

TOWN OF SUDBURY, MASSACHUSETTS

REQUEST FOR PROPOSALS

MANAGEMENT OF CAMP SEWATARO

Proposals due July 31, 2019 at 11:00AM

UPDATED 7/24/2019

MANAGEMENT OF CAMP SEWATARO RFP

TABLE OF CONTENTS

INTRODUCTION	4
PRE-PROPOSAL CONFERENCE	4
GENERAL TERMS AND CONDITIONS	4
SCOPE OF SERVICES	5
INSTRUCTIONS TO PROPOSERS	7
INSURANCE REQUIREMENTS	8
TECHNICAL PROPOSAL - MINIMUM CRITERIA	9
TECHNICAL PROPOSAL - COMPARATIVE EVALUATION CRITERIA & STANDARDS	10
EVALUATION OF PROPOSALS AND AWARD OF CONTRACT.....	11
 MISCELLANEOUS	 12
A. AMENDMENTS/MODIFICATIONS To PROPOSALS	12
B. WITHDRAWAL OF PROPOSALS	12
C. REJECTION OF PROPOSALS	12
D. ADDENDA.....	12
E. REQUEST FOR INTERPRETATION	12
F. CONDITIONS.....	13
 EXHIBIT A: DESCRIPTION OF INTENDED USE.....	 13
EXHIBIT B: STATEMENT OF QUALIFICATIONS	13
EXHIBIT C: CERTIFICATE OF NON-COLLUSION.....	15
EXHIBIT D: TAX COMPLIANCE CERTIFICATION.....	15
EXHIBIT E: CERTIFICATE BY CORPORATE AUTHORITY TO SIGN CONTRACT	16
EXHIBIT F: RFP ADDENDA RECEIPT PAGE.....	17
EXHIBIT G: CAMP SEWATARO PRICE PROPOSAL	18
 APPENDIX A: CURRENT SITE PLAN	 19
APPENDIX B: LIST OF BUILDINGS	20

The Town of Sudbury invites sealed proposals from proposers for:
Management of Camp Sewataro

Proposals will be received until 11:00AM on July 31 at the Board of Selectmen's Office, Sudbury Town Offices, 278 Old Sudbury Road, Sudbury, MA 01776.

Contract documents are available at the Board of Selectmen's office or can be requested via email at frankl@sudbury.ma.us

Award will be made to the most advantageous proposer for services.

The term of the contract shall be for three years beginning in August 2019. The term commencement date is subject to change. The Town shall have the option at its sole discretion to extend the agreement for two (2) additional five-year terms.

All proposals are subject to the provisions of M.G.L. c.30B.

All proposals shall be submitted as follows: one (1) original and three (3) paper copies of the technical proposals and one (1) original and three (3) paper copies of the price proposals.

The Town may reject any and all bids as may be required or permitted in accordance with the above referenced General Laws. In addition, the Town reserves the right to waive minor informalities in any or all bids, or to reject any or all bids if it be in the public interest to do so.

INTRODUCTION

The Town of Sudbury (Town) is seeking proposals for a Contractor to manage day camp programming to be offered at Camp Sewataro located at 1 Liberty Ledge in Sudbury, Massachusetts. In order to be considered, the proposers must submit a plan describing how these camp services are to be provided in accordance with access for the general public and other town uses. The successful proposer must have at least five years' experience providing comparable programs in Massachusetts or surrounding states. Additional requirements are set forth in this Request for Proposals.

Camp Sewataro has been in operation since 1960 as a summer day camp. On June 5, 2019, the Town voted to acquire the Property for \$11,269,700. The camp plans to run its normal operations in summer 2019, and the Town plans to close on the acquisition of the property and accept the donation of camp assets in October, 2019. The camp consists of approximately 46 acres located at 1 Liberty Ledge, just southwest of the intersection of Haynes Road and North Road. The camp operates under a Special Permit granted by the Town of Sudbury's Zoning Board of Appeals. In order to operate a summer day camp at the facility, the proposer would be required to acquire a Special Permit. According to current owner Mark Taylor, the camp, which started with 25 campers, now provides programming for more than 1200 campers each summer between the ages 4 to 14. The camp is popular with families in Sudbury, nearby towns, and as far as Boston and Wellesley.

The property is located in the Single Residence A Zoning District. There are two wetlands located on the site, both of which are ponds that comprise approximately 3.2 acres. The property contains multiple camp buildings and accessory structures as well as three residences. The total building square footage amounts to 30,400 square feet. In addition to the two ponds, the property has 4 outdoor pools, two basketball courts, two tennis courts, a horseback riding arena, two soccer fields, one lacrosse field, and one softball diamond, as well as various other activity spots. There are 25 buildings across the site, some of which are sheds.

PRE-PROPOSAL CONFERENCE

A pre-proposal conference will be held on July 23 at 5:00 PM at Camp Sewataro site for all persons interested in viewing the site. Although attendance is not mandatory, participation may provide insight useful for proposal preparation. The site is not yet Town-owned so please do not access the site without permission.

GENERAL TERMS AND CONDITIONS

The following are the Terms and Conditions of the RFP:

- The RFP is being issued by the Town Manager on behalf of the Town of Sudbury, c/o Flynn Building, 278 Old Sudbury Road, Sudbury, MA 01776. Questions or comments

will be accepted via email at frankl@sudbury.ma.us.

- The Chief Procurement Officer has determined that in order to select the most advantageous proposal, comparative judgments relating to the proposer's background, experience and professional history, in addition to the price will be necessary. It is essential that the Town retain the services of a contractor with the appropriate background to operate a successful camp and operate property and facilities.
- Proposals shall consist of **1) Technical Proposal**, which is fully responsive to the Request for Proposals with the exception of the Proposer's Price and **2) Price Proposal**. The Town's Evaluation Committee shall review, evaluate and rate each proposer's Technical Proposal. After the review and when the Evaluation Committee's written evaluations are complete, the Town will open the price proposals. The Proposal offering to pay the highest payment may not necessarily be the most advantageous proposal when other qualifications and proposals merits are considered.
- The Town assumes no liability for any costs incurred relevant to the preparation and submission of the RFP response by any Applicant or any other costs prior to the selection of an Applicant.
- In the event it becomes necessary to revise any part of this RFP, revisions will be provided to all who received the RFP directly from the Town Manager's office.
- Schedule: Key Dates for this proposal
 - Wednesday July 10: RFP released
 - Wednesday, July 23: Site visit at 5PM
 - Wednesday, July 31: Proposal Submittal Date
 - Week of August 5: Proposer Interviews
 - August 9: Evaluations due and recommendation made to Board of Selectmen
 - August 12: Contract Award
- The Town of Sudbury will hold a license to the Intellectual Property for the camp prior to its acquisition of the property which may be used by the selected proposer in preparation for the 2020 camp season. If the property purchase does not close, that license will terminate and the contract for management of the Camp will also terminate. The selected proposer will perform at risk.

SCOPE OF SERVICES

Camp Sewataro currently offers summer camp programming to 600 school aged campers a week. The Camp takes place on the grounds at 1 Liberty Ledge in Sudbury, Massachusetts. The Contractor will be responsible for all aspects of camp operations and buildings and grounds, including without limitation, registering participants, handling monies, and all general operations of the camp's programs, including personnel. The Contractor must be willing to work in a large space that is multi-faceted and return that space to its current condition at the end of the contract term, less any improvements. The Contractor must be willing to include in its proposal public access to the facility during non-camp hours and during camp hours as described in the proposal.

Proposer should identify which buildings it plans to use as part of proposal, and whether un-used building could be used for Town purposes.

Program Overview: Summer day camp runs from the end of June through the end of August weekly. Other camp proposals, including for school vacations, etc. will be considered as well.

Maintenance: The Contractor will accept all property and facilities “as is” in their presently existing conditions and will strive to return these spaces to the conditions they are found in. If the Contractor determines the buildings require any maintenance or upgrades, including for ADA accessibility, those repairs or improvements will be made at the direction of the Town and paid for by the Contractor.

Equipment: The Town will supply camp equipment that is being gifted by owner. An inventory of the equipment as it exists today will be included as an Appendix to this document. Equipment will be inventoried and accounted for at the end of each camp season. At the discretion of the Town, some of this equipment may be made available to residents during non-camp hours. The Contractor may supply any other equipment it deems necessary. That equipment will remain the property of the contractor, and the Town is not responsible for any damage to that equipment.

Camp Licensing: The Contractor must obtain and show proof of a camp license issued by the Town of Sudbury Health Department prior to opening in 2020. The Contractor may also be required to receive a Special Permit from the Town to operate the camp prior to opening in 2020 and should complete any due diligence to this effect.

Current Program Statistics: In 2018, the Camp had revenues of \$3,328,380. The total excess revenue after camp related expenses was \$1,014,357. Included in camp expenses were items like year round maintenance, insurance and real estate taxes. The Camp Sewataro Statement of Profit and Loss is available on the Town website for review. The Camp operates eight weeks per year. They have four full time employees and 175 seasonal employees. The Camp serves 1200 campers per summer, with 600 per day. Weekly tuition varies from \$670-\$810 per week for the 2019 season.

Other related costs: The Contractor shall be responsible for year-round insurance on the property. In addition, the Contractor is expected to support the Town with scholarship assistance for campers with financial needs for ten campers per summer. The contractor will be required to do routine maintenance including cleaning, trash collection, spring clean-up, snow removal and mowing, as well as caring for the pools and ponds year round.

Contractor requirements: A. Both the Contractor and the Camp Director must have a minimum of 5 (five) years of experience serving public entities or school entities in camp management. B.

Contractor must show financial and operational stability and provide a profit and loss statement for the two prior years. C. Contractor must have experience in successful implementation of Massachusetts Summer Camp Regulations. Please include a list of Board of Health contacts and list of towns/organizations contractor has worked with.

Personal Property available to contractor: Tangible personal property owned by the Town to be included as part of this agreement. Tangible personal property shall be inventoried at the beginning and end of every summer season. Tangible personal property shall be returned to Town at end of summer season. Some tangible personal property may be available for public use pending agreement between Town and Contractor during periods outside Contractor's intended use.

Intangible personal property of Sewataro owned by the Town is to be included as part of this agreement. These include all rights to title and interest in and to Sewataro's business names, and intellectual property, including but not limited to internet domain names, trademarks, service marks, trade names, logos, corporate names, client lists and registrations, copyrights (registered or unregistered), applications for registration thereof, and other similar protections. Intangible personal property shall be inventoried at the beginning and end of each contract term. Intangible personal property shall be returned to Town at end of contract term.

INSTRUCTIONS TO PROPOSERS

This RFP is being issued by the Town of Sudbury. Inquires involving procedural or technical matters should be directed to:

Town of Sudbury
Leila Frank, Chief Information Officer
278 Old Sudbury Rd
Sudbury, MA 01776

Or

By email: Frankl@sudbury.ma.us

All Proposals must be submitted in accordance with Massachusetts General Law Chapter 30B to the Chief Procurement Officer in the Board of Selectmen's Office, in the Flynn Building, 278 Old Sudbury Road, Sudbury, MA 01776 no later than Wednesday July 31 at 11 AM. Faxed proposals will not be accepted.

Proposals shall be in two parts: **1) Technical Proposal**, which shall consist of all information responsive to this RFP and **2) Price Proposal**, which shall consist solely of the proposed fee plus

a percentage of the net revenue that the contractor will pay the Town. Please ensure that the Technical and Price Proposals are submitted in separate sealed envelopes. A Technical Proposal that includes Price Proposal information may be rejected as non-responsive.

Envelopes should be marked: 1) Technical Proposal: Camp Sewataro and 2) Price Proposal: Camp Sewataro

The technical proposal shall have a table of contents and should include documentation that the proposer satisfies the minimum criteria set forth in this RFP and all other information requested in this RFP other than price.

All or part of the successful proposal may be incorporated into the final contract.

INSURANCE REQUIREMENTS

During the term of any agreement, Contractor shall maintain in full force and effect at its own cost and expense the following minimum insurance coverage:

- A. Commercial General Liability insurance must be provided by insurance companies authorized to do business in the Commonwealth of Massachusetts.
A Certificate of Insurance indicating this coverage (see below) must be submitted prior to signing any contract. Coverage should Include Sexual and/or Physical Molestation Coverage. The Town shall be named as additional insured on the Contractor's Policies with not less than the following limits:
 - General Liability of at least \$1,000,000 Occurrence and a \$3,000,000 Annual Aggregate Limit.
 - Products - completed operation aggregate \$1,000,000
 - Personal and advertising - injury \$1,000,000
 - Each occurrence \$1,000,000
 - Fire damage \$100,000
 - Medical expense \$5,000Coverage provided under the commercial general liability policy shall apply exclusively to the operations provided under the Camp Sewataro Management Agreement to be entered into by the successful proposer.
- B. Automobile Liability of at least \$1,000,000 Bodily Injury and Property Damage per accident. The Municipality should be named as an Additional Insured.
- C. Worker's Compensation insurance as required under the Laws of the Commonwealth of Massachusetts.
- D. Umbrella Liability of at least \$2,000,000/ occurrence, \$2,000,000/aggregate. The Municipality should be named as an Additional Insured.
- E. The Town shall be named as Additional Insured on all policies obtained by the

management firm other than Worker's Compensation. All policies shall be obtained from companies licensed to conduct business in the Commonwealth of Massachusetts.

F. Property Insurance: The Town shall be named as Additional Insured on all policies.

All Proposals **must include** the following information to be considered valid. If any such information is not provided at the time of filing, the application will be deemed incomplete.

TECHNICAL PROPOSAL - MINIMUM CRITERIA

All proposals must have a section in their proposal labeled MINIMUM CRITERIA and must provide all necessary documentation as evidence that they meet each of the following minimum criteria in order to be considered for further evaluation. If you have placed your documentation elsewhere in this Technical Proposal, you shall indicate the page number where that documentation can be found within your Technical Proposal. If documentation or identification of page number is not clearly evident for each criteria, the proposal may be deemed unresponsive.

Proposers not meeting the Minimum Criteria may be eliminated from further consideration.

1. Contractor must be a Massachusetts company/corporation (a 'C' corporation, LLC entity unto itself) or a foreign corporation with ownership that has been in place for at least five (5) years.
2. Contractor has a minimum of five (5) years' favorable experience providing camp management services for public school districts, cities, towns, or community education organizations, and must have at least three (3) references from comparably-sized programs.
3. Approved license to run a camp as issued by the local Board of Health. Commonwealth of Massachusetts preferred.
4. Bidders Qualifications and References Form (Exhibit B)
5. Executed Certificate of Non-Collusion (Exhibit C)
6. Executed Attestation - Certificate of Compliance with State Tax Laws, M.G.L. c. 62C, §49 (Exhibit D)
7. IRS W-9 Form
- Updated 7/24/19:*
8. Description of Intended Use (Exhibit A)
9. Certificate by Corporate Authority to Sign Contract, if applicable. (Exhibit E)
10. RFP Addenda Receipt Page (Exhibit F)

TECHNICAL PROPOSAL - COMPARATIVE EVALUATION CRITERIA AND STANDARDS

Proposals which meet or exceed the Minimum Criteria will be evaluated and rated on the basis of the following Comparative Criteria. The Town reserves the right to ask any proposer to provide additional supporting documentation in order to verify a response.

Ratings of Highly Advantageous (HA); Advantageous (A); or Not Advantageous (NA) will be given to each of the following criteria for each proposer. A composite rating will then be determined. A composite rating of Highly Advantageous or Advantageous may be assigned only if a proposal has received at least one such rating among the criteria listed below. To the extent that an Evaluation Criterion requires the certification of fact, the proposer's certification as to that fact shall be an adequate response provided, however, that on request the proposer shall provide to the Town such evidence as the Town may request to support that fact.

1. Interviews

The Evaluation Committee will schedule interviews with all proposers who have met the Minimum Criteria and are responsive to this RFP. At the start of the interview, the proposer will have up to fifteen (15) minutes to present a company background and presentation. The Evaluation Committee will prepare five (5) questions, which will be asked of all proposers after the presentation. The Evaluation Committee may also ask additional questions.

Highly Advantageous: Proposer representative(s) were present, communicated a comprehensive plan of action, and successfully responded to all five (5) questions from the Evaluation Committee and sufficiently answered any additional questions posed by the Evaluation Committee.

Advantageous: Proposer representative (s) were present, communicated a comprehensive plan of action, and successfully responded to a minimum of four (4) of the five (5) questions from the Evaluation Committee and sufficiently answered any additional questions posed by the Evaluation Committee.

Not Advantageous: Proposer representative (s) were present but did not communicate a comprehensive plan of action or successfully responded to fewer than four (4) of the five (5) questions from the Evaluation Committee and did not sufficiently answer any additional questions posed by the Evaluation Committee.

2. Experience – Summer Camps

Specify programming plan for Camp.

Proposer must have run each of these programs in other municipalities or facilities for a minimum of five (5) years.

Plan must include which programs have been offered and for how many years.

Highly advantageous: Specify a minimum of seven (7) various summer camp programs proposer has offered other municipalities/organizations for a minimum of five (5) years.

Advantageous: Specify four (4) to six (6) programs proposer has offered other municipalities/organizations for a minimum of five (5) years.

Not Advantageous: Fewer than four (4) programs and/or proposer has fewer than five (5) years of experience managing each.

3. Management Expertise

Provides detailed background, experience, and roles of Proposer Owner and Camp Director.

Highly advantageous: Camp Director has more than five (5) years of experience directing a summer camp as a full-time employee. Proposer has a detailed immediate response back-up staff plan and offers qualified candidate(s) to back-up Director and other staff.

Advantageous: Director has three (3) to five (5) years of experience summer camp programs as a full-time employee. Proposer has a detailed immediate response back-up staff plan and offers qualified candidate(s) to back-up Director and other staff.

Not Advantageous: Camp Director has less than three (3) years of experience managing camp programs and/or has not provided a detailed immediate response back-up staff plan.

4. Experience working with community or other stakeholders developing and executing a plan for public access

Highly advantageous: Proposer has successfully worked with other entities for public access and lays out a practical plan for facilitating or restricting public access to managed property during different seasons and times in proposal.

Advantageous: Proposer has not worked with other entities for facilitating, but lays out a practical plan for public access in proposal.

Not advantageous: Proposer has not laid out a practical plan for public access in proposal.

EVALUATION OF PROPOSALS AND AWARD OF CONTRACT

The contract will be awarded to the responsive and responsible proposer offering the most advantageous proposal, taking into consideration all evaluation criteria as well as price. Any proposers who submit a fee proposal that is abnormally low or high, as determined by the Town, may be rejected as unrealistic. All proposals shall remain firm for 60 days after the deadline for submission of proposals. Proposers may be investigated by Town to determine if they are qualified to perform the contract.

MISCELLANEOUS

A. Amendments/Modifications to Proposals

The Applicant may, at any time prior to the deadline for submission of the Proposals, amend or modify a Proposal by submitting the amendment/ modification in a sealed package containing one (1) original and one electronic copy of the amendment /modification and clearly marked with the following information:

TITLE: “Amendment to SEWATARO REQUEST FOR PROPOSALS”

FROM: Name and Address of Applicant-candidate(s)

TO: Town of Sudbury

c/o Sudbury Town Manager

Flynn Building

278 Old Sudbury Road

Sudbury, MA 01776

B. Withdrawal of Proposals

Any Applicant may withdraw his/her/their Proposal at any time prior to the deadline established in this RFP. Those wishing to withdraw a Proposal must provide a written authorization and/or acknowledgment that the Proposal is being withdrawn and that the Town is not held responsible for any damage as a result of the Proposal withdrawal.

C. Rejection of Proposals

The Town reserves the right to reject any or all Proposals.

D. Addenda

Any addenda to the RFP will be sent by mail or email to those who received a copy of the RFP from the Town of Sudbury. The Town will not be responsible for notifying anyone who received a copy of the RFP from anyone other than the Town Manager’s office. Proposers are solely responsible for ensuring that the Town Manager’s office has its proper contact information. If it is not possible to notify all parties who officially received an RFP prior to the deadline for submission, the Town reserves the right to extend the deadline for submission. Any and all supplemental instructions will be in the form of written addenda to the RFP and, if issued, will be sent with a signed receipt requested, no later than three (3) days prior to the date fixed for the opening of proposals (see Exhibit F). Failure of any Proposer to receive any addenda shall not relieve the Proposer from any obligations under the proposal as submitted. It will be the Proposers’ responsibility to periodically check the Town of Sudbury website for updates/addenda to the RFP.

E. Request for interpretation

No oral interpretation of the meaning of RFP requirements, zoning regulations, or property conditions will be made. Every request for such interpretation shall be in writing

addressed to the Town of Sudbury, c/o Sudbury Town Manager, Flynn Building, 278 Old Sudbury Road, Sudbury, MA 01776 or at frankl@sudbury.ma.us and, to be given consideration, must be received seven (7) days prior to the date fixed for the opening of proposals. Failure of any Proposer to receive any interpretation shall not relieve the Applicant from any obligations under the proposal as submitted.

F. Conditions

Submission of a proposal in response to this RFP constitutes an agreement by the Proposer in any subsequent contract from the Town to be bound by and comply with all provisions of the entire RFP, including the following conditions, which shall survive the execution and acceptance of a management contract:

Please submit the following:

EXHIBIT A: DESCRIPTION OF INTENDED USE

A. Required: Description of intended use of the Site to include:

- Description of the activities to take place on the Site;
- Calendar of activities, include typical daily schedule(s) as applicable;
- Approximate number of participants and staff using the facility;
- List of buildings and areas required for activities;
- Proposed alterations and improvement plan for buildings and grounds;
- Plan for community use of and access to the buildings and grounds;
- Description of site preservation and conservation intent;
- Maintenance and custodial plan for buildings and grounds

B. Optional:

Additional information describing benefits available to the Town of Sudbury and its citizens as a result of the Applicant's tenancy.

EXHIBIT B: STATEMENT OF QUALIFICATIONS

All interested Applicants should submit a statement of qualifications to include:

A. Required: An Applicant Background Statement to include:

- Firm name;
- Addresses, e-mail addresses and telephone numbers of all firm offices;
- Structure of firm, e.g. sole proprietorship, partnership, corporation, nonprofit;
- Size of firm;
- Years firm has been in business;
- Financial information in the form of a current financial statement and Balance Sheet;

- Information about the experience of the Applicant;
- Names of principals in firm;
- Educational and experiential background of principals;
- Qualifications for operation of proposed use;
- List of other similar activities managed or operated by Applicant;
- Listing of any actions (within the last 10 years) taken by any regulatory agency involving the firm or its agents or employees with respect to any work performed;
- Listing of any litigation (within the last 10 years) involving the firm or its agents or employees with respect to any work performed;
- Name of persons who can be contacted as references. At least three (3) references must be provided;
- Demonstration of ability to obtain all appropriate casualty/liability insurance coverage applicable to the proposal;
- List of Board of Health contacts and list of town/organizations contractor has worked with;

B. Optional:

More detailed descriptions, such as photographs or project brochures of specific activities referenced as relevant experiences, may also be included.

EXHIBIT C: Certificate of Non-Collusion

The undersigned certifies under the pains and penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Signature: _____

Print Name: _____

Organization: _____

Date: _____

EXHIBIT D: Tax Compliance Certification

Pursuant to M.G.L. ch. 62C, § 49A, the undersigned certifies under the pains and penalties of perjury that, to the best of their knowledge and belief, the Applicant, _____, is in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature: _____

Print Name: _____

Organization: _____

Date: _____

EXHIBIT E: Certificate by Corporate Authority to Sign Contract

At a duly authorized meeting of the Board of Directors of the
_____ (Name of Corporation) held on
_____ (Date)

at which all Directors were present or waived notice, it was voted that,

(Name) (Officer)

of this Company, be and hereby is authorized to execute contracts and bonds in the name and behalf of said company, and affix its Corporate Seal thereto, and such execution of any such Contract or obligation in this Company's name on its behalf by such
_____ under seal of this company, shall be valid and binding upon
(Officer)

this Company.

A TRUE COPY

ATTEST: _____
(Clerk)

PLACE OF BUSINESS _____

DATE OF THIS CONTRACT _____

I hereby certify that I am the _____ of the _____
_____ that _____ is the
duly elected _____ of said company, and that the above vote
has not been amended or rescinded and remains in full force and effect as of the date of this
Contract.

