

SUDBURY SELECT BOARD

TUESDAY AUGUST 11, 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, Town Manager Andrew Sheehan, Assistant Town Manager/Finance Director Victor Garofalo

Absent: Select Board Member Charles Russo

CALL TO ORDER

Chair Dretler called the meeting to order at 7:00 PM, recognizing the remote presence of Select Board Members Gargeya, Carty, Kouchakdjian and Dretler. Roll Call was taken: Gargeya-present, Carty-present, Kouchakdjian-present, Dretler-present

Opening Remarks by Chair

- Commented about inaccurate comments regarding the possible sale and high-density housing at the Liberty Ledge/Sewataro property; she recommended that if members of the community have questions about this, they should contact Town Staff or the Select Board; she stressed the importance of residents having different opinions about Town-owned properties and understanding what is being studied by the Advisory Committee.

Reports by Town Manager

- Announced several DPW road paving, sidewalk replacement/repair projects taking place; he asked that everyone be patient with delays caused by the project work
- Announced Haskell playground and bathroom project has been delayed due to availability of supplies to finish the work
- Confirmed that the lower Feely Field renovation project has begun and will be completed in Fall of 2027 to allow turf to fully establish.

Reports for Select Board

Vice-Chair Gargeya

- Member Gargeya posted a note to Sudbury residents on social media refuting claims unsupported by facts that the Liberty Ledge/Sewataro Advisory Committee is recommending selling the Sewataro land and that he had reversed his position on the property. Democratic debate is healthy,

but false claims harm civic dialog. Acknowledged the hard work being done by Sewataro/Liberty Ledge Advisory Committee volunteers and confirmed that false comments were being circulated regarding the Advisory Committees' support of high-density development at the site; he recommended that residents carefully read the related survey with recommendations to be submitted to the Select Board by 10/31/26

- Glad to see that excessive heat is moderating and the rains are much appreciated

Board Member Kouchakdjian

- Hoped everyone was having a great summer and it will soon be back to school time in Town
- Happy to see temperatures moderating

Board Member Carty

- Hoped all will enjoy what is left of the summer and thanked those who have written in on Sewataro.

Public Comment

Resident Kirsten Roopenian, 45 Harness Lane, referenced the received letter regarding possible CPA funding and walkways to rail trails; she indicated that such proposal might be premature as State Legislature has not addressed such funding. She suggested that the Board consider DPW plans and mapping and urged that the Board pause before recommending related CPA funding.

Resident Manish Sharma, 77 Colonial Road, expressed his concern about Town management not supplying financial documentation as he previously requested. He hoped that the best solution for the Sewataro/Liberty Ledge site would be considered, and thanked Vice-Chair Gargeya for his help with the Sewataro Q&A session.

Consent Calendar

1.As the Licensing Authority for the Town of Sudbury, vote whether to approve a new Common Victualler License for Dunkin' Donuts, 378 Boston Post Road, as requested in an application dated June 9, 2026

2.Vote to grant a one-day Wine & Malt license to Sudbury Valley Trustees, to accommodate their Beer in the Barn Fundraiser on Friday, September 25, 2026 from 6:30 PM to 9:00 PM at the Barn at Wolbach Farm, 18 Wolbach Road, subject to the use of a TIPS-trained bartender and a receipt of Certificate of Liability insurance

3.Vote to grant a Special Permit to ASL Foundation, to hold the Ride to Defeat ALS on Saturday, September 19, 2026 from 7:30 AM through approximately 2:00 PM subject to Police Department safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the event's conclusion

4.Approve application for walk/relay of the Sudbury Pan-Mass Challenge Kids Ride on Sunday, September 20th from 10:00 AM until 11:30 AM. Rain date of Sunday September 27th

- 5. Approve walk/relay application for Bike Not Bombs on Sunday, October 4th from 10:00AM to 3:00PM. Rain date of October 11th.**
- 6. Accept a grant in the amount of \$30,000 awarded to the Department of Health and Community Services for FIFA Community Watch Parties**
- 7. Vote to appoint Election Officers for a one-year term, commencing August 15, 2026 and ending August 14, 2027, as recommended by the Democratic and Republican Town Committee Chairs and the Town Clerk**
- 8. Reduce Michael Wallace, 18 Richard Avenue, from Full Member of the Historical Commission to Associate Member with a term to expire 5/31/2029**
- 9. Accept resignation of John Drobinski from the SuAsCo River Stewardship Council effective 7/24/26**
- 10. Accept Resignation of William Pimentel from the Liberty Ledge / Sewataro Advisory Committee**
- 11. Proclamation: Decades of the July 4th Parade**
- 12. Vote to approve letter in support of Community Preservation Act funds used to improve walkways**
- 13. Confirm the Town Manager's appointment of Alan Jost, 81 Austin Road, to the Historical Commission with a term through May 31, 2027**

Board Members agreed to discuss Consent Calendar Item 12 later in the meeting.

