

Town of Lunenburg
Select Board Meeting Minutes
Town Hall, 17 Main Street and via Zoom
Tuesday, April 14, 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 made the following community announcements:

- The Lunenburg Club's 12th Annual Are You Smarter Than Our 6th Graders? event will be held Friday, April 17 at 6:30 PM in the Lunenburg Middle/High School auditorium. The Select Board and Town Manager will be competing this year.
- A public input meeting regarding 925 Mass Ave will be held Tuesday, April 21 at 6:30 PM at the Lunenburg Public Library.
- The Lunenburg Earth Day Community Celebration will take place Wednesday, April 22 from 2:00 to 6:00 PM, featuring environmental organizations, native plants, local vendors, and family friendly activities.
- Yard Waste Days begin Saturday, April 18 from 8:00 AM to 4:00 PM at the landfill off of Youngs Road.
- Annual Town Meeting is Saturday, May 2 at 9:00 AM at the Lunenburg Middle/High School auditorium. Chair Nuzzolo encouraged all residents to attend and participate in the decision-making process.

III. PUBLIC COMMENT

Public Comment

John Rabbit, 314 Townsend Harbor Road, a former member of the Board of Assessors, raised awareness of the Town's Chapter 41A tax deferral program for seniors. Mr. Rabbit noted that the program, which allows qualifying seniors to defer property tax payments at a 4% interest rate for as long as they own their home, is currently not prominently listed on the Town's website. He noted that eligibility is tied to the circuit breaker tax credit requirements and encouraged seniors concerned

about affording potential tax increases to look into the program. He also referenced a vacancy in the Outreach Coordinator position, noting that role has historically helped residents connect with programs like 41A, and expressed optimism about recent interviews for that position.

Patrick Sullivan, 197 Reservoir Road, a resident and Lunenburg's Fire Chief responded to public statements made at the previous Select Board meeting regarding Fire Department staffing and the proposed fourth shift. Mr. Sullivan emphasized that the staffing plan and the proposed reallocation of per diem hours have not changed since their original presentation in July 2025, and that the proposal has been presented publicly on multiple occasions, to the Tri-Board on July 8 and September 30, to the Finance Committee on February 19, and at a public forum on March 2. He stated that accusations of a "bait and switch" or dishonesty were unfounded and personally offensive, given his four decades of service to the Town and his record of presenting needs based on facts and figures. Mr. Sullivan also clarified that removing the \$225,000 call firefighter salary line, as some had suggested, would not merely affect per diem coverage but would defund the entire call force of the Fire Department. He closed by urging residents to consult vetted sources before forming opinions on the Fire Department's budget.

Brad McNamara, 197 Reservoir Road, President of the Lunenburg Police Union, NEPBA Local 353, addressed the Select Board on behalf of the Lunenburg Police Union to correct what he described as factually inaccurate statements made publicly by a member of the Finance Committee regarding Police Department staffing. He clarified that neither he nor School Resource Officer (SRO) Monroe are Sergeants, and that the department currently has an unfilled Sergeant position as well as a vacant Patrol Officer position, neither of which has been backfilled. He provided context on significant staff turnover, noting that nine of the department's eighteen current officers have been with the Town for fewer than five years. Mr. McNamara explained that the Police Chief's decision to move an officer to a Detective role focused on cybercrime and internet crimes against children is a response to a documented and rapidly growing caseload from 40 cybercrime incidents in 2024 to 60 in 2025, with five internet crimes against children investigations already open in 2026. He noted that he is currently handling both SRO duties and these complex investigations simultaneously, working overtime and on days off to keep up, and stated clearly that this is not sustainable. He explained that a Tier 2 override would allow the Police Department to restore a SRO, add a Patrol Officer, fill the Sergeant position, and reestablish front desk coverage. Mr. McNamara stated that the Lunenburg Police Union would support whatever decision residents make at Town Meeting and at the ballot box, but urged voters to make their decisions based on complete and accurate information.

