

IN SUDBURY SELECT BOARD
TUESDAY NOVEMBER 18, 2025

6:30 PM

ZOOM

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

Present: Chair Lisa Kouchakdjian, Vice-Chair Janie Dretler, Select Board Member Dan Carty, Select Board Member Charles Russo, Select Board Member Radha Gargeya, Assistant Town Manager/Finance Director Victor Garofalo, Town Manager Andrew Sheehan, Town Counsel Lee Smith

Chair Kouchakdjian called the meeting to order at 6:30 PM.

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

Opening Remarks by Chair

- Announced that Select Board meetings in December will be conducted via hybrid mode
- Special Town Meeting will be held on 12/1/25
- Holiday Village on 12/6/25 at the Fairbanks Community Center, 11:00 AM to 3:00 PM
- SPS Committee is seeking applications for a new Committee member; Application deadline is 12/3/25, with additional information on the Town website
- Wished all a happy Thanksgiving

Reports from Town Manager

- Continued, excellent progress being made at Atkinson Pool; scheduled for re-opening around 12/1/25

Reports from Select Board

Vice-Chair Dretler

- Looking forward to attending the “Music Man” performance at LSRHS beginning on 11/19/25 through 11/22/25; she invited all to attend

Board Member Carty

- Mentioned the anniversary of the passing of former Sudbury resident Scott Milley, who was killed in combat on 11/30/10

Board Member Gargeya

- Reported that at the Wayland Community on 11/10/25 “Community Conversation: Overview of Hate Crimes in Middlesex County” was presented by District Attorney Marian Ryan with Wayland Town Manager and Wayland School Superintendent; co-sponsored by Wayland Human Rights, Diversity, Equity and Inclusion Committee, Sudbury Diversity, Equity and Inclusion Commission, Wayland Police Department and Sudbury Police Department - the extended presentation was recorded on Waycam.tv for recommended viewing
- Wished all a happy Thanksgiving

Board Member Russo

- Extended holiday well-wishes to all
- Announced the Town of Sudbury is partnering with Sustainable Sudbury in a webinar regarding heat pumps and water heaters topic on 11/19/25 from 7:00 PM to 8:00 PM; details on the Town website
- Congratulated and thanked Sudbury Health Director Vivian Zang who is participating in the MA Municipal Association webinar regarding opioid settlement processes/funds on 11/19/25 from 9:00 AM to 6:00 PM.

Public Comment

None

1.Discussion with resident Ralph Tyler on Special Town Meeting petition article.

Present: Resident Ralph Tyler, Petitioner – Special Town Meeting Article – 1 Deacon Lane; Town Counsel Lee Smith

Mr. Tyler presented the citizens petition article regarding walkways in Town. He stated that he spoke with Finance Director/Assistant Town Manager Victor Garofalo yesterday regarding the article, and that he would be modifying the article.

Mr. Tyler suggested funding the sidewalk article over a ten-year period and mentioned voluntary easements. He noted that walkways cannot necessarily be included as a CPA article.

Select Board Members asked related questions and inquired as to next steps if this were to pass.

Mr. Smith agreed that a specific dollar amount must be included in the article and expressed uncertainty about inclusion of a surtax. Mr. Smith stated that easements must be defined, and must include property addresses.

Mr. Smith confirmed that a Proposition 2 ½ override would require a two-thirds vote at Town Meeting.

Chair Kouchakdjian suggested that related discussion continue to later in the meeting. Board Members agreed.

2.PUBLIC HEARING: As the Licensing Authority for the Town of Sudbury, in accordance with MGL c138, s. 15, vote to approve a Change of Manger for SRG Restaurant of Sudbury, LLC, d/b/a Oak Barrel Tavern, 528A Boston Post Road, from Rich Lanza to Jeffrey Charoff, as requested in an application dated November 4, 2025.

Present: Jeffrey Charoff, 17 Old Surrey Lane, Medway, MA, Owner

Town Manager Sheehan confirmed that approval was received from all Town departments regarding the change of manager from Rich Lanza to Jeffrey Charoff.

