

Town of Lunenburg
Select Board Meeting Minutes
Town Hall, 17 Main Street and via Zoom
Tuesday, September 1, 2026

Members Present: Chair Renee Emkey, Vice-Chair Brian Lehtinen, Clerk Glenn McLeod, Member Damon McQuaid, and Member Tom Alonzo

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 Renee Emkey called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Chair Emkey 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. She 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 Emkey announced that the Special Town Meeting would be held on Thursday, September 3, 2026 at 7:00 PM at the Lunenburg Middle High School Auditorium.

Clerk Glenn McLeod added that polls were open for one more hour, closing at 8:00 PM.

III. PUBLIC COMMENT

Public Comment

Tim Murphy, 97 Island Road, Town Moderator, addressed the Board regarding the mailing of postcards notifying residents of the upcoming Special Town Meeting. Mr. Murphy stated that he had sent a message to the Town Manager's office on Monday because he had never received an official postcard notice. He noted that over the weekend he had gathered with five couples, and that four of them had not received a postcard either. He expressed concern that this may be a recurring issue, noting that he had heard similar complaints over the years about residents not receiving their annual town meeting warrants. Mr. Murphy acknowledged that he did not know whether the problem originated with the town or with the post office, but offered that mail delivery problems in Lunenburg had been noted anecdotally in the past.

The Town Manager responded, explaining that the postcards are sent via Every Door Direct Mail (EDDM), a bulk mailing system by which the post office is supposed to deliver a piece to every address on a route automatically and therefore no individual addresses are applied. The Town Manager noted that staff had reached out to Mr. Murphy to gather addresses of affected residents so that the information could be provided to the post office. He indicated that the issue appeared to be concentrated around lake-area properties, possibly attributable to a specific carrier, and that further investigation would be needed.

Board Comment

Vice-Chair Brian Lehtinen noted for the record that he would be working late on Thursday, September 3rd, and that he may arrive at the Special Town Meeting at or slightly after the 7:00 PM start time.

Member Damon McQuaid addressed a comment that had been made at a recent School Committee meeting. Specifically, the remark that one "doesn't squabble over \$5,000." He noted that the comment had subsequently been taken up at the Finance Committee's public hearing as well. While acknowledging that \$5,000 might seem small in the context of a large municipal budget, Member McQuaid offered that for many of the town's more modest homeowners, including seniors and low-income residents, \$5,000 represents very nearly their entire annual property tax contribution to the town. He stated: "For us to say, 'your entire year's contribution doesn't matter to me', people need to know that we respect their money and that we're going to spend it wisely." He expressed gratitude that Chair Emkey had been present at the relevant meetings and had spoken to that point.

IV. PUBLIC HEARINGS AND SCHEDULED MEETINGS

Application submitted by Eagle House Supporters, Inc. to hold a Toll Booth in Town Center on Saturday October 24, 2026 from 9:00 AM to 1:00 PM

Nicole Waters, 80 Horizon Island Road, appeared before the Board as a representative of the Eagle House Supporters, Inc., a nonprofit organization that fundraises for the Lunenburg Adult Activity Center. Ms. Waters explained that the organization's budget had been cut in the current year, making this fundraiser particularly important for sustaining programs, trips, and services offered to seniors. She stated that the organization was seeking permission to hold its annual toll booth fundraiser at Town Center on Saturday, October 24, 2026, from 9:00 AM to 1:00 PM, rain or shine.

Member Tom Alonzo confirmed that letters of support had been received from the DPW Director, Police Chief, and Fire Chief. He noted that the organization had conducted this event in prior years without incident, but directed Ms. Waters's attention to three specific conditions raised by the DPW Director in his response: that signage not be blocked, that sidewalks remain open, and one additional point of note. Member Alonzo emphasized that while these conditions may seem like common sense, he wanted to ensure the organization had formally seen the DPW Director's comments. Ms. Waters confirmed that the organization would comply.

