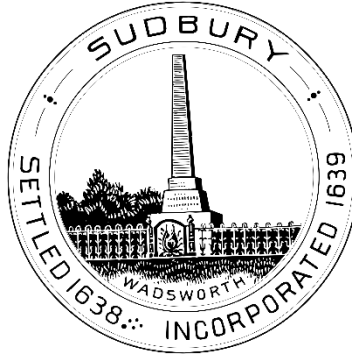


# Town of Sudbury Massachusetts



## OFFICIAL WARRANT

## SPECIAL TOWN ELECTION

**Tuesday, June 4, 2019**

Polls Open 7:00 A.M. to 8:00 P.M.

Precincts 1, 1A, 2 & 5 - Fairbank Community Center, 40 Fairbank Road  
Precincts 3 & 4 - Sudbury Town Hall, 322 Concord Road

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**TOWN OF SUDBURY  
SPECIAL TOWN ELECTION WARRANT**

Commonwealth of Massachusetts  
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury, qualified to vote in Town Elections, that voters residing in Precincts 1, 1A, 2 and 5 should meet at the Fairbank Community Center and voters residing in Precincts 3 and 4 should meet at the Town Hall in said Town on Tuesday, June 4, 2019, between the hours of seven o'clock in the forenoon and eight o'clock in the evening, to cast their votes on the following ballot questions:

**BALLOT QUESTION**

*Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued for the purpose of acquiring the fee or lesser interest in all or a part of the land and the improvements thereon commonly known as "Camp Sewataro", located at 1 Liberty Ledge, consisting of a total of approximately 44.32 acres of land, more or less, for general municipal purposes including the payment of all incidental and related costs?*

SUMMARY: The 2019 Annual Town Meeting approved Article 25 authorizing the Board of Selectmen to acquire the Camp Sewataro property. For such purposes, the Town Meeting appropriated the sum of \$11,300,000 and authorized a borrowing therefor, contingent upon approval by the voters at an election of a debt exclusion question.

Proposition 2½, so called, limits the amount a town may raise by taxation from year to year. A debt exclusion question, such as the one presented here, seeks authorization for the Town to raise, outside the limits imposed by Proposition 2½, the amounts required to pay the principal and interest on bonds issued. Such authorization is temporary in nature, existing only for the life of the loan.

If approved, it is anticipated that the impact on the tax rate would be: \$0.20 per \$1,000 assessed value at the highest point of the bonding period (based upon a 20-year bond at 3.0%). For example, the tax impact on the 2019 average home value of \$745,653 is estimated at \$148 in the first year of debt service, and would decrease to approximately \$96 at the end of the bonding period.

A **“yes” vote** on this question will authorize the Town to raise, outside the limits imposed by Proposition 2½, the amounts required to pay the principal and interest on debt issued for the acquisition of the Camp Sewataro property and related costs.

A **“no” vote** on this question will not allow the Town to raise money outside the Proposition 2½ levy limit for acquisition of the Camp Sewataro property, and will prevent the Town from moving forward with the acquisition.

**ARGUMENT FOR PASSAGE:** The Town is seeking to acquire Camp Sewataro, 44 acres located at 1 Liberty Ledge, for the purpose of open space, recreation, preservation and other municipal purposes. The purchase price of \$11,269,700 includes the 33 lots which could be sold by the owner, as well as a donation of the camp’s assets, which include personal property as well as the camp business. This acquisition will allow the Town to preserve the camp in its current state, which includes numerous active and passive recreational opportunities and amenities. Without this acquisition, the property will be developed. This is a unique land acquisition because it includes the opportunity for potential revenue.

Based on the financial records reviewed by the Town, the camp operates at a profit of approximately \$1,000,000 per year. The Town could choose to operate the camp itself or seek a private operator to manage the camp in order to recoup some of the cost of the acquisition and maintenance. The Town could also choose to maintain the land as open and recreational space.

Acquisition of this land will prevent the property from being developed in a manner that is not consistent with the Town’s vision. By approving the purchase, Town Meeting controls the future of the parcel rather than developers.

**ARGUMENT IN OPPOSITION:** Although passage of this debt exclusion would increase the tax rate over the 20-year bonding period only, Proposition 2 ½ imposes reasonable limitations on the amount a municipality may raise by taxation from year to year. Any increase in the Town’s tax levy above what is specifically authorized by law may cause financial hardship to residents, particularly to households with limited incomes or financial resources. Moreover, the proposed acquisition price is too high and exceeds the appraised value of the property. Furthermore, there has been inadequate public process or debate regarding the acquisition and intended Town use(s) of the property. Use of the property by the Town as a camp is impractical, and the existing facilities/infrastructure on the property are of limited if any utility to the Town and its residents.

Polls will open at seven o'clock in the forenoon and will be closed at eight o'clock in the evening.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least seven days before the time appointed for such election.

Hereof fail not and make due return of the Warrant by your doing thereon to the Town Clerk, at or before the time of election aforesaid.

Given under our hands this \_\_\_ day of \_\_\_\_\_,2019.

SELECTMEN OF SUDBURY:

Patricia A. Brown

Daniel E. Carty

Janie Dretler

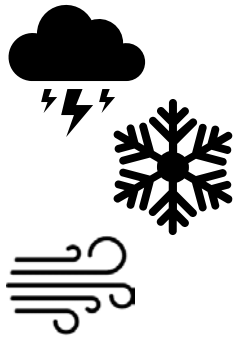
Jennifer Roberts

William J. Schineller

# TOWN OF SUDBURY

## 2019 PROGRAMS & EVENTS CALENDAR

### CLIMATE CHANGE IMPACTS



THURSDAY, MAY 30

*Preparedness  
Listening Session &  
Hazard Mitigation  
Workshop*

Grange Hall  
7PM – 9PM

### SUMMER CONCERTS



MONDAY, JULY 8  
MONDAY, JULY 15  
MONDAY, JULY 22  
MONDAY, JULY 29  
MONDAY, AUG. 5

Haskell Field  
6:30PM – 8PM

### TOUCH-A-TRUCK DAY

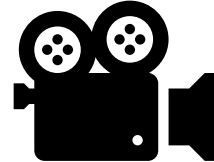


WED., JULY 10

Goodnow Library  
10AM – 1PM

*For details, visit  
GoodnowLibrary.org*

### FLIX ON THE FIELD

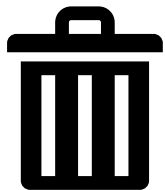


THURSDAY, JULY 25  
The Jungle Book

THURSDAY, AUG 15  
Rookie of the Year

Haskell Field  
8PM

### HAZARDOUS WASTE COLLECTION DAY



SATURDAY, NOV 9

DPW  
8AM – 12PM

*Sponsored by the  
Board of Health*

### SUDBURY TREE LIGHTING



SATURDAY, DEC 7

Town Center  
4PM – 6PM

*Seasonal celebration  
with tree & menorah*



Visit <https://sudbury.ma.us> to learn more.



**Board of Selectmen  
Sudbury, MA 01776**

**U.S. POSTAGE  
PAID  
Permit No. 4  
Sudbury, MA 01776  
ECRWSS**

**POSTAL PATRON  
SUDBURY  
MASSACHUSETTS 01776**

**SPECIAL TOWN ELECTION  
Tuesday, June 4, 2019**