

## SUDBURY SELECT BOARD

TUESDAY MAY 20, 2025

7:00 PM

(Meeting can be viewed at [www.sudburytv.org](http://www.sudburytv.org))

ZOOM Meeting

Present: Vice-Chair Daniel Carty, Select Board Member Lisa Kouchakdjian, Select Board Member Janie Dretler, Select Board Member Charles Russo, Select Board Member Radha Gargeya

Vice-Chair Carty called the meeting to order at 7:00 PM.

Roll call: Dretler-present, Russo-present, Kouchakdjian-present, Gargeya-present, Carty-present

### **Opening Remarks by Chair**

Vice-Chair Carty provided remarks:

- Thanked all involved in conducting a successful Town Meeting
- Welcomed Radha Gargeya as a member of the Select Board
- Memorial Day events take place on Monday, May 26
- Town Manager Office Hours scheduled for this Wednesday
- Select Board Office Hours with Ms. Dretler and Ms. Kouchakdjian scheduled for Thursday
- Farmers Market event Saturday May 31; more information on Town website
- Congratulated LSRHS Senior Gabby Pierre, named National Girl Athlete of the Week by Sports Illustrated

### **Reports From Town Manager**

- Thanked all for their participation in recent Town Meeting, especially those who attended the three nights of Town Meeting
- Great attendance (some 600 people) at the DPW Open House last Saturday; thanked DPW Director Tina Rivard
- Welcomed newly hired Department heads; HR Director Stephanie Oliver, and Senior Center Director Nickole Boardman

### **Reports from Select Board**

Janie Dretler:

- Welcomed Radha Gargeya to the Select Board; she acknowledged his extensive experience with the LSRHS School Committee and recently acting as Chair of the Sudbury 250<sup>th</sup> Committee
- Thanked Town Manager Sheehan, Staff, Town Moderator Cate Blake and volunteers for their work at Town Meeting
- Mentioned the successful Council on Aging event held earlier today
- Sudbury Water District Commission selecting members, at the annual meeting tonight

- Announced that June is Pride Month; events take place in Sudbury on June 8

Charlie Russo:

- Acknowledged that the Sudbury Water District Commission elected members
- Mentioned Town Meeting was long, but successful
- LSRHS Seniors' last day of school is May 22; congratulated the class of 2025
- Thanked Town Manager Sheehan for conducting a great Town Meeting
- Welcomed Radha Gargeya to the Select Board

Lisa Kouchakdjian:

- Happy to be able to work with Radha Gargeya on the Select Board; she welcomed him to the Select Board
- Thanked Town Manager Sheehan and Staff for conducting a great Town Meeting
- She attended the event at the Senior Center honoring some 151 volunteers at the Sudbury COA; Volunteer Coordinator Sarah Green Vaswani did a great job at this event held earlier today
- Thanked Mr. Russo for recognizing the LSRHS graduating class
- Will participate as a judge at the Curtis School civics event tomorrow

Radha Gargeya:

- Thanked Town Manager Sheehan and Staff for conducting a successful Town Meeting, which included robust discussions and resident participation
- Attended the DPW Open House which included informative presentation of DPW equipment and DPW Staff
- Announced the 250<sup>th</sup> Anniversary event – the Debra Sampson event (first woman soldier) which took place on May 18
- As part of the 250<sup>th</sup> celebration activities Sudbury and Lincoln organized a student competition, congrats to the three winners
- All will reflect on Memorial Day and remember those who made the ultimate sacrifice for their country
- Thanked everyone for their support and is honored to serve on the Select Board; and privileged to work with Town Staff and other Boards/Commissions/Committees.

### **Public Comments**

Resident Manish Sharma, 77 Colonial Road, welcomed Mr. Gargeya to the Select Board. Thanked Staff, Town Moderator, and Town Counsel for direction and leadership at Town Meeting. He voiced his concern regarding LSRHS finance aspects. He commented that Finance Committee Member Hank Sorett presented worthy comments regarding the Sustainable Energy Town Meeting article and inquired about where such funding would come from.

