

SUDBURY SELECT BOARD

TUESDAY MARCH 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, Select Board Member Charles Russo, Town Manager Andrew Sheehan

Present: Finance Committee Members – Co-Chair Michael Joachim, Co-Chair Michael Ferrari, Eric Poch, Andrew Bettinelli, Michael Ferrari, Henry Sorett, Andrew Sousa, John Baranowsky, Karl Fries, Ryan Lynch

Chair Roberts called the meeting of the Select Board to order at 7:01 PM. Roll Call: Carty-present, Kouchakdjian-present, Dretler-present, Russo-present, Roberts-present

FinCom Co-Chair Mike Joachim called the meeting of the FinCom to order in joint meeting with the Select Board. Roll Call: Poch-present, Bettinelli-present, Sorett-present, Sousa-present, Baranowsky-present, Fries-present, Lynch-present, Joachim-present

Opening Remarks by Chair

- Attended the Rte. 20 Corridor Study session presented by former Planning Board Director Adam Duchesneau, BSC Group and Adam Burney, Director of Planning and Community Development

Reports from Town Manager

- Announced Household Hazard Waste collection on March 29, 2025; see Town website for details
- Controlled burn to take place at the Sudbury Trustees Property and the Memorial Forest; organized by DCR tree wardens
- Announced Town Election on March 31, 2025
- Reported that Finance Director Victor Garofalo is working on a ten-year look back budget report, including comparisons with other communities.

Reports from Select Board

Vice-Chair Dan Carty

- Attended the Rte. 20 Corridor Study session – great turnout
- Cautioned all to be watchful for turtles crossing the roads at this time of year
- Announced Select Board Office Hours with Chair Roberts and himself tomorrow evening (March 26)

Board Member Lisa Kouchakdjian

- Attended the MA Municipal WEMO (Women Elected Municipal Officials) Conference which was most informative

Board Member Charlie Russo

- Attended the interesting and informative Rte. 20 Corridor Study session
- Recommended that everyone vote at Town Election on March 31, 2025
- Announced that Town resident burning season began; he reminded all that permits are necessary

Board Member Janie Dretler

- She was unable to attend the Rte. 20 Corridor Study session due to attending a local session about community budgets; confirmed that Sudbury continues to be in good budgetary standing and recommended that everyone continue working together on budget matters

Public Comments

Resident Candice Obratzov, 61 Lakewood Drive, asked that the Select Board and FinCom not support Article 46, as that housing project was not financially sound. She would prefer the existing housing properties be renovated.

Chair of Sudbury Housing Trust, State Representative and Housing Caucus Member, Carmine Gentile, (speaking as resident) stated that he supports the redevelopment of four housing units in the Pine Lakes neighborhood. He urged that everyone support this article.

Resident CJ Davis, 5 Oakwood Avenue, did not support the Sudbury Housing Authority (SHA) article. He mentioned that the SHA has been paying the Cambridge Housing Authority group to consult on this matter (with Sudbury taxpayer funding). He indicated that the preferred option would involve SHA using CPA funds to rehab these homes.

Resident Radha Gargeya, 120 Powder Mill Road, urged the Select Board to endorse the letter of support for the MCRT, and support the BFRT extension into Framingham, which will be of great benefit to the Town.

Resident Mike Karanowicz, 46 Sterns Lane, expressed his support for the Atkinson Pool repairs; he stressed that the Pool must continue to serve residents.

Resident David Merrill, 14 Basswood Avenue, stated that the SHA did not properly study alternatives to the renovation of the properties in the neighborhood. The Town flash vote regarding Article 46 confirmed that the majority of those surveyed favored single-family homes, and the homes to be demolished are single-family homes. He requested that FinCom and the Select Board not support this article.

Resident Manish Sharma, 77 Colonial Road, stated that the Rte. 20 Corridor Study session was excellent. He mentioned he was awaiting responses to his financial questions, and he contacted another roofer, Mr. LaBelle, to consider the school roofing bid.

Resident Alicia Carrillo, 68 Basswood Avenue, agreed with resident comments regarding Article 46, adding that passage of this article would be fiscally irresponsible. She asked that the Select Board and FinCom not support this project.

Resident Doug LeMire, 21 Basswood Avenue, has lived in Sudbury for 15 years and supports affordable housing, but was not in favor of the demolition of four single-family homes. He stated that preferred options should be considered which would be less expensive.

