

Town of Lunenburg
Select Board Meeting Minutes
Town Hall, 17 Main Street and via Zoom
Tuesday, March 17, 2026

Members Present: Chair Caesar Nuzzolo, Vice-Chair Amanda Moore, Clerk Renee Emkey, Member Brian Lehtinen, and Member Glenn McLeod

Members Absent: None

Also Present: Jennifer Warren-Dyment, Town Manager

Public Comment Participants are listed in the minutes

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Caesar Nuzzolo called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Chair Nuzzolo advised those present that the meeting was being recorded and broadcast live over the Lunenburg Public Access Channel, on Facebook Live, and would be uploaded to the Lunenburg Access YouTube Channel following the meeting. He explained that the agenda listed topics that may be discussed, but not all items may be addressed and other items not listed could be brought up as permitted by open meeting law.

II. ANNOUNCEMENTS

Chair Nuzzolo announced that the Town would be holding a photo competition for the cover of the Annual Town Report. Residents wishing to participate may submit a photo through the Town website. The submission deadline is April 3. The Select Board will vote on the winning submission.

III. PUBLIC COMMENT

Public Comment

Anthony Sculimbrene, Sr., 5 Valley Road, addressed the Select Board regarding the T.C. Passios building. He acknowledged that the Select Board had been discussing the building's costs and that a food pantry presentation was scheduled for the evening. Mr. Sculimbrene expressed his view that the Town has been spending more money on the T.C. Passios building than necessary, and that it is appropriate for the Board to evaluate which organizations occupying the building are performing Town functions and which are not. He suggested that the Shapiro Group and the Food Pantry, as non-Town functions, should be relocated, while noting that critical town administrative functions—specifically long-term file storage and elections—remain housed at T.C. Passios and have not been addressed by the Lunenburg Municipal Building Design Committee (LMBDC).

Mr. Sculimbrene, who also serves on the LMBDC, reported that at a recent committee meeting, the LMBDC Chair, Dave Blatt, stated he would not take on T.C. Passios as part of the LMBDC's scope of work. Mr. Sculimbrene urged the Select Board to direct the LMBDC to include the town administrative functions at T.C. Passios, specifically long-term file storage and the elections function, including voting machine storage in its comprehensive planning work. He also noted that regardless of any relocation decisions, the gas boilers in the building would continue to generate significant operating costs. He suggested that rather than an immediate removal of the Food Pantry, the Town might consider charging the Food Pantry rent while the building remains in operation.

Board Comment

No public comment made by Select Board members.

IV. PUBLIC HEARINGS AND SCHEDULED MEETINGS**Discussion with the Lunenburg Community Food Pantry on Potential Sites for the Re-Location of the Food Pantry from the T.C. Passios Building (Short-Term and Long-Term Options)**

Chair Nuzzolo noted that the agenda would be taken slightly out of order, with the Food Pantry discussion preceding the Public Hearing, as the Public Hearing was scheduled for 7:10 PM and was approaching. Nancy Beach, President of the Lunenburg Community Food Pantry, presented to the Select Board.

Ms. Beach provided background on the Food Pantry, which was founded in 2007 by the Lunenburg Turkey Hill Lions Club and initially located on the second floor of the fire station. The Food Pantry relocated to the T.C. Passios kitchen in 2021 and became an independent 501(c)(3) charitable organization in the fall of 2022. In 2024, the Town provided additional space in the cafeteria, allowing the Food Pantry to expand. The Food Pantry is entirely volunteer-run with approximately 45 volunteers contributing roughly 120 hours of volunteer time per week.

Ms. Beach described how the Food Pantry receives food: volunteers collect approximately 3,000 pounds of food weekly from the Worcester County Food Bank; Hannaford donates food three days per week; and residents, schools, and local organizations contribute through donations and food drives. The Food Pantry currently serves an average of 120 households per week—over 400 households monthly and approximately 1,000 individuals in Lunenburg. Distribution occurs three days per week by appointment, with a recently instituted home delivery program for housebound residents.

