

**Municipal Operations Committee Meeting**  
**Monday, September 29, 2025**  
**7:40 P.M.**  
**MEETING MINUTES**

On Monday September 29, 2025 a **Municipal Operations Committee** meeting was held in person, in the Great Hall and virtually via Google Meets, to hear and discuss the Special Town Article(s) listed below for the October, 2025 Special Town Meeting.

Chairperson Cynthia Walsh calls the meeting to order at 7:40 PM, Robert Mullen, Town Moderator reads the Notice of Public Meeting info, then the Pledge of Allegiance was recited.

Next Moderator Mullen called for the **Reorganizing the Committee and looking for a nomination for the new chairperson.**

A nomination for **Cynthia Walsh** was called by:

**David Lurie (Precinct 6)**

**2nd - John DiStefano (Precinct 1)**

Municipal Operations committee members present at the meeting were:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1)*

*John DiStefano (Precinct 2)*

*Cynthia Walsh (Precinct 3)*

*Scott Heller (Precinct 4)*

*Peter Machula (Precinct 5)*

*David Lurie (Precinct 6)*

*Pritiricia McCormick (Precinct 7)*

*Christine Wilbur (Precinct 8)*

*Noah Beit-Aharon - Mod Appt*

*Robert Mullen - Town Moderator, was present to operate and run the Google Meet online software and did not participate in any voting*

No other nominations were announced and Robert Mullen asked for a motion to close nominations and move forward.

**1st - David Lurie (Precinct 6)**

**2nd - Cynthia Walsh (Precinct 3)**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*

*John DiStefano (Precinct 2) - Yes*

*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -Yes*  
*Pritiricia McCormick (Precinct 7) - Yes*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*

**APPROVED 9 Yes, 0 No**

*Motion to Approve Cynthia Walsh for chairperson:*

**1st - David Lurie (Precinct 6)**

**2nd - Cynthia Walsh (Precinct 3)**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -Yes*  
*Pritiricia McCormick (Precinct 7) - Yes*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*

**APPROVED 9 Yes, 0 No**

Chairperson Cynthia Walsh asked for a motion to Open the Public Hearing:

**1st - David Lurie (Precinct 6)**

**2nd - Cynthia Walsh (Precinct 3)**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -Yes*  
*Pritiricia McCormick (Precinct 7) - Yes*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*

**APPROVED 9 Yes, 0 No**

Chairperson Cynthis Walsh called for **Article 6 - Water Main Improvements** to be presented for Approval for Town Meeting

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer and Keith Nastasia - Water/Sewer Department Superintendent

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: David Lurie (Precinct 6) and Noah Beit -Aharon***

***Public and Online Public - None***

Chairperson Cynthia Walsh called for **Article 7 - Roadway Paving** to be presented for approval for Town Meeting

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer and Paul Giffune - DPW Superintendent

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: Cheryl Iverson (Precinct 1) John DiStefano (Precinct 2) David Lurie (Precinct 6)***

***Public and Online Public - None***

Chairperson Cynthia Walsh called for **Article 8 - Sidewalk Tractor Purchase** to be presented for approval for Town Meeting

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer and Paul Giffune - DPW Superintendent

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: David Lurie (Precinct 6) Cynthia Walsh (Precinct 3)***

***Public and Online Public - None***

Chairperson Cynthia Walsh called for **Article 9 - Unforeseen Repairs, Furniture, Fixtures and Equipment for Community Center** to be presented for approval for Town Meeting

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer and Paul Giffune - DPW Superintendent

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: David Lurie (Precinct 6) Cynthia Walsh (Precinct 3) and Noah Beit-Aharon***  
***Public and Online Public - None***

Chairperson Cynthia Walsh called for **Article 10 - Repairs for ADA Compliance to Town Buildings** to be presented for approval for Town Meeting

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer and Paul Giffune - DPW Superintendent

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: Cynthia Walsh (Precinct 3)***  
***Public and Online Public - None***

Chairperson Cynthia Walsh called for **Article 11 - Voting Machines** to be presented for approval for Town Meeting

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer and Reggie Mederios Kowalczykowski - Town Clerk

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: Cynthia Walsh (Precinct 3) John DiStefano (Precinct 2) and Noah Beit-Aharon***  
***Public and Online Public - None***

Chairperson Cynthia Walsh called for **Article 13 & 14 Acquisition of Fano Dr and Three Lots (76-007, 76-008, 76-009) and Disposition of Land - Portion fo Assessor Lot 76-147** to be presented for approval for Town Meeting. **To be heard together but voting on separately.**

Presented by: TJ Recuperor-School Building Committee, Joe Baeta - School Superintendent, Mark Tisdelle Assistant Town Manager, Town Engineer.