Christos Lekaditis, 49 Maple Parkway, President of Lunenburg Professional Firefighters Local 5369, stated that he was "absolutely disgusted" to be addressing the Select Board on this matter at the eleventh hour, after nearly a year of collaborative budget work. He stated that nothing about the Fire Department staffing proposal has been hidden and that the Fire Chief's integrity should not be in question. He addressed specific comparisons that had been made to the Groton Fire Department, noting that Groton operates with fewer on-duty personnel not by choice but because they have been unable to achieve the staffing increases they have sought, and that Groton relies heavily on mutual aid for Advanced Life Support (ALS) and simultaneous calls, a situation he characterized as less safe, not a model to emulate. He described two specific incidents from the current year in which firefighter-medics were left to perform critical interventions alone while awaiting mutual aid, calling those situations "unacceptable and unsafe." He expressed strong support for the Town Manager's leadership and the difficult decisions made in the budget process, and urged voters to make informed decisions at Town Meeting.

Michael-Ray Jeffreys, 1170 Massachusetts Avenue, participating remotely via Zoom, identified himself as a researcher who has been working with the Lunenburg Ledger on budget-related coverage. He stated his support for both the School Department's funding needs and the Fire Department's fourth shift, and indicated he would support a tax increase if necessary to fund them. However, he raised a series of substantive concerns about the Town's budgetary approach under both the balanced budget and the proposed override scenarios, including: approximately \$1.1 million being directed to various Stabilization and Reserve Funds; the addition of a new Assistant Town Manager position at approximately \$145,000 including benefits; the fourth shift addition for the Fire Department at \$464,000; and the fact that, under the balanced budget, the School Department would face severe cuts including increases to class sizes, loss of language support, the elimination of the Recreation Director and Teen Librarian positions, and the potential closure of the Town beach. He argued that the Town sitting on a \$3.2 million Stabilization Fund balance while making cuts that "overwhelmingly target parents and their children" requires explanation, and posed direct questions to the Select Board and Town Manager about the rationale for not accessing Reserve Funds and why the budgetary approach divides the community rather than inviting collective problem-solving.

Laura Brzozoski, 21 Francis Avenue, participating remotely via Zoom and speaking as an individual voter and parent rather than in her capacity as a School Committee member, focused her remarks on the theme of children as a constituency. She noted that children cannot vote, cannot sit on boards, and cannot speak at Town Meeting without an adult sponsor, yet the list of cuts in the balanced budget which include the Youth Services Librarian, a School Resource Officer, potential closure of the Town beach, the Recreation Director, a 20% reduction in parks and fields maintenance, and significant school reductions for a second consecutive year disproportionately affects children. Ms. Brzozoski was explicit that she does not believe the cuts were intentional or the result of bad faith on the part of any Select Board member, but she asked the Select Board to recognize that the balanced budget effectively places children at the bottom of the priority list, and urged them to remember that children are constituents whose well-being must be considered in financial decisions.

Tom Alonzo, 284 Lancaster Avenue, appeared to acknowledge the passing of community member Mary Anne Sodanik, a retired eighth-grade science teacher who was deeply involved in the Town's major capital facilities planning efforts in the early 2000s, including the Library, the Public Safety Building, and the schools. He offered condolences on behalf of the community. Mr. Alonzo also spoke briefly about the upcoming Are You Smarter Than Our 6th Graders? event, for which he has served as host for twelve years, and encouraged donations through the Club's website. Regarding the budget debate, Mr. Alonzo urged residents to focus on the fundamental questions, whether the needs are real and whether they can be afforded, and to avoid being drawn into divisive narratives that pit community groups against one another, characterizing the months-long Tri-Board process as a good-faith effort to find workable solutions.