Ms. Beach thanked the Town for its support, noting that the Food Pantry's current space, approximately 3,500 square feet, including 2,500 square feet in the pantry and 900 square feet for storage, has allowed the organization to establish a grocery-style distribution model. She stated that the potential closure of T.C. Passios due to operating costs and building conditions would force the Food Pantry to close, as no suitable alternative space has been identified.

Ms. Beach outlined the Food Pantry's space requirements: a central Lunenburg location, grocery-style layout with approximately 50 racks, accommodation for 12 refrigerators and freezers, adequate floor load capacity, heating and air conditioning, ADA accessibility, and parking with drive-up access. She reported that the Food Pantry had aggressively searched for alternative sites, identifying eight town-owned parcels and reviewing warehouse and retail spaces, but found nothing fiscally responsible. The cost of a temporary modular building placed at the rear of T.C. Passios was estimated at \$539,000 which is well beyond the Food Pantry's means.

Jane Duval, 298 Mulpus Road, speaking on behalf of the Food Pantry, added that the organization had exhausted its search for rental properties and estimated that approximately \$2,000–\$3,000 per

month in rent was the upper limit of affordability, though no suitable space at that price point has been found.

Vice-Chair Amanda Moore raised concern that regardless of any decision by the Select Board, the building's deteriorating physical condition could result in a forced closure by an outside authority such as the Board of Health, which would be entirely beyond the Select Board's control.

Town Manager Jennifer Warren-Dyment stated clearly for the record that she could not advise the Select Board to authorize significant expenditures to repair the T.C. Passios building without a plan for its future use. She outlined the severity of the building's conditions: annual operating costs of \$120,000 under current conditions (not including any maintenance or Capital repairs); a roof that is approximately 20 years beyond its useful life, with the rubber membrane having pulled away from the edge and no longer suitable for patching; ongoing water infiltration even during ordinary rainfall; asbestos tile beneath carpeting that becomes friable as conditions deteriorate; and boiler controls that run on Windows XP and are no longer serviceable with available parts. A complete roof replacement was estimated at \$1,300,000. The asbestos remediation for a single decommissioned wing alone had been estimated at \$384,000. Town Manager Warren-Dyment expressed particular concern about the onset of warm weather, when rising temperatures would accelerate mold growth in the water-damaged areas of the building.

Chair Nuzzolo expressed that he had entered the meeting expecting the modular trailer option to represent a viable short-term solution, and that he was reacting in real time to the news that it was not. He acknowledged deep personal connection to the Food Pantry's mission and stated that the Select Board was fully committed to finding a solution, but that the physical reality of the building may leave the Select Board with no ability to make promises about how long the Food Pantry could remain.

Vice-Chair Moore suggested that the Food Pantry explore more creative options, including distributing operations across multiple smaller spaces, expanding home deliveries, and considering locations outside of central Lunenburg if necessary.

Town Manager Warren-Dyment suggested that, for the benefit of members of the public watching, the pantry clarify what kind of space it truly requires, as many people may not realize the scale of the operation. Ms. Beach reiterated the key requirements: 3,500 square feet, 12 refrigerators and freezers, 50 shelving racks, climate control, ADA accessibility, and parking.

Chair Nuzzolo invited the public to contact the Food Pantry directly if they are aware of a suitable space. Ms. Beach provided the Food Pantry's contact email: lunfoodpantry@gmail.com. The Select Board acknowledged the Food Pantry's ongoing critical service to the community and committed to continuing the conversation.

Public Hearing to discuss the recommendation of the Registrars to opt out of early voting by mail for local elections.

The Public Hearing notice was read into the record by Clerk Emkey:

The Lunenburg Select Board will hold a public hearing on Tuesday, March 17, 2026 at 7:10 PM in Town Hall, 17 Main St., 2nd Floor, Lunenburg, MA, to discuss the recommendation of the Registrars to opt out of early voting by mail for local elections.