Name: _____

Corporate Seal: _____

EXHIBIT F: RFP Addenda Receipt Page

The undersigned acknowledges receipt of the following amendments to the RFP for the Sewataro Site, Sudbury, MA, dated _____, 20____.

(Give number and date of each):

Addendum No. 1 - Date 7/11/219

Addendum No. 2 - Date 7/18/19

Addendum No. 3A - Date 7/18/19

Addendum No. 3B - Date 7/18/19

Addendum No. 4 - Date 7/22/19

Addendum No. 5A - Date 7/24/19

Addendum No. 5B - Date 7/24/19

Addendum No. - Date

Addendum No. - Date

Addendum No. - Date

Failure to acknowledge receipt of all amendments may cause the submitted proposal to be considered non-responsive to the RFP, which will require rejection of the proposal.

Signature: _____

Title: _____

Print Name: _____

Organization: _____

EXHIBIT G: Camp Sewataro Price Proposal

The undersigned proposes to pay to the Town:

Monthly fee: _____

and

Percentage of net revenue monthly: _____

Net revenues shall be revenues minus operating expenses and approved capital expenditures.

The undersigned agrees that, if selected, s/he will within five days (Saturdays, Sundays and legal holidays excluded) after presentation thereof by the Town, execute a contract in accordance with the terms of this bid. The undersigned further certifies under the penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this section the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Date _____

(Name of General Bidder) BY: _____

_____ (Printed Name and Title of Signatory)

_____ (Business Address)

_____ (City, State Zip)

_____/_____ (Telephone) (FAX)

_____ (E-mail Address)

NOTE: If the bidder is a corporation, indicate state of incorporation under signature, and affix corporate seal; if a partnership, give full names and residential addresses of all partners; if an individual, give residential address if different from business address; and, if operating as a d/b/a give full legal identity. Attach additional pages as necessary.

This completed form shall be signed by an authorized representative of the proposer.

Price Proposal must be submitted in a separate, sealed envelope.

APPENDIX A: CURRENT SITE PLAN



APPENDIX B: LIST OF BUILDINGS

Size and Square Footage of Residences and Camp Buildings

- 1) Dwelling (#1 Winter Office) approx. 50' X 60' = 3000 sq. ft., one story
- 2) Garage/Workshop 50' X 50' = 2500 sq. ft.
- 3) Equipment shed, gravel floor, 25' X 95', = 2375 sq. ft.,
- 4) Lawn Mower shed, gravel floor, 10' X 50', = 500 sq. ft.
- 5) Long House shelter, wood floor, 50' X 80' = 4000 sq. ft.
- 6) Arts & Crafts building/shelter 60' X 24' and 33' X 40' = 2160 sq. ft. total
- 7) Dwelling (#2 Summer Office) two floors, 25' X 50, = 2500 sq. ft. total
- 8) Dwelling (#3 Split level) approx. 33' X 65' 1st fl and 33' X 33' 2nd fl. Total square footage = 3254 sq. ft.
- 9) Dwelling (#4 Ranch) approx. 25' X 85'; 1 floor = 2125 sq. ft.
- 10) Dwelling (#6 Stable) 25' X 43', two floors, = 1075 sq. ft. dwelling and 1075 sq. ft. stable.
- 11) Tennis shelter, concrete floor, 24' X 30' = 720 sq. ft.
- 12) Meeting Hall shelter, wood floor, 30' X 50' = 1500 sq. ft.
- 13) Parent Driver shelter, gravel floor, 24' X 30' = 720 sq. ft.
- 14) Tiki Depot shelter, gravel floor, 12' X 35' = 420 sq. ft.
- 15) Raccoons Nest shelter, gravel floor, 12' X 35' = 420 sq. ft.
- 16) Bear Cave shelter, gravel floor, 24' X 35' = 840 sq. ft.
- 17) Waterfront Terrace, gravel floor, 12' X 20', = 240 sq. ft.
- 18) Bathrooms @ Pools 13' X 17' = 221 sq. ft.
- 19) Bathrooms @ Meadows 15' X 17' = 255 sq. ft.
- 20) Pool Filter house 13' X 15' = 195 sq. ft.
- 21) Tree house 20' x 20' = 400 sq ft

22) Cabin 14' x 20' = 280 sq ft

23) Activity Storage shed 14' x 30' = 420 sq ft

24) Dwelling at 213 Haynes Rd. 30' X 40', two floors = 2400 sq. ft

MANAGEMENT OF CAMP SEWATARO RFP

ADDENDUM 1

July 11, 2019

Questions received regarding the RFP on July 11, 2019 and responses.

1) There is a statement that the responders should provide financial assistance to ten campers. Did the current camp do this? If not, who made the decision to put this into the RFP?

A: As far as we know, the current camp does not offer financial assistance. The RFP was drafted by the Town Manager and approved by the Board of Selectmen after being discussed in two public meetings.

2) The RFP implies that only companies that have been “in the business” for a number of years need apply. But what about a start-up that includes the current camp management? Is that ruled out?

A: The Town is hoping to contract with a qualified and experienced contractor. Based on the language, an experienced contractor would be deemed more qualified. An inexperienced contractor may be disqualified if they do not meet the minimum qualifications.

3) Public access to the camp grounds seems to be demanded, albeit at a level to be proposed. But there is no indication of how much degradation of the camp experience or revenues to the town would be acceptable as a result of such access. Moreover, no experience in providing public access is required. This is, to me, a significantly different skill set than running a camp.

A: Thanks for your feedback. At this point, we welcome any and all proposals and would evaluate the access available.

MANAGEMENT OF CAMP SEWATARO RFP

ADDENDUM 2

July 18, 2019

Questions received regarding the RFP on July 16, 2019 and responses.

Question 1

Q: Often times there is a Q & A session for bidders to attend, however from the addendum you sent over, it looks like this will be done via email. Should I pull together any questions I have and send them over to you? From there it looks like they would then be forwarded to any other interested bidders, correct?

A: Questions regarding the RFP will be shared with everyone, along with the responses. This refers to all questions submitted, whether via email, site visit (July 23), phone or in person.

Question 2

Q: The Town is proposing a 3-year contract, with two 5-year renewal terms, *exercisable at the Town's sole discretion*. Does this mean that if the Town elects to extend the initial term (or the first 5-year renewal term), the Contractor is required to also extend the term without any ability to elect to terminate that the contract at the end of each term?

A: The Contractor would be allowed to not accept a term extension.

Question 3

Q: Will the Town provide a copy of the Special Permit? It is our understanding that Special Permits granted by Boards of Appeal run with the land. Therefore, it would seem that when the Town acquires the Property, the Town, as property owner, will have the benefit of the Special Permit, and thus it will not be necessary for any applicant to obtain a new Special Permit. It would be helpful if the Town could elaborate on why it believes a new Special Permit is necessary and whether the town or the Contractor must be the party that holds the permit.

A: The modification clearly states that the permit is non-transferable and has no expiration, however, any change in use or in ownership will require review by the Zoning Board of Appeals. The operator will be required to go before the Zoning Board of Appeals. The Town will forward the special permits in a future addendum.

Question 4

Q: Appendix B to the RFP lists three dwellings (plus a stable in which it appears there is living space). Will the Town accept proposals for an applicant to rent out those dwellings for residential purposes, with certain revenue therefrom being paid to the Town?

A: No, the RFP does not allow for the applicant to rent out those dwellings.

Question 5

Q: The RFP references an Appendix depicting the Equipment that is available for use by the Contractor, however, no such Appendix is attached to the RFP. Please provide this Appendix.

A: Will be sent under separate cover, however, that list is subject to change and will be updated at the end of the 2019 camp season by the current operator.

Question 6

Q: With respect to providing scholarship assistance to the Town for 10 campers, will the Town be responsible for vetting the financial eligibility of the scholarship campers?

A: The Town is open to proposals that would include either the Town Social Worker vetting applications or the camp vetting applications.

Question 7

Q: Regarding intangible personal property, if the Town does not extend the initial 3-year term of the agreement and chooses to no longer operate a camp on the site under the “Sewataro” brand, will it transfer to the Contractor the intangible personal property? If so, for what consideration?

A: No, if the Town determined it was in its best interest to sell the intangible personal property, it would be required to do so under a separate procurement process.

Question 8

Q: It would be helpful if the Town could elaborate on the requirement that the Contractor have at least 5 years’ experience providing camp management services “for public school districts, cities, towns or community education organizations”. Is the intent of this question to require that the Contractor, for example, have 5 years’ experience in managing municipal (i.e., town sponsored) recreation programs? This would be an unusual requirement for a camp operator, which typically operates camps for its own benefit and for the benefit of the campers and their families and would seem to disqualify most camp operators in Massachusetts operating camps similar to Camp Sewataro. This same question also applies to the portion of the RFP captioned “Experience-Summer Camps”.

A: It is the Town’s preference that the Contractor have five years’ experience operating camps.

Question 9

Q: Exhibit G, the Camp Sewataro price proposal, asks the Contractor to state both a “monthly fee” and a “percentage of net revenue monthly” that the Town is to be paid. Net revenues are further defined as “revenues minus operating expenses and approved capital expenditures.” Could the Town further define the term “operating expenses”? For instance, while staffing expenses are traditionally fully deductible as a business expense, would salary for the Contractor, additional Camp Directors, and/or a management fee paid the Contractor also be fairly included in this definition? It is important for the Evaluation Committee reviewing the proposals to be able to fairly compare the various responses to this RFP using a detailed

and commonly shared definition of those expenses that can appropriately be included as “operating expenses” and those that are really net profits which should be shared with the Town pursuant to the percentage offered.

A: Proposers should define clearly in their proposal what would be included in their operating expenses.

Adventure Challenge

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Climbing Wall			
Harnesses:			
Child (full body)	8	10	
Adult (grey & orange)	8	10	
Staff	4	7	
Helmets:			
BD (small)	5	9	
BD (large)	1	4	
Carabiners:			
Auto lock	17	10	
Quick links	6	6	
None-climbing (hold the bells)	6	6	
Belay Devices	6	6	
Bells	6	6	
Benches	2	2	
Blindfolds	3	4	
Clear bins	4	3	
Crates	3	3	
Gloves	15	15	
Manual w/ equipment logs	1	1	
Ropes	6	6- in high ropes bin	
Rugs	4	0	
Tape	1	0	
Thingy rope (green, purple, lime)	2	??	
Tie-up rope w/ biner (orange & black)	1	1	
Trash can	1	1	
Wipes	110 wipes per day x 39 days = 57 containers of 75 wipes	0	
Ropes Course			
Belay devices		7	
BD helmet (large)	2	3	
Black diamond helmet (small)	2	2	
CAMP helmet (large)	3	(blank)	
CAMP helmet (small)	2	0	

Carabiners		13	
Harness (gray)	7	0- all at climbing wall	
Harness (staff)	3	2	
Ladders:			
Extension	1	3-Meeting Hall	
Step	1	1-Meeting Hall	
Nitro Swing	1	1	
Rubber dots	16	0	
Slings w/ carabiners	5	(blank)	
Vertical Playpen ladder	1	1	
Large Plank		2- Meeting Hall	
Small Plank		1- Meeting Hall	
Zipline			
Auto lock carabiners	12	6	
Belay device	1	1	
BD helmet - small	2	4	
BD helmet - large	1	2	
camper harnesses	4	5	
Climbing rope	1	1	
Cones - red	4	8- Brian's Shed	
extension ladder	1	1-Pavillion	
full body harnesses	2	2	
Hula hoops	2	2- Brian's Shed	
Marmot helmet - small	0	(line drawn through)	
Nor climbing carabiner	1	? Lobster Claws	
Retrieval rope - white	1	1	
sling	2	2 (yellow)	
staff harnesses	2	3	
step ladder	1	1-Pavillion	
Tie up rope w/ biner (purple)	1	1	
zipline rope	1	1	
zipline trolley	1	1	

Comments:

Adventure Kingdom

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Yellow kids Gecko helmets	2	2	0
Harness (Grey Backpack)	3	6	0
Harness (colorful)	2	2	0
Adult- Grey/Orange			
Sanitizing wipes	1	1	New ones
Seat holder - silver pulley	1	1	0
Trolley seat w/ carabiner	1	1	0

Comments:

Archery

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Archery pins (COUNT & LET US KNOW WHAT COLORS YOU NEED)	800	0	800
Arm guards - small	22	21	5
Arm guards - med	20	25	
Arm guards - XL	18	6	
Arrows	60	66+	
Arrow quivers - PVC	12	11	1
Arrow rests - left	15	29	
Arrow rests - right	24	25	
Balloons (75/bag)	12 dozen round	0	12 doz
Balloon pump	2	2	
Basket with tolls & extra strings	1	1	
Benches	3	3	
Bow "nocker"	1		
Bows (large) 48	13		3
Bows (smaller) 46	10		
Bows (x-large) 54	9		
Bow strings - 54in	18	12	
Bow strings - 48in	15	2	
Bow strings - 46in	8	7	
Cones 24"	6	7	
Double side tape	2 rolls	0	1
Dust pan/brush	1	1	
Finger tabs	new	1	
Green canvas	1	1	
Masking tape green	1	1	
Nock beads	5	15	
Pair gloves & emergency procedures	1	1	
Plastic pitchers to hold arrows	1	1	
Plywood for water spigot	1	1	
Pliers for "nocks"	1	1	
Push pins	1 box	1	
Safety pins	1 box	1	1
Scissors	2	1	1
Sharpee	4	4	
Spray paint	2 cans	1	1
Supplies for games			

Target faces	20		
Target holders	5	6	
Targets	10	6	
Tarp (silver)	1	1	
Towels	1	0	
Blue/white weighted rope	1	1	

Comments:

Stakes for the tarp to remain in place on windy days, please!

Basketball Court (big)

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Air pump	2	2	New Pins
Basketballs (large)	32	41	10 (Sub out for no grip ones)
Basketballs (small)	12	17	10
Gloves - goalie	1	1	2
Goalie sticks	4	4	4
Mini hoop nets - red, white & blue	2	1	
Masks	2	2	2
Pole pads	1		
Rhino ball	6	4	4
Safety goggles	18	30	15-due to scratches
Street hockey balls	26	20	5
Street hockey nets	4	2	0
Street hockey pucks	22	22	8
Street hockey sticks - blue	11	11	1
Street hockey sticks - red	11	10	2

Comments:

- New Goalie Mask(s)
- New Goalie Glove(s)
- New Goalie Glasses
- Poly Spots
- Flag Football Flags/Football

Basketball Court (small)/Softball

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Baseballs	1 crate	1	0
Baseball bases	3	3	0
Baseball face mask	1	1	0
Baseball gloves	1 bucket	1	0
Baseball home plate	1	1	0
Baseball tees	2	1	0
Basketballs (big)	12	23	0
Basketballs (small)	12	11	0
Big plastic bats	5	7	0
Bowling pins	4	0	0
Broom & dustpan	1	0	1
Dolly	1	1	0
Dots	15	12	0
Emergency procedures/gloves	1	1	0
Flat bats	2		
Hockey ball	22	14	8
Hockey masks	2	0	0
Hockey pucks	1 crate	1	0
Hockey sticks (goalie)	2	2	0
Hockey sticks (red)	10	13	0
Hockey sticks (yellow)	10	12	0
Metal bats	4	2	0
Plastic cones	15	21	0
Pole pads	2	2	0
Rubber kickball	1	4	0
Softball helmets	1 bucket	1	0
Softballs	1 crate	1	0
Whiffleballs	1 crate	1	0
Safety goggles	20	20	0

Comments:

Boating

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
adult type III PFD		13	
air horns	1	1	
anchors		0	
assorted balls		4	
boating pins (COUNT & LET US KNOW WHAT COLORS YOU NEED)			
Boating posters	1 (rules)	1	
broom & dust pan	1	1	
bucket	6	6	
buoys	5	4	
canoe paddles - counselor	3	4	
canoe paddles (large)	4	4	
canoe paddles (med)	2	2	
canoe paddles (small)	24	24	
canoes	10	10	
clip boards		1	
duct tape		0	
first aid kit	1	1	
fishing net (large)		0	1
fishing nets (small)		0	1
instruction books			
kayak paddles - wooden (large)	0	1	
kayak paddles (med)	20	17	
kayaks	18	21	
markers		2	
megaphone	1 (store in office in off season)	1	
noodles		1	
noodle coupling		?	
paddleboards	12	11	
paddleboard paddles	12	3	So Many!!
paddleboard straps/rudders			
PFD's (large) (adult - universal)		23- orange	
PFD's (medium)		13- yellow	
PFD's (small)		9- red	15
PFD's (universal youth)		19- orange	
poncho		? N/A	

rope		On boats	
scissors		1	
sponge balls		0	
tennis balls			

Comments:

Campcraft

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
3 ft dowels	15	7	8
5 gallon water jugs	2	2	0
16-sided die	1	1	0
Animal track molds	15	0	15
Black rods	130	120	10
Box cutters	6	4	2
Bungee cords	10	4	6
Butterfly nets	5	1	4
Camp chairs	3	0	3
Camp towels	2	1	1
Clipboard	15	15	0
Clothes pins (wooden)	1 bag	1 bag	0
Compasses	45	36	9
Cooking grates	2	2	0
Dry erase boards	3	3	0
Dry erase markers	2	2	0
Fire pits	5	5	0
Fire starters	30	0	30
Flint	22	16	6
Fly	1	0	1
Frisbee	2	2	0
GPS	5	5	0
Hoe	1	1	0
Knot tying guides	30	29	1
Matches	3 boxes	0	3 boxes
Nylon rope pieces	35	19	16
Octagonal sticks w/ holes and pin	45	46	0
Paper	1 roll	0	1 roll
Parchment paper	2 rolls	0	2 rolls
Pencils	1 box	0	1 box
Rake	1	1	0
Scissors	2	2	0
Screen houses	3	0	3
Short spade shovel	1	0	1
Shovel	1	1	0
Spools of yarn	7	2	5
Squirt bottles	2	1	0
Stakes	1 bag	1 bag	0
Steel	7	15	0
Tug of war rope	1	1	0

Comments:

Campcraft needs about 6 more flint and steel sets for 2019.

New fire starters needed for 2019.

New lighters/fire starters needed.

Cooking

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Aluminum foil	1 XL	1 XL	1 XL
Bag cup	4	?	?
Baking Racks	2	2	0
Baking Trays	3	2	0
Basket	1	?	?
Batter mixer	2	2	0
Blender & base	1	1	0
Can opener	1	0	2
Colander	1	1	0
Cook top	1	1	0
Cook top cleaner	1 bottle	0	1 bottle
Cornstarch	4	0	0
Cupcake pan	2	3	0
Cutting board	1	17	0
Dish soap	1 XL bottle	1	1
Drying rack	1	1	0
Food processor	1	1	0
Fridge	1	1	1
Glass jars	72	19	0
Grater - large	3	3	0
Grater - small	2	2	0
Hand sanitizer	?	4 XL	0
Hand soap	?	0	3 XL
Ice cube tray	30	28	0
Ketchup & mustard containers	6	4	0
Knives	8	22	0
Ladles	8	5	0
Large trash can	1	1	0
Measuring cups	5	2	0
Measuring spoons	7	2 sets	0
Mixing bowls	8	8	0
Napkins	3 packages	12 packages	0
Pam spray	4 bottles	1	0
Paper bowls	2 packages	0	1 package
Paper lunch bags	2 cases	0	0
Paper plates	1 package	2 packages	3 packages
Paper towels	?	0	4 rolls
Peeler	1	3	0
Pepper	2	1 container	0
Plastic baggies	2 cases	1 case	0

Plastic cutlery	1 XL box	0	1 XL of each
Popsicle sticks	100	100	0
Portion cups		1000	0
Pot holders	2 - 4	7	0
Pots & lids	4/4	5/4	0
Rubbermaid Food Storage (2 QT)	3	4	0
Salt	2	0	3
Sauce pan	1	1	
Scale	1	0 ?	1
Scissors	1 pair	1	0
Scoop spoons	8	9	0
Skewers (mini)	200	200	0
Skillets	2	3	0
Spatula	5	10	0
Spiralizers	3	2	0
Splitter outlet	1	1	0
Sponge	3	1	4
Spray bottles	2	2	0
Stove	1	1	0
Sushi rollers	5	4	0
Table - large	2	2	0
Table - small	shed	?	?
Tasting cups (4oz)	1000	1000	0
Tasting spoons (mini)	2000	2000	0
Toaster oven	1	1	0
Tongs	8	10	0
Toothpicks	4 boxes	3 boxes	0
Wax paper	1 XL box	4 boxes	0
Whisk	1	0	1
XL slicer	1	?	?
Zester	1	0	1

Comments:

Creative Arts

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Boomwackers	1 set	1	0
Bubble wrap	?	0	0
Cardboard	assorted	0	0
Charades game box	2	2	0
Construction paper	1 box	600 sheets	500 sheets (1 block)
Dry erase board w/ stand	1	1	0
Duck tape	8 rolls assorted	25 rolls assorted	8 rolls assorted
Elmer's Glue (7.625 oz bottles)	10	½ gallon	1 gallon
Fabric scraps	1 box assorted	1 box assorted	0
Foam brushes	20	0	0
Glitter	12 jars assorted	0	12 jars assorted
Googly eyes	1 box	1 box	0
Group loop board	1	1	
Hot plates	2 for Crafts	0	0
Markers	10 boxes assorted	1 box 256 colors	1 box assorted
Masking tape	2	1	1
Octaband	1	1	0
Packing Tape	10 rolls	8 rolls	8 rolls
Paper (large roll)	1	¼ brown	1
Paper plates (9")	200	50	0
Picnic blanket	1	0	0
Pipe cleaners	50 assorted	assorted	0
Pom Poms	1 box	1 box	0
Ribbon	3 rolls	3 rolls	3 rolls
Scissors (kids)	10	16	0
Smocks	18	18	0
Telegruv game	1	1	0
Tempura paint (32 oz bottles)	12	11 half-empty	
Tissue paper	1000 sheets assorted	200 sheets	~800 sheets
Toobees Game	1	1	0
Watercolor paint	8 bottles asst colors	0	0
Paper Plates 6"		500	
Clipboards		19	
Mixed Oil Pastels		1 box	
Chalk Pastels		2 boxes	
Assorted Papers Decorative			
Kleenex		4 boxes	
Paper Towels		2 packs	

Watercolor Paper		2 packs	
Laminating Paper		15 sheets	

Comments:

? need laminator

Dance

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Construction paper	10 packs	1	9
Crayons	1 pack	1	0
Dance cards	1	0	1
Dance ribbons (regular)	8	*	
Dance ribbons (small)	3	*	
Duct tape	1	1/2	1
Fabric	3		
Glue	10	3	7
Hula hoops - large	3	3	0
Nature books	7	8	0
Paper plates	1 pack	1	0
Plastic cups	4 bags	1 bag	3 bags
Poly spots	20	20	0
Scarves	20		
Index Cards			
Paint			
Paint Brushes			
Nature Bug Catchers			
Scarves/Ribbon "Silks"		1 bag	

Comments:

Drama

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Bench	3	3	
Cart (white)	1	1	
Costume bin	1	1	
Drama binders	2	2	
Dry erase markers	2	Couldn't find	
Erasers	3	3	
Floor dividers	5	5	
Gymnastics mat	4	4	
Hat Scenes (yellow helmet)	1	1	
Large fan	3	4	
Microphone	2	3	
Microphone stand	1	1	
Prop box	1	1	
Puppet theater	1	1	
Push broom	1	1	
Puppets	1	1	
Sound board	1	1	
Stool	1	2	
Whiteboards	9	9	
Wood box (red)	3	3	

Comments:

I don't use the puppets at all.

The props/costumes are good for rainy day skits.

The whiteboards/ related supplies are in with extended day stuff.

Extended Day Inventory

Longhouse			
EQUIPMENT	Quantity in August 2017	Quantity in August 2018	Order for next year?
Box of Lego's	2	2	0
Box of K'nex	1	1	0
Chapter books	24	24	0
Picture books	46	46	0
Coloring books	1	1	1 + printer paper
Mad Libs	2	2	0
Bingo Boards	420	420	0
Whiteboards		11	0
Assorted board games	9	9	0
Spools of yarn	9	9	0
Rolls of gimp	6	6	4
Bin of markers	1	1	1
Crayons	1	1	0
Card Games	5	5	0
Rhino Ball	1	1	1
Pretend cookware set	1	1	0
Pretend food set	1	1	0
Race car set	1	1	0
Barbies	0	4	0

Comments:

We have an absurd number of pencils if anyone needs some.

