

IN SUDBURY SELECT BOARD

TUESDAY JUNE 30, 2026

7:00 PM

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

ZOOM Meeting

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

CALL TO ORDER

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

Roll Call took place: Gargeya-present, Carty-present, Kouchakdjian-present, Russo-present, Dretler-present

Chair Open Remarks

- Thanked all in advance who have worked on the 4th of July Parade being held this weekend
- Announced that cooling centers will be open this weekend
- Recommended that everyone stay cool and hydrated

Town Manager Comments

- Congratulated the Combined Facilities Director, Sandra Duran, who was recognized with the Commonwealth Pride Award by the LGBTQ and Legislative Caucus in recognition of her accomplishments and contributions
- Congratulated DPW Director Tina Rivard who graduated from the Suffolk University Leadership Program
- Recognized recent admissions to the Suffolk University Leadership Program by Planning & Community Development Director Adam Burney and Combined Facilities Director Sandra Duran
- Announced the ribbon cutting ceremony for the MCRT was postponed and will take place on July 16th at the diamond, 11:00 AM
- Repeated the Chair's comments that all stay cool and hydrated during the heatwave

Select Board Comments

Vice-Chair Gargeya

- Reminded all to be particularly careful in the hot weather; and that cooling centers will be open at the Fairbank Senior Center and the Goodnow Library
- Acknowledged that the 4th of July Parade will be the last event of Sudbury's 250th celebrations
- Noted that the Blade of Grass Landscaping has offered their truck to pull the 250th float during the Parade
- Acknowledged the Sudbury Chamber of Commerce for their work organizing the Parade
- Thanked Mike and Lilly Hamill and Doug Haartz for all their work on the 4th of July parades in Sudbury for the last 25 years
- Announced the Liberty Ledge/Sewataro Advisory Committee held an informational meeting which was attended by some 60 people, in person and remotely. Thanked Staff; James Goudie-Murray, Victor Garofalo, Leila Frank and Maria Cataloni for their assistance at the informational session
- Stated that on July 2nd, the Liberty Ledge/Sewataro Committee will present responses from the informational session

Board Member Kouchakdjian

- Extended Congratulations to Sandra Duran, Tina Rivard, Adam Burney and Human Resources Director Stephanie Oliver for their hard work and indicated that she was very proud of them
- Suggested everyone be careful during the current heat wave and suggested that people take advantage of Town hydrating stations and check on neighbors and friends
- Noted that the LSRHS Agreement Subcommittee met yesterday afternoon and considered some outstanding issues including the related MOU; she explained that Town Manager Sheehan is working on the MOU document and a draft policy regarding how often the Agreement should be reviewed – She noted that the next meeting of the Subcommittee will take place in August

Board Member Carty

- Thanked Vice-Chair Gargeya for mentioning the Hamills who have worked on the Sudbury 4th of July Parade for many years
- He recommended that people check on their neighbors during the heat wave

Board Member Russo

- Recognized the professionalism and kindness extended by Sudbury Staff
- Stated that he would like to view the results of the Liberty Ledge/Sewataro Advisory Committee Open Session comments
- Reminded all that the Sewataro swimming area/pond will be opened to the public on July 3rd, 4th, and 5th

Public Comment

Resident Manish Sharma, 77 Colonial Road, stated that he submitted a complaint to DESI regarding school budget and SPS concerns; he recommended that a related public Q & A session take place.

Resident Josh Herting, 115 Pelham Island Road, thanked Senator Eldridge and Representative Gentile for advancing Warrant Item 3 forward; and requested that the Select Board Members support Article 3 for the voting recall.

Resident Darren Taricani, 7 Beachwood Avenue, endorsed candidate Alicia Carrillo to the SHA (Sudbury Housing Authority).

Resident CJ Davis, Oakland Avenue, stated that he supported the appointment of Alicia Carrillo to the SHA and also supported Article 39, focusing on working on community housing and asked the Board to endorse Ms. Carrillo.

Resident Kaffee Kang, 96 Old Garrison, supported candidate Cynthia Howe for the SHA, stressing that Ms. Howe has extensive financial and managerial experience with the Housing Authority and State Housing as well.

Resident Ann Garcia Meilin, 41 Wilson Drive, endorsed SHA appointment of Alicia Carrillo, who is well-qualified to serve on SHA.

Resident Jessica Cerullo, 14 Basswood Avenue, endorsed Cynthia Howe to the SHA and is a third-generation resident of Sudbury.

Resident Carmine Gentile, 36 Surrey Lane, indicated his support of Cynthia Howe to be on the SHA, adding that she has been a valuable member on the Housing Authority.

