

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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Meeting Minutes June 1, 2026 5:30pm

Members Present: Brian Lehtinen, Tom Gray, David Blatt, Anthony Sculumbrine, Laura Brzozoski, Kristina Masaitis.

Members absent: Greg Roy, Matthew Brenner

Town Employees: NA

Community Guests: NA

The meeting was called to order at 5:32 PM by David Blatt.

Minutes from March 9, 2026, and April 27, 2026, were reviewed.

Motion to Approve: Tom Gray. Seconded by Anthony Sculumbrine. Unanimously approved, one abstain, Kristina Masaitis.

Public Comments: None

Department Head Survey Update

David Blatt reported that the department head survey had been delayed due to staff absences but was expected to be distributed immediately. Responses are anticipated prior to the next meeting.

The survey is intended to gather information regarding:

- Department operational needs
- Adjacencies between departments
- Shared and individual meeting space requirements
- Privacy considerations
- Storage requirements
- Preliminary square footage needs

The Committee agreed that collecting updated information from department heads is the most important next step in determining future municipal space requirements.

Discussion of Potential Municipal Building Options

David Blatt reported that discussions with Town leadership have identified two concepts for future evaluation:

1. Renovation and continued use of the Ritter Memorial Building for municipal functions.
 2. Potential use of the former TC Passios School property for a future municipal facility.
- The Chair emphasized that the Committee's current focus should remain on determining departmental needs and space requirements rather than selecting a final site.

Discussion of Budget Climate and Community Sentiment

Committee members discussed the impact of the recent override vote and concerns regarding the community's willingness to support major capital projects.

Members expressed concern that:

- Residents may prioritize school funding and operational needs over new municipal building projects.
- Additional debt-funded projects may face significant challenges in the current financial environment.
- The Committee should be cautious about recommending costly studies or design efforts without clearer community support.

Several members emphasized that the Committee's role should be to establish documented needs, space requirements, and potential options so Town officials and voters can make informed decisions.

Discussion of Turkey Hill School and Long-Term Planning

Committee members discussed whether the future of the Turkey Hill Elementary School property could affect municipal building planning.

Discussion included:

- The anticipated multi-year MSBA process.
- Potential future reuse scenarios if Turkey Hill is eventually vacated.
- The need to coordinate long-term planning efforts with future school facility decisions.

Members acknowledged that decisions regarding Turkey Hill remain several years away and should not delay the Committee's current assessment of municipal space needs.

Focus on Needs Assessment and Space Planning

The Committee reached consensus that its immediate priority is to:

- Complete the department head survey process.
- Establish current and future space needs.
- Determine departmental adjacencies and operational relationships.
- Develop preliminary square footage requirements.

Members discussed the importance of using current data rather than relying on previous studies, noting that many departments have changed operations significantly through digitization and evolving workflows.

The Committee also discussed the possibility that some municipal functions could potentially fit within the Ritter Memorial Building with creative space planning and limited renovations, though updated survey data is needed before conclusions can be reached.

Next Meeting

The Committee agreed to meet again on June 15, 2026, with the expectation that survey results will be available for review and discussion.

Public Comments: None.

Motion to Adjourn: Anthony Sculumbrine. Seconded by Tom Gray. Unanimously approved.

Adjourned: 6:04 PM