

Liberty Ledge/Sewataro Advisory Committee Hybrid Meeting

July 2, 2026

Fairbanks Community Center 7:00 p.m.

Committee Members present: G Atkeson by Zoom, D Henkels (Chair), K Bell, R Gargeya, D. Dineen

Committee Members absent: J. Pincus

Also Present: James Goudie-Murray, Management Analyst, Vivian Zeng, Director of Community Services

Committee Meeting Minutes Review and Opening Discussion

D. Henkels opened the Liberty Ledge Sewataro Advisory Committee meeting and called for roll call to confirm attendance. The meeting started with reviewing the May 21st meeting minutes, R Gargeya proposed a few changes regarding attribution of speaker names and meeting end time. R. Gargeya moved to approve the minutes pending the amendments. K. Bell seconded the motion. All commission members voted in favor.

The committee discussed their public listening session, which was deemed successful with approximately 60 attendees. G. Atkeson and other committee members shared that there had been good feedback from the town about the event.

The committee discussed future meeting plans including to invite additional stakeholders including Council of Aging, Sudbury Housing Trust, Conservation Commission, and potentially the Planning Board.

The committee took public comment where the committee clarified that their role is to make recommendations to the select board rather than binding decisions, and discussed plans for developing their final report by the end of October.

Health and Community Focused Discussion

Vivian Zeng, Director of Community Services, presented a comprehensive overview of the Health Department's oversight of Camp Sewataro, including licensing requirements, safety inspections, and public health considerations for swimming pools and beaches. Committee members had a few questions about the dynamics of keeping the swim areas clean as well as septic system concerns for the buildings, pool safety and chemical requirements.

The discussion also covered water safety regulations, with clarification that natural bodies of water require more frequent testing than swimming pools due to wildlife and environmental factors.

Recreation Programming Focused Discussion

Vivian then presented on recreation programming opportunities that could use the property including learn-to-swim lessons, nature education, and fitness classes, while noting accessibility challenges and parking limitations. She also recommended a dedicated waterfront communication system for safety if there was increased use. On behalf of the Parks and Recreation Commission, G Atkeson noted there has been limited town usage of the space over the past seven years and repeated the Park Department's interest in leveraging existing assets like pools, courts and open space rather than developing new sports fields.

Vivian explained their current staffing of 34 full-time and seasonal staff managing 160-180 campers weekly at the Fairbank property for the Summer Camp there. They then outlined plans for introducing more passive recreational activities like yoga, nature education, and forest bathing programs as space allows.

In response to a question from a committee member, the camp operator Scott Brody and community engagement coordinator Kristen Drummey described their collaborative process with the town and emphasized their willingness to support additional programming and events.

Public Input Results

J Goudie presented the results of a public input session on Camp Sewataro, where nearly 40 participants in the room and 20 online provided 195 distinct prioritized use recommendations. The top priority was Camp Sewataro operations, receiving 25 first priority votes and a weighted score of 156, followed by general park and recreation programming. G Atkeson noted that the multiple programming categories could be combined, showing similar community support levels for camp and programming. Scott Brody asked about potential conflicts between camp operations and other programming ideas, and J Goudie clarified that based on his analysis of the responses participants viewed these as complementary rather than exclusive options.

The committee discussed the importance of transforming community ideas into practical, financially viable proposals that could be presented to the Select Board, with particular attention to programming timing, space utilization, and operational feasibility.

Liberty Ledge Community Survey Planning

The committee discussed plans for a community survey regarding the future use of the Liberty Ledge property, which currently hosts Camp Sewataro. J Goudie proposed structuring the survey to gather both quantitative and qualitative data, including demographic information, open-ended

questions similar to those used in a previous public input session, and a prioritized list of potential uses for the property. D. Dineen suggested the survey mimic the same formatting from the community input session. The committee suggested including links to property information and resources in the survey to help inform respondents. The committee delegated G Atkeson to work with J Goudie directly to draft a survey for review by the committee at the next meeting. G Atkeson also offered to help analyze the responses once collected.

Community Input Comments

Several speakers, including Jeff Levine and Len Simon, provided feedback on potential uses for the property, with Levine suggesting age-restricted housing as a way to generate revenue for the town, while Simon emphasized the need to ensure any new uses would be revenue-neutral or positive for Sudbury.

The next meeting was scheduled for July 16th.

R. Gargeya moved to adjourn the meeting, K. Bell seconded the motion and all committee members voted to adjourn the meeting.

Meeting ended at 9:27pm