

SUDBURY SELECT BOARD

TUESDAY MARCH 11, 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, Board Member Charles Russo, 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, Russo-present, Roberts-present

Opening Remarks by Chair

- Attended the most recent Finance Committee meeting
- Announced SPS Committee vacancy; candidate interviews at joint meeting with Select Board on March 17 with five applicants.

Reports from Town Manager

- Announced presentation of the Rte. 20 Study/public input session by consultants from BSC on 3/20/25 at the Goodnow Library regarding the BSC study and will also be remote opportunity.

Reports from Select Board

Vice-Chair Dan Carty

- Extended farewell to Goodnow Library Director Esme Green
- Announced Select Board Office Hours on 3/26/25 with Chair Roberts and himself at 7:00 PM via Zoom.

Board Member Janie Dretler

- Mentioned the continued Proclamation for Pride Month and support of DEI
- Yesterday she attended the LSRHS presentation, “The Adolescent Brain,” which examined depression, anxiety and substance use topics

Board Member Charlie Russo

- Supported Board Member comments, and had nothing further to add

Board Member Lisa Kouchakdjian

- Participated in a brief conversation with Jeff Stulin, Minuteman Tech School Committee, who indicated he would follow up with her in the Spring regarding Sudbury membership
- Attended yesterday's COA Meeting and would be forwarding associated transportation considerations/comments with the Town Manager

Public comments

Resident Manish Sharma, 77 Colonial Road, commented that he asked Kirsteen Patterson of LSRHS about the financing of food service and new roofing for the schools. He requested clear understanding of the related finances before he could vote at Town Meeting.

Resident C J Davis, 5 Oakwood Ave, requested that the Select Board not support article 46. He stated that he supported affordable housing in Sudbury and preferred to see that single-family homes be renovated. He asked to see additional housing options.

Resident Alicia Carrillo, 68 Basswood Avenue, echoed her concerns regarding financial irresponsibility on the part of SHA regarding the Pine Lakes affordable housing plans and the deterioration of affordable single-family homes in that neighborhood. She asked the Select Board not to support Article 46.

Resident Candice Obraztsov, 61 Lakewood Drive, inquired about proposed funding of \$4 million when the existing property could be redeveloped. She asked that the Select Board not support Article 46.

Resident Matt Allen, 16 Oakwood Avenue, stated that the SHA must provide additional information, noting that SHA never considered the original plan and had other plans in hand. He suggested that the Select Board pause before voting on this matter.

CONSENT CALENDAR

1. Vote whether to grant a Special Permit to the Sudbury Companies of Minute and Militia, to hold the annual Parade to Commemorate Patriot's Day on Saturday, April 19, 2025, from 5:30 A.M. through approximately 12:30 P.M., subject to Police Department safety requirements, Proof of Insurance Coverage and the assurance that any litter will be removed at the parade's conclusion.

2. Vote to grant a Special Permit to Wayside Inn Foundation and Marlborough Regional Community Foundation to hold the "Wayside 5K for Scholarships" on Friday, Saturday, September 20, 2025, from 7:00 A.M. through approximately 10:00 A.M., subject to Police Department safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the race's conclusion.

3. Vote to appoint Alexander Dorjets, 22 Farmstead Lane, as a member of the Earth Removal Board for a term ending 5/31/26.

4. Vote to establish Ski Club donations account, and accept a \$950 donation as requested by Dennis Mannone, Park & Rec Director.

5. Vote to reaffirm Select Board proclamation of June 11, 2022 of "LGBTQ+ PRIDE MONTH" within the Town of Sudbury, for the month of June 2025.

6. Vote to confirm Town Manager's appointment of Lisa North to the Commission on Disability with a term through May 31, 2026

7. Vote to confirm the Town Manager appointment of Stephen Greenstein to the Historical Commission with a term through May 31, 2025

Vice-Chair Carty motioned to approve Consent Calendar Items 1-7. Seconded the motion.

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

VOTED: To approve Consent Calendar Items 1-7

8. As the Licensing Authority for the Town of Sudbury, in accordance with MGL c138, s. 15, vote to approve a Change of Manager for RBSBW, Inc. d/b/a Sudbury Farms, 439 Boston Post Road, from Kevin Fry to James Kevin McCafferty, as requested in an application dated January 17, 2025

Present: James Sperber, Manager; James Kevin McCafferty, Manager

Vice-Chair Carty motioned as the Licensing Authority for the Town of Sudbury, in accordance with MGL c138, s. 15, vote to approve a Change of Manager for RBSBW, Inc. d/b/a Sudbury Farms, 439 Boston Post Road, from Kevin Fry to James Kevin McCafferty, as requested in an application dated January 17, 2025. Board Member Kouchakdjian seconded the motion.

