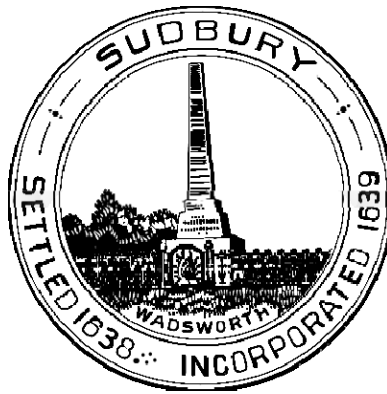


Town of Sudbury Massachusetts



OFFICIAL WARRANT

SPECIAL TOWN MEETING
MONDAY, DECEMBER 1, 2025, 7:00 p.m.

Lincoln-Sudbury Regional High School
390 Lincoln Road, Sudbury, MA

BRING THIS BOOK WITH YOU

SPECIAL TOWN ELECTION
TUESDAY, DECEMBER 16, 2025, 7 a.m. – 8 p.m.

Fairbank Community Center, 40 Fairbank Road



ADDITIONAL ARTICLE INFORMATION

To learn more about the articles in the Town Meeting

Warrant, please visit

<https://sudbury.ma.us/townmeeting/stm-2025>

The last day to register to vote for both the STM and STE is
November 21, 2025.

TOWN OF SUDBURY **SPECIAL TOWN MEETING WARRANT**



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ACCESS TO LINCOLN-SUDBURY REGIONAL HIGH SCHOOL AND PROVISIONS FOR PARTICULAR ACCOMMODATIONS

Note: Please check the Town of Sudbury website for changes or additional information.

The Select Board wishes to accommodate the attendance and participation of persons with disabilities at Town Meeting. As such, we urge those who may require particular accommodations to read the following carefully.

Parking: “HP” parking spaces are provided at two different locations: 1) the main entrance at the upper level (which will require using an elevator to the lower level to check in and to access the auditorium) and 2) the main parking lot to the right (east) of the school. From this location, you may also be dropped off at the entry walkway – a clear path to the entrance doors, leading directly to the check-in tables and the auditorium. Police on duty will provide assistance as needed, or requested.

Auditorium Balcony: The balcony can only be accessed from the Main Level. From the lower level of the building, you may use either the stairs or the elevator to gain entrance to the balcony – the upper level of the auditorium. The Moderator has ruled that if there is adequate seating on the main floor, the balcony **will not** be opened.

Persons with Ambulatory Disabilities: Spaces for persons who use wheelchairs will be available at the front and at the rear of the auditorium. For those who use assistive devices to ambulate, seating will be reserved at the rear of the hall and may be used if desired.

Persons who are Blind or have Vision Impairments: Reserved seating will be available at the front of the auditorium for persons with vision impairments who prefer to be close to the overhead projector. Large print materials will be made available where possible. We encourage those making prepared, formal presentations to have copies of viewgraphs, especially motions, available in large print.

Persons who are Deaf or have Hearing Impairments: Closed captioning will be available.

Restrooms: Restrooms are located across the hall from the auditorium.

ADDITIONAL ACCESS INFORMATION

WHEELCHAIR-ACCESSIBLE TRANSPORTATION

The Sudbury Connection van service, through the Sudbury Senior Center and MetroWest Regional Transit Authority (MWRTA), will provide free accessible transportation to and from the meetings. If you are a registered rider, please reserve a ride to Sudbury Town Meeting by Monday, November 24 by 4:00 PM by calling 508-820-4650. If you are not registered as a rider, please contact the Sudbury Senior Center to register at 978-443-3055 to complete an application by Monday, November 24 at 4:00 PM.

HEARING & SIGHT IMPAIRMENTS

Those with hearing and vision impairments are encouraged to sit in designated areas by the front of the stage. **Closed Captioning** screens will be available. Those who wish to use their phone or device to view the captions may do so at <https://sudbury.ma.us/townmeeting/captions>.

Assisted Listening services are available through the **Audio Fetch** app, available on iOS and Android devices. A QR code to direct you to where to download the app will be available at Town Meeting or you can download the app in advance via the links below:

- Apple Store: <https://apps.apple.com/us/app/audiofetch/id955015484>
- Google Play: <https://play.google.com/store/apps/details?id=com.waio.mobile.android>

Please bring your own headphones to use Fetch on your device.

If you do not own a smart phone or tablet and/or headphones, please see SudburyTV at the audio booth in the rear of the Lincoln-Sudbury Regional High School Auditorium before the start of Town Meeting for assistance with Audio Fetch.

MOBILITY AID, MEDICAL DEVICE, WHEELCHAIR AND OTHER ACCESSIBILITY ASSISTANCE

Seating for persons using a wheelchair is located in both the right and left rear sections of the main auditorium. Persons who use oxygen or mobility aids may also find it useful to sit near the back for ease of access and to exit.

TOWN MEETING ELECTRONIC VOTING DEVICES (CLICKERS)

Electronic Voting Devices (“clickers”) will be used at the 2025 Sudbury Special Town Meeting. Clickers with braille are available by request. If you wish to use a **Braille Voting Device**, please request one from the Election Official when you sign in to vote.

Persons requiring an accommodation in order to attend Town Meeting are urged to contact the Sudbury Senior Center at **978-443-3055** or senior@sudbury.ma.us as soon as possible and at the latest by Monday, November 24 at 4:00 PM.