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: Cynthia Walsh (Precinct 3) John DiStefano (Precinct 2) David Lurie (Precinct 6) and Noah Beit-Aharon***  
***Public and Online Public - None***

Chairperson Cynthia Walsh called for **Article 15 Demolition of the State Theatre** to be presented for approval for Town Meeting.

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer.

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: Cynthia Walsh (Precinct 3) John DiStefano (Precinct 2) David Lurie (Precinct 6) Peter Machula (Precinct 5) Cheryl Iverson (Precinct 1) and Noah Beit-Aharon***  
***Public and Online Public -None***

Chairperson Cynthia Walsh called for **Article 16 Purchase of 30 Porter St. for town parking** to be presented for approval for Town Meeting.

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer.

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: John DiStefano (Precinct 2) David Lurie (Precinct 6) Christine Wilbur (Precinct 8)***  
***Public and Online Public -None***

Chairperson Cynthia Walsh called for **Article 17 Accept Donation of Five Parcels of Land Off Mill St.** to be presented for approval for Town Meeting.

Presented by: Mark Tisdelle - Assistant Town Manager, Town Engineer.

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: Noah Beit-Aharon***  
***Public and Online Public -None***

Chairperson Cynthia Walsh called for **Article 18 Historic Foundation and Stone Walls Preservation at Bird St. Conservation Area** to be presented for approval for Town Meeting.

Presented by: Jerry MacDonald - Chair of Stoughton Conservation Commission. Mark Tisdelle - Assistant Town Manager, Town Engineer.

Questions and discussion by:

***Committee Members In Person and Online comments and discussion: David Lurie (Precinct 6), Cynthia Walsh (Precinct 3)***  
***Public and Online Public -None***

Motion to close Public Hearing  
**1st David Lurie (Precinct 6)**  
**2nd Cynthia Walsh (Precinct 3)**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -Yes*  
*Pritiricia McCormick (Precinct 7) - Yes*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*

**UNANIMOUS 9 Yes, 0 No**

Voting on Approving the Articles for Town Meeting as follows:

**Article 6 - Water Main Improvements**

Motion to recommend Approval for Town Meeting

**1st John Distefano**

**2nd Cynthia Walsh**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -Yes*  
*Pritiricia McCormick (Precinct 7) - Yes*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*

**UNANIMOUS 9 Yes, 0 No**

**Article 7 - Roadway Paving**

Motion to recommend Approval for Town Meeting

**1st David Lurie**

**2nd John Distefano**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*

*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -Yes*  
*Pritiricia McCormick (Precinct 7) - Yes*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*  
**UNANIMOUS 9 Yes, 0 No**

**Article 8 - Sidewalk Tractor Purchase**

Motion to recommend Approval for Town Meeting

**1st Noah Beit-Arharon**

**2nd (2 members spoke, could not discern)**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -Yes*  
*Pritiricia McCormick (Precinct 7) - Yes*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*  
**UNANIMOUS 9 Yes, 0 No**

**Article 9 - Unforeseen Repairs, Furniture, Fixtures and Equipment for Community Center**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd John Distefano**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -Abstain*  
*Pritiricia McCormick (Precinct 7) - Yes*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*  
**PASSED 8 Yes, 1 Abstain, 0 No**

**Article 10 - Repairs for ADA Compliance to Town Buildings**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd Cynthia Walsh**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*

*John DiStefano (Precinct 2) - Yes*

*Cynthia Walsh(Precinct 3) - Yes*

*Scott Heller(Precinct 4) - Yes*

*Peter Machula (Precinct 5) - Yes*

*David Lurie (Precinct 6) -Yes*

*Pritiricia McCormick (Precinct 7) - Yes*

*Christine Wilbur (Precinct 8) - Yes*

*Noah Beit-Aharon - Mod Appt - Yes*

**UNANIMOUS 9 Yes, 0 No**

**Article 11 Purchase of Voting Machines**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd Christine Wilbur**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*

*John DiStefano (Precinct 2) - Yes*

*Cynthia Walsh(Precinct 3) - Yes*

*Scott Heller(Precinct 4) - Yes*

*Peter Machula (Precinct 5) - Yes*

*David Lurie (Precinct 6) -Yes*

*Pritiricia McCormick (Precinct 7) - Yes*

*Christine Wilbur (Precinct 8) - Yes*

*Noah Beit-Aharon - Mod Appt - Yes*

**UNANIMOUS 9 Yes, 0 No**

**Article 13 Acquisition of Fano Dr. and Three Lots (76-007, 76-008, 76-009)**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd Cynthia Walsh**

A roll call vote was taken:

**PRESENT AND ONLINE:**



*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Abstained*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -No*  
*Pritiricia McCormick (Precinct 7) - No*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*  
**PASSED 6 Yes, 2 No, 1 Abstain**

