

LUNENBURG BOARD OF ASSESSORS
WEDNESDAY, AUGUST 5, 2026 at 6:30P.M.
RITTER BUILDING, LOWER LEVEL
960 MASSACHUSETTS AVENUE

Minutes Approved	Date
BPL	Sept. 9, 2026

Present Members: Chair Brian Laffond, Vice Chair Sarah Cammer, Member Bryant Moscon, Consultant Rena Swezey

CALL TO ORDER

The meeting opened at 6:30 PM.

OPENING COMMENTS

- Board

There were no comments from the Board.

- Public

There were no comments from the public.

CURRENT BUSINESS

- Review and Approve Minutes of February 4, 2026, February 25, 2026, April 8, 2026, and April 22, 2026, May 13, 2026, June 3, 2026, and July 1, 2026. Executive Session Minutes for April 8, 2026, April 22, 2026, and May 13, 2026.

There was a request to amend the minutes of Feb, 4, 2026, to correct punctuation. There was a motion to approve the amended minutes by Sarah Cammer, seconded by Brian Laffond of February 4, 2026. All in favor.

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

There was a motion to approve the minutes by Sarah Cammer, seconded by Brian Laffond of April 8, 2026. All in favor.

There was a motion to approve the minutes by Sarah Cammer, seconded by Brian Laffond of April 22, 2026. All in favor.

There was a motion to approve the minutes by Sarah Cammer, seconded by Brian Laffond of May 13, 2026. All in favor.

There was a request to amend the minutes of June 3, 2026, to change “is working with...” to “will work with...”. There was a motion to approve the amended minutes by Sarah Cammer, seconded by Brian Laffond of June 3, 2026. All in favor.

With the transition of the Lead Assessor, the Board was unable to find copies of the Executive Session minutes from April 8, 2026, April 22, 2026, and May 3,

2026. Brian Laffond confirms that IT is trying to access Lynda Cajka's computer. Minutes may have to be recreated if they are unable to be located.

- Appointment with Storm Water Task Force to understand their ask of the Assessors. John Beale was present on behalf of the Stormwater Task Force.

John Beale had numerous questions regarding mapping issues and record cards. The Stormwater Task Force needs to collect information to propose a stormwater utility to close the gap within the Department of Public Works (DPW) budget shortfall.

Weston and Sampson (W&S) were hired as contractors to complete data collection. Sarah Cammer states the DPW Director needs to ask CAI to host a layer for them to obtain access. The focus would be on impermeable area.

There was discussion about the MS4 requirements related to stormwater. Majority of the work is completed by the DPW (surveying and cleaning catch basins, street sweeping, testing for discharge detection, etc.).

The Stormwater Task Force anticipated a stormwater utility to operate as a Mass enterprise fund. Properties will be assessed and bills will be sent to property owners once a year. Fee will be calculated based on impermeable area.

Below is the Information needed from the assessor database:

Property Owners Name
Address
Use Code
Total Assessed Parcel Value

John Beale requests a master list or log of all properties and their owners from the Board. The information can be shared via a CSV file for electronic manipulation.

Brian Laffond states there is a new Principal Assessor, Brian Fernandes, who will be the point of contact regarding databases used by assessors going forward.

- Discussion about increasing Exemption amount for Clause 22 (Veteran Exemption).

Brian Laffond states that a resident came into the office inquiring why his friends in other communities are getting more than a \$400 exemption.

Brian Laffond had not realized that the exemption amount could be modified. Any increase in the amount will not be reimbursed by the state.

For context, over the past 2 years, on average there have been about 60 Clause 22 applications approved.

Sarah Cammer is unsure if there is enough time to spread awareness before the September special meeting. The Board anticipates having to present more

information and supply a presentation potentially for the November town meeting. The Board will review other Clause 22 exemptions in surrounding towns.

- Update of Neighborhood Review Project

Rena Swezey spoke to Mike Tarello and was informed that due to interim adjustments, the live database will be put into a freeze for those updates to take place. Mike suggests the Neighborhood updates take place in the spring.

Brian Laffond suggested that Rena Swezey should utilize the test “Town” to model the proposed changes. Rena Swezey will attempt to finish the smaller neighborhoods. There will be further discussion between Rena Swezey and Sarah Cammer (on August 12th or August 18th) regarding Neighborhood 3 and next steps.

According to the directive the Neighborhood review needs to be completed by 2029.

- Status of Principal Assessor search

Brian Laffond confirms that a Principal Assessor, Brian Fernandes, was ratified by the Select Board on August 4, 2026. His anticipated start date is August 18, 2026.

- Senior Means Tested Exemption presentation for August 10, 2026.

Brian Laffond sent documents related to this topic to the Board. Tom Alonzo will be unavailable to provide the presentation but Lou Franco has agreed to participate.

POSTPONED TOPICS

- Criteria for Clause 18
- BOA Policies Binder

UPCOMING MEETING/EVENTS SCHEDULE

- Upcoming Tentative Meetings (All meetings scheduled for 6:30p.m. with location varying each meeting):

September 9, 2026

September 23, 2026

October 7, 2026

Tonight’s planned Executive Session will be postponed. The next executive session will be held on either August 11, 2026, or August 12, 2026, depending on Karen Barrett’s availability.

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 by Sarah Cammer, seconded by Bryant Moscon.
The meeting closed at 7:44PM.