Member Alonzo moved to approve the request from the Eagle House Supporters for their toll booth to be held on Saturday, October 24, 2026, at Town Center from 9:00 AM to 1:00 PM. The motion was seconded by Member Brian Lehtinen. Call for the vote: Four-aye. One absention (Clerk Glenn McLeod). The motion passed (4-0-1).

Introduction of Brian Fernandes, Newly Hired Principal Assessor

Town Manager Jennifer Warren-Dyment had the pleasure of introducing Brian Fernandes, the newly hired Principal Assessor for the Town of Lunenburg. The Town Manager noted that Mr. Fernandes had completed his third week in the role and expressed enthusiasm about the hire.

Mr. Fernandes provided the Board with a brief overview of his professional background. He stated that becoming a Principal Assessor had been his goal since earning his MAA (Massachusetts Accredited Assessor) designation. He began his assessing career in Worcester in 2018, where he

conducted property inspections. He then transitioned to Northborough, where he gained a broader view of the assessing field over approximately five years, before joining Lunenburg. Mr. Fernandes stated that his philosophy is to be "fair and unbiased" and to treat every taxpayer as he would wish to be treated himself, saying: "If somebody walks into town hall, I want to be welcomed — I don't feel like I should be intimidated or anything like that."

The Town Manager noted that Mr. Fernandes was already aware of certain persistent challenges, including complex property histories and neighborhood assessment issues, and that he had already been researching complicated matters involving Chapter 61B properties. Mr. Fernandes confirmed that he had been diving into research immediately. Board members welcomed Mr. Fernandes and expressed appreciation for his appointment.

Discussion on Special Town Meeting Articles with Petitioners

Chair Emkey noted that the superintendent and school committee chair were unavailable for the evening and proposed taking the articles out of order, beginning with Article 3, as petitioner Matthew Nazarenko was available online.

Article 3 — Petitioner Matthew Nazarenko: Middle School and High School Sports Restoration

Matthew Nazarenko appeared remotely to present an update on the citizen's petition article he had filed to restore cut sports programs. Chair Emkey noted that the Board had access to Mr. Nazarenko's original presentation, which had been submitted to the Finance Committee.

Mr. Nazarenko explained the evolution of the article's dollar amount. The original petition had been filed at \$151,000, a figure he derived from documents obtained through a public records request after being unable to get a straight answer from the school department about the cost of restoring middle school sports. He recounted that a group of parents had attempted as far back as April to learn the cost so they could write a check as a donation, but were not provided figures even after a month of waiting.

He explained that the figure had since been substantially revised downward. The school department had contacted the transportation vendor (D-Bus) to arrange transportation for high school sports for fall, winter, and spring at a cost of approximately \$60,000, which was no longer included in Article 3 as that item was being funded separately. What remained in the article was:

- Restoration of middle school boys' and girls' basketball and outdoor track (for winter and spring seasons, as fall was too late to schedule);
- Restoration of high school women's lacrosse and skiing;
- All associated transportation costs for those programs;
- A credit of \$5,541 — an excess amount from Article 1 that the school committee was expected to vote to redirect to Article 3 at their meeting the following night.

The resulting total for Article 3 was \$30,308.

Member Alonzo raised several concerns. First, he noted the dramatic reduction from \$151,000 to \$30,308 — a decrease of approximately 80 percent — and expressed skepticism about the explanation that the school department simply had a "better idea" of costs now than it did when the original figures were provided. He found it difficult to accept that so large a discrepancy could be

attributed to improved scheduling information alone. Second, he raised the question of a proper funding source, noting that the only new money available was the Winter Recovery Assistance Program (WRAP) funds. Third, he expressed the view that \$30,000 should arguably be findable within the school's existing budget from other sources, particularly given that sports are not educational programming.

Member McQuaid echoed the frustration about the inability to get precise figures, and questioned whether the \$30,308 was a direct cost figure or a net figure that accounted for athletic fee revenue. Mr. Nazarenko clarified that based on his understanding of the most recent School Committee meeting, the article amount represented direct costs only, and that the school department had elected not to factor in revenue from athletic fees citing the negative balance in the athletic revolving account two years prior.