Chair Nuzzolo explained the distinction between early voting by mail and existing absentee and in-person early voting options. Under the current system, residents may vote in person at the Town Clerk's office during business hours in the weeks preceding an election, or may request a ballot by emailing the Town Clerk at townclerk@lunenburgma.gov, receive a ballot electronically, and return it either in person at the Town Clerk's office or via the exterior ballot box. Chair Nuzzolo noted that the recommendation to opt out of mail-in voting is driven by the operational and budgetary burden of mailing ballots to all households and the staffing required to process returned ballots.

Clerk Emkey asked for clarification on the distinction, confirming that the mail-in voting program would involve ballots being automatically mailed to every household, which was confirmed by Chair Nuzzolo as operationally and financially unsupportable.

No members of the public offered comment. No participants on Zoom offered comment.

Motion by Vice-Chair Moore to close the Public Hearing. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion by Vice-Chair Moore to opt out of early voting by mail for local elections. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Discussion on Right of First Refusal for 1083 Northfield Rd. Removed from Chapter 61 on 3/12/25

The Chair noted that all relevant boards and committees had recommended that the town not exercise its right of first refusal on the property at 1083 Northfield Road. Town Manager Warren-Dyment provided context: the parcel is approximately 30.79 acres and the applicant intends to convert the property from Chapter 61 forestry land to five residential lots. All boards had recommended waiving the Town's right of first refusal.

Motion by Vice-Chair Moore to waive the town's right of first refusal for 1083 Northfield Road. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

V. APPOINTMENTS, RATIFICATIONS, AND RESIGNATIONS

None.

VI. TOWN MANAGER REPORT

Town Manager Warren-Dyment reported that Free Cash has been certified. The final Certified Free Cash figure is **\$3,354,370**. She noted that the Select Board will revisit the Capital plan and Free Cash distribution at an upcoming meeting.

VII. NEW BUSINESS

1. Vote to Ratify the Lunenburg Public Employee Committee Agreement for FY27- FY29

Vote to ratify was held in open meeting after XIII. Executive Session.

VIII. OLD BUSINESS

1. Discuss Warrant Articles for 2026 Annual Town Meeting Including Discussion of:

- **FY27 Operating Budget**
- **FY27 Capital Plan and Budget**
- **Central Mass Mosquito Control Project**

Chair Nuzzolo led the Select Board through a review of the draft Annual Town Meeting Warrant, voting to include Articles and, where appropriate, to recommend approval. The following actions were taken:

Article A: Authorization to Hear and Accept Reports of Officers and Committees

Motion to include Article A in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article A was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article B: Authorization to Borrow in Anticipation of Revenue and to Enter into a Compensating Balance Agreement with a Bank

Town Manager Warren-Dyment described this as a standard failsafe Article added in the prior year, authorizing the Town to borrow in the event of a cash flow problem. She noted it requires a higher threshold vote as it authorizes borrowing, and must be authorized annually.

Motion to include Article B in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article B was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article C: Chapter 90

Motion to include Article C in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article C was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article D: Economic Development Committee Revolving Fund

Town Manager Warren-Dyment explained that this Article establishes a revolving fund for the Economic Development Committee, to receive receipts from vendor fees, registrations, and events, and to expend those funds for the planning, promotion, and operation of programs and events supporting local economic development. She recommended a spending cap of \$10,000, noting the Economic Development Committee may wish to weigh in on that figure.

Motion to include Article D in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article D was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article E: Technology Revolving Funds

Town Manager Warren-Dyment described this as a cleanup Article to update the authorized expenditure positions in the existing technology revolving fund. The original article named the IT Director and Land Use Director by title; since those titles have changed, the article proposes amending the language to authorize expenditure by the “Town Manager or their designee,” allowing the applicable position to be designated administratively going forward.

Motion to include Article E in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article E was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

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Article F: Revolving Funds (Annual Spending Caps)

Motion to include Article F in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article F was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article G: Authorization to Pay Expenses from a Prior Fiscal Year

Chair Nuzzolo noted that two items are currently being tracked: cemetery porta-potty rentals totaling approximately \$1,500. The Select Board voted to include the Article but deferred a recommendation pending any additional prior-year bills that may come forward.