ELECTRONIC VOTING AT TOWN MEETING

HOW TO VOTE

- The Moderator will declare Open Vote and the Close of Vote
- To respond, press the button that matches your answer:
1A = YES
2B = NO
- Vote will be submitted automatically
- Only the last vote counts
- No need to press "Send"

WHEN IS THE VOTE COUNTED?

- Only respond when the vote is open
- You may correct your previous votes
ONLY YOUR LAST VOTE WILL BE COUNTED
- Recorded results will appear on large overhead screen

**Don't forget to turn in your voting devices to
clerk staff before leaving.
THEY DO NOT WORK OUTSIDE OF THE AUDITORIUM.**



SUMMARY OF BASIC TOWN MEETING PROCEDURES**General Rules of Debate and Voting**

1. Only registered voters, non-resident appointed or elected representatives of the Town, and Town employees may speak without consent of Town Meeting. The Moderator will not vote, even in the case of where the Moderator's vote would break or create a tie.
2. The proponents of an article make the first motion under the article. A voter must then second the motion. The proponents then make a presentation in support of the motion. The Moderator then recognizes the Select Board and Finance Committee for reports, followed by any other boards that are required to report on the article. After the Town boards have spoken, Town Meeting proceeds to general debate on the matter and a vote.
3. Please raise your hand when you wish to speak. After being recognized by the Moderator, please wait for a microphone to be passed to you at your seat. The record of Town Meeting is made on audiotape and your remarks will not be recorded if you do not speak into a microphone. Each and every time you speak, please stand (if you are able) and begin by giving your name and address for the record.
4. Until everyone who wishes to be heard has spoken, no one may speak more than twice on a matter except to correct an error or answer a question. The initial presentation by the proponent(s) of an article is limited to ten minutes, and all other comments are limited to five minutes, unless a majority of those present and voting give consent.
5. All votes are by majority unless otherwise announced. If the count is taken using electronic voting technology, the Moderator shall declare the vote, and provide an opportunity for any voter to notify the Town Moderator that they believe their vote was recorded in error; if so, the Moderator shall direct that the record be corrected by the Town Clerk. If seven or more voters doubt the vote, the Town Moderator may request another vote using the handheld technology, or otherwise set the manner of voting.
6. If Town Meeting approves a motion for reconsideration, the motion at issue immediately prior to the vote will be back before the voters, and the electronic voting system shall be used to record and tabulate the votes taken on the main motion.
7. If such electronic voting equipment is unavailable, the Town Moderator shall notify the Town Meeting as to what manner of voting will be used, and, unless 20 people stand in opposition, such method shall be implemented. If 20 voters do stand, then the Moderator's recommendation is pending before the meeting, subject to amendment like any other motion. If the Moderator is unable to decide the vote or if the declaration by the Moderator is immediately questioned by 10 or more voters rising in their places, the Moderator shall then direct that a count be taken, whether by counting raised hands, raised placards or other indicia of vote, or by secret ballot or otherwise, as determined by the Moderator in the Moderator's sole discretion.
8. In the event of a non-electronic vote, votes will first be taken by a show of hands while voters are seated. If the Moderator is in doubt, then a standing vote will be taken. If the Moderator is still in doubt, then tellers will count the votes. If a voter disagrees with the Moderator's call of a sitting or standing vote, the voter may challenge the call by immediately standing and saying loudly, "I challenge the vote!" Unless additional voters support the challenge, the vote will be counted.

Motions and Amendments

1. The purpose of an article in the Warrant is to inform the voters of what may come before the meeting and the outside scope of what may be considered. Every matter that is voted on at Town Meeting must come in the form of a motion. It is a motion that puts an article before Town Meeting, and it is the motion, *not the article*, that is actually voted on. Therefore, while speakers may refer to passing, defeating, or otherwise dealing with “the article,” what Town Meeting actually debates and votes on are motions, not articles.
2. A speaker may question whether a certain motion is “within the four corners of the article.” Such a challenge requires the Moderator to determine whether the motion is within a reasonable reading of the article as printed in the Warrant, and therefore should be allowed, or ruled out of order as being beyond the legitimate subject matter of the article.
3. Often, the first or “main” motion under an article will be to “move in the words of the article.” By making this motion, the speaker is adopting the article as his or her motion thereunder. This can only be done if the language of the article is drafted in such a way that it is appropriate for simple adoption as a motion. Whenever the presenter’s motion differs from the wording in the Warrant, the presenter must point out and explain those differences to Town Meeting.
4. All substantive motions, including all main motions and motions to amend a main motion, must be provided to the Moderator, the Town Clerk, and the Technology Administrator in writing before they are made. Please see the guidelines for electronic presentation on the Town website: <https://sudbury.ma.us/infosys/annual-town-meeting-guidelines-for-electronic-presentation-materials/>.
5. If you have an amendment, you should e-mail it to the Technology Administrator at infosystems@sudbury.ma.us, with a copy to the Moderator at moderator@sudbury.ma.us, and the Town Clerk at clerk@sudbury.ma.us. Advance notice to the Technology Administrator, Moderator and Clerk enhances time efficiency at Town Meeting, and the Moderator may be able to suggest language that is both acceptable to you and within the four corners of the article and therefore permissible to proceed to debate and vote. It is also recommended that you discuss your amendment with the presenter of the article as you may be able to convince him or her to include it as part of the main motion and thus avoid having to vote separately on the amendment. The Moderator may reject proposed amendments that fail to adhere to these guidelines.