Vice-Chair Gargeya mentioned Consent Calendar Item 11 – Proclamation: Decades of the July 4th Parade and expressed his gratitude to Mike Hamill, Libby Hamill, and Doug Haartz for their service and dedication on making the Sudbury 4th of July Parade such a great event.

Vice-Chair Gargeya motioned to approve all Consent Calendar Agenda Items, with the exception of Consent item 12. Board Member Kouchakdjian seconded the motion.

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

VOTED: Motioned to approve all Consent Calendar Agenda Items with the exception of Consent Calendar item 12

Vice-Chair Gargeya motioned to approve Consent Calendar Agenda Item 7. Board Member Kouchakdjian seconded the motion.

It was on motion 3-0-1; Gargeya-aye, Carty-abstain, Kouchakdjian-aye, Dretler-aye.

VOTED: To approve Consent Calendar Agenda Item 7

3 Transportation Committee update on transportation activities

Board Member Carty provided a transportation activity update and stated that CatchConnect service currently has a connection to Marlboro and a cross-RTA initiative that would allow a connection into Maynard was being considered. He stated that MWRTA (Metrowest Regional Transit Authority) funding is earmarked for transit authorities to extend that route to include Maynard and Nobscot area in Framingham for at least a year and likely would not cost Sudbury anything.

Board Member Carty indicated that he supported this transportation plan wholeheartedly. Chair Dretler stated that she would like to see the mentioned MWRTA proposal in writing.

Board Members asked related questions. Board Members agreed the proposal was worth serious consideration.

Public Hearing

7:30 PM - Approve location for new Eversource stub pole: Station Road – northeasterly side approximately 430± feet northwest of Boston Post Road

Present: Christine Crosby, Eversource Representative

Vice-Chair Gargeya motioned to open the Public Hearing to approve location for new Eversource stub pole: Station Road – northeasterly side approximately 430± feet northwest of Boston Post Road. Board Member Kouchakdjian seconded the motion.

It was on motion 4-0; Gargeya-aye, Carty-aye, Kouchakdjian-aye, Dretler-aye
VOTED: To open the Public Hearing to approve location for new Eversource stub pole:
Station Road – northeasterly side approximately 430± feet northwest of Boston Post Road

Ms. Crosby explained the request involved a grant of location to replace a stub pole, which would replace a tree pole. Town Manager Sheehan stated that such location would provide stability on the south side of the street.

Board Member Carty mentioned possible wetland considerations in the proposed area. Ms. Crosby confirmed there were no wetland considerations. Town Manager Sheehan added that Lori Capone of the Conservation Department would provide final review of the site. Town Manager Sheehan noted that most likely the area was outside of wetlands.

Vice-Chair Gargeya asked if pole was installed by Verizon and Eversource. Ms. Crosby responded in the affirmative, adding that the pole was jointly owned by Verizon and Eversource and a guide wire would help support the cable.

Vice-Chair Gargeya motioned to close the public hearing to approve location for new Eversource stub pole: Station Road – northeasterly side approximately 430± feet northwest of Boston Post Road. Board Member Kouchakdjian seconded the motion.

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

VOTED: To close the public hearing for to approve location for new Eversource stub pole:
Station Road – northeasterly side approximately 430± feet northwest of Boston Post Road.

Vice-Chair Gargeya motioned that the Select Board approve the location for new Eversource stub pole:
Station Road – northeasterly side approximately 430± feet northwest of Boston Post Road, contingent on
Town officials' approval. Board Member Kouchakdjian seconded the motion.

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

VOTED: That the Select Board approve the location for new Eversource stub pole: Station Road
– northeasterly side approximately 430± feet northwest of Boston Post Road, contingent on Town
officials' approval

C. Miscellaneous

1. Appoint Blair Stewart, 405 Dutton Road, to the Energy and Sustainability Committee with a term to expire 5/31/29

Present: Blair Stewart

Mr. Stewart provided details about his professional background as an electrical engineer and did major projects for National Grid and Global Sustainability group for McDonald's. He was also involved in fund planning.

Chair Dretler noted that the Energy and Sustainability Committee unanimously supported the appointment of Mr. Stewart.

Board Members were impressed by Mr. Stewart's background and thanked him for offering his time.

