

Town of Lunenburg
Select Board Meeting Minutes
Town Hall, 17 Main Street and via Zoom
Tuesday, October 21, 2025

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 the following upcoming community events:

The Master Plan Steering Committee would be hosting a final public meeting at Smokestack Roasters on October 22, 2025, from 6:30 to 8:30 PM to gather final community input on the Town's master plan.

The Lunenburg Public Library was celebrating its 20th anniversary throughout the month, featuring scavenger hunts for adults, teens, and children with prize drawings, a Friends of the Library fundraiser offering donated skills and services, a 20th Birthday Party on Friday, October 24 at 5:00 PM with cake, prize announcements, and a jazz ukulele concert, and a Halloween Costume Parade on Monday, October 27 at 11:00 AM for children ages five and under, beginning at the library and proceeding to other town buildings for trick-or-treating.

III. PUBLIC COMMENT

Public Comment

Ana Lockwood, 91 Main Street, read a written statement on behalf of Linda McDonald of 1004 Massachusetts Avenue, who expressed distress over proposed restrictions to her property and objected to the lack of individual notification to affected residents. Ms. Lockwood then offered her own comments, citing the APDC Chair's remarks from a prior meeting attributing the failure to engage the public on this matter to the Select Board, and called upon the Select Board to exercise its authority as gatekeeper of the warrant to remove the article. She further referenced the Select Board's prior decision not to add an override to the Town elections ballot despite Town Meeting approval, questioning the consistency of the Select Board's willingness to intervene.

Leigh O'Brien, 92 Leominster Road, stated that she had only learned of the proposed merger through social media the day prior. She expressed concern about the discriminatory and divisive

nature of imposing restrictions on a specific segment of property owners, characterized the proposal as an abuse of government authority, and requested that a map and description of specific restrictions be made available to affected residents.

Nathan Lockwood, 91 Main Street, identified himself as an APDC member. He acknowledged the value of exploring the merger but expressed concern that the article was not sufficiently vetted, noting that the warrant language had not yet been made public and that significant details, including changes in the venue for appeals and potential shifts in bylaw language, had only recently come to light. He asked that the article not be placed on the warrant at this time and recommended a more deliberate public process prior to any future submission.

Sharon McCullough, 10 Massachusetts Avenue, recounted a prior experience in which construction work on her property was halted because the proper paperwork had not been submitted to the APDC. She expressed concern about further restrictions on her ability to maintain and improve her home, and stated that she had not been informed or consulted about the proposed changes. She requested that the article be withheld from the warrant.

Harry Kubetz, 125 Howard Street and 944 Massachusetts Avenue, participated via Zoom. He expressed respect for the Select Board and stated that the article was developed without public notice or input, that the language was not posted on the town website, and that what was characterized as a simple merger in fact constituted a substantive change in the nature of the district. He urged the Select Board to reject or delay the article to safeguard residents and maintain public trust, and suggested the matter be brought before voters at a regular annual town meeting in the spring.

John Bowen, 162 Highland Street, offered context regarding appeals under historical commission bylaws, noting that variances are available through the state historic commission and that certified contractors are a standard requirement in historical districts. He observed that this process had been publicly discussed over the past year and that an appointed board operating under state guidelines still carries legitimate authority.

Board Comment

Vice-Chair Amanda Moore encouraged those in attendance who were present primarily for the APDC matter to remain for or later view the full meeting, as that topic would be addressed in depth during the agenda's scheduled discussion period. Chair Nuzzolo likewise reserved his comments for that agenda item.

IV. SCHEDULED MEETINGS AND HEARINGS

7:05 PM Public Hearing: Pole Petition for Townsend Harbor Road Plan #979-L, Proposed relocation of Pole #14, 13' of property line. Approximately 1959' from Massachusetts Avenue and approximately 331' from Woodland Drive.

