

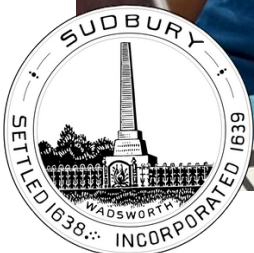
MUNICIPAL UPDATE

ECONOMIC DEVELOPMENT | MASS CENTRAL RAIL TRAIL | 9/11 MEMORIAL



LIBRARY VISIONARY

Sudbury's Library Director
Amy Stimac on what the
future holds for Goodnow.



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The Select Board on the Town Hall steps. Pictured left to right: Select Board Members *Dan Carty*, *Lisa Kouchakdjian* (Chair), *Janie Dretler* (Vice-Chair), *Radha Gargeya*. Below: *Charlie Russo*.



**SELECT
BOARD**

OFFICE HOURS



Radha Gargeya



Janie Dretler

**Thursday, NOV 6
7 PM
via Zoom**

UPCOMING SELECT BOARD MEETINGS

Meetings are held Virtually or Hybrid.
Please see meeting agenda for details.



Wed, November 12, 2025 (7:00 pm)

Tue, November 18, 2025 (7:00 pm)

Tue, December 2, 2025 (7:00 pm)

Tue, December 16, 2025 (7:00 pm)

[https://sudbury.ma.us/selectboard/meetings/
agendas - supporting materials - minutes](https://sudbury.ma.us/selectboard/meetings/agendas-supporting-materials-minutes)

Sudbury's September 11 Memorial Garden

By Lisa Kouchakdjian
Chair, Sudbury Select Board



A Gift of Love to Honor Those Lost

During times of challenge and tragedy, strong communities come together. That's exactly what happened in Sudbury on September 11, 2001 and the days that followed. The horrific events of that day are, and forever will be, etched in our minds. I recently had the opportunity to talk with long-time Sudbury public servant, Kirsten Roopenian, and Beth Farrell, Chair of the September 11 Memorial Garden Oversight Committee. On 9/11, Kirsten was the Chair of the then-Board of Selectmen. Kirsten and our late Town Manager Maureen Valente followed the events of that day closely. Even though 24 years have passed, Kirsten described the situation in Sudbury that day so clearly, still fresh in her mind. She described an atmosphere of uncertainty and concern. Eventually the community learned there were three people from Sudbury who lost their lives, Geoffrey William Cloud, Peter Morgan Goodrich, and Cora Hidalgo Holland.



Almost immediately, the Sudbury community acted. A group of people in town got together to talk about what could be done to remember the lives of our community members. In a short amount of time, a committee was formed, the 9/11 Memorial Committee. This group of leaders worked closely with the families of those lost, local businesses, and community members, to put together a plan to honor and forever remember the lives of our Sudbury residents.

Kirsten stated that the 9/11 Memorial Garden was born from the power of community in

Sudbury. She stated, "Everyone wanted to do something." Thanks to the generosity of many community members, businesses, and corporate donors, including Precourt and Son, Inc., Sudbury Landscape, J P Bartlett Co., and Cavicchio Greenhouses, the Memorial Garden space was dedicated within one year of the 9/11 tragedy, and the Garden completed by September 11, 2003. Municipal leadership including the Town Manager, Maureen Valente, town staff, and the Board of Selectmen were also instrumental in seeing the project through to completion.

Families of those lost played an important role in the design of the Memorial Garden. Each family selected the inscription on their family member's placard on the center stone. Bette Cloud, Geoffrey's mother, picked out the stone at Precourt and Son. The stone was selected because of its shape and because it was multi-sided. In a recent conversation, Beth Farrell shared that the center stone reminded Bette Cloud "of towers reaching towards the sky." Each person lost would have their own side of the stone. The center stone was cut from Goodman Hill.

During my conversation with Beth, she spoke with such incredible compassion regarding the Memorial Garden. She said the Garden "was a gift of love from everyone in this town. The Memorial Garden represents the unspoken connection people felt then."

Beth Farrell has Chaired the 9/11 Memorial Garden Committee since its inception. Over time, the Committee became the September 11 Memorial Garden Oversight Committee. The main purpose of the Committee is to maintain the Garden in perpetuity. It will forever honor the lives lost on September 11th.

For the last 24 years, Sudbury has remembered the lives lost on that tragic day. Each year community members gather at the Memorial Garden located in Heritage Park in Town Center. At exactly 8:46 a.m. the bells toll to mark the moment the first plane struck the World Trade Center.

Community members join with representatives from the Sudbury Police Department and the Sudbury Fire Department. The ceremony is solemn and respectful. Each year, community members are welcomed to walk around the center stone in the Memorial in remembrance of those lives lost.



