

CAPITAL PLANNING COMMITTEE

December 4, 2023

Ritter Memorial Building
960 Massachusetts Ave.
Lunenburg, MA 01462

Present Members: Chairman Tom Alonzo, Clerk Peter Beardmore, Planning Board Representative Matt Brenner, Member George Martin, Finance Committee Member Chris Menard.

- **Call to Order**

The meeting opened at 7:04 PM.

- **Public Comment**

- a. CPC Members: No member comment.
- b. Public: No public comment.

- **Discussion of Capital Planning Requests and Preliminary Prioritization**

There were 2 revisions received from the prior school presentation and the facilities and parks presentation. Peter Beardmore states there was a slide missing from the presentation and there is a discrepancy in terms of what the slides listed compared to the school committee priorities list. There is a question of why on page 69 there a line with is \$15,000 but there is no label. Peter Beardmore will inquire to get more clarification.

Turkey Hill Window Replacement and Design Work

There is an accelerated report program, but it is limited to windows, roof, and boilers. To qualify for the accelerated repair program, it was found that there is a requirement to commit to that building for the lifespan of the project.

Matt Brenner doesn't believe the safety film is a top priority and is struggling with the cost. Peter Beardmore states there is a safety concern relative to the perimeter strength of the building. This would slow activity down to allow for a response. There are vulnerabilities in every building. Turkey Hill has floor to ceiling glass while the other two buildings have single pain glass.

Senior Center Parking Lot

The senior center parking lot project has been separated into a design and a construction phase. The design phase is estimated to total \$35,000. The committee questions what the main goal of this project is. Heather Lemieux thinks this is a project that addresses safety issues, and the project could add an additional 19 parking spaces. There is also a question about the location of kid's kingdom and the potential to relocate to create more space.

Ritter Floor Replacement and Ritter Stair Cover Access

Chris Menard doesn't think the floor replacement is a medium priority. Tom Alonzo also agrees it's not deteriorating the building. Peter Beardmore believes it is all cosmetic. Chris Menard thinks if this is a safety issue then it should be closed off as an entrance. This can't be used as an emergency entrance since it's too dangerous.

Marshall Pond Treatment

The original request was for \$256,000 for treatment of the entire pond. It has now been scaled back and will potentially be done in sections starting at an estimated cost of \$50,000. Matt Brenner thinks this is a low priority. The main question posed by the committee is how to keep the lily pads from continuing to come back. Tom Alonzo and additional members believe this will not be a one-time treatment. Peter Beardmore agrees that the pond is being used for recreational services. Additionally, there are a lot of lake acreage in Lunenburg but a very small portion is available to the public.

Wallace Park Basketball and Tennis Court

Peter Beardmore questions if this was a bad job when created or if it's just surface issues. Additionally, Peter Beardmore questions if maintenance is being done to minimize the issues. There will be a discussion with the chair to get additional information.

DPW Roof

Overall, the committee seems the price is very high for the amount of space being repaired.

DPW Front End Loader with Plow

Peter Beardmore shares that Lunenburg has always only had 1 front end loader. Peter Beardmore doesn't believe there is a need for an additional loader and to also keep the current front-end loader. Chris Menard questions the prioritization of repairing infrastructure versus the risk of equipment breaking and having redundant equipment. Heather Lemieux confirms that the directors meet with staff to find out what their needs are and there's a lot of conversation with the mechanics about equipment and trucks. It's not just the opinion of 1 person.

Stone Wall in Cemetery

Matt Brenner questions what the long-term cemetery plan is. This project does not involve any safety issues. There are also questions regarding other types of fencing.

Drainage issues Laurel Lane and Reservoir Road

Peter Beardmore states this is a problem that needs to be addressed. Plans have already been drawn up for both locations.

- **Action Items for Next Meeting**

Tom Alonzo will work with the Town Manager to create a spreadsheet with all the items. Each member is to rank priority levels on an individual basis. Tom Alonzo wants everything to be fair and equally distributed among departments.

- **Confirm Subsequent CPC Meetings (Date, Time and Location)**

December 18 6PM at the Ritter Building

December 21 6PM at the Ritter Building

- **Public Comment**

a. Public: No public comment.

b. CPC Members: Chris Menard noted that minutes were posted in the share folder. The approval of minutes will be on the agenda for the next meeting.

- **Adjournment**

Motion to adjourn by Matt Brenner, seconded by Peter Beardmore. All in favor. Unanimous vote.

The meeting closed at 8:50 PM.