We also have a matching game now.

Can we order some kinetic sand/ floam/ orbeez for next summer?

Fishing

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
5 gallon plastic buckets	3	3	0
broom & dust pan	1	1	
end table	1	1	
fish nets	1	1	
fishing pins (COUNT & LET US KNOW WHAT COLORS YOU NEED) Red		0 left	
folding table	1	1	
hooks	400	500	
metal "A" pails	2	0	0
minnow buckets	2	2	0
pair gloves & emergency procedures	1	1	
reels	60	65	5
rods	70	62	10
small worm cooler	1	1	
spare parts	1	1	
split shot	1	1	
swivels	1	1	
tools & lubricant spray	1	1	
Polyspots		38	

Comments:

Gardening

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Clipboards	12	1	0
Composter (small)	1	1	0
Blue Jay game box	1 box of items	?	?
Egg crates (plastic)	5	5	0
Hand shovel	15	11	0
Ice cube trays	3	3	0
Lakeshore scissors	22	20	0
Lime	1 bucket	1 bucket	0
Magnifying glasses	24	22	0
Pie tins (mini)	50	50	0
Plastic bin w/ markers and yarn	1	0	0
Plastic containers, caddy & marker holder	4	3	0
Plastic test tubes	13	13	0
Popsicle sticks	1 box	1 box	0
Potting pots - round	15	15	0
Potting pots - small	75	75	0
Potting pots - XL	5	4	0
Rake (hand)	12	11	0
Rake - large	1	1	0
Rulers	12	8	0
Shovel	4	9	0
Soil	2 bags	1 bag	1 bag
Spray bottles	10	7	0
Watering cans	11	3	0
Weed pullers	1	1	0
Wooden frame w/ wire	1	1	0

Comments:

Golf

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
4 Wood Drivers			
Right (white)	6	3	
Right (white/yellow)	1	1	
Left (green/white)	1	1	
5 Wood Drivers			
Right (no tape)	8	8	
Right (orange)	7	8	
Right (white)	4	3	
Right (red/white)	8	3	
Left (green)	2	2	
Left (orange/green)	2	2	
Left (red/green/white)	1	1	
7 Wood Drivers			
Right (yellow)	3	3	
Right (red/white)	1	5	
Putters			
32.5" (no tape)	6	6	
28.5" (orange)	6	6	
26.5"	6		
Wedges			
Long Right (no tape)	6	5	
Long Left (green)	2	2	
Short Right (orange)	6	6	
Short Left (orange/green)	2	2	
7 Iron Right			
29" (no tape)	6	6	
27" (orange)	6	6	
7 Iron Left			
30" (green)	2	2	
28" (green/orange)	2	2	
6 Iron Left			
33" (green)	2	2	
31" (green/yellow)	2	2	
5 Iron Right			
33" (no tape)	2	2	
31" (yellow)	2	2	
29" (white)	4	4	
27" (orange)	4	4	
5 Iron Left			
29" (green/white)	1	1	

27" (green/orange)	1	1	
Balls:			
Red	11	11	
Blue	14	14	
Orange	9	9	
Yellow	18	16	
Green	54	54	
Purple	59	59	
Driving Range	194	112	
Minnie Putt			
G - hill/hole	1	1	
Gr - Lg disc	1	1	
G - loop	1	1	
G - Swirl up	1	1	
G - U-turn hill	1	1	
PVC Lg curve 4'	1	1	
PVC straight 2'	1	1	
Y - 1/4 turn	2	2	
Y - hill/tunnel	1	1	
Y - Lg. Disc	1	1	
Y - Sm. Disc	4	4	
Ball basket	12	12	
Cones	13	9	
Flags	12	11	
Flag bases	20	19	
Hole covers	4	3	
Hula hoops	11	11	
Noodles - Large	10	8	
Noodles - Small	9	6	
Red Spots	6	5	
SNAG	1		
Balls			
Yellow	30	20	
Orange	30	25	
Blue	32	19	
Purple	30	22	
Red	70	23	
Green	30	16	
Clubs - Wedge			
Long (red)	12	12	
Medium (blue)	12	12	
Short (green)	12	12	
Left			
Long (red)	8	8	
Medium (blue)	8	8	

Short (green)			
Putters			
Long (red)	8		
Medium (blue)	8		
Short (green)	8		
Tee pads	13		
Tees	12		
Whisk brooms			
Whistle replacements	4		
Flagsticky	4		
Flags for flagsticky	4		
Velcro suit			
Pants	1		
Coat	1		
Helmet	1		
Target boards	4		
Target (large, round)	1		
Equipment carry bags	2		

Comments:

Last page incomplete.

Meadows

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Air pump	1	1	
Air pump needles	1	1	
Balls - beach	3	2	
Bucket - rubbermaid	3	3	
Cones (large)	5	5	
Cones (medium and small)	10	10	
Dust pan/brush	1	1	
Emergency procedures/gloves	1	1	
Flat bats	3	3	
Goals (pop up)	4	4	
Hula hoops	18	18	
Misc. Rubber balls	3	2	1
Nerf balls (small)	2 blue?	2	
Nerf bats	3 blue?	4	
Parachute in clothing bag	1	2	
Pillow polo sticks - blue	10	11	
Pillow polo sticks - yellow	10	10	
Rhino "softi" balls	20	26	
Rubber kickball (small)	1	13	
Soccer balls	20	30	
Soft red balls	4	0	4
Tee ball stand	3	4	
Thin 1" bases	18	11	7
Volleyballs	2	2	
Whiffle ball bats	7	7	
Whiffle balls in plastic bucket	20	21	
Puffy bases	4	4	
Rubber spots	10	10	

Comments:

Music Studio

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Instruments			
Yamaha electric drum kit with behringer headphones	1	1	
Fender Jaquar bass	1	1	
Breedlove Acoustic guitar (Closing Exercises)	1	1	
Schecter Electric guitar	1	1	
Yamaha Acoustic guitar	1	1	
Seagull Acoustic guitar	1	1	
Fender Acoustic-Electric Guitar	1	1	
AxiomPro Keyboard with stand (connected to MacBook via USB	1	1	
Hand Drums	10	10	
Maracas	8	8	
Raven guitar amp with Fender head	1	1	
Marshall guitar amp with head	1		
Fender Acoustasonic amp	2	2	
Standing Tom drums with stand	1 set	1 set	
Guitar case	5	5	
Guitar stand	3	3	
Cables & Connectors			
XLR cable	1 bin	1 bin	
XLR connector	1 bin	1 bin	
¼" Cable	1 bin	1 bin	
¼" connector	1 bin	1 bin	
RCA cable	1 bin	1 bin	
RCA connector	1 bin	1 bin	
⅛" cable	1 bin	1 bin	
⅛" connector	1 bin	1 bin	
Universal Power Cord	1 bin	1 bin	
Power strip	1 bin	1 bin	
Speakon cable	1 bin	1 bin	

Speakon connector	1 bin	1 bin	
Y-shaped cable	1 bin	1 bin	
Y-shaped connector	1 bin	1 bin	
Extension cord - small	2	2	
Extension cord - large, orange	3	3	
Extension cord on spool - orange	2	2	
Extension cord on spool - grey	3	3	
Closet			
Grassy Bowl Basics box	1	1	
OnStage Mic Stands	10	10	
OnStage Speaker Stands	8	8	
Mackie PA speakers	6	6	
Behringer PA speakers	2	2	
Fender PA speakers	4	4	
Fender PA console	1	1	
Misc. guitar accessories	1 bin	1 bin	
Behringer 8-channel mixer	1	1	
Mackie 14-channel mixer	1	1	
Behringer 16-channel mixer		1	
Mic holders	1 bin	1 bin	
Microphones			
AKG Perception 120	1	1	
Shure PG57	1	1	
Shure PG58	2	2	
Shure SM58	2	2	
Fender P51	3	3	
CAD C195	2	2	
Shure Wireless Mic System (SM58, headset mic and receiver)	1	1	
Shure Wireless Headset Mic system	2	2	
Behringer Ultralink Wireless system	1	1	
2GB Tascam DR-05	2	2	

Recorder			
4GB Tascam DR-05 Recorder	2	2	
Ditto Looper X2 Pedal (with power supply)	1		
Bass drum pedal	1		
Clipboards and pencils	1 bin	0	need
MXR Fullbore Metal pedal	1	1	
MXR Micro Amp pedal	1	1	
Vestax Amplifier	1	1	
Drumsticks	1 box	1 box	
Technics speaker (connected to amp via ¼")	2	2	
JBL speaker	2	2	
M-Audio ProFire Interface (connected to MacBook via Firewire) (to amp via ¼")	1	1	
Vestax amp (connected to Macbook via headphone out)	1	1	
Powerplay Pro-8 Headphone Distribution amp with 8 ⅛" cords plugged in	1	1	
Other			
Headphone rack	1	1	
Headphones	17 pairs	17 pairs	
Boss Loop Station with power supply	1	1	
Desk Area			
iMac w/ charger	1	1	
iLok USB key for ProTools	1	1	
M-Audio Midisport 4x4 MIDI interface	1	1	
Glyph Studio Hard Drive	1	1	
Genelec Speakers	2	2	
Focusrite Scarlett 6i6 Audio Interface	1	1	
AVID and Mac computer keyboards	1 of each	1 of each	

SIIG USB hub	1	1	
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Comments: Need 20 guitar pics

Nature

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Animal tracks	1 set	1 set	
Bird Books	2	2	
Birdhouses			
Birds Nest	1	2	
Birdseed	1 bag	1 bag	
Blindfolds	20	20	
Bungee cord			
Construction paper	1 package	0	1 package
Coyote skull	1	1	
Crayons	1 bin	1 bin	
Critter holders			
Dry erase markers			
Eggs			
Feather collection	1	1	
Feathers (decorative)			
Fishercat	1	1	
Fox	1	1	
Giant pine cones		4	
Hornets nest	1	1	
Hummingbird feeder	1	1	
Kinetic sand	1	1	
Ladder	1	1	
Life Cycle of a Chicken	1	1	
Magnifying glasses	20	20	
Measuring tape			
Microscopes	12	12	
Microscope kit	11	11	
Mirrors	27	27	
National Geographic magazines			
Nature Books			
Nature Items (skull, bones, etc..)			
Nets	20	14	10
Oak collection	1	1	
Owl pellet bag and handouts	1	1	
Paper cups	1 sleeve	0	1 sleeve
Paper plates	1 package	1 package	
Petri dishes	30	30	
Pine cones (large)			

Pine life cycle	1	1	
Plastic Bins	10	10	
Plastic gloves	1 box	1 box	
Poison ivy display	1	1	
Pyramid of Life game	1	1	
Raccoon skull	1	1	
Scat set	1	1	
Scavenger hunts			
Scissors	20	20	
Squirrel skull	1	1	
Straws	1 package	1 package	
Tape Rolls	2	2	
Test tubes	1 set	1 set	
Tree-mendous cards/disks			
White paper	1 package	0	1 package
Wooden trays	3	3	

Comments: Nets that are sturdy. Many broke from constant use over the summer.

Paintball

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
GUN EQUIPMENT:			
Co2 Tanks			
New	20	11 full	12
Empty		2 (1 is no longer refillable)	
Used		4	
Co2 Tank rings	40	25	25 (5 packs of 5)
Crate w/Gun paintball hoppers	11 hoppers	10 hoppers No crate	
Gun Tool Box - Yellow/Green Boxes (Hex tools, gun oil, lube)	1	1	1
Guns	11	10	
Other Gun Supply Box	1	1	0
PAINTBALL SUPPLIES:			
Paintballs - cateye (green) (bag = 500)	1 bag	1 3500 (7 bags of 500)	5 cases
plastic paintball container	1	1	0
RANGE SUPPLIES:			
1 gallon bucket - sm grey	1	1	1
12oz empty water bottles - new	12	6	6
3in scrapper	1	1	0
Cowbells w/carbiners	6	6	0
glass cleaner	1	1	0
JT SplatMaster Marksman Target	6	6	0
mats	12	10	0
paper towel rolls	2	½ roll	2 rolls
plastic dish - deep	1	1	0
plastic safety glasses container	11	1	
safety goggles	18	6	12
target bands (2 per board)	6	6	6
Target boards	6	6	0
Target paper (20 kid x 6 periods x 39 days = 5000)	1 box	½ box	1 box

Comments:

Does Mark want to get together and do an “O” ring overhaul on all the guns? I’d be willing to help (the guns haven’t been) thoroughly cleaned and I don’t know what (if anything) is done each year.

For CO2, do we want 12 more tanks?

Raccoon's Nest

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Brown paper bags	an assortment	an assortment	0
chapter books	an assortment	an assortment	0
cones small	20	0	20
crayons	1 box	1 box	0
dustpan	1	1	0
emergency procedures/gloves	1	1	0
flag	1	1	0
game books	an assortment	an assortment	0
hand brush	1	1	0
k-2 books	an assortment	an assortment	0
lego	3 containers	2 **	1
markers/sharpies	1 box	0	1 box
Paper towels	1 roll	0	1 roll
picture books	an assortment	an assortment	0
scissors	1	2	0
stapler	1	1	0
tribe/tent signs	35	37	0
trivia games	an assortment	an assortment	0
White plastic bags	1 box	1/4 box	1 box

Comments:

**** 3 containers of legos with pine needles and other pieces of earth.**

Legos- too many small pieces. Only Lego bricks would be helpful.

- + Nicole's Idea Box**
- + 4 rubber cords**

Sandbox

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Boat	1	1	0
Hand scoop shovels	18	$8 + 3 = 11$	7
Lg buckets	50	$29 + 14 = 43$	7
Lg hoes	1	1	0
Lg rakes	6	$1 + 3 = 4$	2
Lg shovels	8	$1 + 5 = 6$	2
Lg sifter	1	1	0
Lg trucks	10	$5 + 3 = 8$	2
Med buckets	38	$16 + 9 = 25$	13
Molds	10	$5 + 4 = 9$	1
Regular shovels	62	$28 + 26 = 54$	8
Sifters (sm w/ handle)	4	$2 + 3 = 5$	0
Sm castle buckets	18	$8 + 0 = 8$	10
Sm hoes	4	2	2
Sm rakes	10	$6 + 3 = 9$	1
Sm trucks	5	$3 + 0 = 3$	2
Spade	1	1	0
XL shovels	6	1	5

Comments:

In quantity column: the first # listed is in the first sandbox. The second # after the plus sign is in the second sandbox. For example, there are 8 hand scoop shovels in sanbox one and 3 in sandbox two (11 total).

3 buckets were broken and brought to the shed along with one hoe.

Soccer (Lower)/Lacrosse

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
ball pump w/ air gauge	1	1	
cones (plastic)	10	14 big; 20 small dome	
dust broom & pan	1	1	
emergency procedures/gloves	1	1	
Hula hoops	10	0	
Football		1	
lacrosse balls	45	22	
Lacrosse goalie stick		1	1
lacrosse goal with nets	2	2	
lacrosse stick bags	2	0	2
lacrosse sticks (blue)	12	12	
lacrosse sticks (red)	12	10	
milk crate for balls	1	1	
plastic cones	50	49	
Poly spots	10	16	
Pool noodles	2	0	
pop up goals	4	5	4 (need new)
pump needles	5	14	
soccer balls (size 5)	2	5	
soccer balls (size 4)	8	15	
soccer balls (size 3)	2	10	
soccer goal with net	2	2	
sticks with net	2	1	

Comments:

Need lacrosse goalie stick (there's only 1).

Need band aid in soccer crates.

Another gymnic yellow bouncy ball would be helpful.

Goalie gloves?

Soccer (Upper)/Disc Golf

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Disc Golf Discs			
Drivers	20		
Putters	20		
Frisbees		3	
Kickball	1	1	
Poly spots	10	10	
Pugg goals	4	5 and 1 small	4 (need new)
Rubber ball - orange	1	1	
Rubber ball - yellow	1	1	1
Soccer balls			
* size 3	8	See previous page for totals	
* size 4	10	See previous page for totals	
* size 5	4	See previous page for totals	
Start line	1	1	
Kickball		1	

Comments:

4 pugg goals thrown out.

Tennis

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
balls - green	100	60 + extra bag	0
balls - regular tennis	100	50	0
balls - red	60	67	0
Balls - Orange	100	77	20-25 more
Bean bags	20	20	0
Bill's racquet	3	3	0
buckets	3	8	0
Caution tape	2 rolls	1 roll	0
cones	50		
dustpan/brush	1	1	0
emergency procedures/gloves	1	1	0
grip tape	4	2	2 and 1 black tape
large push broom	1	1	0
milk crates	5	5	0
net crank	1	2	0
pins (BRING TO THE OFFICE)		4 bags	Brought to office
Racquet - Red Ball	12	13	0
Racquet - Orange Ball	12	14	0
Racquet - Green Ball	20	18	0
Sharpie	1	1	0
squeegees	2	1	0
tape for net	1	1	0
Tennis net - big	2	2	0
Tennis net - red	4	4	New netting
Tennis net - yellow	2	2	0
red rectangular court spots	50	50	0
red corners	9	12	0
hornet spray	1	0	Mark has it
scissors	1	1	0

Comments:

Can someone regrip rackets? I'm not great at it. J.P.

Variety

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
Drums (toca)	7	17	
Band in a box - shakers, bells, tone sticks	3 boxes	4 boxes	
Bean Bags	56	56	
boom box w/CD player/cassette player	1	Does not work very well	
CD (John Fitz)	1	Scratched	
Cymbals	6	6	
Deskbells	3 sets	3	
Drums (w/ handles)	6	6	
Egg shaker	1	6	
Electric piano	1	1	
extension cord	1	1	
Hula hoops	1	6	
microphone	1	1	
Palm pipes	24	24	
paper clips	1200	1200	
Piano stand	1	1	
Piano stool	1	1	
pots and pans	5	5	
rhythm sticks	80	80	
Rhino balls	8	15	
scissors	10	9	
song book	1	1	
Tambourines	8	9	
Triangles	8	9	
Twister Game	3	3	
Water jugs		7	
Buckets		6	
Orange Extension Cord		1	

Comments:

- It would be really cool if the speakers worked.
- Mosquitoes were bad in the Meeting Hall.

Volleyball

Equipment	Quantity you should have	Quantity 8/2018	Order for next year
12" cones	4	1	3
18" cones	4	4	
air pump	1	1	
air pump needles	3	0	3
broom	1	1	
dustpan	1		
emergency procedures/gloves	1	0	1 (threw out old one)
garden hose	1	1	
giant nylites (large)	2	0	2
hammer	1	1	
laundry basket	1	0	1 ?
lawn sprinkler	1	1	
metal stakes (spare)	2 sets	2 sets	
pillow polo balls	3		
pillow polo sticks (blue)	12	10	
pillow polo sticks (yellow)	12	11	1
plastic stake (yellow)	4	1	3
soft v (red, white,blue)	2	3	
Volleyball (tie dye)	1	4	
volleyball (yellow)	6	4	2
volleyballs (purple/pink)	1	0	
volleyballs (red/white/blue)		6	
Beachballs		4	
Giant ball		1	
Rhino balls		2	
Nerf football		1	
Wiffle ball		1	

Comments:



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass.

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
Tuesday - June 14, 1960

The Board consisted of:

Arthur L. Singer, Jr., Chairman
Stephen M. W. Gray
Walter R. Hickler - by Stuart C. Herrick, Alternate
Milton F. Marsh
Edward E. Kreitsek, Clerk

Notice was published in the Sudbury Enterprise on May 19 and 26, 1960; posted and mailed, and read at the hearing.

Mrs. Gloria Walsh appeared to request permission to operate a summer camp for children between the ages of 7 and 14 on the property of Franklin Secatore, off Haynes Road.

Mr. Singer asked how many children would be expected to attend. Mrs. Walsh stated that with the existing facilities, the Board of Health recommended 15 children, although some day she would like to extend the facilities further. Mr. Singer then asked what use is made of the premises at the present time. Mrs. Walsh said the premises were being used by her family.

Mr. Singer asked if Mrs. Walsh would plan to hire an assistant. Mrs. Walsh said that a counselor for every 8 children is recommended. Mr. Singer observed that presumably Mrs. Walsh would plan, then, for one assistant to care for the children over the number of 8. Mrs. Walsh said this was true.

Mr. Singer asked Mrs. Walsh if transportation of the children would be handled by the parents. Mrs. Walsh replied that she had not gone into that yet. Mr. Singer also asked if she planned to have a sign. Mrs. Walsh stated that she imagined so, to direct people to the camp.

Mr. Singer asked when Mrs. Walsh might plan to open the camp if she received permission from the Board. Mrs. Walsh said she considered it to be too late now to get good help, and stated that it might be better to start planning it next February, and also, she plans to join the New England Camping Association to get some training. She added that she has taken a number of kindergarten training courses.

Mr. Singer asked if Mrs. Walsh would plan to use the present driveway for the camp and put the sign on Haynes Road, to which Mrs. Walsh stated she would.

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TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass.

Mr. Herrick asked if it is proposed to be a day camp or a resident camp. Mrs. Walsh answered that at present a day camp is proposed, but she would hope some day to have a resident camp.

Mr. Marsh asked how many homes there were on the property, to which Mrs. Walsh replied, 4 houses and 1 stable. Mr. Marsh then asked what facilities there were for a camp. Mrs. Walsh said there was a room in the stable with a kitchen, ponds and woods. Mrs. Walsh also said that she lives in one house, members of her family live in the other houses, and her father owns the property.

Mr. Marsh asked the proposed hours of operation. Mrs. Walsh stated, for a day camp, 9 A.M. to 3 P.M.

Mr. Kreitsek read a letter addressed to Mrs. Walsh from the Board of Health, containing a favorable report of the facilities and water supply (both drinking and for bathing).

Mr. Kreitsek asked how much land was available for the camp. Mrs. Walsh stated that about 20 to 25 acres are being used presently by the members of the family, leaving a balance of about 100 acres, mostly wooded.

Mr. Kreitsek observed that the Board should have a more definitive application (one that would be more specific); that is, whether the Board should consider a resident camp, or if it should limit consideration to a day camp for 15 children. If the request provided for a resident camp, then such facilities should be described.

Mr. Singer asked if Mrs. Walsh could foresee a resident camp. If so, there were many considerations. If she now wished to set up a day camp for 15 children, for next summer, the Board could consider it on that basis, and in the future, if Mrs. Walsh wished to extend the operation, she could come back and the Board could consider it then. Mrs. Walsh replied that if this is the best way to do it, she was perfectly agreeable.

Truman Jackson, Chairman of the Planning Board, stated there would be no report from his Board, but as an interested person, asked if there would be any problem in having a co-educational camp for the age group of 7 to 14. Mrs. Walsh stated she thought she could handle a co-educational camp of this age group satisfactorily with two assistants.

Phillip Johnson, abutter and builder, wished to establish the entrance to the property, as he did not want to have a sign across from his subdivision of \$25,000 to \$35,000 houses, as his road runs to the edge of the Secatore land, and if Mr. Secatore should subdivide his land, the road would run right through.



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass.

Dudley Hall, abutter, objected on the grounds that the area of activity did not appear to be confined, and how would it affect his frontage.

Richard Duggan, abutter on the corner of Old Coach and Ledge Roads, asked if Mrs. Walsh started a resident camp, would she plan to locate it to the south of the stable and ponds. Mrs. Walsh stated that she could not yet say for sure. Mr. Duggan said that the 5 property owners present were concerned with what might happen in 5 or 10 years. This camp for 15 children now was no problem, it was a question of what it might lead to.

An abutter stated that, as spokesman for the group, it was their opinion that if Mrs. Walsh were permitted to begin an operation of this type, they would, in time, possibly be awakened early in the morning by bugle calls.

Mr. Singer stated that the Board was considering a day camp for 15 children, and in the future, would similarly consider any request that was made. Taking a poll, Mr. Singer established the following opinions of abutters: Opposed; Mr. Philip Johnson, Mr. McMann, Mr. Gogan; not particularly opposed to present request, but opposed and apprehensive about future development of the camp, Mr. Duggan and Mr. Hall; not in opposition to the present 15 pupil day camp, the other Mr. Hall.

Mr. Kreitsek established that of the 5 abutters, one had no children, and the other 4 had 8 children among them. Mr. Kreitsek asked Mr. Johnson how many houses were planned for the area. Mr. Johnson stated 50 houses were planned.