Dismissing Articles, Indefinite Postponement and Withdrawing Motions

1. It is possible for Town Meeting to decide to take no action on an article. This decision is usually made because new or additional information has come to light after the preparation of the warrant indicating that action on the article is unnecessary, unwise or illegal. In such instances, frequently there will be a motion “to indefinitely postpone” an article. This motion, if adopted, kills the article for all intents and purposes for the Town Meeting. The motion is frequently used when proponents of an article have decided not to proceed with it but want an opportunity to explain to the meeting why they are, in effect, abandoning the article at this time. The motion also may be used by someone who wishes to defeat an article before it can be fully debated on the merits. In such cases, it is important to understand that indefinite postponement can have the same effect as defeat which, in turn, can have significance with respect to some items, notably zoning matters, as to when the matter can again be considered by the Town.
2. If you have made a motion or an amendment, you can move to “withdraw the motion” if you have second thoughts or new information. A motion to withdraw can be made any time during the debate of the motion but cannot be made after the motion has been voted on.

Limits on Debate

1. There is no prescribed limit to debate except common sense. The Moderator can limit debate and can ask speakers to stop if they are straying from the subject, repeating points already made or talking at unnecessary length.
2. Town Meeting itself can also terminate debate. To do so, after being recognized by the Moderator, you may say, "I move the previous question." This motion is not debatable, and if seconded and voted by a two-thirds majority, debate ends and the motion under discussion will be then put to a vote.
3. The Moderator may defer motions to limit debate when, in his or her reasonable judgment, there are a significant number of voters who have indicated a desire to speak but have not yet been recognized.

Points of Order

1. Once recognized by the Moderator, no speaker may be interrupted in any way except by a "point of order." A point of order is not a motion, and does not require a second or a vote. It is a question, and on a point of order a voter may raise only three valid concerns:
 - a. Is the speaker entitled to the floor? For example, is the person a non-voter, or spoken for longer than his/her allotted time?
 - b. Is the speaker saying something inappropriate, frivolous, irrelevant, or illegal?
 - c. Is there some error in the procedure of the pending action or motion?
2. The Moderator welcomes proper points of order and will make every effort to explain the procedural issues that shape Town Meeting discussions. When exercising this parliamentary privilege, you should stand and state loudly that you wish to make a point of order, and wait for the Moderator to recognize you. No voter should hesitate to rise and bring to the Moderator's attention an issue that constitutes a proper point of order because, when exercised responsibly, it functions as a tactful hint from a voter regarding important points of procedure that the Moderator may have missed.

Motions for Reconsideration

1. Article II, Section 13 of our Bylaw controls. A motion to reconsider an article previously voted on in the same session (i.e., the same night), is proper, and an affirmative vote of 2/3 of the voters present is required for passage. If Town Meeting has adjourned for the evening, a motion to reconsider an article voted on in a previous session requires a unanimous vote, unless written notice of an intention to move for reconsideration, signed by 15 voters, is given to the Town Clerk by noon of the next weekday, in which case, a 2/3 vote would be required to pass a motion to reconsider.
2. In the event a motion to reconsider is properly made and seconded, all discussion must be confined exclusively to the merits or demerits of reconsideration. In general, the only proper reasons to seek reconsideration are that there occurred such a misstatement of fact or law in the preceding debate, or such an error of procedure, that the voters, if aware of such discrepancies, would have voted differently. It is not a proper basis for reconsideration to argue simply that the voters arrived at the wrong result

To the Constable of the Town of Sudbury:**Greetings:**

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury, qualified to vote in Town affairs to meet at the Lincoln-Sudbury Regional High School Auditorium, 390 Lincoln Road, in said Town on Monday, December 1, 2025, at 7:00 p.m., then and there to act on the following articles:

Article 1 – Haynes Elementary School Roof Replacement and Repair

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the Sudbury School Committee for the replacement and repair of the Josiah Haynes Elementary School roof system located at 169 Haynes Road, Sudbury, MA 01776, including the payment of all costs incidental or related thereto, which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program and for which the Town has applied for a school construction grant from the Massachusetts School Building Authority ("MSBA"). The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town; or act on anything relative thereto.

Submitted by the Town Manager

(Two-thirds vote required)

TOWN MANAGER REPORT: Josiah Haynes Elementary School, located in Sudbury, MA, was originally built in 1964 with renovations completed in 1998. The building includes ten distinct roof levels. The Gymnasium roof is finished with asphalt shingles, while the remaining roofs are black EPDM. The roofs range in age from 26 to 32 years.

The existing roof systems consist primarily of black EPDM membrane installed over wood fiberboard set in asphalt and polyisocyanurate insulation, mechanically fastened to the steel roof deck. Some areas feature tapered insulation systems also mechanically fastened to the deck. The asphalt shingle section consists of shingles and building paper over plywood sheathing, installed above rigid insulation and supported by open web steel joists and scissor trusses.

Due to the age of the EPDM systems, the roof membrane has begun to fail in multiple areas, particularly along lap seams. Attempts have been made to address these issues using rubber coatings and sealants, but the seams around roof penetrations have also begun to separate from the membrane. These deteriorated conditions allow water infiltration, which can damage insulation, structural components, and interior finishes. Evidence of leaks is visible in the form of ceiling tile staining within the building.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE POSITION: The Finance Committee will report at Town Meeting.

Article 2 – Nixon Elementary School Roof Replacement and Repair

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the Sudbury School Committee for the replacement and repair of the General John Nixon Elementary Roof system located at 472 Concord Road, Sudbury, MA 01776, including the payment of all costs incidental or related thereto, which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program and for which the Town has applied for a school construction grant from the Massachusetts School Building Authority ("MSBA"). The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town; or act on anything relative thereto.