Resident Stephanie Gratewater, 71 Lake Willow Drive, supported the appointment of Cynthia Howe to the SHA.

Resident and former Member of the SHA Steve Swanger, 14 Bentwood Road, supported the SHA appointment of Cynthia Howe; he added that her grandparents were involved in Sudbury housing and that Ms. Howe has extensive housing experience with working in the private and public sectors.

A.Consent Calendar (1-5)

1. Accept gift from the Friends of the Bruce Freeman Rail Trail in the amount of \$5,300 to cover the cost of portable toilets.
2. Accept grant for the Sudbury Senior Center in the amount of \$9,000 for Digital Literacy.
3. Accept grant for the Sudbury Health Department in the amount of \$28,000 for the Nourish and Connect Sudbury project.
4. Spring 2026 Select Board Newsletter Articles
5. Vote to authorize the Town Manager to sign an Intermunicipal Agreement with the Regional Housing Services Office (RHSO) covering Fiscal Years 2027-2029.

Board Member Carty recommended that the Board discuss item #5 in further detail. Board Members agreed to discuss Item #5 later in the meeting.

Board Member Russo motioned to approve Consent Calendar Items 1-4, as presented in the Select Board Packet. Board Member Carty seconded the motion.

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

VOTED: To approve Consent Calendar Items 1-4, as presented in the Select Board Packet.

B. Miscellaneous

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

Present: Representative Carmine Gentile, Senator Jamie Eldridge

Senator Eldridge noted that the FY27 State Budget would be voted on tomorrow. He addressed the environmental bond bill, climate-related bills and the economic development bill.

Representative Gentile stated that he was a member on the Environmental Bond Bill Committee. Vice-Chair Gargeya asked about the Municipal Empowerment Act. Senator Eldridge responded that he did not think that the Municipal Empowerment Act Bill would pass at this time.

Board Member Russo inquired about possible funding for the Route 20 corridor economic development incentive. Senator Eldridge stated that he was working with the MA Works grants, workforce development and would be interested in bringing forward such initiatives.

Board Member Carty thanked the two legislators for advancing the vote recall bill and asked if they would support it. Representative Gentile confirmed that a recall hearing was scheduled for July 21st and will be held virtually along with four other bills to be heard at that hearing. Representative Gentile explained that the Town of Danvers recall bill was somewhat different from the Sudbury recall item. Representative Gentile opined about the bill being sent to Committee study, questioning if the bill would pass Committee. He also mentioned establishing a Charter Committee in Town.

Board Member Kouchakdjian inquired about economic development regarding the Route 20 corridor and the concept of Sudbury eventually gaining control of that section of Route 20 from the State. She advocated that legislation support businesses coming to this area. Representative Gentile commented that MA Works Grants/workforce development grants might be possible for Sudbury, as they were in Marlborough. Board Member Kouchakdjian commented about related businesses to be encouraged by the newly completed Rail Trails.

Board Member Carty mentioned challenges associated with installing additional walkways in Town and connecting such walkways in Town. He opined about changes to CPA legislation to allow for walkway construction under certain circumstances .

Board Member Russo asked about earmarked bills/legislation for the Town. Representative Gentile mentioned grants for adaptive bikes for the rail trails.

Town Manager Sheehan mentioned that he appreciated the honesty expressed by Representative Gentile and Senator Eldridge regarding the Empowerment Act and hoped the legislators would let him know when similar opportunities come up. He thanked Representative Gentile for his service to the Town of Sudbury.

2. Meet in joint session with the Sudbury Housing Authority to discuss a Housing Authority vacancy and interview applicants to serve through May 2027; pursuant to G.L. c. 41, s. 11

Present: Frank Riepe, Sheila Cusolito, Tania Vitvitsky, Sherri Cline, Amy Lepak

Ms. Vitvitsky called the joint session to order Lepak-present, Cline-present, Riepe-present, Cusolito-present, Vitvitsky-present

Three SHA candidates were interviewed:

Alicia Carrillo

Ms. Carrillo recognized the dedication and many years of service by outgoing SHA Member Steve Swanger. She added that candidate Cynthia Howe is also well-qualified for the position.

Ms. Carrillo detailed that she has lived in the Pine Lakes neighborhood of Sudbury for some 40 years, had teaching background, was a member of many school-related groups and participated in many Town Meetings. She stressed that the Pine Lakes neighborhood is a very dense neighborhood with a strong history; she commented that protection of such “vulnerable” neighborhoods was needed.

