

Liberty Ledge/Sewataro Advisory Committee Remote Meeting June 18, 2026 7:00 p.m.

Present by roll call vote: Dave Henkels, Chairman; Kay Bell; Jennifer Pincus; Debbie Dineen, Bill Pimental by Zoom

Also Present: James Goudie-Murray, Sudbury Management Analyst

Absent: Radha Gargeya, Vice Chair; Granger Atkeson

Summary

The Liberty Ledge Sewataro Advisory Committee held a virtual meeting on June 18, 2026, to discuss the upcoming public input session scheduled for June 24, 2026 at 7 PM at the Fairbank Community Center. Chair Henkels led the meeting and reviewed the agenda, which included minutes approval, chair's comments, and a presentation by James Goudie about the public input session format. Tania Vitvitsky from the Sudbury Housing Authority joined the meeting to discuss potential housing opportunities on the Liberty Ledge property, explaining that the Housing Authority is exploring options to expand their portfolio due to high demand for family housing in Sudbury. The committee reviewed James's detailed presentation outlining the structure of the public input session, which will include property assessment activities, visioning exercises, and idea prioritization. Several committee members and audience members provided feedback on the presentation materials and suggested improvements, including adding current property maps, clarifying instructions for virtual participants, and ensuring accessibility for people with visual impairments. The conversation ended with discussions about volunteer facilitators for small group activities during the public session and plans for the next committee meeting on July 2, 2026.

Liberty Ledge/Sewataro Advisory Committee Meeting

The meeting began with introductions and technical setup, with participants joining via Zoom. Henkels opened the Liberty Ledge Sewataro Advisory Committee meeting and called for roll call to confirm attendance. The main discussion centered around reviewing minutes from May 21 and June 4, 2026, with James G. having distributed them in advance

for review. Jennifer Pincus and Kay Bell both made edits to the minutes, though there was some confusion about which comments had been incorporated, and Jennifer P. suggested waiting to vote on the May 21 minutes until all comments could be properly reviewed.

Minutes Review and Approval

The team reviewed the minutes from June 4, 2026, with Kay B. having made several spelling corrections including misspelled names like "Brada/Radha" and "Vincent/Victor." Jennifer P. confirmed she had reviewed the minutes and had no major comments beyond the spelling corrections. The group approved passing the June 4, 2026, minutes with the identified spelling corrections to be made.

Liberty Ledge/Sewataro Tours

The committee discussed upcoming tours of the Liberty Ledge property. James G. provided details about multiple tours scheduled from June 24-26, including tours at 8-10 AM, 10 AM-12 PM, 5:30-7:30 PM, and 2-4 PM, with an additional tour at 4:30-6 PM on Wednesday. Dave H. emphasized the importance of gathering public input before committee deliberations on specific uses like camp or senior housing and noted that additional stakeholders including the Board of Health, Park and Rec, and Council of the Aging would be providing input. Kay B. raised an operational issue about missing closed captioning during the May 21 meeting recording.

Public Input Session Planning Meeting

The committee discussed the schedule for hearing from various town groups, with the Board of Health and Park and Rec confirmed to meet on July 2nd. James encouraged committee members to distribute flyers about the public input session through town channels and community organizations. Kay B. shared insights from visiting the Camp Sewataro website, including information about tuition and scholarships that might be useful for the committee's review.

Liberty Ledge Housing Development Discussion

Tania Vitvitsky, a Select Board appointee to the Housing Authority, joined the meeting to discuss the possibility of housing development on the Liberty Ledge property. She explained that the Housing Authority currently manages 64 units in Musketahquid Village and an additional 28 scattered family housing sites, but faces challenges with a long waiting list, particularly for family housing. Tania V. mentioned that the Authority has previously explored developing town-owned properties including the DPW site and the Boy Scout property off Edgel/Nobscot Road, though these efforts were not feasible due to economic and site constraints.

Housing Authority Development Plans

Tania V. explained that the Housing Authority is a state entity with bureaucratic hurdles for capital improvements and discussed their need for family housing units (1-3 bedrooms) to meet demand. She noted that while they are looking at existing town-owned properties like the Pine Lakes area and Liberty Ledge, purchasing market properties is complicated and typically developers buy available properties first. The committee discussed the existing residential structures at Liberty Ledge, with Kay Bell clarifying that six residential properties exist, including two that are used as camp administrative buildings and a recently vacant house on Haynes Road that was previously occupied by the camp director.

Public Input Session Materials Update

James G. presented the updated materials for the upcoming public input session, including a presentation for the public session and instructions for activities. Kay B. suggested adding a second map that shows the current development of the property, rather than just the subdivision plan, to better represent the actual roads and layout. The group discussed obtaining aerial photos and maps from GIS resources to provide more accurate visual representations of the property before the session.

Property Brainstorming Activity Planning

James G. presented plans for an activity where participants will brainstorm ideas about potential uses for the property and share responses through Q&A features for online

participants. Jennifer P. suggested adding a question to gauge how familiar participants are with the site and proposed mixing group members based on their knowledge level. James agreed to gauge familiarity with a show of hands and noted he would address committee member participation later. The discussion covered Activity 2, which involves visioning for the property's future and recording ideas in Q&A features for online participants to see both online and in-person contributions.

Virtual Visioning Process Planning

James G. explained the process for virtual participants to engage in the visioning activity, including how they will record ideas shared during the meeting and organize them using a shared worksheet. The committee discussed potential challenges with the worksheet process and agreed to clarify instructions, allowing participants to submit ideas via email if needed. James outlined the final activity, where in-person attendees will use color-coded stickers to prioritize ideas, and confirmed that virtual participants can indicate their preferences on the worksheet.

Listening Session Volunteer Planning Meeting

James G. reported on finding one volunteer to handle the Zoom aspect of the listening session but is still seeking additional volunteers to lead small discussion groups. Kay B. provided feedback on the session materials and structure, suggesting improvements for accessibility, particularly for participants who are blind or low vision, and offered to work offline on formatting suggestions. The team discussed using existing building photos from a 2019 presentation rather than taking new ones, with James confirming he already had some of these photos.

Listening Session Meeting Preparation

The committee reviewed preparations for the upcoming listening session on June 24th, with James presenting a 12-slide outline for the event. Resident Alicia Carrillo suggested labeling corrections for slides about Liberty Ledge parcels and recommended improving the Word document instructions for recording ideas. Alicia C. expressed concerns about developing the Sewataro property for housing due to water table issues and budget constraints. The committee agreed to volunteer as small group facilitators for the listening

session activities, with James G. planning to send an email request for volunteers on Monday. The next meeting on July 2nd will focus on three topics, including accessibility considerations, with Park and Rec and Board of Health representatives attending.