Submitted by the Town Manager

(Two-thirds vote required)

TOWN MANAGER REPORT: General John Nixon Elementary School, located in Sudbury, MA, was originally built in 1959 with renovations completed in 1994. The Town of Sudbury is planning to replace a portion of the existing EPDM membrane roofs installed over the 1994 addition. The building includes eleven distinct roof levels, with six included in the scope of this project.

The existing roof systems primarily consist of adhered black EPDM membrane and mechanically fastened rigid insulation over wood fiber or steel decking. One section of the building has a metal paneled roof.

Due to the age of the EPDM systems, the roof membrane has deteriorated in several areas, particularly along lap seams. Attempts have been made to address these issues using rubber coatings and various sealants, but the seams around roof penetrations have also begun to separate from the membrane. These deteriorated areas allow water infiltration, which can cause damage to insulation, structural components, and interior finishes. Evidence of leaks is visible through staining of ceiling tiles. In one area, the EPDM membrane has been torn and should be patched prior to the roof replacement project.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE POSITION: The Finance Committee will report at Town Meeting.

Article 3 – Authorization to Proceed with the Ephraim Curtis Middle School Solar Canopy

To see if the Town will vote to transfer the care, custody, management and control of a portion or portions of the Ephraim Curtis Middle School property located at 22 Pratts Mill Road, Sudbury, from the School Committee for the purposes for which it is presently held to the School Committee for general municipal purposes and also for the purpose of leasing the same to one or more solar energy electricity production entities for the installation of a solar energy facility or facilities, and to authorize the Select Board to enter into a lease or leases, with the approval of the School Committee, for such portion or portions of said property for a term of at least 20 years from the date of commencement of commercial operations of the solar energy facility or facilities, all on such terms and conditions, and for such consideration, as the Select Board and School Committee deem appropriate, and to authorize the Select Board to enter into one or more a power purchase agreements for electricity and/or solar energy credits; and to authorize the Select Board with the approval of the School Committee to grant such access, utility, and other easements in, on, and under said property as may be necessary or convenient to construct, operate, maintain, repair and replace such solar energy facility or facilities; and to authorize the Select Board to take all actions necessary in connection therewith; and to authorize the Select Board, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, or any other enabling authority, to enter into an agreement for payments in lieu of taxes (PILOT Agreement) on account of such facility or facilities for a term of 20 years and on such additional terms as the Select Board shall deem appropriate, and to be in the best interest of the Town and further, to authorize the Select Board and School Committee to take such actions as may be necessary to implement such agreements; or act on anything relative thereto.

Submitted by the Combined Facilities Director

(Majority vote required)

COMBINED FACILITIES DIRECTOR REPORT: A 300kW (DC) / 200kW (AC) solar generating facility is proposed to be constructed in the parking lot of the Ephraim Curtis Middle School under a Power Purchase Agreement (PPA) with a third-party developer, Sollect Energy located in Hopkinton, MA. Under this agreement the Developer installs, owns, operates, maintains, and decommissions the facility at its sole expense. Sudbury purchases electricity from the Developer at pre-set rates and also receives Net Metering Credits from Eversource (the local distribution company) for supplying the purchased electricity to the grid.

This system generates power behind the meter and in the event that the Project produces Production Excess, the Parties agree that (a) Host shall be entitled to the associated compensation and/or bill credits (including but not limited to Net Metering Credits, Alternative On-Bill Credits, or Qualifying Facility compensation), and (b) such Production Excess will be transmitted into the Local Electric Utility system on behalf of and for the account of Host, and (c) Provider shall provide reasonable assistance in Host's applying to the Local Electric Utility for the foregoing benefits.

There is no cost to the Town associated with the construction, operation, maintenance or removal of the facility. At present, solar generating facilities on municipal property that are owned and operated by a taxable entity are considered by DOER to be subject to personal property tax under M.G.L. c. 59, §2B, even if their operation is for municipal purposes. In this situation, the municipality is in effect taxing itself because any ongoing payments by the facility owner to the host municipality are typically recovered in the price of the electricity supplied. According to DOER guidance, a PILOT (Payment In Lieu of Taxes) can

be negotiated by a municipality as an alternative to personal property tax with approval of its governing body. The benefits of a PILOT are:

1. A known and constant expense to the facility owner
2. Lower electricity prices for the host municipality
3. Simplified administration

The goal of this project is to generate electricity cost savings rather than tax revenue. To meet that end and comply with present Massachusetts General Laws on taxation, a PILOT will be negotiated by the Select Board. The financial value to the Town from the sale of the electricity produced to the grid far exceeds any prospective tax revenue. The PILOT does not add to the pre-tax electricity price, and so provides a small additional benefit to the Town from this use of an otherwise non-producing property.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE POSITION: The Finance Committee will report at Town Meeting.

Article 4 – Authorization to Proceed with the Police Station Solar Canopy

To see if the Town will vote to transfer the care, custody, management and control of a portion or portions of the Police Station property located at 75 Hudson Road, Sudbury, from the Select Board for the purposes for which it is presently held to the Select Board for general municipal purposes and also for the purpose of leasing the same to one or more solar energy electricity production entities for the installation of a solar energy facility or facilities, and to authorize the Select Board to enter into a lease or leases for such portion or portions of said property for a term of at least 20 years from the date of commencement of commercial operations of the solar energy facility or facilities, all on such terms and conditions, and for such consideration, as the Select Board deems appropriate, and to enter into one or more power purchase agreements for electricity and/or solar energy credits; and to authorize the Select Board to grant such access, utility, and other easements in, on, and under said property as may be necessary or convenient to construct, operate, maintain, repair and replace such solar energy facility or facilities; to authorize the Select Board to take all actions necessary in connection therewith; and to authorize the Select Board, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, or any other enabling authority, to enter into an agreement for payments in lieu of taxes (PILOT Agreement) on account of such facility or facilities for a term of 20 years and such additional terms as the Select Board shall deem appropriate, and to be in the best interest of the Town and further, to authorize the Select Board to take such actions as may be necessary to implement such agreements; or act on anything relative thereto.

