

Liberty Ledge/Sewataro Compilation

February 24, 2026

Summary Compilation

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Click on the underlined text to access external resources.

I. Executive Summary

Liberty Ledge / Sewataro was acquired in 2019 following Town Meeting approval and an affirmative Proposition 2½ debt exclusion vote. The acquisition authorized use for municipal purposes.

Key points:

- Town Meeting approved acquisition, funding, and broad municipal use of the property; it did not approve site design, specific programming, or permanent fixed uses.
- The Select Board may study, plan, and evaluate future uses of the property, including issuing Requests for Proposals (RFPs) or Requests for Information (RFIs), and may negotiate agreements within its delegated authority; however, it may not commit additional funds, enter into lease or disposition agreements, or impose permanent physical or legal changes to the property without further Town Meeting authorization.
- Separate Town Meeting or voter approval is required for:
 - Capital expenditures beyond the acquisition
 - Lease or long-term use agreements
 - Sale or transfer of land or interests in land
 - Imposition of permanent legal restrictions or easements

The subcommittee's role is to report at each Select Board meeting and prepare a draft written summary compilation to the Select Board, no later than March 9, 2026 ensuring decisions are informed, lawful, and transparent.

II. Subcommittee Charge

Purpose and Scope of Work

On January 6, 2026, the Select Board (“Board”) established a subcommittee to be known as the Liberty Ledge / Sewataro Select Board Subcommittee to advise the Board by analyzing existing materials, planning studies, comparable municipal projects, and relevant expert perspectives related to the use and long-term implications of the property.

The subcommittee is advisory and analytical in nature. It is established to provide a sound basis for informed deliberation by the Select Board.

The subcommittee will report at each Select Board meeting and prepare a draft written summary compilation to the Select Board, no later than March 9, 2026. The compilation shall outline findings and issues requiring further study or policy direction and is intended to inform the Board’s discussion of next steps for planning and decision-making related to the property.

III. Authority and Governance

Select Board Mission Statement and Values

Select Board Authority:

- Conduct planning studies
- Appoint advisory groups
- Gather public input
- Explore scenarios within authorized uses

Actions Requiring Town Meeting/Voter Approval:

- Capital construction or major expenditures
- Lease or sale of land
- Permanent changes in use
- Imposition or removal of legal restrictions

IV. Liberty Ledge / Sewataro Land Acquisition History

Click on the underlined text to access external resources.

- 1) [Sewataro Appraisal Report #10520](#) Prepared by LandVest, Inc., dated February 20, 2019.
- 2) [Select Board Letter of Intent](#) (April 18, 2019)
- 3) [Camp Sewataro Statement of Profit and Loss](#) (April 26, 2019) submitted by prior property owner/camp manager.
- 4) Click here for the [Taylor Family Letter to the Board of Selectmen – May 3, 2019](#). Letter from the Taylor Family to the Board of Selectmen concerning the sale of Camp Sewataro.
- 5) [Article 25 Camp Sewataro Acquisition](#) - 2019 Annual Town Meeting (May 7, 2019)
 - a) [2019 Annual Town Meeting Article 25: Town Manager Presentation](#)
 - b) [2019 Annual Town Meeting proceedings](#) (Article 25 – Camp Sewataro Acquisition, pages 45-53)
 - c) [2019 Annual Town Meeting audio](#) (Article 25 - Camp Sewataro Acquisition, starting at minute 0:56:00)
- 6) [Public Forum on acquisition of Camp Sewataro](#) (May 28, 2019)
- 7) [2019 Special Town Election Results](#) (June 9, 2019)
- 8) [Future Use of Camp Sewataro Property FlashVote Poll](#) (June 24-26, 2019)
- 9) [Sewataro Purchase & Sale Agreement](#) (August 20, 2019)
- 10) Recorded deeds, easements, restrictions:
 - a) [Deed: Book 73541 / Page 408](#)
 - b) [Easement: Book 73541 / Page 404](#)
- 11) [Sewataro License Agreement](#) (August 20, 2019)
- 12) [Driveway Plan](#) (September 11, 2019)
- 13) [Health Department Inspection Memo](#) (September 13, 2019)
- 14) [Property Information: Public Access and Existing Buildings](#) (March 2020)
- 15) [Town of Sudbury Camp Sewataro - Actual Debt](#) (December 14, 2021 - Select Board agenda packet, April 12, 2022 - p. 3)
- 16) [2022 Annual Town Meeting Article 16 - Land Use Study](#)

