

IN SUDBURY SELECT BOARD
TUESDAY JANUARY 6, 2026
7:00 PM, HYBRID MEETING
TOWN HALL, LOWER LEVEL
322 CONCORD ROAD, SUDBURY, MA 01776
(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

Chair Kouchakdjian called the meeting to order at 7:00 PM.

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

Opening Remarks by Chair

- Hoped all had good holidays and extended good wishes for a Happy 2026
- LSRHS Agreement Committee will meet on 1/8/26; at the 1/20/26 she will provide updates to the Board
- Select Board Office Hours scheduled for 1/21/26 with she and Board Member Russo
- Annual Town Meeting scheduled for 3/30/26; Candidate Nomination papers and packets are now available in Town Clerk's Office, deadline to pull papers is 2/3/26, deadline to complete and submit papers is 2/9/26; Information regarding open seats can be found on the Town website
- Encouraged people to run for available office

Reports from Town Manager

- Wished all a Happy New Year
- Accessibility to the Haskell Field Playground will be restricted due to materials there not meeting thickness standards; installer agreed to correct the problem in April when the weather is warmer for installation
- Yesterday the SPS School Committee reached agreement with Units A, B, and C, reflective of three-year contracts
- Announced the Goodnow Library 24-7 Smart Lockers to allow for pickup of materials any time of day

Reports from Select Board

Vice-Chair Dretler

- Wished all a Happy New Year
- Thanked Town Manager Sheehan and Finance Director Garofalo for their attendance at the SPS Contract Negotiation session for units A, B and C.

Board Member Carty

- Extended a happy 2026 to all
- Happy to see the Fairbank ice rink installed again this year, per efforts of the Sudbury, Maynard and Stow hockey program in memory of John Tolland who passed away some years ago

Board Member Gargeya

- Extended good wishes to all for a happy New Year.
- He encouraged residents to run for office in the upcoming Annual Town Election

Board Member Russo

- Extended Happy New Year wishes to all
- Recognized that the holidays can be a challenging time for many
- Announced that Sudbury Little League baseball program is the third largest in the State, and was pleased to see the skating rink up and thanked DPW staff for their efforts

Public Comment

Resident Alicia Carrillo, 68 Basswood Avenue, stated that she appreciates Select Board Office Hours and hybrid Select Board meetings. She indicated she was happy to see the Town reevaluating the Camp Sewataro contract, noting that many residents are not happy with current as a camp. She opined that the site could be considered as an opportunity for lower-income families, including more affordable housing for Town employees.

Resident Manish Sharma, 77 Colonial Road, commented that the Select Board Office has idea about where the funding is coming from for the SPS roof projects. He inquired about other aspects of Town financing as well.

Resident Sarah O'Dor, 96 Warren Road, commented about sidewalks and addressed maintenance of existing sidewalks; she mentioned that ADA regulations should be followed and according to Sudbury Bylaw, there has not been enough snow to plow the sidewalks this year. She advocated for safe and ADA-compliant sidewalks.

Resident Anne Rettman, Colonial Road, agreed with Ms. O'Dor, noting that last year had been very dangerous on Town sidewalks and further consideration must be provided. She thanked Ms. O'Dor for her research.

Consent Calendar

- 1. Vote to Accept the Resignation of Anna Newberg from the Council on Aging and to Send a Letter of Thanks for her Service.**
- 2. Vote to Accept the Resignation of Donald Sherman from the Council on Aging and to Send a Letter of Thanks for his Service.**
- 3. Vote to enter into the Town record and congratulate Ari Mitiguy and Julia Johnson of Scout Troop 65 for having achieved the high honor of Eagle Scout.**
- 4. Vote to approve request for modification of Sudbury Landfill Cell Tower off Boston Post Road, as requested in a letter dated December 9, 2025, by Crown Castle.**

Board Member Carty requested that Agenda Item 4 be discussed later in the meeting. Board Members agreed to discuss Agenda Item 4 later in the meeting.

Vice-Chair Dretler motioned to approve Consent Calendar Items 1, 2 and 3. Board Member Carty seconded the motion.

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

VOTED: To approve Consent Calendar Items 1, 2 and 3, as presented in the meeting packet.

- 5. As the Licensing Authority for the Town of Sudbury, in accordance with MGL c138, s. 15, vote to approve a Change of Classification for Oishii Too Sushi Bar, Inc. d/b/a Oishii Too Sushi Bar, 365 Boston Post Road, from a Wine and Malt License to an All Alcohol License, as requested in an application dated November 25, 2025.**

Present: Tim Chiang, Owner

Vice-Chair Dretler motioned to open the Public Hearing, Change of Classification for Oishii Too Sushi Bar, Inc. d/b/a Oishii Too Sushi Bar, 365 Boston Post Road, from a Wine and Malt License to an All Alcohol License, as requested in an application dated November 25, 2025. Board Member Carty seconded the motion.

