

SEWATARO - ACCORDING TO THE BUILDING INSPECTOR

- The buildings are **not code compliant** with CMR 521 Architectural Access Board*. Most of the buildings on the property are **older single-family homes**. There are some open buildings (pavilions) and some maintenance buildings. The buildings are scattered about the property.
- All ingress and egress would require accessible ramps and handrails. **All levels open to the public would require accessible routes** (thresholds, floor surfaces, doorway widths, lifts to upper and lower levels, signage with braille) doors, door hardware and accessible toilet rooms. It would **require accessible parking, curb cuts and walkways** to and from all buildings open to the public. To the best of my knowledge none of these buildings meet any accessibility requirements, but I have not done this type of assessment. We did go through and look at life safety last fall but that was only for residential purposes, not public access.
- It would require an Architect and/or Engineer to design the buildings for public use which may **require fire suppression systems**. This could require water mains and fire hydrants. Per the Board of Health, it would **require buildings served by well water to connect with town water or register through DEP as a Public Water Supply**. There may be a **need for septic upgrades**.

<https://www.mass.gov/law-library/521-cmr>

SEWATARO - CONTRACT FOR DAY CAMP OPERATOR AND MANAGEMENT OF REAL PROPERTY

- **3-year contract** beginning September 1, 2019; term may be extended for up to two (2) additional terms of five (5) years
- **Annual Fee Payment:** Each year of the initial Term to be paid in equal installments of \$60,000 each due and payable on or before May 1, 2020, December 1, 2020, May 1, 2021, December 1, 2021, May 1, 2022, and December 1, 2022
- **Revenue Share Payment:**
 - 20% of the first \$500,000 of Manager's Net Revenue
 - 25% of the next \$500,000 of Manager's Net Revenue
 - 33.33% of all of Manager's Net Revenue in excess of \$1,000,000
- In the event that the cost and expense of a **Capital Improvement is estimated to cost more than \$20,000**, then, in each instance, the Parties shall negotiate in good faith a cost allocation

SEWATARO



SEWATARO PUBLIC ACCESS AND PROPERTY RULES

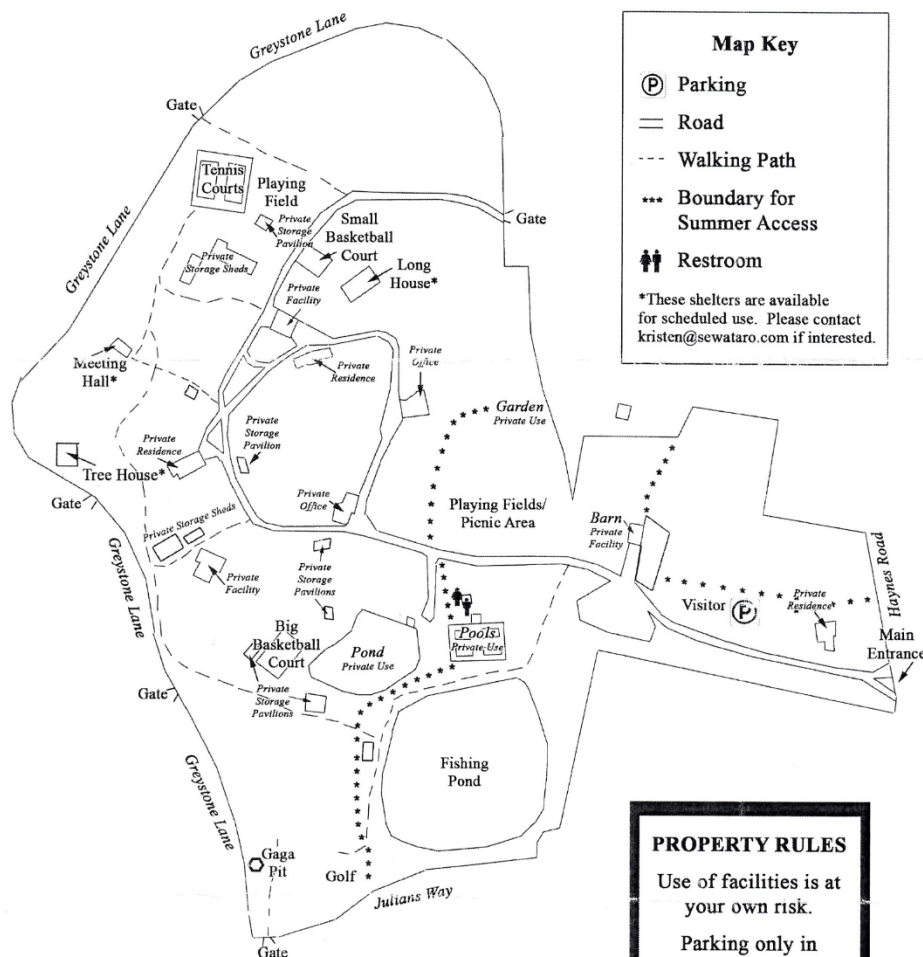
Designated Public Access

- June 1-August 31
 - Monday-Friday: 6pm-Dusk
 - Saturdays, Sundays and Federal holidays: 9am-Dusk
- September 1-May 31
 - Monday-Sunday: 9am - Dusk

Property Rules

- Use of facilities is at your own risk
- Parking only in designated area
- No Pets
- This is a carry in/carry out facility
- No alcohol, drugs, smoking or vaping

Map of Sewataro Property



TOURS

Tours will depart every 15 minutes from the Barn. The first tour will depart at 1:15 and the last tour will depart at 2:30.