### **Consent Calendar**

**1. Review and approve letters on design and funding of Bruce Freeman Rail Trail projects (MassDOT), and MCRT funding.**

**2. Vote to accept the resignation of Connie Marotta from the Sept 11 Memorial Garden oversight committee, and send a thank you letter for her service to the Town.**

**3. Vote to accept the resignation of Rachel Robinson from the Sudbury 250th Committee, and send a thank you letter for her service to the Town. She would be working close to and with the Old North Bridge and Manse in Concord.**

**4. Vote to accept a \$500 gift from Sheila Narayan of Burlington, MA, to be deposited into the Fire Department donations account, as requested by Fire Chief Timothy Choate.**

**5. Vote to accept a \$1,375.00 gift from Hope Sudbury to purchase a multi-gas meter. The funds will be deposited into an already established Fire Department donations account, as requested by Fire Chief Timothy Choate.**

Ms. Kouchakdjian motioned to approve Consent Calendar Items 1-5, as presented in tonight's Select Board packet. Ms. Dretler seconded the motion.

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

VOTED: To approve Consent Calendar Items 1-5, as presented in tonight's Select Board packet.

Mr. Gargeya thanked Ms. Robinson for her work on the Sudbury 250<sup>th</sup> Committee; he noted that she would be working on the Old North Bridge project.

## **MISCELLANEOUS**

**6. Meet with Council on Aging applicant. Following interview, vote whether to appoint Joel Bauman to the COA for a term expiring 5/31/28.**

Present: Dr. Joel Bauman, 62 Goodman's Hill Road

Dr. Bauman provided summary regarding his medical experience as a geriatric physician, and more recently as a hospice doctor. He stressed the importance of nutrition with the senior population, and has been working with the Sudbury COA on this aspect.

Members thanked Dr. Bauman for his volunteerism and willingness to help in Sudbury.

Ms. Kouchakdjian motioned to appoint Joel Bauman to the COA for a term expiring 5/31/28. Ms. Dretler seconded the motion.

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

VOTED: To appoint Joel Bauman to the COA for a term expiring 5/31/28.

**7. Discussion of Notice of Intent to sell/convert land subject to MGL C61A located at 136 Hudson Road, Sudbury.**

Present: Planning Board Director Adam Burney, Finance Director Victor Garofalo

Town Manager Sheehan explained that the Town had right of first refusal and would have to act on such interest within 120 days. He noted that the Conservation Commission indicated that the site was not in proximity to

wetland resources or open space, and recommended the Town not exercise the right of first refusal. He acknowledged that the Planning Board would be addressing this topic at their upcoming meeting.

Board Members agreed to wait to hear from the Planning Board before voting on the property at 136 Hudson Road.

Mr. Burney addressed the ANR associated with the property; he announced that the Planning Board would be discussing the topic at the June 4<sup>th</sup> Planning Board meeting. Mr. Garofalo explained the tax aspects associated with the property.

**8. Review and comment on the Route 20 Corridor Study with a presentation from Adam Duchesneau of BSC Group. Feedback on recommendations for economic development and planning study**

Present: Director of Planning and Community Development Adam Burney, BSC Group Consultant Adam Duchesneau

Mr. Duchesneau provided study updates and recommendations, which included:

- Possible Zoning Changes/Zoning Bylaw Amendments – To expand the Village Business District, Limited Industrial District (two Limited Business Districts around Union Avenue); consideration of new VBD Boundary to encompass and expand the business district
- Infrastructure considerations: wastewater, full sidewalk and parking connections, add sidewalks along one side of Station Road, additional Rte. 20 pedestrian crossings; addition of pedestrian scale street lighting; to petition MassDOT for Sudbury to assume management of Section C of Rte. 20 between Fire Station 2 and Massasoit Avenue (1.1 miles)
- Transportation Recommendations – Inclusion of 8' sidewalks; 6' sidewalks along the south side of Station Road; to improve internal access roadway within Chiswick Park; to improve connections between commercial properties
- Economic Development considerations: Create a Staff economic development position; establish an economic development committee

Mr. Burney opined that the Rte. 20 Study could be reviewed as a potential roadmap with implementations to take place over a period of time.