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

VOTED: To open the Public Hearing, Change of Classification for Oishii Too Sushi Bar, Inc. d/b/a Oishii Too Sushi Bar, 365 Boston Post Road, from a Wine and Malt License to an All Alcohol License, as requested in an application dated November 25, 2025.

Board Members asked Mr. Chiang several questions related to the all alcohol license and related preparations.

Vice-Chair Dretler motioned to close the hearing, Change of Classification for Oishii Too Sushi Bar, Inc. d/b/a Oishii Too Sushi Bar, 365 Boston Post Road, from a Wine and Malt License to an All Alcohol

License, as requested in an application dated November 25, 2025. Board Member Carty seconded the motion.

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

VOTED: To close the Public Hearing, Change of Classification for Oishii Too Sushi Bar, Inc. d/b/a Oishii Too Sushi Bar, 365 Boston Post Road, from a Wine and Malt License to an All Alcohol License, as requested in an application dated November 25, 2025.

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 Classification for Oishii Too Sushi Bar, Inc. d/b/a Oishii Too Sushi Bar, 365 Boston Post Road, from a Wine and Malt License to an All Alcohol License, as requested in an application dated November 25, 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 Classification for Oishii Too Sushi Bar, Inc. d/b/a Oishii Too Sushi Bar, 365 Boston Post Road, from a Wine and Malt License to an All Alcohol License, as requested in an application dated November 25, 2025.

6. Vote to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8.

Vice-Chair Dretler motioned to open the public hearing to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8. Board Member Carty seconded the motion.

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

VOTED: To open the public hearing to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8.

Board Member Carty acknowledged that the hearing for the NSTAR Electric Company hearing was not scheduled to open until 8:00 PM.

Vice-Chair Dretler motioned to suspend the public hearing for NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8 to 8:00 PM. Board Member Carty seconded the motion.

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

VOTED: To suspend the public hearing for NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8 to 8:00 PM.

7. Interview candidate for vacancy on the Energy and Sustainability Committee. Following interview, vote to appoint John Keklak of 12 West Street, to the Energy and Sustainability Committee to serve the balance of a three-year term that expires on May 31, 2029.

Candidate John Keklak, 12 West Street, Sudbury

Mr. Keklak confirmed that he was a 30-year resident of Sudbury with an engineering background. He noted that he would be retiring soon and was very interested in being a member of the Energy and Sustainability Committee.

Board Members asked Mr. Keklak questions related to the appointment and thanked Mr. Keklak for his willingness to be a member of the Sudbury Energy and Sustainability Committee. Member Carty noted there are already nine members listed on the website and wanted to be sure we are not appointing a tenth.

Vice-Chair Dretler motioned to appoint John Keklak of 12 West Street, to the Energy and Sustainability Committee to serve the balance of a three-year term that expires on May 31, 2029, contingent on verification that he will be the 9th member and not the 10th member. Board Member Carty seconded the motion.

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

VOTED: To appoint John Keklak of 12 West Street, to the Energy and Sustainability Committee to serve the balance of a three-year term that expires on May 31, 2029.

11. Vote to determine if Earth Removal Board member Bill Ray can act impartially in a matter that he is determined to have a conflict of interest in per Massachusetts Ethics Law.

Town Manager Sheehan provided related background, noting that several Earth Removal Board Members were in conflict about voting on the Board. Town Manager Sheehan noted that Mr. Ray is an abutter to the project currently being considered by the Earth Removal Board. He added that there would likely be at least one other membership position on the Board to be filled.

Select Board Members confirmed that Mr. Ray had been a member on the Earth Removal Board for many years. Town Manager Sheehan recommended that the item be continued to the Select Board meeting on 1/20/26, when additional information can be provided.

Chair Kouchakdjian announced that Agenda Item 11 would be continued to the Select Board meeting on 1/20/26.

Consent Calendar (Continued)

4. Vote to approve request for modification of Sudbury Landfill Cell Tower off Boston Post Road, as requested in a letter dated December 9, 2025 by Crown Castle.

Board Member Carty asked about the modification as mentioned. Town Manager Sheehan responded that material on the exiting cell tower pole was being replaced, and there would be no additional carriers added to the pole. He added that Staff carefully reviewed the request and no other changes were being proposed.