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

VOTED: As the Licensing Authority for the Town of Sudbury, in accordance with MGL c138, s. 15, vote to approve a Change of Manager for RBSBW, Inc. d/b/a Sudbury Farms, 439 Boston Post Road, from Kevin Fry to James Kevin McCafferty, as requested in an application dated January 17, 2025

9. Discussion of potential Annual Town Meeting warrant articles including OPT-in stretch code article (Rami Alwan) and Ralph Tyler's Citizen Petition Articles

Present: Rami Alwan, Energy and Sustainability; Dylan Patel, Green Coordinator for the MA Dept of Energy Resources

Mr. Alwan provided detail regarding the stretch code, noting that there were only 14 new houses built in Sudbury in the last four years.

Mr. Patel addressed Select Board query regarding the cost of building a new home under the Stretch code guidelines. He stated such cost might reflect \$50,000 (a 1% cost increase) when compared to non-code construction.

Vice-Chair Carty mentioned his concern regarding the conflicting information received regarding the need for solar panels, noting that recently the State reduced funding for the Mass Save Program considerably; thus, energy grants would likely be reduced. He asked about the payback period. Mr. Patel responded the return would reflect some eight years.

Vice-Chair Carty asked about builder outreach. Mr. Alwan responded that outreach has begun with ten builders within the next 3 ½ weeks, which will include the Town building inspector and the DPW Director.

Town Manager Sheehan acknowledged that if a home exceeds 4,000 square feet, electric-based energy would be required per the Building Inspector.

Board Member Dretler thanked Mr. Alwan for providing the Board with requested information, adding the price of building a new house in Sudbury these days averages \$2 million dollars.

Board Member Kouchakdjian commented about replacement of fossil fuel energy in an existing home. Mr. Alwan confirmed that such modifications are fairly easy and more cost effective than building a new home. Board Member Kouchakdjian commented it was most effective to follow the stretch code when building new. Mr. Patel was in full agreement, stating that the average cost of installing related wiring during construction is \$9,000.

Chair Roberts stated that the Select Board advocated for the Stretch Code two years ago and suggested that sacrifices made now would be increasingly valuable in the near future. Mr. Patel stated that renewable energy advancements continue to increase on a yearly basis.

Article 55 – Means tested tax exemption

Present: Ralph Tyler, Petitioner

Mr. Tyler presented modifications to Article #56 regarding removal of the “void” process going forward. He indicated it was more appropriate if Town Meeting extended conditions and not Legislation.

Town Manager Sheehan confirmed that the revision was sent to Town Counsel, adding the only change was the report and not the actual wording of the Article. He suggested the Board wait for Town Counsel opinion before taking any action tonight.

Mr. Tyler mentioned that COA and Representative Carmine Gentile reviewed the modifications.

Vice-Chair Carty suggested that Town Counsel provide a determination on lawful procedure related to this change as soon as possible.

Board Member Russo commented that if the modification could be viewed as an unintentional oversight, he would support the change. He stressed the importance of hearing from Town Counsel as soon as possible.

Board Member Kouchakdjian stated she was looking forward to a timely response from Town Counsel.

Chair Roberts expressed her thanks to Mr. Tyler in consideration that he would still be willing to go forward with Article 55 if the modification could not be included.

Article 56 – Walkway Funding and Taking

Mr. Tyler stressed that timing is critical for getting needed sidewalks in Town via debt exclusion or a tiered override.

Board Member Russo commented that he could consider supporting the idea and whether there might be other ways to approach funding, such as splitting out a specific percentage or amount from free cash each year. Town Manager Sheehan mentioned possible percentage-based funding, which might be approached with modified language.

Vice-Chair Carty stated that he could not support the article as presented.

Board Member Dretler stated that she was in favor of the idea in general, and opined about rail trail access via sidewalks could be considered. She mentioned maintenance costs associated with sidewalks; she recommended further discussion.

Board Member Kouchakdjian stated that she was in favor of improving sidewalks and agreed that related conversations take place. She noted that the sidewalk topic might be included as a Town Forum topic.

Vice Chair Carty recommended the Hosmer House envelope article be taken off of the consent calendar due to it not passing CIAC with a 2-4 vote.

Article 10 – Chapter 90 Highway Funding

Vice-Chair Carty motioned to support Article 10 - Chapter 90 Highway Funding. Board Member Dretler seconded the motion.

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

VOTED: To support Article 10 - Chapter 90 Highway Funding

Article 11 – FY26 Revolving Fund Spending Limits

Board Member Russo motioned to support Article 11 – FY Revolving Fund Spending Limits. Board Member Kouchakdjian seconded the motion.

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

VOTED: To support Article 11 – FY26 Revolving Fund Spending Limits

Article 12 – FY26 Stabilization Fund

Board Member Russo motioned to support Article 12 - FY26 Stabilization Fund. Board Member Dretler seconded the motion.

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

VOTED: To support Article 12 - FY26 Stabilization Fund

Article 20 – Trailside Circle & Bridle Path – Release of Easement

Vice-Chair Carty motioned to support Article 20 – Trailside Circle & Bridle Path – Release of Easement. Board Member Russo seconded the motion.