Resident Susan LeMire, 21 Basswood Avenue, urged the Select Board and FinCom not to support Article 46, which would result in only four additional bedrooms.

Resident Anne Garcia Metite, 2 Lakewood Drive, stated that affordable housing was important, and the Pine Lakes residents are urging FinCom and the Select Board to consider other housing options.

Resident Erika Francis, 46 Oakwood Avenue, recommended that the Select Board and FinCom not support Article 46 in consideration of extreme cost to Town taxpayers.

Resident Heather Tapilery, 69 Oakwood Avenue, indicated that the SHA project was not fiscally sound and it would be best if the Town allocate \$500,000 to rehab the existing homes. She recommended taking a closer look at deed restricted properties.

Resident Kaffee Kang, 96 Old Garrison Road, expressed her support for Article 46, noting that residents do not want low-income housing in their neighborhood. She added that the SHA is a thoughtful organization, and the SHA mission is to create additional affordable housing in areas that have been thoroughly examined and vetted. She mentioned that in north Sudbury a similarly-sized project was very successful.

Resident Jim Kelly, 19 Oakwood Avenue, stated the homes are here now and people want to live in single-family homes. He suggested that more review take place.

Chair Roberts suggested that if residents wish to provide additional comments regarding Article 46, they could send those comments to the Select Board Office. She invited interested neighbors/residents to attend the Select Board Office hours tomorrow evening for further discussion on the proposed housing project.

Consent Calendar

1. Vote to approve the appointment of Peter Iovanella from associate to full member of the Historic Districts Commission, with term expiring 1/1/2029, as requested by Adam Burney, Director of Planning and Community Development.

2. Vote to accept the resignation of Lana B. Szwarc from the Rail Trails Advisory Committee, and send a letter of thanks for her service to the Town.

Vice-Chair Carty motioned to approve Consent Calendar items 1 and 2. Ms. Kouchakdjian seconded the motion.

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

VOTED: To approve Consent Calendar items 1 and 2

Miscellaneous

3. Vote to enter a joint meeting with the Finance Committee

Vice-Chair Carty motioned to enter into joint meeting with the Finance Committee. Ms. Kouchakdjian seconded the motion.

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

VOTED: To enter into joint meeting with the Finance Committee

FinCom Co-Chair Mike Ferrari joined the meeting and announced his presence: Ferreri-present.

4. Discussion on Sudbury Housing Authority Town Meeting Article 46

Present: Sheila Cusolito, Sudbury Housing Authority Executive Director

Ms. Cusolito presented Power Point slides regarding Article 46:

- About Sudbury Housing Authority – manages 92 properties in Sudbury
- Project Context – State Funding, Local Housing Goals, Strategies consistent with Master Plan & Housing Production Plan
- Concept Design – Energy efficient units, reflecting that each single-family home contains two units and using modular construction to save funds and reduce construction timeline.
- Redevelopment Process, Timeline and Next Steps - which commenced in Winter/Spring 2024. Many examples in the Pine Lakes neighborhood that have larger buildings on small lots, and this plan would not increase the existing footprint. More information will follow in the next few weeks. ADU Bylaw might be relevant and ADUs are approved in that neighborhood.
- Project Sources and Uses, based on proforma when updated

Vice-Chair Carty stated this project was not a good use of taxpayer money; he added the SHA's expired deed restrictions should have been recognized immediately.

Mr. Baranowsky inquired about the square footage of the duplexes in question, and asked if the project required Special Permitting. He recommended that such aspects should be presented. Ms. Cusolito said the project would likely require ZBA permitting, as the lots are nonconforming. She confirmed that she would provide the requested information.

Mr. Russo asked what variances might be required, which was the same question he asked a year prior. Ms. Cusolito responded that they would know later; and the project would likely be classified as a 40B project.. Mr. Russo asked if there was a plan for repairing SHA properties. Ms. Cusolito addressed rental subsidies. Mr. Russo asked if the SHA would comply with the stretch energy code should it pass at Town Meeting. Ms. Cusolito responded that the SHA would comply with all necessary regulations.

Mr. Fries asked about operational stability of the SHA and related resources. Ms. Cusolito confirmed operating funds for 80 units reflected a budget of \$600,000 in 2024. She stated debt cannot be carried, so there are no mortgages.

