

# LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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## Meeting Minutes September 15, 2025 5:30pm

Members Present: Brian Lehtinen, Tom Gray, David Blatt, Greg Roy, Kristina Masaitis, Anthony Sculumbre, Matthew Brenner, Laura Brzozoski

Members absent: none

Town Employees: NA

Community Guests: Glenn McLoud, Dave Rodgers, Rhonda Lisio

The meeting was called to order at 5:35 PM by David Blatt.

Acknowledgment of new members joining the committee.

The committee is tasked by the select board to explore options for a town building that accommodates town administration and school administration.

New members were welcomed to the committee. The committee's charge from the Select Board is to explore options for a town building that accommodates both town administration and school administration.

### Committee Membership

- At-Large Members: David Blatt, Kristina Masaitis, Greg Roy
- Appointed Members:
  - Select Board: Brian Lehtinen
  - School Committee: Laura Brzozoski
  - Planning Board: Matthew Brenner
  - Finance Committee: Tom Gray
  - Architectural Preservation District Commission: Anthony Sculumbre

### Election of Officers

- Chair: David Blatt was nominated, seconded and unanimously elected.
- Vice Chair: Anthony Sculumbre was nominated, seconded, and unanimously elected.
- Clerk: Discussion took place regarding the need for a clerk. While Brian Lehtinen currently types the minutes, concerns were raised about relying on AI-generated

transcripts. The committee discussed rotating the clerk role among members to manage workload.

### Committee Charter & Responsibilities

The committee's focus is on exploring options for town buildings that meet administrative needs, with emphasis on:

- Budget management and project feasibility
- Interviews with department heads to assess needs
- Understanding community sentiment and fiscal responsibility
- Developing a prioritized list of capital projects

Concerns were raised about the previous project's rejection due to high costs and limited community engagement. Members agreed to focus on a simplified project scope and stronger stakeholder engagement.

### Member Discussion

#### David Blatt

- Advocated for a simpler project focused on renovations over new construction.
- Emphasized committee-led interviews with departments to clarify needs.
- Highlighted importance of community engagement for project buy-in.

#### Brian Lehtinen

- Suggested including the Finance Committee Chair in budget discussions.
- Stressed the need for a unified message from town and school administration.
- Supported relocating PAC to the town hall to better use existing space.

#### Kristina Masaitis

- Raised concerns about external department input, especially PAC's demands.
- Recommended setting clear boundaries based on budget and structural feasibility.
- Voiced skepticism about renovating the Brooks House, suggesting new construction may be more cost-effective.

#### Greg Roy

- Supported department head interviews to gather needs.
- Recommended a structured workflow allowing time for public relations.
- Raised concerns about PAC relocation to the second floor and infrastructure requirements.

#### Tom Gray

- Supported input from the town manager and superintendent for alignment.
- Emphasized prioritization of capital projects to gain public support.
- Suggested exploring renovations at Turkey Hill as part of capital planning.

#### Laura Brzozoski

- Supported reassessing department needs and distinguishing essentials from "nice-to-haves."
- Suggested visiting other town halls for ideas on space use and workflow.
- Advocated for a back-to-basics approach to meet true community needs.

#### Matthew Brenner

- Expressed cautious optimism but warned against overreliance on master planning.
- Stressed the importance of communication across departments.
- Suggested staying aware of other capital projects, even if not directly responsible.

#### Anthony Sculimbrine

- Supported David Blatt's call for a strategic approach to prioritizing capital projects.
- Agreed with relocating PAC to the second floor if infrastructure allows.

- Urged the committee to take a holistic but realistic view of town needs.

## 7. Public Input

Dave Rodgers emphasized that public support would depend heavily on financial implications and urged the committee to consider long-term costs associated with ongoing projects.

## 8. Next Steps

The committee agreed to:

- Schedule walkthroughs of town buildings
- Develop a standardized questionnaire for departments to assess needs
- Reach out to the Town Manager and Superintendent for input

## 9. Next Meeting

The next meeting was scheduled for September 29, with plans to finalize the process and continue discussions on scope and community engagement.

## 10. Adjournment

A motion to adjourn was made by Anthony Sculimbrine, seconded by Greg Roy at 7:03pm was made and passed unanimously.