Motion to include Article G in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article H: Fiscal Year 2026 Budget Adjustments

Town Manager Warren-Dyment noted the only known adjustment at this time involves the Public Access Channel (PAC), which is expected to request a transfer from its certified returns into its current operating budget to address a deficit.

Motion to include Article H in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article I: Fiscal Year 2026 Close-Out

Chair Nuzzolo noted that the primary close-out item is snow and ice, with a deficit currently running at approximately \$500,000. Town Manager Warren-Dyment noted that the Town will first attempt to close this out using unexpended funds from within the operating budget, but the Article is included as a contingency in the event Free Cash must be utilized.

Motion to include Article I in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article J: Fiscal Year 2026 Capital Program Funding Reauthorization

Town Manager Warren-Dyment described this as a housekeeping Article to clean up a funding authorization from the prior year's town meeting. Specifically, \$325,000 from a prior Capital Plan had been used to fund both the FY26 Capital Plan and a standalone Article for the T.C. Passios roof repair. This Article rescinds two prior votes and reauthorizes the transfer from the original appropriation at the May 7, 2022 Annual Town Meeting, directing the funds to the FY26 Capital Plan and away from the TCP roof. The Town Manager noted this is a bookkeeping correction and may be appropriate for inclusion in the consent agenda.

Motion to include Article J in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article J was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article K: Fiscal Year 2027 Capital Program

Chair Nuzzolo noted that the Article's descriptive language would be updated as the Capital Plan is finalized. The Select Board voted to include the Article without a recommendation at this time.

Motion to include Article K in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article L: Fiscal Year 2027 Omnibus Budget

Motion to include Article L in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

The Select Board deferred a recommendation pending finalization of the budget.

Article M : FY2027 Prop 2½ Override Articles

Chair Nuzzolo noted this is a placeholder Article. While the Select Board has not yet finalized the form of an override question, Vice-Chair Moore and Chair Nuzzolo both emphasized for the public record that the Select Board has expressed collective interest in placing some version of a Prop 2½ override on the ballot, and that declining to vote on the Article this evening should not be interpreted

as a reversal of that intent. The Select Board deferred action on this Article pending further deliberation.

Article N: Salary Administration Plan Adjustments for FY2027

Chair Nuzzolo noted this is a standard 3% cost-of-living adjustment.

Motion to include Article N in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article N was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article O: Appropriate Free Cash to the OPEB Trust Fund

Town Manager Warren-Dyment confirmed the appropriation represents 10% of certified free cash, totaling \$335,437.

Motion to include Article O in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article O was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article P: Appropriation to the Compensated Absences Reserve Fund

Chair Nuzzolo noted the fund was established at the prior Annual Town Meeting, and this Article appropriates an additional \$10,000 to the Fund.

Motion to include Article P in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article P was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article Q: Appropriation to the 300th Anniversary Committee

Town Manager Warren-Dyment noted this is a one-time appropriation of \$15,000, with an expiration date of June 30, 2029, to allow for bills incurred after the event. A prior appropriation within the operating budget had expired on June 30 without any funds being expended, and those funds returned to Free Cash. This Article establishes a standalone appropriation outside the Operating Budget.

Motion to include Article Q in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article Q was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article R: 300th Anniversary Gift Fund

Town Manager Warren-Dyment noted this Article establishes a gift fund to allow the 300th Anniversary Committee to receive and expend donations, including proceeds from merchandise sales. Chair Nuzzolo noted a typographical error in the draft language (“gift fun” rather than “gift fund”) that would be corrected.