Board Member Russo asked Ms. Carrillo about the number of SHA meetings she has attended in the last year. Ms. Carrillo responded that she only missed one meeting.

Board Member Russo asked Ms. Carrillo how she might hope to shape SHA strategy. Ms. Carrillo responded that many SHA housing projects have been effective as duplexes and she would support development of such housing on appropriately-sized lots. She reiterated that the lot size in Pine Lakes neighborhoods was small. Ms. Carrillo stated that SHA strategy should include the updating/rehabbing of single-family homes, and would endorse the Fairbanks housing proposal.

Board Member Carty asked how Ms. Carrillo might modify SHA goals. She agreed that developing additional affordable housing is a worthy goal, but at this time, priority should be given to improving the existing properties. She stressed that the Town has already exceeded the affordable housing mandated threshold.

Vice-Chair Gargeya asked Ms. Carrillo about SHA priorities. Ms. Carrillo responded that she understood that SHA housing and associated completion of such projects is very important.

Board Member Kouchakdjian asked Ms. Carrillo if she would support recently considered new duplex housing proposals. Ms. Carrillo clarified that she would object if one of her neighbors proposed a duplex on a 0.16 acre lot as is proposed in the SHA development project. Board Member Kouchakdjian recognized that duplex-style homes are a great place to age in place.

Chair Dretler asked Ms. Carrillo if she were to become a SHA member, could she consider decisions that might not be popular with all. Ms. Carrillo responded that full transparency and consideration of all

possible decisions was necessary. She added that all voices/points of view must be heard and she would always welcome feedback.

Cynthia Howe

Ms. Howe confirmed that her mother grew up and lives in the Pine Lakes neighborhood as does she. Ms. Howe agreed with comments made by Ms. Carrillo regarding the density of that neighborhood, as well as the need for additional affordable housing in Sudbury.

Ms. Howe explained her years of professional housing employment in both the State, municipal and private sectors. She noted that given her background, she would be qualified to help guide the SHA.

Board Member Russo asked Ms. Howe about her attendance at SHA meetings in the last year. Ms. Howe responded that she had attended several meetings and participated in the related design development team.

Board Member Russo asked Ms. Howe how she might hope to shape SHA strategy. Ms. Howe responded that it would be important to address housing maintenance aspects and long-term management. She stressed that conducting meaningful conversations regarding particular projects must be required.

Vice-Chair Gargeya asked Ms. Howe about SHA priorities. Ms. Howe responded that considering the construction of new houses is only one aspect of priority; advocacy for development with strong management/maintenance plans are equally important.

Board Member Carty asked Ms. Howe what she would consider about the existing four homes in the Pine Lakes neighborhood. Ms. Howe responded that perhaps two duplexes or ADUs might be considered, as the lots appear to be small.

Board Member Kouchakdjian asked Ms. Howe if she would support recently considered new duplex housing proposals. Ms. Howe responded that duplexes and ADUs are very valuable and that her mother lives in an ADU.

Board Member Kouchakdjian asked Ms. Howe if she would support the building of additional duplexes in the Pine Lakes area. Ms. Howe stated that she would have to examine that aspect more closely and that ADUs might be more appropriate.

Ms. Cline asked Ms. Howe to provide additional description regarding her associated housing experience. Ms. Howe mentioned that she was involved with the Coolidge properties and spend approximately 15 years in the field working in the private sector. Ms. Howe acknowledged that she served as the director of the Needham Housing Authority and the Wellesley Housing Authority.

Ms. Cline asked Ms. Howe if she works with State and Federal housing programming. Ms. Howe responded in the affirmative. Ms. Howe stressed the importance of a close relationship between the Housing Trust and the Housing Authority.

Board Member Kouchakdjian stated that she was happy to hear Ms. Howe stress the importance associated with property maintenance and management.

Chair Dretler asked Ms. Howe if she were to become a SHA member, could she consider decisions that might not be popular with all. Ms. Howe responded that as part of such decision/s, the proposal/s require some modifications to be presented. Ms. Howe added that she generally supports duplexes.

Susan Asbedian-Ciaffi

Ms. Asbedian-Ciaffi confirmed that she has been a resident of Sudbury since 1995 and was involved with many volunteer positions in that time, with over 10 years of service on the CIAC. She added that accounting has been her profession for some 30 years and that currently she is employed by Raytheon/Collins as a Financial Analyst.

Ms. Asbedian-Ciaffi indicated that she wanted to become a member of the SHA because housing is a very important topic for Sudbury at this time. She mentioned several well-done duplexes and would favor that type of housing. Ms. Asbedian-Ciaffi stated that she may bring a more objective view of the Pine Lakes neighborhood as she does not live in that neighborhood.

