



Minutes Approved Date
BPL May 13, 2026

**TOWN OF LUNENBURG
BOARD OF ASSESSORS
Minutes, April 8, 2026
Executive Session**

Executive Session started at 8:35 p.m.

Attending the executive session were the Chair, Brian Laffond, Sarah Cammer and Board member Brian Marple. Lynda Cajka presented 7 administrative real estate exemption to the board to review which was approved by the Board of Assessors.

The Assessor also discussed the 1 administrative real estate abatement and 1 additional real estate abatement and the findings of the inspections for FY2026. The Board of Assessors denied the administrative real estate abatement and requested that the Principal Assessor research additional information for the 1 real estate abatement.

Meeting adjourned 9:47 p.m.

LUNENBURG BOARD OF ASSESSORS
WEDNESDAY, APRIL 8, 2026
RITTER BUILDING, LOWER LEVEL
960 MASSACHUSETTS AVENUE

Minutes Approved	Date
BPL	August 5, 2026

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

CALL TO ORDER

The meeting opened at 6:32 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 January 7, 2026 and February 4, 2026 and February 25, 2026 & Executive Session Minutes for February 25, 2026.

There was a motion to approve the minutes of January 7, 2026, by Sarah Cammer, seconded by Brian Marple. All in favor.

Regarding the minutes of April 16, 2025, a prior member had suggested changes, but the Board never received an update. There was a motion to approve the minutes of April 16, 2025, by Sarah Cammer, seconded by Brian Laffond. All in favor.

There was a motion to approve the executive session minutes of February 25, 2026, by Sarah Cammer, seconded by Brian Marple. All in favor.

STATUS REPORT FROM PRINCIPAL ASSESSOR

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

In the past 2 months, 14 abutters lists were received.

Commitment 2 of the 2026 motor vehicle commitment was received.

There were 122 motor vehicle excise tax abatements received in the past month. All have been processed in MUNIS and awaiting payment from the tax collector.

Lynda Cajka has completed 27 real estate tax abatements for FY 2026. The abatements are awaiting approval from the Board of Assessors later this evening during Executive Session.

On March 10th Lynda Cajka met with Karen Barrett and Randy Mercier where they discussed the ongoing personal property bridging issue with MUNIS.

The Board of Assessors' Office is awaiting approval of the contract for Rena Swezey for assistance. Brian Laffond spoke to Town Manager and expects the contract to be reviewed by the end of the week.

Lynda Cajka submitted the Veterans Exemption, MDM1 and Motor Vehicle Excise abatement. There were 121 abatements/exemptions worth \$160,507, for which we received \$136,067.30 reimbursement from the state.

There were 32 exemptions received and approved for the Hero Act credit totaling \$7,983.85. There were 2 blind exemptions approved totaling \$441.43, 2 handicap exemptions, and 13 of the 22d exemption totaling \$10,065.25.

Regarding the Veterans Exemption:

The total tax bill for exemptions regarding Code 101 (single family) was \$73, 476.32. These funds will be fully reimbursed by the state.

Code 102 (condos) total tax bill amount for exemptions totaling \$14,231.71 all of which will be fully reimbursed by the state.

Clause 22E there was a total of 27 exemptions received totaling \$22,275.

Total of all Reimbursements will be \$113,283.03.

There was a motion that the Board of Assessors does not recommend exercising the right of first refusal for 35 Leominster Road by Sarah Cammer, seconded by Brian Marple. All in favor.

The Board signed the commitment for previously approved roll back tax on 1083 Northfield Rd.

The goals for next month include preparing 3 supplemental bills for 2026 and complete preliminary FY27 file in May.

CURRENT BUSINESS

- Battery Storage Facility, 485 Leominster Shirley Road.

Lynda Cajka states of the properties in question already has a storage facility

that wasn't previously noted. Lynda Cajka will photograph the property and talk to Mike Tarello about value.

The owner of the property wants to meet with Lynda Cajka and the Board of Assessors.

- Status of Neighborhood Review Project

Lynda Cajka provided the Board with a timeline of the neighborhood review directive.

Sarah Cammer questions if there will be a DOT layer of traffic to determine which parcels are traffic, railroad, highway, limited traffic, etc.

Sarah Cammer suggests reporting the current market adjustment and land costs for properties as well as the prior 2 years.

Lynda Cajka states there will be a public awareness campaign in the future for residents.

There was a motion to release \$27,500 from the overlay account to pay for the position to continue with the neighborhood review by Sarah Cammer, seconded by Brian Marple. All in favor.

POSTPONED TOPICS

- Criteria for Clause 18
- BOA Policies Binder

UPCOMING MEETING/EVENTS SCHEDULE

Upcoming Tentative Meeting: April 22, 2026 & May 13, 2026. (All meetings scheduled for 6:30p.m. with location varying each meeting).

CLOSING COMMENTS

- Public

There were no comments from the public.

- Board

Brian Laffond thanked Brian Marple for his time on 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 Marple. All in favor.

The meeting closed at 7:48 PM.