

TOWN OF LUNENBURG
Economic Development Committee
Tuesday, April 14th, 2026, 5:30 PM Virtual Via Zoom
Lunenburg, MA 01462

Members Present: Chair Joeci Gilchrest, Planning Board Representative Matt Brenner, Member Cathy Clark, Member Judy Dragoslis, Member Jeanne Dupre, Director of Planning and Economic Development Stephen Wallace

Absent Members: Vice Chair Ana Lockwood, Select Board Representative Glenn McLeod

The meeting opened at 5:34 PM.

1. Public comment

There were no comments from the public.

2. Vote to approve minutes

There was a motion to approve the minutes of January 13, 2026, by Jeanne Dupre Dupre, seconded by Cathy Clark. Roll Call Vote: Joeci Gilchrest aye, Jeanne Dupre aye, Judy Dragoslis aye, Cathy Clark aye.

3. Update from Planning Board & Director - bylaw changes, etc.

Stephen Wallace confirmed that the Planning Board has approved 4 zoning amendments to be reviewed over the summer in anticipation of fall town meeting.

Matt Brenner shares that the Massachusetts legislators are reviewing Bill H 3680 to extend commuter rail services to bring revenue from a hypothetical casino. The location proposal considers a location in Fitchburg, Leominster, Ashburnham, Westminster or Lunenburg. Due to this information, Stephen Wallace will be updating the development constraints map for the commercial and industrial districts. This map will include all water and sewer lines. It will also show how much buildable land there is in the commercial and industrial districts.

4. EDC related changes in Planning Office - notifications of new businesses, etc.

Going forward, Stephen Wallace will be getting notifications from the Clerk's Office when a business fills out a business certificate. This information will then be relayed to the Economic Development Committee.

There was discussion about the possibility of hosting ribbon cuttings. Stephen Wallace and Joeci Gilchrest will obtain additional information from Nashoba Valley Chamber of Commerce and the North Central Massachusetts Chamber of Commerce.

Stephen Wallace confirms a warrant article has been put forward to create a revolving fund for the Economic Development Committee. The article proposes a \$3,000 budget.

On April 21 at 6:30 PM there will be a public forum at the library to obtain community input regarding the old gas station site located at 925 Mass Ave.

5. EDC's "wishlist" in Planning Dept.

Stephen Wallace has reviewed the business guidelines created by the Committee and suggests trimming down the document.

Cathy Clark suggests adding information to the Economic Development Facebook page she created years ago. Cathy Clark will send an invite to Judy Dragoslis and Joeci Gilchrest, so they can edit and create posts.

Stephen Wallace provided information about the SCORP program that businesses can utilize. It consists of retired business executives that can help put together a business plan.

6. Business Overview from Cathy Clark

Ruby Donuts, Empire Athletics, and Busy Bees Preschool are now open for business.

The Freedom of Movement pilates studio located in the village will be closing on May 1st. Elena's Gourmet Grocery, also located in the village, is still vacant and is now listed on MLS.

Dunkin Donuts has pulled their application for the former Main Street Bank location.

7. LBA updates - 2026 Fair, LBA resource page on EDC web

Joeci Gilchrest received permission from the Committee to share LBA updates.

The Lunenburg Business Association has been sponsored by the Parks Department to partake in the 2nd annual Lunenburg Fair taking place on May 30th from 11 AM- 5 PM.

8. Topics for next meeting

- Review and approve minutes of February 10, 2026
- Information session regarding the old gas station in the center of town.
- Ribbon cutting discussion
- Updates regarding the Town Meet and Greet

9. Committee comment

There were no Committee comments.

10. Adjourn

There was a motion to adjourn by Cathy Clark, seconded by Judy Dragoslis. Roll

Call Vote: Joeci Gilchrest aye, Judy Dragoslis aye, Jeanne Dupre aye, Cathy Clark aye.

The meeting closed at 6:22 PM.