Vice-Chair Dretler motioned to approve request for modification of Sudbury Landfill Cell Tower off Boston Post Road, as requested in a letter dated December 9, 2025 by Crown Castle. Board Member Carty seconded the motion.

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

VOTED: To approve request for modification of Sudbury Landfill Cell Tower off Boston Post Road, as requested in a letter dated December 9, 2025, by Crown Castle.

6. Vote to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8. (Continued)

At 8:01 PM, Vice-Chair Dretler motioned to open the public hearing to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8. Board Member Carty seconded the motion.

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

VOTED: To open the public hearing to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8.

Town Manager Sheehan explained the application was straightforward, is located at the corner of Butler Road and Fairbank Road – opposite the Park & Recreation section of the parking lot. He noted that the intent of the installation of the guide pole as a guide wire.

Resident Alicia Carrilo asked if the existing rotted tree (as confirmed), would be taken down. Chair Kouchakdjian responded could be presented to Eversource by Town Manager Sheehan.

Vice-Chair Dretler motioned to close the public hearing to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8. Board Member Carty seconded the motion.

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

VOTED: To close the public hearing to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8.

Vice-Chair Dretler motioned to approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8, with the condition of removing the entire rotted tree. Board Member Carty seconded the motion.

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

VOTED: To approve petition of NStar Electric Company d/b/a/ Eversource Energy for the purpose of obtaining a Grant of Location to install one (1) Anchor Guy pole #191/8, with the condition of removing the entire rotted tree.

8. Discussion of Sidewalks and Walkways with DPW Director Tina Rivard

Present: DPW Director Tina Rivard

Ms. Rivard reviewed the “Update on Sidewalk Inventory & Repair/Maintenance/Expansion Plans” presentation, dated 12/30/25. The presentation included four (4) appendices: APPENDIX A – Roadway Street Names without Walkways, APPENDIX B – Roadway Street Names without Walkways, APPENDIX C – Equipment Costs and APPENDIX D – Map of Sudbury’s Walkways.

Ms. Rivard confirmed there were 160 miles of public walkways in Sudbury, and 100 miles of those public walkways did not have walkways. She mentioned that the last sidewalk/walkway study for Sudbury was done in 2000 and the current estimate for sixteen (16) miles of walkway cost in excess of \$27 million dollars. She noted that next steps would involve updating the 2000 report and implementing a walkway prioritization plan and updating the Complete Streets Policy for the Town.

Ms. Rivard highlighted important considerations including: ADA compliance, connecting to various other paths/walkways, maintenance and receiving easement approval from various residents. Ms. Rivard confirmed that the State has increased funding for Complete Street projects to \$700,000 and the Town is working closely with MassDOT to advance such funding.

Board Members discussed funding efforts and ways to support such funding. Chair Kouchakdjian mentioned that reviewing the Town walkway topic yearly, would be beneficial.

9. Continue discussion on Sewataro/Liberty Ledge property and vote on next steps.

Chair Kouchakdjian stressed the importance associated with “process” when considering the future of the Sewataro/Liberty Ledge property.

Board Member Gargeya stated that he appreciated the “Camp Sewataro Report & Recommendation” as presented by Town Manager Sheehan at the previous Select Board meeting. He stated that presenting all documentation associated with the site would be beneficial and initiating community input with two Select Board Members serving on a Liberty Ledge/Sewataro Select Board Subcommittee would reflect a good path going forward.

Vice-Chair Dretler commented that Town Manager’s presentation at the last Select Board meeting was very informative when considering possible options to the site and long-term planning. She referenced the “Liberty Ledge/Sewataro Select Board Subcommittee” document, which included establishing a related subcommittee to advise the Board by analyzing existing materials, planning studies and reviewing comparable expert perspectives regarding the site. She added that the Liberty Ledge/Sewataro Select Board Subcommittee would provide “a sound basis for informed deliberation by the Select Board,” and would provide a related written summary to report to the Select Board by April 14, 2026.

Board Member Carty asked about the significance of the April 14th date. Vice-Chair Dretler responded that it may take time to gather the documents and determine next steps.

Board Member Russo advocated for a full-Select Board Committee to review the status of Camp Sewataro and what the Board might recommend going forward. Board Member Carty agreed with Board Member Russo.

Chair Kouchakdjian stated that transparency would be essential to the whole process and the topic would be discussed by the Select Board at upcoming Select Board meetings.

Board Member Russo motioned that the full Select Board (5 members) share and review gathered Sewataro documentation at a scheduled meeting in February. Board Member Carty seconded the motion.

