Liberty Ledge / Sewataro Advisory Committee Meeting Minutes

Wednesday, **October 14**, **2026** Meeting held remotely on Zoom 6:31 PM to 9:34 PM

Members Present: Dave Henkels, Granger Atkeson, Radha Gargeya, Kay Bell, Debbie Dineen, Jen Pincus

Members Absent: none

Other Panelists: James Goudie-Murray, Sudbury Management Analyst

Open of Meeting

Chair Dave Henkels began the meeting with a roll of all members present. All were present remotely. Kay volunteered to produce the minutes.

Draft Recommendations for Final Report to Select Board

James displayed the document with suggested corrections and changes. There were thirteen (13) recommendations to consider: the first three (3) were Immediate-Term, the next five (5) were Medium Term, and the last five (5) were Long-Term recommendations.

1. Continue Camp Operations Through the Final Five-Year Extension
   1.1. A typographical correction was offered.
2. Increase the Benefit of Camp Operations to Sudbury Residents
   2.1. No changes offered.
3. Establish a Clear Municipal Entity for the Liberty Ledge Property
   3.1. No changes offered
4. Expand Public Access, Recreation, and Community Programming
   4.1. For the list of potential year-round recreational, educational, cultural, and community programming examples nine additional options were added
5. Improve Accessibility, Wayfinding, and Public Understanding of the Property
   5.1. A typographical correction was offered.
6. Conduct a Comprehensive Evaluation of the Property
   6.1. Two grammatical changes were made.
   6.2. The item addressing the ADA Evaluation was discussed and rephrased based on the information provided by Sandra Duran, Combined Facilities Director at the previous meeting and information shared by Kristin Drummey, Camp Sewataro Community Engagement Director. Members discussed pros and cons of addressing access needs as they emerge from user interest versus conducting s complete evaluation of accessible routes as recommended in the current ADA Transition Plan.
   6.3. Based on accessibility discussion a sentence was added to recommendation 5: An urgent need identified by the LLSAC is an accessible route to the fishing pond.

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6.4. Members further discussed at length the context and purpose of recommending the study and evaluation of the many elements listed in this recommendation. Further explanation was added to the recommendation.

7. Define the Area Necessary for Camp Operations and Protect the Property's Natural Resources While Long-Term Planning is Underway

7.1. No changes offered

8. Convert 213 Haynes Road to an Affordable Single-Family Residence
   8.1. No changes offered
9. Maintain Permanent Municipal Responsibility for Liberty Ledge
   9.1. No changes offered
10. The Next RFP Should Solicit a Camp Operator
    10.1. A typographical correction was offered and a grammatical change was offered.
    10.2. Branching off consideration of defining areas for camp use and areas for other use with the possibility of excluding housing in the Pantry Brook watershed area, members discussed where calling attention to the protection of the headwaters of Pantry Brook should appear in the recommendations. The final recommendation, 13. Preserve Natural Resources was identified for that and all agreed it needs a clear statement.
11. Preserve Flexibility for Multiple Uses of the Property
    11.1. Two grammatical changes were offered.
12. Consider a Long-Term Management Agreement
    12.1. Members discussed how specific or general a suggested time frame should be recommended, and whether it should be tied to the length of the bond the town is paying for the property. James clarified that the term of a future agreement must be determined prior to issuing a Request for Proposal, therefore will not be a negotiable factor in finalizing an agreement.
    12.2. Camp Operator, Scott Brody joined the conversation to explain that an operator would have to secure commercial bank financing to make substantial investment in improvements and that banks require certainty of financial terms in an agreement over the length of a building loan which is typically a twenty (20) year period. A bank would also require a "security interest" in the agreement, which, in this situation, would be some form of a leasehold interest. If only smaller scale improvements are of interest a management agreement would suffice, but for upgrades that cannot be financed by operating cash flow, like a multimillion-dollar new building, a lease agreement would be required to secure bank financing.
    12.3. Debbie pointed out that a lease agreement must be passed by Town Meeting and the lessee is then required to pay property tax to the Town. Scott confirmed and added that the nature of the use of the property would determine the tax rate, which for recreational use would be different from a potential subdivision.

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12.4. After much discussion the final three items regarding a longer-term agreement were revised to include an annual report with quantitative data, a Town analysis of the report to assess key performance measures, and inclusion of predictable escalating benefits to the Town.

13. Preserve Natural Characteristics

13.1. Members agreed to add the phrase "protect the headwaters of Pantry Brook" to the first sentence and to change "environmental character" to "natural environment" in this recommendation.

James read all the recommendations aloud, as edited. A parenthetical phrase was removed and "study" was changed to "evaluation" in the third recommendation. Reference to an Easter Egg Hunt was deleted from and "use of equipment" was added to the fourth recommendation. "Or" was removed from the first bullet list in the twelfth recommendation. "Public" was replaced with "municipal" in the thirteenth recommendation. A few punctuation and grammar corrections were made throughout the document.

VOTE: Kay moved that the LLSAC adopt the LLSAC draft recommendations as our recommendations to be included in our report to the Select Board. Granger seconded the motion. A roll call vote was taken: Henkels, aye. Pincus, aye. Dineen, aye. Bell, aye. Atkeson, aye. Gargeya, aye.

Report Sections Review Meetings

With the delivery deadline for the full report being October 31, members discussed how many more to hold and when to hold them to edit the other six sections of the report as drafted by James and Adam Burney, Director of Planning and Community Development. The committee will meet Thursday, October 22nd and Thursday, October 29th to review and finalize the remaining sections. Members agreed to individually review and send recommended edits to James in advance to facilitate efficient work at the upcoming meetings.

Report Section – 2. Liberty Ledge/Sewataro Advisory Committee (LLSAC)

Jennifer's edits were to change the tense of verbs to past tense as the actions have been taken. Other wording structures and details were altered to reflect actions the committee completed.

VOTE: Granger moved that the LLSAC adopt the LLSAC draft recommendations as our recommendations to be included in our report to the Select Board. Granger seconded the motion. A roll call vote was taken: Henkels, aye. Pincus, aye. Dineen, aye. Bell, aye. Granger, aye. Gargeya, aye.

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VOTE: Granger moved to adjourn the meeting. Debbie seconded the motion. A roll call vote was taken: Henkels, aye. Pincus, aye. Dineen, aye. Atkeson, aye. Bell, aye. Gargeya, aye.

The meeting was adjourned at 9:06 PM.

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