Liberty Ledge / Sewataro Advisory Committee

September 3, 2026

Virtual meeting 6:30 PM

Committee members present: Granger Atkeson, Kay Bell, Debbie Dineen, Radha Gargeya, Dave Henkels (chair), Jennifer Pincus

Members absent: none

Also present: James Goudie-Murray, Management Analyst

Open of Meeting and Minutes of July 30, 2026

Roll Call:

Bell-present; Gargeya-present; Granger-present; Henkels-present; Pincus-present; Dineen-present.

At the conclusion of the roll call, Chair Dave Henkels called the meeting to order at 6:30 PM. The minutes of July 30, 2026 were briefly discussed, and were approved unanimously as amended with R. Gargeya suggesting that the time of adjournment be added at the end.

Summary

The Liberty Ledge Sewataro Advisory Committee meeting on September 3, 2026, focused on both near-term and long-term recommendations for the property, as well as reviewing Town Counsel's legal opinion regarding contract extensions and whether a 30-year agreement would be legally permissible.

Reviewing Town Counsel's legal opinion, the committee came to understand that while a 30-year agreement would be legal, it would require a Town Meeting vote and an RFP process. Key discussions centered around the current 3-5-5 contract structure (3 years with two 5-year extensions) and how much flexibility exists within the original RFP for modifying terms in renewals.

For the near term, the committee agreed to a number of recommendations for negotiating a potential five-year extension of the current agreement with Camp Sewataro, including increased enrollment of Sudbury campers and greater affordability for Sudbury families, plus greater use of camp equipment and amenities for the public. During this period, the committee recommend that the Town conduct a full evaluation of the property, define camp boundaries, and implement a moratorium on any development until property data collection is complete and the next RFP process occurs in 6 years. The committee also agreed to recommend that property oversight, including management of the land evaluation and use, be under the purview of designated Town

staff or other municipal entity(ies). Finally, it was agreed that the house at 213 Haynes Rd. should be made available for affordable housing.

Regarding long-term recommendations, the committee debated whether to consider a 30-year management agreement and future development, ultimately agreeing to recommend considering a long-term contract with a camp operator under the next RFP if deemed to provide benefits to the town, and a moratorium on development anywhere on the property until such time as the property evaluation is complete and camp boundaries are determined.

Town Counsel Legal Opinion on Camp Contract Terms

The committee discussed a legal opinion from KP Law dated August 25, 2026 regarding the terms of the agreement between the Town and Camp Sewataro. The discussion began with understanding the possibility of entering into a 30-year agreement with Camp Sewataro. The legal opinion clarified that while the current 3-year contract with two 5-year extensions was legally awarded, any longer-term agreement would require a new Town meeting vote followed by a new RFP process.

The group reviewed the original RFP and 2019 Town meeting warrant article 25 to understand the scope of authority granted to the Board of Selectmen, confirming that while the specific 3-5-5 structure came from the RFP rather than the original Town meeting vote, the Town meeting did authorize the Select Board to negotiate terms and conditions as deemed appropriate.

Discussion next focused on understanding the limitations on any modifications to the existing agreement between the Town and Camp that the committee could recommend to the Select Board prior to their negotiations with the camp operators for the upcoming potential final 5-year contract renewal. The committee agreed that each member should review the original RFP to identify potential modifications that would be within the four corners of the original agreement and then develop recommendations for a potential 5-year extension before seeking input from Town Counsel on whether proposed changes could be prejudicial to fair competition.

Camp Sewataro Contract Renewal & Near-Term Use Recommendations

The committee discussed potential recommendations for the Liberty Ledge property that had been drawn from the brainstorm options members had submitted, focusing on two separate categories: immediate/near-term actions and long-term considerations. The following topics were discussed regarding the near-term (through the end of a possible 5-year contract extension for the camp operator), including items to be negotiated as part of that contract renewal and simultaneous actions to be undertaken by the Town:

<u>Town Oversight For The Property</u>

The discussion began regarding recommendations for modifying a five-year contract renewal with the current Camp Sewataro operator, then focused on the need for better defined use coordination and management of the property. The group agreed that the Town should designate a Town staff member or municipal entity to oversee property management,

coordination of users, property evaluation studies (see separate recommendation below) and implementation and evaluation of the results of those studies. In response to R. Gargeya's suggestion that the committee should focus on the goal rather than how it is accomplished, other members of the committee were adamant that a Town appointed person or entity was needed but debated whether there should be one role to manage all of the above, or the various areas of oversight could be handled by multiple roles. The committee ultimately determined that the recommendation should be that the Town should establish this oversight responsibility regardless of specific personnel assignments.

