

Town of Lunenburg  
Select Board Meeting Minutes  
Town Hall, 17 Main Street and via Zoom  
Tuesday, April 21, 2026

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

**Members Absent:** Member Brian Lehtinen

**Also Present:** Jennifer Warren-Dymont, 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 informed attendees that the meeting was being recorded and broadcast live and would be uploaded to YouTube after 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 Caesar Nuzzolo provided the following announcements:

- A FY27 Budget and Override Meet and Greet will be held on Tuesday, April 28 at 7:00 PM at the Lunenburg Adult Activity Center. The event will be open house style, with coffee and light refreshments, providing residents the opportunity to ask questions and speak directly with department heads and town officials in advance of Town Meeting.
- Annual Town Meeting is scheduled for Saturday, May 2 at 9:00 AM at the Lunenburg Middle/High School Auditorium.
- Annual Town Election is May 16 at the TC Passios building.
- Residents were reminded that the following day, April 22, is the last day to register to vote, which can be completed online through the Secretary of State's website.

## **III. PUBLIC COMMENT**

### **Public Comment**

**Anna Lockwood, 91 Main Street**, addressed the Board at length regarding the FY27 budget and the proposed override. Ms. Lockwood opened by thanking Chief Thibodeau, Officer McNamara, Chief Sullivan, and Firefighter Lekaditis for their years of service to the town.

Ms. Lockwood expressed concern that characterizing the balanced budget as a reduction in services was misleading to residents. She stated examples from the Fire Department and Policy Department FY27 budget discussions.

Ms. Lockwood then reflected on her experience during the FY27 budget process, stating that the School Department's funding requests did not align with their reported numbers. Her requests for

detailed financial data were dismissed, and she expressed regret for not having pressed the issue further.

Ms. Lockwood concluded by characterizing specific choices in the Town Manager's balanced budget as difficult to reconcile with the stated urgency of the override. She specifically mentioned the Assistant Town Manager position, allocation to the Finance Committee reserve fund, and amount of new revenue allocated for the Capital budget. Ms. Lockwood stated her position that the override proposal should clearly demonstrate the need for new positions and present voters with real options, including a vote on maintaining current service levels.

**John Rabbit, 314 Townsend Harbor Road**, addressed the Board regarding available tax relief programs for residents considering the override. Mr. Rabbit highlighted the 41A Deferral Program. He also referenced the means-tested program and mentioned the Senior Work-off Program as additional available options. Mr. Rabbit encouraged seniors in particular to visit the Assessor's office to explore these programs, stating that many residents have discovered options available to them. He expressed that his primary concern is the potential impact on the schools if the override does not pass and indicated he would present further data at a future meeting.

#### **Board Comment**

No public comment from the Select Board.

### **IV. PUBLIC HEARINGS AND SCHEDULED MEETINGS**

#### **Application for Class II License for Car XP Auto Group, 36 Summer Street**

Chair Nuzzolo invited the applicant to come forward, and Clerk Renee 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 21, 2026 at 7:05pm in the Bilotta Meeting Room at Town Hall, 17 Main Street, Lunenburg, MA on the application submitted by CarXP Auto Group, Inc. d/b/a CarXP Auto Group, Inc. for a Class II License for the sale of motor vehicles as provided for under MGL c.140 § 58. This license is to be exercised at the premises located at 36 Summer Street.

Roseanne Santos, co-owner of Car XP Auto Group, appeared on behalf of the business. She explained that she and her husband currently operate a used vehicle sales business in Leominster under a license permitting 18 vehicles, and that they have decided to relocate and expand to Lunenburg. The new Lunenburg location is significantly larger than their current facility, and the move will provide the opportunity to add mechanic repair services in addition to used vehicle sales. Ms. Santos stated that in Leominster they currently send vehicles out to a third-party repair shop, but that in Lunenburg they plan to hire a full-time mechanic as either a contractor or employee of the business.

Town Manager Jennifer Warren-Dyment asked a clarifying question regarding repair services, noting that under the applicable law, a Class II licensee must have a mechanic either in-house or through a documented third-party arrangement. Ms. Santos confirmed that the plan for the Lunenburg location is to have a mechanic working on-site full-time, and that they would not be sending vehicles to a third party for repair at that location.

The Board had no further questions.