Member McQuaid pressed the point, suggesting that athletic fees at the middle school level, approximately \$275 to \$350 per student, would make many of these programs substantially or even entirely self-funding, and expressed frustration that programs generating net positive revenue were being cut. Mr. Nazarenko agreed with that analysis, noting that middle school track alone had generated approximately \$9,000 in net positive revenue in the prior year at the \$275 fee level, and that middle school sports as a whole had likely been net positive when viewed in isolation from allocated overhead costs. He added that his analysis did not include allocated costs for the athletic director, trainers, or field rentals, reasoning that those costs were already being borne by the athletic program regardless of whether middle school sports were offered.

Member McQuaid stated, "I personally hope we can find a way to help Matt succeed here, because cutting middle school sports is such a... it was a threat to get people to support the override, and it's an unfortunate casualty that shouldn't have been put on the chopping block to begin with."

Mr. Nazarenko corrected the framing, noting that middle school sports were never "on the chopping block", they were cut outright before the budget process even reached the stage where items were debated for restoration. He stated: "They were out of tier 1. They were out of tier 2. There was no chance last year to restore middle school sports through any town meeting vote in May. That was why the parents got together and asked how much do we write the check for and go fund raise." He further expressed concern about the long-term effect on the athletics pipeline, saying: "If we don't have middle school sports and a pipeline in, I just worry that a lot of kids are going to transfer, and we really don't want that."

Member Alonzo also raised a concern about the interaction between Articles 1 and 3, specifically the \$5,541 credit. He noted that under the town's legal framework, a citizen's petition article cannot direct the school committee's spending. The school committee had agreed to honor the intent of Article 3 if it passed, though Member Alonzo noted that this agreement had been reached reluctantly by some members. He expressed a preference for clean, independent articles rather than articles that are financially intertwined with one another.

Vice Chair Lehtinen and Clerk McLeod both expressed appreciation for Mr. Nazarenko's substantial efforts in researching, filing, and advocating for the article. Vice Chair Lehtinen added that his frustration was directed at the school committee and the process, not at the petitioner.

Chair Emkey indicated that the Board would defer its formal recommendation on Article 3 until the WRAP discussion later in the meeting, as the WRAP funds represented a possible funding source.

Mr. Nazarenko thanked the Board and noted he would see them at the Special Town Meeting on Thursday.

Article 1 — School Department FY27 Budget Supplemental Appropriation from Additional State Aid

Chair Emkey turned the Board's attention to Article 1, which sought an appropriation of \$418,056 in additional state aid to supplement the FY27 operating budget of the school department. She noted that a spending plan had been presented and voted on by the school committee, and that the Finance Committee had voted to recommend approval of the article as written.

Member Alonzo led the primary discussion. He explained that his concern was not with the substance of the spending plan, but with how the appropriation amount of \$418,056 had been determined. He stated that he had extensive experience with the cherry sheet process both as a Finance Committee member and as a Select Board member, and that he did not believe the amount as proposed followed proper budgeting convention.

Member Alonzo explained that the \$418,056 figure represents the total of school-oriented receipt line items on the final conference committee state budget. However, he noted that the cherry sheet also includes education-related offsets specifically, increases to school choice and charter school sending tuitions which came in approximately \$15,326 higher. Additionally, the school choice receiving tuition line item is a pass-through that does not need to be appropriated. He stated that those two items together totaled approximately \$20,867, which he argued should not be included in the school's appropriation request. The figure he would support appropriating to the school is \$397,189 the net education aid available for appropriation.

He stated: "The town has never budgeted like that in the past. And those other budget items could go to other items that people in the town do care about as well... We had the town beach memorial, and next year, the town beach is slated to be closed. That's money that could be used too." He added: "I'm 100 percent for the school line item budget from the cherry sheet that changed to be allocated to the school. That is the amount of \$397,189. I am totally for that. I am not for \$418,056."