Vice-Chair Gargeya asked Ms. Asbedian-Ciaffi about SHA priorities. Ms. Asbedian-Ciaffi stressed the importance of housing maintenance and the potential expansion of housing opportunities on smaller lots as well. She stressed the importance of people working and being able to live in Sudbury.

Board Member Russo asked Ms. Asbedian-Ciaffi about how many SHA meetings she had attended in the last 12 months. Ms. Asbedian-Ciaffi responded none, but is familiar with housing proposals.

Board Member Russo asked Ms. Asbedian-Ciaffi how she might hope to shape SHA strategy. Ms. Asbedian-Ciaffi mentioned the worth of building additional inventory on the suitable lots.

Board Member Carty asked Ms. Asbedian-Ciaffi about her membership on the CIAC. Ms. Asbedian-Ciaffi responded that she will no longer be serving on CIAC.

Board Member Carty asked Ms. Asbedian-Ciaffi what she would consider about the existing four homes in the Pine Lakes neighborhood. Ms. Asbedian-Ciaffi responded that she would be interested in learning more about the lot sizes of the four homes in question.

Board Member Kouchakdjian asked Ms. Asbedian-Ciaffi what her impression of duplexes and ADUs were and the relationship to aging in place. Ms. Asbedian-Ciaffi responded that such housing would serve a valued need, whether for young people or older people. She stressed that such housing must comply with the lot size, etc.

Ms. Vitvitsky commented that over the years SHA has tried to obtain buildable lots in Sudbury, with no success.

Ms. Cline agreed with Ms. Asbedian-Ciaffi's response that the site and related proposals must be studied and vetted before next steps could be taken.

Ms. Cline asked Ms. Asbedian-Ciaffi what had her to apply for the SHA membership at this time. Ms. Asbedian-Ciaffi stated that she was not renewing her term on CIAC, and this volunteer service seemed interesting to her.

Chair Dretler asked Ms. Asbedian-Ciaffi if she were to become a SHA member, could she consider decisions that might not be popular with all. Ms. Asbedian-Ciaffi she has had to explain unpopular decisions, which she is able to do.

Board Member Carty motioned to appoint Alicia Carrillo to the Sudbury Housing Authority. Board Member Russo seconded the motion.

It was on motion 8-2; Cusolito-no, Riepe-no, Lepak-no Cline-no, Vitvitsky-no, Carty-aye, Russo-aye, Gargeya-no, Kouchakdjian-no, Dretler-no

The motion to appoint Alicia Carrillo to the Sudbury Housing Authority failed.

Board Member Russo stated that SHA must consider the original SHA goals and stressed that Ms. Carrillo's perspective might help the SHA. He added that whoever is appointed to the SHA must maintain such perspective to help seek compromise and solutions to ease conflict. Ms. Cline stated that Ms. Howe has extensive experience. Board Member Kouchakdjian mentioned the importance of Ms. Howe's related experience and background. Chair Dretler added that Ms. Howe worked for the Town of Grafton which is a community similar to the size of Sudbury.

Ms. Cline motioned to appoint Cynthia Howe to the Sudbury Housing Authority for a term to expire May, 2027. Mr. Riepe seconded the motion.

It was on motion 9-1; Vitvitsky-aye, Riepe-aye, Lepak-aye, Cusolito-aye, Cline-aye, Carty-no, Russo-aye, Kouchakdjian-aye, Gargeya-aye, Dretler-aye

VOTED: To appoint Cynthia Howe to the Sudbury Housing Authority for a term to expire May, 2027

Ms. Cusolito motioned to close the joint meeting with the Select Board. Mr. Riepe seconded the motion.

It was on motion 5-0; Cline-aye, Riepe-aye, Lepak-aye, Cusolito-aye, Vitvitsky-aye

VOTED: To close the joint meeting with the Select Board

3. Update from Diversity, Equity, and Inclusion Commission and discussion of change to charge and number of members

Present: Janine Taylor, DEI Commission Co-Chair

Ms. Taylor explained that DEI membership is currently representative of seven members and will likely reduce to five members at some time.

Vice-Chair Gargeya asked Ms. Taylor about recruiting strategies. Ms. Taylor responded that one strategy involves the creation of recruitment brochures.

Board Member Carty suggested that the Commission and the Board consider why this committee cannot retain members and opined the answer was not to keep reducing the membership numbers. Members discussed the possible membership number.

