

October 20, 2025

Tim Pearson, Littleton Conservation Agent

I am responding to the request for public comments regarding how Littleton should manage Town-owned land around Long Lake and activities on it.

First, thank you for the work expended to document the docks and other unpermitted activities on Lake Shore Drive Parcel U12-14-0 and for asking residents what we want. I am asking you and the Conservation Commission to update the document to note the existence of permitted activities and to consider comments presented that offer comparisons of documented activities so that consistency exists between the various activity locations.

I appreciate you forwarding the requested public comments to the Conservation Commissioners. I'll separately send my comments to the Select Board and Town Administrator. I hope the Select Board and Town Administrator will receive all comments submitted pursuant to the Conservation Commission's October 21st public hearing and future public hearings on this parcel.

I hope the Conservation Commission's future public hearings on this matter will be in-person and not via zoom. Zoom hearings deny residents the opportunity to assemble and more easily interact with each other as we hear each other's perspectives. I hope this public hearing's minutes will include the names and addresses of each person actively participating in the public hearings.

My understanding is that Warren Smadbeck donated this parcel to Littleton in 1925 so that all property owners in his development could access Long Lake. I don't know why the Conservation Commission was given the responsibility to manage this parcel. I'm not familiar with the Conservation Commission's previous actions that added value to the parcel and question whether the Conservation Commission is best suited to manage this treasured parcel on behalf of Littleton's residents.

I detailed specific requests to better understand this parcel's origination and history so that we can continue the work begun to understand the parcel and activities conducted on it.

I hope my detailed requests don't overpower my greatest concerns as this parcel's future is considered. This parcel is a unique treasure. Many local residents purchased homes to live close to it in order to enjoy Long Lake in numerous ways. Many enjoy viewing Long Lake and want unobstructed views.

I want the Conservation Commission to not take any action to disrupt existing offerings until viable alternatives to continue accessibility to Long Lake are properly vetted and implemented. I am hopeful that the Conservation Commission's review will result in such a desired outcome.

The Conservation Commission arguably has extensively ignored this parcel. Now that the Conservation Commission is focusing attention on this parcel, I want the Conservation Commission to deal with and remove native and invasive vegetation that have grown in such abundance that their existence denies enjoyment of Long Lake.

I appreciate the work begun in 2024 to remove Japanese Knotweed near Elm Road. It's a start but there's so much more that needs to be done.

I will happily discuss any of these requests and those submitted by other residents.

Thank you for your consideration.

Rob Rounce – 25 Juniper Road

Specific Requests submitted for the Conservation Commission's October 21, 2025 Public Hearing

- (1) I want the unpermitted items identified within the "Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items" document to continue as they seemingly have for many years until the Conservation Commission develops one or more plans to continue to provide residents with access to Long Lake in order to continue most of the noted items. Further, I am requesting that no action be taken unilaterally by the Conservation Commission until after any action contemplated by the Conservation Commission is thoroughly discussed with the Select Board in a joint meeting followed by one or more public hearings.
- (2) I am requesting the Conservation Commission realize that the mere identification of the unpermitted items noted in the "Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items" document is disconcerting to Long Lake neighborhood residents and that seeking a resolution that will not alienate neighborhood residents is extremely desirable.
- (3) I am requesting the Conservation Commission to document their awareness for many years, if not decades, of the various activities listed in your "Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items" document and to further document that they consciously chose to not address those activities previously.
- (4) I am requesting the Conservation Commission to begin the public hearing with their statement as to what caused them to initiate a public hearing involving this parcel. I suspect that many residents need such information. My understanding is that two unidentified residents were denied their request to construct a dock for their use.

