

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 Sculumbrine, 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 Sculumbrine

Election of Officers

- Chair: David Blatt was nominated, seconded and unanimously elected.
- Vice Chair: Anthony Sculumbrine 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 Sculumbrine

- 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 Sculumbrine, seconded by Greg Roy at 7:03pm was made and passed unanimously.