In her very poignant remarks this year, Kirsten stated, in part:

“Today we honor the lives lost, and the strength that rose from sorrow. In those dark days, neighbors became family, and humanity lit the way forward. Within these paths and plantings, our community finds a quiet place to reflect, to remember and renew our commitment to compassion and resilience...let us carry the spirit of this gathering-remembrance of those we lost, the gratitude for the heroes who stood strong, and a deep appreciation for the strength we find in each other. Every year your presence shows that even in the face of loss, our community chooses unity, compassion, and hope.”



We must always remember those who lost their lives that tragic day, their loved ones, and all the heroes, police officers, fire fighters, and public safety officials who sacrificed of themselves selflessly to save lives. In Sudbury, we must never forget about Geoff, Peter, and Cora. These friends and neighbors we lost that day were simply going about their daily lives when tragedy struck. They were real people living their lives to their fullest.

In a wonderful video created by Sudbury resident Stuart Beeby, family members and friends share thoughts about their loved ones twenty years after the tragedy that changed their lives forever. Viewers of the video hear from Sudbury public servants about the importance of never forgetting what happened on 9/11, and never forgetting about how the events of that day impacted our Sudbury community. https://youtube.com/watch?v=6f9n3vA5UCg&si=xOlRPwe_nnq4q7jy

The impact of 9/11 and the efforts of community volunteers in the days that followed 9/11 live on today in our Sudbury community. Not only was the 9/11 Memorial Committee established, and later became the September 11 Memorial Garden Oversight Committee, but also HOPEsudbury was born at that time. In the first HOPEsudbury telethon, approximately \$25,000 was raised by the generosity of this community. That money was donated to a fire station in New York City. Since then, HOPEsudbury has continued to do incredible work to support people in need.

With the passage of time, it can become all too easy to forget about the lives of those lost, the feelings of unity, and togetherness people had during those horrifying hours and days after the attacks on our country. We cannot allow that to happen! It is incumbent upon us to always remember and never forget!

If you are interested in being a part of this Committee, there is currently one open seat on the Committee; no gardening experience is required. For those interested in joining the Committee or learning more about the September 11 Memorial Garden Oversight Committee, visit sudbury.ma.us/memorialgarden/

Read the Mission Statement of the September Memorial Garden Oversight Committee here: sudbury.ma.us/memorialgarden/september-11-memorial-garden-oversight-committee-mission-statement/

To learn more about Hope Sudbury, visit: www.hopesudbury.org/

The Memorial Garden is a quiet, serene place to visit and reflect. For those in our community who have not been to the Garden, it is well worth the visit.



Connecting our Community

Goodnow Library Director Amy Stimac

By Dan Carty
Sudbury Select Board

Recently, I had the privilege of meeting with Amy Stimac, Sudbury's new Director of the Goodnow Library. Originally from Columbus Ohio, Amy came to the area to attend Wellesley College where she majored in History. She later earned her Master's in Library Science from Simmons College and has been a librarian for over 20 years. Starting as an Academic librarian, she

then worked in Adult Services at both the Marlborough Public Library and the Acton Memorial Library before coming to Goodnow in 2012.

Serving as the Head of Children's Services since 2018, Amy has been instrumental in building the Children's Department into one of the best in the area, which naturally led to her being promoted to Director of Goodnow.

When I asked her what drove her to become a librarian, Amy spoke of her family upbringing. Her mother was involved in the art and design area of book publishing while her father was an avid genealogist. Amy spent a lot of time in libraries as a child, and her passion for library services grew from there.

Amy also introduced me to the concept and importance of the "third space."

A "third space" is a community gathering place outside of home, work and school.



Third Spaces

Explored by Harvard professor Robert Putnam in his book Bowling Alone, third spaces are generally free or low-cost spaces, like libraries, local cafes, clubs, and bowling alleys where people can gather and make new acquaintances. In his book, Putnam explains that third spaces have been declining since the 1960's, leading to a drop in a sense of American community, and with this drop, detrimental effects on physical and civic health follow.

Our conversation then pivoted to one about social isolation, loneliness, and livable communities. Amy spoke fondly about watching first-hand as people have met and grown friendships in the Children's Department, and how she wants to build these relationships throughout the entire Goodnow community. She shared, "my primary vision is for the Goodnow Library to become a vibrant community hub for all ages. Libraries are one of the last free third spaces where there is no expectation of spending money, everyone is welcome and people of all walks of life can engage with, and learn from, each other.

Our country is experiencing an epidemic of loneliness, and the library needs to play a role in combating loneliness by fostering community connections, providing opportunities for social interaction, and being a welcoming space for all. I would like to expand programming for adults and establish strong partnerships with other town departments and local community groups."

In order to achieve her goal of making Goodnow a true community hub, she recognized the solid foundation in place but also the gaps and challenges. "I would like to see the library have greater involvement and presence outside of the building. Our core patrons know us and love us but there are so many people in Sudbury who don't know us and are not aware of all the amazing resources that we have. I want to focus on getting the word out about our services and programming by creating an internal working group to work on our communication strategies."



Goodnow Library Director Amy Stimac

She noted that she is looking to partner with existing community organizations to foster communications and programming opportunities.

