

Discussion of Town-owned Parcel U12-14-0

Agenda – October 21, 2025

- Brief Presentation of Existing Conditions
- Town Counsel Comments
- Public Comment
- Board Member Discussion
- Continued as Needed

Existing Conditions

- At least 34 instances of unpermitted items on Town land
 - 13 locations on Parcel U12-14-0
 - One location on Parcel U15-155-0, one location at end of Long Lake Road
 - Docks, boats, watercraft, parking areas, seating areas, non-natural vegetation
- **Why this is being discussed:** Conservation Commission received complaints about unpermitted items, appearance of town land as private property, and inequitable use of land
- **Goal:** Create a cohesive plan for Parcel U12-14-0 that is equitable, furthers the mission of the Conservation Commission, and is in compliance with the law



Littleton, MA

Find Property



Location of Parcel U12-14-0 outlined in yellow along north shore of Long Lake



Legend:

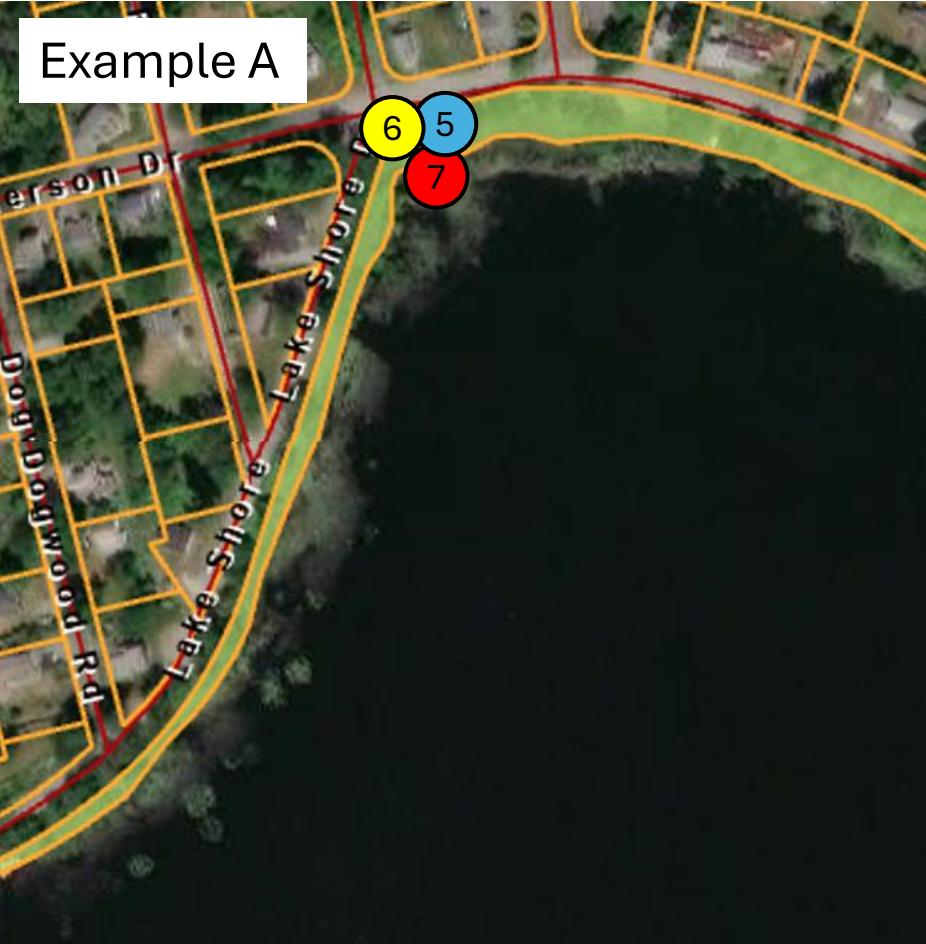
- Conservation Commission
- Select Board
- Parks and Recreation
- New England Forestry Foundation
- Privately Owned

- Dock
- Boats and Watercraft
- PRCE Dock
- Other unpermitted activities

* Many locations contain multiple boats/watercrafts or other unpermitted activities.

