

IN SUDBURY SELECT BOARD

TUESDAY FEBRUARY 24, 2026

7:00 PM

REMOTE

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

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

Absent: Select Board Member Charles Russo

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

Roll call: Dretler-present, Dan-present, Gargeya-present, Kouchakdjian-present

Opening Remarks by Chair

- Thanked the Board for conducting a fully remote meeting tonight, due to storm conditions
- Thanked Town Manager, Assistant Town Manager and staff for conducting a great joint meeting at Capital Night last evening
- Reminded that the Open Space Town Form will take place on 2/26/26 at 7:00 PM
- Announced the next Select Board meeting will be held on March 10th at 7:00 PM
- Select Board Office Hours to be held on March 11th with Board Member Gargeya and herself
- Congratulated all Olympians; especially the US hockey teams

Reports from Town Manager

- Thanked to Public Works, Public Safety and Facilities Department with clean-up during the long-duration storms
- Thanked all involved in Capital Night last night and thanked Town Staff and participants
- FinCom Town Operating Budget hearing to take place on Monday, March 2nd

Reports from Select Board

Vice-Chair Dretler:

Nothing further to add

Board Member Carty:

- Hoped all had a good vacation week and are keeping safe after recent snow storm

Board Member Gargeya:

- Thanked DPW and Staff for great effort during the storm
- Thanked Town Manager, Assistant Town Manager and staff for conducting a great Capital Night joint meeting last night

Public Comment

Resident Manish Sharma, thanked DPW and staff for keeping the Town safe during the recent storm. He stated that there was no mention of food vendors for the Town at last night's Capital night. He again requested additional documentation regarding Town finance accounts.

Resident Alicia Carrillo, 68 Basswood Ave. spoke of Liberty Ledge and thanked the Board for advancing formation of a Town subcommittee. She stated that resident swimming at Liberty Ledge should be extended for another year.

Resident Len Simon, 40 Meadowbrook Circle, congratulated the Liberty Ledge Subcommittee, specifically Janie Dretler who provided a full compilation of documents on the topic. He stated that Liberty Ledge should be available Town-wide for residents and to also provide some type of financial benefit for the Town.

Operator of Camp Sewataro Scott Brody said he is supportive of doing more for the Town and noted that the camp employs some 90 residents and feels he is a partner in this enterprise. He expressed concerns about timing and process and urged the Board to be as comprehensive in discussion as possible, and is eager to continue to be a good partner and a part of the Liberty Ledge process.

Paul Lamoureux, 25 Hollow Oak Drive confirmed he is on the Board of Sudbury Food Pantry, he stressed how important Sewataro has been to those with food insecurities and added in the school food drive. He recognized Kristen of Camp Sewataro who has been very active in the school drive. He noted that Sudbury parents and others enjoyed Camp Sewataro and would hope to keep the land open as it is.

Consent calendar

1. Vote to appoint Adam Burney as representative to the Minuteman Advisory Group of Interlocal Coordination (MAGIC) with term to expire 5/31/2026

2. Review and approve Select Board/Town Manager Annual Town Report for 2025

3. Vote to sign Annual Town Election Warrant for March 30 2026, which must be posted and delivered to residents by March 23, 2026

Board Members agreed to discuss Consent Calendar item #2 later in the meeting.

Vice-Chair Dretler motioned to approve Consent Calendar items 1 and 3, as listed in the Select Board packet. Board Member Carty seconded the motion.

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

VOTED: To approve Consent Calendar items 1 and 3, as listed in the Select Board packet

4. As the Licensing Authority for the Town of Sudbury, in accordance with MGC c138, s. 15, vote to approve a new common victualler and all alcohol license for RH Sudbury MA LLC, dba Ramen Haven of 530 Boston Post Road, Unit A

Chair Kouchakdjian stated that the Public Hearing for Ramen Haven would not be discussed at tonight's meeting.

5. Elevate Alexander Dorjets from associate member of the Zoning Board of Appeals to full member with term to expire 5/31/2030

Present: Alexander Dorjets, 22 Farmstead Lane

Mr. Dorjets presented aspects of his related background.

Board Members thanked Mr. Dorjets for his willingness to serve on the Zoning Board of Appeals.

Vice-Chair Dretler motioned to elevate Alexander Dorjets from associate member of the Zoning Board of Appeals to full member with term to expire 5/31/2030. Board Member Carty seconded the motion.