Motion to include Article R in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article R was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article S: Trust Fund Commission Legal Fees

Town Manager Warren-Dyment provided context on five Trust Funds administered by the Trust Fund Commission, totaling approximately \$80,000. She reported that Town Counsel has nearly completed a cy-pres petition for the Worthy Poor Fund, having been previously authorized to proceed. Regarding American Legion Post 283, Town Counsel believes he can advise on how funds could be distributed even though the Post has closed. Regarding the Legion Poor Fund, no founding documents exist, and Town Counsel has advised that the legal research required to pursue a cy-pres action could cost as much as the approximately \$14,000 held in the Fund. The Select Board requested that Town Counsel Attorney Costa be invited to present directly to the Select Board on this and related Articles. The Select Board also noted that documentation is similarly absent for the Gazebo Fund. Given the complexity of the issues, the Select Board deferred inclusion of this Article pending Town Counsel’s review.

Article T: Trust Fund Commission Quorum

Town Manager Warren-Dyment explained this Article proposes a Bylaw amendment allowing the Select Board to conduct Trust Fund Commission business in the event a quorum of the Trust Fund Commission cannot be established. Town Counsel is currently reviewing the draft language and has noted uncertainty about whether the Attorney General may find it violative of the Town Charter, given that the Trust Fund Commission is specifically established therein. The Select Board expressed general support for the concept and agreed to await Town Counsel’s edits before including the Article.

Article U: Establishment of a Storm Water Utility Bylaw

The Select Board deferred action on this Article.

Article V: Amendment to the Sewer Bylaws

Town Manager Warren-Dyment explained that the Sewer Commission is proposing to replace the term “emergency circumstances” with “unusual or extraordinary circumstances” in the waiver provision of the sewer Bylaw. The change is intended to align the Bylaw with a regulation adopted by the Sewer Commission in December 2025 for accessory dwelling units, which already uses the “unusual or extraordinary” standard, and to ensure consistent waiver language across both the regulation and the Bylaw. Select Board members expressed no objection to the change.

Motion to include Article V in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article V was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article X: Public Education Government Access Enterprise Fund

Town Manager Warren-Dyment noted that PAC's budget numbers have changed slightly from the printed draft, reflecting an anticipated operating deficit of approximately \$100,000 for FY27, to be offset by a transfer from reserves. The Select Board voted to include the Article but deferred a recommendation pending finalization of figures.

Motion to include Article X in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article Y and Z: Solid Waste Disposal Program and Water Enterprise Fund

Consistent with the approach taken for all Enterprise Fund Articles, the Board voted to include both articles while deferring recommendations.

Motion to include Article Y in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to include Article Z in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article AA: Fund the First Year of the Professional Firefighters Union Collective Bargaining Agreement

Motion to include Article AA in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

The Select Board deferred a recommendation, as the agreement has not yet been finalized.

Article BB: Fund the First Year of the Municipal Employees Union Collective Bargaining Agreement

Motion to include Article BB in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

The Select Board deferred a recommendation, as the agreement has not yet been finalized.

Article CC: Fund the First Year of the Teamsters Union Local 170 DPW Collective Bargaining Agreement

Motion to include Article CC in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

The Select Board deferred a recommendation, as the agreement has not yet been finalized.

Article DD: Vacation System Transition Liability Reduction

Town Manager Warren-Dyment reported that the Town's HR Director has calculated options for a vacation accrual buyout associated with the transition to a new vacation system. The full buyout, covering all four collective bargaining units and the Salary Administration Plan, is estimated at \$265,916.17. A partial buyout of time accrued above three weeks would total approximately \$56,000. Town Manager Warren-Dyment noted that sufficient Free Cash exists to address the full liability and expressed a preference for a clean, one-time resolution to avoid the administrative burden of operating dual tracking systems. She cautioned that the full buyout would only be feasible for groups where contracts have been finalized; the only completed contract at this time is the police. Select Board members discussed whether different units being treated differently would create equity concerns, with Town Manager Warren-Dyment noting that employees have primarily expressed concern about access to time on July 1st rather than the buyout itself.

Motion to include Article DD in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

The Board deferred a recommendation pending a broader review of free cash expenditures.

