wind towers and the related electrical generation lines within the jurisdiction, and the Community Benefits Agreement with $187,000 annual revenue. The Benefits revenue is promised through 2037. Another source of additional revenue were taxes associated with the removal of properties from Tree Growth associated with the Project. This adjustment allowed the removed land to be used for the installation and generation lines and changed the taxation rate for that industrial use.

Identified Future Capital Investments

The plan for future capital investments includes four major capital investments:

- Kingsbury Dam and Boat Launch: The Plantation is continuing to execute a strategic plan for repairs and improvements to Kingsbury Dam and the Boat Launch. The Dam is a critical asset for Plantation financial security and recreation, and the Boat Launch is a hub for recreation. In 2020, the Plantation plans to continue improvements and repairs to the Dam, Boat Launch and parking area.

- Infrastructure: Substantial additional investment is needed to improve Campbell and Wellington Roads. RAP will be added to the intersection to alleviate erosion and vehicle damage, and several culverts will be replaced.

- Municipal Garage: The Plantation will be investing in equipment and storage needs to improve our records and equipment storage in the new Plantation Garage.

- Plantation meeting and office space: The Plantation is requesting funds and grants to improve and create meeting and office space for community meetings and events.

Appendix A – *Kingsbury Plantation Land Use Guidance Map*

INSERT APPENDIX A - Kingsbury Plantation Land Use Guidance Map.PDF HERE

Appendix B – *Kingsbury Plantation Land Use Zoning Map*

INSERT APPENDIX B – Kingsbury Plantation Land Use Zoning Map.PDF HERE

Appendix C – *Kingsbury Plantation Shoreland Zoning Map*

INSERT APPENDIX C – Kingsbury Plantation Shoreland Zoning Map.PDF HERE

Appendix D – *Kingsbury Plantation Future Land Use Map*

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