Board Member Russo mentioned increased focus for the Commission. Ms. Taylor agreed and suggested that the Select Board attend the next DEI meeting on July 23. Chair Dretler and other Board Members agreed that such a meeting would be scheduled.

Ms. Taylor provided DEI update; which included detail regarding the Commission working on meeting minutes, brochures being created for the Pride Day Event, the success of the Building Connections session which included some 20 participants, the Student Essay Competition would take place during the summer with help from the Goodnow Library and LSRHS, Anticipating joining the Town of Lincoln with the formation of Inclusion, Diversity, Equity and Anti-Racism in the Fall.

Ms. Taylor mentioned that the Commission is considering an Equity Audit and the Commission has some \$8,000 in funds remaining. She noted that the Commission will be participating in the “Definition of Anti-Semitism” being led by the clergy and congregation from Beth El.

4. Appoint Hilda Ioanilli, 192 Boston Post Road, to the Board of Registrars with a term to expire 5/31/29

Present: Hilda Ioanilli

Vice-Chair Gargeya motioned to appoint Hilda Ioanilli, 192 Boston Post Road, to the Board of Registrars with a term to expire 5/31/29. Board Member Kouchakdjian seconded the motion.

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

VOTED: To appoint Hilda Ioanilli, 192 Boston Post Road, to the Board of Registrars with a term to expire 5/31/29

Chair Dretler explained that Ms. Ioanilli had been previously interviewed by the Board and asked if the Board had any further questions. Members responded not. Board Members thanked Ms. Ioanilli for her willingness to serve the Town.

5. Appoint Allison Goldfarb, 1011 Concord Road, to the Agricultural Commission with a term to expire 5/31/2027.

Present: Allison Goldfarb

Ms. Goldfarb stated that she and her family recently moved to Sudbury and were attracted to the Town because of the interesting mix in Town – rural and yet close to everything. She explained that she has interest in running an equestrian therapy site and has a yard perfect for agriculture as well.

Board Member Kouchakdjian asked Ms. Goldfarb about her area/s of interest. Ms. Goldfarb spoke of her interest in growing fruits such as pears, cherries, apples, raspberries, etc. She added that she has much to learn about growing such fruit.

Board Members thanked Ms. Goldfarb for her interest in joining the Agricultural Commission.

Vice-Chair Gargeya motioned to appoint Allison Goldfarb, 1011 Concord Road, to the Agricultural Commission with a term to expire 5/31/2027. Board Member Kouchakdjian seconded the motion.

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

VOTED: To appoint Allison Goldfarb, 1011 Concord Road, to the Agricultural Commission with a term to expire 5/31/2027

6. Discussion and review of existing Select Board goals and an Economic Development goal

7. Review and adopt revised Select Board policies as recommended by the Policies & Procedures Review Subcommittee: Citations and Proclamations, Citizen Comments, and Collective Bargaining

8. Summer 2026 Select Board Newsletter Topic Discussion

Chair Dretler stated that agenda items 6, 7 and 8 would be postponed to a future Select Board meeting.

Review Consent Calendar #5

Board Member Carty asked about funding of the three-year proposal without a budgeted item. Town Manager Sheehan explained that the funding came through CPA funds, in the amount of \$73,987.00. Board Member Russo indicated that the associated funding appeared to be lower than originally thought and was pleased with the change in amount. Assistant Town Manager/Finance Director Victor Garofalo stated that the Sudbury Housing Trust would be paying for a portion of the fee.

Board Member Carty motioned to approve Consent Calendar Item #5, as presented in the Select Board packet. Vice-Chair Gargeya seconded the motion.

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

VOTED: To approve Consent Calendar Item #5, as presented in the Select Board packet

9. Upcoming Items

Chair Dretler recommended that Board Members send their suggestions about various items to be included on the upcoming Select Board meeting to Town Manager Sheehan.

C. Executive Session

1. Vote to close Open Session and enter Executive Session: pursuant to G.L. c. 30A, § 21(a)(7) to review and approve executive session meeting minutes “[t]o comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements” (Purpose 7)

- **February 3, 2026**
- **April 14, 2026**
- **May 19, 2026**
- **June 2, 2026**

Chair Dretler read in the words of the motion. Vice-Chair Gargeya motioned in the words of the Chair. Board Member Kouchakdjian seconded the motion.

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

VOTED: To close Open Session and enter Executive Session: pursuant to G.L. c. 30A, § 21(a)(7) to review and approve executive session meeting minutes “[t]o comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements” (Purpose 7).

Open Session ended at 10:26 PM.