Board Comment

Member Brian Lehtinen addressed the recent front-page coverage of the budget in the Lunenburg Ledger. He stated that while he supports healthy debate and does not question anyone's right to interpret data differently, the article's omission of perspectives from the Town Manager, Select Board members, the Finance Committee Chair, and the School Committee Chair left the public with an incomplete picture. He reiterated the distinction between free cash which is a one-time resource and sustainable operating revenue, and cautioned against relying on one-time funds to cover

recurring obligations. He encouraged residents to stay engaged, attend meetings, and review materials directly.

Clerk Renee Emkey made three substantive points. First, she directed residents to the Town's newly launched 2026 Annual Town Meeting and FY27 Budget Hub website, which contains the Warrant Book, the Finance Committee's Annual Report, department budget presentations, impact summaries, and FAQs on Proposition 2½ overrides. Second, she offered a detailed defense of the Assistant Town Manager position, clarifying that it does not represent an increase in headcount and that a full-time position in the Town Manager's office is being eliminated to fund it. She explained that the current Assistant Town Manager/HR director, Julie Belliveau, is consumed entirely by HR duties, leaving the Town without meaningful Assistant Town Manager capacity. She enumerated a lengthy list of projects that have stalled or gone unaddressed due to insufficient staffing in the Town Manager's office. She argued that the position benefits the entire Town, not just the Town Manager's office. Third, Clerk Emkey strongly rejected the characterization that the balanced budget was designed to scare or hurt residents, calling that suggestion "not only 100 percent false" but "beyond offensive," and noting that the cuts were the product of a deliberate, good-faith process involving Department Heads, staff, and elected officials.

Vice-Chair Amanda Moore stated that she had pledged publicly to address certain inaccuracies and did so directly. She rejected the narrative that Select Board members are out of touch with residents' financial pressures, noting that she is a single mother in a single-income household facing the same costs and pressures as other residents. She emphasized that all board members serve voluntarily and out of genuine concern for the community. She addressed specific factual points: the Police staffing situation reflects a structural staffing deficit relative to a ten-year plan first presented in 2018 that targeted 25 officers by 2029; the Fire Department fourth shift as included in the balanced budget represents a partial step toward the Chief's full staffing model, not the complete request; and the Assistant Town Manager position was funded through the elimination of another full-time position, not a net addition. She also challenged the framing of a "status quo" budget as a realistic option, noting that rising costs are outpacing revenue. Vice-Chair Moore commended the Lunenburg Ledger for allowing the Town Manager to publish a detailed response and encouraged residents to read it when published.

Chair Nuzzolo stated that he agreed with many of the points that have been made by previous speakers and thanked everyone for their public comments. He acknowledged that overrides elicit very strong opinions and it is healthy to have public discourse as long as it is grounded in facts. Chair Nuzzolo reminded everyone that the Annual Town Meeting is on Saturday, May 2 and the Annual Town Election is on May 16.

Town Manager Jennifer Warren-Dyment was recognized by Chair Nuzzolo and allowed to provide public comment. She acknowledged the difficulty of the decisions before the community, recognizing that for some residents a tax increase would mean real financial sacrifice. She stated her respect for voters regardless of how they choose to vote, provided they make that decision based on accurate information. She acknowledged the budget is not perfect and that she wishes the process had included a Finance Director working alongside the team throughout. Nonetheless, she characterized the totality of the balanced, Tier 1, and Tier 2 budgets as "thoughtful and defensible."

Town Manager Warren-Dyment then addressed the April 10 Lunenburg Ledger article specifically. She recounted that she had agreed to participate in the Ledger's budget coverage based on an understanding that reporting would be neutral and informational, and that prior articles in the series