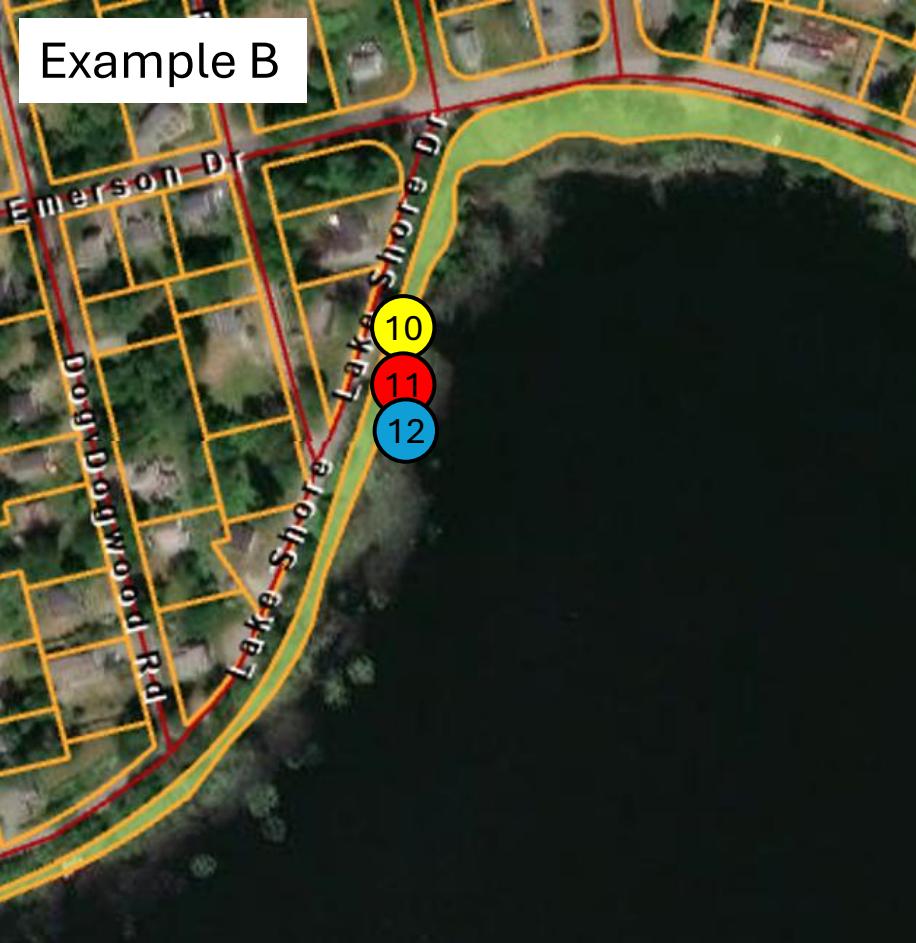
** This hearing is related solely to Conservation Commission controlled land. The Select Board is aware of the unpermitted activities on land they control and is expected to consider Conservation Commission's policy when they decide how to handle Select Board-controlled property.

Example A



- 5 Four watercrafts (one unpictured behind fence/pallet)
- 6 Parking area
- 7 Dock - poor condition, unlicensed