Vice-Chair Gargeya motioned to approve the appointment of Blair Stewart to the Energy and Sustainability Committee with a term to expire 5/31/29. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the appointment of Blair Stewart to the Energy and Sustainability
Committee with a term to expire 5/31/29

2. Appoint Susan Asbedian-Ciaffi of 140 Morse Road, to the Sudbury Housing Trust to serve the balance of a two-year term, which began on June 1, 2026 and expires on May 31, 2028

Present: Susan Asbedian-Ciaffi

Board Members acknowledged that Ms. Asbedian-Ciaffi served on numerous Town Board/Committees for many years; with her most current appointment being on CIAC.

Ms. Asbedian-Ciaffi confirmed that she also continues to assist people seeking necessary furnishings for prospective housing.

Vice-Chair Gargeya motioned to appoint Susan Asbedian-Ciaffi of 140 Morse Road, to the Sudbury Housing Trust to serve the balance of a two-year term, which began on June 1, 2026 and expires on May 31, 2028. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the appointment of Susan Asbedian-Ciaffi of 140 Morse Road, to the Sudbury Housing Trust to serve the balance of a two-year term, which began on June 1, 2026 and expires on May 31, 2028

4. FY2026 Year End Review of Budget to Actual

Town Manager Sheehan confirmed that the books for FY26 were officially closed and revenues in 2026 were strong.

Finance Director/Assistant Town Manager Garofalo presented the “Town of Sudbury Budget & Actual Summary – FY26,” included in tonight’s Select Board meeting packet. He detailed various revenue topics including: Real Estate, State Aid (charter School), Motor Vehicle Excise Tax (strong year), Meals Tax, Medicaid (students in that program) Town licenses and Permits (increased fees), Other Dept Revenue – Camp Sewataro and the Cell Tower, Investment Earnings, which he indicated that looked good for FY27 as well.

Finance Director/Assistant Town Manager Garofalo reviewed larger expense items, including: Vacancies (Public Safety), DPW, and Employee benefits,

Finance Director/Assistant Town Manager Garofalo presented a graph displaying increasing Revenue Category for FY2028, adding the room must be considered for any shortfall/free cash and capital projects.

Board Members asked related questions. Vice-Chair Gargeya appreciated the thoroughness of the report and inquired about expenses associated with the proposed elementary school roofs.

Board Member Carty inquired about penalties and interest and Town/school encumbrances. Mr. Garofalo stated that he would be providing a listing of all such encumbrances.

Board Member Carty supported the budget work being done as presented.

Board Member Kouchakdjian acknowledged that Mr. Garofalo presented a most thorough and insightful financial report. Chair Dretler was in agreement and congratulated Mr. Garofalo with his excellent budget work. She mentioned the debt schedule for the Select Board and the Finance Committee. Mr. Garofalo stated that he would share such listing with the Board.

Chair Dretler requested a breakdown summary regarding average home values in Sudbury in consideration of property taxes for the future. Board Member Carty agreed with presenting such a breakdown study.

5. Town Manager Performance Evaluation and Self-evaluation

Chair Dretler acknowledged the Town Manager's excellent performance evaluation results and evaluation composite as submitted by the Human Resources Department.

Vice-Chair Gargeya commented that the Town Manager's Evaluation and Self-Evaluation demonstrated an excellent reflection of service, responsible fiscal stewardship and in-depth planning. He mentioned that the Town Manager had a strong presence at Town events/meetings and has the ability to hire great staff.

Board Member Carty recognized the performance evaluation was positive overall, adding that he hoped that the Town Manager considered areas with lower rating numbers and construction criticism as well.

Board Member Kouchakdjian confirmed that Town Manager Sheehan demonstrates the high standard of leadership in the Town and the Town benefits from his experience and hiring aptitude, as demonstrated by the hiring of the Finance Director and other Town Staff who make great contribution. She added that Town Manager Sheehan exhibited strong managerial skills as seen when working to rectify budget issues with the School Department.

Chair Dretler thanked Town Manager Sheehan for his service to the Town and noted that with each year he continues to build on progress made in previous years. She added that Town Manager Sheehan is always seeking revenue and grant opportunities.

Chair Dretler commented that Town Manager Sheehan is well received and recognized for his accomplishments across the State. She thanked Human Resource Director Stephanie Oliver for helping with this evaluation process.

Town Manager thanked the Board and Members of Town Senior Management for their feedback. He stated that he was pleased with what has been accomplished in the last three years, adding that the team is exceptional and that he was looking forward to continued progress.

6. Discussion and review of updated Select Board goals, including the Economic Development Goal

Board Members reviewed edits made to the Select Board goals. Everyone took the time to update the goals.