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

VOTED: Not to vote in favor of the full Select Board (5 members) sharing and reviewing gathered Sewataro documentation at a scheduled meeting in February.

Vice-Chair Dretler motioned to create a Liberty Ledge/Sewataro Select Board Subcommittee, as discussed at this meeting; comprised of Board Members Dan Carty and Janie Dretler. Board Member Carty seconded the motion.

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

VOTED: To create a Liberty Ledge/Sewataro Select Board Subcommittee, as discussed at this meeting; comprised of Board Members Dan Carty and Janie Dretler.

10. Discussion on Funding for Transportation, Including Catch Connect

Board Member Carty presented Sudbury transportation summary and spreadsheet reflective of Go Sudbury, Uber, taxi and increased ridership in the MWRTA (Metrowest Regional Transit Authority) Catch Connect Program.

Sudbury Board of Health memos were referenced, one from BOH Director stated that the need for public transportation in Sudbury was expected to continually increase over the next several years. The second BOH memo stressed that with the current financial conditions (increase in associated cost of living expenses, including transportation), Sudbury residents will continue to need public transportation in Town.

Board Member Carty acknowledged that grant funding and ARPA funds have contributed to described transportation funding and the transportation program has a remaining balance of \$155,063.26 and owes MWRTA \$80,000.00; leaving a balance of \$75,063.00, which will not cover the fiscal year funding for the transportation programs. Town Manager Sheehan stated that the balance could be funded by Free Cash, which has been done in the past. Town Manager Sheehan indicated that transportation funding would not require an override.

Board Members discussed possible funding options for Transportation services.

12. Discussion of Potential 2026 Annual Town Meeting Warrant Articles

Town Manager Sheehan provided a listing of ATM 2026 Potential Warrant Articles, including articles that the Select Board might consider sponsoring.

Board Member Russo presented draft language regarding Town Sidewalk/Walkway stabilization fund language.

Vice-Chair Dretler suggested a possible ATM Article for funding consultation services for a Liberty/Ledge Sewataro Committee, when examining future options for the site.

After related discussion, Board Members agreed to continue the FY26 ATM Articles topic to the next Select Board Meeting.

13. Update from Policy & Procedures Subcommittee, vote to rescind outdated policies, and discussion of next steps for Subcommittee

Chair Kouchakdjian thanked Town Manager Sheehan for putting together the “Updates on Outstanding Policies,” which details the Policies to be rescinded and several policies that will be further considered.

Vice-Chair Dretler motioned to rescind the existing Town Trust Fund Investment Policy, dated 6/28/1999; the Investment Guidelines, dated 9/6/2005 and to rescind the existing Training for Dispensers and Sellers of Alcoholic Beverages, dated 12/4/2000. Board Member Carty seconded the motion.

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

VOTED: To rescind the existing Town Trust Fund Investment Policy, dated 6/28/1999; the Investment Guidelines, dated 9/6/2005 and to rescind the existing Training for Dispensers and Sellers of Alcoholic Beverages, dated 12/4/2000.

Select Board agreed that the Select Board Policy Subcommittee Members Lisa Kouchakdjian and Dan Carty process with examining older current policies that have not been updated.

14. Review and Approve Minutes

Board Members agreed to postpone review of Select Board Minutes to the next Select Board meeting.

15. Upcoming Agenda Items

For 1/20/26 Select Board Meeting:

- Energy and Sustainability Committee coming to the Board
- Continuation of Earth Removal Board issue
- Continue review of Select Board Handbook aspects, by sections
- DEI meet with the Board at the next Select Board meeting on 1/20/26
- Continue possible Board-Sponsored ATM Warrant Articles

For Future Meeting:

- Discussion of grants obtained by Sustainability Office

16. Vote to close open session and enter Executive Session, pursuant to General Laws chapter 30A, §21(a) (exception 3), to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining position of the public body and the Chair so declares: Engineers Union.

Board Member Russo motioned to close open session and enter Executive Session, pursuant to General Laws chapter 30A, §21(a) (exception 3), to discuss strategy with respect to collective bargaining or

litigation if an open meeting may have a detrimental effect on the bargaining position of the public body and the Chair so declares: Engineers Union. Board Member Carty seconded the motion.

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

VOTED: To close open session and enter Executive Session, pursuant to General Laws chapter 30A, §21(a) (exception 3), to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining position of the public body and the Chair so declares: Engineers Union

There being no further business to discuss, the meeting was adjourned at 11:23 PM.