Example B



10 Parking Spot – crushed gravel/partial paved area

Large mowed area

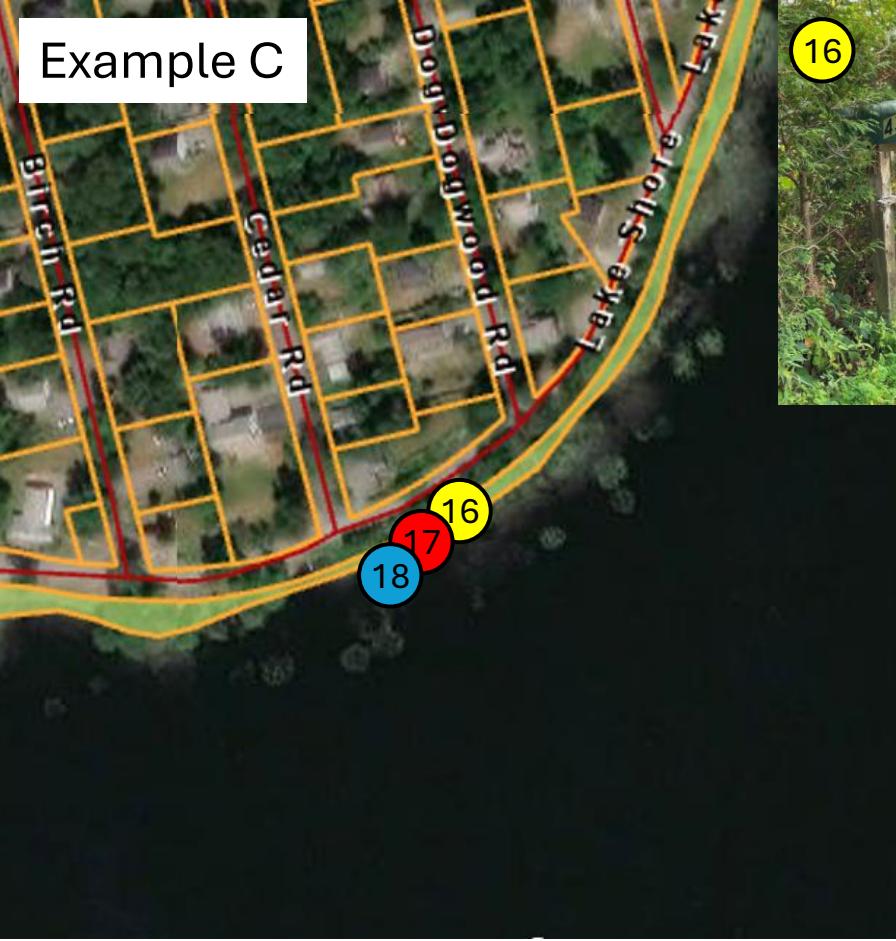
Artificial beached area

11 Dock – good condition, unlicensed

12 One boat

One watercraft

Example C



16 Mailbox
Stone walkway
Folding table
Steps towards road
Sitting area with chairs

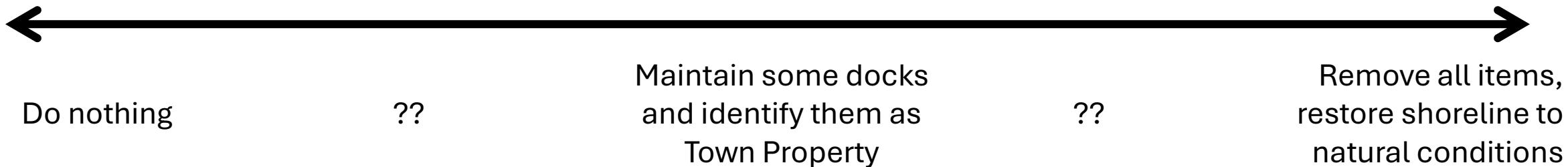
17 Dock – good condition, unlicensed

18 Six watercrafts

Further examples of unpermitted activities are available on the Conservation Commission website:

<https://www.littletonma.org/1384/Lake-Shore-Drive-Conservation-Parcel-U12>

Possible Solutions



- Each option has conservation, legal, and policy implications
- For example:
 - Maintain some docks – Who is responsible for the structures? Are boats allowed on a long-term basis? How many docks are appropriate? Are we going to allow some canoe and kayak storage, and if so, where?
 - Removal – Remove docks and storage? Who is responsible for removal and restoration? Do we want to continue to maintain open shoreline in some locations?

Discussion with Town Counsel

- Is there a legal pathway for maintaining the status quo?
- Are there restrictions on what the Commission can do with Parcel U12-14-0 (e.g., a Conservation Restriction)?
- Do residents who have maintained the docks historically have any right to those docks or the access they provide?
- If the Commission wishes to maintain some of the structures that are present:
 - What is the permitting pathway for bringing them into compliance?
 - Who is legally responsible for removing structures that the Commission does not want?
 - What liability, if any, does the Town incur if we maintain the docks or other structures?
 - Can the Town set up a mechanism to lease access to docks?
 - Can the Town partner with a community organization (e.g., the Long Lake Neighborhood Association) to manage infrastructure left in place?

Public Comment Guidelines

- Type your name in the chat to indicate you wish to make a comment. We will use the chat record as the order of speakers.
- Wait to be recognized (given the floor) by the Chair before unmuting.
- Begin by stating your name and address.
- Speakers get one set of comments.
- Comments are limited to 3 minutes per speaker.
- We do not intend that this is the only hearing on this topic.
- Written comments are highly encouraged and can be submitted to Tim Pearson (tpearson@littletonma.org) to be circulated to the Commissioners and posted on the Conservation Commission webpage.

Next Steps

- Please provide written public comment (email to tpearson@littletonma.org).
- Please update interest parties and encourage comment.
- The Commission will update the Select Board on the status of this discussion. Additional boards and committees may also be consulted.
- At least one follow-up hearing will be conducted.
- The next meeting will include specific proposed solutions for discussion. Comments from both the Commission and the public will be incorporated in proposing solutions. The next hearing **will** include further public comment.