In closing, Ms. Stimac told me "I want to continue to promote lifelong learning and strengthen digital literacy skills through the programming that we offer to the community."

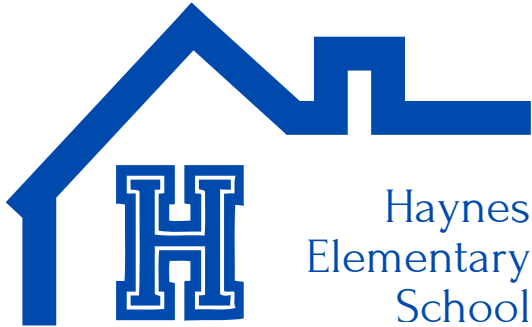
The Goodnow Library is located at 21 Concord Road in Sudbury, and its excellent website can be found at goodnowlibrary.org.

Stop in and check it out. It may just become your third space.



Special Town Meeting & Election

SCHOOL ROOF REPLACEMENT



Need

The Town and Sudbury Public Schools have submitted an application to the Massachusetts School Building Authority (MSBA) for funding to replace the roofs, which have exceeded their useful lives and need to be replaced, at the General John Nixon Elementary School and Josiah Haynes Elementary School.

Cost & Timing

MSBA has voted to approve the project, committing to reimbursing the Town for 41.32% of the project cost. The Town will be responsible for the balance of funds. Under MSBA rules, local funding must be secured within 90 days of the MSBA's vote to approve a project. The MSBA vote is scheduled for October 29.

A Special Town Meeting and Special Town Election are both needed to secure Town funding. As MSBA has approved the project, a Town Meeting will be called for Monday, Dec 1 and Town Election for Tuesday, Dec 16.

SAVE THE DATES



DEC 1, 2025 SPECIAL TOWN MEETING

L-SRHS Auditorium

DEC 16, 2025 SPECIAL TOWN ELECTION

Fairbank Community Center

Please Note: These dates are tentative and subject to change.

Sudbury Gets Moving on the MASS CENTRAL RAIL TRAIL

By Janie Dretler
Vice-Chair, Sudbury Select Board



*Connecting our town to a statewide network of trails, the project offers new opportunities for **recreation, connection, and exploration.***



Rail trail map from Envisioning a Statewide Connection MCRT Benefits Study.

Sudbury is joining communities across Massachusetts in bringing a long-held vision to life: transforming the former Mass Central Railroad corridor into a connected greenway stretching from Boston to Northampton. The Mass Central Rail Trail (MCRT) is steadily taking shape, with Sudbury's section now moving closer to completion. To learn more about the history and significance of the project and what it means for Sudbury, I reached out to Craig Della Penna, a longtime advocate who has dedicated his career to advancing the MCRT and other rail trail projects across the state.

For readers who may not be familiar, how would you describe the Mass Central Rail Trail and the vision behind it?

The MCRT from Boston to Northampton is the longest developing trail in New England. Longest in both time (50+ years) and in miles (104+). And it is by far and away the most complicated rail trail to do in New England, and it will be the most impactful when completed. It was never thought to be a long, cross-state trail until the idea of putting it together again showed up in a state parks agency planning document in 1999 called "COMMONWEALTH CONNECTIONS A greenway vision for Massachusetts" <https://tinyurl.com/GreenwayVision>.

How far along is the project overall, and where does Sudbury's section fit into that bigger picture?

After 30+ years of relatively small \$\$ grant funding and buildouts by either small local volunteer groups, municipalities or the state parks agency, a lot of the trail is now open in several sections. By the end of 2025, we should be at 75 of the 104+ miles open. Also, I'll point out that 18 other rail trails intersect with the MCRT. One of the most significant of the 18 is the Bruce Freeman Rail Trail—Lowell to Framingham—intersecting with the MCRT at Sudbury.

What originally inspired your involvement in rail trail development?

During the 1980s to the year 2000, I used to market rail freight, planned the startup, and managed the operations of several large-scale railroad transloading facilities. One in Connecticut was over a mile long. Over the course of that career, I took 10s of thousands of trucks off the roads coming into New England. I have a background in RR history and in the spring of 1994, a regional publisher invited me to write a manuscript about rail to trail conversions in New England with a special focus on the railroad archaeology that was still visible, and by way of an odometer-based mileage guide, I pointed out where that unusual artifact was, what it did, etc.

That first book came-out in 1995 and it was a hit. The publisher put me under contract to do two more (NY and NJ) and my wife and I were going out on weekends, all over the northeast exploring and researching these places. Then in 1996, I began to learn about places where the trail was seen as a scary and negative thing (Largely in Massachusetts). That was when I began to get involved in those conversations and helped stand up “Friends” groups wherever there was a controversy. I was inspired to provide my ‘first-person’ truth—having been on hundreds of these trails—and witnessed, firsthand how good they were. In 1997, I was hired by Rails-to-Trails Conservancy to be the point person in New England, helping get places to “YES”. That is all I do; get places to YES. Places that don’t get to YES, generally can’t get built.