- a) [2022 Annual Town Meeting Article 16 – Select Board Presentation \(May 2, 2022\)](#)
 - b) [2022 Annual Town Meeting proceedings \(Article 16 - Funding of a Land Use Consultant for the Sewataro/Liberty Ledge Property, pages 20-23\)](#)
 - c) [2022 Annual Town Meeting audio \(Article 16 - Funding of a Land Use Consultant for the Sewataro/Liberty Ledge Property, starting at minute 2:08:45\)](#)
- 17) Current inventory of buildings/structures: [Estimates of Insurable Values 12/10/25](#)
- 18) Town-owned inventory: [See Appendix D-2 for 2018 Inventory.](#)
- 19) [Town Manager presentation \(December 16, 2025\)](#)
- 20) [Liberty Ledge / Sewataro Select Board Subcommittee charge \(voted January 6, 2025\)](#)

V: 2019 Request for Proposal

[Click on the underlined text to access external resources.](#)

An RFP for Management of Camp Sewataro was issued by the Town Manager on behalf of the Board of Selectman on July 10, 2019.

[2019 Requests for Proposals](#)

- 1) [Camp Sewataro RFP and Addenda](#)
 - a) RFP Response 1: [K&E Camp Corp. – Scott Brody \(personal and financial info redacted\)](#)
 - b) RFP Response 2: [Marcus Lewis Enterprises Inc. \(personal and financial info redacted\)](#)
 - c) RFP Response 3: [Metrowest YMCA \(personal and financial info redacted\)](#)
- 2) [Staff Evaluations of Sewataro RFP Proposal Responses](#)
- 3) [Town Manager recommendation memo dated August 8, 2019](#)

VI: Camp Sewataro LLC Property Management Agreement and Amendments

[Click on the underlined text to access external resources.](#)

Camp Sewataro LLC contract (September 13, 2019)

The Board of Selectmen voted to enter into a Day Camp Operator and Management of Real Property contract with Camp Sewataro, LLC (Manager Scott Brody). Camp Sewataro is a privately operated, traditional day camp serving children ages 3–15. The camp is independently run and is not a Town of Sudbury program. Please click below to view the contract and supporting exhibits.

- [Sewataro Camp Operator Contract](#) – Executed, without exhibits
 - [Exhibit 1: Sewataro Camp Operator Contract](#)
 - [Exhibits 2-6: Sewataro Camp Operator Contract](#)
- [First Amendment to the Day Camp Operator and Management of Real Property Contract](#) (January 28, 2020)
- [Second Amendment to Sewataro Camp Operator Contract](#) (June 9, 2020)
- [Third Amendment to Camp Operator Contract](#) (April 12, 2022)

VII. Camp Sewataro LLC Annual Financial Statements and Audit

Click on the underlined text to access external resources.

- [Camp Sewataro Financial Statements](#) (Archive)
- [Camp Sewataro audited Financial Statements \(June 2025\)](#) (Select Board Agenda Packet p. 23-24)
- [Camp Sewataro Financial Statements 12.31.2020](#)
- [Camp Sewataro Revenue Share FYE 9.30.2020](#)
- [2023-2027 Projected Income, Expenses, Revenue \(submitted by property manager\)](#) (Select Board agenda packet, April 12, 2022 - p. 8)

VIII. Information related to Liberty Ledge/Sewataro post-2019 RFP award to Camp Sewataro LLC.

Click on the underlined text to access external resources.

- [American with Disabilities Act \(ADA\): Town Counsel Opinion regarding Applicability of Title II or Title III \(October 6, 2022\)](#)
- [Select Board members regarding Sewataro Dec 2021](#) (Questions submitted by Select Board members in advance of negotiation of 5-year extension of property management agreement in 2022)
- [Camp Sewataro Property Information](#)
 - [Monthly Updates](#)
 - [Public Access Information](#)
 - [Sudbury Resident Camp Scholarship Information](#)
 - [Sewataro Property Reservation Requests](#)
 - [Summer Access Schedule Details](#)
 - [Sudbury Resident Swim Program Details](#)
- [Summer Access and Swimming 2025](#): This program began in 2024 and is managed by the camp property manager. The program is not a Town of Sudbury program. Working with the Sudbury Health Department, adjustments have been made to water management in order to mitigate shutdowns due to Cyanobacteria and other issues as identified in ongoing water testing.

[Water Testing \(3/23/22\)](#)

3/23/22 UPDATE: Camp Sewataro E. coli report, samples taken 3-7-22:

- [Water Testing Certificate of Analysis 3/8/22](#)
- Sudbury Town department feedback:
 - Conservation Agent: I have no comments relative to this recent water testing result.

- Health Director: Their second E. coli report was favorable.
Warmer weather tests from here on in will be critical.

