

SUDBURY SELECT BOARD

WEDNESDAY FEBRUARY 25, 2025

7:00 PM

(Meeting can be viewed at www.sudburytv.org)

ZOOM Meeting

Present: Chair Jennifer Roberts, Vice-Chair Daniel Carty, Select Board Member Lisa Kouchakdjian, Select Board Member Janie Dretler, Town Manager Andrew Sheehan

The statutory requirements as to notice having been compiled with, the meeting was convened at 7:01 PM, via Zoom telecommunication mode.

Chair Roberts announced the recording of the meeting and other procedural aspects included in the meeting.

Call to Order

Select Board Roll Call: Kouchakdjian-present, Dretler-present, Carty-present, Roberts-present, Russo-present

Vote to close Open Session and immediately enter Executive Session to discuss strategy with respect to collective bargaining (Firefighters) or litigation if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares, pursuant to General Laws chapter 30A, §21(a) (exception 3).

Vice-Chair Carty motioned to close Open Session and immediately enter Executive Session to discuss strategy with respect to collective bargaining (Firefighters) or litigation if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares, pursuant to General Laws chapter 30A, §21(a) (exception 3), and return to Open Session. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Kouchakdjian-aye Dretler-aye, Carty-aye, Roberts-aye, Russo-aye

VOTED: To close Open Session and immediately enter Executive Session to discuss strategy with respect to collective bargaining (Firefighters) or litigation if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares, pursuant to General Laws chapter 30A, §21(a) (exception 3), and return to Open Session

Open Session meeting resumed.

Select Board Roll Call: Kouchakdjian-present, Dretler-present, Carty-present, Roberts-present, Russo-present

Opening remarks by Chair

- Recognized a successful joint Select Board meeting with FinCom and CIAC took place last night
- Thanked Deb Gallaway for her service as Senior Center Director

Reports from Town Manager

- Thanked Tina Rivard, DPW Director and her staff for addressing cleanup during recent storms

- Thanked all who participated in Capital Night last night which will be on SudburyTV
- Announced FinCom will conduct FY26 budget hearing at the meeting on Monday March 3; and he and Finance Direct Victor Garofalo to present FY26 operating budget
- Community Energy Aggregation (electricity) program continuing with updates to the program commencing next year per the Dept. of Public Utilities regulations; he referenced access to the Sudbury-CEA.com website for viewing of the revised plan

Reports from Select Board

Vice-Chair Carty

- Hoped everyone enjoyed the February break
- Recognized the great event on February 21st honoring Senior Center Director Deb Galloway on her retirement; he extended congratulatory wishes to Ms. Galloway

Board Member Dretler

- Congratulated Deb Galloway on her retirement and extended her best wishes for Ms. Galloway and her family
- Extended her highest respect for municipal employees and the vital role they play in the successful running of the Town every day, and in particular with last night's Select Board Joint Finance meeting (special thanks to Town Manager Sheehan, Finance Direct Victor Garofalo and team)
- Attended impactful and most informative Safe Schools initiative Assembly "Celebrating Identity and Inclusion," at LSRHS several weeks ago; she recognized key presenter/Dean of Students at Worcester Tech High School and parent of LSRHS students/alumni

Board Member Russo

- Welcomed everyone back after February break
- Acknowledged the many contributions to the Town by Deb Galloway, who will be missed
- Provided several Planning Board updates; the Rte. 20 Corridor Study funded by ARPA monies has begun and being led by Adam Duchesneau of BFC Group and former Sudbury Planning Director; Planning Board hearing tomorrow night will address the ADU Bylaw

Board Member Kouchakdjian

- Thanked all for participating in last night's Capital Night/Select Board joint meeting
- Congratulated Deb Galloway and the great retirement event at the new Fairbank Community Center; she noted that Ms. Galloway was very instrumental in bringing COA to the Center

Public comments

Resident Manish Sharma, 77 Colonial Road, stated the Select Board Finance meeting last night was great; he asked that Town department heads and administration seek additional grant funding. He mentioned accuracy associated with capital items, especially school roofs.

Resident Alicia Carrillo, 68 Basswood Avenue, expressed her support for the hybrid meeting format, where residents can meet in person and have better person-to-person dialogue. She recommended that article #48 come off the Town Meeting Consent Calendar and be addressed separately.