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

VOTED: To elevate Alexander Dorjets from associate member of the Zoning Board of Appeals to full member with term to expire 5/31/2030

6. Vote to appoint Louis Petrovic, 26 Dunster Road, as a member of the Council on Aging for a term ending 5/31/2027

Present: Louis Petrovic, 26 Dunster Road

Mr. Petrovic presented aspects of his related background.

Board Members thanked Mr. Petrovic for his continued volunteerism with the Council on Aging.

Vice-Chair Dretler motioned to appoint Louis Petrovic, 26 Dunster Road, as a member of the Council on Aging for a term ending 5/31/2027. Board Member Carty seconded the motion.

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

VOTED: To appoint Louis Petrovic, 26 Dunster Road, as a member of the Council on Aging for a term ending 5/31/2027

7. Vote to appoint Jonathan Harding, 55 Bay Drive, as a member of the Council on Aging for a term ending 5/31/2027

Present: Jonathan Harding, 55 Bay Drive

Mr. Harding provided information about his related background and his involvement with the Council on Aging.

Board Members thanked Mr. Harding for his continued volunteerism. Vice-Chair Dretler stated she was happy that the Town built the Fairbank Community Center which provides increased opportunity for COA.

Vice-Chair Dretler motioned to appoint Jonathan Harding, 55 Bay Drive, as a member of the Council on Aging for a term ending 5/31/2027. Board Member Carty seconded the motion.

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

VOTED: To appoint Jonathan Harding, 55 Bay Drive, as a member of the Council on Aging for a term ending 5/31/2027

8. Review and discuss order of 2026 Annual Town Meeting Articles

Town Manager Sheehan displayed the May 5, 2025 Annual Town Meeting Articles Spreadsheet. He asked Board Members if there was interest in changing the order of Articles presented. Board Members indicated that there was no reason to change the order of the Articles.

Board Member Carty suggested that sponsors of articles be appropriately matched to the particular article in the draft warrant. Board Members agreed.

Chair Kouchakdjian mentioned that another Select Board meeting was scheduled for March 10th in order to review all Annual Town Meeting Articles.

Board Members discussed the inclusion of several article sections/blocks, such as Fund Articles block (articles 5,6, 7, 8, 10, 11, 12, 14; 27 - Public Works Consolidated Capital Articles; 28 – Combined Facilities Consolidated Town & School Capital Articles and 36 – Combined Community Preservation Act Fund Budget. Board Members favored the section/block article formation.

Town Manager Sheehan confirmed that he would present the new article format to the Town Moderator.

9. Discuss and vote to approve Board and Committee Handbook

Chair Kouchakdjian resumed the Board and Committee Handbook with the Conflict-of-Interest Law section.

Board Member Gargeya provided information on the Select Board Member onboarding/orientation topics, including review of the Master Plan and registering with MMA (MA Municipal Association) to utilize new member DLS (Division of Local Services) training sessions, attend conferences and meet with the Town Manager on a regular basis (perhaps monthly).

Board Members discussed Handbook sections regarding Board/Committee officers (Chair, Vice-Chair, Clerk and committee liaisons. The Board discussed Handbook language regarding “Chair” appointments and added the related language reading “chosen annually by a majority of committee members.” Board Members agreed that board/committee meeting minutes should be posted to the Town website and committees without staff, would work with the IT Department regarding such posting.

The Select Board also discussed handbook sections regarding Open Meeting, conflict of interest aspects, Board/Committee email and disability accommodation sections.

Chair Kouchakdjian stated that the Board and Committee Handbook discussion would continue at the upcoming Select Board meeting.

10. Discussion of Sewataro Resident Swim Program

Town Manager Sheehan presented a draft amendment to the current agreement “Fourth Amendment to Contract for Day Camp Operator and Management of Real Property.” He added the desire to amend the Public Swimming aspect, and read:

FOURTH AMENDMENT TO CONTRACT FOR DAY CAMP OPERATOR AND MANAGEMENT OF REAL PROPERTY

This fourth amendment to the Contract for Day Camp Operator and Management of Real Property (this “Amendment”) is entered into as of the ____ day of _____, 2026, by and between the TOWN OF SUDBURY, a Massachusetts municipal corporation, acting by and through its Select Board, having an address at 278 Old Sudbury Road, Sudbury, MA 01776, (the “Town”), and CAMP SEWATARO, LLC, a Massachusetts limited liability company, with its principal place of business at 239 Moose Hill Road, Sharon, MA 02067 (the “Manager”). The Town and the Manager together may be referred to herein as the “Parties” and are each referred to as a “Party”.

