

IN SUDBURY SELECT BOARD

EXECUTIVE SESSION

TUESDAY APRIL 14, 2026

Present: Chair Lisa Kouchakdjian, Vice-Chair Janie Dretler, Select Board Member Daniel Carty, Select Board Member Charles Russo, Select Board Member Radha Gargeya, Finance Director-Assistant Town Manager Victor Garofalo, Town Manager Andrew Sheehan, Recording Secretary Deb Takacs

Others Present: Attorney Peter Brown, Brown Legal, PLLC; Attorney Allison Finnell, Brown Legal, PLLC; Attorney Lee Smith, Town Counsel – KP Law, PC

Call To Order

At 6:33 PM, Chair Kouchakdjian called the Executive Session meeting to order.

Roll Call: Dretler-present and alone, Carty-present and alone, Gargeya-present and alone, Russo- present and alone, Sheehan-present and alone, Garofalo-present and alone, Takacs-present and alone, Kouchakdjian-present and alone

Vote to enter Executive Session regarding Tax Title Property Foreclosure – Executive Session under c. 30A, Section 21(a)(6) to consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

Vice-Chair Dretler motioned to enter Executive Session regarding Tax Title Property Foreclosure – Executive Session under c. 30A, Section 21(a)(6) to consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. Board Member Carty seconded the motion.

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

VOTED: To enter Executive Session regarding Tax Title Property Foreclosure – Executive Session under c. 30A, Section 21(a)(6) to consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

Vice-Chair Dretler motioned to authorize Attorney Peter Brown and Attorney Allison Finnell of Brown Legal, PLLC; to join Executive Session. Board Member Carty seconded the motion.

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

VOTED: To authorize Attorney Peter Brown and Attorney Allison Finnell of Brown Legal, PLLC; to join Executive Session

Brown-present and alone, Finnell-present and alone.

Attorney Finnell detailed that property taxes had not been made for the property at 12 Pendleton Road for many years and stressed the importance of owners John Riordan and Christina Riordan contacting her office as well as the Town, as soon as possible. She noted that foreclosure proceedings began in August and the Town owns the property at this time, but would hope that the Riordan's could pay delinquent taxes with a release decision provided by the Court; subsequently, Brown Law could assist the Riordans in selling the property. Attorney Finnell mentioned that options including a cash sale or reverse mortgage could be possibilities.

Vice-Chair Dretler motioned to authorize Town Counsel Lee Smith, KP Law to join Executive Session. Board Member Carty seconded the motion.

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

VOTED: To authorize Town Counsel Lee Smith, KP Law to join Executive Session

Smith-present and alone.

Attorney Brown acknowledged that next steps would involve a site visit to the property with a representative from Brown Legal, PLLC, Mr. Garofalo and a police officer. Attorney Brown stated that courtesy notice of such scheduled visit would be provided to the Riordans to help facilitate a face-to-face meeting with either Mr. and Mrs. Riordan, or both. Attorney Finnell confirmed that insuring the property was necessary, especially in consideration that the Riordan's might be occupying the property.

Mr. Garofalo explained he was working with the carrier to secure such insurance coverage. Attorney Brown noted that currently, carriers are reluctant to provide coverage in these types of cases.

Attorney Finnell provided details regarding the new law which requires an immediate decision election for the Town to consider; whether the Town retains the property or not, or to sell it outright, or in agreement with a licensed broker. She added that to date the Riordans are not responding to certified mailings and constant communications from Brown legal and Town Staff. Attorney Brown confirmed that the 30-day notice began and a decision must be made, and that final disposition of the property must take place before December 31, 2026.

Mr. Garafalo explained that a similar situation took place in another Town where he worked, and the owners were able to retain ownership of the property. He acknowledged that the primary difference was that that owners were involved, and responded to that Town and related legal counsel.

Attorney Brown stated that ideally Mr. Riordan would voluntarily vacate his membership on the Sudbury ZBA and Sudbury Housing Trust. Board Members acknowledged that the non-payment issue has been going on for years, and Mr. Riordan must not be treated any differently than any other tax-paying resident of the Town.

Vice-Chair Dretler confirmed that she telephoned John Riordan last week and asked him how he was doing and told him to contact Brown Law. Vice-Chair Dretler mentioned that during that telephone conversation, Mr. Riordan indicated that things were not well with him and that he would be discussing matters with his family. Attorney Brown opined that such comments were usually a positive signal.

Board Members thanked Vice-Chair Dretler for reaching out to Mr. Riordan. Vice-Chair Dretler offered to call Mr. Riordan again to recommend that he voluntarily step down from ZBA and the Housing Trust. Attorney Brown stated that he would likely be speaking with Mr. Riordan during the site inspection and would instruct Mr. Riordan to call the Select Board Office post haste. Chair Kouchakdjian recommended that such follow-up call from Vice-Chair Dretler, be put on hold until the Board received additional information from Mr. Brown. Mr. Garofalo stated he would keep the Board informed of potential insurance coverage and any other related matters.

Chair Kouchakdjian stressed that given the sensitivity of the matter, all present at the Executive Session would keep what was discussed confidential.

Vice-Chair Dretler motioned to adjourn in Executive Session and resume Open Session. Board Member Carty seconded the motion.

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

VOTED: To adjourn in Executive Session and resume Open Session

There being no further business, Executive Session was adjourned at 7:28 PM.