Mr. Kreitsek stated that any extension or increase in operation beyond the limitations imposed in a variance granted by the Board would require a new public hearing. The Board could modify or curtail the variance immediately if it were shown to be a nuisance, but could not increase or extend the variance without a public hearing.

Mr. Jackson remarked that this is not a question of rezoning. The Town By-laws allow the Board of Appeals the right to grant a permit with specific limitations, and in this case, the Board is not concerned with a permit for a future possible resident camp, but with a present request for a day camp for 15 children.



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass.

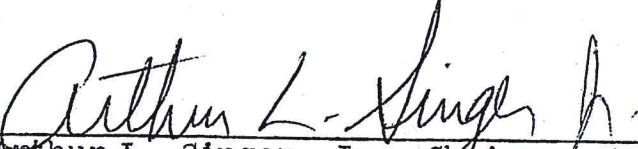
After deliberation, a motion was made and seconded:

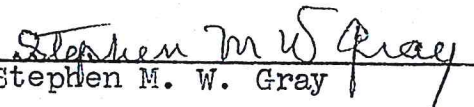
Motion: "To grant permission to Mrs. Gloria Walsh under the authority of Section 8 of the Town By-law, authorizing the operation of a children's day camp, to be conducted from the hours of 9 A.M. to 3 P.M. on Mondays through Fridays inclusive, for no more than 15 children, 7-14 years of age, on the land off Haynes Road as shown on plan submitted with the application, provided that the entry roads to the day camp will be limited to the roadways that enter off Haynes Road and providing that no additional buildings or structures for conducting the day camp will be authorized without site plan approval by the Planning Board. A sign, not exceeding 10 square feet may be erected on the Haynes Road entry to the camp site. This authorization is non-transferrable."

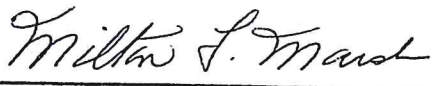
Voted: In favor - unanimous.

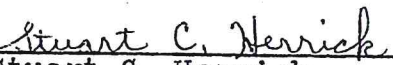
Note: The conditions for operation of this type of activity regarding supervision and sanitary facilities are established by the Commonwealth and the Town Board of Health regulations. The applicant is responsible for determining and complying with such regulations.

Granted under the authority of Section 8 of the Town By-law. This use is considered not detrimental to the neighborhood.


Arthur L. Singer, Jr., Chairman

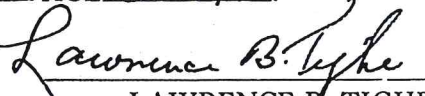

Stephen M. W. Gray

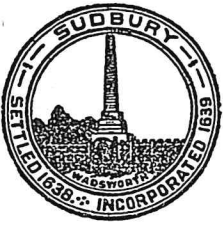

Milton F. Marsh


Stuart C. Herrick


Edward E. Kreitsek, Clerk

6/28 1960 , 9 h., 30 m., A.M. RECEIVED
AND ENTERED IN RECORDS OF Documents
IN THE CLERK'S OFFICE OF THE TOWN OF SUDBURY
BOOK _____ PAGE 60091.


Lawrence B. Tighe, Clerk
LAWRENCE B. TIGHE



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass.

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, MARCH 20, 1962

The Board consisted of:

Milton F. Marsh, Acting Chairman
Stephen M. W. Gray
Stuart C. Herrick, Alternate for Arthur L. Singer, Jr.
Calvin B. Smith, Alternate for this evening, for Walter R. Hickler
James J. Hooper, Alternate, and Acting Clerk

Notice was published in the Sudbury Enterprise on February 22 and March 1, 1962; posted and mailed, and read at the hearing.

Walsh

Mrs. Gloria Walsh appeared before the Board to request an increase of the number of campers allowed at the Camp Sewataro day camp at Liberty Lane, off Haynes Road to a total of fifty (50). She also submitted a brochure describing the activities at the Camp last year.

Mr. Hooper reviewed Case File No. 60-29, and read the original decision of the Board, granting to Mrs. Gloria Walsh, under the authority of Section 8 of the Zoning By-law, permission, with restrictions, to conduct a day camp for no more than 15 children. The Board inspected the plot plan which had been submitted with the original application.

Mr. Marsh established that the ages of the children would range from 7 to 14.

He then read into the record, a report from the Board of Health, recommending a favorable decision by the Board.

Mr. Marsh asked if Mrs. Walsh expected to provide additional structures at this time. Mrs. Walsh stated that she might wish to and would be pleased to receive that permission. Mr. Hooper explained that the application requested only an increase in the number of campers to a total of fifty; the Board could only grant or deny what had been requested by advertising and posting, and the request must be specific. Mrs. Walsh agreed that at present, operating as a day camp, no additional facilities are immediately needed.

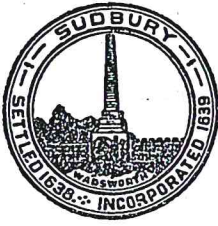
Mr. Hooper noted from the previous case minutes that a counselor would be provided for every 8 children. The brochure indicated an age-range of 7 through 11. If some of the children were older, that is, to 14, would the ratio be increased; say, for example, a counselor for perhaps 9 children. Mrs. Walsh stated it would still be the same.

Mr. Hooper asked if there would be an increase in the amount of traffic. Mrs. Walsh did not anticipate an appreciable increase.

No abutters appeared at the hearing.

C08-200-407

62054



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass.

After deliberation, the following motion was placed and seconded:

Motion: "That the permit granted on Application No. 60-29 to Mrs. Gloria Walsh be extended to allow a maximum of fifty (50) campers at a day camp on Liberty Lane off Haynes Road."

Voted: In favor: Unanimously.

Milton F. Marsh

Milton F. Marsh, Acting Chairman

Stephen M. W. Gray

Stephen M. W. Gray

Stuart C. Herrick

Stuart C. Herrick, Alternate for
Arthur L. Singer, Jr.

Calvin B. Smith

Calvin B. Smith, Alternate for this
evening, for Walter R. Hickler

James J. Hooper

James J. Hooper, Alternate and
Acting Clerk

RECEIVED
TOWN CLERKS OFFICE
1962 APR 27 PM 4:48
TOWN OF SUDBURY, MASS.

THE COMMONWEALTH OF MASSACHUSETTS

SUDBURY
CITY OR TOWN

BOARD OF APPEALS

April 27, 1962

NOTICE OF VARIANCE

Conditional or Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted

To Mrs. Gloria Walsh - Camp Sewataro
Owner or Petitioner

Address Liberty Lane, off Haynes Road

City or Town Sudbury

Westerly of Haynes Road, Sudbury
Identify Land Affected

City
by the Town of Sudbury Board of Appeals affecting the
rights of the owner with respect to the use of premises on.

Haynes Street, Lot 2, Bk. 329, Pg. 489 Sudbury
Street City or Town

the record title standing in the name of

Franklin Secatore, Trustee of Liberty Ledge Real Estate Trust

whose address is Liberty Lane, off Haynes Road, Sudbury, Mass.
Street City or Town State

by a deed duly recorded in the Middlesex County Registry of Deeds in Book

329 Page 420, Registry District of the Land Court

Certificate No. Book Page

The decision of said Board is on file with the papers in Decision or Case No. 62-4

City
In the office of the Town Clerk of Sudbury

Signed this 27th day of April 1962

Board of Appeals:

Milton F. Marsh Acting
Chairman

James J. Hooper Acting
Clerk

James J. Hooper Board of Appeals

19 at o'clock and minutes M.

Received and entered with the Register of Deeds in the County of

Book Page

ATTEST

Register of Deeds

Notice to be recorded by City or Town Clerk.

(COPY OF ENCUMBRANCE)

Commonwealth of Massachusetts
LAND COURT.

Middlesex, ss.

Photostatic

I hereby certify that the foregoing is a true/copy of Document No. 395502
registered August 7, 1963 at 11 o'clock and 25 minutes
A. M., and noted on Certificate of Title No. 105852 in the South Registry District
for Middlesex County, Book 659 Page 102.

In Testimony Whereof I have herewith set my hand and affixed the seal of said
Court, this 28th day of October A. D., 19 63


Assistant Recorder.

Not comp
a sheet
waiting for sale call

DOCUMENT NO. 895502 ✓

TOWN OF SUDBURY

NOTICE OF VARIANCE
(Gloria Walsh, Camp Sewantaro)

So. Middlesex Land Court
Registry District
REC'D FOR REGISTRATION
At 11 h. 23 m. 1 M
AUG - 7 1963
Noted on Cert. No. 105852
Reg. Bk. 657 Fee 1.02
Clerk Edmund C. Buckley
Ass't Recorder

PHOTOSTAT COPY WANTED ✓
AUG - 7 1963
Ed Simoneau
211 Main St
Marlboro.
4.00
1.20
5.20

From the Office of
Edward T. Simoneau
211 Main Street
Marlborough, Mass.
BOX 325

NAME _____
STREET ADDRESS _____
CITY OR TOWN _____
REGISTRANT _____
TEL. _____
EDMUND C. BUCKLEY
ASST. RECORDER

C08-200,900

MRS. GLORIA WALSH (CAMP SEWATARO)
(65-26)



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass., 01776

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, JULY 20, 1965

The Board consisted of:

Calvin B. Smith, Chairman
Harry M. Durning, Jr., Clerk pro tem
Ronald Adolph
John F. Jewett, Alternate
Marjorie C. Huse, Alternate

Notice was published in the Sudbury Enterprise on July 1 and 8, 1965, posted and mailed, and read at the hearing.

Mr. Smith, Chairman, read to the applicant the requirements necessary to substantiate the granting of a variance or a permit. He also explained that if an applicant is not satisfied with a decision, he has the right to appeal to the superior court within twenty days after the decision has been filed.

Mrs. Gloria Walsh appeared before the Board requesting permission to increase the number of campers at her day camp (Camp Sewataro) located on Liberty Ledge from fifty to two hundred. (See Case Files 60-20 and 62-4). She stated that she is now able to accommodate two hundred campers since she has added a new structure. She further stated that there are six toilets and washing facilities in the new building, all of which has been inspected and approved by both the state and local health boards.

Mrs. Huse questioned how this increase in children would affect the traffic. Mrs. Walsh replied that the children come in busses and there would be no additional traffic.

Mr. Adolph asked if there is ample parking for the increased staff needed to take care of the increase in campers. Mrs. Walsh answered in the affirmative.

Mr. Smith read a letter received from the Board of Health approving this request.

No abutters appeared at the hearing.

C08-200,900

65066



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass., 01776

After deliberation, the following motion was placed and seconded:

Motion: "That Permit #62-4 granted to Mrs. Gloria Walsh be extended to allow a maximum of two hundred (200) campers at a day camp (Camp Sewataro) located on Liberty Ledge off Haynes Road."

Voted: In favor: Unanimously.

Granted under the authority of Section 8 of the Town By-law. This use is considered not detrimental to the neighborhood.

Calvin B. Smith
Calvin B. Smith, Chairman

Harry M. Durning, Jr.
Harry M. Durning, Jr., Clerk pro tem

Ronald Adolph
Ronald Adolph

John F. Jewett
John F. Jewett, Alternate

Marjorie C. Huse
Marjorie C. Huse, Alternate

RECEIVED

C08-200,400

LIBERTY LEDGE REAL ESTATE TRUST
(66-4) (Camp Sewataro)



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass., 01776

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, FEBRUARY 1, 1966

The Board consisted of:

Calvin B. Smith, Chairman
David O. Ives, Clerk
Stephen M. W. Gray
Harry M. Durning, Jr.
Ronald G. Adolph

Notice was published in the Sudbury Enterprise on January 13 and 20, 1966, posted and mailed, and read at the hearing.

Mr. Smith, Chairman, explained to the applicant the requirements necessary to substantiate the granting of a variance or a permit. He also explained that if anyone is not satisfied with a decision, he has the right to appeal to the superior court within twenty days after the decision has been filed.

James Penta, Esquire, with offices in Maverick Square, East Boston, appeared before the Board representing Liberty Ledge Real Estate Trust in its request for permission to change the name on the permit to operate Camp Sewataro from "Mrs. Gloria Walsh" to "Liberty Ledge Real Estate Trust". Mr. Penta submitted a brief of his statements to the Board (said brief is attached to case file) and explained that the resignation of Mrs. Gloria Walsh, one of the members of the Liberty Ledge Real Estate Trust, from her position as director of Camp Sewataro had left some question as to the technicality of the name on the permit to operate the camp. He further stated that Mrs. Walsh had held the permit in her name in equity for the benefit of the trust and the tax returns for the camp have been filed as a partnership entity.

Mr. Penta further explained that the remaining members of the trust will continue to operate Camp Sewataro as it has been operated previously with no changes and the resignation of one of the group should not negate the ownership of the camp.

Mr. Adolph asked if the partnership has been dissolved. Mr. Penta replied that it has in form, where one has resigned.

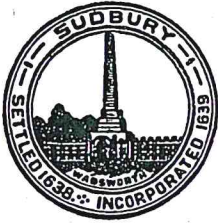
Mr. Adolph asked Mrs. Walsh, who was present, if she wished to comment on the application being considered at this time. She replied that she did not.

Mr. Durning asked Mrs. Walsh if she is opposing this change of name. She replied that she did not care to comment, adding that she did not think it proper to air family arguments in public.

Mr. Ives asked Mr. Penta if the application should read Liberty Ledge Real Estate Trust instead of Liberty Ledge Trust. He answered that it should.

C08-200,400

66012
66012



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass., 01776

Mr. Adolph questioned whether or not the permits issued previously to Mrs. Walsh were non-transferrable. Mr. Smith read the decisions of three previous cases (60-29, 62-4, 65-26). Mr. Penta explained that the request before the Board at this time is not for the transfer of a permit--it is actually for the correction of a name on a permit, and this is being done so that confusion such as has arisen now will not arise again should another member of the trust resign at some future time.

Mr. Adolph requested Mr. Penta to state for the records that in his opinion this is not a transfer of a permit. Mr. Penta so stated, adding that it is to correct equitably what was maintained from the beginning--that this be for the benefit of a group (3 in number).

Mr. Gray questioned why this permit should not be issued in the name of the trust with someone acting as the trustee. Mr. Penta replied that a trust never fails for want of a trustee--a trust can go on and on forever--and he can see no useful purpose in naming a particular trustee.

Mr. Durning asked what would happen if someone should buy out the partnership, explaining that the Board of Appeals is concerned about who would be running the camp. Mr. Penta answered that for all intents and purposes, the trustee would be Franklin Secatore and he (Mr. Penta) felt the two remaining partners in the trust, Mrs. Paula Romano and Mrs. Alba Taylor, could be named, for the sake of responsibility. Mrs. Romano, who was present, stated that she has no objection to this and Mr. Penta said he felt he could speak for the trust and Mrs. Taylor and there would be no objection.

Mr. Durning asked if a delay of a month or so before a decision is given on this application would create any hardship for the camp or the people involved. Mr. Penta replied that it would not cause any inconvenience.

No abutators appeared at the hearing.

After deliberation, the following motion was placed and seconded:

Motion: "To grant Liberty Ledge Real Estate Trust permission to change applicant's name from "Mrs. Gloria Walsh" to "Liberty Ledge Real Estate Trust"."

Voted: In favor: Unanimously
Opposed: None.

This change is approved because the person in whose name the permit was originally issued has now resigned. The operation of Camp Sewataro will continue without change but will be operated by the Liberty Ledge Real Estate Trust. Therefore, this decision simply brings the records of the Board of Appeals into accord with the actual facts of the case.



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass., 01776

Calvin B. Smith
Calvin B. Smith, Chairman

David O. Ives
David O. Ives, Clerk

Stephen M. W. Gray
Stephen M. W. Gray

Harry M. Durning, Jr.
Harry M. Durning, Jr.

Ronald G. Adolph
Ronald G. Adolph



FEB 18 1966

C08-200,400



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass., 01776

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, MARCH 22, 1966

The Board consisted of:

Calvin B. Smith, Chairman
David O. Ives, Clerk
Stephen M. W. Gray
Ronald G. Adolph
George G. Bradley, Alternate for Harry M. Durning, Jr.

RECEIVED
TOWN CLERKS OFFICE
1966 MAR 31 AM 9:26
TOWN OF SUDBURY, MASS.
NO

Notice was published in the Sudbury Enterprise on March 3 and 10, 1966, posted and mailed, and read at the hearing.

Mr. Smith, Chairman, explained to the applicants the requirements necessary to substantiate the granting of a variance or a permit. He also explained that if anyone is not satisfied with a decision, he has the right to appeal to the superior court within twenty days after the decision has been filed.

James A. Penta, Esquire, who has offices in Maverick Square, East Boston, appeared before the Board representing Liberty Ledge Real Estate Trust in its request for permission to lower the entrance age of campers at Camp Sewataro to five (5) years and to make the operating hours 9 A.M. to 4 P.M. Mr. Penta explained his client's request to the Board and submitted a brief of his statements. (Said brief is attached.)

Mr. Adolph questioned the ages of the children and the hours of operation at Camp Sewataro that are permitted at the present time. Mr. Penta replied that the hours are from 9 A.M. to 3 P.M. and the ages are from 7 to 14 years.

Mr. Adolph commented on having received in the mail recently a Camp Sewataro brochure in which the age is printed as 6 to 14 years and the hours as 9 A.M. to 4 P.M., permission not having been received at the time of mailing. Mr. Penta explained this by saying that the former director had believed she was permitted to accept six year olds and conduct camp from 9 A.M. to 4 P.M.; however, when the present director assumed the responsibility of running the camp for this season, it was noticed that the original permit specifically stated that the hours were from 9 A.M. to 3 P.M. and the age of campers was from 7 to 14 years. Mr. Penta stated that as soon as this was noticed, an application was immediately submitted to the Board of Appeals to correct this situation.

Mrs. Paula Romano, the present director of Camp Sewataro, further explained that although brochures were mailed out before permission was received for the ages and hours as printed, no campers under the age of seven years will be accepted and camp will not be conducted after 3 P.M. unless the Board of Appeals gives permission for this.

C08-200,400

6600250
660044



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass., 01776

Mr. Ives asked how many children are usually at Camp Sewataro. Mrs. Romano replied that there were about eighty (80) campers per day last year.

Mr. Ives asked how many more children would be expected if five and six year olds were accepted this year. Mrs. Romano said she could only guess at perhaps ten or fifteen campers. She added that although permission is being requested to accept five year olds, she does not expect to accept them at this age this season; but by obtaining permission now they could be accepted in future years.

Mr. Bradley asked how many campers can be accommodated at Camp Sewataro. Mrs. Romano answered that although the Board of Appeals has issued a permit for two hundred (200) campers, she is not willing to accept that many at the camp at this time.

No abutments appeared at the hearing.

After deliberation, the following motion was placed and seconded:

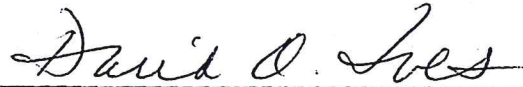
Motion: "That Permit No. 60-29, as amended, be further amended to lower the entrance age of campers at Camp Sewataro to five (5) years and to extend the operating hours from 9 A.M. to 4 P.M."

Voted: In favor: Unanimously.

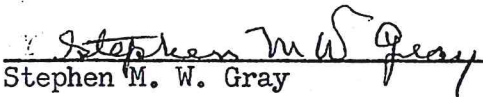
Reasons: The Board feels that amending this permit would not significantly change the nature of the operation of the camp.



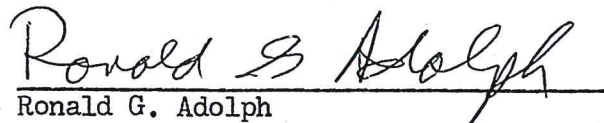
Calvin B. Smith, Chairman



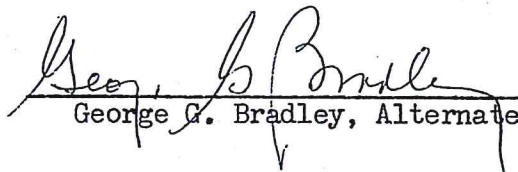
David O. Ives, Clerk



Stephen M. W. Gray



Ronald G. Adolph



George G. Bradley, Alternate

JAMES A. PENTA

Attorney At Law

TWO HUNDRED SIXTY-SIX BORDER STREET
EAST BOSTON, MASSACHUSETTS 02128

Telephone 567-1482

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

TOWN OF SUDBURY
BOARD OF APPEALS

BRIEF

Now comes the Petitioner, Liberty Ledge Real Estate Trust, by its Trustee and respectfully requests permission of this Honorable Board to effect a change necessary to conform to the public interest in the operation of a Day Camp for Children conducted upon the land of the Petitioner and commonly known as Camp Sewataro; to wit:

1. That the hours of camping be extended from nine o'clock in the forenoon to four o'clock in the afternoon.
2. That the admission age of the campers be lowered from age seven to age five.

The Petitioner respectfully suggests that the public interest has been such that parents have indicated a preference for extended time period; that the physical plant of Camp Sewataro is such that no hardship would result nor would any standard of health and welfare of the children be affected.

Further, the Petitioner respectfully suggests that the public interest has been such that parents have indicated a preference for the lowering of the admission age in order to bestow the Camp benefits to children in the younger age group; that the physical plant of Camp Sewataro can accommodate children in the younger age group; that qualified personnel, including certificate holding school teachers, can tend to

the needs of children in the younger age group; that high standards of health and welfare will be maintained at all times.

Further, the Petitioner respectfully suggests that no use will be permitted which does not conform to the limitations of this Honorable Board, the By-Laws of the Town of Sudbury and the General Laws of the Commonwealth of Massachusetts.

WHEREFORE, your Petitioner prays that its Petition be granted.

LIBERTY LEDGE REAL ESTATE TRUST

By:

JAMES A. PENTA

Attorney of Record.

CO 8-200,400

LIBERTY LEDGE REAL ESTATE TRUST
(Camp Sewataro) (68-7)

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, APRIL 16, 1968

The Board consisted of:

Calvin B. Smith, Chairman
George G. Bradley, Clerk
Harry M. Durning, Jr.
Ronald G. Adolph
John F. McKenna

RECEIVED
TOWN CLERK'S OFFICE
1968 MAY -1 AM 10:19
TOWN OF SUDBURY, MASS.
NO

Notice was published in the Fence Viewer on March 28 and April 4, 1968, posted and mailed, and read at the hearing.

Mr. Smith, Chairman, explained to the applicant the requirements necessary to substantiate the granting of a variance or a permit. He also explained that if anyone is not satisfied with a decision, he has the right to appeal to the superior court within twenty days after the decision has been filed with the Town Clerk.

Mrs. Robert Taylor appeared before the Board representing Liberty Ledge Real Estate Trust in its request for permission to increase the number of campers allowed at Camp Sewataro from two hundred (200) to three hundred (300), property located off Haynes Road. She submitted a brief that explained the facilities available and general information relating to Camp Sewataro. (Brief is attached to these minutes).

Mrs. Taylor stated that it is impossible to maintain an even two hundred campers for all eight weeks of the camp season due to the way the sessions split up as registrations are received. With an increase to three hundred, she said it would be easier to schedule sessions and maintain an even balance throughout the eight weeks.

Referring to the facilities available, Mrs. Taylor brought out that nine additional bathrooms and two new shelters are being put in, this providing more than the necessary requirements for three hundred children. She stated that Dr. Young of the Sudbury Board of Health has visited the site and approved of these added facilities.

Dr. Young, speaking for the Board of Health, stated that they have approved the request for an increase in the number of campers as long as six new bathrooms and additional shelters are provided. She pointed out that she has made an inspection of the camp and found that specifications as set forth by the Board of Health are more than adequately being met and that her Board is unanimously in favor of the petition in question.

Mr. Durning asked Mrs. Taylor if she is going ahead with the additional facilities at this time. She replied that she is, on Dr. Young's recommendation.

CO 8-200,400

68028

Mr. Adolph inquired about transportation and parking area for the camp staff. Mrs. Taylor explained that all campers are required to be transported to and from camp each day by bus, thereby cutting down traffic. Regarding parking, she stated that there is adequate space for the cars of all members of the staff approximately three-fourths of a mile off Haynes Road.

Mr. Jack Scholbe, 177 Haynes Road, stated that he is an abuttor to the property in question, although he did not receive a notice of this hearing. He spoke in favor of this request, bringing out that an excellent camp has been conducted here and everything has been done with the thought in mind of protecting the neighbors. Mr. Scholbe urged the Board to act favorably on this request.