Vice-Chair Dretler motioned as the Licensing Authority for the Town of Sudbury, in accordance with MGL c138, s. 15, vote to approve a Change of Manger for SRG Restaurant of Sudbury, LLC, d/b/a Oak Barrel Tavern, 528A Boston Post Road, from Rich Lanza to Jeffrey Charoff, as requested in an application dated November 4, 2025. Board Member Carty seconded the motion.

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

VOTED: As the Licensing Authority for the Town of Sudbury, in accordance with MGL c138, s. 15, vote to approve a Change of Manger for SRG Restaurant of Sudbury, LLC, d/b/a Oak Barrel Tavern, 528A Boston Post Road, from Rich Lanza to Jeffrey Charoff, as requested in an application dated November 4, 2025

3. Annual legislative update with Senator Jamie Eldridge and Representative Carmine Gentile.

Present: Senator Jamie Eldridge and Representative Carmine Gentile

Chair Kouchakdjian provided introductions and presented the discussion topics to be included in tonight's

Legislative Delegation Discussion Topics – Preliminary 2025:

1. Millionaires' Tax: distribution for transportation, general education, vocational education.

Representative Gentile stated he was proud to support the tax, which includes free tuition, free transit; also food for students. Senator Eldridge recognized additional technical education programs from Fair Share funding. Both legislators raised concerns about transportation for disabled students in Sudbury, stressing the need for improved public transit collaboration between regional transit authorities.

Board member Gargeya inquired about increasing capacity at existing vocational districts and financial assistance to towns wishing to join vocational schools.

Senator Eldridge addressed vocational school funding, acknowledging a \$60 million appropriation for career technical education, coupled with the fact that additional funding is needed to increase such capacity in vocational schools.

2. Micro-transit bills: a. Senate Bill 2366 and House Bill 3658: establish special commission to study existing micro-transit b. House 4054: create dedicated micro-transit fund for rural and underserved communities.

Legislators stated that they were able to secure funding for GoSudbury! – and presented related updates on the Micro transit program. Board Member Carty recommended consulting with Jim Nee, Director of the MetroWest Regional Transit Authority (MWRTA) regarding micro transit bills and the need for better collaboration among regional transit modes.

3. Community Preservation Act: Broaden allowable uses to include walkways and repair of affordable housing.

Representative Gentile provided detail regarding current limitations on affordable housing maintenance regarding CPC funding. Senator Eldridge indicated that continued rail trail expansion and some possible funding might possibly enhance connecting walkways. Vice-Chair Dretler commented that additional information was needed regarding expansion of Town sidewalk plans before an \$11.8 million debt override could be considered. Both legislators indicated that they filed legislation for CPA funds for rail trails and would be willing to discuss these measures further.

4. Impact of federal funding changes on health and education funding

Representative Gentile mentioned that much MA funding has been cut in the State in the areas of education, health and human services, including decreases in Medicaid and SNAP benefits. Senator Eldridge commented that such decreases would likely continue into FY27. Representative Gentile noted the impact of \$3.4 billion in such cuts and acknowledged efforts by the Attorney General to block such reductions. Representative Gentile mentioned potential funding for two Sudbury elementary school roof replacements. Vice-Chair Dretler mentioned the importance of discussing replacement of older Town elementary schools, MSBA reimbursement vs. other funding options. Board Member Gargeya mentioned Sudbury's 15-year capital planning process and the importance of securing State support for such pressing needs.

5. CORI reform: centralized database

Representative Gentile stated that he had contacted EOPs about reducing the redundant CORI checks and implementing technological solutions. would ask legislators about the topic once again, with hopes of bringing it forward. Senator Eldridge agree to further examine the topic and get back to the Board.

6. Hager Pond Dam

Board Member Russo brought up the topic of repair of dams, with emphasis on the Hager Pond Dam. Representative Gentile and Senator Eldridge agreed the encouraging stakeholders to work together (especially in consideration of Raytheon) would be the most beneficial approach. Senator Eldridge mentioned Federal funding by FEMA was awarded in regarding further engineering studies of the Hager Dam.

7. Earmarks: how can we be more competitive

Legislators mentioned earmarks regarding food pantries, Senior Center kitchen, the Environmental Sustainability position, outdoor basketball programs, voting pads, and audio improvements. Senator Eldridge mentioned the Parsonage House rehabilitation project some years earlier.