Reference is hereby made to that certain Contract for Day Camp Operator and Management of Real Property dated as of September 10, 2019, as amended by that certain First Amendment to Contract for Day Camp Operator and Management of Real Property dated February 18, 2020, as further amended by a Second Amendment to Contract for Day Camp Operator and Management of Real Property, dated June 9, 2020, and as further amended by a Third Amendment to Contract for Day Camp Operator and Management of Real Property dated April 12, 2022 (as amended, the “Agreement”) by and between the Parties. The Parties desire to amend Section 10, Public Swimming, of the Agreement. Section 10 is hereby amended as follows: a. Beginning in the 2023 Camp Season, Manager agrees to use commercially reasonable efforts to make available to the Town and its residents the use of the swimming pond and one (1) of the swimming pools at the Property (such swimming pool to be selected by the Manager) for public swimming (the “Public Swimming Facilities”). In the event that permitting the use of the swimming pond cannot be accomplished with commercially reasonable efforts, then the Manager shall make available all four swimming pools as Public Swimming Facilities. The Public Swimming Facilities shall be operated, staffed, equipped, supplied, managed, maintained and scheduled (including any registration or collection of fees, if applicable) solely by the Manager. The dates and hours for the use of the Public Swimming Facilities for 2023 are those dates and hours specified on Exhibit D attached hereto. Manager shall update such calendar during each subsequent year of the extension Term with the dates and hours of the availability of the Public Swimming Facilities during the Camp Season for that particular year, however, Manager shall not decrease in any year the number of days that the Public Swimming Facilities will be available for use by the Town to be less than the number of days of availability set forth on Exhibit D attached hereto with respect to 2023. For 2026, Public Swimming Facilities shall be limited to the swimming pond and shall be held July 3-5 and August 1-2. In the event the Manager is unable to offer Public Swimming Facilities on either of the two aforementioned weekends, whether due to inclement weather or water quality conditions, Public Swimming Facilities shall be August 15-16. Exhibit D is hereby deleted for 2026. Management and oversight of the use of the Public Swimming Facilities shall be the responsibility of the Manager.

Vice-Chair Dretler motioned to approve the “FOURTH AMENDMENT TO CONTRACT FOR DAY CAMP OPERATOR AND MANAGEMENT OF REAL PROPERTY” at Camp Sewataro. Board Member Carty seconded the motion.

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

VOTED: To approve the “FOURTH AMENDMENT TO CONTRACT FOR DAY CAMP OPERATOR AND MANAGEMENT OF REAL PROPERTY” at Camp Sewataro

11. Liberty Ledge / Sewataro Discussion and vote Compilation document and Discussion regarding next steps, including but not limited to, the formation of a Committee

Chair Kouchakdjian confirmed she combined edits from compiled documentation from Vice-Chair Dretler and Board Member Carty, with associated links. She asked Board Members if anything should be added or changed regarding the compilation of related documentation, adding that Board Member Russo included several documents as well.

Chair Kouchakdjian and Board Member Gargeya summarized the “Liberty Ledge/Sewataro Select Board Subcommittee – Draft Summary Compilation;” Members discussed various sections. Board Member Carty stressed that the “compilation” draft did not recognize the input from both Select Board Subcommittee Members (he and Vice-Chair Dretler) and requested that all references to “subcommittee” be stricken from the draft summary.

Chair Kouchakdjian commented that language regarding “subcommittee” would be deleted from the summary and the title would reflect: “Liberty Ledge/Sewataro Compilation, February 24, 2026”

Vice-Chair Dretler motioned to accept the compilation report as edited. Board member Gargeya seconded the motion.

It was on motion 3-1; Dretler-aye, Carty-no, Gargeya-aye, Kouchakdjian-aye

VOTED: To accept the compilation report. as edited

Vice-Chair Dretler indicated that all comments (including those email comments) as received in November, should be added to this evenings’ packet, as supplemental material. Members also discussed whether or not to include various Town reports in the compilation.