Mr. Roger Mulholland, 213 Haynes Road, an abuttor, stated that he has absolutely no objection to the granting of this request, noting that he lives right at the corner of the driveway to the camp and is the closest abuttor.

Mr. William Walker, 36 Ledge Road, an abuttor, asked how the increase in the number of campers will affect the noise level. Mrs. Taylor explained that everything will be exactly the same as in previous years--nothing will be moved any closer to the edge of the property and the campers will be kept in the same area. Mr. Walker stated that he did not object to this request.

Mr. Leo Spottswood, 218 Mossman Road, a neighbor, stated that during the eight weeks the camp is in session, practically no noise can be heard.

Mr. Smith read into the minutes of this hearing letters from Alice T. and Joseph V. DiBiase, and from Mr. R. J. Lawrence, both being abuttors to the Camp Sewataro property, stating that they have no objection to this request. A letter from Mr. Calvin Eells, 12 Willard Grant Road, asking that the Board consider this request favorably, was also read. (All letters are attached to this case file.)

After deliberation, the following motion was placed and seconded:


Motion: "That permit #60-29, as amended, be further amended to increase the number of campers from two hundred (200) to three hundred (300). This permit shall expire on September 1, 1971, and may be renewed upon application to the Board of Appeals at that time."

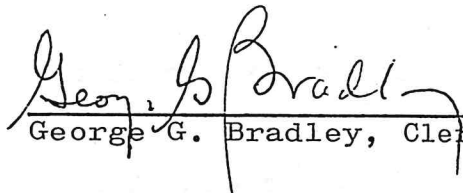
Voted: In favor: Unanimously.

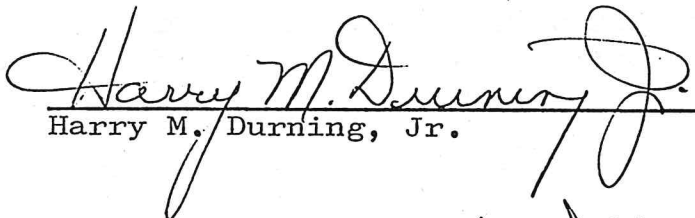
Reasons: 1. The Board feels that with the proposed additions, the physical facilities, and the large land area, the proposed increase in camp enrollment can be accommodated without detriment to the neighborhood.

2. The petition was actively supported by several neighbors and abutters at the hearing and by several letters received. There was no opposition expressed to this petition.

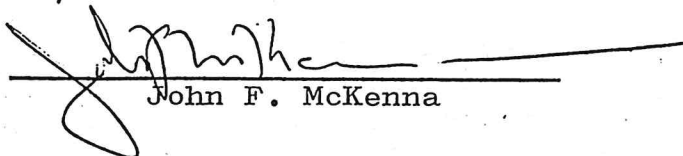
It was further voted that a letter be sent to Liberty Ledge Real Estate Trust reminding the owners that site plan approval is required for any additional buildings and structures that are built on the property. (Copy of letter is attached to case file.)


Calvin B. Smith, Chairman


George G. Bradley, Clerk


Harry M. Durning, Jr.


Ronald G. Adolph


John F. McKenna

Camp Sewataro is requesting permission to increase enrollment from 200 to 300 campers. The Camp is situated on 100 acres of land on Liberty Ledge in North Sudbury.

Existing buildings on the property used for camp:

1. Camp building #1----34x48
2. Camp building #2----48x24 (under construction)
3. Camp building #3----24x36 (under construction)
4. Arts and Crafts Shelter-----20x28
5. Game building-----25x50
6. Beach House
7. 20 tents-----15x12 each
8. Recreation room-----24x14
9. One 40x60 tent

The Sudbury Board of Health (Dr. Young), has visited the camp site and approves the increase in enrollment. We have nine existing bathrooms with sinks and nine additional bathrooms with sinks are now being installed.

All campers are transported to camp by bus, therefore traffic is kept to a minimum.

Camp Sewataro awarded 18 free camperships in 1967 to needy families. With our enrollment increased to 300, we will be able to award additional free camperships.

Members:

American Camping Association
New England Camping Association
New England Day Camp Association
National Riflery Association
National Archery Association
Camp Horsemanship Association

Enclosed for the Board's inspection is an aerial photograph of the camp property and a drawing showing approximate location of existing structures.

Owners of Camp Sewataro:

Mrs. Robert Taylor
Mrs. Paula Romano

Trustee of Liberty Ledge
Real Estate Trust:

Mr. Franklin Secatore

C08 - 200,400

LIBERTY LEDGE REAL ESTATE TRUST
CAMP SEWATARO
(72-3)

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, JANUARY 25, 1972

TOWN OF SUDBURY, MASS.
NO

RECEIVED
TOWN CLERK'S OFFICE
72 FEB -9 PM 4:01

The board consisted of:

Thomas J. Gallagher, Jr., Chairman
George G. Bradley, Clerk
John F. McKenna
Edith L. Hull
John F. Cheney, Alternate for Ronald G. Adolph

Notice was published in the Citizen on January 6 and 13, 1972, posted and mailed and read at the hearing.

Mr. Gallagher, Chairman, explained to the applicant the requirements necessary to substantiate the granting of a variance or a permit. He also explained that if anyone is not satisfied with a decision, he has the right to appeal to the superior court within twenty days or the district court within twenty-one days after the decision has been filed with the Town Clerk.

Mrs. Alba Taylor, Director of Camp Sewataro, appeared before the board requesting an extension of the existing permit under which the camp is operating (Case No. 68-7) and an increase in the number of campers from 300 to 350 children. Mrs. Taylor presented a brief of her statements to the board (attached to case file) and displayed a site plan of the property, noting that it has been approved by the Board of Selectmen and the Planning Board.

Mrs. Taylor stated that the present permit for Camp Sewataro allows 300 children and she wishes to increase to 350 to assure a full camp, explaining that many cancellations are received when it is time for parents to make their final tuition payment. She further explained that a great deal of time and work is put into planning the camp program and it is difficult to carry it out effectively when cancellations are received and the enrollment drops below 300. Mrs. Taylor stated that there will be no changes of any kind in the camp program or facilities with this increase of 50 campers, noting that there will be no increase in the traffic because the same buses will pick up the additional children.

Regarding the program offered at Camp Sewataro, Mrs. Taylor stated that the children may have Red Cross swimming instruction, arts and crafts, riflery, tennis, archery, boating, campercraft, basketball, horseback riding, games, etc.

Mr. Gallagher asked about the riflery part of the program. Mrs. Taylor stated that a .22 caliber rifle is used and the range has been approved by the Board of Selectmen and the Chief of Police.

C08-200,400

72017

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, JANUARY 25, 1972

The board consisted of:

Thomas J. Gallagher, Jr., Chairman
George G. Bradley, Clerk
John F. McKenna
Edith L. Hull
John F. Cheney, Alternate for Ronald G. Adolph

Notice was published in the Citizen on January 6 and 13, 1972, posted and mailed and read at the hearing.

Mr. Gallagher, Chairman, explained to the applicant the requirements necessary to substantiate the granting of a variance or a permit. He also explained that if anyone is not satisfied with a decision, he has the right to appeal to the superior court within twenty days or the district court within twenty-one days after the decision has been filed with the Town Clerk.

Mrs. Alba Taylor, Director of Camp Sewataro, appeared before the board requesting an extension of the existing permit under which the camp is operating (Case No. 68-7) and an increase in the number of campers from 300 to 350 children. Mrs. Taylor presented a brief of her statements to the board (attached to case file) and displayed a site plan of the property, noting that it has been approved by the Board of Selectmen and the Planning Board.

Mrs. Taylor stated that the present permit for Camp Sewataro allows 300 children and she wishes to increase to 350 to assure a full camp, explaining that many cancellations are received when it is time for parents to make their final tuition payment. She further explained that a great deal of time and work is put into planning the camp program and it is difficult to carry it out effectively when cancellations are received and the enrollment drops below 300. Mrs. Taylor stated that there will be no changes of any kind in the camp program or facilities with this increase of 50 campers, noting that there will be no increase in the traffic because the same buses will pick up the additional children.

Regarding the program offered at Camp Sewataro, Mrs. Taylor stated that the children may have Red Cross swimming instruction, arts and crafts, riflery, tennis, archery, boating, campcraft, basketball, horseback riding, games, etc.

Mr. Gallagher asked about the riflery part of the program. Mrs. Taylor stated that a .22 caliber rifle is used and the range has been approved by the Board of Selectmen and the Chief of Police.

Mr. Gallagher asked if this rifle range is approved annually. Mrs. Taylor replied that approval was given when this was started as part of the camp program and the range has never been changed in any way. She added that the Board of Health checks the entire camp before they issue a permit for it to open each year.

Mrs. Hull asked what age children are using the rifle range. Mrs. Taylor replied that they are from nine to fourteen years old.

Mrs. Hull asked if the rifle range is in an isolated area. Mrs. Taylor answered that it is, pointing out its location on the site plan and showing photographs. She added that it is located exactly where the Selectmen and Chief of Police said it should be, with an artificial sand bank in back.

Mr. McKenna asked if there is lead behind the targets. Mrs. Taylor answered that the guns are fired into the sand bank, with no lead behind the targets.

Mr. Bradley asked if the rifle range is new to the camp program. Petitioner stated that it has been a part of the program for several years, the riflery instructor being a Wayland High School teacher who coaches that school team.

Mr. McKenna inquired if there have been any complaints of the camp operation. Mrs. Taylor said there have been none that she knows of.

Mr. McKenna asked what capacity can be handled at the camp. Mrs. Taylor replied that she feels 350 is all she wants to handle and also feels this number is necessary for an effective program. She explained that the staff and facilities are very adequate to handle this number. Mrs. Taylor added that although the present facilities could easily handle more than 350 campers, no further increase is planned beyond this number.

Mr. Gallagher asked what safety precautions are taken at the camp. Mrs. Taylor explained that she has eighteen full-time water safety instructors on the waterfront all day plus four senior life people and a waterfront director. Regarding the horseback riding activity, she stated that her sister, an experienced and accomplished rider who has taught riding and exhibited horses at many large shows, is in charge of this and provides a counselor for each horse as each child is riding. She further stated that at no time is a child allowed to be alone while learning to ride or allowed outside the riding ring.

Mr. Bradley asked if there will be an increase in the number of tents. Mrs. Taylor replied negatively, explaining that her camp is made up of twenty-six Indian tribes consisting of thirteen campers each, with each tribe assigned to a tent. She further explained that the children use the tents only for changing their clothes and not for any activities, there being adequate indoor facilities for rainy weather.

Mr. Gallagher read letters from the Board of Selectmen (approving the site plan), Board of Health (stating the existing facilities are adequate to permit an enrollment of 350 children and satisfy regulations for day camps), and from Roy O. Hannan, Joan E. Meenan and Jack L. Scholbe, all abutters, favoring the operation of Camp Sewataro. (All letters are attached to case file.)

No abutters appeared at the hearing.

After deliberation, the following motion was placed and seconded:


Motion: "To grant Liberty Ledge Real Estate Trust--Camp Sewataro, a renewal under Section I, E, of existing permit as amended (Case No. 68-7) for the operation of Camp Sewataro with an increase in the number of campers from three hundred (300) to three hundred fifty (350), property located off Haynes Road in Residential Zone A-3. This permit shall expire on January 31, 1974, and the board will consider renewal on or before that date upon receipt of proper application to the board."

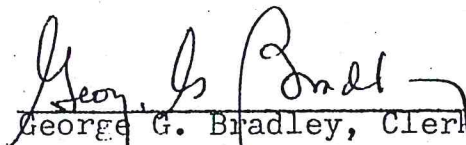
Voted: In favor: Unanimously.

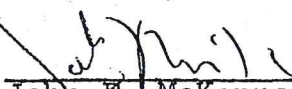
Opposed: None.

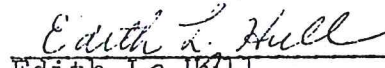
Reasons: The camp has been in operation for many years with no complaints being voiced to its operation. In fact, several residents have indicated their strong approval of the camp operation. The addition of fifty campers using the existing facilities should not have any added impact on the land as it consists of an area in excess of one hundred acres.

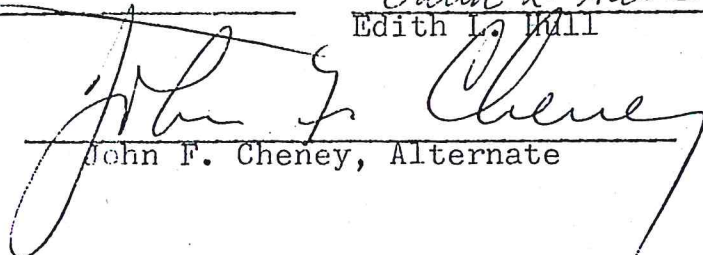
The board therefore finds that 1), the proposed use is not detrimental to the neighborhood, and 2), the use will not significantly alter the character of the zoning district, and 3), such use does not nullify or substantially derogate from the intent or purpose of any other section of this by-law.


Thomas J. Gallagher, Jr., Chairman


George G. Bradley, Clerk


John F. McKenna


Edith L. Hull


John F. Cheney, Alternate

008-200,400

LIBERTY LEDGE REAL ESTATE TRUST
CAMP SEWATARO
(73-61)

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, DECEMBER 18, 1973

RECEIVED
TOWN CLERKS OFFICE
74 JAN -3 PM 1:42
TOWN OF SUDBURY, MASS.
NO

The board consisted of:

Philip O. Ahlin, Acting Chairman
John F. McKenna, Acting Clerk
Robert Burd, Alternate for Eunice H. Secatore
John Cheney, Alternate for Thomas J. Gallagher, Jr.
Robert Savoy, Alternate for Ronald G. Adolph

Notice was published in the Citizen on November 11 and December 6, 1973, posted and mailed and read at the hearing.

Mr. Ahlin, Acting Chairman, explained to the applicant the requirements necessary to substantiate the granting of a variance or a permit. He also explained that if anyone is not satisfied with a decision, he has the right to appeal to the superior court within twenty days or the district court within twenty-one days after the decision has been filed with the Town Clerk.

Mrs. Alba Taylor, Director of Camp Sewataro, appeared before the board requesting a renewal of the permit (granted in Case No. 72-3) under Section I, E, for the operation of Camp Sewataro (with 350 campers), property located off Haynes Road in Residential Zone A-1.

Mr. Ahlin asked if there have been any changes in the operation of the camp or any changes in facilities. Mrs. Taylor replied that there have been no changes.

Mr. Ahlin read the provisions of the last permit granted. When asked if there have been any objections or criticisms to the operation of the camp, the petitioner replied negatively.

Mr. Robert L. Grant, of Old Coach Road, an abutter, asked questions regarding the regulations imposed on the Camp by previous permits and the basis for its location in a residential area. Mr. Ahlin gave him a brief history of the Camp and the permits it has had. Mr. Grant said he had no objections. Mr. McKenna said that he does not remember any complaints in the ten years he has sat on the hearings regarding the Camp.

After deliberation, the following motion was placed and seconded:

008-200,400

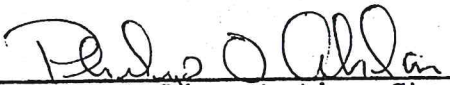
74003

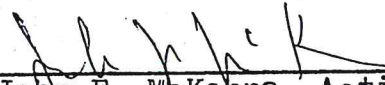
Motion: "To grant Liberty Ledge Real Estate Trust--Camp Sewataro, a renewal of a permit (granted in Case No. 72-3) under Section I, E for the operation of Camp Sewataro (with 350 campers), property located off Haynes Road in Residential Zone A-1. This permit shall expire on January 31, 1976, and the board will consider renewal on or before that date upon receipt of proper application to the board."


Voted: In favor: Unanimously.
Opposed: None.

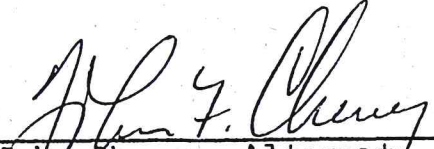
Reasons: The proposed operation of the camp in the future is substantially the same as what has gone on in the last two years with no increase in the number of campers and no other changes in the operation of the facility. There have been no complaints voiced by neighbors over the last two years. Mr. Grant of Old Coach Road asked questions relating to the operation of the camp and the basis for its location in a residential area and he did not object to the continuation of the facility.


Therefore the board finds that 1) the proposed use is not detrimental to the neighborhood, and 2) the use will not significantly alter the character of the zoning district, and 3) such use does not nullify or substantially derogate from the intent or purpose of any other section of this by-law.


Philip O. Ahlin, Acting Chairman


John F. McKenna, Acting Clerk


Robert Burd, Alternate


John Cheney, Alternate


Robert Savoy, Alternate

C08-200,400

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, JANUARY 27, 1976

The board consisted of:

Alphonse J. Briand, Chairman
Donald G. Adolph, Clerk
John F. McKenna
Philip O. Ahlin
Robert L. Turner, Alternate for Eunice H. Secatore

RECEIVED
TOWN CLERK'S OFFICE
76 FEB -9 PM 4:48
NO
SUDBY MASS.

Notice was published in the Town Crier on January 8 and 15, 1976, posted and mailed and read at the hearing.

Mr. Briand, Chairman, explained to the applicant the requirements necessary to substantiate the granting of a permit. He also explained that if anyone is not satisfied with a decision, he has the right to appeal to the superior court within twenty days or the district court within twenty-one days after the decision has been filed with the Town Clerk.

Alba Taylor, Director of Camp Sewartaro, appeared before the board requesting a renewal of existing permit No. 73-61 under Section I, E, for the operation of Camp Sewataro and to increase the number of campers from 350 to 450, property located at Liberty Ledge, Residential Zone A-1. Mrs. Taylor presented a site plan to the board and explained that she has also submitted one to the Board of Selectmen for approval and to the Planning Board which has accepted and approved it.

Mr. Ahlin asked Mrs. Taylor if there has been any changes or additions to the site plan since the last hearing. Mrs. Taylor replied that the only addition is an open shelter 15' x 20', across from the camp headquarters.

Mr. Briand asked Mrs. Taylor what is the purpose of the open shelter. Mark Taylor, son of Mrs. Taylor, said that the camp had decided it would be a good idea to have the children under a shelter while they waited for the buses.

Mr. Briand asked Mrs. Taylor if the camp has the available and adequate facilities to accommodate the additional 100 campers they have requested. Mrs. Taylor replied that Mr. Sullivan from the Board of Health had said the facilities are more than adequate but the camp will be adding more facilities in the future; the camp is just planning to take 30 more children this year.

C08-200,400

76006

Mr. McKenna asked Mrs. Taylor if the 30 additional campers will be distributed over different periods of time over the summer. Mrs. Taylor replied that the 30 campers will be added to each camping period.

Mr. Adolph asked Mrs. Taylor if this will require the camp to build another swimming pool and add more tent pads. Mrs. Taylor replied that the swimming pool is just for the beginning swimmers and the advanced swimmers swim in the pond and they will be adding more tent pads for this summer.

Mr. Briand asked Mrs. Taylor how many horses the camp has. Mrs. Taylor replied that last year they had twelve but they might cut back on the number of horses because the grain is so expensive.

Mr. Briand asked Mrs. Taylor if she has had any complaints from her neighbors. Mrs. Taylor replied that nobody has ever complained to her and she didn't think the town had ever had any complaints from anybody.

Charles DiMatteo, 199 Haynes Road, said that he would like to ask the board a question before he gets involved in any of the proceedings; he would like to know if the board is required to notify the abutters of a hearing by mail. Mr. Adolph replied that the board is required to notify abutters and also abutters to abutters.

Mr. DiMatteo said that he is a direct abutter and did not receive a notice of the hearing and asked if this hearing would be a legal hearing. Mr. Adolph replied that there was a case before the Massachusetts Superior Court where an abutter was not notified but had attended the hearing, so the court found that the fact that the abutter had attended the hearing meant that he knew about it and, therefore, could not default the hearing because of lack of notification.

Mr. Adolph asked Mr. DiMatteo if he has an objection to the permit being granted to Camp Sewataro. Mr. DiMatteo replied that he moved to Haynes Road this summer, and he was aware of the camp at the time he moved in, but the "funny music" they play to get the kids to the buses and to other activities is a disturbance in the summer time; and in addition to the noise, there is the traffic factor. Mr. DiMatteo said that Haynes Road is a very busy road because people use it as a short cut to get to Rte. 117 and with the camp buses up and down the street, it is a very dangerous traffic hazard; and he doesn't want the number of campers increased from 350 to 450.

Mr. McKenna said that whether or not they keep the same number of children will not affect the music, and asked Mr. DiMatteo if his objection would be to the added number of vehicles transporting the campers. Mrs. Taylor replied that last year they used two station wagons and 13 buses which averaged 16 to 25 campers on a bus, and the camp is not going to increase the area of travel at all, so they will just have more children on each bus, and she added that parents are not allowed to bring their own children to camp in individual cars.

Mr. McKenna asked Mrs. Taylor if she could redirect her music. Mrs. Taylor replied that nobody had ever called and complained, and she could lower the music.

Stephanie Smale Morehead, 201 Haynes Road, said that she was appearing in behalf of her parents, Mr. and Mrs. Smale, who were unable to attend the hearing, and said that the volume of noise with 100 more children is going to increase, the number of sleep-overs is going to increase, and the number of counselors is going to increase which will create more traffic. Mrs. Taylor said that the camp will have to have more counselors but the majority of counselors come to camp by the bus.

Mr. McKenna asked Mrs. Taylor how many additional counselors for 100 campers. Mrs. Taylor explained that most of the additional campers would be older children, in the 8th and 9th grade range, who would be going on hiking and backpacking trips in the mountains most of the time and the camp would just be their base; and for any additional campers the size of the groups would be increased, and we would need less counselors.

Mrs. Morehead said that the camp did not seem prepared to have 100 more campers.

Mr. Adolph asked Mrs. Morehead how long she has lived on Haynes Road. Mrs. Morehead replied that she has lived there since she was seven except when she lived away from home after she was married but she came back home five years ago in 1971 with her children.

Mrs. Morehead asked where she could find the rules stating how many counselors there must be per camper. Mrs. Taylor replied that there is no set law, there is only a state law regulating the facilities for camp horses; and stated the camp has always supplied more than what was required by law.

Mr. Briand read a letter from the Board of Health. (see file.)

Mr. Adolph asked Mrs. Morehead what her objections are and why she is asking about the number of counselors per camper. Mrs. Morehead replied that with the increase of campers they would have to increase their counselors which would increase the total camp population which would increase the noise level and the traffic problem.

Mr. McKenna asked Mrs. Morehead if the noise of the 350 campers bothers her. Mrs. Morehead replied that the noise did bother her.

Mr. McKenna asked Mrs. Morehead why she didn't come to the hearing two years ago. Mr. DiMatteo replied that he did not live in Sudbury two years ago, and voiced his concern over the continuing increase in the size of the camp.

Mr. Briand said that the board would be a controlling factor in limiting the size and time of the permit which could be for only a year instead of two years.

After deliberation, the following motion was placed and seconded:

Motion: "To grant Liberty Ledge Real Estate Trust--Camp Sewataro, a renewal of Permit No. 73-61 under Section I, E, for the operation of Camp Sewataro, and to increase the number of campers from 350 to 450, property located at Liberty Ledge, Residential Zone A-1 and this permit shall expire on January 31, 1977, and the board will consider renewal on or before that date upon receipt of proper application to the board."


Voted: In favor: Unanimously

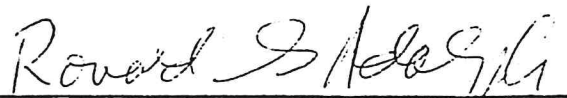
Opposed: None

Reasons: The proposed operation of the camp in the future, except in relation to the additional 100 campers, is substantially the same as what has gone on in the last four years, and there have been no other changes in the operation of the facility.

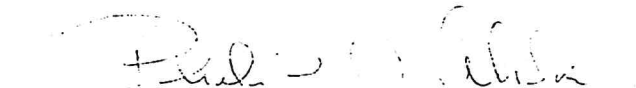
Therefore, the board finds that 1) the proposed use is not detrimental to the neighborhood, and 2) the use will not significantly alter the character of the zoning district, and 3) such use does not nullify or substantially derogate from the intent or purpose of any other section of this bylaw.

