IN SUDBURY SELECT BOARD

TUESDAY SEPTEMBER 29, 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, Finance Director/Assistant Town Manager Victor Garofalo

CALL TO ORDER

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

Chair Dretler recognized the presence of Board Members Lisa Kouchakdjian, Radha Gargeya, Dan Carty, Charles Russo and Janie Dretler.

Roll Call was taken: Gargeya-present, Kouchakdjian-present, Carty-present, Russo-present, Dretler-present

Chair Dretler stated that Opening Remarks would be covered later in the meeting.

Public Comment

A.Consent Calendar

1. Vote to grant a Special Permit to the Marlborough Regional Community foundation, to hold the Wayside 5K on Saturday, October 3, 2026 from 8:00 AM through approximately 10:00 AM subject to Police Department safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the event's conclusion

2. Approve 2027 Select Board meeting schedule

3. Declaration of Easement and Protective Covenant for 694 Boston Post Road

4. Vote to sign the Warrant of the General Election to be held Tuesday, November 3, 2026 which must be posted no later than October 27, 2026

5. Vote to grant a Special Permit to the Pan-Mass Challenge, to hold the Sudbury PMC Kids Ride on Sunday, October 4, 2026 from 10:00 AM through approximately 11:30 AM subject to Police Department safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the event's conclusion

6. Appoint the following Election Workers with a term to end August 14, 2027:

- **Alett Mekler (Democrat) – Ballot Box/Tally Teller 107 Heron Ln, Sudbury**
- **Thomas O'Brien (Unenrolled) – Ballot Box 6 Walkup Rd, Sudbury**
- **Margaret Brewer (Democrat) – Ballot Box 22 Old Forge Ln, Sudbury**
- **Jennifer Lamb (Unenrolled) – Tally Teller 205 Great Rd, Unit B4, Acton 01720**

7. Extend current terms of existing Cultural Council members from October to May, so that future reappointments will align with other Boards & Committees, which take place annually in May: Rich K Gallup - from October 30, 2026 to May 31, 2027 Nancy Hudgins - from October 30, 2026 to May 31, 2027 Isabelle Kane - from October 30, 2026 to May 31, 2030 Hilary Ledebuhr - from October 30, 2028 to May 31, 2029 Frank Mahwinney - from October 30, 2028 to May 31, 2029

8. Vote to support and sign the application of 16 Stone Road for the Local Action Unit (LAU) Program

9. Vote to support the Town of Concord's nomination for an at-large seat on the Boston Region Metropolitan Planning Organization (MPO)

Vice-Chair Gargeya motioned to approve Consent Calendar items 1 through 7 and 9 of the Consent Calendar. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve Consent Calendar items 1 through 7 and 9 of the Consent Calendar

8. Vote to support and sign the application of 16 Stone Road for the Local Action Unit (LAU) Program

Present: Director of Planning and Community Development Adam Burney

Board Member Carty inquired about the acquired Housing Trust unit and the status regarding local preference. Mr. Burney stated that LAU local preference rules did not apply to single unit dwellings. He added that housing involving two or more units would provide such preference, and hoping for a spring lottery to get this unit occupied by summer. Board Member Carty confirmed that the unit in question was not a 40B unit.

Board Member Russo asked if the local option changed with two units. Mr. Burney responded in the affirmative.

Vice-Chair Gargeya inquired about the local preference voting process. Mr. Burney responded that everyone gets one vote.

Vice-Chair Gargeya motioned to approve Consent Calendar item 8 of the Consent Calendar. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve Consent Calendar item 8 of the Consent Calendar

B. Miscellaneous

1. Appoint Patricia Maxon, 18 Windsor Road, as an Alternate for the Council on Aging and Town elections with a term to expire 5/31/2029

Present: Patricia "Patsy" Maxon

Ms. Maxon stated that she was a life-long resident of Sudbury and had been volunteering at the Sudbury COA for some time.

Town Manager Sheehan confirmed that approximately a month ago alternatives for COA were permitted.

Board Members thanked Ms. Maxon for her volunteerism and related experience.

Vice-Chair Gargeya motioned to appoint Patricia Maxon as an Alternate for the Council on Aging and Town elections with a term to expire 5/31/2029. Board Member Kouchakdjian seconded the motion.