Submitted by the Combined Facilities Director

(Majority vote required)

COMBINED FACILITIES DIRECTOR REPORT: A 136kW (DC) / 120kW (AC) solar generating facility is proposed to be constructed in the parking lot of the Sudbury Police Station under a Power Purchase Agreement (PPA) with a third-party developer, Solect Energy located in Hopkinton, MA. Under this agreement the Developer installs, owns, operates, maintains, and decommissions the facility at its sole expense. Sudbury purchases electricity from the Developer at pre-set rates and also receives Net Metering

Credits from Eversource (the local distribution company) for supplying the purchased electricity to the grid. This system generates power behind the meter and in the event that the Project produces Production Excess, the Parties agree that (a) Host shall be entitled to the associated compensation and/or bill credits (including but not limited to Net Metering Credits, Alternative On-Bill Credits, or Qualifying Facility compensation), and (b) such Production Excess will be transmitted into the Local Electric Utility system on behalf of and for the account of Host, and (c) Provider shall provide reasonable assistance in Host's applying to the Local Electric Utility for the foregoing benefits. There is no cost to the Town associated with the construction, operation, maintenance or removal of the facility. At present, solar generating facilities on municipal property that are owned and operated by a taxable entity are considered by DOER to be subject to personal property tax under M.G.L. c. 59, §2B, even if their operation is for municipal purposes. In this situation, the municipality is in effect taxing itself because any ongoing payments by the facility owner to the host municipality are typically recovered in the price of the electricity supplied. According to DOER guidance, a PILOT (Payment In Lieu of Taxes) can be negotiated by a municipality as an alternative to personal property tax with approval of its governing body. The benefits of a PILOT are:

1. A known constant expense to the facility owner
2. Lower electricity prices for the host municipality
3. Simplified administration

The goal of this project is to generate electricity cost savings rather than tax revenue. To meet that end and comply with present Massachusetts General Laws on taxation, a PILOT will be negotiated by the Select Board. The financial value to the Town from the sale of the electricity produced to the grid far exceeds any prospective tax revenue. The PILOT does not add to the pre-tax electricity price, and so provides a small additional benefit to the Town from this use of an otherwise non-producing property.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE POSITION: The Finance Committee will report at Town Meeting.

Article 5 – Authorization to Proceed with the Haskell Field Solar Canopy

To see if the Town will vote to transfer the care, custody, management and control of a portion or portions of the Haskell Field property located at Fairbank Road from the Select Board for the purposes for which it is presently held to the Select Board for general municipal purposes and for recreational purposes and also for the purpose of leasing the same to one or more solar energy electricity production entities for the installation of a solar energy facility or facilities, and to authorize the Select Board to enter into a lease or leases for such portion or portions of said property for a term of at least 20 years from the date of commencement of commercial operations of the solar energy facility or facilities, all on such terms and conditions, and for such consideration, as the Select Board deems appropriate, and to enter into one or more power purchase agreements for electricity and/or solar energy credits; and to authorize the Select Board to grant such access, utility, and other easements in, on, and under said property as may be necessary or convenient to construct, operate, maintain, repair and replace such solar energy facility or facilities; to authorize the Select Board to take all actions necessary in connection therewith; and to authorize the Select

Board, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, or any other enabling authority, to enter into an agreement for payments in lieu of taxes (PILOT Agreement) on account of such facility or facilities for a term of 20 years and such additional terms as the Select Board shall deem appropriate, and in the best interest of the Town and further, to authorize the Select Board to take such actions as may be necessary to implement such agreements; or act on anything relative thereto.

Submitted by the Combined Facilities Director

(Majority vote required)

COMBINED FACILITIES DIRECTOR REPORT: A 1,273 kW DC/900 AC solar generating facility is proposed to be constructed in the parking lot of the Haskell field under a Power Purchase Agreement (PPA) with a third-party developer, Solect Energy located in Hopkinton, MA. Under this agreement the Solect as the Developer installs, owns, operates, maintains, and decommissions the facility at its sole expense. Sudbury purchases electricity from the Developer at pre-set rates, and receives Net Metering Credits from Eversource (the local distribution company) for supplying the purchased electricity to the grid. The excess production will accrue as credits for the benefit of Sudbury as a savings. There is no cost to the Town associated with the construction, operation, maintenance or removal of the facility. At present, solar generating facilities on municipal property that are owned and operated by a taxable entity are considered by DOER to be subject to personal property tax under M.G.L. c. 59, §2B, even if their operation is for municipal purposes. In this situation, the municipality is in effect taxing itself because any ongoing payments by the facility owner to the host municipality are typically recovered in the price of the electricity supplied. According to DOER guidance, a PILOT (Payment In Lieu of Taxes) can be negotiated by a municipality as an alternative to personal property tax with approval of its governing body. The benefits of a PILOT are:

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SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE POSITION: The Finance Committee will report at Town Meeting.