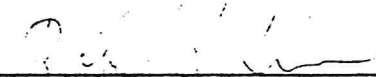
Objections were voiced at the hearing relating to possible increase in traffic and increase in noise due to the addition of 100 campers; however, it was indicated that the additional 100 campers would result in no increase in the number of buses and would not result in any increase in the volume or frequency of the music or volume of sounds from speakers located on the premises; therefore, the board feels that the addition of the 100 campers will not directly change the existing operation of the facility.


Alphonse J. Briand, Chairman


Ronald G. Adolph, Clerk


John F. McKenna


Philip O. Ahlin


Robert L. Turner, Alternate

008-200,400

LIBERTY LEDGE REAL ESTATE TRUST
CAMP SEWATARO, INC.
(77-1)

MINUTES OF PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, JANUARY 18, 1977

*Received 2-1-77
Town Clerk's Office*

The board consisted of:

Robert P. Savoy, Acting Chairman
Ronald G. Adolph, Acting Clerk
Alphonse J. Briand
John F. McKenna

Notice was published in the Town Crier on December 30, 1976, and January 6, 1977, posted and mailed and read at the hearing.

Mrs. Secatore, Chairman, disqualified herself at the hearing, and Mr. Savoy was acting chairman.

Mr. Savoy, Acting Chairman, explained to the applicant the requirements necessary to substantiate the granting of a permit. He also explained that if anyone is not satisfied with a decision, he has the right to appeal to the superior court within twenty days or the district court within twenty-one days after the decision has been filed with the Town Clerk.

Alba Taylor, Director of Camp Sewataro, appeared before the board requesting a renewal of Permit No. 76-1 under Section I, E, for the operation of Camp Sewataro, property located at Liberty Ledge, off Haynes Road, Residential Zone A-1. Mrs. Taylor said that the site plan for Camp Sewataro is still effective.

Mr. Adolph read the existing permit for Camp Sewataro, and asked Mrs. Taylor if she proposes to make any changes and if the 450 campers is still the correct number. Mrs. Taylor said that she didn't want any changes and still wants the 450 campers.

Mr. Savoy read two letters from abutters, one from Dorothy M. Pratt, for Roy O'Hannan, 235 Haynes Road, and one from Jack L. Scholbe, 177 Haynes Road, both in favor of granting the permit.

Mr. Savoy also read a letter from the Board of Selectmen stating that the approved site plan for Camp Sewataro is still in effect. (See file)

Donald Katz, 35 Dunster Road, an abutter, spoke in favor of granting the permit.

After deliberation, the following motion was placed and seconded:

008-200,400

77005

Motion: "To grant Liberty Ledge Real Estate Trust--Camp Sewataro, Inc.--a renewal of Permit No. 76-1 under Section I, E, for the operation of Camp Sewataro with a maximum number of campers not to exceed 450, property located at Liberty Ledge, Residential Zone A-1, and this permit shall expire on January 31, 1979, and the board will consider renewal on or before that date upon receipt of proper application to the board."

Voted: In Favor: Unanimously

Opposed: None

Reasons: The camp has been operating for well over ten years without any complaints being voiced at hearings relating to the permits involving the operation of the camp. No objections were voiced at the hearing. Two letters were received from abutters in favor of granting the permit, and one abutter spoke in favor of granting the permit.

Therefore, the board finds that 1) the proposed use is not detrimental to the neighborhood, and 2) the use will not significantly alter the character of the zoning district, and 3) such use does not nullify or substantially derogate from the intent or purpose of any other section of this bylaw.

Robert P. Savoy
Robert P. Savoy, Acting Chairman

Ronald G. Adolph
Ronald G. Adolph, Acting Clerk

Alphonse J. Briand
Alphonse J. Briand

John F. McKenna
John F. McKenna



TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass. 01776

Location of Property:

off Haynes Road

Owner's Title Reference:

Deed Dated _____

Book _____ Page _____

Name and Address of Owner:

Camp Sewataro-Liberty Ledge TrustHaynes RoadSudbury, MA 01776

Name and Address of Applicant:

SAME

After a hearing held Tuesday, March 27, 1979, the Board of Appeals of the Town of Sudbury voted to grant Camp Sewataro-Liberty Ledge Trust, Haynes Road, owners of property renewal of a permit (77-1) under Section I. E. of the Zoning Bylaw to operate a children's day camp with a maximum number of campers not to exceed 450, property located off Haynes Road, Residential Zone A-1. This permit shall expire on January 31, 1981, and the Board will consider renewal on or before that date upon receipt of proper application to the Board.

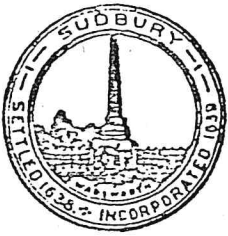
RECEIVED
TOWN CLERK'S OFFICE
79 APR -9 PM 10:26
TOWN OF SUDBURY, MASS.

Note: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with the regulations of the Town in using the authorization granted.

A copy of the proceedings is on file in the office of the Town Clerk to which reference may be had.

BOARD OF APPEALS

By Daniel D. Hara Acting Clerk



RECEIVED
TOWN CLERK'S OFFICE
Board of Appeals

1981 MAY 18 PM 3:47

Sudbury, Mass. 01776

Location of Property:
off Haynes Road

NO
TOWN OF SUDBURY, MASS. Owner's Title Reference:

Deed Dated _____

Book _____ Page _____

Name and Address of Owner:
Camp Sewartaro-Liberty Ledge Trust
Haynes Road
Sudbury, MA. 01776

Name and Address of Applicant:

SAME

After a hearing held Tuesday, May 5, 1981, the Board of Appeals
of the Town of Sudbury voted on the following motion:

"To grant Camp Sewartaro-Liberty Ledge Trust, owners of property, a renewal of permit #79-7 granted under Section I.E. of the Zoning Bylaw to operate a children's camp with a maximum number of campers not to exceed 450, property located off Haynes Road, Residential Zone A-1. This permit shall expire on May 1, 1983, and the Board will consider renewal on or before that date upon receipt of proper application to the Board."

Voted: In Favor: Unanimously
Opposed: None

Note: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with the regulations of the Town in using the authorization granted.

A copy of the proceedings is on file in the office of the Town Clerk to which reference may be had.

BOARD OF APPEALS

By David C. Berry Acting Clerk

David C. Berry



TOWN CLERK
SUDBURY, MASS

TOWN OF SUDBURY

Board of Appeals

1983 APR 19 AM 11:48

Sudbury, Mass. 01776

Location of Property:

Off Haynes Road

Owner's Title Reference:

Deed Dated _____

Book 329 Page 420

Name and Address of Owner:

Liberty Ledge Trust-Camp Sewataro

Liberty Ledge

Sudbury, MA 01776

Name and Address of Applicant:

SAME

After a hearing held Tuesday, April 12, 1983, the Board of Appeals of the Town of Sudbury voted

"To grant Camp Sewataro-Liberty Ledge Trust, owners of property, a renewal of permit #81-9 granted under Section I,E of the Zoning Bylaw, to operate a children's day camp with a maximum number of campers not to exceed 450, property located off Haynes Road, Residential Zone A-1, provided that:

1. The rifles used at the rifle range should be chained or fixed to the holding mechanisms in such a way that they cannot be removed by the campers.
2. This permit shall expire on May 1, 1985, and the Board will consider renewal on or before that date upon receipt of proper application to the Board."

Note: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with the Town, State, and Federal Regulations in using the authorization granted.

A copy of the proceedings is on file in the office of the Town Clerk to which reference may be had.

BOARD OF APPEALS

100



TOWN CLERK OF SUDBURY SUDBURY, MASS

Board of Appeals

1985 FEB -1 PM 1:17

Sudbury, Mass. 01776

Location of Property:

Liberty Ledge

Name and Address of Owner:

Liberty Ledge Trust
Liberty Ledge/off Haynes Road
Sudbury, MA 01776

Owner's Title Reference:

Deed Dated _____
 Book 329 Page 420

Name and Address of Applicant:

Camp Sewataro/Alba Taylor
Liberty Ledge/off Haynes Road
Sudbury, MA 01776

TOWN CLERK
SUDBURY MASS
1985 FEB -1 AM 9:08

After a hearing held Tuesday, January 22, 1985, the Board of Appeals of the Town of Sudbury voted

To grant Camp Sewataro and Liberty Ledge Trust, owners of property, a renewal of permit #83-7 granted under Section I,E of the Zoning Bylaw, to operate a children's day camp, property located off Haynes Road, Residential Zone A-1, provided that:

1. The rifles used at the rifle range be chained or fixed to the holding mechanisms in such a way that they cannot be removed by the campers;
2. The number of campers shall not exceed 450;
3. The permit shall expire on May 1, 1987 and the Board will consider renewal on or before that date upon receipt of proper application to the Board.

VOTED: In favor: 4
 Opposed: 0

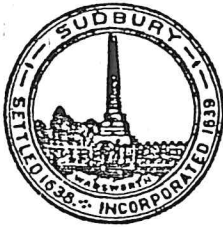
The reasons for this decision can be found in the minutes of the meeting on file with the Town Clerk, which are incorporated herein and made a part hereof.

Note: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with the Town, State, and Federal Regulations in using the authorization granted.

A copy of the proceedings is on file in the office of the Town Clerk to which reference may be had.

BOARD OF APPEALS

By Ronald S. Adams Clerk



TOWN CLERK

SUDBURY, TOWN OF SUDBURY

Case No. 85-9

C08-200

1985 FEB -1 PM 1:18

Board of Appeals

Sudbury, Mass. 01776

Location of Property:

213 Haynes Road

Name and Address of Owner:

Mark Taylor and Chris Taylor-McKenna
Liberty Ledge/off Haynes Road
Sudbury, MA 01776

Owner's Title Reference:

Deed Dated
Book 966 Page 150
Plan Book: 279 Page 165

Name and Address of Applicant:

Camp Sewataro
Liberty Ledge/off Haynes Road
Sudbury, MA 01776

After a hearing held Tuesday, January 22, 1985, the Board of Appeal of the Town of Sudbury voted

To grant Camp Sewataro and Mark Taylor and Chris Taylor-McKenna, owners of property, a special permit under the provisions of Section I,E of the Zoning Bylaw, to use three acres of open residential land abutting the land of Camp Sewataro, as a sports and recreation field during the camp season, property located at 213 Haynes Road, Residential Zone A-1, provided that:

1. The field is used for instructional soccer and not competitive sports;
2. There shall be no amplifying device like a bull-horn;
3. The field be used for 39 days between June 24 and August 16 approximately;
4. The hours be limited to Monday through Friday, not Saturday and Sunday, between 9:00 am and 3:00 pm;
5. This permit shall expire on May 1, 1987 and the Board will consider renewal on or before that date upon receipt of proper application to the Board.

VOTED: In favor: 4
Opposed: 0

The reasons for this decision can be found in the minutes of the meeting on file with the Town Clerk, which are incorporated herein and made a part hereof.

Note: The decision rendered above is concerned only with the Zoning Bylaw a not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with the Town, State, and Federal Regulations in using the authorization granted. A copy of the proceedings is on file in the office of the Town Clerk to which reference may be had.

BOARD OF APPEALS

Ronald S. [Signature] Clerk



TOWN CLERK OF SUDBURY
SUDBURY, MASS.

Board of Appeals

1987 MAR -4 PM 1:57 NOTICE OF DECISION

Case No.: 87-5
Filing Date: 3/4/87

C08-200

Sudbury, Mass. 01776

Location of Property:

off Haynes Road, at Liberty Ledge

Name and Address of Applicant:

Camp Sewataro

Liberty Ledge, off Haynes Road

Sudbury, MA 01776

Owner's Title Reference:

Deed Dated:

Book#: 329 Page#: 420

Name and Address of Owner:

Liberty Ledge Trust

Liberty Ledge, off Haynes Road

Sudbury, MA 01776

After a hearing held TUESDAY, FEBRUARY 24, 1987, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro and Liberty Ledge Trust, owner of property, a renewal of Special Permit #85-8, granted under the provisions of Section I,E of the zoning bylaws to operate a children's day camp, property located off Haynes Road at Liberty Ledge, Residential Zone A-1, provided that:

1) The rifles used at the rifle range be chained or fixed to the holding mechanisms in such a way that they cannot be removed by the campers; 2) The number of campers shall not exceed 450; 3) This permit shall expire in two years on March 1, 1989, and the Board will consider renewal upon receipt of proper application on or before that date."

VOTED: In favor: 4 (Unanimous)
Opposed: 0

Members present and voting: Harvey R. Peters, Chairman; Maryann K. Clark, Clerk
Eben B. Stevens; Larry Shluger, Alternate

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

NOTE: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Maryann K. Clark, Clerk
Maryann K. Clark



TOWN CLERK
SUDBURY, MASS. TOWN OF SUDBURY

Board of Appeals

1987 MAR -4 PM 1:57 NOTICE OF DECISION

Case No: 87-6
Filing Date: 3/4/87

C08-200

Sudbury, Mass. 01776

Location of Property:

213 Haynes Road

Name and Address of Applicant:

Camp Sewataro
Liberty Ledge, off Haynes Road
Sudbury, MA 01776

Owner's Title Reference:

Deed Dated:

Book#: 966 Page#: 150

Name and Address of Owner:

Mark Taylor and Chris Taylor-McKenna
213 Haynes Road
Sudbury, MA 01776

After a hearing held TUESDAY, FEBRUARY 24, 1987, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro and Mark Taylor and Chris Taylor-McKenna, owners of property, a renewal of special permit #85-9, granted under the provisions of Section I,E of the zoning bylaws to use three acres of open land abutting the land of Camp Sewataro as a sports and recreation field during the camp season, property located at 213 Haynes Road, Residential Zone A-1, provided that:

1) The field is used for instructional soccer and not competitive sports; 2) There shall be no amplifying device like a bull-horn; 3) The field may be used for no more than 40 weekdays during June, July, and August; 4) The hours be limited to Monday through Friday (no weekends) between 9:00 am and 3:00 pm); and 5) This permit shall expire in two years on March 1, 1989, and the Board will consider renewal upon receipt of proper application on or before that date."

VOTED: In favor: 4 (Unanimous) Opposed: 0
Members present and voting:

Harvey R. Peters, Chairman; Maryann K. Clark, Clerk;
Eben B. Stevens; Larry Shluger, Alternate

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

NOTE: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Maryann K. Clark, Clerk
Maryann K. Clark



TOWN CLERK
SUDBURY, MASS.

TOWN OF SUDBURY

Board of Appeals

1989 MAR 27 AM 9:05 NOTICE OF DECISION

Case Number: 89-11
Filing Date: 3/27/89

C08-200

Sudbury, Mass. 01776

Location of Property:

Camp Sewataro
Liberty Ledge, Off Haynes Road
Name and Address of Applicant:

Camp Sewataro
Liberty Ledge, Off Haynes Road
Sudbury, MA 01776

Owner's Title Reference:

Deed Dated: _____
Book#: 329 Page#: 420

Name and Address of Owner:

Liberty Ledge trust
Liberty Ledge, Off Haynes Road
Sudbury, MA 01776

After a hearing held TUESDAY, MARCH 7, 1989, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro and LibertyLedge trust, owner of property, a renewal of a special permit under the provisions of Section I,F of the zoning bylaws to conduct a summer day camp for children, property located at Liberty Ledge, off Haynes Road, Residential Zone A-1 provided that:

- 1) The number of campers shall not exceed 450;
- 2) This permit shall expire in two years on March 1, 1991, and the Board will consider renewal on or before this date upon receipt of proper application."

VOTED: In favor: 5(Unanimous)
Opposed: 0

Members present and voting:

Ben Stevens, Chairman; Lawrence Shluger, Clerk;
Maryann K. Clark; Lawrence L. Blacker;
Marshall Karol, Alternate

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

NOTE: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Lawrence Shluger, Clerk
Lawrence Shluger



TOWN CLERK
SUDBURY, MASS

TOWN OF SUDBURY

Board of Appeals

NOTICE OF DECISION

Sudbury, Mass. 01776

C08-200

MAR 27 AM 9:06

Location of Property:

213 Haynes Road

Name and Address of Applicant:

Camp Sewataro
Liberty Ledge, off Haunes Road
Sudbury, MA 01776

Owner's Title Reference:

Deed Dated: _____

Book#: 966 Page#: 150

Name and Address of Owner:

Chris Taylor-McKenna and Mark Taylor
213 Haynes Road
Sudbury, MA 01776

After a hearing held TUESDAY, MARCH 7, 1989, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro and Mark Taylor and Chris Taylor-McKenna, owners of property, a renewal of a special permit granted under Section I,F of the zoning bylaws, to conduct instructional soccer during the camp session, property located at 213 Haynes Road, Residential Zone A-1, provided that:

1) The field is used for instructional soccer and not competitive sports; 2) There shall be no amplifying device (such as a bull-horn) used; 3) The field may be used for no more than 40 weekdays during June, July, and August; 4) The hours be limited to Monday through Friday (no weekends) between 9:00 am and 3:00 pm; 5) This permit shall expire in two years on March 1, 1991, and the Board will consider renewal on or before that date upon receipt of proper application."

VOTED: In favor: 5 (Unanimous)

Opposed: 0

Members present and voting: Ben Stevens, Chairman; Lawrence Shluger, Clerk;
Lawrence L. Blacker; Maryann K. Clark;
Marshall Karol, Alternate

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

NOTE: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Lawrence Shluger, Clerk
Lawrence Shluger

C
1100



TOWN OF SUDBURY

Board of Appeals NOTICE OF DECISION

Sudbury, Mass. 01776

C08-200

Location of Property:

Liberty Ledge, off Haynes Road
also 213 Haynes Road

Name and Address of Applicant:

Alba Taylor-Camp Sewataro and Liberty Ledge
Liberty Ledge
Sudbury, Ma 01776

Owner's Title Reference:

Deed Dated:

Book#: 329 and 966 Page#: 150

Name and Address of Owner:

Liberty Ledge Trust
same

1991 MAR -8 PM 9:36
TOWN CLERK
SUDBURY, MASS.

After a hearing held Tuesday, February 26, 1991, the Board of Appeals of the Town of Sudbury voted

MOTION: To grant Camp Sewataro and Liberty Ledge Trust, owner of property a renewal of special permit 89-11 under the provisions of Section I, F of the zoning bylaws to conduct a summer day camp for children and instructional soccer during the camp session, property located at Liberty Ledge, off Haynes Road, Residential District #1 provided that: 1) The number of campers shall not exceed 4502; This permit shall expire in two years on March 1, 1993 and the Board will consider renewal on or before this date upon receipt of proper application 3) The field is used for instructional soccer and not competitive sports and 4) The field may be used for no more than 40 weekdays during June, July, and August."

VOTED: in favor: 5(unanimous)
opposed: 0

Members present and voting: Maryann K. Clark, Chairman; Lawrence Shluger, Clerk; Eben B. Stevens, Patrick Delaney, alternate and Thomas Phelps, alternate

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

NOTE: The decision rendered above is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

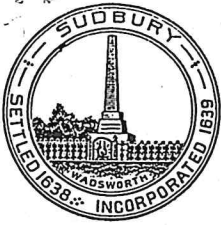
BOARD OF APPEALS

By Lawrence Shluger, Clerk

91007

TOWN CLERK
SUDBURY, MASS

93 MAR 12 AM 10:20



TOWN OF SUDBURY

Board of Appeals
NOTICE OF DECISION

Sudbury, Mass. 01776

Location of Property:

One Liberty Ledge &
213 Haynes Road

Owner's Title Reference:

Deed Dated: _____

Book #: 659 Page #: 102Book #: 1053 Page #: 213

Name and Address of Applicant:

Camp Sewataro, Inc., &
Liberty Ledge Real Estate Trust
One Liberty Ledge
Sudbury, MA 01776

Name and Address of Owner:

same

After a hearing held Tuesday, March 2, 1993, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro, Inc. and Liberty Ledge Real Estate Trust, owner of property, renewal of Special Permit 91-4, granted under the provisions of Section I,F of the Zoning Bylaws, to conduct a summer day camp for children, and instructional soccer during the camp session, property located at One Liberty Ledge and 213 Haynes Road, Residential Zone A-1, provided that:

1. The number of campers shall not exceed 450.
2. The field shall be used for instructional soccer and not competitive sports.
3. The field may be used for no more than forty (40) weekdays during June, July and August.
4. There shall be no amplifying device (i.e., bullhorn).
5. Hours are limited to Monday through Friday (no weekends) between 9AM and 3PM.
6. This permit will expire in two years on March 2, 1995 and the Board will consider renewal upon receipt of proper application on or before that date."

VOTED: In favor: 5 (unanimous) Opposed: 0

Members present and voting: Thomas W.H. Phelps, Chairman, Patrick J. Delaney III, Clerk, Maryann K. Clark, Lawrence Shluger; Derek Gardiner, Alternate

Continued on Page 2

C08-200

93024

CAMP SEWATARO, INC. &
LIBERTY LEDGE REAL ESTATE TRUST

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

NOTE: The decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Patricia M. Winters, Clerk

93024



TOWN OF SUDBURY

Board of Appeals

NOTICE OF CONFIRMATORY SPECIAL PERMIT

Sudbury, Mass. 01776

Location of Property: One Liberty Ledge and 213 Haynes Road

After a meeting held on July 20, 1993, the Board of Appeals of the Town of Sudbury voted:

MOTION: "To issue Confirmatory Special Permit 93-10A which corrects Case 93-10 filed on March 12, 1993 with the Town Clerk as follows:

Owner's Title Reference to read:

One Liberty Ledge
Certificate of Title #105852
Book #: 659 Page #: 102

213 Haynes Road
Certificate of Title #184626
Book #: 1053 Page #: 76

Name and Address of Owner to read:

William J. Dowie, Trustee
Liberty Ledge Real Estate Trust
One Liberty Ledge
Sudbury, MA 01776

Condition 4. to read:

There shall be no amplifying device, (i.e., bullhorn) used on the field.

Condition 5. to read:

Field hours are limited to Monday through Friday (no weekends) between 9AM and 3PM."

This Confirmatory Special Permit is attached to and made a part of Special Permit 93-10 filed with the Town Clerk on March 12, 1993. With the exception of the above corrections, all documentation and conditions of the original permit remain in effect.

VOTED: In favor: 4 (unanimous) Opposed: 0

Members present and voting: Thomas W.H. Phelps, Chairman, Marshall A. Karol, Alternate and Acting Clerk, Maryann K. Clark, Jeff Jacobson, Alternate

BOARD OF APPEALS

By Marshall A. Karol, Clerk

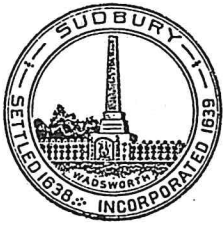
93 AUG -2 PM 120
TOWN CLERK
SUDBURY, MASS

93117

Case Number: 97-5

Filing Date: March 10, 1997

C08-200



TOWN OF SUDBURY

Board of Appeals

Case Number: 97-5

Filing Date:

Sudbury, Mass. 01776

RECEIVED
TOWN OF SUDBURY, MASS
MARCH 10 1997 12:12

NOTICE OF DECISION

Location of Property:

One Liberty Ledge
&
213 Haynes Road

Owner's Title Reference:

Deed Dated: _____
Book #: 659 Page #: 102
Certificate of Title #: 105852
Book #: 1053 Page #: 76
Certificate of Title #: 184626

Name and Address of Applicant:

Camp Sewataro, Inc.
One Liberty Ledge
Sudbury, MA 01776

Name and Address of Owner:

Liberty Ledge Real Estate Trust
William J. Dowie, Trustee
One Liberty Ledge
Sudbury, MA 01776

After a hearing held Tuesday, February 25, 1997, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro, Inc. and Liberty Ledge Real Estate Trust, owner of property, renewal of Special Permit 95-11, granted under the provisions of Section I,F of the Zoning Bylaws, to conduct a summer day camp for children, and instructional soccer during the camp session, property located at One Liberty Ledge and 213 Haynes Road, Residential Zone A-1, provided that:

1. The number of campers shall not exceed 450.
2. The field shall be used for instructional soccer and not competitive sports.
3. The field may be used for no more than forty (40) weekdays during June, July and August.
4. There shall be no amplifying device (i.e., bullhorn) used on the field.
5. Field hours are limited to Monday through Friday (no weekends) between 9AM and 3PM.