Kristen Drummey, the Camp's liaison to the Town, explained that at the time of drafting the original agreement the Town didn't think there was anyone with the bandwidth to take on the role of coordinating resident use outside of camp hours/season and for this reason the camp director, Scott Brody, offered to create her position to take on this role. She also clarified the current operational model and explained the difference between the original RFP and the final contract terms.

Camp Operations & Resident Benefits

The committee discussed recommendations for improving camp access to Sudbury residents, as it is a town-owned property. The committee focused on two main areas: prioritizing Sudbury resident enrollment and affordability for Sudbury families. The committee agreed to draft specific recommendations, including potentially incorporating Sudbury resident priority enrollment into both the upcoming possible five-year contract renewal as well as future RFPs, though the committee debated the exact implementation details such as pricing structures and percentage requirements. At J. Pincus's and K. Bell's suggestion, the committee agreed to recommend a sliding fee scale for Sudbury residents based on income as part of the next five-year contract negotiation with the camp operator.

Property Evaluation

The team also decided to recommend pursuing studies to better understand the property, including ADA compliance and site evaluation (soils analysis, drainage, wetlands delineation, etc.). Additionally, the committee agreed to suggest working with the camp operator to define clear boundaries of the camp property to prevent unauthorized land disturbance outside those boundaries during the five-year agreement period as these studies are undertaken.

Property Development Recommendations

The committee discussed recommendations regarding housing development and then expanded the discussion to include *any* development. The group briefly touched on converting an existing home at 213 Haynes Road into an affordable residence, the conversion of which to be managed by the town, and agreed to include this as a recommendation. K. Bell expressed concerns about limiting other development options completely, while J. Pincus advocated for establishing clear camp boundaries and preventing any housing construction within those boundaries. G. Atkeson suggested that until the studies are completed, and camp boundaries are determined, there should be no development anywhere on the property, whether within the

as-yet-undetermined camp use boundaries or in undisturbed areas. The group debated whether to implement a temporary moratorium on development for five years while conducting environmental studies, with G. Atkeson suggesting this approach would provide leverage during the next RFP process when the town could redefine boundaries and requirements. J. Goudie-Murray recommended making environmental preservation recommendations more explicit in the final document, and the committee agreed to the need for studying undisturbed properties to determine their potential uses before making long-term development decisions.

Camp Amenities and Equipment Use by Residents

D. Dineen noted that the RFP called for residents to have access to the camp equipment that came with the purchase of the property, but K. Bell explained that discussion of this item did not make it into the agreement, though the negotiations for the 5-year extension might be a good time to do so. A brief discussion about the various amenities included concern about the golf driving range nets' danger for birds.

Long-Term Recommendations

R. Gargeya suggested that the long-term recommendations consider both the items that would continue beyond their near-term implementation and new items to be recommended for long-term implementation. G. Atkeson agreed, noting that the recommendations for Town oversight and resident benefits should continue long-term. J. Pincus pointed out competing recommendations for and against a long-term management agreement to a camp operator as proposed by individual members of the group in the document under review, which she thought ought to be resolved with a group consensus. Upon discussion, it was agreed that the committee would recommend considering a long-term agreement for the next RFP if deemed to provide specific benefits to the town, such as increased revenue sharing, the ability to increase camp enrollment for Sudbury residents, development of facilities for camp and Town use, or enhanced public access to equipment and facilities.

Community Survey Update

J. Goudie-Murray reported on the status of the survey which ends in a few days, noting that 640 responses had been received, 20 of which were paper responses, and he would have the data consolidated for presentation at next week's meeting.

Wrap Up and Close of Meeting

J. Goudie-Murray will draft recommendations based on the discussion and present them at the next meeting. He will take all of the recommendations discussed and put them into a format that will serve as a draft for the report. K. Bell reminded the group that there was a requirement to report back to the Select Board every 2 months.

Kay moved to adjourn the meeting. Dave seconded.
The motion passed by 6-0 vote:

Bell-aye; Dineen-aye; Gargeya-aye; Granger-aye; Henkels-aye; Pincus-aye

The meeting was adjourned at 8:58 pm.