1/20/22 UPDATE: Results of water testing performed on ponds located on the Sewataro property 1/3-1/10/22:

- [Water Testing Certificate of Analysis 1/11/22](#)
- [Water Quality Results Summary](#)
- [Water Quality Results Memo from Town Manager 1/21/22](#)
- [Water Testing Memo from Town Manager 1/6/22](#)

IX. Additional information

Click on the underlined text to access external resources.

The following Town reports and plans are provided for reference and context as the Select Board begins evaluating potential future uses of the property; inclusion does not imply endorsement of any specific use or outcome.

Sudbury reports:

- [Sudbury Town-wide Athletic Field Evaluation and Needs Assessment Study](#) (September 5, 2025)
- [Sudbury Housing Production Plan](#) (Adopted by the Planning Board on April 30, 2025, the Select Board on June 10, 2025, and approved by the State's Executive Office of Housing and Livable Communities (EOHLC) effective October 9, 2025) 7B. Study Parcels - 3. Liberty Ledge: Parcel ID C08-0115. (page 24-25).
- [Sudbury Route 20 Corridor Study Final Report](#) (2025) Includes up-to-date demographics of the Town
- [Sudbury Climate Mobilization Action Plan](#) (2023)
- [Sudbury Master Plan](#) (Adopted by the Planning Board on April 28, 2021)
- [Sudbury ADA Self-Evaluation Plan](#) (2021)

- [Sudbury Open Space and Recreation Plan \(2009 OSRP\)](#) (see references to Liberty Ledge, pp: 36, 40, Appendix pp. 2, 6) OSRP is currently being updated by BSC Group.
- [Sudbury Town Charter](#)
- [Sudbury General, Special, and Zoning Bylaws](#)

Other reports and resources:

[Mass.gov](#)

- [M.G.L. c. 30B §16 \(Real Property\)](#)
- [M.G.L. c. 40 §15 / §3 \(Town Meeting authority over land\)](#)
- [Massachusetts Office of the Inspector General: Chapter 30B Manual: Procuring Supplies, Services and Real Property](#)
- [Massachusetts Office of the Inspector General: Using Data to Guide Municipal Decisions](#)
- [Massachusetts Office of the Inspector General: Advisory on Municipal Golf Course Management Contracts](#)

Public Private Partnerships

- [Public-Private Partnerships \(P3's\) Team](#) (Mass.gov – Division of Capital Asset Management and Maintenance)
- [Ten Principles for Successful Public/Private Partnerships](#) (Urban Land Institute)

Maps/GIS

- [Massachusetts Interactive Property Map](#)
- [MapsOnline Sudbury](#)

Land Use Planning

- [The Guidebook to Massachusetts Land Use](#) (American Planning Association-Massachusetts Chapter)

X. Examples of Municipal Land Acquisition and Planning Approaches

Click on the underlined text to access external resources.

This reference list summarizes publicly available materials from other municipalities that have acquired or planned for large land parcels. It is provided for general context and does not compare outcomes, evaluate effectiveness, or recommend any particular course of action.

Acton	<p>NARA Park</p> <p><u>NARA Park Master Plan 2016-2026</u></p> <p><u>Acton Summer Camp Operator Request for Proposal</u></p> <p>https://www.acton-ma.gov/bids.aspx?bidID=175</p> <p>https://www.highergov.com/sl/contract-opportunity/ma-acton-summer-camp-operator-request-for-p-59984313/</p>
Adams	<p><u>Greylock Glen Resort (Town of Adams)</u></p> <p><u>MMA: Adams opens long-awaited Greylock Glen center</u></p> <p>https://www.iberkshires.com/story/74080/Adams-Selectmen-Sign-25-Year-Agreement-With-Campground-Developer.html</p>
Amherst	<p><u>2022 Town of Amherst Hickory Ridge</u></p> <p><u>Hickory Ridge: Planning for the Future</u></p>
Brewster	<p><u>Cape Cod Sea Camps Properties</u></p> <p><u>Cape Cod Sea Camps: Final Comprehensive Plans</u></p>

	https://www.brewster-ma.gov/town-projects/cape-cod-sea-camps-properties/news/sea-camps-bay-property-public-access-%E2%80%93-fall-2025
Concord	<u>MCI Concord Advisory Board Redevelopment</u> <u>Reimagine MCI Concord: Vision Plan</u>
Dunstable	Dunstable Town Center <u>Dunstable Town Center Visioning Project</u>
Hanson	<u>Camp Kiwanee Commission</u> <u>Camp Kiwanee</u> https://www.nsrwa.org/listing/camp-kiwanee/ https://officialcampkiwanee.com/about/ https://www.hanson-ma.gov/camp-kiwanee-commission-0
Lincoln	<u>deCordova Sculpture Park and Museum</u>
Maynard	Maynard Golf Course <u>2025 Maynard Golf Course Advisory Task Force</u> <u>2013 Maynard Country Club Reuse Analysis</u>
Medfield	<u>Medfield State Hospital</u>
Nahant	<u>Nahant Town Owned Land Study Committee</u>
North Andover	<u>Stevens Estate</u> <u>Stevens Estate Long Term Advisory Committee</u>