Article 6 – Accept Massachusetts General Law Chapter 138, Section 12D

To see if the Town will vote to accept the provisions of Massachusetts General Law Chapter 138, section 12D which allows the Select Board to allow on-premises wine and malt beverages license holders to trade in their license for a non-transferable on-premises all alcoholic beverages license; or act on anything relative thereto.

Submitted by the Town Manager

(Majority vote required)

TOWN MANAGER REPORT: This article would authorize the Town of Sudbury to accept the provisions of Massachusetts General Law Chapter 138, Section 12D, enacted in 2025, which allows holders of on-premises wine and malt beverage licenses to exchange their license for an on-premises all-alcohol license. The upgraded license is non-transferable and reverts to a wine and malt license once surrendered. Acceptance of this statute would not increase the total number of licenses allocated to Sudbury but would offer local businesses greater flexibility while maintaining state compliance.

SELECT BOARD REPORT: The Select Board will report at Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

Article 7 – Accept Massachusetts General Law Chapter 138, Section 33B

To see if the Town will vote to accept the provisions of Massachusetts General Law Chapter 138, section 33B which allows the Select Board to authorize on-premises licensees to sell alcoholic beverages between the hours of 10:00 a.m. and 12:00 noon on Sundays, the last Monday in May, and on Christmas day or on the day following when said day occurs on Sunday; or act on anything relative thereto.

Submitted by the Town Manager

(Majority vote required)

TOWN MANAGER REPORT: This article would authorize the Town of Sudbury to accept the provisions of Massachusetts General Law Chapter 138, Section 33B, which permits on-premises license holders to sell alcoholic beverages beginning at 10:00 a.m. on Sundays and certain holidays that fall on a Sunday, with approval from the Local Licensing Authority. Although the Select Board approved this change in 2010, it was never formally accepted by Town Meeting. Adoption of this article will officially bring Sudbury's licensing regulations into compliance with the law and current practice.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE POSITION: The Finance Committee will report at Town Meeting.

Article 8 – Increase in Demand Fee for Delinquent Tax Bills

To see if the Town will vote to increase the demand fee for delinquent real estate, personal property, and motor vehicle excise tax bills from \$10.00 to \$20.00, pursuant to the provisions of Massachusetts General Laws Chapter 60, Section 15(2), which authorizes municipalities to establish a fee for each written demand provided for by law, so long as such fee does not exceed \$30.00; or take any other action relative thereto.

Submitted by the Finance Director

(Majority vote required)

FINANCE DIRECTOR REPORT: This article seeks to update the Town's demand fee for delinquent tax bills, which has remained at \$10.00 for many years. The demand fee is charged to taxpayers who do not pay their real estate, personal property, or motor vehicle excise taxes by the due date and are issued a formal written demand notice as required by law.

The proposed increase to \$20.00 aligns Sudbury's fee with neighboring and comparable communities and reflects the administrative costs associated with preparing, mailing, and processing delinquent notices.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE POSITION: The Finance Committee will report at Town Meeting.

Article 9 – Citizens' Petition: 10 Year Plan to Fund & Construct Walkways Along Sudbury's Busy Main Residential Thru Roads

To see if the town will vote to raise and appropriate the sum of 1% of real estate taxes to be raised over the next ten (10) years (approximately \$11.8 million) to be expended on the construction of new town walkways along: Sudbury's major thru roads adjacent to residentially zoned land, First by providing connections from neighborhoods to Sudbury's rail trails, public schools, parks, conservation land, and to other neighborhoods, either on the road's public right of way, on other town land, or on easements acquired by the Select Board and Second, if funding remains, to maintain or improve existing residential walkways; such sum to be spent as said 1% is raised during the next 10 years term to reduce the expense of short term debt; Such sums to be expended under the direction of the Town Manager, and for all incidental and related contract expenses, including but not limited to professional, design, engineering, and project management services, preparation of plans, specifications, bidding documents, easement costs, boosting costs; and further, to authorize the Town Manager with the approval of the Select Board to enter into such contracts to carry out the purposes of said vote in accordance with any enabling authority; provided, however, that the vote taken hereunder shall be expressly contingent upon approval by the voters at an election of a proposition 2 ½, so-called, debt exclusion established by General Laws Chapter 59, Section 21C, allowing Sudbury to place a 1% surcharge on real estate taxes for the ten (10) fiscal years following approval of said debt exclusion, or act on anything thereto.

Submitted by Citizens' Petition

(Two-thirds vote required)

PETITIONER REPORT: This article does one simple thing: it creates a 10-year funding for walkway construction which will cost for the average value Sudbury single family home (\$1,122,000) 45 cents/day. This 45-cent daily temporary surcharge will create slightly over \$1 million per year dedicated solely to walkway design and construction. It cannot be used for anything else!

Since the mid 1970's Sudbury has constructed many walkways, yet 50 years later signification portions of Sudbury's essential walkway network remain unfunded and unbuilt. These include:

1. Portions or all of major busy thru roads, such as: Concord from Thompson Drive to at least Win Pond Lane, Pantry, Dakin, Haynes, Marlboro, Plympton, and Lincoln roads among others.
2. Connecting walkways to streets & neighborhoods unable to safely walk or bike to
 - a. Nearby rail trails
 - b. Nearby public schools
 - c. Nearby public conservation land with their many walking trails
 - d. Nearby parks, playgrounds and sports facilities

At the 2015 Town Meeting, discussion on Article 53, it was noted that a major difficulty in designing and constructing walkways is the need for easements over private property. Town informal policy passed the responsibility for obtaining easements to residents and neighbors along proposed walkways. This approach is no longer sufficient. Sudbury must do more to ensure needed walkways are built in a timely organized fashion.