had been fair. However, the April 10 article was published without being submitted to her for review, fact-checking, or comment. She enumerated several specific factual errors and mischaracterizations in the article, including: the suggestion that \$3.3 million in Free Cash should be used to fund operating expenses which is contrary to both Town policy and the explicit guidance of the Massachusetts Division of Local Services (DLS); the characterization of the Town's use of the word "deficit" as fictional, when fixed cost increases such as \$682,718 in health insurance and \$238,170 in the Worcester County retirement assessment are legitimate components of the deficit; the failure to mention \$220,000 in non-attrition related cuts to the Town and \$163,835 in cuts to the School Department that are not restored in any version of the budget; an incorrect date for the Annual Town Election; characterization of Finance Committee Reserve and Salary Reserve Accounts as "savings accounts"; an incorrect reduction figure in the IT salary line; and an inaccurate claim that the Public Safety lobby would be closed five days per week when the budget calls for three. Town Manager Warren-Dyment also objected to the assertion presented as a factual news statement rather than an opinion that the balanced budget cuts were "overwhelmingly targeted at reducing services to parents and children," characterizing this as advocacy, not reporting, and as harmful to her professional integrity. She noted that a corrective press release has been prepared and will be published in the Ledger this week and posted to the Town website.

IV. PUBLIC HEARINGS AND SCHEDULED MEETINGS

Presentation by Sibyl Kaufman on Lunenburg Education Accelerator Foundation (LEAF) regarding donation match

Prior to the formal public hearings, Chair Nuzzolo invited Sybil Kaufman to the podium to share an update on Lunenburg's first education foundation, the Lunenburg Education Accelerator Foundation (LEAF).

Ms. Kaufman reported that since her last appearance before the Select Board, LEAF has raised \$8,366 in contributions from community members and local businesses. She acknowledged the following business sponsors: Shapiro Educational and Behavioral Consultants, Pixelated Tech, Kathy Clark at Barrett Sotheby's Realty, Lunenburg Diner, Kathy Walsh at Keller Williams Realty, All One Credit Union, and Main Street Bank.

Ms. Kaufman emphasized that funds raised will be directed toward teacher grants to support materials and projects that motivate and inspire students, and that the foundation is explicitly not intended to replace essential staffing or operational funding, which remains the responsibility of the Town and its taxpayers.

Ms. Kaufman announced a significant matching opportunity. A local philanthropist has offered to match every dollar raised between now and May 31, up to \$5,000 potentially resulting in \$10,000 in grants for the following school year. She encouraged residents to visit leafma.org to learn more and contribute.

Chair Nuzzolo thanked Ms. Kaufman and encouraged the public to take advantage of the match opportunity before the May 31 deadline.

1. Public Hearing: Application for Business Name Change on Class II License for 360 Auto Group, Inc. Previously issued to Unique Motors Group located at 40 Summer Street.

Clerk Emkey read the public hearing notice into the record:

Pursuant to Chapter 140, Section 58 M.G.L. the Lunenburg Select Board will hold a public hearing on Tuesday, April 14, 2026 at 7:05pm in the Bilotta Meeting Room at Town Hall, 17 Main Street, Lunenburg, MA on the application submitted by 360 Auto Group, Inc d/b/a 360 Auto Group, Inc for a Class II License for the sale of motor vehicles as provided for under MGL c.140 § 58. Unique Motors Group, located at 40 Summer St, has changed their business name to 360 Auto Group, Inc.

The applicant, Mary Jo Garcia of 706 Lancaster Street, Leominster, appeared before the Board and explained that the business name is being changed from Unique Motors Group to 360 Auto Group Inc., reflecting a name she had previously registered and now wished to consolidate with the existing business. The corporate entity and location remain the same.

Motion by Vice-Chair Moore to approve the application for a business name change on the Class II License for 360 Auto Group, Incorporated, previously issued to Unique Motors Group located at 40 Summer Street. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

The Board noted that the applicant should follow up with Town Staff to obtain the updated license.