Vice-Chair Carty recommended a joint meeting with the Planning Board regarding this topic.

Mr. Duchesneau mentioned next steps, which would include several additional site visits and a finalized report to be submitted to Mr. Burney by June 1, 2025.

Board Members agreed that this discussion would reflect the first of many related discussions.

**9. Review and vote to approve Housing Production Plan**

Present: Director of Planning and Community Development Adam Burney

Mr. Burney confirmed that the Housing Production Plan was completed and approved by the Housing Authority and the Master Plan Subcommittee.

Mr. Gargeya requested that the Select Board postpone voting on the Housing Production Plan to the upcoming Select Board meeting to allow him the opportunity to read the Plan and watch the relevant meetings. He stressed the importance of the document to the Town. Board Members agreed to postpone voting on the plan.

**10. Discuss Select Board Transportation goal and deliverables, Transportation committee update, and related recommendations and action items: extension of committee mission; extension of committee membership; update and discussion on transportation next steps, appoint MWRTA representative, and other related items.**

Vice-Chair Carty presented Transportation Committee Update, stressing that the Catch Connect transportation mode was the most viable transit program in Sudbury at this time, and performed much better than anticipated. He recommended that extending the Catch Connect program for a year or two would be a good idea.

Town Manager Sheehan mentioned that related ARPA transportation funding would end in 19 months, and an additional \$50,000 would help considerably. Vice-Chair Carty acknowledged that Representative Carmine Gentile worked diligently to secure several transportation grants.

Ms. Kouchakdjian inquired about ridership numbers for the Catch Connect program. Vice-Chair Carty responded that about 60 Catch Connect rides per week are being provided by MWRTA. Ms. Kouchakdjian requested that the Select Board be provided with updates on related funding going forward.

Vice-Chair Carty stressed that Senior Center Director Nickole Boardman had extensive experience with transportation for senior citizens.

Ms. Kouchakdjian motioned to appoint Nickole Boardman as the MWRTA representative. Mr. Russo seconded the motion.

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

VOTED: To appoint Nickole Boardman as the MWRTA representative

**11. Review Town Manager progress goals**

Town Manager Sheehan provided update on Town Manager progress with related goals (some 51 goals). He added that he has spent over four months executing various Town Manager goals, and recognized that Staff has worked with him on these goals.

Ms. Dretler stated that Town Manager Sheehan presented strong foundations regarding his goals, and simultaneously has done extensive work on financial reporting and other related presentations.

Town Manager Sheehan stressed that some goals would take longer to achieve, such as the economic development goals, as discussed earlier this evening.

Mr. Russo thanked Town Manager Sheehan for a very detailed report regarding his Town Manager goals.

Ms. Kouchakdjian noted that she appreciated the thoroughness of the Town Manager goal presentation and associated narrative.

Mr. Gargeya emphasized that he very much appreciated the update on the Town Manager goals, and was impressed by Town Manager Sheehan's hiring of several critical staff members and the successful handling of collective bargaining aspects associated with completing Town employment contracts.

Vice-Chair Carty complemented Town Manager Sheehan on closure of several important Town Manager goals, and recommended continued pursuit of grants for the Town.

**12. Vote to review and possibly approve the minutes of 3/3/25 and 3/11/25**

**3/3/25 Minutes**

Ms. Kouchakdjian motioned to approve the 3/3/25 Select Board Minutes, as edited. Ms. Dretler seconded the motion.

It was on motion 4-0-1; Dretler-aye, Russo-aye, Kouchakdjian-aye, Gargeya-abstain, Carty-aye

VOTED: To approve the 3/3/25 Select Board Minutes, as edited

**3/11/25 Minutes**

Ms. Kouchakdjian motioned to approve the 3/11/25 Select Board Minutes, as edited. Ms. Dretler seconded the motion.