Having lost CPC Funding based on a court ruling that urban sidewalks could not use CPC funds; funding has become the overriding issue for Sudbury's walkway expansion. There has been little progress on Sudbury's residential walkways in the last decade.

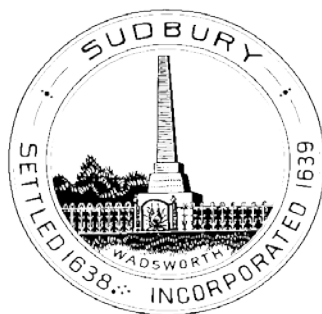
After 50+ years, it's time to renew Sudbury's commitment to finishing the job. This article is designed to kick start this effort by providing 10 years of steady funding of totaling approximately \$11 million.

1. To secure voluntary easements from all relevant owners of land adjacent to major roads without walkways.
2. To authorize the Select Board to acquire easements by purchase when necessary.
3. To fund all necessary related expenses for design and construction of these walkways.

Every day those who walk or ride along Sudbury's busy thru roads are literally putting their health and lives at significant risk. It is long past time to complete the work started in the early 1970's.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE POSITION: The Finance Committee will report at Town Meeting.

TOWN OF SUDBURY**SPECIAL TOWN ELECTION WARRANT**

Commonwealth of Massachusetts Middlesex, ss.

To the Constable of the Town of Sudbury:

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury, qualified to vote in Town Elections, that voters residing in Precincts 1, 2, 3, 4, 5, and 6 should meet at the Fairbank Community Center, 40 Fairbank Road, in said Town on Tuesday, December 16, 2025, between the hours of seven o'clock in the forenoon and eight o'clock in the evening, to cast their votes on the following ballot questions:

Ballot Question No. 1

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to pay costs of the replacement and repair of the Josiah Haynes Elementary School roof system located at 169 Haynes Road, Sudbury, MA 01776, including the payment of all costs incidental or related thereto?

Yes_____ No_____

SUMMARY: This question asks voters whether the Town of Sudbury should be allowed to exempt the cost of borrowing funds for replacing and repairing the roof system at the Josiah Haynes Elementary School from the limits of Massachusetts General Law Chapter 59, Section 21C ("Proposition 2½."). A "yes" vote would permit the Town to raise additional property tax revenue, beyond the usual levy limit, to pay debt service on the roof project. A "no" vote would mean that the Town must fund the project, if undertaken, within existing budget limits or from other sources.

ARGUMENT FOR PASSAGE: A "yes" on this ballot question will fund the replacement and repair of the Josiah Haynes Elementary School roof, a critical investment in preserving one of Sudbury's important public assets. The existing roof is well beyond its expected lifespan and has developed leaks that disrupt learning and strain the operating budget. Replacing the roof will prevent further structural damage, protect classroom environments, and extend the useful life of the building by decades.

This project qualifies for the Massachusetts School Building Authority (MSBA) Accelerated Repair Program, offsetting costs to Sudbury taxpayers through partial state reimbursement of an estimated \$2,983,235. As required by the MSBA, the project design includes solar-ready roof sections to accommodate future renewal energy installations. Addressing this need now will reduce future maintenance costs, improve energy efficiency, and maintain a safe, dry, and functional learning environment for students and staff.

ARGUMENT IN OPPOSITION: Opponents may argue that approving this debt exclusion would increase property taxes at a time when many residents are already facing high living costs. Some may feel that the Town should prioritize repairs within its existing budget rather than relying on temporary tax increases. Others may be concerned that continued borrowing through debt exclusions makes it difficult to control long-term spending and tax growth. A “no” vote would signal that the Town should explore alternative funding sources or defer the project until it can be accommodated within current revenues.

Ballot Question No. 2

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to pay costs of the replacement and repair of the General John Nixon Elementary Roof system located at 472 Concord Road, Sudbury, MA 01776, including the payment of all costs incidental or related thereto?

Yes_____ No_____

SUMMARY: This question asks voters whether the Town of Sudbury should be allowed to exempt the cost of borrowing funds for replacing and repairing the roof system at the John Nixon Elementary School from the limits of Massachusetts General Law Chapter 59, Section 21C (“Proposition 2½”). A “yes” vote would permit the Town to raise additional property tax revenue, beyond the usual levy limit, to pay debt service on the roof project. A “no” vote would mean that the Town must fund the project, if undertaken, within existing budget limits or from other sources.

ARGUMENT FOR PASSAGE: Approval of this article will provide funds for the replacement and repair of the General John Nixon Elementary School roof, which is nearing 30 years old and exhibiting leaks and material deterioration. Continuing to make short-term repairs diverts resources from classroom instruction and increases the risk of more costly structural damage in the future.

The proposed project will safeguard the building envelope, improve energy performance, and extend the school’s service life for decades to come. The project qualifies for partial reimbursement through the MSBA’s Accelerated Repair Program, reducing the net cost to residents by an estimated \$1,596,082. As required by the MSBA, the approved design includes solar-ready portions of the roof to support potential future solar installations. This investment protects a vital educational facility and ensures that school funds remain focused on teaching and learning rather than emergency building maintenance.

ARGUMENT IN OPPOSITION: Opponents may argue that approving this debt exclusion would increase property taxes at a time when many residents are already facing high living costs. Some may feel that the Town should prioritize repairs within its existing budget rather than relying on temporary tax increases. Others may be concerned that continued borrowing through debt exclusions makes it difficult to control long-term spending and tax growth. A “no” vote would signal that the Town should explore alternative funding sources or defer the project until it can be accommodated within current revenues.

