

Town of Lunenburg Park Commission

Karin Menard, Chair
Chris Sullivan, Vice Chair
Marianne Mascari, Member
Colleen Shapiro, Member
Anita Schiepers, Member



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approved 1/28/2026

Minutes Ritter Building - Lower Meeting Room Monday, October 27, 2025

Attendance: Karin Menard, Chris Sullivan, Marianne Mascari, Colleen Shapiro, Facilities Director Chris Ruth.

Guests: Anthony Caiozzo and Greg Roy (Lunenburg Skate Park)

1) Open Meeting

K. Menard opened the meeting at 3:10pm. Group was advised that there was an issue with Zoom and we would not be available online.

2) Skate Park Project

K. Menard explained that at last week's meeting there were questions about bond requirements and stormwater basins, but the people who had those answers weren't present, so they were meeting today. K. Menard said she had gone back to Chris Ruth last week and asked him to weigh in on the bond.

C. Ruth said it's hard to come up with a number for restoration without knowing at what point in the process it may be triggered. He said that if the town ends up handling the restoration, prevailing wage becomes a factor that must be considered. He added that he thought it could become a public relations nightmare if the project is not completed and has to be removed.

K. Menard restated her position from last week that the original agreement called for a performance bond, which would ensure the project's completion if the group ran out of money. She agreed with C. Ruth that this situation has the potential for public relations consequences that need to be considered. She also added that a restoration bond wouldn't restore to what it looks like today as they need to do tree removal to build the park.

C. Shapiro said that people donated expecting a skate park—not to have it demolished if the skate group runs out of money.

K. Menard asked if the \$100,000 amount mentioned at the last meeting took prevailing wage into consideration. A. Caiozzo said it did and that he had reached out to at least five contractors who provided estimates ranging from \$20,000 to \$50,000. C. Ruth thought that sounded low.

C. Ruth asked if they had looked into other types of bonding.

A. Caiozzo explained that there are two parts to the bonding: the first, around \$220,000, would cover the builder and fall to the builder; the second would cover everything else, including the in-kind donations, and that portion would fall under the skate park group—which, he said, is unattainable.

K. Menard asked how the stormwater basin fits into the project. C. Ruth also asked about the legal and permitting logistics related to the stormwater basins.

G. Roy said that if the project isn't finished, they would likely submit a minor amendment to the Order of Conditions showing a grass area instead of the skate park, and then request a certificate of compliance. G. Roy explained that the drainage for the Marshall Park project and the skate park were designed to complement each other, but if only the skate park is built, a smaller drainage area would be needed. If the Marshall Park project moves forward later, the drainage area could simply be expanded. Conversely, if the Marshall Park construction starts before the skate park, the current drainage design would already be large enough for the whole area.

C. Ruth asked if there was anything anticipated that could cause the project to fail, such as ledge. G. Roy said that ledge is very much on their radar, is accounted for in their plan, and that contractors are aware of it. A. Caiozzo added that all work involving ledge removal is being donated, so there would be no additional cost if they encounter issues. G. Roy said the contractors have been given a schedule of tasks, including rock removal. He added that the contractors donating their time would provide site work and excavation, while the skate park group would handle trucking.

C. Sullivan said that if the choice was between doing the project or not doing it at all, he would prefer to see it proceed—even if it required a restoration bond. C. Shapiro said she would prefer a bond that guarantees completion but acknowledged that a restoration bond might need to be considered if it's the only option.

K. Menard said she would not support a restoration bond. She emphasized that it would be in the town's best interest to have a bond ensuring project completion. She noted that future projects could lose community support if the skate park is started, runs out of money, and then has to be removed—especially since the town's park facilities have been under scrutiny for years. She added that while the skate park is technically a private project, some residents may not realize that distinction. Menard also referenced the Turf Field project, which lacked a completion bond; when that group ran out of money, the town had to cover the remaining costs. She said allowing a restoration bond now would mean failing to learn from that experience.

M. Mascari asked how quickly a decision would need to be made regarding whether to finish building or restore the site. G. Roy said that executing bonds takes time and can be quite messy. A. Caiozzo noted that no builder would want to come in, take over where another builder left off, or warranty the work. K. Menard said that would be a risk worth taking, as it would not make it a town responsibility.

M. Mascari asked if any state earmarks were available. A. Caiozzo said they had already explored that option but found none. K. Menard pointed out that accepting state or federal funds could change the project's classification from private to public.

M. Mascari asked where the Town Manager got the figures used to justify the \$1.5 million bond amount. K. Menard said she researched nearby communities that had recently built or planned to build skate parks and used those figures for comparison. She told A. Caiozzo that if he disagreed with those numbers, he was welcome to provide alternative estimates.

A. Caiozzo said he and the skate park group would meet to brainstorm additional ideas for securing a completion bond or similar solution.

The Commission said they are always happy to meet with the group and hope a path forward can be found.

3. Other Business matters that may legally come before the Commission not known at the time of Posting. - none

4. Board and Public Comment

Chris Sullivan mentioned he had received communication from Teen Center about having a fire feature at their Polar Plunge in November. K. Menard told him as long as they got permission from the Fire Chief it won't be an issue.

5. Adjournment

C. Shapiro motioned and C. Sullivan seconded to adjourn at 3:59pm.