#### **Article 14 Disposition of Land - Portion of Assessor Lot 76-147**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd Cynthia Walsh**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Abstain*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -No*  
*Pritiricia McCormick (Precinct 7) - No*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*  
**PASSED 6 Yes, 2 No, 1 Abstain**

#### **Article 15 Demolition of the State Theatre**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd John DiStefano**

**Discussion: David Lurie**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - No*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Abstain*  
*David Lurie (Precinct 6) -No*  
*Pritiricia McCormick (Precinct 7) - No*

*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*  
**PASSED 5 Yes, 3 No, 1 Abstain**

**Article 16 - Purchase of 30 Porter Street Property for Town Parking**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd John DiStefano**

**Discussion: David Lurie, Christine, Noah, Cheryl**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*  
*Cynthia Walsh(Precinct 3) - No*  
*Scott Heller(Precinct 4) - No*  
*Peter Machula (Precinct 5) - No*  
*David Lurie (Precinct 6) -No*  
*Pritiricia McCormick (Precinct 7) - No*  
*Christine Wilbur (Precinct 8) - No*  
*Noah Beit-Aharon - Mod Appt - Yes*

**FAILED 3 Yes, 6 No, 0 Abstain**

**Article 16 - Purchase of 30 Porter Street Property for Town Parking**

Motion to REFER because of lack of information on cost to Town Meeting

**1st Peter Machula**

**2nd Noah Beit-Aharon**

**Discussion: David Lurie, Cynthia Walsh**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*  
*John DiStefano (Precinct 2) - Yes*  
*Cynthia Walsh(Precinct 3) - Yes*  
*Scott Heller(Precinct 4) - Yes*  
*Peter Machula (Precinct 5) - Yes*  
*David Lurie (Precinct 6) -No*  
*Pritiricia McCormick (Precinct 7) - No*  
*Christine Wilbur (Precinct 8) - Yes*  
*Noah Beit-Aharon - Mod Appt - Yes*

**PASSED 7 Yes, 2 No, 0 Abstain**

**Article 17 Acceptance of Five Parcels of Land off Mill Street**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd Christine Wilbur**

**Discussion: Noah Beit-Aharon, David Lurie, Cynthia Walsh**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*

*John DiStefano (Precinct 2) - Yes*

*Cynthia Walsh(Precinct 3) - Yes*

*Scott Heller(Precinct 4) - Yes*

*Peter Machula (Precinct 5) - Yes*

*David Lurie (Precinct 6) -Yes*

*Pritiricia McCormick (Precinct 7) - Yes*

*Christine Wilbur (Precinct 8) - Yes*

*Noah Beit-Aharon - Mod Appt - Yes*

**UNANIMOUS 9 Yes, 0 No, 0 Abstain**

#### **Article 18 Historic Foundation and Stone Wall Preservation at Bird Street Conservation Area**

Motion to recommend Approval for Town Meeting

**1st Noah Beit -Aharon**

**2nd John DiStefano**

**Discussion: David Lurie, Cynthia Walsh, Noah Beit-Aharon**

A roll call vote was taken:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*

*John DiStefano (Precinct 2) - Yes*

*Cynthia Walsh(Precinct 3) - Yes*

*Scott Heller(Precinct 4) - Yes*

*Peter Machula (Precinct 5) - Yes*

*David Lurie (Precinct 6) -Yes*

*Pritiricia McCormick (Precinct 7) - Yes*

*Christine Wilbur (Precinct 8) - Yes*

*Noah Beit-Aharon - Mod Appt - Yes*

**UNANIMOUS 9 Yes, 0 No, 0 Abstain**

**Motion to Adjourn**

**1st David Lurie**

**2nd Noah Beit-Aharon**

A roll call vote to was taken to Adjourn Municipal Regulations Committee Meeting:

**PRESENT AND ONLINE:**

*Cheryl Iverson (Precinct 1) - Yes*

*John DiStefano (Precinct 2) - Yes*

*Cynthia Walsh(Precinct 3) - Yes*

*Scott Heller(Precinct 4) - Yes*

*Peter Machula (Precinct 5) - Yes*

*David Lurie (Precinct 6) -Yes*

*Pritiricia McCormick (Precinct 7) - Yes*

*Christine Wilbur (Precinct 8) - Yes*

*Noah Beit-Aharon - Mod Appt - Yes*

**UNANIMOUS 9 Yes, 0 No, 0 Abstain**

**Municipal Operation Committee Meeting Adjourned at 9:59 PM**

*Minutes Respectfully Submitted by*

*Katie Fogarty*

*Senior Clerk 1 - Town Clerk's Office*