PROPERTY RULES

Use of facilities is at your own risk.

Parking only in designated area.

No Pets.

This is a carry in/ carry out facility.

No alcohol, drugs, smoking or vaping.

MAP OF SEWATARO PROPERTY

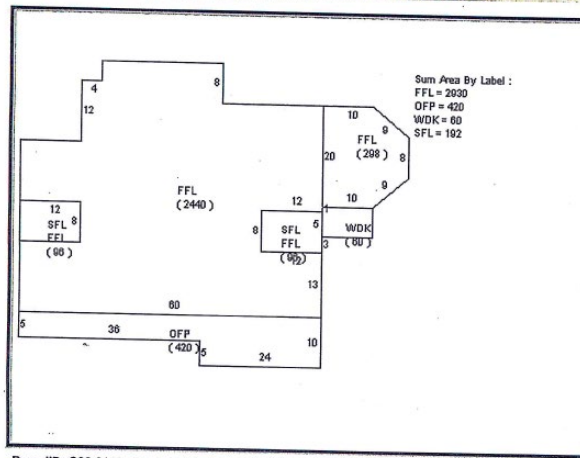
Provided by Camp Sewataro staff on November 16, 2019

RANCH STYLE ONE FAMILY / WINTER CAMP OFFICE



#1 Liberty Ledge

- Ranch style one family building built about 1940
- 2,930 SQ FT FFL
- Vinyl exterior, asphalt roof
- 7 total rooms, 2 bedrooms, 2 bath



ParcelID: C08-0143 Card: 1 of 1 Location: 1 LIBERTY LEDGE SUDBURY

SEWATARO - 1 LIBERTY LEDGE



Front



Sunroom



Living Room



Front Room



Office



Bunks



Kitchen



Bathroom

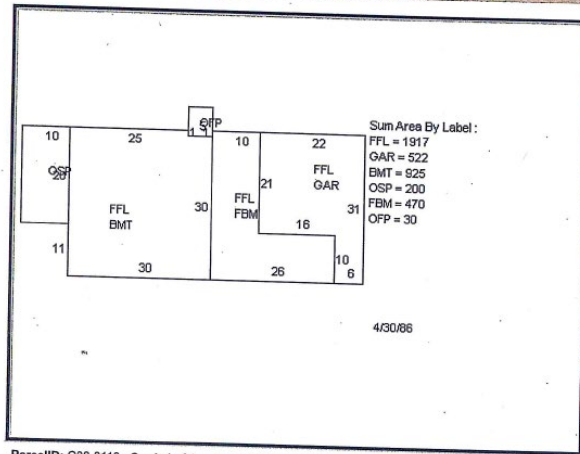
SEWATARO - 3 LIBERTY LEDGE

OCCUPIED BY CARETAKER & FAMILY



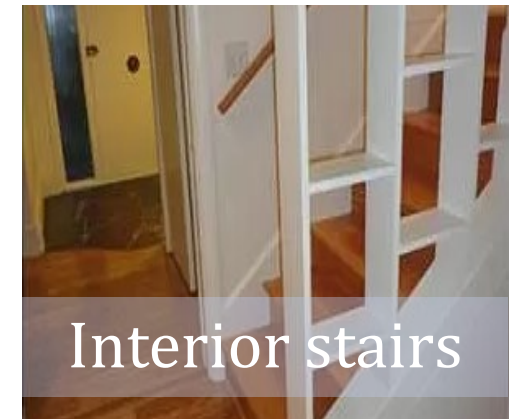
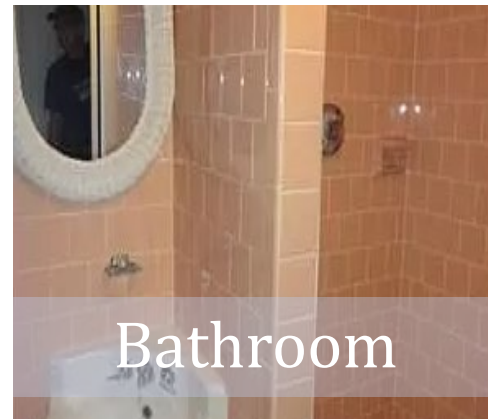
#3 Liberty Ledge

- Multi level style one family building built about ?
- 1,917 SQ FT FFL
- Brick exterior
- 7 total rooms, 4 bedrooms, 2 bath



