



Henry L. Hayes, Jr.
Town Manager

TOWN OF SUDBURY
Office of the Town Manager
www.sudbury.ma.us

278 Old Sudbury Road
Sudbury, Massachusetts 01776
Tel: (978) 639-3381
Fax: 978-443-0756
Email: townmanager@sudbury.ma.us

April 8, 2022

Select Board
Town of Sudbury
Massachusetts

Dear Honorable Select Board Members:

In a recent meeting, there was a request to gain an understanding of the current status and perspective relative to the [2019 Camp Sewataro memo](#) by the Health Director.

Please see comments below:

1. Buildings # 1, 4 and 6 are served by a potable well. No records of water quality testing have been provided. These are residential buildings, not currently used by the camp. Water testing for Massachusetts drinking water standards is recommended.

- The drinking wells for buildings #1, 4, and 6 have been tested, and with the exception of a slightly elevated sodium level, said wells meets drinking water standards. The Camp will be installing point of entry or point of use filters to reduce sodium. No known timeline but this is simple fix and anticipated to be done within the next two weeks. Option to eliminate well 4 underway and switch to SWD water as a more reliable water source. The building served by well #4 will be switched to SWD public water on Monday, 11 April 2022.

2. #213 Haynes has a shallow abandoned well that has not been properly decommissioned. Proper decommissioning of this well recommended.

- The shallow well at #213 Haynes has not been properly decommissioned. The camp is looking into this and will get back to me shortly. Anticipate by the summer. No signs that this is detrimental in the near term but recommend action as soon as possible.

3. All residential structures were built before 1978. They are all presumed to have lead paint. If children under 6 will be residing in them, the owner or legal entity in control must comply with the Sate lead regulations.

- CRITICAL ITEM -#213 Haynes must be tested for lead paint immediately and comply with the lead law now that a child under the age of 6 resides at the property. Only building of concern. Effort underway to contract with a licensed lead inspector. Liability for exposure to lead well documented and is the responsibility of the owner.
- The lead inspector has contracted but a date for the inspection has not been set.

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4. Both ponds are manmade and unique. Springs and surface water that influences these ponds should be studied. Engineering investigations, surveys, and testing are needed especially if the ponds will potentially be used as a public bathing beach.

- Documentation for aquatic management under review in relation to recent NOI filing for ponds including swimming area. Health effects of algaecides and herbicides under review. Information will be presented to the Board of Health on April 12th. Monthly bacteria testing has been favorable and within acceptable ranges. Unable to predict results in warmer weather. Reviewed monthly. Camp operations may be affected.

5. The apartment over the garage does not have a safe second egress. The doors on the second story do not open to a landing or stairs. This is very dangerous and should be addressed immediately.

- New rear landing and egress stairs completed by Facilities and inspected by the Building Dept. in September 2020.
- Apartment egress resolved. No further action requested by the Health Department.

6. There are no documented plans for the septic systems serving all applicable buildings. Title 5 inspections required.

- Septic locations identified and passed Title 5 inspection at time of sale. No further action requested by the Health Department.

7. The bomb shelter should be permanently sealed to restrict all future access. Recommend structural engineering assessment due to the location under the horse corral.

- The door was welded shut by Mark Taylor prior to the Town's purchase of the property.
- Bomb shelter sealed. Structure stability assessed by others. No further Health Department action required or requested.

8. All systems and utilities for Camp Sewataro, particularly underground systems, must be located and mapped on plans for future servicing.

- Mark Taylor provided a plan of know underground systems.
- Underground utilities located and plans supplied to the facilities department. No further action requested by Health department.

This information will be placed on the Town [website](#).

Sincerely,

Henry L. Hayes, Jr.
Town Manager