

SUDBURY SELECT BOARD

TUESDAY APRIL 1, 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, Select Board Member Charles Russo

Call to Order

Jen called the meeting to order at 7:01 PM

Roll call: Kouchakdjian-aye, Dretler-aye, Russo-aye, Carty-aye, Roberts-aye

Opening remarks by Chair

- Reported a successful Town Election yesterday; thanked all who ran and congratulated Lisa Kouchakdjian for her re-election to a second term on the Select Board; congratulated Radha Gargeya for being elected to the Select Board

Reports from Town Manager

- Echoed remarks made by the Chair regarding yesterday's Town Election; he congratulated all candidates who ran, especially Lisa Kouchakdjian, Staff and all others who helped put the Election together.
- Announced Open Meeting Law passed with the Governor signing extension for remote and hybrid municipal meetings
- Announced the Town received approval and certification from the Executive Office of Livable Communities; Sudbury has been recognized as an MBTA compliant community, thanks to Planning and Community Development Director Adam Burney and the Planning Board

Reports from Select Board

Vice-Chair Dan Carty:

- Congratulated Lisa Kouchakdjian and Radha Gargeya on their Town Election victories; thanked all who put the Election together
- Happy to hear the news of the Governor and State Legislators voting to extend the remote and hybrid meeting laws
- Thanked Town Manager Sheehan for distributing the "information digest," a job well-done

Board Member Janie Dretler:

- Echoed Member comments regarding yesterday's Town Election and the efforts associated with running in a Town Election; looking forward to discussing Town Elections at a later date
- Read aloud Governor Healy's statement regarding the extension of remote and hybrid meetings: "We don't want anyone to be held back from attending public meetings because they do not have a ride or child care, or because they have a disability..."

Board Member Charles Russo:

- Congratulated Lisa Kouchakdjian, Radha Gargeya and other winners of the Town Election; he noted much work was put forth by all the candidates, Staff, election workers and Town volunteers

Board Member Lisa Kouchakdjian:

- Thanked Board Members for their comments regarding yesterday's Town Election and expressed her gratitude to all Election volunteers and Staff; she thanked everyone for their support, noting it was her honor to be able to continue serving the community and the Select Board

Public Comments

Newly-elected Select Board Member Radha Gargeya expressed his appreciation to all voters and others who ran yesterday's election.

Resident Ralph Tyler, 1 Deacon Lane, noted yesterday's great election. He expressed concerns about the means testing exemption Town Meeting Article and asked that the petitioners report be included on the Warrant.

Resident Alicia Carrillo, 68 Basswood, repeated her concerns regarding Article 47; adding that she supported single-family affordable housing units in Sudbury.

Resident Manish Sharma, 77 Colonial Road, stated he had a good conversation with Board Members Carty and Roberts during the recent Select Board Hour session. He confirmed that he reached out to manager at Home Depot to provide an RFP regarding the repairs at the Atkinson Pool.

CPC Chair Sherri Cline, 84 Concord Road, speaking as a resident, stated that Article 46 has been presented numerous times to address questions by residents. She stressed the importance of square footage of the existing properties, and the neighborhood has many style variations and several ADUs.

Consent Calendar

Member Carty pulled #2, Member Russo agreed.

- 1. Vote to approve a two-hour extension of the licensed opening hour and serving of alcoholic beverages on Sundays (12PM to 10AM) for licensees who make application to the Town Manager's Office: Sudbury Point Grill, 120 Boston Post Rd and Zayith Tapas and Bar, 621 Boston Post Rd, on the condition that the kitchen is open and food is served.**
- 2. Vote to sign the 2025 Annual Town Meeting Warrant which must be delivered to residents by 4/28/25.**
- 3. Vote to accept the resignation of Lisa North from the Commission on Disability.**
- 4. Vote to confirm the Town Manager appointment of Victor Sulkowski to the Conservation Commission as an associate member for a term expiring 5/31/27.**

Vice-Carty motioned to approve Consent Calendar Items 1, 3, and 4. 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 1, 3, and 4.

Members agreed to address Consent Calendar Item #2 later in the meeting.

MISCELLANEOUS

5. Interview candidate for Council on Aging. Following interview, vote whether to appoint Jane Keilty to the COA for a term expiring 5/31/28

Present: Resident Jane Keilty

Ms. Keilty presented her background, stating that she had been a nurse for some 47 years, is now retired, and has been involved in COA for the last couple of years.

Vice-Chair Carty motioned to approve the appointment of Jane Keilty to the COA for a term beginning June 1, 2025 and expiring 5/31/28.