Continued on Page 2

C08-200

97050

- VOTED:** In favor: 5 (unanimous) Opposed: 0

Members present and voting: Gilbert P. Wright, Jr., Chairman,

Thomas W.H. Phelps, Co-Chairman/Clerk, Patrick J. Delaney III, Marshall A. Karol,

Andrew J. Fay

The reasons for this decision can be found in the minutes of the hearing on file with the Town

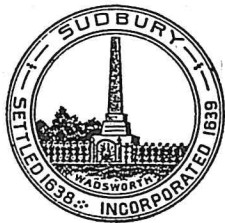
Any appeal of this decision shall be made pursuant to Massachusetts General Laws, Chapter

NOTE; The decision rendered herein is concerned only with the Zoning Bylaw and not with

BOARD OF APPEALS

By Arthur W. H. Phelps, Clerk

100 HOLLIS ST
SUDBURY, MASS
97 MAR 10 AM 1:12



Case Number: 00-34

Filing Date: November 27, 2000

TOWN OF SUDBURY

Board of Appeals

Sudbury, Mass. 01776

NOTICE OF DECISION

00 NOV 27 AM 11:20

TOWN CLERK
SUDBURY, MASS

Location of Property:

One Liberty Ledge

Owner's Title Reference:

Book #:659 Page #:102

Certificate of Title #:105852

Book #:1053 Page #:76

Certificate of Title #:184626

Name and Address of Applicant:

Camp Sewataro, Inc.

One Liberty Ledge

Sudbury, MA 01776

Name and Address of Owner:

Liberty Ledge Real Estate Trust

William J. Dowie, Trustee

One Liberty Ledge

Sudbury, MA 01776

After a hearing held Tuesday, November 14, 2000, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro, Inc., applicant, and Liberty Ledge Real Estate Trust, owner of property, renewal of Special Permit 99-52, granted under the provisions of Section I,F of the Zoning Bylaws, to conduct a summer day camp for nursery, kindergarten and first graders, property located at One Liberty Ledge, Residential Zone A-1, provided that:

1. The number of campers shall not exceed 150.
2. This permit will expire on February 23, 2002, and the Board will consider renewal upon receipt of proper application on or before that date."

VOTED: In favor: 5 (unanimous) Opposed: 0

Members present and voting: Thomas W.H. Phelps, Chairman, Mark A. Kablack, Clerk, Patrick J. Delaney III, Lauren S. O'Brien; Richard L. Burpee, Alternate

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this Decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

20133

C 08-2000-100

NOTE: The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Mark A. Kablack, Clerk

TOWN CLERK
SUDBURY, MASS
00 NOV 27 AM 11:20



TOWN CLERK TOWN OF SUDBURY
SUDBURY, MASS. Board of Appeals

02 MAR -6 AM 11:14

Case Number: 02-5

Filing Date: March 6, 2002

NOTICE OF DECISION

Sudbury, Massachusetts 01776

Location of Property:

One Liberty Ledge

Owner's Title Reference:

Book #:659 Page #:102

Certificate of Title #:105852

Book #:1052 Page #:76

Certificate of Title #:184626

Name and Address of Applicant:

Camp Sewataro, Inc.

One Liberty Ledge

Sudbury, MA 01776

Name and Address of Owner:

Liberty Ledge Real Estate Trust

William J. Dowie, Trustee

One Liberty Ledge

Sudbury, MA 01776

After a hearing held Tuesday, February 12, 2002, the Board of Appeals of the Town of Sudbury met on Thursday, February 28, 2002 and voted

MOTION: "To grant Camp Sewataro, Inc. applicant, and Liberty Ledge Real Estate Trust, owner of property, a Special Permit under the provisions of Section 2140 of the Zoning Bylaws, to conduct a summer day camp as follows:

1. The number of campers for nursery, kindergarten and first graders shall not exceed 150.
2. The number of campers for all other campers to age 14 shall not exceed 450.
3. This permit will expire in three (3) years on February 28, 2005, and the Board will consider renewal upon receipt of proper application on or before that date."

VOTED: In favor: 5 (unanimous) Opposed: 0

Members present and voting: Mark A. Kablack, Chairman, Patrick J. Delaney III, Clerk, Thomas W.H. Phelps, Lauren S. O'Brien; Jonathan G. Gossels, Alternate

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this Decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

0208-113

02002

Case Number: 02-5
Camp Sewataro
One Liberty Ledge
Page 2

NOTE: The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Paul D. Danahy, Clerk

TOWN CLERK
SUDBURY, MASS
02 MAR -6 AM 11:14

TOWN CLERK
SUDBURY, MASS

02 MAR -6 AM 11:15

CAMP SEWATARO
One Liberty Ledge
02-5

MINUTES OF THE PUBLIC HEARING
SUDBURY BOARD OF APPEALS
TUESDAY, FEBRUARY 12, 2002

The Board consisted of:

Mark A. Kablack, Chairman
Patrick J. Delaney III, Clerk
Thomas W.H. Phelps
Lauren S. O'Brien
Jonathan G. Gossels, Alternate

Notice of the hearing was published in the Sudbury Town Crier on 24 and 31, 2002, posted, mailed and read at this hearing.

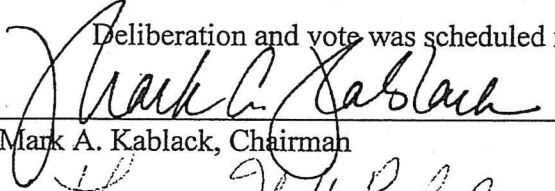
Mr. Kablack, Chairman, explained the requirements necessary to substantiate the granting of a special permit. He also explained that if anyone is not satisfied with the Board's decision, they have the right to appeal to Superior Court or District Court within twenty days after the decision has been filed with the Town Clerk, and that possible other appeals may exist under current law.

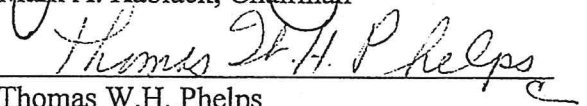
Christine Taylor and Mark Taylor were present to represent a petition for renewal of Special Permits 99-3 and 00-34 to conduct a summer day camp for children which is known as Camp Sewataro located at One Liberty Ledge.

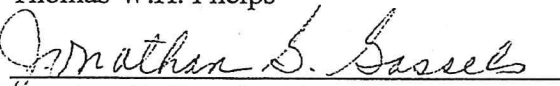
Renewal was being requested under the same conditions. The Taylors would like the two permits combined into one. Permit 99-3 allows 450 campers in the 4-14 age group. Permit 00-34 allows for 150 nursery, kindergarten and first graders.


There have been no problems associated with this use. No abutters were present to oppose renewal. The hearing was closed.

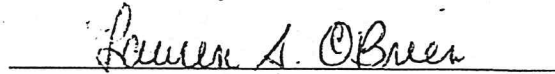
Deliberation and vote was scheduled for February 28, 2002.


Mark A. Kablack, Chairman


Thomas W.H. Phelps


Jonathan G. Gossels, Alternate


Patrick J. Delaney III, Clerk


Lauren S. O'Brien

TOWN CLERK
SUDBURY, MASS

02 MAR -6 AM 11:15

CAMP SEWATARO
One Liberty Ledge
02-5

MINUTES
SUDBURY BOARD OF APPEALS
THURSDAY, FEBRUARY 28, 2002

The Board consisted of:

Mark A. Kablack, Chairman
Patrick J. Delaney III, Clerk
Thomas W.H. Phelps
Lauren S. O'Brien
Jonathan G. Gossels, Alternate

The meeting was convened by the Chairman for the purpose of deliberation and vote on Case 02-5, Camp Sewataro. Following the previous hearing on February 12, 2002, there was some question as to how this permit should be handled given the fact that the Bylaw had been recodified since the last renewal.

Following a discussion of process, the wording of the advertisement, and a review of Town Counsel's letter dated February 22, 2002, it was agreed that this permit may be issued under Section 2140 as advertised.

The following motion was then placed and seconded:

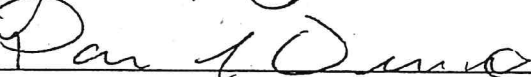
MOTION: "To grant Camp Sewataro, Inc., applicant, and Liberty Ledge Real Estate Trust, owner of property, a Special Permit under the provisions of Section 2140 of the Zoning Bylaws, to conduct a summer day camp as follows:

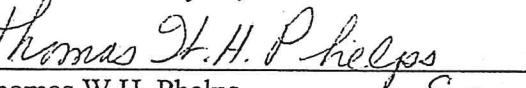
1. The number of campers for nursery, kindergarten and first graders shall not exceed 150.
2. The number of campers for all other campers to age 14 shall not exceed 450.
3. This permit will expire in three (3) years on February 28, 2005, and the Board will consider renewal upon receipt of proper application on or before that date."

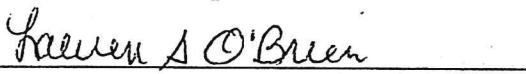
VOTED: In favor: 5 (unanimous) Opposed: 0


REASONS: This camp has been in existence for 42 years and has operated with no detriment to the neighborhood. The Board finds that the petitioners have consistently met the requirements for the granting of a special permit and considers this camp to be an asset to the community. Proper facilities are in place for this operation which continues to exist harmoniously with the surrounding neighborhood. No complaints have been received with regard to this operation and no abutters were present to oppose the granting of this special permit.


Mark A. Kablack, Chairman


Patrick J. Delaney III, Clerk


Thomas W.H. Phelps


Lauren S. O'Brien


Jonathan G. Gossels, Alternate

DOWN CLERK
SUDBURY, MASS
02 MAR -6 AM 11:15

ZONING BOARD OF APPEALS

SUDBURY, MASSACHUSETTS

APPLICATION FOR SPECIAL PERMIT

Case No. 02-5

PART I APPLICANT INFORMATION

Page 1 of 4

Name(s): CAMP SEWATARO, INC.
Address: ONE LIBERTY LEDGE, SUDBURY, MA 01776
Telephone number: 978 - 443-3100

PART II OWNER INFORMATION

Name(s): Liberty Ledge Real Estate Trust - William J. Donio, Trustee
Address: ONE LIBERTY Ledge, Sudbury, MA 01776
Telephone number: 978 - 443-3100

PART III PROPERTY INFORMATION

Address or lot number:
(of property for which
special permit
is requested) ONE LIBERTY Ledge

02 JAN - 8 AM 11:08
TOWN CLERK
SUDBURY, MASS

Area: 50 acres

Frontage: _____

Zoning District: Residential A-1

YES NO

Is the deed for this property recorded? ☒ ☐

If YES,

Date: _____
Book number: 659 - Lib. Ledge Trust
1053 - Lib Ledge Trust
102 - Lib. Ledge Trust
Page number: 76 - Lib. Ledge Trust
Cert. of title 105852 - Lib. Ledge Trust
184626 - Lib. Ledge Trust

ZONING BOARD OF APPEALS

SUDBURY, MASSACHUSETTS

APPLICATION FOR SPECIAL PERMIT

PART IV DESCRIPTION OF REQUEST

Page 2 of 4

a) Under what provision of the Bylaw is a special permit requested?

Article:

IX

Section number:

I, F

b) Why is a Special Permit needed?:

Renew existing permit

c) Why does the applicant believe that the proposed use or building would be in harmony with the general purpose and intent of the Bylaw?:

Renew existing permit

d) Why does the applicant believe that the proposed use would be located in an appropriate location, would not be detrimental to the neighborhood, and would not significantly alter the character of the zoning district?:

Renew existing permit

ZONING BOARD OF APPEALS

SUDBURY, MASSACHUSETTS

APPLICATION FOR SPECIAL PERMIT

PART IV DESCRIPTION OF REQUEST (continued)

Page 3 of 4

e) Why does the applicant believe that adequate and appropriate facilities will be provided for the proper operation of the proposed use?:

renew existing permit

f) Why does the applicant believe that the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or visual nuisances?:

Renew existing permit

g) Why does the applicant believe that the proposed use would not cause undue traffic congestion in the immediate area?:

Renew existing permit

ZONING BOARD OF APPEALS

SUDBURY, MASSACHUSETTS

APPLICATION FOR SPECIAL PERMIT

RT IV DESCRIPTION OF REQUEST (continued)

Page 4 of 4

h) Has a Special Permit previously been requested?

YES



NO



If YES,

Case number

Applicant

Approved

Denied

00-34

Camp Sewaturo



02 JAN - 8 AM 11:08

TOWN CLERK
SUDBURY, MASS

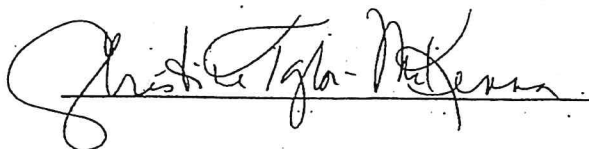
i) If this is an application for renewal, indicate any changes that you are requesting from the wording and/or conditions of the previously granted permit:

RT V REQUIRED ATTACHMENTS

- an application fee of \$100 (initial application) or \$50 (renewal) in the form of a check or money order payable to the Town of Sudbury
- a plot plan showing the location, size, and position of the property, building(s) and parking area(s), including all dimensions and setback distances from property lines, public ways and structures on adjoining property.

RT VI SIGNATURE

I certify that all of the above answers are true to the best of my knowledge.



DATE

Jan 7, 2002

DATE

LIBERTY LEDGE TRUST

One Liberty Ledge

Sudbury, MA 01776

Telephone: (978) 443-3100

Bittersweet

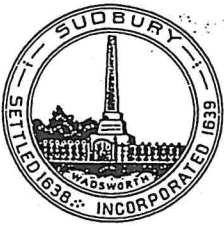
New Lot Number

324
325
326
333
332
331
327
328
329
330
318
319
320
321
322
323
308
309
310
311
312
313
314
315
316
317
307
305
304
303
302
301

Liberty Hill

Former Lot Number

112
113
114
115 & 124
116 & 123
117 & 122
118
119
120
121
138 & 153
139
140
141
142
143
144
145
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TOWN OF SUDBURY
SUDBURY, MA Board of Appeals

05 FEB 22 AM 11:09 NOTICE OF DECISION

Sudbury, Massachusetts 01776

Location of Property:

One Liberty Ledge

Owner's Title Reference:

Book #: 659 Page #: 102

Certificate of Title #: 105852

Book #: 1053 Page #: 76

Certificate of Title #: 184626

Name and Address of Applicant:

Camp Sewataro, Inc.
One Liberty Ledge
Sudbury, MA 01776

Name and Address of Owner:

Liberty Ledge Real Estate Trust
One Liberty Ledge
Sudbury, MA 01776

After a hearing held Tuesday, February 8, 2005, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro, Inc., applicant, and Liberty Ledge Real Estate Trust, owner of property, renewal of Special Permit 02-5, granted under the provisions of Section 2140 of the Zoning Bylaws, to conduct a summer day camp, property located at One Liberty Ledge, Residential Zone A-1, as follows:

1. The number of campers for nursery, kindergarten and first graders shall not exceed 150.
2. The number of campers for all other campers to age 14 shall not exceed 450.
3. This permit will expire in five (5) years on February 8, 2010, and the Board will consider renewal upon receipt of proper application on or before that date."

VOTED: In favor: 5 (unanimous) Opposed: 0

Members present and voting: Jonathan G. Gossels, Chairman, Stephen M. Richmond, Clerk, Elizabeth A. Taylor, Jeffrey P. Kloffit; Constantine Athanas, Alternate

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this Decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

008-2000-400 05033

NOTE: The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Stephen M. Richmond, Clerk

TOWN CLERK
SUDBURY, MASS
05 FEB 22 AM 11:10

March 16, 2005

This is to certify that no notice of an appeal from the Board of Appeal's Case #05-6 was filed in this office within 20 days after such decision was filed on February 22, 2005

Judith A. Newton
Assistant Town Clerk

TOWN CLERK
SUDBURY, MASS

10 JAN 15 PM 12:21 NOTICE OF DECISION

Location of Property:

One Liberty Ledge

Owner's Title Reference:

Book #: 659 Page #: 102

Certificate of Title #: 105852

Book #: 1053 Page #: 76

Certificate of Title #: 184626

Name and Address of Applicant:

Camp Sewataro, Inc.

One Liberty Ledge

Sudbury, MA 01776

Tel. 978/443-3100

Name and Address of Owner:

Liberty Ledge Real Estate Trust

One Liberty Ledge

Sudbury, MA 01776

After a hearing held Monday, January 4, 2010, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro, Inc., applicant, and Liberty Ledge Real Estate Trust, property owner, renewal of Special Permit 05-6, granted under the provisions of Section 2140 of the Zoning Bylaws, to conduct a summer day camp, property located at One Liberty Ledge, Residential Zone A-1, as follows:

1. The number of campers for nursery, kindergarten and first graders shall not exceed 150.
2. The number of campers for all other campers to age 14 shall not exceed 450.
3. The camp may also offer additional programming for up to 100 camp families on evenings and weekends during the regular camp session in June, July, and August through Labor Day.
4. The camp may also be opened for occasional use up to 15 days per year outside of the regular summer season, September through May.
5. This permit will expire in five (5) years on January 4, 2015, and the Board will consider renewal upon receipt of proper application on or before that date."

VOTED: In favor: 5 (unanimous) Opposed: 0

Members present and voting: Elizabeth T. Quirk, Chair; Stephen A. Garanin; Jonathan G. Gossels, Jeffrey P. Klofft; and Benjamin D. Stevenson

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof.

Any appeal of this Decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

NOTE: The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

BOARD OF APPEALS

By Elizabeth T. Quirk, Chair

TOWN CLERK
SUDBURY, MASS
10 JAN 15 PM 12:21

February 10, 2010

This is to certify that no notice of an appeal from the Board of Appeals Decision, Case #10-1 was filed in this office within 20 days after such decision was filed on January 15, 2010.

A True Copy Attest:

Judith A. Newton
Judith A. Newton
Assistant Town Clerk

TOWN CLERK'S OFFICE
RECEIVED JAN 18 2015

Case Number: 15-4
Filing Date: January 16, 2015

NOTICE OF DECISION

Location of Property:

One Liberty Ledge

Owner's Title Reference:

Book #: 659 Page #: 102

Certificate of Title #: 105852

Book #: 1053 Page #: 76

Certificate of Title #: 184626

Name and Address of Applicant:

Camp Sewataro, Inc.

One Liberty Ledge

Sudbury, MA 01776

Tel. 978/443-3100

Name and Address of Owner:

Liberty Ledge Real Estate Trust

One Liberty Ledge

Sudbury, MA 01776

After a hearing held Monday, January 5, 2015, the Board of Appeals of the Town of Sudbury voted

MOTION: "To grant Camp Sewataro, Inc., applicant, and Liberty Ledge Real Estate Trust, property owner, renewal of Special Permit 10-1, granted under the provisions of Section 2140 of the Zoning Bylaw, to conduct a summer day camp, property located at One Liberty Ledge, Residential Zone A-1, as follows:

1. The number of campers for nursery, kindergarten and first graders shall not exceed 150.
2. The number of campers for all other campers to age 14 shall not exceed 450.
3. The camp may also offer additional programming for up to 100 camp families on evenings and weekends during the regular camp session in June, July, and August through Labor Day.
4. The camp may also be opened for occasional use up to 15 days per year outside of the regular summer season, September through May.
5. This permit has no expiration, however any change in use or in ownership will require review by the Zoning Board of Appeals."

VOTED: In favor: 5 (unanimous) Opposed: 0

Members present and voting: Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Nicholas B. Palmer.

The reasons for this decision can be found in the minutes of the hearing on file with the Town Clerk, which are incorporated herein and made a part hereof. Any appeal of this Decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

NOTE: The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.



2015 01685999
Bk: 00859 Pg: 102 Cert#: 105852
Doc: DECIS 04/08/2015 11:16 AM

BOARD OF APPEALS

By Jonathan F.X. O'Brien, Chair

February 6, 2015

This is to certify that no notice of an appeal from the Board of Appeals Decision, Case #15-4 was filed in this office within 20 days after such decision was filed on January 16, 2015.

A True Copy Attest:

Veronica W. Craven
Veronica W. Craven
Assistant Town Clerk

105852 - 659 - 102
184626 - 1053 - 76

One Liberty Ledge, Sudbury, MA

TOWN CLERK'S OFFICE
RECEIVED JAN 16 2015

CASE 15-4
Camp Sewataro
One Liberty Ledge
Page | 1

MINUTES OF THE PUBLIC HEARING
SUDBURY BOARD OF APPEALS
Monday, January 5, 2015

The Board consisted of:

Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Nicholas B. Palmer.

ZBA Chairman Benjamin Stevenson explained the requirements necessary to substantiate the granting of a Special Permit. He said that if anyone is not satisfied with the Board's decision, they have the right to appeal to Superior Court or Land Court within twenty days after the decision has been filed with the Town Clerk, and that possible other appeals may exist under current law.

Mark Taylor, Owner and Director, William Dowie, Consulting Director, and Monica McCann, General Manager, were present for Camp Sewataro, to ask for a renewal of Special Permit 10-1 to conduct a summer day camp at One Liberty Ledge. They were amenable to all existing conditions with the exception of the renewal term limit. Mr. Taylor asked that the Special Permit be granted without any limit of time for renewal. He said that the camp is over 50 years old. As an owner of land the Taylor family is completely dependent upon the success of the camp. Camp Sewataro is a summer camp for children located off of Haynes Road on a parcel of approximately fifty acres. Operations have gone smoothly. However, Mr. Taylor asked the Board to consider permanence of the permit so that camp has no obstacles to operation. Children from twenty-three communities enrolled in the camp last year including 278 children from Sudbury.

Mr. Klofft said that he had no problem issuing a longer term but was unsure about indefinitely.

Mr. Gossels suggested that if the time limit were removed and the applicant wanted changes to any conditions then they could come back to the ZBA. He felt that Camp Sewataro has proven itself to be a good business in town.

The Board then discussed at length adding a condition that if there were no time limit imposed then if there were any change in use or change in land ownership or the business ownership then the applicant would have to come back before the ZBA. Mr. Taylor said that Liberty Ledge Real Estate Trust owns land and has been since the camp was established in 1960.

The Board was comfortable with the way the camp has been running. Therefore, after discussion, a condition was added the existing conditions that there be no expiration term, but that if there are any changes in the use of the land or change in ownership then the applicant will have to come back to the ZBA...

Mr. Stevenson asked whether any neighbors were present who wished to speak. None were present.

There were no further comments from the Board or audience. The hearing was closed.

The following motion was made and seconded:

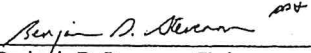
MOTION: "To grant Camp Sewataro, Inc., applicant, and Liberty Ledge Real Estate Trust, property owner, renewal of Special Permit 10-1, granted under the provisions of Section 2140 of the Zoning

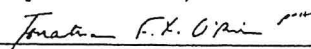
Bylaw, to conduct a summer day camp, property located at One Liberty Ledge, Residential Zone A-1, as follows:

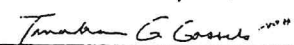
1. The number of campers for nursery, kindergarten and first graders shall not exceed 150.
2. The number of campers for all other campers to age 14 shall not exceed 450.
3. The camp may also offer additional programming for up to 100 camp families on evenings and weekends during the regular camp session in June, July, and August through Labor Day.
4. The camp may also be opened for occasional use up to 15 days per year outside of the regular summer season, September through May.
5. This permit has no expiration, however any change in use or in ownership will require review by the Zoning Board of Appeals."

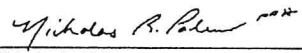
VOTED: In favor: 5 (unanimous) Opposed: 0

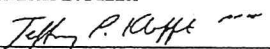
REASONS: This camp has been in existence since 1960 and has operated with no detriment to the neighborhood. The Board finds that the petitioners have consistently met the requirements for the granting of a special permit and considers this camp to be an asset to the community. Proper facilities are in place for this operation which continues to exist harmoniously with the surrounding neighborhood. No complaints have been received with regard to camp operations. Therefore the Board was amenable to dispensing with the renewal term, however any change in use or in ownership will require review by the Zoning Board of Appeals.