Clerk Renee Emkey read the public hearing notice:

In conformity with the requirements of Section 22 of Chapter 166 of the General Laws (Ter. Ed.), you are hereby notified that a public hearing will be held at the Town Hall, 17 Main Street, 2nd Floor, in the Joseph F. Bilotta Meeting Room, Lunenburg, MA, on **Tuesday, October 21, 2025** upon petition of Fitchburg Gas and Electric Light Company for permission to erect or construct, and

a location for, a line of wires, poles and such other fixtures as may be necessary to sustain or protect the wires of the line, for the transmission of electricity, upon, along, across, or under the following public ways of said Town:

TOWNSEND HARBOR RD: (1) Proposed relocation of Pole #14, 13' of property line. Approximately 1959' from Massachusetts Ave and approximately 331' from Woodland Dr. Location as shown on sketch. Plan No. 979-L, Dated 9/8/25.

A representative from Fitchburg Gas and Electric Light Company (Unitil) explained that the proposed relocation of Pole #14 by 13 feet was necessary to serve a new home being constructed at 126 Townsend Harbor Road without encroaching on an adjacent property line. Town Manager Jennifer Warren-Dymont noted that the DPW Director had inspected the proposed relocation and had no objections or concerns. No members of the public offered comment.

Motion by Vice-Chair Moore to close the public hearing. Seconded by Clerk Emkey. Call for Vote: Five - Aye. The motion passed unanimously (5-0-0).

Motion by Vice-Chair Moore to approve the proposed relocation of Pole #14, 13 feet on the property line. Seconded by Clerk Emkey. Call for Vote: Five - Aye. The motion passed unanimously (5-0-0).

7:10 PM Public Hearing: Pole Petition for Howard Street Plan #980-L, Proposed new pole #44A. Approximately 2882' from New West Townsend Road and approximately 996' from Sequoia Drive.

Clerk Emkey read the public hearing notice:

In conformity with the requirements of Section 22 of Chapter 166 of the General Laws (Ter. Ed.), you are hereby notified that a public hearing will be held at the Town Hall, 17 Main Street, 2nd Floor, in the Joseph F. Bilotta Meeting Room, Lunenburg, MA, on **Tuesday, October 21, 2025** upon petition of Fitchburg Gas and Electric Light Company for permission to erect or construct, and a location for, a line of wires, poles and such other fixtures as may be necessary to sustain or protect the wires of the line, for the transmission of electricity, upon, along, across, or under the following public ways of said Town:

HOWARD STREET (1) Proposed new Pole #44A. Approximately 2882' from New West Townsend Road and approximately 996' from Sequoia Drive. Location as shown on sketch. Plan No. 980-L, dated 9/16/25

The Unitil representative explained that the addition of new Pole #44A was required because serving a new underground service customer from the existing Pole #44 would require crossing property lines, which is not permissible regardless of overhead or underground installation. The DPW Director had inspected and raised no objection. No members of the public offered comment.

Motion by Vice-Chair Moore to close the public hearing. Seconded by Clerk Emkey. Call for Vote: Five - Aye. The motion passed unanimously (5-0-0).

Motion to approve the proposed new Pole #44A was made by Vice-Chair Moore and seconded by Clerk Emkey. Call for Vote: Five - Aye. The motion passed unanimously (5-0-0).

7:15 PM Earth Removal Permit Renewals

- **Jim Latanzi- 780 Northfield Road- SBER-25-7 (Formerly Permit 61)**

Town Manager Warren-Dyment explained that this permit had not come before the Select Board during the prior renewal cycle due to a timing discrepancy. The applicant was nearly finished with the permitted work but required additional time to complete operations through the remainder of the calendar year. The Building Commissioner had inspected the site and raised no concerns.

Motion by Chair Nuzzolo to approve the earth removal permit for Jim Latanzi, 780 Northfield Road, SBER-25-7. Seconded by Vice-Chair Moore. Call for Vote: Five - Aye. The motion passed unanimously (5-0-0).

7:30 PM Discussion with Town Officials on Warrant Articles for November 18, 2025 Special Town Meeting

- **Superintendent of Schools**

School Superintendent was not present.

- **Principal Assessor**

Principal Assessor – Article II (41A Deferral) and DOR Directives

Principal Assessor Lynda Cajka appeared via Zoom to present two matters. First, she described the proposed Article II warrant article, which would increase the maximum qualifying income for the town's existing Chapter 59, Section 5(41A) property tax deferral program. The current income limit of \$20,000 has remained fixed for nearly two decades. The proposed article would align the income thresholds with the 2024 Massachusetts circuit breaker tax credit eligibility levels: \$72,000 for single filers, \$91,000 for head-of-household filers, and \$109,000 for married filers, effective Fiscal Year 2026, with subsequent years indexed to the then-current circuit breaker limits.