FinCom Co-Chair Joachim asked about State and rental funding, noting the State portfolio is funded by rental subsidy, which can be significant.

Ms. Kouchakdjian asked about the age of the homes being considered. Ms. Cusolito responded they were built between the years of 1952 and 1973, and retrofitting can reveal significant unknown problems with older properties.

Ms. Kouchakdjian mentioned the proposed homes would maintain the same footprint as the existing buildings. Ms. Cusolito responded affirmatively.

Ms. Kouchakdjian asked about the vacancy of one of the homes in question. Ms. Cusolito responded the existing homes are overbuilt, and some 20,000 applicants are looking for no more than 2-bedroom homes. She added that

one-bedroom units are gaining in popularity. Ms. Cusolito maintained no one would be without a home due to the proposed project.

CPC Chair, and Vice-Chair of SHA, Sherri Cline, 84 Concord Road, explained the benefit of the project involves receiving maintenance funds; therefore, yearly maintenance requests would not be continually presented to the CPC. She noted the proposed project location had been fully studied, and monies would not be saved by building elsewhere in Town.

Ms. Cline announced that neighbors have been invited to an information session on Thursday evening; an architect will be present to answer related questions. She stressed that the duplex plans are unique to this property and confirmed that taxpayer dollars would reflect \$280,000 per unit, which is fiscally responsible for the construction of eight housing units.

SHA Commissioner-Treasurer Steven Swanger, 14 Brent Brook Road, stated those opposed to the project never gave SHA the chance to discuss the duplexes with the neighbors. He stressed the SHA has the responsibility to provide affordable housing in Sudbury.

Mr. Bettinelli mentioned that CPA funds could be used for renovation of this site, and asked if these properties were acquired with CPA funds. Ms. Cusolito responded not.

Ms. Dretler mentioned the project information session was scheduled for Thursday, March 27th and would include a related Q&A segment. She confirmed she has been on the Sudbury Housing Trust for seven years, and many residents are in support of this project. She stressed that “truly affordable housing” is needed in Sudbury. Ms. Dretler stated she supports both restoration and building of such affordable housing.

FinCom Co-Chair Joachim asked how this project compares to other projects. Ms. Cusolito responded this project addresses the need for improved housing units and provides additional housing on an existing housing site. She explained that consideration was given to the units at Frost Farm and Nobscot, but the Pine Lakes site was preferred for many reasons.

FinCom Co-Chair Joachim suggested perhaps retaining two of the houses and replacing two of the houses to duplexes, might be considered. He opined about achieving housing goals in the most prudent fiscal manner. Ms. Cusolito provided detail.

Related conversation took place. Mr. Russo commented that revenues and controls are very important, and he did not have confidence in Federal funding for the next several years.

Ms. Dretler asked if there was a local preference for the proposed units. Ms. Cusolito responded in the affirmative.

Chair Roberts asked if the grants could be modified. Ms. Cusolito responded granting was slated for this specific project, which has associated time restrictions. Chair Roberts asked if Article 46 was not passed at Town meeting, could the monies be used in another way. Ms. Cusolito stated alternative funding would have to be considered.

5. Report from Finance Committee on Annual Town Meeting articles

FinCom Co-Chairs Joachim and Ferrari shared PowerPoint Slides “Finance Committee Report to the Select Board,” dated March 25, 2025 and included related topics:

- FinCom Review of Operating and Capital Budgets – Warrant report ready next week
- Summary - Recommend approval of Article 3–Budget – Article 4 – Capital Budget
- Review of Revenue – Reviewed line by line with Finance Director Victor Garofalo and were comfortable
- FinCom Recommends Approval of FY26 Operating Budget – Town (within guidance), SPS (within guidance) LS (3% overall, within guidance and use circuit breaker use – Voted 8-1
- Article 44: 4-5 vote against the Fairbank Community Center and Haskell Field Landscape Master Plan
- Other Notes – Article 15: Create Pension Stabilization Fund (1-8 vote) and Article 16: Create Accrued Leave Fund (1-8 vote); Article 24: Amend Bylaws, C. 11 Capital Planning (2-6-1 vote)
- No Position yet – Article 27: Adopted Stretch Code, Article 34, Article 42, Article 46, Article 54, Article 55 and Article 56 - need more information on these.

Select Board Members asked related questions, including discussion of the CIAC Article.