Chair Emkey confirmed that she had been advocating for the net figure since the early discussions about the Special Town Meeting, and acknowledged going back and forth on whether the approximately \$21,000 difference was worth the conflict, particularly in light of the spending plan's positive elements including a new second-grade teacher and an additional reading specialist. She noted that the spending plan would need to be revised if the lower figure were adopted.

Vice Chair Lehtinen expressed agreement with Member Alonzo's position, supporting the \$397,189 figure. He also expressed frustration with how the broader process had unfolded noting that the school committee had initially requested even less and stated that he hoped leadership could work more cohesively in the future to avoid the need for a special town meeting to resolve such matters.

Clerk McLeod agreed with the substance of Member Alonzo's argument, though he noted his concern about the impact the lower figure would have on the school's approved spending plan. He stated it was nonetheless difficult to argue against the principle.

Member McQuaid agreed with the net figure, stating: "What's fair is fair. The net number is the real number the gross is an inflated number." He added that multiple town departments have critical needs, and that the schools, while essential, are not the only priority.

Peter Beardmore, Vice Chairman of the Finance Committee, addressed the Board from the floor. He stated that the Finance Committee had voted to support Article 1 as submitted. He did not speak to the gross-versus-net debate as a whole, but addressed the \$5,541 question specifically. He explained that this figure arose from discussions at a committee chair meeting the prior Thursday, and that the decision to leave the amount within Article 1 while seeking to remedy it through Article 3 was the product of a negotiation between himself, the Town Manager, the Select Board Chair, the School Committee Chair, and the Superintendent. He acknowledged the approach was "not clean," but explained it was the only workable mechanism available given the timeline and the fact that the School Committee was not scheduled to meet again until the following night.

Member Alonzo responded to Mr. Beardmore's comments by reiterating his concern that articles should not be financially dependent on one another, and that the \$5,541 structure created circular logic between the two articles. He also raised the risk that if Article 3 did not pass, the \$5,541 arrangement would be left unresolved.

Following discussion, Member Alonzo indicated that he would be willing to bring a floor amendment at the Special Town Meeting to reduce Article 1 to \$397,189, and that the Board's recommendation should reflect that amount.

The broader discussion also touched on the long-term fiscal picture for the town. Member Alonzo stated that the fundamental solution to Lunenburg's structural budget challenges is an override, noting: "This only gets fixed, seriously only gets fixed, with an override vote at some point. Otherwise, it's just gonna be more pulling at a fixed budget with departments that see increasing costs." Clerk McLeod offered that adequate state local aid, if it were provided at appropriate levels, could also go a long way toward resolving the issue, and that the solution was not limited solely to Proposition 2½ overrides. Member Alonzo acknowledged that point but expressed skepticism about the near-term likelihood of sufficient state action. Member McQuaid noted that residents had faced three consecutive override requests and that it would be unrealistic to expect continued support regardless of the circumstances: "You can't ask people to do it three years in a row."

Member Alonzo moved that the Board recommend approval of Article 1 at the amended amount of \$397,189. The motion was seconded by Member McQuaid. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

The Board noted that Select Board recommendations would be printed Thursday morning, following the School Committee's vote, and that Member Alonzo intended to make a floor amendment at the Special Town Meeting.

V. APPOINTMENTS, RATIFICATIONS, AND RESIGNATIONS

There were no appointments, ratifications, or resignations to consider beyond the introduction of the Principal Assessor noted above.

VI. TOWN MANAGER REPORT

Town Manager Warren-Dymont delivered the following updates:

FY26 Closeout – Preliminary Update: The Town Manager reported that a preliminary update on the FY26 budget closeout had been issued that day. Based on information reconciled to date, the school department was projected to have approximately \$470,000 to \$600,000 in unexpended FY26

appropriations, indexed against approximately \$1,630,000 in total unexpended funds across the entire omnibus budget. She cautioned that these amounts were expected to change as expenditures, grants, other funding sources, and outstanding obligations continued to be reviewed and resolved.