A bridge along the MCRT crossing Hop Brook west of Dutton Road.

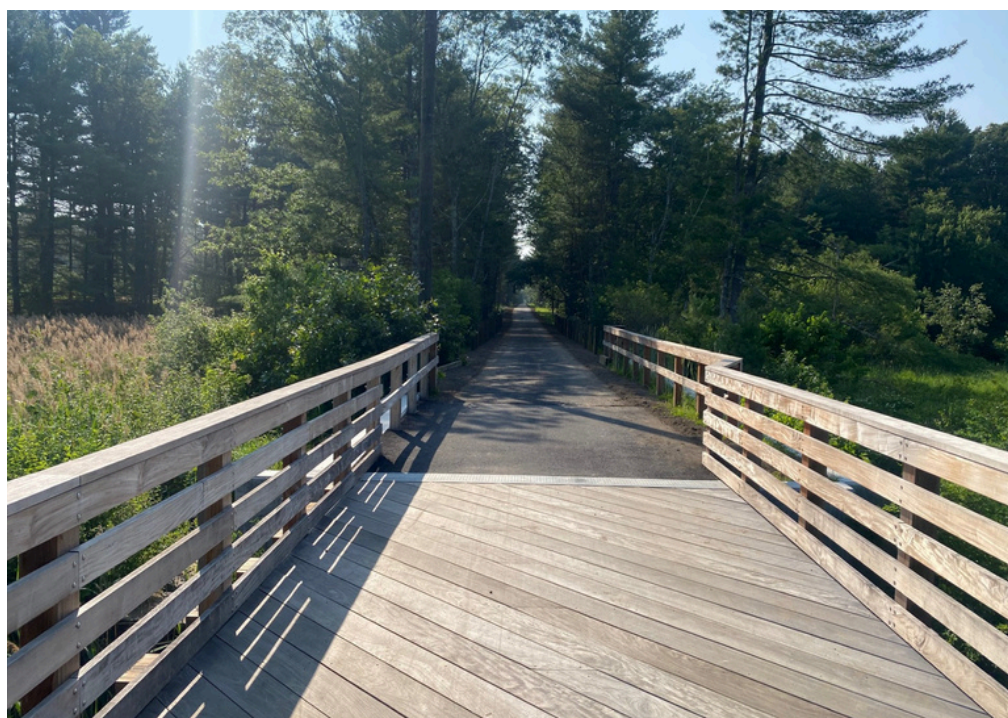
What do you think makes the Mass Central Rail Trail unique among other trails in Massachusetts or across the country?

The densest network of former steam railroad corridor in the U.S. is within 150 miles of my house in the CT River Valley. Most of this network is a long-forgotten branch lines where huge, multi-story mill complexes that produced heavy things needing rail transport. Those complexes are now apartments, condos or startup businesses and the dead railroad network is being repurposed into linear parks.

This network of conversions located in high-density population centers creates a kind of low-impact tourism that hasn’t been seen yet widely in Massachusetts. Having long distance trails (like the MCRT or the BFRT) created in Mass will be a game-changer as they will allow for the startup of numerous small businesses in village center locations where the community might not automatically have the population density onto themselves to allow for these startups, but the idea of tourists, mostly on bikes, well that will be the game-changer that makes for more, small, locally owned businesses.

What kinds of benefits do you typically see when a community connects to a trail like this?

The first thing is that you’ll see more walkers out there who are exploring the community in a brand-new way. More people will be buying 4-legged buddies to walk with. Tiny kids will be learning to ride a bike on the path. The concept of “Restoring the Third Place” will become apparent. (First place = family. Second place = workplace. Third place is where you meet people outside of the first two places.)



What are some of the unexpected or uncommon benefits that other communities have realized from trail connections?

People will meet their neighbors at this new-fangled linear park, and they'll realize that their lives have now improved, and life will now be a bit more fun each day. And in a few situations, not all, but a few, people who were against the trail idea, will come around and admit that it was a good idea in the end. Stay patient, Sudbury. There will be a few.

As Sudbury's section comes online and connects with neighboring towns, what kinds of changes or opportunities do you think residents will notice?

The MCRT will be getting completed, from East to West, and trail traffic will increase in the mornings with mostly west-bound traffic and then in the afternoon with mostly east-bound traffic. An ebb and flow. There will also be a discovery that each day starts with pretty much the same scenario. Starting at 5:30 a.m. or the crack of dawn, joggers and power walkers pass by. By 7:30 a.m. the dog walkers are out. Around 8:30 a.m. utilitarian bikers ride by—people biking to work.

By mid-day, the users are mostly retirees and mothers pushing strollers. The dog walkers are back out late in the afternoon. Finally, the evening strollers, joggers and walkers go by.

On weekends the complexion of the path changes. There are more bicyclists, who tend to be tourists, but the local joggers, power walkers and dog walkers are still out there in force.