Board Member Kouchakdjian mentioned the importance of a related Vocation Education Warrant Article to be presented at some future Town Meeting. She stressed the importance of receiving comments from the community and to include input from Sudbury schools as well.

Board Member Carty noted that input from school professionals would be needed. Chair Dretler suggested including input from Superintendents, an SPS and LSRHS representative as well. Board Members agreed to add a parent/caretaker representative as well.

Vice-Chair Gargeya mentioned the Economic Development goal and that after meeting with Town Manager Sheehan he edited the goal narrative to include a more strategic focus to include aspects of the Master Plan and interconnectivity between economic development and transportation, sidewalks, Smart goals, etc.

Vice-Chair Gargeya recommended that discussion with the Planning Board take place regarding possible bylaw changes as outlined in the Rte. 20 development study. He noted that he also included aspects from the DLS study, from Peer Communities Economic Committees, and Town Staff. He stated that the deadline for a defined plan would be June, 2027.

Board Member Kouchakdjian thanked Vice-Chair Gargeya and Town Manager Sheehan for advancing these detailed action items; she recommended that the Town website include a business page and that she would be in favor of establishing an Economic Development Committee at some point.

Board Member Carty addressed several edits made to the Transportation goal. Chair Dretler commented that she would be interested in including budgetary aspects. Town Manager Sheehan opined about related guidance/support from the Planning Department regarding this goal.

Board Member Carty stressed the importance of continued discussion. Chair Dretler suggested that the Transportation Committee establish meeting dates with the Select Board; related discussion took place.

Chair Dretler stated that she worked with Staff to update the rail trail goal and that the Select Board can review trail completion activities, related maintenance and operations after this point with quarterly updates.

Town Manager Sheehan noted that Board Member Russo provided edits regarding Town Meeting goal updates which included Town Meeting facilities being updated.

Vice-Chair Gargeya moved in the words of the Chair to accept the goal edits as presented tonight and access these goals as amended. Board Member Kouchakdjian seconded the motion.

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

VOTED: To accept the goal edits, as presented tonight and access these goals as amended

7. Open Meeting Law Complaint from Patrick Higgins – review and discuss response.

Town Manager Sheehan explained that an Open Meeting Law complaint was presented in a letter submitted by Patrick Higgins and that Town Counsel provided direction and the Division of Open Government approved an extension for consideration of such complaint regarding Open Meeting Law meeting procedure.

Chair Dretler confirmed that Board Member roll call always takes place and this mandate would be extended to other Town Boards and Committees.

Board Member Carty stated that the complaint comes from a watch-dog group and effects more communities than Sudbury. Board Members discussed the related process.

Vice-Chair Gargeya moved in the words of the Chair to authorize Town Counsel to respond to the office of the Division of Open Government. Board Member Kouchakdjian seconded the motion.

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

VOTED: To authorize Town Counsel to respond to the office of the Division of Open Government

8. Approve meeting minutes: April 8, 2026, April 9, 2026, June 2, 2026, June 16, 2026

April 8, 2026 Minutes

Vice-Chair Gargeya motioned to approve the April 8, 2026 Select Board Minutes, as amended. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the April 8, 2026 Select Board Minutes, as amended

April 9, 2026 Minutes

Vice-Chair Gargeya motioned to approve the April 9, 2026 Select Board Minutes, as amended. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the April 9, 2026 Select Board Minutes, as amended

June 2, 2026 Minutes

Vice-Chair Gargeya motioned to approve the June 2, 2026 Select Board Minutes, as amended. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the June 2, 2026 Select Board Minutes, as amended

June 16, 2026 Minutes

Vice-Chair Gargeya motioned to approve the June 16, 2026 Select Board Minutes, as amended. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the June 16, 2026 Select Board Minutes, as amended

Consent Calendar – Continue Item 12

Board Members agreed to review the associated CPA proposal letter regarding support of Community Preservation Act funds to be used for Town walkway improvements and agreed to draft a stronger letter and send it to CPC, the Planning Board and Park & Recreation Commission.

Chair Dretler stated that she would send such letter to the Chair of CPC, Chair of the Planning Board and Parks & Recreation. She recommended receipt of response by the end of October; Board Members were in agreement.

9. Upcoming items

September 1st Meeting

Bylaw Review/Amendments

Sustainability update

DEI Membership

Youth Commission Topic

Newsletter approval

Executive Session for review of executive session minutes

Future Meeting Topics:

KP Law Charter Review Discussion

Sudbury 250th sunset

Adjourn

Vice-Chair Gargeya motioned to adjourn the Select Board Meeting. Board Member Kouchakdjian seconded the motion.

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

VOTED: To adjourn the Select Board Meeting.

The meeting was adjourned at 10:40 PM