The Town Manager reported that, following discussions over the prior weekend with the chairs of the Select Board, School Committee, and Finance Committee, the Town planned to bring forward a proposal to seek an independent financial reconciliation and budget review. The scope of this review would include reconciling the FY26 school department budget, grants, revolving funds, and other funding sources; explaining year-end variances; evaluating the structure and assumptions of the FY27 budget; and examining financial operations between the Town and school. The Town Manager, Superintendent, Select Board Chair, and School Committee Chair were scheduled to have a call on Friday with a consulting firm to begin those conversations. She noted that if funding could not be secured through the Finance Committee's reserve fund, the matter would be brought to the November Special Town Meeting. She also noted that one area of approximately \$287,000 in potential explanation had already been identified, related to operating budget funding that had subsequently been moved out to a grant. She stated: "I do not believe that this negates the legitimate educational needs that were identified in the budget process," and that both she and the Superintendent believed FY27 educational needs could be addressed immediately while FY26 continued to be resolved.

Municipal Aggregation: The Town Manager reported that on August 26, the Town received executable pricing through the Community Choice Power Aggregation program, with bids submitted by First Point Power and Constellation. She stated that he had selected First Point Power for a 24-month supply period at a rate of 16.8 cents per kilowatt hour, compared to Unitil's current rate of 18.92 cents per kilowatt hour. She explained that a 36-month term was avoided given that current rates are elevated due to global market volatility, and that a 12-month term was unlikely to be sufficient time to clear that volatility. She noted that the new rate, while higher than what residents had been receiving under the prior aggregation program, is still lower than the current Unitil rate. Rate changes would take effect November 1st, with opt-in/opt-out information to be provided by Colonial Power.

Municipal Law Training: The Town Manager announced that the Town would be hosting an open meeting law, conflict of interest, and public records law training session with Town Counsel Adam Costa on Wednesday, September 23rd at 7:00 PM at the Adult Activity Center, open to all boards, committees, and officials.

Personnel Committee: The Town Manager reported that the Personnel Committee was now actively engaged, having met with labor counsel Marc Terry the prior evening. The committee discussed its bylaws and several procedural questions, and was considering potential warrant articles for the November Special Town Meeting, including possibly a request for funding for a comprehensive classification and compensation study.

Touch a Truck: The Town Manager reported that the second annual Touch a Truck event was held the prior Friday at TC Passios Park and was a success. She thanked participating municipal departments, neighboring communities, local businesses, and organizations, specifically acknowledging the Salvation Army, Red Cross, Lima, Lions Club, the 301 Committee, Hollis Hills Farms, Procter's, PJ Keating's, Powell's, Elite Tree, Bad Larry's, and Dunkin' Donuts. She noted that school supplies were collected at the event to benefit students.

Employee Appreciation Event: The Town held its annual employee appreciation event the prior week. Merit award recipients included: Leigh Bain of the Planning Department (Efficiency Award), Detective Brad McNamara of the Police Department (Communications Award), and Fire Chief Patrick Sullivan (Pinnacle of Excellence Award). The Town Manager noted that award recipients would be formally recognized at the next Select Board meeting, and that she had invited the community member who nominated Detective McNamara. Special thanks were extended to the Council on Aging staff for hosting the event.

Current Recruitments: The Town Manager reported that interviews for the Fire Chief position were being scheduled for the following week. Interviews for police officer candidates had been conducted, and due diligence was ongoing.

New Resignation: The Town Manager reported, with regret, that Denise, the data collector in the Assessor's Office, had submitted her notice. This is a 19-hour-per-week position. She noted that with the Personnel Committee reactivated, the job description would need to be reviewed before the position could be posted, and that the Personnel Committee had accommodated an off-cycle meeting to facilitate a prompt review.

The Town Manager also noted that the Personnel Committee currently has only three members, requiring unanimous votes for any action to pass. Member Alonzo expressed appreciation for the three current members and reiterated that the committee had been vacant for approximately three years.