Do you have a favorite story or moment from your years working to advance the MCRT?

It was in November of 2006, while biking across the state on the future MCRT with a travel writer from the NY Times and a staffer from the East Coast Greenway while in Berlin, we came upon what I knew to be a theft of the corridor. Someone took a diamond tipped, cut-off saw and cut out a 30-foot section of track and dragged it off to the side with the ties still attached. Then a driveway was created to connect the street to a house being built way up the driveway beyond the former railroad corridor. I knew it was illegal and took some pix and sent to the MBTA's privatized RE Dept and told them that they couldn't defend their own land and

needed to lease the entire corridor, 24 miles from Waltham out to Berlin—to DCR, the state parks agency. To my forever shock and amazement, they did. And that Wayside section is now nearly all built out. That is how your section of the corridor got built out.

Looking ahead, what's next for the project, and what keeps you optimistic about its future?

As the trail gets built out across the state, we will be digging-in and developing more historic interpretive signage and kiosks AND we'll be developing the country's largest QR code display—probably over 100-150 obelisks and kiosks across the state to make it an even more inviting to visitors. And we need to be standing up bed & breakfasts along the way. Inn to inn touring. The future is bright. And I am standing up a national podcast called Roads Less Traveled and will be interviewing people involved in these efforts.

As more sections of the Mass Central Rail Trail are completed, Sudbury's connection will serve as both a local resource and a vital link in a larger statewide network. The trail will offer residents new ways to enjoy the outdoors,

connect with neighboring towns, and experience a piece of Massachusetts history revitalized for the future. What began as an ambitious vision is now becoming a reality, one step, and one community, at a time.

My sincere thanks to Craig Della Penna for sharing his deep knowledge, passion, and decades of advocacy that have helped bring this transformative project to life. His work continues to inspire communities like ours to see what's possible when vision and persistence meet.

Additional Information

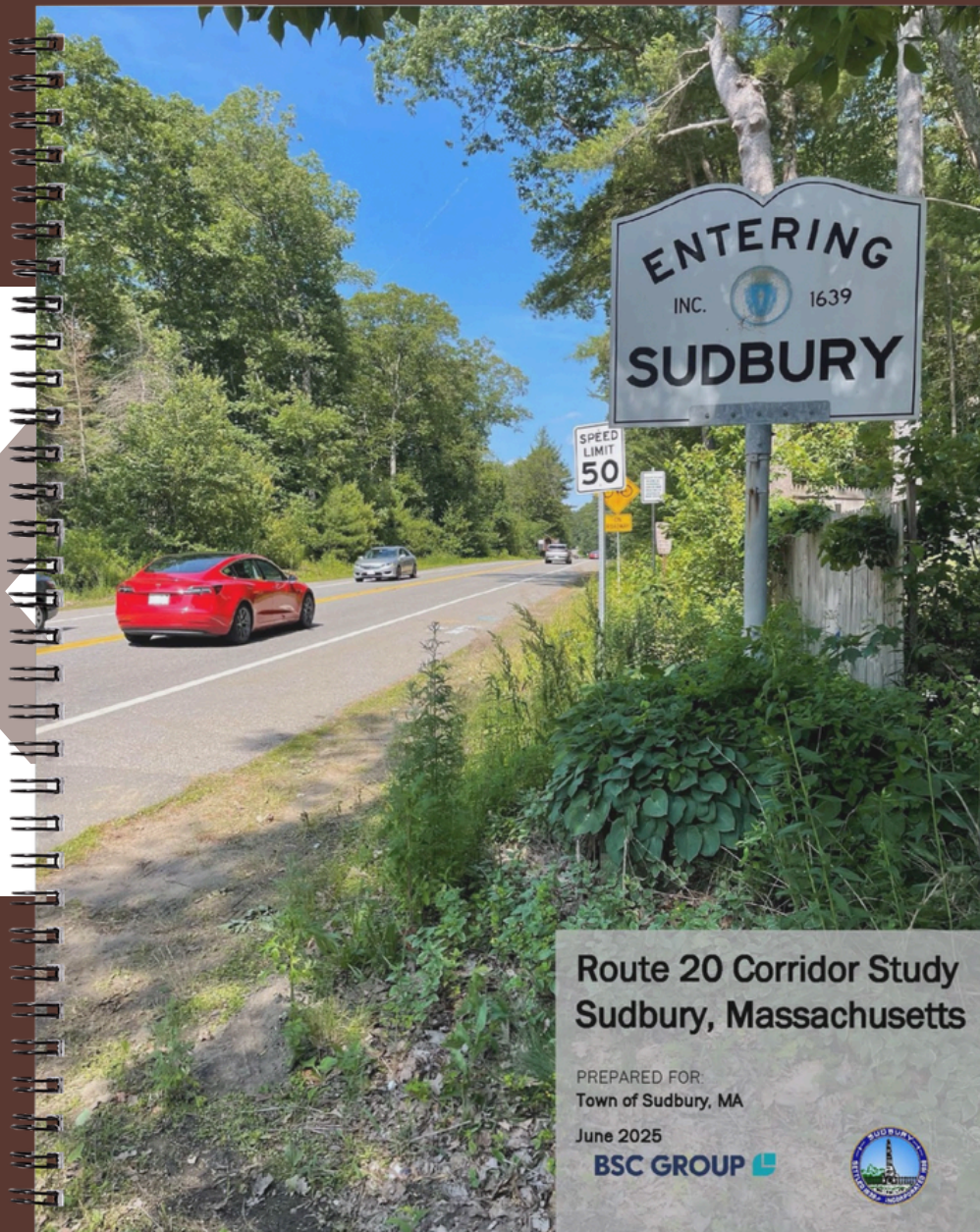
Mass Central Rail Trail:
www.masscentralrailtrail.org