Town Manager Warren-Dyment noted that a legal question had been submitted to Town Counsel Adam Costa regarding whether the statute caps the locally adopted income limit at the single, non-head-of-household amount of \$72,000 for all categories, or permits the higher thresholds for married and head-of-household filers. Town Counsel Costa, participating via Zoom, confirmed he would provide an answer by the following day, noting the outcome would determine whether the two higher income figures remain in the article or are adjusted to a uniform \$72,000 cap.

Chair Nuzzolo expressed strong support for the article, noting that it would meaningfully expand access to the deferral program for senior residents.

Second, Principal Assessor Cajka described the DOR directive to undertake a full neighborhood code review. She explained that the town's current neighborhoods, particularly Neighborhood 3 which encompasses the majority of the town, have not been formally reviewed or recategorized in many years, and that the Division of Local Services has required this work to be completed prior to the next full revaluation. Town Manager Warren-Dyment explained that an RFP for this work had previously been issued but received no responses, and that the proposed Article Q would create a temporary in-house position to accomplish this work, utilizing at minimum the \$27,500 previously appropriated for that purpose. The position would be structured on short-term renewable contracts,

likely drawing from a pool of retired assessors.

• **Historical Commission Chair**

Historical Commission Chair – Article L (APDC/Historical Commission Merger)

The Select Board took a brief recess to allow members to review a research document prepared by Clerk Emkey summarizing APDC meeting records and public outreach efforts related to the merger proposal.

Historical Commission Chair Richard McGrath addressed the Select Board and described the origins and purpose of the proposed merger. He explained that the goal was consolidation and operational efficiency, noting that both the Historical Commission and the APDC have experienced recurring difficulties achieving quorum. He stated that the Historical Commission was established in June 1979, successfully completed the nomination of 77 buildings in the town center to the National Register of Historic Places in the 1980s, and has historically been responsible for overseeing the town's historic assets. He explained that the proposed warrant article would simply transfer the administrative responsibility for the Architectural Preservation District from the APDC to the Historical Commission, with all existing bylaw standards remaining unchanged, resulting in one commission performing work currently divided between two.

Chair Nuzzolo asked whether the full Historical Commission membership had been trained on the APD bylaw. Chair McGrath acknowledged that only he, as the Historical Commission's appointed liaison to the APDC, had detailed familiarity with the bylaw, but characterized the document as straightforward and not requiring extensive preparation. He noted that the Historical Commission had voted 2 to 1 in favor of the merger at its most recent meeting, with one member absent.

Town Counsel Costa provided substantive legal context. He explained that historical commissions are statutory bodies created under M.G.L. c. 40, §8D, with authority tied to historic attributes of a community. In drafting the warrant article, he had replaced references to "architectural" significance with "historic" significance in the purpose clause and definitions of the APD bylaw, in order to align the administering body's statutory authority with the language of the bylaw and to avoid a potential rejection by the Attorney General's office. He cautioned, however, that even with these adjustments, there remained a real possibility that the Attorney General could decline to approve the article on the grounds that a statutory historical commission cannot be assigned authority under a locally adopted home rule bylaw in this manner. He noted that these substitutions of language—while not intended to alter the substantive experience of APD residents—could theoretically be read as narrowing the bylaw's scope from architectural to purely historical attributes.

Town Counsel Costa further clarified, in response to Clerk Emkey's questions, that the appeal process for APD decisions was not changed by the proposed article. Appeals were already directed to Superior Court under a certiorari review process, and this remained identical under the proposed language. He described this as a records-based review process that is generally more expedited than a traditional zoning appeal, though it still finds its way to Superior Court in the majority of cases.