6. Vote to close joint meeting with FinCom and resume Select Board meeting

Vice-Chair Carty motioned to the close joint meeting with the Finance Committee. Ms. Kouchakdjian seconded the motion.

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

VOTED: To the close joint meeting with the Finance Committee

Mr. Bettinelli motioned to adjourn the Finance Committee meeting. Mr. Fries seconded the motion.

It was on motion 9-0; Poch-aye, Bettinelli-aye, Sorett-aye, Baranowsky-aye, Sousa-aye, Fries-aye, Lynch-aye, Ferrari-aye, Joachim-aye

VOTED: To adjourn the Finance Committee meeting

7. Update on Mass Central Rail Trail and vote to approve sending joint letter to Department of Conservation & Recreation in support of the MCRT

Present: Glenn Pransky, Rail Trails Advisory Committee

Vice-Chair Carty left the meeting.

Town Manager Sheehan stated that DCR will be taking over the work on the MCRT on April 1, and will begin paving of the trail. Paving will likely be completed by the end of June. Town Manager Sheehan commented that additional work would continue to the end of the calendar year, and no date has been set for the opening of the trail to the public.

Ms. Kouchakdjian motioned to approve sending a joint letter to the Department of Conservation & Recreation (DCR) in support of the MCRT. Mr. Russo seconded the motion.

It was on motion 4-0; Kouchakdjian-aye, Russo-aye, Dretler-aye, Roberts-aye

VOTED: To approve sending a joint letter to the Department of Conservation & Recreation (DCR) in support of the MCRT

Recess

Ms. Dretler motioned that the Select Board take a recess and rejoin the Select Board meeting at 10:35 PM with all members present. Ms. Kouchakdjian seconded the motion.

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

VOTED: That the Select Board take a recess and rejoin the Select Board meeting at 10:35 PM.

The Select Board meeting resumed at 10:35 PM.

8. Discussion on Community Preservation Committee Articles. Vice-Chair Carty and CPC member to present

Vice-Chair Carty presented CPC Articles:

Article #44 - Fairbank Community Center and Haskell Funds Master Planning, Design and Early Action Items Funds

Article #49 – Exterior Envelope and Grounds Renovation - Hosmer House

Article #50 – Hosmer House Historic Wood Roof Installation Project

Article #45 - Hop Brook Protection

Article #48 – Hosmer House Collections

Article #47 – Sudbury Housing Trust – FY26 CPA Allocation Request – get housing trust balance back to where it was upon formation

Article #51 – Regional Housing Services Office (RHSO)

Article #52 – Reversion of SHA funds – Nobscot

Article #53 – CPC General Budget and Appropriations

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

Board Members discussed capital articles and voted accordingly.

Article #3 – FY26 Budget

Mr. Russo motioned to support Article #3 - FY26 Budget. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #3 - FY26 Budget

Articles #4-7 (4 - FY26 Capital Budget, 5 - FY26 Transfer Station Enterprise Fund Budget, 6 - FY26 Pool Enterprise Fund Budget, 7 - FY26 Recreation Field Maintenance Enterprise Fund Budget)

Mr. Russo motioned to support Articles #4-7 (4 - FY26 Capital Budget, 5 - FY26 Transfer Station Enterprise Fund Budget, 6 - FY26 Pool Enterprise Fund Budget, 7 - FY26 Recreation Field Maintenance Enterprise Fund Budget). Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Articles #4-7 (4 - FY26 Capital Budget, 5 - FY26 Transfer Station Enterprise Fund Budget, 6 - FY26 Pool Enterprise Fund Budget, 7 - FY26 Recreation Field Maintenance Enterprise Fund Budget)

Article #17 – Establishment of a Fairbank Community Center Revolving Fund

Mr. Russo motioned to support Article #17 – Establishment of a Fairbank Community Center Revolving Fund. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #17 – Establishment of a Fairbank Community Center Revolving Fund

Article #18 – Establishment of a Public Health Revolving Fund

Mr. Russo motioned to support Article #18 - Establishment of a Public Health Revolving Fund. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #18 - Establishment of a Public Health Revolving Fund

Article #19 – Establishment of Electric Vehicle Revolving Fund

Mr. Russo motioned to support Article #19 – Establishment of Electric Vehicle Revolving Fund. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #19 – Establishment of Electric Vehicle Revolving Fund