Mass Trail Tracker:
masstrailtracker.com

***Craig Della Penna** is a pioneering Realtor, nationally recognized rail-trail advocate, and the host of **Roads Less Traveled** podcast. As the first U.S. Realtor to specialize in properties along scenic rail-trail corridors, Craig has decades of experience transforming "dead" railroads into thriving community assets. He has delivered over 1,200 lectures in 21 states, authored five books, and was hailed by **Ride Magazine** as the most effective rail-to-trail advocate on the Eastern Seaboard.*

Route 20

Corridor Study



By Radha Gargeya
Sudbury Select Board

The Route 20 Corridor Study was prepared for Sudbury by the BSC Group which conducted its work from January through June of 2025. The study keeps to the spirit and follows the vision of the Sudbury Master Plan of 2021.

As a resident one might ask:

- Why should I care about this study and the ensuing report?
- What is the plan?
- What are the key recommendations?
- What are the economic development initiatives?
- How was the study done?
- What are the costs?
- What are the benefits – for me now and for future generations?

Why should I care?

The Sudbury Route 20 study and its recommendations are vital for reimagining the 5-mile bustling stretch into the future that transforms it to:

- an economically vibrant zone with room for sustainable growth
- a place that is home to mixed-use and diverse housing needs
- connected business and housing areas that are pedestrian and bike friendly
- a place that attracts new and future businesses
- a region that has multiple, safe, and convenient transportation options
- an area with durable and reliable infrastructure that allows for all the above

What is the plan?

The study lays out an action plan for Sudbury residents for short-term, medium-term and long-term goals and milestones.

- Update zoning in the corridor to allow for mixed-use development and economic growth
- Examine ways to utilize the rail trails, improved sidewalks, and increased connectivity to make the area more accessible to folks on foot or on a bike or in a car
- Come with a define plan to create a centralized wastewater treatment system

Key Findings and Recommendations

The study identified several key themes and recommendations for the corridor's future.

- Strategic public investment in wastewater infrastructure is essential
- Community desires a walkable corridor with mixed-use nodes and enhanced streetscapes
- Regulatory barriers hinder higher-density development; zoning amendments are recommended
- Expanding the Village Business District