Clerk Emkey noted that the only substantive change she could identify in the proposed article, beyond the substitution of the administering body, was the deletion of the APDC's membership qualification requirements, which had included provisions for a resident of the district and a design professional. Town Counsel Costa confirmed that those provisions were deleted because the APDC itself would no longer exist, and that while similar qualifications could theoretically be added to the Historical Commission's bylaws, doing so would require amendments to both the general bylaw

article governing the Historical Commission and potentially further review.

• **Architectural Preservation District Commission (APDC) Chair**

APDC Chair Anthony Sculimbrene also addressed the Select Board. He explained that the merger concept had originated from his concern about operational inefficiencies across the Town's many volunteer boards and his desire to prevent the Historical Commission from becoming dormant as other committees had. He stated that the process had been conducted entirely in open public meetings, that the merger had appeared on the APDC's public agenda repeatedly over the past year, and that he had previously appeared before the Select Board in October, 2024 to discuss the concept. He expressed frustration with the characterization that the process had lacked transparency, noting that he had attempted on multiple occasions to advance the matter with Town Counsel and the Town Manager, and that delays were attributable to competing priorities rather than any deficiency in the APDC's conduct.

Chair Sculimbrene argued that the distinction between "architectural" and "historic" preservation had been overstated by opponents, noting that the bylaw itself defines eligible buildings by an age threshold of 75 years, making the standards inherently objective. He contended that the proposed article did not make the bylaw more or less onerous for residents and expressed confidence that he could make the case to town meeting voters. He acknowledged, however, that there was no urgent operational necessity to proceed at the special town meeting rather than in the spring.

APDC Member Nathan Lockwood offered additional remarks. He raised the concern that while the written text of the bylaw may remain largely unchanged, the "culture" of the administering body would have significant practical implications for how the bylaw is interpreted and applied. He cited the Town's experience with the Ritter Library window replacement project as an example of overly rigid application of the bylaw, and suggested that a commission composed primarily of individuals oriented toward historical preservation might further shift the balance in that direction. He recommended against placing the article on the Special Town Meeting warrant and urged a more deliberate process involving direct outreach to APD residents prior to any future submission.

Town Manager Warren-Dyment addressed the claim that the Select Board's failure to respond to an email from Ana Lockwood had caused the current controversy. She read excerpts from that email, which had included a legal argument that bylaw amendments must go through a formal charter-mandated review process. She noted that Town Counsel had reviewed this claim and found it to be incorrect. Bylaws in Lunenburg do not require submission to the bylaw review committee and are regularly amended through the standard town meeting process without such a review.

Clerk Emkey summarized her findings after extensive review of the APDC meeting record. She stated that the intent of the merger was clearly benign and that nothing in the proposed article was intended to change the experience of APD residents. She acknowledged, however, that the short timeline between the draft article's distribution on October 4–5 and the Special Town Meeting, combined with the lack of direct outreach to APD residents, had contributed to significant public anxiety and misinformation.

Vice-Chair Moore stated that she shared her colleagues' respect for the APDC's volunteer efforts but was not prepared to advance the article given that the Select Board had only had the draft language for two weeks and that broader public engagement had not occurred. She expressed concern about unintended consequences and recommended deferral.

Member McLeod stated that he would vote to remove the article from the warrant. He cited his concerns about the substantive difference between architectural and historical preservation, the culture of the enforcing body, the readiness of the Historical Commission to administer the bylaw, and the likely impact on the atmosphere and productivity of a special town meeting.

Chair Nuzzolo stated that while he recognized the good faith of the volunteers involved, his concerns had grown throughout the process. He identified the following specific concerns: the meaningful distinction between architectural and historical preservation and how enforcement culture could shift; the Historical Commission's lack of readiness to administer the bylaw; the genuine shock expressed by affected residents who were unaware the article was in development; and his responsibility as a gatekeeper of the warrant to protect the effectiveness of town meeting. He indicated he would vote to remove the article.

Member Lehtinen stated he would vote to keep the article on the warrant.

Clerk Emkey stated she was prepared to place the article on the warrant, having been satisfied by Town Counsel's responses that the substantive impact on residents would be neutral, with membership composition being the only meaningful structural change.