VII. NEW BUSINESS

Discussion on August 24th Select Board Chat Session and Schedule September Chat Session

Chair Emkey reported on the first Select Board Chat Session, which she and Clerk McLeod had held on August 24th at Smokestack Roasters from approximately 10:00 AM to 11:00 AM. Three residents attended. Topics discussed included the additional state aid, maintenance of town buildings, senior housing, license plate reader (Flock) cameras, which Chair Emkey clarified are not in use in Lunenburg, and artificial intelligence data centers. Chair Emkey noted that the AI data center topic would merit a future agenda discussion with the full Board.

Chair Emkey acknowledged that the August session had been announced with very little lead time as the notice was posted on a Friday for a Monday morning session and expressed a desire to provide more advance notice in the future.

The Board discussed scheduling the September Chat Session. Given members' varying scheduling constraints, the Board agreed to hold the next session on Wednesday, September 30th from 6:00 to 7:00 PM. A venue would be identified by staff; it was noted that Smokestack Roasters closes early in the day and would not be available for an evening session. Bad Larry's was suggested as an alternative, or a box of coffee could be brought to a public space such as the library.

VIII. OLD BUSINESS

Vote on Letter to State Legislature regarding MA Audit

Clerk McLeod presented a draft letter addressed to House Speaker Mariano and Senate President Spilka, calling on the legislature to honor the results of the November 2024 ballot Question 1, which authorized State Auditor Diana DiZoglio to audit the Massachusetts Legislature. Clerk McLeod read

the letter aloud, noting that Lunenburg voters had approved Question 1 by approximately 77 percent exceeding the statewide approval rate of 72 percent and that Massachusetts remains the only state entity not subject to oversight by the State Auditor's office. He noted that approximately 24 communities had already sent a similar letter as of mid-August, and that every town on the Cape, along with their regional body, had supported the effort.

Member Alonzo offered support for the letter's intent in principle, but suggested two editorial revisions: removing the final sentence of the second paragraph, which he found overly editorial in tone, and removing the clause "especially regarding the use of taxpayer funds" from the final paragraph, since his understanding was that the ballot question pertained to processes and procedures rather than a full financial audit in the traditional sense. He stated: "The Massachusetts legislature shouldn't be exempt from independent oversight, period. I have no problem with that." He also noted that the legislature's exemption from open meeting law and public records law, despite those requirements being imposed on every municipality, had long been a concern of his.

Chair Emkey agreed with the edits, stating she preferred to focus the letter on the voters' mandate rather than characterizing the legislature's conduct. She noted that she had voted for Question 1 herself.

Clerk McLeod noted for the record that the State Auditor had previously indicated that past audits of the legislature did examine financial matters, including expenditures. He also offered the broader point that even those who may have voted against Question 1 nonetheless understand the principle of transparent government, making this effectively a matter that resonates across the full electorate. He stated: "It's not even just voting against the 72 percent it's voting against 100 percent of the people who understand how this process works."

Vice Chair Lehtinen and Member McQuiad expressed support for the letter. The Board agreed the letter should also be copied to Lunenburg's local legislative delegation.

The draft letter was amended in real time per Member Alonzo's suggestions.

Member Alonzo moved to approve the letter to House Speaker Mariano and Senate President Spilka regarding the Massachusetts audit, as amended, and to send copies to the local legislative delegation. The motion was seconded by Vice Chair Brian Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

The Board agreed to sign the letter following the meeting, and to send it via both email and U.S. mail.

Vote on Winter Recovery Assistance Program (WRAP) FY2026 Snow and Ice Reimbursement

Chair Emkey presented a detailed overview of the Winter Recovery Assistance Program (WRAP) and the decisions before the Board. She shared slides to illustrate the options.

Chair Emkey explained that the town's FY26 snow and ice deficit was estimated at approximately \$691,000 noting that the figure was still being refined due to the recently settled DPW collective bargaining agreement, which required retroactive calculation of overtime wages. At the May Annual Town Meeting, \$520,000 in free cash had been appropriated toward that deficit, leaving a remaining balance of approximately \$171,000. The town received \$228,154.34 in WRAP funds. The Division of Local Services (DLS) had strongly recommended that the WRAP funds be used first to fully cure the FY26 snow and ice deficit, which would consume approximately \$171,000 of the WRAP funds,

leaving a remaining balance of approximately \$57,154.34.