8. Housing for moderate/severe disabilities

Representative Gentile expressed his supportive for housing for those with disabilities, mentioning that such initiative was signed by Legislation last year. He spoke of funding for home modifications, accessibility units, and community-based housing.

Senator Eldridge recognized a new group home in Sudbury, via the Minuteman Arc program. He mentioned the Acton model as implemented by the Action Housing Authority.

9. State Police Crime Lab: disposition process; local influence over decision

Representative Gentile detailed that the State is developing an improved crime lab, especially in consideration of forensics, in Marlboro, which would consolidate the present crime labs in Sudbury and Maynard. Senator Eldridge stated that guidance is being sought about possible uses for the present building sites in Sudbury and Maynard; he added that the Armory in Hudson is being transformed into a community arts center.

10. Municipal Empowerment Act: support for MEA, particularly local revenue options

Representative Gentile stated he is very supportive of the State's Municipal Empowerment Act (MEA) with prospectives for towns to advance senior citizen property tax abatements, reforms to procurements opportunities, increases in hotel and meals taxation, and post-retirement employment exceptions. Senator Eldridge indicated that MEA might be passed in the current legislative session.

11. Advocate in support of local accessing programming and financial sustainability

Board Member Russo opined about the financial sustainability of local access programming for the future.

Representative Gentile discussed legislation in the State House concerning streaming services to help support local access programming. At this time, the legislators also discussed several bills related to remotely held town meetings and energy policies. Representative Gentile provided updates on the House rejection of an energy bill due to concerns about Mass Save funding and related decreases.

12. Support efforts to facilitate cooperation and collaboration across boundaries separating regional transit authorities. Both legislators raised concerns about transportation for disabled students in Sudbury and stressed the need for improved public transit collaboration between regional transit authorities.

4. Town Manager to present Financial Condition of the Town (Sudbury Public School Committee, Lincoln-Sudbury Regional School Committee and Finance Committee invited).

Present: Finance Committee Members

Finance Committee Co-Chair Joachim call the meeting of the Sudbury Finance Committee to order. Co-Chair Ferrari seconded the motion.

It was on motion 8-0; Bettinelli-aye, Ferrari-aye, Sorett-aye, Lynch-aye, Sousa-aye, Baranowsky-aye, Fries-aye, Joachim-aye

VOTED: To call the meeting of the Sudbury Finance Committee to order

Town Manager Sheehan provided detail regarding "The Financial Condition of the Town – Town of Sudbury," 11/18/25 PowerPoint presentation, which included:

- Town Charter – Requiring that Town Manager yearly report the financial position of Town
- Financial Condition – Sudbury; S&P Global Ratings (AAA), OPEB Trust, Stabilization Funds, Capital Stabilization funds, Certified Free Cash, GFOA Certification of Achievement Budget Award
- Overview of Financial Forecasting

- Financial Summary Disclaimer
- FY2025 – Budget to Actual (Revenues)
- FY2025 – Budget to Actual (Expenditures)
- Capital Projects Status
- Large Capital Projects Outstanding
- Financial Summary (FY25 Actual – Projected FY29)
- Financial Summary % Change (Projections FY27-FY29)
- Revenue Forecast
- Revenues
- Property Tax Levy
- Intergovernmental Aid (State Aid)
- Local Receipts
- Other Available Funds

Recess

At 9:15 PM, Vice-Chair Dretler motioned to recess. Board Member Carty seconded the motion.

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

VOTED: To recess

The Select Board meeting resumed at 9:19.

Town Manager Sheehan continued the Financial Condition of the Town presentation, with topics including:

Expenditure Forecast

- Budgetary Increases
- Expenditure Forecast
- Expenditures (FY25-FY27)
- FY27 Guidelines – 3.75%
- \$3M Override – Tax Impact
- Financial Summary Disclaimer
- Identification of Needs
- Long Term Sustainability
- Financial Policies
- Free Cash and FY25 Comparison
- Financial Policies – Stabilization Fund
- Financial Policies – Capital Stabilization
- OPEB Balance FY16 – FY25
- Long Term Sustainability

In summary, Town Manager Sheehan presented a FY27 balanced budget, with unbalanced budgets for FY28 and FY29 and a possible override for \$3 million in FY29.

