

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



17 Main Street, P. O. Box 135
Lunenburg, MA 01462
978-582-4144 Fax 978-582-4148

Meeting Minutes November 14, 2024 5:30pm

Members Present: Brian Lehtinen, Michael-Ray Jeffreys, Matthew Allison, Tom Gray

Members absent: Greg Roy, David Blatt, Kristina Masaitis

Town Employees: NA

Community Guests: Community Guests: Anthony Sculimbrene

Meeting called to order at 5:32pm.

Public Comments:

There were no public comments from the board, APDC, or the public. Ronda Lisso raised a question regarding recent presentations at the Finance Committee meeting and Special Town Meeting. She asked about Comcast's quote for moving the PAC broadcast feed to TCP. Discussion ensued about the cost implications, potential space utilization at Town Hall, and the agreement with Comcast/Xfinity, which is valid through 2028. It was noted that relocating PAC to Town Hall could sustain the building while avoiding additional costs for relocating the broadcast feed and making improvements. The weight of equipment and accessibility requirements were also discussed. Feedback will be incorporated into ongoing planning.

Interview with Taylor & Burns Team:

The committee welcomed the Taylor & Burns team, led by Robert Taylor. The team, including Marley Lynch, Ken Beck, and Bruce Gorman, demonstrated expertise in HVAC, plumbing, fire protection, and electrical design for historic buildings. Key points from the interview included:

The firm adheres to the Secretary of the Interior's Standards and showcased notable projects like Trinity Episcopal Church in Concord and Cassidy Fieldhouse in Boston, balancing new integrations with historic structures and using cost-effective materials.

Focus on weatherization, building envelope improvements, and minimally invasive systems for energy efficiency while preserving historic character. Sustainability efforts include efficient HVAC designs and leveraging incentives such as Inflation Reduction Act grants. Emphasis on investigative demolition, detailed assessments, and robust planning to address unforeseen structural issues. Regular meetings and visuals are used to align designs with community vision. Commitment to value design, detailed cost estimates, and market trend

monitoring to keep projects on track. The committee inquired about the firm's structural engineer and experience with wood-frame buildings akin to the Town Hall. The committee members were impressed with Taylor & Burns' expertise and articulate presentation. It was agreed to follow up with the firm to provide additional details and clarify questions raised during the interview.

Michael Ray emphasized the importance of adherence to the Secretary of the Interior Standards and asked for specific examples from the firm's recent projects. There was a discussion about prioritizing space needs and revisions to existing designs, including maximizing library and collaborative spaces at the high school while considering office space needs in Town Hall. Upcoming scheduling was addressed, with plans to meet Taylor & Burns next Wednesday at 5:30 PM for follow-up.

Minutes from the October 21, 2024 and November 4, 2024 meetings were reviewed and approved.

The committee planned to:

- Review updated space needs assessments on Monday.
- Prepare for a potential project kickoff meeting on December 2nd.
- Schedule additional interviews and meetings as necessary.

The meeting adjourned at 6:01 PM following a motion by Matthew Allison, seconded by Tom Gray, and passed unanimously.