It was on motion 4-0-1; Dretler-aye, Russo-aye, Kouchakdjian-aye, Gargeya-abstain, Carty-aye

VOTED: To approve the 3/11/25 Select Board Minutes, as edited

**13. Upcoming agenda items**

To be included on upcoming Select Board meeting agendas:

- Continue to address Town Financial Policies
- Transportation Committee Update

**14. Vote to elect a new Select Board Chair. This will take effect at the close of tonight's meeting**

Ms. Dretler motioned to elect Lisa Kouchakdjian as Select Board Chair. Ms. Kouchakdjian seconded the motion.

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

VOTED: To elect Lisa Kouchakdjian as Select Board Chair

**15. Vote to elect new Select Board Vice-Chair. This will take effect at the close of tonight's meeting**

Ms. Kouchakdjian motioned to elect Janie Dretler as Select Board Vice-Chair. Mr. Gargeya seconded the motion.

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

VOTED: To elect Janie Dretler as Select Board Vice-Chair

**16. Vote to reappoint Town Manager Andrew Sheehan as Clerk of the Select Board. This will take effect at the close of tonight's meeting**

Ms. Kouchakdjian motioned to reappoint Town Manager Andrew Sheehan as Clerk of the Select Board. Ms. Dretler seconded the motion.

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

VOTED: To reappoint Town Manager Andrew Sheehan as Clerk of the Select Board

**Adjourn**

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

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

VOTED: To adjourn the Select Board Meeting

There being no further business, the meeting was adjourned at 11:22 PM.

## **SB Meeting 5/20/25 - Documents & Exhibits**

**1.** Review and approve letters on design and funding of Bruce Freeman Rail Trail projects (MassDOT), and MCRT funding.

**Attachments:**

- 1.a SB Public Comment Bruce Freeman Rail Trail Phase 3 (25% Design Public Hearing Project File No. 613319)
- 1.b SB Public Comment in Support of Bruce Freeman Rail Trail Projects (#613319 and #613654)
- 1.c SB Public Comment in Support of Mass Central Rail Trail Project – Sudbury-Wayland (Project #610660)

**6.** Meet with Council on Aging applicant. Following interview, vote whether to appoint Joel Bauman to the COA for a term expiring 5/31/28, as requested by Jill Dube, Assistant Senior Center Director.

**Attachments:**

- 6.a select board letter re board appointee to fill vacancy 2025 JB and MM
- 6.b COA appointment application Joel Bauman

**7.** Discussion of Notice of Intent to sell/convert land subject to MGL C61A located at 136 Hudson Road, Sudbury.

**Attachments:**

- 7.a 61A Hodder
- 7.b doc08831020250512124616
- 7.c doc08831120250512124630

**8.** Review and vote to approve Housing Production Plan

**Attachments:**

- 8.a HPP Mater Plan Compare and adopt SB
- 8.b Draft Housing Production Plan 250213 soft distribution

**9.** Review and comment on the Route 20 Corridor Study with a presentation from Adam Duchesneau of BSC Group. Feedback on recommendations for the economic development and planning study.

**Attachments:**

- 9.a 2025-05-20 Sudbury Route 20 Select Board Presentation

**10.** Discuss Select Board Transportation goal and deliverables, Transportation committee update, and related recommendations and action items: extension of committee mission; extension of committee membership; update and discussion on transportation next steps, appoint MWRTA representative, and other related items.

**Attachments:**

- 10.a Transportation Committee Update 05202025SB
- 10.b MWRTA rep 2025

**11.** Review Town Manager progress in goals

**Attachments:**

- 11.a TownMgr Goals Memo 2025-05-20
- 11.b 2025 Town Manager Goals\_FINAL - status

**12.** Vote to review and possibly release the minutes of 3/3/25 and 3/11/25.



**Attachments:**

- 12.a SB joint FinCom Budget Hrg min for review.03.3.25
- 12.b SB\_draft1\_3.11.25\_min.for review

**13.** Upcoming agenda items

**Attachments:**

- 13.a Upcoming agenda items 05.20.25