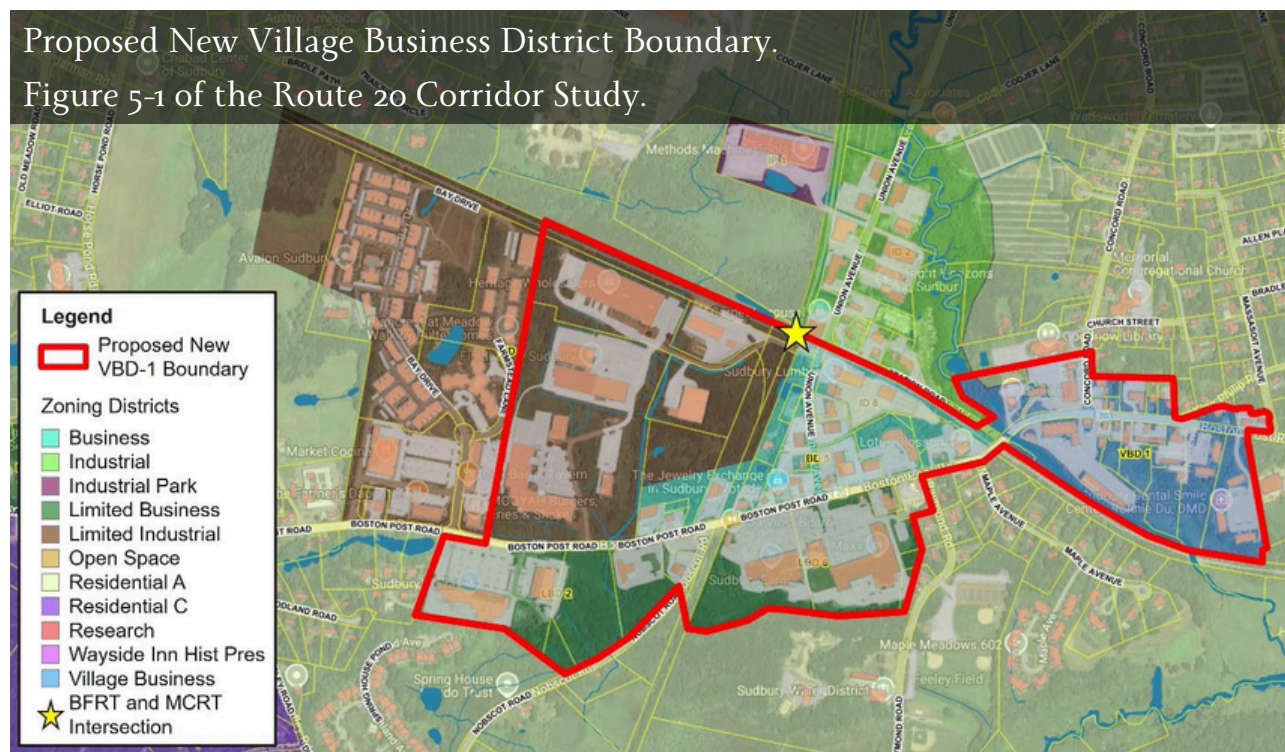


Mill Village Businesses at the Route 20 - Concord Road Intersection.

Figure 3-2 of the Route 20 Corridor Study.

Proposed New Village Business District Boundary.

Figure 5-1 of the Route 20 Corridor Study.



Economic Development Initiatives

Focused efforts are needed to foster economic growth and development in the Route 20 corridor.

- Create a dedicated Town staff position for Economic Development within 1 year
- Establish an Economic Development Committee within 6 months
- Complete a Strategic Economic Development Plan for the corridor within 2 years

The work is immense and intense. It falls on town leadership at all levels to continuously inform and consult with the town residents at

each step – and to do this iteratively at different places and times so one can reach all our residents.

How was the study done?

The study was done by reviewing the Town's characteristics, analyzing existing conditions and challenges, and engaging with the public, businesses, and elected officials.

Sudbury Community Context and Demographics

Sudbury is a suburban town with a growing population and high median income.

- Population increased from 16,830 in 2000 to 19,136 in 2025 (13.7% growth)

- Projected population of 25,221 by 2050 (49.9% increase from 2000)
- Median household income of \$234,634, significantly higher than Middlesex County and state averages
- High occupancy rate of 98% for housing units, with 90% owner-occupied
- The composition of Sudbury's workforce has shifted towards professional and service-based industries

Existing Conditions and Challenges

The Route 20 corridor faces significant challenges due to its current conditions.

- The corridor spans five miles with mixed commercial uses and residential areas

- Lacks centralized sewer infrastructure, relying on private septic systems
 - limits development
 - Approximately 80% of the corridor is within vulnerable water resource protection areas
 - Soil conditions complicate septic system use, with over 45% of land unsuitable for such systems.
- High traffic volumes contribute to safety and congestion issues
- Environmental constraints include vulnerability to contamination and limited pedestrian accommodation

Civic Engagement and Participation

A robust public outreach strategy was implemented to gather community input.

- Engaged local stakeholders, residents, and Town leadership through meetings and questionnaires
- Kickoff meeting held on February 12, 2025 with the Planning Board, with subsequent outreach to over 30 property owners
- On March 19 and 20, 2025 BSC Group and Town staff met with the Sudbury Chamber of Commerce and with the public to discuss the findings and gather valuable input
- Review sessions with the Planning Board on April 30, 2025 and the Select Board on May 20, 2025
- Final Report presented to the Planning Board on September 24, 2025

What are the costs?

The zoning and bylaw changes associated with the Village Business District need careful planning and consideration by the town staff, various boards and by you, the citizen legislators, at the Town Meeting. There is a significant investment of time. The town could use an outside consultant to review the changes and produce visuals of the suggested zoning and regulation changes.

Later, when we get into the necessary infrastructure work including the Comprehensive Wastewater Management plan, Route 20 enhancements, the relevant town boards and committees need to produce a publicly vetted plan that is clearly laid out in steps and phases. Then, we need to be smart and clear-eyed about investing in our future.

What are the short-term and long-term benefits and associated costs?

If Sudbury residents, and residents from nearby towns, can shop at, eat in, and use the services offered by Sudbury's businesses, then a thriving commercial district can help the town's vitality and finances. As businesses grow, they not only benefit from the increased commerce, but the revenue share shifts away from personal property taxes. If Sudbury residents can safely and conveniently use the recreational spaces, rail trails, businesses, and other community resources and assets, it brings the community together. That makes Sudbury a place where we not only live, go to school, but enjoy it in its fullness with our fellow residents.

If Sudbury offers diverse housing, it can help seniors remain in town, help new families and younger families enter the town, and provide options where some may swap residences while staying and enjoying, and contributing to our beautiful town.