> It was on motion 5-0; Gargeya-aye, Carty-aye, Kouchakdjian-aye, Russo-aye, Dretler-aye
>
> VOTED: To appoint Patricia Maxon as an Alternate for the Council on Aging and Town elections with a term to expire 5/31/2029

2. Update from Liberty Ledge / Sewataro Advisory Committee

Present: Dave Henkels, Chair of Liberty Ledge/Sewataro Advisory Committee

Mr. Henkels thanked the Liberty Ledge/Sewataro Advisory Committee Members Committee Members, Adam Burney, Victor Garofalo, James Goudie, Tatiana Vitvitsky, Vivian Zeng, Kristen Drummey, Housing Trust Members, Lori Capone, Carolyn Jones, Town Counsel Lee Smith, Sewataro Camp Operator (who attended several Committee meetings) and valuable others for their contributions.

Mr. Henkels detailed that the Committee had met some 15 times with the first meeting on May 7th and the next meeting scheduled for Oct 1st ; conducted two site walks and on Oct. 28 will present draft recommendation. He added there was community input at several meetings and a separate Community Input Session on June 24th.

Chair Dretler thanked Dave Henkels and the Committee for their great work.

Board Member Russo commented that the community will was voted at previous Town Meeting. He thanked all committee members. He reminded Mr. Henkels that property management was a key aspect of the existing contract and given the extensive work of the committee and overwhelming community support for continued camp operations wondered whether a long-term lease with the Camp Sewataro operator should be considered.

Board Member Kouchakdjian thanked Mr. Henkels and Board Member Gargeya for their Committee leadership and dedication. Mr. Henkels noted that related social media had been somewhat demanding and felt that the Advisory Committee fulfilled their mission and thanked the Select Board for the opportunity.

Board Member Gargeya indicated that he was pleased with the efforts of the Committee as well has public input through surveys and input sessions. He stressed that Dave Henkels, Adam Burney and James Goudie did a great job.

Board Member Carty commented that it might be of interest to know how much time Staff put into this effort after the final report is presented.

Chair Dretler stated that such time was well-spent and she appreciated everyone's efforts.

Public Comment

Resident Kay Bell, 348 Old Lanchester Road, stated that she was happy to see Town Charter being included on tonight's agenda in regard to voting recall option.

Resident and member of the Friends of Sewataro Laura Briggs, 94 Belcher Drive, and thanked Mr. Henkels for his presentation and the public's message that they want to continue partnering with the Camp and to expand community opportunity at the site. She noted that the Charter and recall bill need to be examining as the bill is common in most MA communities.

Chair Dretler noted that resident Diana Warren, could not be heard and recommended that Ms. Warren submit her comments by email.

3. Charter Discussion with Lauren Goldberg, KP Law Managing Attorney

Present: Attorney Lauren F. Goldberg

Attorney Goldberg presented the "Overview of Charter Review - Town of Sudbury, September 28, 2026 - Presented by Lauren F. Goldberg"

Ms. Goldberg covered related topics, including:

- What is a Charter?
- Two Main Ways to Adopt or Amend a Charter Via a Special Act approved by a Home Rule petition, via majority vote – no ballot question required (Legislative inclusion), or
  Via Statutory Method – Ch. 43B of General Law (GL); submitted to AG for review and approval
- Common Issues to Address – to include recalls

Board Member Kouchakdjian stated that she appreciated getting the slides in advance and would look forward to future conversations with the Board regarding the topic.

Vice-Chair Gargeya noted that the last Charter Review took place 31 years ago and spoke of a possible Charter Review Committee. Ms. Goldberg detailed that Town Counsel, Town Clerk with five members or 9 members could be considered if using an elected Charter Commission. She stressed that there is not a right way or a wrong way, but such membership must reflect an odd membership number.

Board Member Russo commented that this was a great explanation of the "how" and indicated that he would like to see the "why" addressed, which is the area the Select Board should consider.

Board Member Carty requested additional explanation regarding the "why" and noted that while DLS might recommend review, that is not the why.

Ms. Goldberg stated that the commission has a mandate to review the entire Charter and can review Town governance. She noted that a periodic Charter Committee usually conducts reviews roughly every ten (10) years.

Chair Dretler suggested that additional related questions could be submitted to the Town Manager and thanked Ms. Goldberg for sharing related information.

Town Manager Reports

- Presented Town finance updates: MA Dept of Revenue certified Free cash at 9.98 million dollars, which is very good news. This reflects the work done by department heads and free cash at this amount provides management and continued reserve collections
- Announced that FY28 preliminary information details that assessment for Middlesex County Retirement will be considerably less than expected with possible savings of half a million dollars. Still awaiting confirmation from the Retirement Association, and will post the free cash memo on the Town website

Reports from Select Board

Vice-Chair Gargeya:

- Announced final 250 Committee meets for the last time on Sept. 30th and he will provide the final reports and when the "Book of Records" is published, he will come before the Select Board. He thanked the Select Board, and staff who helped make the 250th celebrations possible and that the Committee met some 51 times in open session and 3 times in executive session. He confirmed that the reports will be included on the Town website