Board Member Gargeya shared his draft of the “Sudbury Select Board Liberty Ledge/Sewataro Advisory Committee” document, as included in tonight’s meeting packet. He noted that associated timing needs to be considered and proposed that findings of such an Advisory Committee be submitted to the Select Board by October 31, 2026. He detailed this massive effort could not be undertaken by the Select Board. Chair Kouchakdjian concurred that formation of the Advisory Committee was a great starting point; Vice-Chair Dretler concurred that the formation of such a committee would be the next logical step to take. Chair Dretler explained that appointment of the seven-member advisory group would be done by the Select Board.

Vice-Chair Dretler strongly recommended that several uses for the property be considered by the Advisory Committee. Board Member Carty recommended that several site visits to Liberty Ledge/Camp Sewataro take place, with one of the visits being scheduled when Camp Sewataro is in session.

Vice-Chair Dretler motioned to accept the Liberty Ledge/Sewataro Advisory Committee document, as edited. Board Member Gargeya seconded the motion.

It was on motion 3-1; Dretler-aye, Carty-no, Gargeya-aye, Kouchakdjian-aye

VOTED: To accept the Liberty Ledge/Sewataro Advisory Committee document, as edited.

Vice-Chair Dretler motioned to appoint Radha Gargeya as Select Board representative to the Liberty Ledge/Sewataro Advisory Committee. Chair Kouchakdjian seconded the motion.

It was on motion 3-1; Dretler-aye, Carty-no, Gargeya-aye, Kouchakdjian-aye

VOTED: To appoint Radha Gargeya as Select Board representative to the Liberty Ledge/Sewataro Advisory Committee

Town Manager Sheehan confirmed he would post the request for applications to the Liberty Ledge/Sewataro Advisory Committee by 2/26/26 and such posting will stay open until 3/26/26.

Vice-Chair Dretler motioned to post the request for the Liberty Ledge/Sewataro Advisory Committee applications for 30 days. Chair Kouchakdjian seconded the motion.

It was on motion 3-1; Dretler-aye, Carty-no, Gargeya-aye, Kouchakdjian-aye

VOTED: To post the request for the Liberty Ledge/Sewataro Advisory Committee applications for 30 days

Board Member Gargeya stated he would be making changes to the Liberty Ledge/Sewataro Advisory Committee document, as discussed and then forward those changes to Town Manager Sheehan.

12. Release legal opinion regarding Haskell Field

Vice-Chair Dretler motioned to release legal opinion regarding Haskell Field. Board Member Carty seconded the motion.

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

VOTED: To release legal opinion regarding Haskell Field

Related discussion took place; Town Manager Sheehan confirmed he would discuss related aspects with Town Counsel before the related article was presented at Annual Town Meeting in May.

13. Review and Approve Minutes:

December 16, 2025

Board Member Carty requested postponing review of the 12/16/25 meeting minutes for further review of edits made by Vice-Chair Dretler. Board Members agreed to postpone approval of minutes.

January 6, 2026

Vice-Chair Dretler motioned to approve the Select Board minutes of 1/6/26, as edited. Board Member Carty seconded the motion.

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

VOTED: To approve the Select Board minutes of 1/6/26, as edited

January 20, 2026

Vice-Chair Dretler motioned to approve the Select Board minutes of 1/20/26, as edited. Board Member Carty seconded the motion.

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

VOTED: To approve the Select Board minutes of 1/20/26, as edited

Consent Calendar Item #2 - Review and approve the Select Board/Town Manager Annual Town Report for 2025

Board Members discussed item 2.

Vice-Chair Dretler motioned to approve the Select Board/Town Manager Annual Town Report for 2025, as edited. Board Member Carty seconded the motion.

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

VOTED: To approve the Select Board/Town Manager Annual Town Report for 2025, as edited

14. Upcoming Agenda Items

March 10 Meeting:

- Take positions on articles
- Board Member Dretler to provide second set of Liberty Ledge subcommittee minutes
- Advertising for Committee postings

Future Agenda Item Considerations:

Chair and Town Manager to present modified agenda list going forward

Review of Town Manager evaluation beginning in April, per Board Member Gargeya

Adjourn

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

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

VOTED: To adjourn the Select Board meeting

There being no further business, the meeting was adjourned at 11:03 PM.