**Motion by Vice-Chair Amanda Moore to close the Public Hearing. Seconded by Clerk Emkey. Call for the vote: Four-aye. The motion passed unanimously (4-0-0).**

**Motion by Vice-Chair Moore to approve the application for a Class II license for Car XP Auto Group at 36 Summer Street. Seconded by Clerk Emkey. Call for the vote: Four-aye. The motion passed unanimously (4-0-0).**

**Application for One Day Liquor License for Home Fruit Wine to be a vendor at the Lunenburg Fair on May 30, 2026**

Chair Nuzzolo confirmed the applicant, Lori Perkins of Home Fruit Wine, was participating via Zoom. Ms. Perkins confirmed that this is the second consecutive year Home Fruit Wine has applied to vend at the Lunenburg Fair, noting that last year's event proceeded smoothly aside from inclement weather. Vice-Chair Moore expressed that everything was in order and that she was pleased to see them returning.

**Motion by Vice-Chair Moore to approve the application for a one-day liquor license for Home Fruit Wine to be a vendor at the Lunenburg Fair on May 30, 2026. Seconded by Clerk Emkey. Call for the vote: Four-aye. The motion passed unanimously (4-0-0).**

**V. APPOINTMENTS, RATIFICATIONS, AND RESIGNATIONS**

- **Ratification of the Town Manager's Appointment of Andrea Mattson as Lifeguard**
- **Ratification of the Town Manager's Appointment of Casey Corey as Lifeguard**
- **Ratification of the Town Manager's Appointment of Olivia Coronella as Lifeguard**
- **Ratification of the Town Manager's Appointment of Owen Snyder as Lifeguard**
- **Ratification of the Town Manager's Appointment of Jarrod Bowser as Beach Director**

Town Manager Warren-Dyment noted that all lifeguard appointees are returning staff, and that three to four additional lifeguard positions remain open for individuals with current lifeguard certifications.

**Motion by Vice-Chair Moore to ratify the Town Manager's appointment of Andrea Mattson, Casey Corey, Olivia Coronella, and Owen Snyder as Lifeguards, and Jarrod Bowser as Beach Director. Seconded by Clerk Emkey. Call for the vote: Four-aye. The motion passed unanimously (4-0-0).**

- **Acknowledgment of the Resignation of John Dextraze, Senior Videographer, effective May 2, 2026**

The Select Board acknowledged the resignation of John Dextraze as Senior Videographer, effective May 2, 2026. Town Manager Warren-Dyment noted that Mr. Dextraze felt his time with the community was coming to a natural close and that he was ready to pursue other endeavors.

## **VI. TOWN MANAGER REPORT**

Town Manager Warren-Dyment provided the following updates:

**925 Mass Ave:** A public forum on the Request for Proposals (RFP) is currently taking place at the library. The working group is scheduled to meet the following day to review public input, and it is anticipated that the RFP will be presented to the Board for consideration at the first meeting in May.

**Annual Town Meeting Draft Motions:** Draft motions for all Town Meeting Articles have been distributed to Select Board members, Town Counsel, the Town Clerk, and the Town Moderator. Assignments for reading motions at Town Meeting have been made, with Articles sponsored by other boards assigned accordingly. Town Manager Warren-Dyment invited any Select Board member with concerns about their assignment or discomfort reading a particular motion to contact her. A response from Town Counsel, Attorney Costa, is anticipated the following week.

**Bid Openings:** The Flat Hill Road Invitation For Bid (IFB) and the Lunenburg Adult Activity Center (LAAC) and Teen Center flooring IFBs are currently open. Bids for the LAAC and Teen Center flooring are due May 6, and bids for Flat Hill Road are due May 14.

**Senior Tax Work-off Program:** In response to Mr. Rabbit's earlier public comment, Town Manager Warren-Dyment noted that the program currently has five open positions. She stated that the program will be readvertised, and that available work includes filing, paperwork, painting, trash pickup, and similar tasks. The program is funded through the Assessor's overlay and is not one-size-fits-all.

**Recruitments:** Interviews for the Police Executive Assistant position have been completed. A candidate for the Outreach Coordinator position is under due diligence review, with an offer anticipated shortly. Additional openings remain for lifeguards and one cemetery laborer for the summer.

## **VII. NEW BUSINESS**

### **1. Review of Employee Survey Questions**

Chair Nuzzolo introduced a draft Employee Climate Survey for the Select Board's consideration, noting that it was largely based on the survey questions adopted with the original policy, with updates made by the Town Manager's office.

Town Manager Warren-Dyment explained that the updated draft broke apart compound questions into separate items, replicated certain questions across multiple personnel categories, and added new questions to provide a fuller picture of the employee experience. She noted that the survey is intended to be administered through Microsoft Forms to ensure anonymity while preventing duplicate submissions, and that all questions will carry an appropriate response scale. Open-ended response fields will be included, with a disclaimer that free-text responses could potentially reduce anonymity. No questions will be required.

