

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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Meeting Minutes December 2, 2024 5:30pm

Members Present: Brian Lehtinen, Michael-Ray Jeffreys, Matthew Allison, Tom Gray, Greg Roy, Kristina Masaitis

Members absent: David Blatt

Town Employees: Chris Ruth

Community Guests: Anthony Sculimbrine

Meeting called to order at 5:30pm.

The Chair noted that public participation is encouraged and public comments may be welcomed during committee discussions at the Chair's discretion.

The committee discussed the town's long-standing efforts to address municipal building needs. Initial planning began in the 1980s, followed by a Building Reuse Committee in the early 2010s. Recommendations for Town Hall did not move forward, and prior project costs (e.g., the TC Passios project) were deemed unviable for addressing all municipal building needs. The Select Board reorganized the committee to focus on a comprehensive solution, including renovations to Town Hall, the Ritter Building, and the Middle School.

The committee has developed a conceptual plan to repurpose Town Hall, the Ritter Building, and construct a new Town Hall annex. Measurements will be taken at municipal offices for improved accuracy. Focus will be on record storage solutions, favoring digitization to minimize physical storage costs. Jason Varney and Mark Webster from Simpson Gumpertz Hager introduced themselves, highlighting their expertise in historic buildings.

Discussion included the Ritter Building's limited parking and the potential for parking on nearby parcels. Historical Society easements and land use at 30 School Street were also reviewed. Departments requiring space in the new design include the Treasurer/Tax Collector, Building Department, Board of Health, Planning, Recreation, and Veterans Affairs. The historical commission will require an office and a transaction counter.

The committee discussed whether PACC (Public Access Channel) should be included in the project. PACC has unique needs, such as first-floor access and proximity for vehicle

loading/unloading. Concerns were raised regarding PACC's budget and the potential costs of building a new studio.

The committee will meet on December 16, 2024, and subsequently on January 6, January 22, and February 3, 2025.

Soil and utility assessments at the Ritter parcel will be reviewed.

Reports, drawings, and other materials will be distributed before upcoming meetings.

The Chair thanked committee members for their time and dedication.

A reminder was issued regarding the Chair's term ending in May, with a decision about future service pending.

Motion to adjourn by Anthony Sculimbrine at 6:44pm, seconded by Michael-Ray Jeffreys, unanimously passed.