Resident Dave Henkels, 17 Twin Pond Lane, questioned the proposed override article items and associated performance bonds.

CONSENT CALENDAR

3. Vote to enter into the Town record and congratulate Sean Mabli and Andrew Simon of Scout Troop 60 for having achieved the high honor of Eagle Scout.

4. Vote to approve award of contract by the Town Manager for the Haskell Smile Playground Project for Poured-in-Place Rubber Surfacing to M.J. Cataldo, Inc. in the amount of \$252,800.00 to be expended under the direction of the Park & Recreation Dept. Dennis Mannone, and further, to approve the execution of any documents or act on anything relative thereto.

5. Vote to authorize the Town Manager to execute a contract with Titan Roofing, Inc. in the amount of \$281,800, to be expended under the direction of the Combined Facility Director, for the purpose of the replacement of the Atkinson Roof system, or act on anything relative thereto.

6. Vote to accept the State funded reimbursement grant of \$100,000 provided through Representative Carmine Gentile for the purpose of funding fencing and lighting for the Fairbank Community Center basketball court, said funds to be placed in the Fairbank Community Center account.

7. As the Local Licensing Authority, vote on whether to approve the application of Sobre Mesa LLC d/b/a Sul Tavolo, 29 Hudson Rd, Suite 3150 for a Change of d/b/a from Sobre Mesa to Sul Tavolo, under G. L. Ch. 138, s.12, Jordan Mackey, Owner/Manager.

8. Vote to accept the resignation of Athena Buenconsejo from the Sudbury Cultural Council and send a thank-you letter for her service to the Town.

Vice-Chair Carty asked that Consent Calendar items 5 and 6 be discussed later in the meeting.

Vice-Chair Carty motioned to approve Consent Calendar Items 3, 4, 7, and 8, as detailed in tonight's Select Board meeting packet. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Dretler-aye, Russo-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To approve Consent Calendar Items 3, 4, 7, and 8, as detailed in tonight's Select Board meeting packet

Ratify vote taken in Executive Session

Chair Roberts explained that the Memorandum of Agreement with the Sudbury Permanent Firefighters Association, Local 2023, for a term from July 1, 2024 through June 30, 2027 was voted on by the Select Board in Executive Session this evening.

Town Manager Sheehan confirm that the Memorandum of Agreement with the Sudbury Permanent Firefighters follows the parameters of other Town Agreements, as ratified.

**Interview applicant for Zoning Board of Appeals (ZBA) associate and Earth Removal Board (ERB).
Following interview, vote whether to appoint Alexander Dorjets for a term expiring 5/31/26**

Present: Alexander Dorjets, 22 Farmstead Lane, #401

Mr. Dorjets provided detail regarding his extensive engineering and construction management background. He stated he wanted to give more to the community during his retirement.

Board Member Dretler stated that the ZBA voted unanimously to appoint Mr. Dorjets as a member.

Vice-Chair Carty questioned whether we already had a full Earth Removal Board per our bylaws. Town Manager Sheehan suggested the Earth Removal Membership terms be reviewed at a later time.

Vice-Chair Carty motioned to appoint Alexander Dorjets as an associate member of ZBA for a term expiring 5/31/26. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Dretler-aye, Russo-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To appoint Alexander Dorjets as an associate member of ZBA for a term expiring 5/31/26

Vote to authorize the Town Manager to sign a lease and purchase power agreement and related documents with Solec Energy at the Fairbank Community Center Building Roof

Present: Combined Facilities Director Sandra Duran

Town Manager Sheehan confirmed that related solar energy agreements had been reviewed by Town Counsel.

Ms. Duran noted that installation of solar panels for the Fairbank Center would begin in the Spring, and the consideration was to have such panels installed at the Atkinson Pool in August with generation of power in the Fall.

Board Member Kouchakdjian motioned to authorize the Town Manager Sheehan to sign a lease and purchase power agreement and related documents with Solec Energy at the Fairbank Community Center Building Roof. Board Member Dretler seconded the motion.

It was on motion 5-0; Russo-aye, Carty-aye, Kouchakdjian-aye, Dretler-aye, Roberts-aye

VOTED: To authorize the Town Manager Sheehan to sign a lease and purchase power agreement and related documents with Solec Energy at the Fairbank Community Center Building Roof

Consent Calendar Item 5 - Vote to authorize the Town Manager to execute a contract with Titan Roofing, Inc. in the amount of \$281,800, to be expended under the direction of the Combined Facility Director, for the purpose of the replacement of the Atkinson Roof system, or act on anything relative thereto.