6. Discussion on Accessory Dwelling Unit (ADU) Town Meeting Article

Present: Adam Burney, Director of Planning and Community Development

Mr. Burney addressed the differences between the ADU Bylaw and the MBTA Housing Production Plan. He noted the ADU Bylaw would enhance the current accessory housing use Special Permit, which retains the character of the Town's existing bylaw.

Members presented related questions. Mr. Burney concurred that Sudbury recognized the size of an ADU at 900 sq. feet. He suggested the Board might consider meeting after a year to evaluate the 900 square foot standard.

Ms. Kouchakdjian inquired about ADU driveways. Mr. Burney detailed that a separate ADU driveway was not allowed, but pathways are not prohibited.

Ms. Dretler inquired about the possibility of extending the 900 square-foot limitation in consideration of added space need for accessible entrances. Mr. Burney responded that a variance might be required for such situations.

Ms. Dretler asked about property tax considerations. Mr. Burney responded that with an ADU on the property, taxes would likely increase as the home value would increase.

Vice-Chair Carty asked if septic and conservation aspects would also apply to ADUs. Mr. Burney responded in the affirmative.

7. Discussion about permission to perform due diligence for potential affordable housing development at 77 Hudson Road (G08-0008) as requested by the Sudbury Housing Trust

Mr. Burney stated that the Sudbury Housing Trust was in favor of this 4-acre site being considered as a possible site for development of affordable housing. He noted that wetlands were at consideration at the site. Mr. Burney detailed that an RFP would be in place to consider what could be built at the site, with perk testing, wetland delineation and topography survey. Mr. Burney noted that when such work is completed, he could come back to the Board for related discussion.

Vice-Chair Carty asked why the former Frost Farm house parcel, and the parcel on Rte. 20 across the street from Buddy Dog were not being considered. Mr. Burney cited wetland concerns on the Rte. 20 parcel which might be considered as a site for a sewer pump station. He added the Frost Farm development was an over-55 development, and would not be the best for young families.

Mr. Russo inquired about Housing Trust funding. Mr. Burney explained that trust has \$800,000 with possible added CPA funding in the amount of \$690,000. Mr. Russo asked about Town Public Safety needing some part of the space in question. Mr. Burney stated he would reach out to Fire Chief Choate.

Chair Roberts stressed the importance of determining if public safety might need the land.

Board Member Kouchakdjian motioned to perform due diligence for potential affordable housing development at 77 Hudson Road (G08-0008), as requested by the Sudbury Housing Trust. Mr. Russo seconded the motion.

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

VOTED: To perform due diligence for potential affordable housing development at 77 Hudson Road (G08-0008), as requested by the Sudbury Housing Trust

8. Discussion on Annual Town Meeting and warrant articles, including consent calendar and article positions

Article #13 - Capital Stabilization Fund

Vice-Chair Carty motioned to support Article #13. Board Member Kouchakdjian seconded the motion.

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

VOTED: To support Article #13

Article #15 – Create Pension Stabilization Fund

Board Member Dretler motioned to support Article #15. Board Member Kouchakdjian seconded the motion.

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

VOTED: To support Article #15

Vice-Chair Carty indicated that he would like to review the related policy before voting on it.

Article #16 – Accrued Leave Fund

Vice-Chair Carty mentioned to support Article #16. Board Member Kouchakdjian seconded the motion.

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

VOTED: To support Article #16

Article #24 – Amend Bylaws, C. 11 Capital Planning

Vice-Chair Carty motioned to indefinitely postpone Article #24. Board Member Kouchakdjian seconded the motion.

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

VOTED: To indefinitely postpone Article #24

Article #27 – Adopt Opt-in Specialized Stretch Energy Code

Vice-Chair Carty mentioned to support Article #27. Board Member Kouchakdjian seconded the motion.

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

VOTED: To support Article #27

Article #46 - Community Preservation Act Fund – Sudbury Housing Authority Allocation

Vice-Chair Carty mentioned to support Article #46. Board Member Kouchakdjian seconded the motion.

It was on motion 2-3: Carty-no, Kouchakdjian-aye, Dretler-aye, Russo-no, Roberts-no

VOTED: Not to support Article #46

Citizens Petition - Article #54 – Community Preservation Act Fund – General Budget and Appropriation (Decrease in CPA surcharge)

Board Member Russo motioned to support Article #54. Vice-Chair Carty seconded the motion.

It was on motion 4-0-1; Dretler-no, Kouchakdjian-no, Carty-abstain, Russo-no, Roberts-no

VOTED: Not to support Article #54

Citizens Petition - Article #55 – Means Tested Tax Exemption

Vice-Chair Carty motioned to support Article #55. Board Member Kouchakdjian seconded the motion.