Noise Ordinance Article

Town Manager Warren-Dyment reported that she had received feedback from both the Police Chief and the Facilities Director on the proposed noise ordinance draft and had shared that feedback with Town Counsel. Town Counsel Costa provided an overview of noise bylaws generally, distinguishing between quantitative standards (requiring sound level meters and trained operators) and qualitative standards (relying on subjective "plainly audible" thresholds). He characterized the proposed Lunenburg draft as a qualitative bylaw and noted it was among the better-drafted examples he had reviewed, but identified several areas requiring revision, including terminology adjustments and the need to replace the term "special permit" with a more general permit term to avoid confusion with the zoning context. He also noted that the exemptions list, while comprehensive, required additions. Town Counsel and the Town Manager indicated that the article was likely not ready for the special town meeting warrant and recommended further development with a goal of submission at the annual town meeting.

Chair Nuzzolo and Select Board Member Moore concurred that the article was not ready for the special town meeting warrant. No action was taken to include it.

V. APPOINTMENTS, RATIFICATIONS, AND RESIGNATIONS

No items were presented under this agenda item.

VI. TOWN MANAGER REPORT

Town Manager Warren-Dyment presented the following updates:

FY25 Closeout: The CPA firm under contract with the Town has assumed full responsibility for the FY25 year-end closeout. Certification of Free Cash is very unlikely to occur prior to the Special Town Meeting, though no appropriations from free cash are planned for that meeting, so no operational impact is anticipated.

Tax Classification Hearing: A tentative date of Tuesday, November 25, 2025 has been set for an off-cycle Select Board meeting solely for the purpose of conducting the annual tax classification hearing. This hearing is required prior to the mailing of actual tax bills, which are anticipated to be sent by December 30 and due February 1. The date may shift to December depending on public notice requirements; the Select Board will be notified.

Nashoba Associated Boards of Health: Local nursing hours will be paused again through the month of November due to an ongoing staffing shortage. One registered nurse has been hired and services will resume once full staffing is achieved. Residents in need of public health nursing services should contact the Boards of Health directly.

FY26 State Earmarks: Governor Healey has announced the withdrawal of \$125 million in local earmarks from the FY26 state budget due to revenue shortfalls. The town has two earmarks totaling \$70,000 for school guidance, mental health, and special education enhancements, and school security system upgrades. The town has not yet been notified whether its earmarks are among those affected. Representative Scarsdale's office advised that funds are beginning to flow to state agencies and recommended submitting requests for release of funds promptly. The Town Manager initiated that process.

Master Plan Steering Committee: The final public meeting on the master plan is scheduled for October 22, 2025, from 6:30 to 8:30 PM at Smokestack Roasters. Additional information is available at planlunenburg.org.

Trick-or-Treat Hours: Friday, October 31, 2025, from 6:00 to 8:00 PM.

Project Updates:

- TC PASSIOS Decommissioning: Construction on the firewall for the area to be decommissioned has begun. A minor asbestos abatement was required prior to plumbing and sprinkler work; abatement is complete and plumbers are scheduled for the current week.
- Town Hall Weather Vane: The finial atop Town Hall, which houses the weather vane, was found to be in too poor a condition to accept the new replica installation. It has been sent to a specialist wood shop in Maine for reproduction. A ceremonial installation event is anticipated upon its return.
- Access Control: Long-awaited parts for the town-wide access control system have shipped and installation is underway. Upon completion and programming, town buildings will transition away from keyed access.
- Wallace Park Playground: Fence repairs have been completed and replacement playground equipment has shipped.
- Ritter Building: Interior painting is underway throughout the halls and offices.

Recruitment:

- Payroll and Benefits position: posted at 36 hours per week.
- Assistant Town Accountant (32 hours): offer pending as of the meeting date.
- Dietary Aide (9 hours): posted.
- Intermittent Heavy Equipment Operator: posted.

- Land Use Director: interview scheduled for Thursday.
- Administrative Assistant, Building Department: offer pending.
- Administrative Assistant, Planning Department: offer pending.

Town Manager Warren-Dyment noted that three offers were extended that day and expressed optimism that appointments would be reported at the next meeting.

Vacancies on boards and committees remain unchanged from the prior report.