Board members discussed pros and cons related to moving forward with the roof contract.

Vice-Chair Carty asked if the Board should further continue examination of Finance Committee comments made at last night's joint meeting.

Town Manager Sheehan commented that this project would reflect work done in the summer. Ms. Duran concurred with the work schedule. Town Manager Sheehan acknowledged that the existing roof is currently leaking and would likely be of benefit to go forward with replacement plans.

Board Member Dretler indicated her preference for fixing the pool roof structure at this time. Board Member Kouchakdjian voiced her support for the roof work at this time, noting that she did not want leaking to become worse at the new Fairbank Center.

Board Member Russo mentioned the Atkinson Pool is a great asset for the community and used by residents of all ages, therefore, the new roof is necessary.

Chair Roberts noted that comments made last night regarding further review of the proposed project made her pause.

Vice-Chair Carty motioned to authorize the Town Manager to execute a contract with Titan Roofing, Inc. in the amount of \$281,800, to be expended under the direction of the Combined Facility Director, for the purpose of the replacement of the Atkinson Roof system, or act on anything relative thereto. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Russo-aye, Carty-aye, Kouchakdjian-aye, Dretler-aye, Roberts-aye

VOTED: To authorize the Town Manager to execute a contract with Titan Roofing, Inc. in the amount of \$281,800, to be expended under the direction of the Combined Facility Director, for the purpose of the replacement of the Atkinson Roof system, or act on anything relative thereto.

Vote to accept the State funded reimbursement grant of \$100,000 provided through Representative Carmine Gentile for the purpose of funding fencing and lighting for the Fairbank Community Center basketball court, said funds to be placed in the Fairbank Community Center account.

Ms. Duran stated that State grant funding was allocated to the existing basketball court within the Park & Recreation area.

Vice-Chair Carty motioned to accept the State funded reimbursement grant of \$100,000 provided through Representative Carmine Gentile for the purpose of funding fencing and lighting for the Fairbank Community Center basketball court, said funds to be placed in the Fairbank Community Center account. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Dretler-aye, Russo-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To accept the State funded reimbursement grant of \$100,000 provided through Representative Carmine Gentile for the purpose of funding fencing and lighting for the Fairbank Community Center basketball court, said funds to be placed in the Fairbank Community Center account

Vote to sign the Annual Town Election Warrant for March 31, 2025, which must be posted and delivered to residents by March 24, 2025

Vice-Chair Carty motioned to sign the Annual Town Election Warrant for March 31, 2025, which must be posted and delivered to residents by March 24, 2025. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Dretler-aye, Russo-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To sign the Annual Town Election Warrant for March 31, 2025, which must be posted and delivered to residents by March 24, 2025

Discussion of potential Annual Town Meeting warrant articles

Topics included in Board Member discussion of Warrant Articles, included:

- Request to have related presentations from petitioners of the three Citizen Petition articles
- Vice-Chair Carty to present overview of CPA Articles at the 3/11/25 Select Board meeting
- Request that the Ambulance Replacement Article (#30) not be included on the Consent Calendar
- Article 43 – MBTA Buildings-Funding for Acquisition would be IP'd (indefinitely postponed) if more information was not provided
- Atkinson Pool Article to be discussed at an upcoming Select Board meeting
- Rami Alwan to present additional information regarding the Stretch Energy Code
- Further discussion regarding creation of Pension Stabilization Fund

Mr. Garafolo detailed that Articles 40 and 41 (Haynes and Nixon School roof Replacement and Repair) may not be ready for inclusion in May Town Meeting as a project designer has not been selected to date. Mr. Garafolo explained the MSBA funding process, adding that the two articles could be presented in a Fall Town Meeting.

Town Manager Sheehan stated that he would adjust the Annual Town Meeting Articles Spreadsheet, as suggested, and would distribute the amended Spreadsheet to FinCom and CIAC.

Discussion on Sudbury School Committee vacancy

Board Member Russo recommended moving forward with appointing a 5th member to the School Committee, adding that having the 5th member would avoid possible tie votes.

Vice-Chair Carty commented that a joint meeting with the Select Board and the School Committee would be needed to address such an appointment.