Vice-Chair Moore stated that she had not had sufficient time to review the updated draft and was not comfortable moving forward at this meeting. Town Manager Warren-Dyment confirmed there is no pressing timeline, as the goal is to deploy the survey in May with a two-week response window. The Select Board agreed to defer action to a future meeting to allow members adequate time to review

the document.

## **2. Vote on Sick Bank Policy Implementation Date**

Chair Nuzzolo introduced the proposal to set an implementation date of July 1, 2026 for the Sick Leave Bank Policy, with open enrollment during the month of June. Town Manager Warren-Dyment confirmed that the Sick Leave Bank Committee is constituted and ready to begin meeting, enrollment forms are prepared, and the program is administratively ready to launch.

Town Manager Warren-Dyment noted that formal appointment of the SAP employee representative to the Sick Leave Bank Committee would need to occur at a future meeting as it was not specifically agendaized under this item.

**Motion by Vice-Chair Moore to implement the Sick Leave Bank Policy on July 1, 2026, with open enrollment during the month of June. Seconded by Select Board Clerk Emkey. Call for the vote: Four-aye. The motion passed unanimously (4-0-0).**

## **VIII. OLD BUSINESS**

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

Chair Nuzzolo confirmed that all Select Board members had completed their drive-by of the two tax title properties at 250 and 356 Hollis Road. Member McLeod raised the question of whether there would be value in soliciting input from relevant town committees such as Planning, Agricultural Commission, Open Space, and Conservation similar to the process used for Chapter lands disposition, before the Select Board votes.

Town Manager Warren-Dyment noted that the Select Board is constrained by a judgment deadline of approximately May 25, which creates a compressed timeline. The Board discussed the feasibility of soliciting feedback by the second week of May, approximately May 12 with the understanding that any decision to retain the properties on that compressed timeline would be complicated.

Vice-Chair Moore expressed support for the outreach step, noting she is still learning the land disposition process and that engaging the relevant committees, if time allows, does no harm.

The Select Board directed Town Manager Warren-Dyment to reach out to the relevant committees identified as Planning, Agricultural Commission, Open Space, Conservation Commission, Planning Board, and Assessors with the matter to obtain their feedback and the Select Board to return for a vote no later than May 12.

No formal vote was taken at this meeting.

## **IX. MINUTES\*/WARRANTS/ACTION ITEMS**

Chair Nuzzolo noted there were no minutes to approve and no warrants to act upon at this meeting.

Select Board Member Moore identified the Special Event Policy as a pending action item, noting she has been working on it and needs to connect with the fire and police chiefs. The Select Board agreed to defer substantive discussion until after Town Meeting and to schedule it on a future agenda at that time.

## **X. COMMITTEE REPORTS**

Nothing to report.

## **XI. UPCOMING MEETINGS/EVENTS SCHEDULE**

Chair Nuzzolo reminded the Select Board and the public of the FY27 Budget Open House on Tuesday, April 28, encouraging attendance from residents with questions about the budget or override.

Vice-Chair Moore raised a concern about whether the open house should be posted as a formal meeting given the potential for a quorum of Select Board members to be present and engaging in discussion. Town Manager Warren-Dymont explained that the event is intended to be structured in a job-fair or science-fair format, with individualized conversations rather than formal deliberation, which would make posting it as a formal meeting logistically complicated. She noted that deliberation as a quorum, not mere presence, triggers the Open Meeting Law requirement. Vice-Chair Moore referenced a prior situation involving a Master Planning public event where a quorum was present and members of the Master Planning Committee were advised not to speak, and expressed a preference for doing things correctly. Town Manager Warren-Dymont agreed to consult with Town Counsel, Attorney Costa, to confirm the appropriate course of action.

## **XII. PUBLIC COMMENT\*\***

### **• PUBLIC**

No public comment was offered.

### **• TOWN MANAGER**

Town Manager Warren-Dymont had no additional comment.

### **• BOARD**

Member McLeod thanked both public commenters for their continued engagement and stated that he finds both individuals' contributions to be very helpful to the community.

## **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 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 AFSCME, Counsel 93 (Municipal Employees Union). Seconded by Vice-Chair Moore. Roll call vote: Member Glenn McLeod-Aye; Clerk Emkey-Aye; Vice-Chair Moore-Aye; Chair Nuzzolo-Aye. The motion passed unanimously (4-0-0).**

#### **XIV. ADJOURNMENT**

The Board entered Executive Session at the conclusion of the open session at 7:38 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