In response to a question from Member McLeod regarding Flat Hill, Town Manager Warren-Dyment stated that the Town had previously issued a notification of termination of the agreement and that attorneys were now actively involved. She indicated that the bridge would remain closed for the foreseeable future and that no public update would be available until that phase of the process was concluded.

VII. NEW BUSINESS

No items were presented under this agenda item.

VIII. OLD BUSINESS

• Discussion and Vote on Special Town Meeting Warrant and Booklet

The Select Board reviewed the status of each proposed warrant article for the November 18, 2025 Special Town Meeting.

Article A (Reports of Committees): Previously voted; recommended approval. No further action required.

Article B (Amending FY26 Budget): Previously voted; recommended approval. No further action required.

Article C (Prior Year Expense): Held as a deferral pending final details.

Articles D and E (to be combined): Still under review by Town Counsel; to be finalized at the Friday meeting.

Article F (Cemetery Transfer): Previously voted to include; funding source confirmed as old capital.

Article G (Project Estimators): Dollar amount confirmed at \$50,000; funding source identified as old capital.

Article H (Project Estimators):

Motion by Clerk Emkey to recommend approval of Article H (Project Estimators). Seconded by Member Lehtinen. Call for Vote: Five - Aye. The motion passed unanimously (5-0-0).

Article I (Special Education Reserve Fund): Clerk Emkey, Vice-Chair Moore, and Member Lehtinen indicated readiness to vote; Member McLeod expressed lingering concern about potential budget impacts if the reserve were to reduce urgency around special education line-item funding.

Motion by Chair Nuzzolo to recommend approval of Article I (Special Education Reserve Fund). Seconded by Member Lehtinen. Call for Vote: Four – Aye. One – Nay (Member McLeod). The motion passed (4-1-0).

Article II (41A Deferral): Pending Town Counsel's response on the income threshold question.

Motion by Chair Nuzzolo to include Article II (41A Deferral) in the warrant. Seconded by Member Lehtinen. Call for Vote: Five - Aye. The motion passed unanimously (5-0-0).

Motion by Chair Nuzzolo to recommend approval of Article II (41A Deferral). Seconded by Member Lehtinen. Call for Vote: Five - Aye. The motion passed unanimously (5-0-0).

Article J (21 Main Street Easement): Previously voted; recommended approval unanimously.

Article K (Kids Kingdom): Previously voted; recommended approval unanimously.

Article L (APDC/Historical Commission Merger):

Motion by Member McLeod to remove Article L, the APDC/Historical Commission Merger, from the special town meeting warrant. Seconded by Vice-Chair Moore. Call for Vote: Three - aye. Two – Nay (Member Lehtinen, Clerk Emkey). The motion passed (3-2-0).

Noise Ordinance Article: Not advanced to the warrant. No motion required.

MBTA Zoning Article: Held pending the outcome of the planning hearing.

Article Q (SAP Position Titles and Grades): Still under review by labor counsel; to be finalized at the Friday meeting. The Board acknowledged that the full SAP documents for Articles D/E and Q are each approximately 17 pages in length. Rather than printing the full text in the town meeting booklet, the Select Board agreed by consensus to reference the documents on file with the Town Clerk, with copies to be made available online and in hard copy at town hall, consistent with the standard practice for documents such as zoning maps.

• Discussion on Tri-Board Meeting of the Select Board, Finance Committee, and School Committee

The Select Board briefly discussed the scheduling of a Tri-Board meeting. It was agreed that the school and general government budget sessions would be held separately, and that the timing would be addressed following the Special Town Meeting. No formal action was taken.

IX. MINUTES/WARRANTS/ACTION ITEMS

There were no minutes, warrants, or action items to consider.

X. COMMITTEE REPORTS

Member McLeod reported on his attendance at the MPO meeting the prior Wednesday and noted he had forwarded items of interest to the Town Manager and DPW Manager. He also attended the Library Board meeting on Thursday, which ran from 6:45 to 10:30 PM, and commended that board for its dedication.

