

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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Meeting Minutes April 27, 2026 5:30pm

Members Present: Brian Lehtinen, Tom Gray, David Blatt, Greg Roy, Anthony Sculumbrine, Laura Brzozoski

Members absent: Kristina Masaitis, Matthew Brenner

Town Employees: NA

Community Guests: NA

The meeting was called to order at 5:35 PM by David Blatt.

Public Comments: None

No minutes were reviewed.

Subcommittee / Survey Update

- Dave reported survey work delayed because Town Manager has been occupied with budget/override; requested to wait until after Saturday (town meeting) to proceed.
 - Town Manager supports doing an electronic survey to allow easy consolidation.
 - Survey design intention: mostly checkbox/yes-no items with a few open-opinion questions for quick analysis.
 - Timeline concerns raised: Dave and others expressed urgency to avoid lengthy delays desire to have survey results before fall special meeting; Tom committed to meet with Town Manager next week to move survey forward.
 - Action: Dave to finalize and send survey draft. Target: distribute and begin analysis in May; tentative results discussion by third Monday in May (May 18 meeting).
4. TC Passios (TCP) Status and Discussion
- Reported decision: TCP groups to vacate building; PAC to rent space at Fitchburg Center.
 - Cost estimates presented (from Chris Ruth): roof repairs for gym/food pantry/restrooms ~ \$600,000 (rounded); replacing leaking boiler could push total toward ~\$1,000,000. These figures discussed and questioned by members.
 - Points raised:

- Some members argued TCP could be repurposed as community center/gym/senior and teen programming space; TCP contains pantry and kitchen used by many families and functions with community value.
- Others stressed repeated prior studies and high projected full-renovation cost (~\$30M for full modernization years earlier) and voter resistance to expensive projects; concern about continuing to spend on studies/plans that may not pass.
- Health/safety issues noted at TCP: water intrusion, mold, asbestos and other hazards; past appropriations (special town meeting 2024) for partial roof repair (~\$300,000) were not used after further assessment identified additional issues.
- Logistical items if TCP closed: long-term storage and voting functions currently housed at TCP need relocation (schools were suggested but members noted logistical burdens and space limits). The need to identify alternative storage (e.g., Brooks House questioned due to elevator/ground-floor constraints) was emphasized.
- Concern that leaving buildings vacant (Ritter, Town Hall, TCP) without clear reuse plans is poor asset management.
- TCP vacating is imminent; PAC renting offsite (Fitchburg Center).
- Committee members urged better cost-analysis specifically for preserving select TCP sections (gym, kitchen, pantry) versus new construction and to include potential private/partner funding options.

Ritter and Town Hall (Town Admin Functions) — Master Planning

- Committee charter requires investigating options to consolidate town administrative functions (Ritter, Town Hall, TCP) into an efficient, single or combined solution.
- Options discussed:
 - Renovation/annex to Ritter vs. new building vs. reuse of portions of TCP.
 - Need to determine required square footage and functions to support long-term operations, storage, voting, senior and teen services.
- Consensus points:
 - To produce a plan that voters will support, committee should prioritize cost-effective solutions using existing buildings where feasible, preserve historic buildings where possible, and clearly state reuse plans for buildings left behind.
 - The committee must present a credible, cost-conscious plan with options for voter consideration at a fall town meeting.

Turkey Hill School / MSBA Process

- Laura reported MSBA application process will begin next cycle (next year). Superintendent chose not to rush application this year.
- MSBA process overview: identify educational needs first, then evaluate the building's ability to meet them; process may take many years (often a decade from start to completion).
- Committee noted Turkey Hill could be a candidate for future repurposing (community center) if a new school is built, MSBA often steers toward new construction.

Building Assessments and Grants

- Committee noted free/comprehensive building assessments are underway (public safety building done; Turkey Hill pending) to determine system ages and replacement timing and to pursue grants/free funds for weatherization/efficiency upgrades.

Next Meeting

Monday, May 18, 2026

Public Comments: None.

Motion to Adjourn:. Laura Brzozoski, seconded by Anthony Sculumbrine. Unanimously approved.

Adjourned: 6:24 PM