2. Public Hearing: Special Event Application for Lions Cruise Night and Car Show to be held May 20, 2026 at T.C. Passios, with a rain date of May 27, 2026

Clerk Emkey read the public hearing notice into the record:

Pursuant to Chapter 140, Section 58 M.G.L. the Lunenburg Select Board will hold a public hearing on Tuesday, April 14, 2026 at 7:10 pm in the Bilotta Meeting Room at Town Hall, 17 Main Street, Lunenburg, MA on the application submitted by The Turkey Hill Family Lions Club for a Special Event License for use of Memorial Drive and TC Passios Yard, located at 1025 Massachusetts Avenue on May 20, 2026 from 4:00 PM to 7:00 PM for a Car Show.

Lisa Normandin, 33 Cliffview Terrace, President of the Turkey Hill Family Lions Club, appeared before the Select Board. Ms. Normandin confirmed that the event is the club's third annual Cruise Night and Car Show, to be held at T.C. Passios yard and Memorial Drive, 1025 Massachusetts Avenue, from 4:00 to 7:00 PM on May 20, 2026, with a rain date of May 27, 2026. She noted the event format remains consistent with prior years featuring food, a DJ, and vehicles from local car clubs reached through outreach and word-of-mouth. Ms. Normandin confirmed she had already coordinated with Lunenburg Police, Lunenburg Fire, the Lunenburg Adult Activity Center, and other relevant parties. Member Lehtinen thanked the Lions Club for organizing the event and expressed appreciation for its positive community impact.

Motion by Vice-Chair Moore to approve the special event application for the Lions Cruise Night and Car Show on May 20, 2026, with a rain date of May 27, 2026. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

3. Application for Change of Managers listed on Liquor License (All Kinds of Alcoholic Beverages) for Victory Distributors, LLC. d/b/a Hannaford Supermarket & Pharmacy #8388, 333 Massachusetts Avenue

Attorney Neil Mooney appeared remotely via Zoom on behalf of Victory Distributors LLC, doing business as Hannaford Supermarket & Pharmacy #8388. Attorney Mooney clarified that this application reflects corporate-level personnel changes, not a change in the premises manager, and that no changes to daily store operations are anticipated. The two substantive changes are: (1) David DeJohn replacing Joseph Goody as LLC manager and signatory, and (2) Robert Wozniak replacing Thomas Kelly as signatory and real property signatory. The remaining managers Michael T. Vail, Peter M. Forrester, and Nicole DeVoe Lewis remain in their current roles. Attorney Mooney confirmed that all required documentation had been submitted and that the licensee is in compliance with all citizenship requirements. No questions were raised by the Select Board.

Motion by Vice-Chair Moore to approve the application for a change of managers listed on the liquor license (All Kinds of Alcoholic Beverages) for Victory Distributors, LLC d/b/a Hannaford Supermarket & Pharmacy #8388, 333 Massachusetts Avenue. 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 provided the following updates:

925 Mass Ave: The environmental cleanup strategy report commissioned from Beta Group has been completed and delivered to the town. It has been incorporated into the draft Request For Proposal (RFP) and shared with the appraiser, who is scheduled to be on-site the following day. The public forum to gather resident feedback on desired uses for the site is scheduled for April 21 at 6:30 PM at the Lunenburg Public Library. Following the forum, the working group will reconvene to update the RFP and submit it to Town Counsel for final review. The Town Manager indicated the goal is to have the RFP ready for Select Board review at the May 12 meeting, with potential posting as early as May 13.

Annual Town Meeting: The Town Meeting booklet has been sent to the printer and posted on the Town website. The FY27 Budget Hub page is live and will continue to be updated. The 2024 Annual Town Report is complete and available online and in the Select Board's office. The 2025 Annual Town Report will be sent to the printer later in the week.

Project Updates: Pavement improvements on Northfield Road from Mass Ave to the town line are underway, with milling ongoing, drainage work scheduled through April 21, and paving scheduled April 22–24. The Flat Hill Road Bridge Invitation For Bid (IFB) has been advertised with 18 bid holders and bids due May 14. The Lunenburg Adult Activity Center and Teen Center Flooring IFB has also been advertised with 18 plan holders and bids due May 6.