Article #21 – Accept MGL C. 200A – Disposition of Unclaimed Property

Mr. Russo motioned to support Article #21 – Accept MGL C. 200A – Disposition of Unclaimed Property. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #21 – Accept MGL C. 200A – Disposition of Unclaimed Property

Article #22 – Adopt Hero Act, Clause 221

Mr. Russo motioned to support Article #22 – Adopt Hero Act, Clause 221. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #22 – Adopt Hero Act, Clause 221

Article #23 – Amend General Bylaws C. 5, Finance Committee

Mr. Russo motioned to support Article #23 – Amend General Bylaws C. 5, Finance Committee. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #23 – Amend General Bylaws C. 5, Finance Committee

Article #26 – Amend C. 170 – Weights & Measures Fees

Mr. Russo motioned to support Article #26 – Amend C. 170 – Weights & Measures Fees. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #26 – Amend C. 170 – Weights & Measures Fees

Article #29 – Purchase of Fire Engine

Mr. Russo motioned to support Article #29 – Purchase of Fire Engine. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #29 – Purchase of Fire Engine

Article #30 – Ambulance Replacement

Mr. Russo motioned to support Article #30 – Ambulance Replacement. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #30 – Ambulance Replacement

Article #31 – Roads, Culverts, Drainage, Consultant & Construction

Mr. Russo motioned to support Article #31 – Roads, Culverts, Drainage, Consultant & Construction. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #31 – Roads, Culverts, Drainage, Consultant & Construction

Article #32 – Dump Truck with Plow & Spreader

Mr. Russo motioned to support Article #32 - Dump Truck with Plow & Spreader. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #32 - Dump Truck with Plow & Spreader

Article #33 – 6-Wheel Dump Truck with Slide-in Sander

Mr. Russo motioned to support Article #33 – 6-Wheel Dump Truck with Slide-in Sander. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #33 – 6-Wheel Dump Truck with Slide-in Sander

Article #35 – DPW Emergency Operations Center Cost Share

Mr. Russo motioned to support Article #35 – DPW Emergency Operations Center Cost Share. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #35 - DPW Emergency Operations Center Cost Share

Article #36 – SPS – School Classroom Instructional Equipment Replacement

Mr. Russo motioned to support Article #36 – SPS – School Classroom Instructional Equipment Replacement. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #36 – SPS – School Classroom Instructional Equipment Replacement

Article #37 – SPS – ELA Curriculum Implementation

Mr. Russo motioned to support Article #37 – SPS – ELA Curriculum Implementation. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #37 – SPS – ELA Curriculum Implementation

Article #38 – SPS – HVAC Capital Improvement Engineering Study

Mr. Russo motioned to support Article #38 – SPS – HVAC Capital Improvement Engineering Study. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #38 – SPS – HVAC Capital Improvement Engineering Study

Article #39 – SPS – Fire Alarm, Emergency Lighting and Bi-Directional Amplification System Design Fees

Mr. Russo motioned to support Article #39 – SPS – Fire Alarm, Emergency Lighting and Bi-Directional Amplification System Design Fees. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #39 – SPS – Fire Alarm, Emergency Lighting and Bi-Directional Amplification System Design Fees

Article #44 – CPC – Fairbank Community Center and Haskell Field Landscape Master Plan

Mr. Russo motioned to support Article #44 – CPC – Fairbank Community Center and Haskell Field Landscape Master Plan. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #44 – CPC – Fairbank Community Center and Haskell Field Landscape Master Plan

Article #45 – CPC – Hop Brook

Mr. Russo motioned to support Article #45 – CPC – Hop Brook. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #45 – CPC – Hop Brook

Article #47 – CPC – Sudbury Housing Trust Allocation

Mr. Russo motioned to support Article #47 – CPC – Sudbury Housing Trust Allocation. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #47 – CPC – Sudbury Housing Trust Allocation

Article #48 – CPC – Hosmer House Collection

Mr. Russo motioned to support Article #48 – CPC – Hosmer House Collection. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #48 – CPC – Hosmer House Collection

Article #49 – CPC – Hosmer House Envelope & HVAC

Mr. Russo motioned to support Article #49 – CPC – Hosmer House Envelope & HVAC. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #49 – CPC – Hosmer House Envelope & HVAC

Article #50 – CPC – Hosmer House Roof

Mr. Russo motioned to support Article #50 – CPC – Hosmer House Roof. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #50 – CPC – Hosmer House Roof