ParcelID: C08-0118 Card: 1 of 1 Location: 3 LIBERTY LEDGE SUDBURY

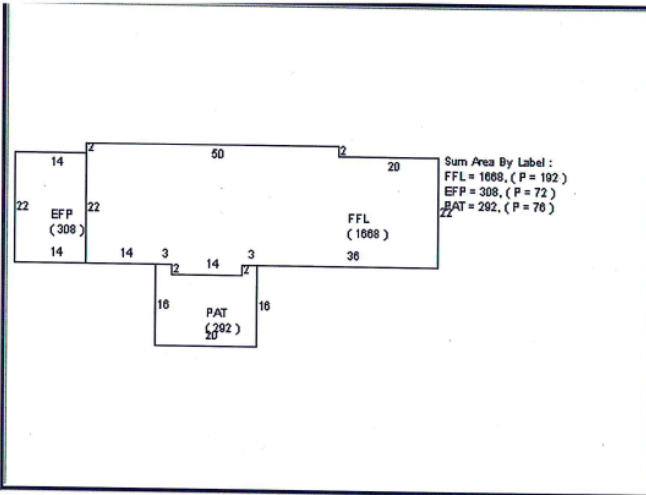
SEWATARO - 3 LIBERTY LEDGE



SEWATARO - 4 LIBERTY LEDGE



- Ranch style one family building built about 1948
- 1,668 SQ FT FFL
- Brick exterior, asphalt shingle roof
- 5 total rooms, 1 bedrooms, 1 bath



#4 Liberty Ledge

ParcelID: C08-0141 Card: 1 of 1 Location: 4 LIBERTY LEDGE SUDBURY

SEWATARO - 4 LIBERTY LEDGE



Side of house



Kitchen



Utility Area



Bedroom



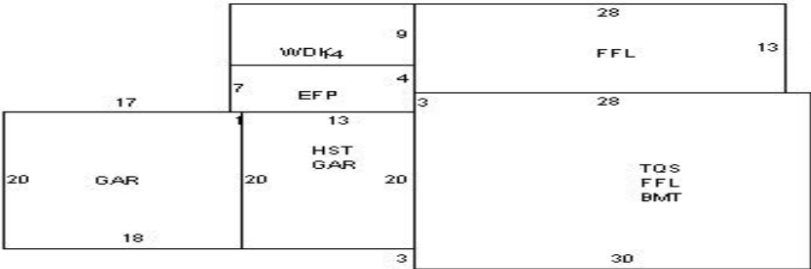
Living Room



Fireplace

SEWATARO - SUMMER CAMP OFFICE

- 1,144 SQ FT FFL



Sum Area By Label :
FFL = 1144
W/DK = 126
EFP = 93
TQS = 780
BMT = 780
HST = 260
GAR = 620

SEWATARO - SUMMER CAMP OFFICE

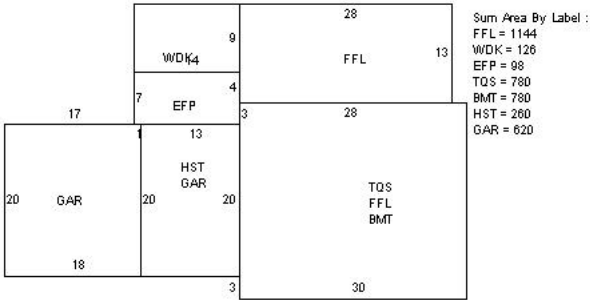


SEWATARO - 213 HAYNES ROAD

OCCUPIED BY CAMP EMPLOYEE



- Cape-style one family house built about 1938
- 1,144 SQ FT FFL
- Wood Shingle exterior, asphalt shingle roof
- 5 total rooms, 3 bedrooms, 1 bath, 1 ¾ bath



SEWATARO - 213 HAYNES ROAD

OCCUPIED BY CAMP EMPLOYEE



Front



Side



Living Room



Kitchen



Dining Room



Bedroom



Bathroom



Basement

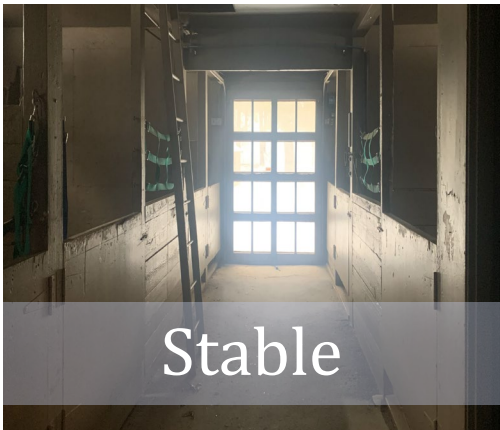


Basement

SEWATARO - BARN W/ LOFT



SEWATARO - BARN W/ LOFT



SEWATARO - MAINTENANCE BUILDINGS AND SHEDS