Recruitment: Interviews are being conducted for the Police Executive Assistant (40 hours/week). Two interviews were conducted for the Outreach Coordinator (36 hours/week). The Town is seeking 2–3 additional lifeguards for the beach, as all but one returning staff member are coming back. The previously confirmed Seasonal Cemetery Laborer has accepted a college position and will not be returning, so the Town is also seeking a Seasonal Cemetery Assistant. The Staff Librarian and Dietary Aide positions remain on hold pending the outcomes of Annual Town Meeting and Annual Town Election.

VII. NEW BUSINESS

1. Vote to Sell or Hold 250 and 356 Hollis Road

Town Manager Warren-Dyment provided background on two tax title properties at 250 and 356 Hollis Road, located near the corner of West and Hollis Road. Judgment was obtained on March 26, 2026. Under recently enacted law, the town is required to notify the former owner of its intent to sell or retain for municipal purposes within 30 days of the conclusion of the 30-day appeal period, placing the notification deadline approximately around May 25.

Town Manager Warren-Dyment noted that the two parcels, while both unimproved, are substantial in size and do not directly abut one another, with a small residential parcel owned by the former owner situated between them. The parcels are in a residential area and are topographically distinct from 56 Carver Road, another recent tax title property. She indicated her recommendation is that the Town sell the properties, but acknowledged that Select Board members had not yet had an opportunity to view them in person.

The Select Board discussed briefly, with Clerk Emkey indicating she would like to drive by the properties before voting. Given that the notification deadline is approximately one month away, the members agreed to hold the item for one week to allow time to view the properties.

2. Vote for Annual Town Report Cover Photo Contest

The Select Board reviewed two photo submissions for the 2025 Annual Town Report cover: an aerial drone photograph of the Lunenburg Middle/High School campus submitted by Eric Vickery, and a street-level photograph of Lunenburg Town Hall submitted by Stephanie Grzybowski. Both photos were shared on screen via Zoom for review.

Members expressed appreciation for both photographs. Member Lehtinen advocated for the school photograph given its thematic relevance to the year's major town meeting discussions. Clerk Emkey and Member McLeod, along with Chair Nuzzolo, expressed a preference for the Town Hall photograph. Town Manager Warren-Dyment suggested a solution whereby the winning color photograph would appear on the front cover and the other photograph, would appear on the back cover, provided the printer's costs allow for it. The Select Board found this approach agreeable. The Board extended thanks to both photographers for their submissions.

Motion by Clerk Emkey to place the photograph of Town Hall on the front cover and the aerial photograph of the Middle-High School campus on the back cover of the Annual Town Report. Seconded by Chair Nuzzolo. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

VIII. OLD BUSINESS

1. Discussion on FY2026 Budget, FY2027 Budget, Capital Plan, Annual Town Meeting Articles

Member McLeod raised a broader structural point about the root cause of the community's budget difficulties, noting that insufficient state investment in municipalities has been a driving factor in the divisiveness surrounding the override process. Chair Nuzzolo agreed, referencing his testimony at the State House the prior year, and expressed the view that the Proposition 2½ override process, while well-intentioned in providing public input on tax increases, has the unintended consequence of pitting community groups against one another in ways that become "heated and sometimes nasty." He expressed frustration that communities are left managing inadequate state funding through a process that often produces division rather than solutions.

2. Discuss Town Manager Review Process and Timeline

Chair Nuzzolo noted that the Town Manager's self-evaluation is forthcoming and requested that all Board members complete their individual reviews and meet with the Town Manager by April 30, 2026, so that he may compile the results and move the review process forward.

IX. MINUTES*/WARRANTS/ACTION ITEMS

Regular Session Minutes March 31, 2026 Meeting Minutes

Motion by Vice-Chair Moore to approve the minutes of the March 31, 2026 Select Board meeting. Seconded by Member Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Warrants

Accounts Payable warrant in the amount of (\$700,088,255.82).