Board expressed their concerns about receiving an SPS budget document so late in the process in the budget process and requested a follow-up discussion to address that budget request and implications.

Finance Director Garofalo recognized a budget deficit in FY26 regarding vocational funding, requiring a reserve fund transfer in consideration of increased transportation costs.

Finance Committee Members expressed concerns about the discussed projected School deficit (3.75% increase) for FY27 budgets. Finance Committee Members questioned the appropriateness of using revolving and enterprise funds to fund SPS salaries. The Committee also discussed funding for regional schools and asked for additional information regarding Chapter 70 and Chapter 90 revenue.

Finance Committee Co-Chair Joachim motioned to close the Finance Committee meeting. Co-Chair Ferrari seconded the motion.

It was on motion 8-0; Bettinelli-aye, Ferrari-aye, Sorett-aye, Lynch-aye, Sousa-aye, Baranowsky-aye, Fries-aye, Joachim-aye

VOTED: To close the Finance Committee meeting

5. Discuss and take positions on Special Town Meeting Articles.

Vice-Chair Dretler noted that the Finance Committee (FinCom) supported Special Town Meeting Article 1 – Haynes Elementary School Roof Replacement and Repair and Article 2 – Nixon Elementary School Roof Replacement and Repair. She added that FinCom also voted against Article 9 – Citizens’ Petition: 10 Year Plan to Fund & Construct Walkways Along Sudbury’s Busy Main Residential Thru Roads.

Town Manager Sheehan indicated that voting on solar-related Articles 3 through 5 might be best to address at the Annual Town Meeting in May when additional detail has been provided and federal rebate will still be available.

Board Member Carty motioned that the Select Board support Article 1 and Article 2. Board Member Russo seconded the motion.

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

VOTED: That the Select Board support Article 1 and Article 2

Town Manager Sheehan confirmed that Article 6 and Article 7 concern liquor statutes and would be included on the Annual Town Meeting Warrant in May, 2026.

Vice-Chair Dretler motioned to support Annual Town Meeting Articles 6 & 7. Board Member Carty seconded the motion.

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

VOTED: To support Annual Town Meeting Articles 6 & 7

Town Manager Sheehan noted that Article 8 – “Increase in Demand Fee for Delinquent Tax Bills,” was in line with State.

Vice-Chair Dretler motioned to support Annual Town Meeting Article 8. Board Member Carty seconded the motion.

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

VOTED: To support Annual Town Meeting Article 8

Board Members indicated that they did not support Article 9 – “Citizen’s Petition,” as presented.

Vice-Chair Dretler motioned to support Town Meeting Article 9 – “Citizen’s Petition,” as presented. Board Member Carty seconded the motion.

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

VOTED: Not to support Town Meeting Article 9 – “Citizen’s Petition,” as presented

6.Sudbury Public School Committee vacancy - discussion of appointment process.

Chair Kouchakdjian confirmed she had circulated a related memo earlier today. Board Member Gargeya suggested that Select Board Members arrange questions to be presented to the Committee candidates by the SPS Committee and the Select Board. Chair Kouchakdjian confirmed that she would act as Chair for that joint appointment meeting.

Vice-Chair Dretler provided language edit/s to proposed questions/s to be asked of the candidates. Board Members agreed. Members also agreed to refresh the SPS Committee vacancy posting.

7.Review and discuss Financial Management Review prepared at the Town’s request by the Division of Local Services (DLS)

Board Members agreed to postpone review and discussion of Agenda Article 7 to the Select Board meeting on December 2, 2025.

8.Discussion on potential 2026 Annual Town Meeting Articles

Board Members agreed to postpone review and discussion of Agenda Article 8 to the Select Board meeting on December 2, 2025.

9.Upcoming agenda items

Upcoming agenda items included sending an invitation to the Finance Committee to join the Select Board in their discussion of the Financial Management Review prepared at the Town’s request by the Division of Local Services (DLS) at the Select Board meeting on December 2nd.

Adjourn

Vice-Chair Dretler motioned to adjourn the Select Board meeting. Mr. Carty seconded the motion.

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

VOTED: To adjourn the Select Board meeting

There being no further business, the Select Board meeting adjourned at 11:07 PM.