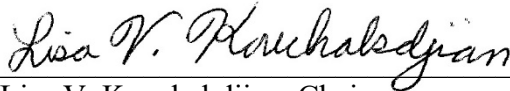
Polls will open at seven o'clock in the forenoon and will be closed at eight o'clock in the evening.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least fourteen days before the time appointed for such meeting.

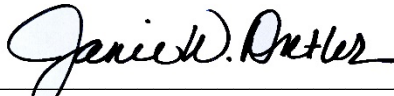
Hereof fail not and make due return of the Warrant by your doing thereon to the Town Clerk, at or before the time of meeting aforesaid.

Given under our hands this 4th day of November, 2025.

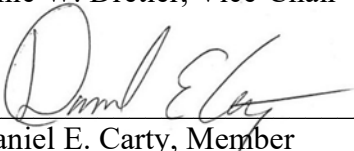
SELECT BOARD OF SUDBURY:



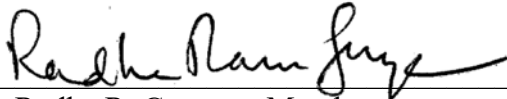
Lisa V. Kouchakdjian, Chair



Jamie W. Dretler, Vice-Chair



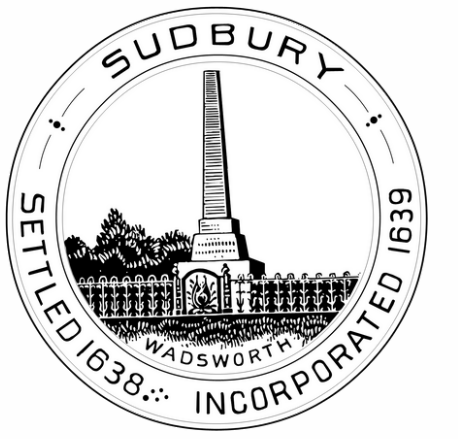
Daniel E. Carty, Member



Radha R. Gargeya, Member



Charles G. Russo, Member



Town of Sudbury

HOLIDAY VILLAGE

SAT, DECEMBER 6

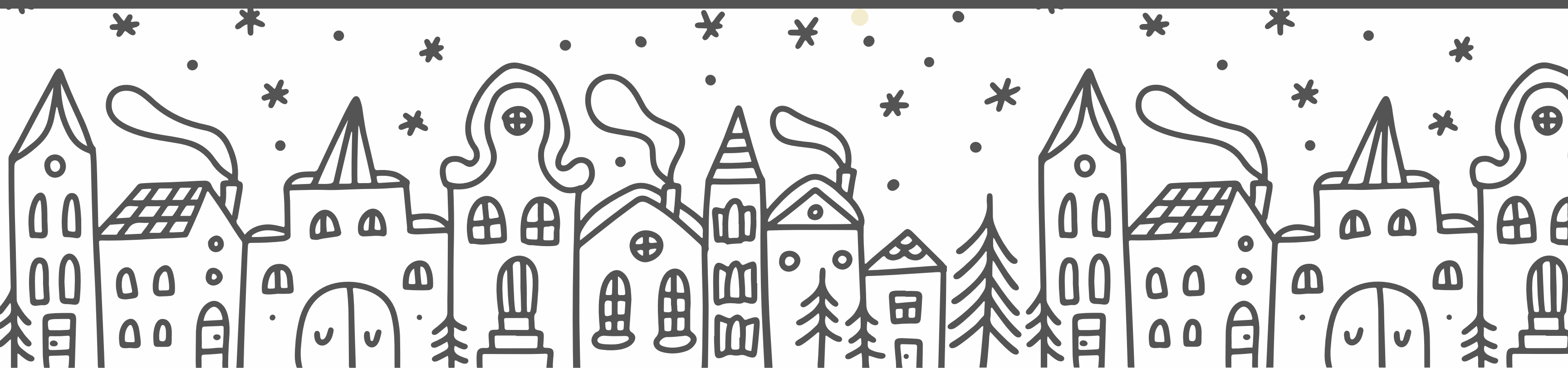
11 AM - 3 PM | FAIRBANK

Folk Gifting Traditions The Art of the Holidays

FOLK ART FROM AROUND THE WORLD

**GIFT MARKET BABY ANIMALS FOOD HALL
& MORE**

SUDBURY.MA.US/HOLIDAYVILLAGE



SUDBURY HOLIDAY VILLAGE

Folk Art Schedule

Sat, December 6, 2025 | Fairbank

PRESENTATIONS

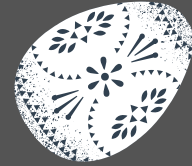
11:15 AM

Mithila/Madhubani
India



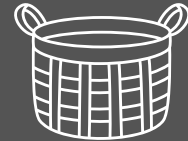
12:15 PM

Pysanky
Ukraine



1:15 PM

Bark Basketry
America



12:15 PM

Watercolor & Calligraphy
China



Origami Workshop
Art Room



11AM -
1PM

Storytelling
Fireplace Room



11AM -
3PM

Hands-On Activities
Art Room



11AM -
3PM

ACTIVITIES

Select Board
Sudbury
Massachusetts

U.S POSTAGE
PAID
Permit No. 4
Sudbury, MA 01776
ECRWSS

**POSTAL PATRON
SUDBURY
MASSACHUSETTS 01776**

SPECIAL TOWN MEETING
Monday, December 1, 2025

SPECIAL TOWN ELECTION
Tuesday, December 16, 2025