When we start carefully planning and finally complete the Comprehensive Wastewater Treatment, it will remove a huge impediment that thwarts Sudbury's continued sustainability and growth. Here, we need to engage and work with all levels of government, state and federal, to ensure that Sudbury gets the financial and planning assistance that it needs.

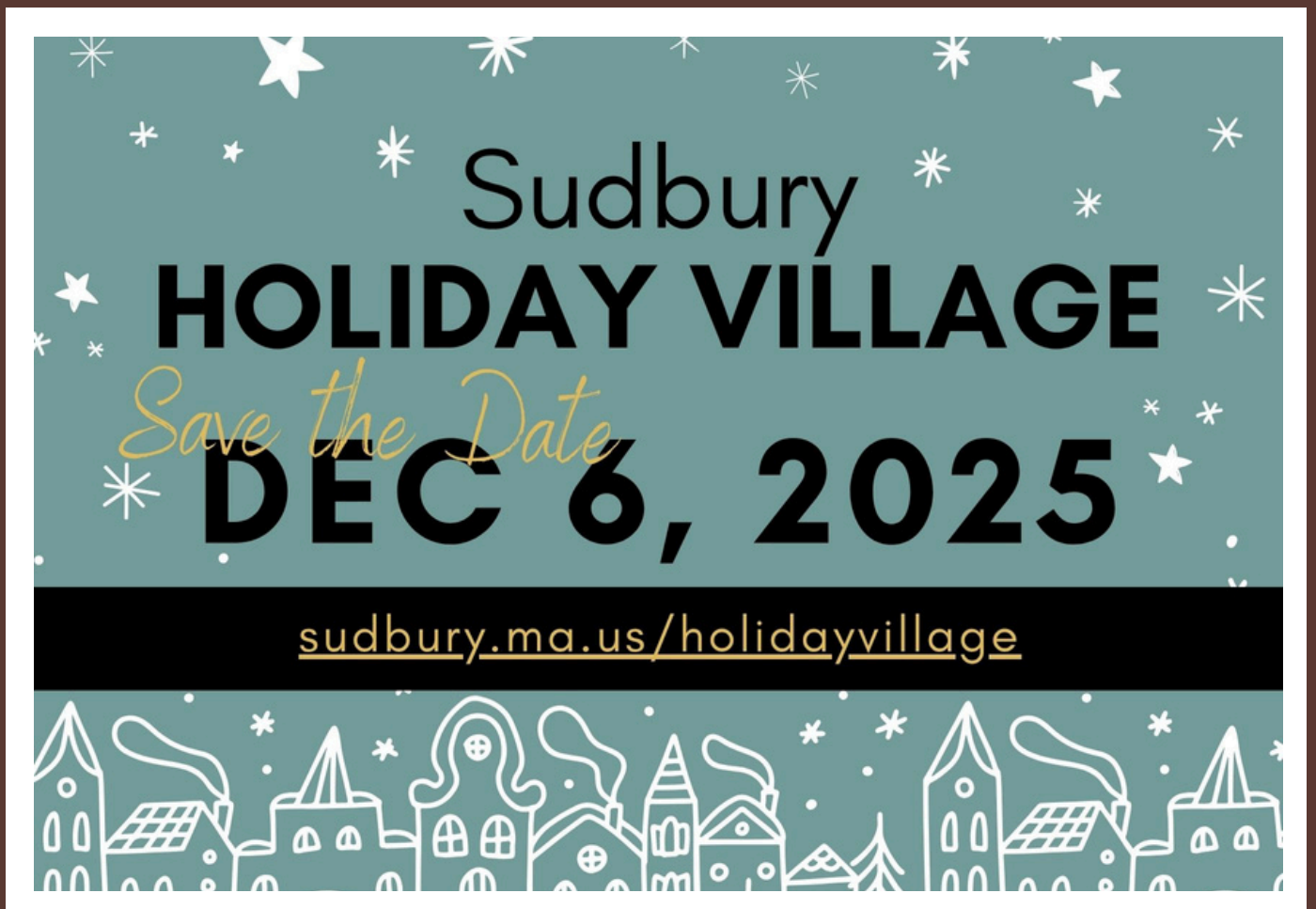
When Sudbury stays strong and thriving, the state stays strong and thriving.

Sudbury contributed to propelling the American story 250 years ago, and Sudbury's future vitality can play a role in moving the state and the country forward.

I am grateful to the BSC Group for producing the Route 20 Corridor Study and all who worked on the 2021 Sudbury Master Plan. Please follow the links to these resources.

I thank Adam Burney, Director of Planning and Community Development, for his time in talking with me and answering my questions.

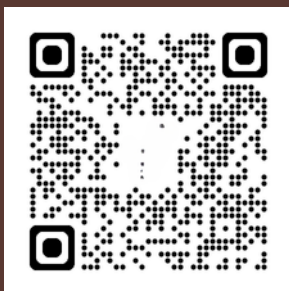




Town of Sudbury

MUNICIPAL UPDATE

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