

IN SUDBURY SELECT BOARD

TUESDAY APRIL 8, 2026

7:00 PM

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

ZOOM Meeting

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

CALL TO ORDER

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

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

Opening Remarks by Chair

Chair Kouchakdjian thanked Town Manager Sheehan and Town staff for organizing tonight's interviews for membership on the Liberty Ledge/Sewataro Advisory Committee. She thanked the candidates for making themselves available tonight.

Chair Kouchakdjian confirmed that candidate appointments would not be made this week and candidate interviews will continue tomorrow evening.

A.Miscellaneous

1. Interviews with Liberty Ledge/Sewataro Applicants:

Candidate Jennifer Pincus

Ms. Pincus provided details of her professional background. She explained that she is one of the co-chairs of the Permanent Building Committee where she was assigned to be the project manager for the Fairbank Community Center.

Board Member Carty stated that Ms. Pincus is a known commodity and he had no questions for her.

Vice-Chair Dretler commented that the Advisory Committee is being tasked to consider multiple uses for the site and already know that the site can operate as a camp.

Vice-Chair Dretler asked Ms. Pincus how she would apply her experience and interest in the Liberty Ledge/Sewataro site. Ms. Pincus replied she is not so much interested in the associated financials, and her

background is in architecture; she contributed to rehabbing a train station into a community center/gathering space and park. She stressed that her interest is mainly on outside spaces/usage and public buildings.

Board Member Gargeya asked Ms. Pincus about the Liberty Ledge/Sewataro Advisory Committee Mission Statement for Sewataro. Ms. Pincus replied she read the mission statement some time ago, and she did not recall the various details regarding the Mission Statement.

Chair Kouchakdjian read the mission statement aloud.

Board Member Gargeya inquired about what area/s Ms. Pincus would be interested in if appointed to the Committee. Ms. Pincus responded that given her experience, an at-large role dealing with different uses for space might be preferred.

Board Member Gargeya inquired how Ms. Pincus would approach if presented with a different perspective than her own on the possible usage for the property. Ms. Pincus replied that she did not have a particular opinion and was open to all ideas for the property.

Board Member Russo asked how Ms. Pincus would make sure the recommendations of the Committee are realistic and in line with the expectations of Town Meeting. Ms. Pincus responded that she would want to brainstorm all possibilities before considering the financial aspects and presenting the possibilities to the Select Board.

Board Member Russo asked what key strategic questions should be considered with regard to the site. Ms. Pincus replied that all different aspects should be reviewed to best determine what the Town needs. She added that such review should be reflected in a regional discussion.

Board Member Russo asked Ms. Pincus how she would view the benefits of public use of Sewataro, along with the value of some 500 Sudbury campers and some 80 people who are employed at Camp Sewataro. Ms. Pincus replied that she was not sure the Camp was being used to its full potential.

Chair Kouchakdjian asked Ms. Pincus how she would handle the public's comments regarding such a contentious issue/matter. Ms. Pincus replied she would take the public's ideas to the Committee.

Chair Kouchakdjian inquired if Ms. Pincus had any family members working or attending the camp. Ms. Pincus replied not.

Candidate Debbie Dineen

Ms. Dineen reviewed her professional background, including her prior position as Conservation Agent for the Town of Sudbury, and currently her volunteer assignments including working and developing an invasive species management policy at the Wayside Inn.

Ms. Dineen commented that her goal is to make Sewataro a welcoming place and a resource for the Town.

Board Member Carty asked Ms. Dineen about her answer to the question concerning selling part of property to pay for the improvements, while at the same time determining what the best usage of the

property. Ms. Dineen replied she was trying to highlight both ends of the spectrum regarding what could happen with the property.

Vice-Chair Dretler asked if Ms. Dineen's conservation experience could be used to determine what the best usage of the land is. Ms. Dineen replied maintenance of the ponds at the camp are protected by the present wetland regulations.

Vice-Chair Dretler asked how Ms. Dineen could use her knowledge of conservation to help manage the environmental impact of the man-made ponds at the site. Ms. Dineen mentioned her involvement in the review of various developments at the site and related impact on stormwater management.

Vice-Chair Dretler asked if Ms. Dineen has any family members attending or working at the camp. Ms. Dineen replied not.

Board Member Gargeya asked Ms. Dineen what she thought the position on the Advisory Committee would be the best fit for her experience. Ms. Dineen replied an at-large seat on the Committee might be the best.

Board Member Gargeya asked Ms. Dineen if she was comfortable with financials. Ms. Dineen replied she has experience working with the Town's finances for many years.

Board Member Gargeya inquired about how Ms. Dineen would handle different/conflicting perspectives other than her own when approached by a member of the public. Ms. Dineen replied that she would want to involve the public in any decision.

Board Member Russo asked about the conservation restriction on the property, proposed by Mark Taylor. Ms. Dineen replied the state would not accept a conservation restriction if Mark Taylor was to continue running the camp.

Board Member Russo asked Ms. Dineen about the ongoing maintenance considerations. Ms. Dineen addressed lawn mowing, and maintenance of the drainage infrastructure at the site.

Board Member Russo asked how Ms. Dineen would keep the Committee's recommendations relatively realistic. Ms. Dineen stated that the Committee's recommendations must consider implementation costs.

Board Member Russo inquired about what questions the committee should be asking. Ms. Dineen replied committee queries should involve considering the needs of the Town and how the property might solve and address some of those needs.

Chair Kouchakdjian asked Ms. Dineen how she would manage balancing public opinion while maintaining fairness. Ms. Dineen replied that resident opinions must relate to the Mission Statement.

Chair Kouchakdjian inquired if Ms. Dineen was familiar with the Town's agreement with the Camp Operator. She replied in the negative.

Chair Kouchakdjian closed the candidate questioning segment of the Select Board meeting.

Special Town Meeting Discussion

Chair Kouchakdjian opened discussion regarding calling a Special Town Meeting and opening a Warrant.

Town Manager Sheehan stated a petition with over 300 signatures to call a Special Town Meeting was submitted on April 7, 2026. He confirmed that the Town is required by State Law to conduct a Special Town Meeting within 45 days, or by May 21, 2026. He added that Town Bylaws require a Warrant for such Special Town Meeting be open for 10 days at which time a 25-day comment period begins.

Town Manager Sheehan stated that selecting a location for Special Town Meeting is somewhat problematic given the short scheduling period.

Town Manager Sheehan proposed a related schedule: Open warrant from 4/9 to 4/21, begin 25-day comment period and schedule a Special Town Meeting within a period reflecting a day within the 5/16/26 to 5/21/26 time frame.

Board Member Carty asked if there was an opportunity to reduce postage charges by mailing out Annual and Special town meeting warrants.

Board Member Gargeya reminded the Board that Sudbury's 250th Celebration is scheduled for May 16.

Board Member Russo asked about the cost of a Special Town Meeting at this time. Town Manager Sheehan replied \$6,000 to \$7,000. He noted the finances being dependent on the location of the Special Town Meeting.

Vice-Chair Dretler asked if the petitioner could present to the Board at an upcoming Select Board meeting.

Town Manager Sheehan confirmed that the Town Clerk would call the meeting to order if the Town Moderator was not available to appoint a moderator for the night.

Vice-Chair Dretler motioned to call a Special Town Meeting and open the warrant as of April 9, 2026. Board Member Carty seconded the motion.

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

VOTED: To call a Special Town Meeting

Adjourn

Vice-Chair Dretler motioned to adjourn the Select Board Meeting. 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 the Select Board Meeting

There being no further business, the Select Board Meeting ended at 8:29 PM.