Northborough	<p><u>Evaluation of Potential Redevelopment for Private Reuse of Selected Town-Owned Properties Northborough, MA</u></p>
Sharon	<p><u>Town of Sharon Camp Everwood 2010 Annual Report</u></p> <p>https://www.wickedlocal.com/story/times-advocate/2013/06/20/sharon-camps-reach-land-agreement/38533496007/</p> <p>https://www.wickedlocal.com/story/times-advocate/2010/11/11/new-sharon-camp-director-hopes/38723860007/?gnt-cfr=1&gca-cat=p&gca-uir=true&gca-epti=z117727d00----v117727d--77--b--77--&gca-ft=169&gca-ds=sophi</p>
Smithfield, RI	<p><u>Camp Shepard Master Plan (XI. New Business (A))</u></p>
Sudbury	<ul style="list-style-type: none"> • Broadacres: <u>Broadacres Farm Acquisition</u> • Cold Brook Crossing: <u>Melone Gravel Pit Property Reuse Planning</u> • Meadow Walk: <ul style="list-style-type: none"> ○ <u>Select Board / Planning Board Joint Letter</u> ○ <u>Raytheon Redevelopment National Development</u> • Melone Property: <ul style="list-style-type: none"> ○ <u>Mahoney/Melone Feasibility Studies Project Description</u> • <u>Town Center Land Swap</u>
Stow	<p><u>Stow Acres Golf Course: Vision Planning</u></p>

Wayland	<p><u>Wayland Rt. 20 Visioning</u></p> <p><u>Wayland Route 20 South Landfill Visioning Committee</u></p>
Wellfleet	<p><u>Maurice's Campground/80 State Hwy Planning Committee</u></p> <p><u>Maurice's Campground</u></p> <p>https://mauricescampground.com/about-us/</p> <p>https://www.cleat.ai/government/contracts/maurice-s-campground-operations-rfp-nwen</p> <p>https://provincetownindependent.org/news/2022/04/20/wellfleet-offers-6-5m-for-maurices-campground/</p>
Westford	<p><u>East Boston Camps Master Plan</u></p> <p><u>RFP for Lease of "Boys Camp" at East Boston Camps</u></p> <p>Boys Camp at East Boston Camps</p> <p>https://westfordma.gov/DocumentCenter/View/9446</p> <p>https://www.westfordma.gov/1646/Selected-History-of-EBC</p> <p>https://patch.com/massachusetts/westford/an-guard-up-camps-to-move-to-westfords-east-boston-camps</p>

XI. Summary of Town of Sudbury's Municipal Land Transactions

Click on the underlined text to access external resources.

This section summarizes existing, publicly available information and does not evaluate or compare outcomes.

Property Preserved	Type	Size (acres)	Price	# Potential Lots	Avg. Cost/Lot	Avg. Cost/Acre	Year	Taxes Paid	Type of acquisition
Meachen	OSP	55	\$4,010,000	11	\$365,000	\$73,000	1997	\$0	fee
Weisblatt	OSP	44	\$4,950,000	44	\$215,000	\$112,500	1998	\$2,515	fee
Piper	OSP	70	\$2,550,000	9	\$283,000	\$36,400	2000	\$13,200	fee
Dickson	CPA	2.39	\$440,000	1	\$440,000	\$184,100	2002	\$672	fee
Cutting	CPA	58	\$4,700,000	21	\$223,800	\$81,000	2004	n/a	AG/ fee (4 acres)
Libby	CPA	24.06	\$2,631,439	6	\$438,500	\$109,370	2005	\$18,087	fee
Nobscot	CPA	303	\$8,600,000	47	\$183,000	\$28,400	2008	n/a	CR
Fairbank Farm	CPA	33	\$750,000	3 (12)	\$250,000	\$22,727	2011	n/a	Ag restriction
Johnson Farm	CPA/OSP	33	\$2,900,000	40B (313)		\$87,879	2015	\$14,789	fee
Pantry Brook	CPA	94	\$7,600,000	34	\$223,529	\$80,851	2012	n/a	Development rights
Broadacres Farm	CPA/OSP	33.61	\$5,500,000	13	\$423,077	\$163,642	2018	\$13,144	Fee
Sewataro	OSP	46	\$11,269,700	33 (31)	\$341,506/\$363,539	\$244,993	2019	\$201,840	fee

Source: Town Manager Presentation - 2019 ATM Article 25