Article EE: Amendments to the Salary Administration Plan, Position Titles and Grades

Town Manager Warren-Dyment explained this Article bifurcates the current combined "Assistant Town Manager, HR Director" title on the SAP into two separate positions: HR Director and Assistant Town Manager. She noted the draft language still reflects the placeholder wording, as the full details had not yet been made public at the time of drafting. The Article does not itself create or fund the positions; rather, it places the titles on the SAP grid, with funding to follow through the appropriations process.

Motion to include Article EE in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Central Mass Mosquito Control Project

The Select Board discussed whether to include an Article on the Central Massachusetts Mosquito Control Project. Vice-Chair Moore stated she does not support placing an Article on the Warrant. Chair Nuzzolo and other Select Board members indicated they would likely vote to remain in the program if it came before Town Meeting. Member Glenn McLeod suggested that the Select Board should allow additional time for residents who had previously expressed concerns about the program to engage further, and noted that the Finance Committee presentation on the program had been informative and impactful. Town Manager Warren-Dyment noted that the Select Board may wish to write a letter regarding the assessment formula, as the Town is assessed at nearly the same level as the City of Marlborough, which she described as disproportionate for smaller budgets, though she acknowledged the formula is set by the Department of Revenue and not by the program itself. The Select Board agreed to hold off on including an Article at this time.

Article GG: Notice of Town Meeting

Chair Nuzzolo noted that the Article incorporates revisions worked on with a representative from the Council on Aging.

Motion to include Article GG in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article HH: Transfer the Care, Custody, and Control of Kids Kingdom

This Article, jointly submitted by the Select Board and the School Committee, would transfer care, custody, and control of the Kids Kingdom playground and the land on which it is situated from the School Committee to the Select Board. Vice-Chair Moore noted a desire to prepare a brief presentation for Town Meeting to explain the rationale, as the Select Board did not have an opportunity to address questions before related items were passed over at a prior meeting.

Motion to include Article HH in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article HH was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Article II: Open Space Committee

This article creates a formal bylaw establishing the Open Space Committee as a standing committee of the town.

Motion to include Article II in the Warrant was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Motion to recommend approval of Article II was made by Vice-Chair Moore. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Flat Hill Road Bridge, Eminent Domain

Town Manager Warren-Dyment reported that a previously contemplated eminent domain Warrant Article will not be needed. Town Counsel Attorney Costa reviewed the language of the prior Town Meeting vote authorizing eminent domain for easements associated with the Flat Hill Road bridge project and determined that the language is broad enough to authorize the Select Board to proceed without returning to Town Meeting. Two of the required easements had been sought through negotiated agreement with a homeowner, but that agreement will not be reached. Town Counsel has begun preparing the necessary paperwork, and a new appraisal of the temporary work area easement estimated at approximately \$500 to a few thousand dollars be obtained. Town Manager Warren-Dyment also noted she has asked Town Counsel to advise whether the town may proceed to bid prior to completing the taking, and that the procurement attorney in Town Counsel's office is reviewing that question.

Other Warrant Notes

Town Manager Warren-Dyment noted that three Articles previously contemplated were ultimately not needed. Notably, the Cemetery Commission's Capital Fund Article was removed because the Commission determined it could utilize its existing sale-of-lots fund for Capital projects without Town Meeting authorization.

2. Review FY27 Select Board and Town Manager Goals and Objectives

Chair Nuzzolo indicated that the Select Board had previously reviewed and discussed the goals and objectives document but had not taken a formal vote to adopt it. A track-changes version was not available for reference, and the prior discussion had not been formally codified. The Select Board agreed to table the item and revisit it with a redlined document at a future meeting.

IX. MINUTES*/WARRANTS/ACTION ITEMS

Minutes

None.

Warrants

No warrants were presented.

Action Items

None.

X. COMMITTEE REPORTS

Member McLeod reported on the following: Library Board of Trustees meeting scheduled for Thursday; MPO meeting scheduled for Wednesday; Planning Board met the prior evening (meeting not yet reviewed); and Open Space Committee, as covered under the warrant discussion.