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

VOTED: To support Article #55.

Citizens Petition – Article #56 – Walkway Funding and Taking

Board Member Dretler motioned to support Article #56. Board Member Kouchakdjian seconded the motion.

It was on motion 0-5; Roberts-no, Russo-no, Kouchakdjian-no, Carty-no, Dretler-no

VOTED: Not to support Article #56

Consent Calendar – Article #s 2, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20, 21, 23, 25, 32, 33, 36, 37, 38, 39, 42, 44, and 49

Vice-Chair Carty motioned to accept the Town Meeting Consent Calendar Articles, as read by Town Manager Sheehan. Board Member Kouchakdjian seconded the motion.

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

VOTED: To accept the Town Meeting Consent Calendar Articles, as read by Town Manager Sheehan

Consent Calendar – Article #49 – Community Preservation Act Fund – Hosmer House Collection

Vice-Chair Carty motioned to pull Article #49 off of the Town Meeting Consent Calendar. Board Member Kouchakdjian seconded the motion.

It was on motion 2-3; Russo-no, Kouchakdjian-no, Dretler-no, Carty-aye, Roberts-aye

Voted: To not pull Article #49 off of the Town Meeting Consent Calendar

Consent Calendar

2. Vote to sign the 2025 Annual Town Meeting Warrant

Vice-Chair Carty motioned to approve and sign the Annual Town Meeting Warrant which must be delivered to residents by 4/28/25, subject to minor modifications by Staff, Town Counsel and Town Manager. Board Member Kouchakdjian seconded the motion.

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

Voted: To approve and sign the Annual Town Meeting Warrant which must be delivered to residents by 4/28/25, subject to minor modifications by Staff, Town Counsel and Town Manager

9. Discussion on appointing a Select Board Member to the Lincoln-Sudbury Regional District Agreement Subcommittee

Board Member Dretler recommended that Lisa Kouchakdjian be appointed Select Board Member to the Lincoln-Sudbury Regional Agreement Subcommittee. Board Member Kouchakdjian seconded the motion.

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

VOTED: To appoint Lisa Kouchakdjian to the Lincoln-Sudbury Regional District Agreement Subcommittee

10. Upcoming agenda items

- Code of Conduct discussion
- Executive Session Meeting – postponed from this evening's meeting
- 250th Committee Update
- Town Manager Review Process Discussion

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, Kouchakdjian-aye, Dretler-aye, Carty-aye, Roberts-aye

VOTED: To adjourn the Select Board meeting was adjourned at 10:34 PM.

There being no further business, the meeting was adjourned at 10:34 PM.

SB Meeting 4/1/25 - Documents & Exhibits

1. Vote to approve a two-hour extension of the licensed opening hour and serving of alcoholic beverages on Sundays (12PM to 10AM) for licensees who make application to the Town Manager's Office: Sudbury Point Grill, 120 Boston Post Rd and Zayith Tapas and Bar, 621 Boston Post Rd, on the condition that the kitchen is open and food is served.

Attachments:

1.a Sunday Hours Extension_Zayith_SPG

4. Vote to confirm the Town Manager appointment of Victor Sulkowski to the Conservation Commission as an associate member for a term expiring 5/31/27.

Attachments:

4.a doc01325920250311091623

4.b Sulkowski_Victor_2025

4.c Sulkowski__2025 Résumé

5. Interview candidate for Council on Aging. Following interview, vote whether to appoint Jane Keilty to the COA for a term expiring 5/31/28.

Attachments:

5.a Keilty_Jane_COA_2025.red.

5.b select board letter re board appointee to fill vacancy 2025

6. Discussion on Accessory Dwelling Unit (ADU) Town Meeting article.

Attachments:

6.a ADU_Revision_of_article_format_FINAL

7. Discussion about permission to perform due diligence for potential affordable housing development at 77 Hudson Road (G08-0008) as requested by the Sudbury Housing Trust.

Attachments:

7.a Hudson Road Due Dilligance Request 250220

8. Discussion on Annual Town Meeting and warrant articles, including consent calendar and article positions.

Attachments:

8.a 2025 ATM_Articles_for website.DRAFT 03-18-25

9. Discussion on appointing a Select Board Member to the Lincoln-Sudbury Regional Agreement Subcommittee

Attachments:

9.a LS Regional Agreement review

10. Upcoming agenda items

Attachments:

10.a Upcoming agenda.items 04.01.25