



Town of Sudbury

Planning Board

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MINUTES

MAY 6, 2019 AT 7:10 PM

CONFERENCE ROOM BSD, LINCOLN-SUDBURY REGIONAL HIGH SCHOOL

390 LINCOLN ROAD, SUDBURY, MA

Members Present: Chair Stephen Garvin, Vice-Chair Peter Abair, Secretary John Hincks, Charles Karustis, Nancy Kilcoyne, and Associate Member Justin Finnicum.

Others Present: Director of Planning and Community Development Adam Duchesneau.

Mr. Garvin opened the meeting at 7:10 PM

Discussion and Possible Vote on Article 25 – Camp Sewataro Acquisition

Mr. Hincks noted he and Ms. Kilcoyne had attended the Land Acquisition Review Committee (LARC) meeting the previous week which focused on the Camp Sewataro acquisition. At that meeting he stated the Planning Board felt the purchase of Camp Sewataro would provide additional options for the Town, if all of the financial considerations surrounding the proposal were put to the side. Mr. Hincks indicated he could not put the financial considerations aside because the acquisition of the property would cost the Town \$11.3 million, which was a big-ticket item. Mr. Hincks expressed concern that such an acquisition might prevent the Town from addressing other needs in the community. He affirmed that from a land acquisition perspective, Camp Sewataro is on the Town list of prospective properties to acquire, but was third from the bottom on that listing.

Mr. Hincks noted possible future uses of the property included:

- General recreation (the Park and Recreation Commission voted against the acquisition)
- A Town-run camp, which Mr. Hincks felt was unrealistic
- Lease the property to someone else to run the property as a camp. Mr. Hincks stated the provided financial information surrounding this scenario was insufficient

Mr. Hincks summarized he felt the potential financials were lousy and the choices were not that great for all of the potential options. He felt the Planning Board should reconsider its informal position on the matter before Town Meeting later that evening in light of information now available.

Mr. Garvin mentioned the property could be sold to a developer and, if so, it would likely be developed as 31-33 single-family homes. This type of development would reflect a wide range in the number of children which could be involved but would probably end up being a net negative for the Town. Continued discussion took place regarding possible housing development for the site.

Mr. Hincks indicated he felt the Camp Sewataro acquisition was being rushed. He also stressed obtaining handicap accessibility compliance at the site would be very costly for the Town. Mr. Garvin noted if the property were leased, much of the handicap accessibility compliance expenses could be the responsibility of the leasee.

Mr. Abair stated that from a Planning Board perspective, the development of new housing would not be the preferred option for this site, especially in consideration of the amount of new housing currently being constructed in Sudbury. Mr. Hincks agreed that in a perfect circumstance, keeping Camp Sewataro as a camp would be the best option.

Mr. Karustis highlighted the Park and Recreation Commission's vote against wanting the land for general recreation purposes. Mr. Garvin stated he believed the Park and Recreation Commission was of the mindset they did not have sufficient staffing/funding to manage another recreation site in town. Mr. Hincks suggested possibly selling a third of the property and running the rest of the site as a camp might be a consideration.

Mr. Finnicum questioned if there might be a way to slow down the Camp Sewataro acquisition process and explore as many options as possible. Mr. Karustis commented the Town would likely not sell portions of the Camp Sewataro land if Article 25 passed as presented at this Town Meeting. Mr. Garvin suggested if Article 25 passed and it could be shown that developing some affordable housing on a portion of the property could greatly benefit the town as a whole, this was something which could gain support from the community.

Mr. Karustis questioned how the Town would fund the on-going maintenance of the property.

Mr. Hincks noted folding the potential future use of the Camp Sewataro property into the updated Master Plan would be ideal. He stressed that if the Town were to purchase Camp Sewataro, he would hope the Planning Board's involvement with the property would increase. Mr. Garvin agreed that if purchased, the consideration of possible future uses for the Camp Sewataro property would be in line with the Planning Board's charter.

Mr. Abair noted the timing could be better, but there was a Master Plan update process currently underway and the future of the Camp Sewataro property could be included for discussion in that process if the Town decided to purchase the property.

Ms. Kilcoyne maintained her support for preservation of the property but had concerns about the purchase price. Mr. Duchesneau noted planning the future of the Camp Sewataro property could be an action item in the updated Master Plan, but the Master Plan itself would likely not involve planning the future specifics of the property. Mr. Garvin stated he hoped the Master Plan, in that situation, would still provide a good narrative for what was needed.

Comprehensive Town-Wide Wastewater Plan for the Next Twenty Years

Mr. Garvin reiterated there would be no commitment with the undertaking of wastewater planning which was a very important Master Plan component. He stressed the necessity of having a wastewater report to aid in future decision making and inclusion of this topic in the Master Plan update. Mr. Finnicum agreed about the Town being proactive regarding wastewater planning.

Mr. Karustis noted completing a wastewater management report would qualify the Town for additional funding to take next steps if it so desired. Mr. Garvin confirmed the statement.

The Planning Board unanimously voted to support the Warrant Article regarding the Comprehensive Town-Wide Wastewater Plan for the Next Twenty Years.

Discussion and Possible Vote on Article 25 – Camp Sewataro Acquisition (continued)

Mr. Hincks stated it would be good to obtain a common point of view from the Planning Board as a whole on the matter. Discussion ensued as to what position the Planning Board should provide to Town Meeting.

Mr. Abair proposed the Planning Board provide the following statement: “The Planning Board supports the Town’s control of the property to enable future uses to be considered as part of the Town’s current Master Planning process.”

The Planning Board reached general consensus for this statement regarding Article 25.

Mr. Hincks recommended a future agenda item include the listing of properties the Town has interest in acquiring.

Mr. Garvin adjourned the meeting at 7:37 PM.