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

VOTED: To support Article 20 – Trailside Circle & Bridle Path – Release of Easement

Article 25 – Amend General Bylaws C. 68, Town Meetings

Vice-Chair Carty motioned to support Article 25 - Amend General Bylaws C. 68, Town Meetings. Board Member Kouchakdjian seconded the motion.

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

VOTED: To support Article 25 - Amend General Bylaws C. 68, Town Meetings

10. Review the Select Board Winter 2025 Newsletter articles and approve for distribution

Chair Roberts commented that Leila Frank did a great job creating the Winter 2025 Newsletter design.

Vice-Chair Carty motioned to accept the Select Board Winter 2025 Newsletter articles and approve for distribution. Board Member Kouchakdjian seconded the motion.

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

VOTED: To accept the Select Board Winter 2025 Newsletter articles and approve for distribution

11. Discussion on MCRT letter of support

Board Member Russo noted that the Rail Trail Advisory Committee had drafted and approved the MCRT, and suggested that Select Board Members co-sign the letter.

Board Member Dretler stressed the importance of recognizing the related Sudbury-Wayland connection. She suggested that this item be included on an upcoming consent calendar.

12. Vote to review and possibly approve the open session minutes of 1/14/25

Vice-Chair Carty motioned to approve the Open Session Minutes of 1/14/25, as amended. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the Open Session Minutes of 1/14/25, as amended

13. Upcoming agenda items

3/17/25

- Joint meeting with Sudbury Public Schools Committee members regarding candidate interviews

3/25/25

- Joint meeting with CPC and the Finance Committee
- Town Meeting Articles

4/1/25

- Code of Conduct
- School Roof Updates

Adjourn

Board Member Kouchakdjian motioned to adjourn the Select Board Meeting. Board Member Dretler seconded the motion.

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

VOTED: To adjourn the Select Board Meeting

There being no further business, the meeting was adjourned at 9:43 PM.

SB Meeting 3/11/25 - Documents & Exhibits

1. Vote whether to grant a Special Permit to the Sudbury Companies of Minute and Militia, to hold the annual Parade to Commemorate Patriot's Day on Saturday, April 19, 2025, from 5:30 A.M. through approximately 12:30 P.M., subject to Police Department safety requirements, Proof of Insurance Coverage and the assurance that any litter will be removed at the parade's conclusion.

Attachments:

- 1.a Patriots Day Parade Feedback 2025
- 1.b Patriots Day Parade 2025_Application_SB

2. Vote to grant a special permit to Wayside Inn Foundation and Marlborough Regional Community Foundation to hold the "Wayside 5K for Scholarships" on Friday, Saturday, September 20, 2025, from 7:00 A.M. through approximately 10:00 A.M., subject to Police Department safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the race's conclusion.

Attachments:

- 2.a Wayside 5k for Scholarships 2025 App_SB
- 2.b Wayside 5K Dept Feedback 2025

3. Vote to appoint Alexander Dorjets, 22 Farmstead Lane, as a member of the Earth Removal Board for a

5. Vote to reaffirm Select Board proclamation of June 11, 2022 of "LGBTQ+ PRIDE MONTH" within the Town of Sudbury, for the month of June 2025.

Attachments:

- 5.a Pride Day

6. Vote to confirm Town Manager's appointment of Lisa North to the Commission on Disability with a term through May 31, 2026.

Attachments:

- 6.a North_Lisa_COD_2024

7. Vote to confirm the Town Manager appointment of Stephen Greenstein to the Historical Commission with a term through May 31, 2025.

Attachments:

- 7.a Stephen Greenstein_2024

8. As the Licensing Authority for the Town of Sudbury, in accordance with MGL c138, s. 15, vote to approve a Change of Manager for RBSBW, Inc. d/b/a Sudbury Farms, 439 Boston Post Road, from Kevin Fry to James Kevin McCafferty, as requested in an application dated January 17, 2025.

Attachments:

- 8.a Sudbury Farms_Change of Manager 2025_SB
- 8.b Department Feedback_Sudbury Farms_Change of Manager 2025

9. Discussion of potential Annual Town Meeting warrant articles including OPT-in stretch code article (Rami Alwan) and Ralph Tyler's citizen petition articles.

Attachments:

- 9.a 2025 ATM_Articles_for website.DRAFT 03-5-25
- 9.b Sudbury 2025 Town Meeting Article Walkways build and Fund 1 percent COMPLETE final Tyler Jan 30 2025

9.c Petition Means Tested Tax Exemption

10. Review the Select Board Winter 2025 Newsletter articles and approve for distribution.

Attachments:

10.a Select Board Newsletter Winter 2025

11. Discussion on MCRT letter of support

Attachments:

11.a Weston resolution of support 12-24

11.b Hudson Letter_MCRT

12. Vote to review and possibly approve the open session minutes of 1/14/25.

Attachments:

12.a SB_draft1_1.14.25_min for review

13. Upcoming agenda items

Attachments:

13.a SPS Vacancy (1)

13.b Upcoming agenda.items 03.11.25