Board Member Russo motioned to initiate the process to fill the SPS School Committee Member, applicable to Mass General Law. Board Member Kouchakdjian seconded the motion.

It was on motion 4-1; Dretler-aye, Kouchakdjian-aye, Carty-no, Russo-aye, Roberts-aye 4-1

VOTED: To initiate the process to fill the SPS School Committee Member, applicable to Mass General Law.

Town Manager Sheehan stated that the vacancy would be posted as soon as possible.

Discussion of a Select Board policies handbook

Chair Roberts confirmed the discussion would be postponed to a future meeting.

Discussion and vote on submission to 2024 Annual Town Report

Vice-Chair Carty motioned to accept the submission of the 2024 Annual Town Report, with amendments as recommended this evening. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Russo-aye, Dretler-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To accept the submission of the 2024 Annual Town Report, with amendments as recommended this evening

Review and possibly approve open session minutes of 12/3/24 and 12/17/24

12/3/24 Minutes

Vice-Chair Carty motioned to approve the 12/3/24 Select Board Minutes, as amended. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Russo-aye, Dretler-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To approve the 12/3/24 Select Board Minutes, as amended

12/17/24

Vice-Chair Carty motioned to approve the 12/17/24 Select Board Minutes, as amended. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Russo-aye, Dretler-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To approve the 12/17/24 Select Board Minutes, as amended

Upcoming Agenda Items

3/3/25 Meeting

- Vice-Chair Carty stated he would like to review financial policies at this meeting.
- Board Member Dretler recommended that review of financial policies take place at another meeting, in consideration of the 3/3/25 joint meeting with FinCom and CIAC.

3/11/25 Meeting

- Presentations by authors of the Citizen Petition Articles

3/25/25 Meeting

- Possible added meeting

Future Meetings

- Vice-Chair Carty suggested project portfolio review, to include school roofs.
- Vice-Chair Carty recommended that Town Manager Goals be reviewed in May after Town Meeting
- Possible discussion regarding Facilities Assessment in joint meeting with Select Board, FinCom, CIAC and SPS in April

Adjourn

Vice-Chair Carty motioned to adjourn the Select Board Meeting. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Russo-aye, Dretler-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To adjourn the Select Board Meeting

There being no further business, the Select Board Meeting was adjourned at 9:39 PM.

SB Meeting 2/25/25 - Documents & Exhibits

7. As the Local Licensing Authority, vote on whether to approve the application of Sobre Mesa LLC d/b/a Sul Tavolo, 29 Hudson Rd, Suite 3150 for a Change of d/b/a from Sobre Mesa to Sul Tavolo, under G. L. Ch. 138, s.12, Jordan Mackey, Owner/Manager.

Attachments:

- 7.a Sudbury Farms_Change of Manager 2025_SB
- 7.b Department Feedback_Sul Tavolo_DBA 2025

8. Vote to accept the resignation of Athena Buenconsejo from the Sudbury Cultural Council and send a thank-you letter for her service to the Town.

Attachments:

- 8.a SCC resignation letter

10. Interview applicant for Zoning Board of Appeals (ZBA) associate and Earth Removal Board (ERB). Following interview, vote whether to appoint Alexander Dorjets for a term expiring 5/31/26.

Attachments:

- 10.a SB Recommendation Letter Associate - Dorjets 250205
- 10.b Alex D. Application-for-Appointment AD.red

12. Vote to sign Annual Town Election Warrant for March 31, 2025, which must be posted and delivered to residents by March 24, 2025.

Attachments:

- 12.a 2025 ATE Warrant._final
- 12.b 2025 ATE Warrant._final-rev. 2.14.25

13. Discussion of potential Annual Town Meeting warrant articles.

Attachments:

- 13.a 2025 ATM Part 1 1st draft for SB mtg 2-25-25 rev 2.21.25

16. Discussion and vote on submission to 2024 Annual Town Report.

Attachments:

- 16.a SB-TM annual town report 2024

17. Review and possibly approve open session minutes of 12/3/24 and 12/17/24.

Attachments:

- 17.a SB_draft1_12.03.24_min.for.review
- 17.b SB_draft1_12.17.24_min.for.review

18. Upcoming agenda items

Attachments:

- 18.a Upcoming agenda.items 02.25.25