

Using the WBTS Waterfront Access Easements

July 24, 2021

The WBTS Community has two pedestrian easements that allow all residents and guests to access waterfronts. One is a path between 12 and 18 Mill Pond Road that gives access to the Mill Pond. The other is a path between 133 and 149 Little Harbor Road that gives access to Little Harbor Beach.

For the Mill Pond easement, the entrance between 12 and 18 Mill Pond Road is visible from the road. It passes between two privacy fences and emerges onto a mowed pathway that leads across a small meadow to the Mill Pond. The meadow is common land belonging to the WBTS community and is available to all residents and guests. The shoreline path along the Mill Pond is also available to residents and guests. Residents and guests may use the Mill Pond for swimming and fishing and to launch kayaks and other portable vessels from the shore. Residents may also reach the Mill Pond via a pathway that begins on Campbell's Lane in front of the Campbell's Island sign at the bottom of the Campbell's Lane hill, continues along the bank of the Mill Pond, and ultimately connects with the easement path between 12 and 18 Mill Pond Road.

For the Little Harbor Beach easement, the entrance between 133 and 149 is marked by a small sign titled "Private Pathway". Residents enter at the sign and walk along a stepping-stone path and then down a set of railroad-tie steps. The path then follows additional stepping stones along a retaining wall on the right. After approximately 20 feet, the stepping-stone path angles to the left and then descends over an area of small stones to reach the sandy beach and ocean front. While the width of the access easement surrounding the stepping-stone path is fifteen feet as it crosses the grassy lawn of 133 Little Harbor Road, residents should stay on or close to the stepping stones as they cross the lawn and should not linger there.

Upon reaching the beach, residents may walk freely or linger on any part of the beach to the left towards Fort Stark or to the right towards the Wentworth Marina. They may also carry out customary beach recreation activities, such as swimming, fishing, launching boats, playing in the sand and sun bathing. Boats and other equipment should never be left on the grassy lawn above the beach or stored overnight on the beach. All trash should be collected and carried away. Dogs are welcome, but should be on leash when crossing the grassy lawn. Residents should clean up after dogs using plastic bags, which should also be carried away.

No prior permission is necessary to use either the Mill Pond or the Little Harbor Beach easement. House guests and child care providers of residents need not be accompanied by their host resident. Residents using the easements should respect the privacy of the property owners by holding their voices down while passing near the houses and by not addressing or otherwise engaging the property owners unless invited to do so. Any interactions between property owners and residents/guests using the easements should be neighborly, welcoming and non-confrontational. This is a two-way obligation. Any exceptions should be reported to the WBTS Property Manager, Gary Rumph, at 433-5000.

Please note that neither location is supervised and there are no lifeguards. Members and guests swim and use the beach at their own risk.

* * *

This communication was approved by the WBTS MA Board at its meeting on July 22, 2021 and is signed by its President. Please feel free to contact the President or other members of the MA Board with any questions or comments.

Alan Gayer, President

WBTS Master Association

Email: alan.gayer@gmail.com

Tel: (H) 603-373-8948, (M) 603-930-4521