



Minutes Approved	Date
BPL	April 22, 2026

**TOWN OF LUNENBURG
BOARD OF ASSESSORS
Minutes, February 25, 2026
Executive Session**

Executive Session started at 8:35p.m.

Attending the executive session were the Chair, Brian Laffond, Sarah Cammer and Board member Brian Marple. Lynda Cajka presented 1 real estate exemption to the board to review which was approved by the Board of Assessors.

The Assessor also discussed the 5 Real Estate Abatements and the findings of the inspections for FY2026. The Board of Assessors approved 4 of the real estate abatements and denied 1 real estate abatement.

Meeting adjourned 9:20 p.m.

LUNENBURG BOARD OF ASSESSORS
WEDNESDAY, FEBRUARY 25, 2026 at 6:30P.M.
RITTER BUILDING, UPPER LEVEL
960 MASSACHUSETTS AVENUE

Minutes Approved	Date
BPL	August 5, 2026

Present Members: Chair Brian Laffond, Vice Chair Sarah Cammer, Principal Assessor Lynda Cajka, Member Brian Marple

CALL TO ORDER

The meeting opened at 6:37 PM.

OPENING COMMENTS

- Board

There were no comments from the Board.

- Public

There were no comments from the public.

MINUTES

- Review and Approve Minutes of October 22, 2025, November 3, 2025, November 19, 2025, December 3, 2025, and January 7, 2026 & Executive Session Minutes for February 4, 2026.

October 22, 2026, Motion to approve Sarah Cammer, Second Brian Marple. Sarah Cammer aye, Brian Laffond aye, Brian Marple aye. Previously approved October 22, 2025 Executive Session minutes are missing from the web site, Lynda Cajka to investigate.

November 3, 2025, Motion to approve Sarah Cammer, Second Brian Marple. Sarah Cammer aye, Brian Laffond aye, Brian Marple aye.

November 19, 2025, Motion to approve Sarah Cammer, Second Brian Marple. Sarah Cammer aye, Brian Laffond aye, Brian Marple aye. There are previously approved Executive Session minutes to which these will have to be attached.

December 3, 2025, Motion to approve Sarah Cammer, Second Brian Marple. Sarah Cammer aye, Brian Laffond aye, Brian Marple aye. There are previously approved Executive Session minutes to which these will have to be attached.

Executive Session of February 4, 2026, Motion to approve, with attendee list to include Sarah Cammer, Sarah Cammer, Second Brian Marple. Sarah Cammer aye, Brian Laffond aye, Brian Marple aye.

STATUS REPORT FROM PRINCIPAL ASSESSOR

- Update on FY2026 Real Estate and Personal Property Tax Abatements and Chapter Land. Other items as needed.

Lynda Cajka states there were a total of 27 abatements. So far, 12 inspections have been completed, 5 are to be reviewed in executive session, and there are 10 that remain.

Brian Laffond states that 8 previous abatements were denied and 4 were accepted.

There was discussion about a property that had roll back taxes and interest for the past 4 years. The total bill was \$15,257.63. Brian Marple questions why there is interest on back taxes. Brian Laffond explained that the current tax law states we charge interest on roll-back taxes. Brian Laffond suggests that if needed, Brian Marple speak with Town Counsel or the “Lawyer of the Day” at the DOR to get additional clarification.

Brian Laffond made a motion that the Board of Assessor contact the Select Board with their recommendation that we do not purchase the property at 1083 Northfield Road under the right of first refusal, seconded by Sarah Cammer. All in favor. Sarah Cammer aye, Brian Laffond aye, Brian Marple aye.

The Board signed rollback taxes for 222 West Townsend Road, 801 Lancaster Road, and 781 Page Street.

There was some discussion about commitments for sewer billing. Lynda Cajka provided supporting documents that include sewer charges to the board. The numbers provided only included installments 3 and 4. Lynda Cajka is going to further break down the document during executive session.

Lynda Cajka states she was contacted to set up a meeting with Cycle Electric located at 451 Leominster Shirley Road. They are in the process of building a battery energy storage system. Sarah Cammer questions if the assessors are assessing the location based on their cost or income.

CURRENT BUSINESS

- Senior Center (Eagle House) Real Estate Tax Exemption Presentation, Thursday, March 12th at 9:00a.m.

Lynda Cajka provided the Board with an updated presentation and included the new circuit breaker total. Margaret Scarsdale will be in attendance.

- FY2027 Overlay, Budget and Growth Estimates

The growth estimate for FY27 tax dollars is currently \$130,429.

- Status of Neighborhood Review Project

Lynda Cajka will be meeting with Jennifer Warren-Dyment, Julie Belliveau and Karen Barrett for further discussion. At the moment, there are 2 applicants.

POSTPONED TOPICS

- Criteria for Clause 18

- BOA Policies Binder

Lynda Cajka added the senior work off information to the policy binder.

Sarah Cammer requested the binder also be made digital.

UPCOMING MEETING/EVENTS SCHEDULE

Upcoming Meetings: February 25, 2026, March 4, 2026 (executive session only) & April 8, 2026. (All meetings scheduled for 6:30p.m. with location varying each meeting).

An additional meeting is tentatively scheduled for March 11, 2026.

CLOSING COMMENTS

- Public

There were no comments from the public.

- Board

There were no comments from the Board.

ADJOURN

There was a motion to adjourn the open meeting and enter executive session, not to return to the open session after exiting the executive session by Sarah Cammer, seconded by Brian Laffond. All in favor.

The meeting closed at 8:28 PM.