X. COMMITTEE REPORTS

Member Glenn McLeod reported on the following:

Planning Board (April 13, 2026): Public hearings were continued for 260 New West Townsend Road and 222 West Townsend Road (stormwater permit) to April 27. A matter involving three homes on Goodrich Street near Reservoir Road, involving stormwater permitting and a common driveway, was also continued to April 27. The Planning Board voted to accept the bond for 181 Electric Ave to allow the applicant to apply for an occupancy permit. The Planning Board discussed simplifying and updating its fee schedule. The Planning Board declined to exercise its Right of First Refusal on 35 Leominster Road, noting the Open Space Committee was also inclined to pass but had not yet taken a formal vote. The Planning Board is expected to review the final draft of the Master Plan at its next meeting.

Economic Development Committee (EDC) (April 14, 2026): The EDC discussed a proposed Town Meeting bylaw modification to streamline the site plan review process for businesses moving into existing structures to address a long-standing concern that has made it difficult and costly for businesses to establish themselves in town. The committee also discussed mapping commercial and industrial districts to attract new businesses to vacant inventory, coordinating ribbon-cutting ceremonies for new businesses, and an EDC Revolving Fund Article for Town Meeting. Business updates include the openings of Ruby Donut, Busy Bees Play School, and Empire Athletics; ongoing

search for tenants for the bank building and Elena's former downtown space; and the announced closure of the Pilates Studio in the Villages effective May 1.

Member McLeod noted he has the MPO meeting the following day and the Library Board of Trustees on Thursday, for which he may not be available and invited a colleague to attend on his behalf.

Member Lehtinen reported on the following:

Board of Assessors: The Board of Assessors (BoA) is current on abatement processing, having completed 122 motor vehicle abatements and all 27 real estate abatements for FY26. State exemption reimbursements are estimated at approximately \$113,000. Work is underway on the neighborhood review project, incorporating GIS and traffic data to refine land valuation methods. The BoA approved a \$27,500 overlay release to fund continued work in FY27. The BoA also voted not to exercise the Town's Right of First Refusal on 35 Leominster Road and processed associated rollback taxes. FY27 preparations are ahead of schedule, with new growth estimated at approximately 40 parcels. Administrative work is ongoing to address data inconsistencies between systems and inspection needs for new property types such as battery storage facilities.

School Committee: The School Committee is meeting the following day. The agenda includes first readings of policies on cash receipts handling, student data privacy and security, administration of medications, and advertising in schools.

XI. UPCOMING MEETINGS/EVENTS SCHEDULE

925 Mass Ave public forum will be held on April 21 at 6:30 PM at the Lunenburg Library.

The FY27 Budget and Override Meet and Greet is scheduled for April 28.

Town Meeting is May 2 .

Annual Town Election is May 16.

XII. PUBLIC COMMENT**

• PUBLIC

No additional public comment was offered.

• TOWN MANAGER

Town Manager Warren-Dyment had no additional comment.

• BOARD

No additional comment was offered.

XIII. EXECUTIVE SESSION

Chair Nuzzolo moved to enter into Executive Session and not re-enter Open Session after exiting Executive Session pursuant to MGL c. 30 §21 (a)(3) to discuss strategy with respect to litigation, where an open meeting may have a detrimental effect on the litigating position of the Town and the Chair of the Board so declares. (Opioid Litigation Remnant Settlement

Participation). Roll Call Vote: Vice-Chair Moore-aye; Clerk Emkey-Aye; Member Lehtinen-Aye; Member McLeod-Aye; Chair Nuzzolo-aye. The motion passed unanimously (5-0-0).

XIV. ADJOURNMENT

The Board entered Executive Session at the conclusion of the open session at 9:02 PM and stated it would not reconvene in open session thereafter.

Respectfully Submitted,
Renee Emkey

These Minutes were reviewed and approved by the Select Board on: Tuesday, August 4, 2026