- (5) I am requesting the Conservation Commission to seek public input as to whether the “Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items” document is complete and/or to provide additional observations or propose alterations to the document’s observations. Attachment 1 contains my initial observations for your consideration.
- (6) I am requesting the Conservation Commission to provide the parcel’s land record document and any other legal documents pertaining to the parcel.
- (7) I am requesting the Conservation Commission, and the Select Board, to document that any actions taken involving this parcel be consistent with the parcel’s donation and to document their justification if any inconsistent actions are proposed.
- (8) I am requesting the Conservation Commission to provide a brief summary of their actions taken over the last century pertaining to this parcel. Notable activities seemingly include the Commission’s 2024 “Lakeshore Compliance Guidance” document and the expenditure initiated to eradicate Japanese Knotweed within the parcel near Elm Road.
- (9) When considering the unpermitted activities on Parcel U12-14-0, I am requesting the Conservation Commission to similarly consider the parcels designated as “Parks and Recreation” within the first five pages of the “Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items” document. I believe these “Parks and Recreation parcels to consist of Parcel U16-66-0 believed to be abutting Long Lake off Town Road and Parcel U-16-50-0 believed to be abutting Long Lake off Lake View Road.

- (10) When considering the unpermitted activities on Parcel U12-14-0, I am requesting the Conservation Commission to similarly consider the parcel designated as “Select Board” within the first five pages of the “Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items” document. I believe this parcel to consist of Parcel U15-155-0 believed to be abutting Long Lake off Queen Road. Your attention is requested to inform the public as to what activities are permitted at the intersection of Queen Road and Roxbury Drive resulting from the “Section B Access →” posted sign.
- (11) I am requesting the Conservation Commission to document public access offerings to Lake Matawanakee as was documented in the “Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items” document with the understanding that such documentation is requested to include documenting easements and/or town owned land used to provide Littleton residents access to Lake Matawanakee.
- (12) I am requesting the Conservation Commission to document in writing Town Counsel’s position regarding unpermitted items so that the public can better understand legal aspects of this matter. Additionally, it is requested that Town Counsel differentiate liability risk pertaining to Park and Recreation or Select Board items from unpermitted privately owned items within the “Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items” document.
- (13) What is the Conservation Commission’s solution to accommodate the boats docked at privately owned unpermitted docks? The recently permitted off-season storage of the sailing dock within Parcel U156-50-0 appears to reduce the parcel’s limited space. available near the Long Lake Boat Ramp.

(14) Earlier this year, the Conservation Commission permitted the continued off-season storage of the sailing dock within Parcel U156-50-0 seemingly reasoned because there was no land to protect given the past nature of the location desired for the sailing dock's off-season storage. Item 10, within the "Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items" document is identified as a "Parking Spot – crushed gravel/partial paved area" with Item 10 appearing to be land of a similar "no land to protect status". I am requesting the Conservation Commission provide their reasoning in the event action is undertaken involving Item 10. I believe additional examples can be identified for application of consistent rationale as items are considered further within the "Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items" document.

Attachment 1 – Rob Rounce 10/20/25

Conservation Commission 10/21/25 Public Hearing

Circle # and Item # refer to unpermitted activities listed within the “Lake Shore Drive Parcel U12-14-0 Docks and Other Unpermitted Items” document.

1. Please document the existence of what is commonly referred to as the “floating long dock” on Page 2 and Page 3 and note somewhere in the document that it appears to be a moored activity.
2. Please present on Pages 2 - 3 the existence of numerous boats and watercraft on Circle #0 and similarly displayed Circle #0 on Page 4.
3. Please assign a new Circle activity on Page 2 and Page 4 to document the existence of numerous watercrafts maintained by Parks and Recreation located on land near the sailing dock.
4. Please assign a new Circle activity on Page 2 to identify the existence of the beach known as Long Lake Beach.
5. Please assign a new Circle activity on Page 2 to identify the existence of the Long Lake parking lot.
6. Please assign new Circle activity, including the existence of a beach, on Page 2, Page 4, and Page 5 to identify the existence of various activities located near the intersection of Queen Road and Roxbury Drive that apparently are permitted per the “Section B Access →” posted sign.
7. Please assign a new Circle activity on Page 2 to identify the existence of three benches provided for the public to enjoy viewing Long Lake.
8. Please enter the two red balls currently moored in Long Lake seemingly identical to the water jug mooring listed as Item #30 and similarly moored to the play structure listed as Item #23.

9. Please determine and identify whether Circle #34 is a parking area consistent with other parking locations identified as Circle #6 and Circle #10.
10. Please note that parking periodically exists at Circle #24 and Circle #26 and assign Circle activity numbers if those areas are determined to be similar to Circle #6.
11. Please note that Circle #25 displays three mailboxes instead of two mailboxes.