Benjamin D. Stevenson, Chair


Jonathan F.X. O'Brien, Clerk


Jonathan G. Gossels


Nicholas B. Palmer


Jeffrey P. Kloff

LIBERTY LEDGE REAL ESTATE TRUST
BOARD OF APPEALS DECISION TO BE RECORDED AT THE REGISTRY
Land Used by Camp Sewataro

Lot Numbers as shown on plan filed with the Land Court on October 30, 1998, as Plan 2170W and being entitled, "Bittersweet", Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=100', dated May, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P. O. Box 368-111 Fitchburg Rd.-Ayer, Mass. 01432:

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204
205
206
207
192
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201
208
210
211
212
213
214

Lots 182 thru 208

& Lots 210 thru 214

210

with
1000
PR

Doc 01695998

Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

On: Apr 08, 2015 at 11:14A

Document Fee 75.00

Receipt Total: 4150.00

NOTED ON: CERT 105852 BK 00659 PG 102

ALSO NOTED ON:

Bk: 01063 Pg: 78 Cert: 184628
Doc: DECIS 04/08/2015 11:16 AM

Moishy 918-263-7777
STREET NO. _____
CITY, STATE, ZIP _____



TOWN CLERK
SUDBURY, MA

16062
C08-0117

2016 DEC 20 PM 3: 27 Case #: 16-28
Filing Date: December 20, 2016

**TOWN OF SUDBURY
BOARD OF APPEALS
NOTICE OF DECISION**

Location of Property:
One Liberty Ledge
Sudbury, MA 01776

Owner's Title Reference:
Deed Dated: 6/17/2015
Book: 659 & 1053 Page: 102 & 76

Name and Address of Applicant:
Camp Sewataro, Inc.
One Liberty Ledge
Sudbury, MA 01776

Name and Address of Current Owners:
Liberty Ledge Real Estate Trust
One Liberty Ledge
Sudbury, MA 01776

DECISION of the Zoning Board of Appeals (the "Board") on the application of Camp Sewataro, Inc., Applicant and Liberty Ledge Real Estate Trust, Owner, for a modification of a Special Permit 15-4 under the provisions of Section 2140 of the Zoning Bylaw, to modify an existing permit to allow a change to the ownership structure of the permit holder, Assessor's Map C08-0143, One Liberty Ledge, Residential Zone A-1.

This Decision is in response to an Application filed on November 7, 2016. After causing notice of the time and place of the public hearing and of the subject matter thereof to be published in the Sudbury Town Crier on November 17 and November 24, 2016, posted and mailed to the Applicant, abutters and other parties of interest as required by law, the public hearing was conducted on December 5, 2016. The record of the proceedings and submissions upon which this Decision is based may be referred to in the office of the Town Clerk or the Board office.

Mr. Mark Taylor, Director of Camp Sewataro and William Dawi, one of the owners and Trustee of Liberty Ledge Real Estate Trust, appeared at the hearing. The Applicants seek approval to modify an existing permit to allow a change to the ownership structure of the permit holder (formation of a new legal entity to own part of the property and transfer of the permit to the new entity).

Members present and voting at the Hearing were: Jonathan F.X. O'Brien, Chair; Jonathan G. Gossels; Jeffrey P. Kloff; Nancy Rubenstein and John Riordan, Clerk.

The Board, after considering the materials submitted with the application, together with the information developed at the hearing, finds that:

1. The Applicant wishes to fulfill the requirements of the SPECIAL PERMIT previously issued by the Board under Section 2140 of the Zoning Bylaw by obtaining the Board's consent to the transfer of the assets of the Liberty Ledge Real Estate Trust to a new legal entity to be formed by the beneficiaries of the Trust, which shall be owned by the same individuals who were the beneficiaries of the Trust.
2. The proposed activity which is the subject of this application is described in the Application, dated November 4, 2016.



Case #: 16-28

Filing Date: December 20, 2016

3. The use is in harmony with the general purpose and intent of the Bylaw. The property is developed as a Camp in residential lots which will not change with this proposal. Zoning in this district is Residential A-1.
4. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.
5. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
6. The proposed use will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances. The proposal has been designed to mitigate impacts on neighboring properties.
7. The proposed use will not cause undue traffic congestion in the immediate area.
8. The Board has imposed restrictions which are necessary for the general welfare of the Town, noted below.

Therefore, the Board, after reviewing the available materials and based upon the above findings, voted unanimously to GRANT the SPECIAL PERMIT modification subject, to the following conditions:

At the hearing, a motion was made and seconded to allow the special permit to be transferred by the Liberty Ledge Real Estate Trust to the new entity to be owned by the same individuals who were the beneficiaries of the trust.

The proposed activity shall be conducted substantially in accordance with the Plan and Application submitted and materials contained in the file.

The number of campers for nursery, kindergarten and first graders shall not exceed 150.

The number of campers for all other campers to age 14 shall not exceed 450.

The camp may also offer additional programming for up to 100 camp families on evenings and weekends during the regular camp session in June, July, and August through Labor Day.

The camp may also be opened for occasional use up to 15 days per year outside of the regular summer season, September through May.

No Special Permit, or modification or extension thereof, shall take effect until a copy of this Decision has been recorded in Middlesex County South District Registry of Deeds. The Decision to be filed shall bear the certification of the Town Clerk that twenty (20) days have elapsed after the Decision has been filed in the Office of the Town Clerk and no appeal has been filed, or that if such appeals has been filed, it has been dismissed or denied.



Case #: 16-28
Filing Date: December 20, 2016

Any person aggrieved by the Decision may appeal pursuant to Massachusetts General Laws, Chapter 40A, Section 17 within twenty (20) days after this Decision is filed with the Sudbury Town Clerk.

The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The Applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

This permit is non-transferable and has no expiration, however any change in use or in ownership will require review by the Zoning Board of Appeals.

TOWN OF SUDBURY BOARD OF APPEALS

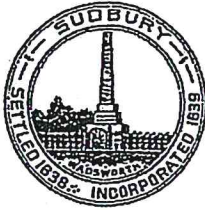
By, John Riordan Clerk

January 11, 2017

This is to certify that no notice of an appeal from the Board of Appeals Decision, Case # 16-28 was filed in this office within 20 days after such decision was filed on December 20, 2017

A True Copy Attest:

Rose M. Miranda
Rose M. Miranda
Assistant Town Clerk.



Case #: 16-28
Filing Date: December 20, 2016

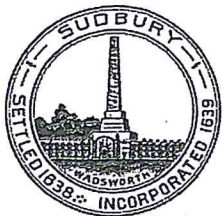
Any person aggrieved by the Decision may appeal pursuant to Massachusetts General Laws, Chapter 40A, Section 17 within twenty (20) days after this Decision is filed with the Sudbury Town Clerk.

The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The Applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

This permit is non-transferable and has no expiration, however any change in use or in ownership will require review by the Zoning Board of Appeals.

TOWN OF SUDBURY BOARD OF APPEALS

By, John Riordan Clerk



TOWN CLERK
SUDBURY, MA

2016 DEC 20 PM 3:27

Case #: 16-28/B

Filing Date: December 20, 2016

16061
C08 0117

**TOWN OF SUDBURY
BOARD OF APPEALS
NOTICE OF DECISION**

Location of Property:
One Liberty Ledge
Sudbury, MA 01776

Owner's Title Reference:
Deed Dated: 6/17/2015
Book:659 & 1053 Page:102 & 76

Name and Address of Applicant:
Camp Sewataro, Inc.
One Liberty Ledge
Sudbury, MA 01776

Name and Address of Owners:
Mark Taylor Revocable Trust
One Liberty Ledge
Sudbury, MA 01776

DECISION of the Zoning Board of Appeals (the "Board") on the application of Camp Sewataro, Inc., Applicant and Liberty Ledge Real Estate Trust, Owner, for a modification of a Special Permit 15-4 under the provisions of Section 2140 of the Zoning Bylaw, to modify an existing permit to allow a change to the ownership structure of the permit holder, Assessor's Map C08-0143, One Liberty Ledge, Residential Zone A-1.

This Decision is in response to an Application filed on November 7, 2016. After causing notice of the time and place of the public hearing and of the subject matter thereof to be published in the Sudbury Town Crier on November 17 and November 24, 2016, posted and mailed to the Applicant, abutters and other parties of interest as required by law, the public hearing was conducted on December 5, 2016. The record of the proceedings and submissions upon which this Decision is based may be referred to in the office of the Town Clerk or the Board office.

Mr. Mark Taylor, Director of Camp Sewataro and William Dawi, one of the owners and Trustee of Liberty Ledge Real Estate Trust (the "Sewataro Trust"), both appeared at the hearing. The Applicants seek approval to modify an existing permit to allow a change to the ownership structure of the permit holder (formation of a new legal entity to own part of the property and transfer of the permit to the new entity, including transfer of a portion of the permit extending to certain land to be transferred by the Sewataro Trust to an estate planning vehicle for Mr. Mark Taylor (the "Taylor Trust"), not transfer of property to third parties).

Members present and voting at the Hearing were: Jonathan F.X. O'Brien, Chair; Jonathan G. Gossels; Jeffrey P. Klofft; Nancy Rubenstein and John Riordan, Clerk.

The Board, after considering the materials submitted with the application, together with the information developed at the hearing, finds that:

1. The Applicant wishes to fulfill the requirements of the SPECIAL PERMIT previously issued by the Board under Section 2140 of the Zoning Bylaw change of ownership regarding the parcel of land to be transferred by the Sewataro Trust to the Taylor Trust.



Case #: 16-28/B
Filing Date: December 20, 2016

2. The proposed activity which is the subject of this application is described in the Application, dated November 4, 2016.
3. The use is in harmony with the general purpose and intent of the bylaw. The property is developed as a Camp in residential lots which will not change with this proposal. Zoning in this district is Residential A-1.
4. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.
5. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
6. The proposed use will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances. The proposal has been designed to mitigate impacts on neighboring properties.
7. The proposed use will not cause undue traffic congestion in the immediate area.
8. The Board has imposed restrictions which are necessary for the general welfare of the Town, noted below.

Therefore, the Board, after reviewing the available materials and based upon the above findings, voted unanimously to GRANT the SPECIAL PERMIT modification subject, to the following conditions:

At the hearing, a motion was made and seconded to consent to the change in ownership of those parcels of land to be transferred by the Sewataro Trust to the Taylor Trust, and to allow the division of the special permit previously issued by the Board into two identical permits, such that the Sewataro Trust retained the special permit for its land, and the Taylor Trust would hold an identical special permit for lots 304, 305 and 306 on the Sudbury Tax Map (highlighted in orange in the application submitted) which, if transferred to the Mark Taylor Revocable Trust, will operate independently but concurrent with and subject to all the conditions of the prior Special Permit 15-4.

The proposed activity shall be conducted substantially in accordance with the Plan and Application submitted and materials contained in the file.

The number of campers for nursery, kindergarten and first graders shall not exceed 150.

The number of campers for all other campers to age 14 shall not exceed 450.

The camp may also offer additional programming for up to 100 camp families on evenings and weekends during the regular camp session in June, July, and August through Labor Day.

The camp may also be opened for occasional use up to 15 days per year outside of the regular summer season, September through May.

No Special Permit, or modification or extension thereof, shall take effect until a copy of this Decision has been recorded in Middlesex County South District Registry of Deeds. The Decision to be filed shall bear the certification of the Town Clerk that twenty (20) days have elapsed after the Decision has been filed in the Office of the Town Clerk and no appeal has been filed, or that if such appeals



Case #: 16-28/B
Filing Date: December 20, 2016

has been filed, it has been dismissed or denied.

Any person aggrieved by the Decision may appeal pursuant to Massachusetts General Laws, Chapter 40A, Section 17 within twenty (20) days after this Decision is filed with the Sudbury Town Clerk.

The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The Applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

This permit is non-transferable and has no expiration, however any change in use or in ownership will require review by the Zoning Board of Appeals.

TOWN OF SUDBURY BOARD OF APPEALS

By, John Riordan Clerk

January 11, 2017

This is to certify that no notice of an appeal from the Board of Appeals Decision, Case # 16-28B was filed in this office within 20 days after such decision was filed on December 20, 2017

A True Copy Attest:

Rose M. Miranda
Rose M. Miranda
Assistant Town Clerk

MANAGEMENT OF CAMP SEWATARO RFP

ADDENDUM 4

July 22, 2019

Questions received regarding the RFP on July 19, 2019 and responses.

Question 1

Q: Current camp operations include numerous bus routes to many surrounding areas, including Acton, Arlington, Bedford, Belmont, Boston, Brookline, Cambridge, Charlestown, Concord, Framingham, Hudson, Lexington, Lincoln, Maynard, Natick, Newton, Somerville, Southborough, Stow, Sudbury, Waban, Wayland, Wellesley, Westborough, Weston, and Winchester. Will the successful bidder be required to maintain these bus routes?

A: Under the RFP, there is no requirement regarding where campers come from or how they get there. However, the Town expects the contractor to do what is necessary to make the camp profitable and efficient.

Question 2

Q: Will the town become the owner of the current web properties and will they be provided to the successful bidder?

A: The Town will have the web properties and will make them available to the successful bidder.

Question 3

Q: Will historic rosters of camp participants and contact information be provided to successful bidder to facilitate communications for 2020?

A: Yes, camp rosters will be acquired by the Town and shared with the successful bidder.

Question 4

Q: What is the annual interest on the bond that residents are responsible for as a result of the land purchase?

A: The Town has not sold the bonds yet, but anticipates an interest rate of approximately 3 percent.

Question 5

Q: Will the camp name be staying the same?

A: Yes.

Question 6

Q: Is the camper database included in the intellectual property?

A: Yes, see question 3.

Question 7

Q: The RFP mentions that real estate taxes would be a part of the expenses, however now that the town owns the property, why would there be any real estate taxes?

A: The RFP mentioned taxes as part of the expenses in the current program statistics only in order to accurately and adequately explain what was included in the current camp expenses.

Question 8

Q: Requiring that the vendor be responsible for the facilities “as is” without knowing what needs to be updated or made ADA compliant is extremely risky. It is possible that the timing of the selling of the property coincides with the need for significant capital investment into the facilities. Although interested parties can view the facilities via the tour on the 23rd, no one will have the perspective of the local building inspector who makes the decisions on the requisites. Is there a possibility of having the building inspector examine the facilities prior to the submission deadline in order for bidders to have this additional information?

A: Interested parties have the ability to tour the property of the 23rd. The Building Inspector, the Board of Health Inspector and the Fire Chief will all be on site during the tour.

Question 9

Q: What sort of access will the public be expected to have during the camp’s off-season?

A: We are asking the respondents to propose what type of access would be available during on and off season. The evaluation criteria is highest for maximum access.

Question 10

Q: Is there some sort of description as to the “routine maintenance” that the current owners have been doing year-round? Is the expectation the same for this level of maintenance or will it increase as a result of public usage of the property?

A: The current owners will be on site at the site visit on the 23rd. Below is a list of costs received from the owner:

Below is a list of the annual maintenance and utility costs for the camp currently:

- Mowing: \$10,000
- Water (Irrigation and Pools) \$17,000
- Spring Clean Up: \$5,000

- Fall Clean Up: \$8,000
- Snow Removal: \$2,000
- Tree Work: \$2,000
- Maintenance of Pools and Ponds: \$19,500
- General Maintenance of Outside Facilities: \$15,000
- Utilities for Buildings: \$16,000

Question 11

Q: Did the owners draw a salary from the business?

A: Yes, those salaries are not included in the camp expenses outlined in the RFP.

Question 12

Q: Will a proposal be considered unresponsive if the price proposal is based on gross revenues instead of net revenues?

A: Yes.

MANAGEMENT OF CAMP SEWATARO RFP

ADDENDUM 5

July 24, 2019

Additional information as well as questions received regarding the RFP on the July 23, 2019 site visit and responses.

Amendment 1

Attached RFP entitled “Camp Sewataro Manager RPF_FINAL_7.24.19” reflects the changes below:

1. The TECHNICAL PROPOSAL – MINIMUM CRITERIA section of the RFP has been modified. The changes are shown highlighted in yellow on Page 9.
2. The numbers assigned to the addenda which have issued to date, as well as dates of issue, have been added to EXHIBIT F: RFP ADDENDA RECEIPT. The updated information is on Page 17.

Question 1

Q: Is the main building (#1 winter office) used year-round?

A: Currently it is primarily used during times when camp is not in session for administrative offices and parent visits. When camp is in session, the administrative offices are moved to the sales office building where Liberty Ledge diverges into a circular driveway.

Question 2

Q: Is there a maintenance plan for the property?

A: Currently Mark Taylor handles the maintenance with the help of an assistant. No written plan exists.

Question 3

Q: How many buses transport campers each day?

A: There are 20 buses as well as 100-130 parent drivers each day.

Question 4

Q: Is the pond stocked with fish?

A: No. When fishing, the campers catch and release, which doesn't deplete the population. In addition, the fish reproduce on their own.

Question 5

Q: Can the residential buildings on the property be used by the management company for housing?

A: The Town will consider use of the residential buildings on the property for housing only by management company staff. The details of such use or any other proposed use should be presented in the respondent's proposal.

Question 6

Q: Is there anything in current need of repair or replacement at the camp?

A: Please see attached Addendum 5B: Recent Improvements and Future Needs as prepared by Mark Taylor.

Question 7

Q: Is off-season programming currently provided?

A: Not at this time. Once camp lets out, the remainder of the year is spent preparing for June, when the campers return.

Question 8

Q: What sessions are currently available to campers?

A: Sewataro offers 2-, 4- and 8-week sessions for school aged campers and 1-week sessions for preschoolers. The campers are grouped with other campers of the same length sessions as much as possible.

Question 9

Q: What is the median age of staffers?

A: There is a variety, including teachers, college students and high school students.

Question 10

Q: Will there be an opportunity for the winning bidder of the camp management contract to meet with current camp staff?

A: Mark Taylor would be happy to have this meeting.

Question 11

Q: It appears that, per the RFP, the timeframe from bid acceptance to signed contract is 5 days. Is this timeframe realistic?

A: Per the RFP, proposals are due on July 31 and the notice of contract award will be August 12. After the contract is awarded, the details of the camp management contract will be negotiated. All proposals remain firm for 60 days after the submission deadline. The deadline to execute a management services contract is August 30, 2019.

Information Provided by Mark Taylor During the 7/23/19 Site Visit

1. The Sprouts (preschool aged campers) building may be removed.
2. Currently, \$95,000 rental income is provided from houses being used as residences located on the property.
3. Currently, there are 3-4 staffers per 10-12 campers
4. Currently, golf instruction is by individuals with golf experience, not golf pros
5. Currently, there are 175-180 staff members, including a waterfront supervisor, program supervisor, camp director, nurse and nurse aid, counselors and other administrative staff.
6. Ponds: water in the ponds is tested weekly to ensure a low bacteria count. It is normally less than 2. Constantly operating pumps that move water and air between the two ponds make it possible. Chlorine is added when needed.
7. Pools: Four shallow pools (2'6", 3', 3'6" and 4') are used for swimming lessons. Currently, Mark Taylor personally maintains the chlorine levels and follows a number of maintenance procedures. The pools are shocked on Friday afternoons, chlorine levels are elevated through the weekend and lowered on Sunday prior to camp. The pools all have individual pumps and heaters. They are all lined. The average life of one of the liners is 6 years and the replacement cost is \$4000 per liner.
8. Emergency system: There is a PA system of 13 speakers which are radio controlled. It allows for immediate camp-wide alert to be delivered. Procedures for different scenarios are in place and drills are conducted.
9. General camp operation procedures are available digitally.
10. The horseback riding program is currently operated by an outside vendor. Horses are not boarded on the property, but there are stables.
11. There is a bomb shelter underneath the horseback riding area.
12. Key Functions: Mark Taylor identified two roles that are vital to camp operations
 - a. Site Manager – may require 2 people to oversee the grounds
 - b. Pool Operator – monitoring 2 times per day is not sufficient – the pools need regular maintenance supervision throughout the day
13. Real estate taxes and declared items are included in the provided expenses.
14. Salaries for most camp owners are not included in the expenses as they do not have a role in the functioning of the camp. Mark's is included (\$145,000). It could be split between 2 people who would do the job in the future.

2014-2017

New BBall backboards 5K
Pottery 12K
Stand up paddle boards 9K
Horse Pasture fence 4K
Computers, computers, computers
4 Pool liners 20K
4 pool heaters 20K
Summer Office addition 10K
New tents 44K
Tree house 8K
Pool heaters 20K
Garden fence 4K
New Kayaks 6K
New docks 15K
Rave Bouncer 2K
Golf cart 5K
Summer office rubber roof 8K
New walk-in cooler 22K

2018

Widen road 29K
New fence 32K
Resurface courts 25K
Eversource power lines 9K

Possible future expenditures

Replace Two Way radios 5K?
Add to High Ropes elements 10K?
Replace Tiki Depot shelter with a larger one 20K?
Replace Riding fence at barn 4K?
Add/Replace 2 Activity sheds 4K?

MANAGEMENT OF CAMP SEWATARO RFP

ADDENDUM 6

July 29, 2019

Question 1

Q: Are any of the poles or outside over-head power and telecommunications private property and subject to contractor responsibility?

A: The Town will work with the successful bidder and the utility companies that own the poles to expedite the poles' removal.

Question 2

Q: It was indicated that the property is on town water, with the exception of a well for one of the residences. Could we get confirmation on that and is the property on town sewage or private septic?

A: Water is provided by the Sudbury Water District and the property has a private septic system.

Question 3

- To continue to operate under the Sewataro name, and in the spirit of keeping similar operating standards, please share with us current staff:camper ratios, organizational structure, and salary ranges for all positions?
- In order to propose use for the residences on property, please share how many bedrooms are located in each of the residences on the property?
- Could we get more clarity on the 3rd party providers, who they are, and pricing for those areas such as bussing and horses?
- Has there been any capital needs assessment done in regards to age of equipment and replacement timeline to build out a capital plan for the next 3-5 years?
- What percent/number of campers come from each of the major towns the camp serves?

A: We are unable to share this information until the Purchase & Sale agreement has been finalized.

MANAGEMENT OF CAMP SEWATARO RFP

ADDENDUM 7

July 30, 2019

DEADLINE AMENDMENT

The deadline for RFP response submissions has been extended to Monday, August 5 at 11AM.

Other key dates outlined in the RFP will remain as close to originally planned as possible.

MANAGEMENT OF CAMP SEWATARO RFP

ADDENDUM 8

July 31, 2019

Question 1

Q: Where you are asking us, how many of the residences we plan to use, is there a reason you cannot let us know how many bedrooms they have?

A: See list below (based on Town of Sudbury Assessor's records)

- 1) Dwelling (#1 winter office) approx. 50'x60'=2500 sq ft: 2 BEDROOMS
- 2) Dwelling (#3 split level) approx. 33'x65' 1st fl and 33'x33' 2nd fl. 3254 sq ft Total.: 4 BR, 1 Office (could be used as a bedroom)
- 3) Dwelling (#4 Ranch) approx. 25'x85'; 1 floor = 2125 sq ft: 1 BR
- 4) 213 Haynes Rd. 30'x40', two floors = 2400 sq ft: 3 BR

Question 2

Q: If we choose not to utilize a residence, are we no longer responsible for its maintenance and upkeep?

A: Per the RFP, we are asking for the proponent to care for all the entire property during the lease term but this may be able to be negotiated with the selected proponent.

Question 3

Q: We understand that if we want to make a capital improvement, town permission is required. If the town wants a capital improvement, is the contractor's permission required?

A: If the Town unilaterally determines that a non-repair capital improvement is necessary and that repair is not a legal requirement of the contractor, it will work with the contractor regarding permissions to enter the property to make the repairs at the Town's cost.

Question 4

Q: In the section relative to the price proposal, the way it's written it appears as though the town is looking for both a monthly fee AND a percentage of the revenues. Does the proposal have to provide both numbers? For example, if a proposal is submitted that only suggests a monthly fee OR a percentage of net revenue, will it be considered unresponsive?

A: A proposal would still be considered responsive if one of the price proposal remittals contains a zero (0).

Question 5

Q: Can additional price proposal suggestions be made within the body of the proposal or will that somehow potentially disqualify the bidder?

A: No, price suggestions in the Technical Proposal may disqualify the proponent.

Question 6

Q: The RFP states that it wants the operator to “carry year-round insurance on the property” however that line is a bit vague. Is the expectation that the operator’s insurance should cover all facilities, all buildings and their contents throughout the year? If so, then this might be tricky for an insurance company to agree to cover town-owned facilities outside of times when the camp operates.

A: At this time, it is the Town’s expectation that the camp operator will carry both general liability and real property insurance year-round. The town’s insurer is recommending that the camp operator name the Town as a “named insured” on its General Liability policies and as a “Loss Payee” and “Additional Insured” on its policies covering the real property.