Board Member Carty:

- Congratulated Vice-Chair Gargeya for his leadership on the 250th Committee and thanked Members of the 250th Committee
- Announced that the Agricultural Committee has resumed meetings and he attended the first meeting
- Attended the dedication event of the Dr William H. "Smitty" Smith Auditorium at Curtis Middle School and congratulations to the Smith family

Board Member Russo:

- Announced the Sudbury Kids MA Challenge Ride will take place on Sunday, October 4
- Sudbury Housing Round Table will conduct a second meeting on Tuesday, October 6th at 7:00 PM at the Goodnow Library
- Reminded that the Liberty Ledge Camp Sewataro Public Session #2 will take place on October 8th at 7:00 PM at the Fairbank Community Center; he requested that such meeting be posted as a Select Board meeting

- Announced the Sudbury Fire Dept will hold an Open House on Saturday, October 10th at 10:00 AM

Board Member Kouchakdjian

- Thanked Board Member Gargeya and the 250th Committee members for their efforts with the many 250th celebrations

Remarks By Chair

Chair Dretler recognized the great achievements by former Curtis Middle School Principal Dr. William Smith, the founding executive director of the National Center for Race Amity. She noted that the Race Amity Day is an official Sudbury observance held in June.

4. Review and discuss Financial Management Policies: Forecasting, Overlay, Debt Management

Chair Dretler noted that tonight's discussion reflects part 2 of the Financial Management Policies, adding that Board comments will be sent along to FinCom after a full review is completed.

Town Manager Sheehan provided edits made to the reserves section, as requested at the last Select Board meeting. Discussion regarding free cash, reserves, capital stabilization and OPEB/pension aspects took place.

Vice-Chair Gargeya noted that a disciplined approach was necessary and must be implemented during policy review.

Chair Dretler noted that nothing would be voted on tonight and there will be future time for consideration

Financial Forecasting Guidelines

After comprehensive discussion regarding forecasting guidelines, Finance Director Garofalo agreed with planning for a three-year projection. Board Member Carty mentioned that a five-year projection would be a stretch.

Board Members considered editing of such associated language.

Overlay

Finance Director Garofalo stated that the Town has a large overlay number at this time, in consideration of abatements, exemptions and possible unknowns and would not want an over deficit in the future. He confirmed that overlay is a deficit to be carried over the next year.

Board Member Carty asked about the Board of Assessors and related overlay. Finance Director Garofalo noted that Assessors overlay amount reflects a five-year overlay and falls under the Board of Assessors from a statutory perspective; he recommended some rewording in this area.

Chair Dretler stated that the debt management topic would be continued to the next Select Board meeting.

5. Approve Meeting Minutes: July 16, 2024 and July 14, 2026

July 16, 2024 Minutes

Vice-Chair Gargeya motioned to approve the Select Board minutes for July 16, 2024, as edited. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the Select Board minutes for July 16, 2024, as edited

July 14, 2026 Minutes

Vice-Chair Gargeya motioned to approve the Select Board minutes for July 14, 2026, as edited. Board Member Kouchakdjian seconded the motion.

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

VOTED: To approve the Select Board minutes for July 14, 2026, as edited

6. Upcoming Items

- Financial policies - continued
- Energy and Sustainability Update
- Sudbury TV Presentation
- FinCom potential joint meeting

Future

- Possible Catch Connect Update

Chair Dretler stated that an excellent Open Meeting Law Training session took place last week.

Chair Dretler noted that at the Select Board September 1, 2026 Executive Session meeting, the following Executive Session Minutes were released: 12/13/16, 1/12/17, 4/5/17, 5/10/17, 11/28/17, 3/21/19 and 11/4/20. She added at the Select Board Executive Session meeting on 9/15/26 the following Executive Session Minutes were approved: 3/17/16 and 10/26/16.

Adjourn:

Vice-Chair Gargeya motioned to close Open Session and enter Executive Session pursuant to G.L. c. 30A, s. 21(a)(7) to review and approve executive session meeting minutes "[to] comply with or act under the authority of any general or special law or federal grant-in-aid requirements. (Purpose 7) – Review Minutes June 9, 2015 and October 1, 2015. Board Member Kouchakdjian seconded the motion.

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

VOTED: To close Open Session and enter Executive Session pursuant to G.L. c. 30A, s. 21(a)(7) to review and approve executive session meeting minutes "[to] comply with or act under the authority of any general or special law or federal grant-in-aid requirements. (Purpose 7) – Review Minutes June 9, 2015 and October 1, 2015

There being no further business in open session, the meeting was adjourned at 10:11 PM