Article #51 – CPC – Regional Housing Services Office (RHSO) Membership Fee

Mr. Russo motioned to support Article #51 – CPC – Regional Housing Services Office (RHSO) Membership Fee. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #51 – CPC – Regional Housing Services Office (RHSO) Membership Fee

Article #52 – CPC – Return of Unspent Funds

Mr. Russo motioned to support Article #52 – CPC – Return of Unspent Funds. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #52 – CPC – Return of Unspent Funds

Article #53 – CPC – General Budget and Appropriations

Mr. Russo motioned to support Article #53 – CPC – General Budget and Appropriations. Ms. Kouchakdjian seconded the motion.

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

VOTED: To support Article #53 – CPC – General Budget and Appropriations

10. Discuss topics to be assigned for Spring 2025 - Select Board newsletter

Board Members discussed assignment of articles:

- Vice-Chair Carty – Sudbury 250th Anniversary
- Board Member Dretler – History of Atkinson Pool
- Board Member Kouchakdjian – COA and New Senior Center
- Board Member Russo – Heroes Act or Stretch Code
- Chair Roberts – Reflection of her time on the Select Board

11. Vote to review and possibly approve the minutes of 1/28/25 and 2/4/25

1/28/25 Minutes

Vice-Chair Carty motioned to approve the 1/28/25 Select Board minutes, as presented and amended. Ms. Kouchakdjian seconded the motion.

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

VOTED: To approve the 1/28/25 Select Board minutes, as presented and amended

2/4/25 Minutes

Vice-Chair Carty motioned to approve the 2/4/25 Select Board minutes, as presented and amended. Ms. Kouchakdjian seconded the motion.

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

VOTED: To approve the 2/4/25 Select Board minutes, as presented and amended

12. Upcoming agenda items

Items for consideration for the 4/1/25 Select Board meeting:

- Replacement of School Roofs
- COA Candidate Interview
- Warrant Articles
- Housing Trust Proposal
- LSRHS Agreement Subcommittee

Adjourn

Vice-Chair Carty motioned to adjourn Open Session, enter Executive Session, and not return to Open Session. Ms. Kouchakdjian seconded the motion.

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

VOTED: To adjourn Open Session, enter Executive Session, and not return to Open Session.

There being no further Open Session business, Open Session ending at 11:37 PM.

Documents & Exhibits – SB Meeting 3/25/25

1. Vote to approve the appointment of Peter Iovanella from associate to full member of the Historic Districts Commission, with term expiring 1/1/2029, as requested by Adam Burney, Director of Planning and Community Development.

Attachments:

1.a SB Recommendation Letter - Iovanella 250307

4. Discussion on Sudbury Housing Authority Town Meeting Article 46. Sheila Cusolito, Executive Director Sudbury Housing Authority to attend.

Attachments:

4.a SHA Allocation 241216

7. Update on Mass Central Rail Trail and vote to approve sending joint letter to Department of Conservation & Recreation in support of the MCRT.

Attachments:

7.a MCRT-Eversource update 2025-03-25

7.b Letter of support to complete 250312 final

7.c SB MCRT letter

8. Discussion on Community Preservation Committee Articles. Vice-Chair Carty and CPC member to present.

Attachments:

8.a CPC articles_complete

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

Attachments:

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

10. Discuss topics to be assigned for Spring 2025 - Select Board newsletter.

Attachments:

10.a SB Newsletter Previous Topics_03.21.25

11. Vote to review and possibly approve the minutes of 1/28/25 and 2/4/25.

Attachments:

11.a SB_draft1_1.28.25_min.for_review

11.b SB_draft1_2.04.25_min.for_review

12. Upcoming agenda items

Attachments:

12.a Upcoming agenda.items 03.25.25

13. Vote to close Open Session and enter Executive Session pursuant to Exemption 3 (G.L. c. 30A, §21(a)(3)) - To discuss and possibly vote on strategy with respect to litigation (National Prescription Opioids Litigation Consortium).

Attachments:

13.a FW_ KP Law, P.C. - Time Sensitive - Opioid Litigation Update - Attorney Client Privileged_Confidential

13.b ACTION REQUIRED - PBM AMENDMENT - PROTECTED - CONFIDENTIAL - ATTORNEY CLIENT PRIVILEGED

13.c 2025-03-25 vote to withdraw PBMs