Member Lehtinen reported that the School Committee meeting is scheduled for Wednesday, with continued budget discussions. At the March 4 meeting, the updated projected deficit was approximately \$1,900,000, down from \$2,400,000, though the District still faced a roughly \$900,000 shortfall for level services. Discussions included potential restructuring of the athletic program, the athletic trainer position, and outsourcing of custodial services, which drew broad opposition from School Committee members due to safety concerns, institutional knowledge, and long-term cost considerations. The meeting also included discussion of community advocacy and legislative outreach related to the District's budget challenges. Member Lehtinen also reported that the Lunenburg Municipal Building Design Committee met on March 9 and is working on a staff survey to gather space needs data. The committee discussed concerns about burdening staff, and agreed to deliver the survey to the Town Manager to distribute at an appropriate time.

Clerk Emkey reported that the Finance Committee met the previous Thursday and heard presentations from DPW, Land Use, Sewer Commission, and the Chair of the Trust Fund Commission presented their one monied Article. Town Manager presented on Administration and Unclassified Debt Service.

Vice-Chair Moore reported that the 925 Mass Ave Working Group met the prior week. Town Manager Warren-Dyment provided an update: Planner Steven Wallace is working with the Montachusett Regional Planning Commission (MRPC) on additional Brownfields work, with a scope of services being assembled for environmental consultant to develop a recommended cleanup strategy and associated cost estimate for prospective RFP respondents. This work is funded through

MRPC and DLTA at no cost to the Town of Lunenburg. The Working Group decided to await that report before determining next steps.

Chair Nuzzolo had no committee reports and noted that the Bylaw Review Committee, which he did not attend while he was away, decided to defer a submission for the Annual Town Meeting in order to continue developing a more thorough recommendation for the fall.

XI. UPCOMING MEETINGS/EVENTS SCHEDULE

Chair Nuzzolo noted that the Select Board is scheduled to meet the following Monday for a budget workshop, with a potential Tri-Board meeting on Tuesday. Town Manager Warren-Dymont confirmed that the Thursday Tri-Board meeting has been cancelled due to lack of a School Committee quorum. A regular Select Board meeting is scheduled for Monday at 6:00 PM, with a budget workshop at 6:30 PM, followed by a potential Tri-Board meeting on Tuesday pending confirmation from the Finance Committee. The Select Board discussed adjusting the Monday schedule to accommodate a Select Board member who cannot arrive until 6:30 PM due to Town Counsel's attendance, and agreed to discuss logistics.

XII. PUBLIC COMMENT**

• PUBLIC

None.

• TOWN MANAGER

Town Manager Warren-Dymont had no additional comment.

• BOARD

Vice-Chair Moore addressed residents watching the meeting regarding the Proposition 2½ override, stating that the Select Board has expressed interest in placing a version of an override on the ballot and continues to support doing so, for both the School and Town sides of the budget.

XIII. EXECUTIVE SESSION

Motion by Chair Nuzzolo to enter into Executive Session and will re-enter Open Session after exiting Executive Session pursuant to MGL c. 30 §21 (a)(3) to discuss strategy with respect to collective bargaining ... if an open meeting may have a detrimental effect on the bargaining ... position of the public body and the chair so declares. Lunenburg Professional Firefighters PFFM Local 5369 and the Public Employee Committee. Seconded by Vice-Chair Moore. Roll call vote: Member McLeod-Aye, Member Lehtinen-Aye, Clerk Emkey-Aye, Vice-Chair Moore-Aye, Chair Nuzzolo-Aye. Motion passed unanimously (5-0-0).

The Board indicated it would return to open session following Executive Session to vote on the ratification of the Lunenburg Professional Firefighters PFFM Local 5369 and Lunenburg Public Employee Committee Agreements for FY27–FY29.

XIV. ADJOURNMENT

The Board adjourned following the return from Executive Session and the ratification vote on the Lunenburg Public Employee Committee Agreement.

Motion by Member Lehtinen to adjourn at 8:44 PM. Seconded by Vice-Chair Moore. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Respectfully Submitted,
Renee Emkey

These Minutes were reviewed and approved by the Select Board on: Tuesday, August 18, 2026