Member Lehtinen reported on two committee meetings. The Board of Assessors met the prior week and would meet again the following day. A volunteer, Brian Marple, has expressed interest in joining the Board. Financial overview data presented at that meeting included: personal property assessed value growth of approximately \$68 million equating to approximately \$979,000 in tax revenue; residential, commercial, and industrial growth of approximately \$398,000; and total estimated growth of approximately \$1.3 million. Interim adjustments were introduced, with single-family homes increasing 2.6%, condos 4.5%, two-family homes 2.6%, three-family homes 2.5%, and land values 2.5%. The Board also discussed chapter land review and the ongoing bylaw review.

Regarding the Lunenburg Municipal Building Design Committee, Member Lehtinen reported that the committee met the prior day with Town Manager Warren-Dyment. Key discussion points included consolidating all employees under one roof, expanding the Town Clerk vault, allowing off-site archiving, placing high-traffic public-facing departments on the first floor with land-use functions on the second floor, ADA accessibility requirements, and exploring options to reduce costs. Tours of the Ritter Building and Town Hall are scheduled for the following week, with the committee's next meeting set for the first Monday of November.

Clerk Emkey reported that the Finance Committee and Stormwater Task Force would both be meeting on Thursday.

XI. UPCOMING MEETINGS/EVENTS SCHEDULE

Chair Nuzzolo noted the following upcoming meetings:

- Friday, October 24, 2025 at 4:00 PM — Special Select Board meeting (in-person; open to the public) to finalize the special town meeting warrant.
- Tuesday, November 4, 2025 — Regular Select Board meeting.
- Tuesday, November 18, 2025 at 7:00 PM — Special Town Meeting.

XII. PUBLIC COMMENT**

• PUBLIC

Ana Lockwood, 91 Main Street, returned to the podium. She disputed the claim that the Historical Commission had lacked quorum, noting that when she and another individual sought to volunteer for the commission the prior year, they were told the commission was at full membership. She drew a parallel between the public reaction to the APDC merger and the community response to past water district proposals, noting that any action touching property rights will consistently generate strong public emotion. She emphasized that her repeated emails to the Select Board were motivated by her inability to vote out or campaign against an appointed board, and expressed the view that the APDC Chair had not genuinely sought public input. She also questioned why the conference call with Town Counsel had not been held as an open public meeting, characterizing that as a contributing factor to the perception of secrecy. Town Manager Warren-Dyment noted that a conference call between a committee chair and Town Counsel does not constitute a meeting of a public body and is not required to be open. Ms. Lockwood concluded by clarifying that her prior email's reference to the bylaw review process was not a legal argument but a recommendation for best practice in transparency, and urged the Select Board to focus on inclusive process over strict legal minimums.

John Bowen, 162 Highland Street, expressed broader concerns about civic participation in Lunenburg, noting that approximately 13,000 residents are served by a volunteer governance structure with modest turnout at elections and town meetings. He characterized the recurring factional disputes—over the water district, the APDC, and other matters—as symptoms of an underrepresented population and called for structural reforms including an elected mayor and ward-based representation. He also urged the Town Manager to send formal notices to social media group moderators cautioning them against allowing inflammatory content related to town affairs.

Bob Pease, 11 Wingreen Court, participated via Zoom and thanked the Select Board for deferring the APDC merger article. He stated his continued opposition to the merger and expressed concern that the replacement of the word "architectural" with "historical" throughout the bylaw represented a fundamental and substantive change, not merely an administrative one, contrary to how the APDC was originally presented to the public. He cited the Ritter Library window dispute as evidence that Historical Commission members had already been applying historical standards to what should be architectural decisions.

• **TOWN MANAGER**

The Town Manager had no comment.

• **BOARD**

Member McLeod thanked members of the public for their thoughtful engagement and noted that their input had directly influenced his position on the warrant article.

Clerk Emkey briefly explained her vote to keep the article on the warrant, noting that based on Town Counsel's responses she was satisfied that the only substantive change was to membership requirements, and that she was comfortable presenting the article to Town Meeting on those grounds.

XIII. ADJOURNMENT

Motion by Clerk Emkey to adjourn. Seconded by Vice-Chair Moore. The motion passed unanimously. Call for vote: Five-Aye. Motion passed unanimously (5-0-0).

The meeting was adjourned at 10:35 PM.

Respectfully Submitted,
Renee Emkey

These Minutes were reviewed and approved by the Select Board on: Tuesday, September 15, 2026