



Minutes Approved Date
BPL Sept. 9, 2026

**TOWN OF LUNENBURG
BOARD OF ASSESSORS
Minutes, August 11, 2026
Executive Session**

Executive Session opened at 5:00p.m.

Attending the executive session were the Chair, Brian Laffond, Board members Sarah Cammer and Bryant Moscon. Also present were Robin Nano and Karen Barrett.

A Clause 18 application was discussed. The Board decided more confirming asset and income information is required before we can reach a finding on the application. We will send a letter to the applicant asking them to provide:

- 1.) a copy of their 2025 Federal Income Tax Return,
- 2.) copies of current bank statements and
- 3.) copies of investment statements.

The Board would also like to understand the “rental income” source, does the applicant own another property or is it from the “in-law” apartment that was permitted a few years ago?

The Board reviewed an application for Clause 61B at 801 Lancaster Avenue. Motion to approve, Sarah Cammer, seconded, Bryant Moscon. All in favor.

2026 Motor Vehicle commitments #3 for \$161,787.08 and #4 for 119,769.72 were approved and signed.

A total of 58 Real Estate exemptions were reviewed.

A total of 3 Clause 37A exemptions were approved.

A total of 8 Clause 41D exemptions were approved.

A total of 17 Clause 22 exemptions were approved; 3 required additional review.

A total of 7 Clause 22D exemptions were approved.

A total of 20 Clause 22E exemptions were approved.

The Board discussed the situation at 255 Sunny Hill Road (includes 0 Leominster Road and 0 Sunny Hill Road). Based on the series of events stretching back several years, the Board recommends having the Finance Director hire a forensic accountant to determine

the actual current status. This will need to be done with all due haste as the owners are trying to begin development.

Meeting adjourned 6:35p.m.