Chair Emkey then outlined three options for the remaining balance:

- Option A: Transfer the full remaining balance to FY26 free cash. These funds would not be available until FY26 free cash is certified by the state and would be appropriated by Town Meeting.
- Option B: Establish a special revenue fund (created by Select Board vote) and deposit the remaining balance there. These funds would be available immediately, would still require Town Meeting appropriation, and any balance remaining at the end of FY27 would roll into FY27 free cash.
- Option C: Split the remaining balance between FY26 free cash and a special revenue fund — for example, directing the portion needed for Article 3 into the special revenue fund (for immediate availability) while placing the remainder into free cash.

Chair Emkey explained that she personally preferred to limit the amount placed in the special revenue fund to only what would actually be used for Article 3, rather than holding excess funds in that vehicle unnecessarily.

The Board discussed the interplay between the WRAP funds and Article 3. Based on the Article 3 total of \$30,308, plus the \$5,541 that would come from Article 1 if both articles were amended as recommended, Member Alonzo noted that the amount going into the special revenue fund should be approximately \$35,849 (i.e., \$30,308 plus \$5,541). Vice Chair Lehtinen calculated the precise figure as \$35,849. Member Alonzo and others agreed to round up to \$36,000 for cleanliness.

Town Manager Warren-Dyment recommended taking the vote that evening rather than deferring to Town Meeting day, to provide clarity to residents about whether a special revenue fund existed as a source for Article 3 appropriation. She also recommended against placing the entire WRAP balance into the special revenue fund, noting that free cash would be certified before the November Special Town Meeting and would then be available through that process for any remaining needs.

The Town Manager confirmed that the special revenue fund would be created by the Board's vote, with no further formality required, and that Town Meeting would then appropriate out of it. She confirmed it required only a simple majority vote.

Member Alonzo moved to establish a special revenue fund, to be seeded with \$36,000 from the WRAP funds. The motion was seconded by Vice Chair Brian Lehtinen. Call for the vote: Five-aye. The motion passed unanimously (5-0-0).

Discussion on Lunenburg Municipal Buildings

Vice Chair Lehtinen reported briefly that a meeting had been held on Monday at which the use of the TC Passios space for senior housing was discussed, with Director of Planning and Economic Development Stephen Wallace participating as a proponent of senior housing. Vice Chair Lehtinen noted that a Request for Qualifications (RFQ) for 925 Massachusetts Avenue had been published.

Member Alonzo asked whether the town officially owned the relevant property, and was confirmed that it did.

Chair Emkey noted that this item would remain on the agenda on an ongoing basis.

Discussion, Recommendation, and Vote on September 3, 2026 Special Town Meeting Articles

The Board confirmed that it had taken the relevant votes on Article 1 and the WRAP/Article 3 matters earlier in the meeting. The Board noted that formal recommendations would be printed Thursday morning following the School Committee's vote, and that the Board's recommendations were as follows:

- Article 1: Board recommends approval at the amended amount of \$397,189. Select Board Member Alonzo indicated he would make the floor amendment at the Special Town Meeting.
- Article 3: The special revenue fund of \$36,000 was established as a potential funding source, pending Town Meeting appropriation.

IX. MINUTES*/WARRANTS/ACTION ITEMS

Minutes

Vice Chair Lehtinen moved to approve the minutes from the following meetings: October 24, 2025; November 4, 2025; November 11, 2025; November 25, 2025; December 2, 2025; December 9, 2025; December 16, 2025; February 17, 2026; and May 5, 2026. It was noted that the agenda had reflected "December 16, 2026" in error; the correct date was December 16, 2025. Clerk McLeod seconded.

Vice Chair Lehtinen moved to approve the sets of minutes from October 24, 2025 through May 5, 2026 as listed. The motion was seconded by Clerk McLeod. Call for the vote: Three-aye. Two abstentions (Member McQuaid and Member Alonzo). The motion passed (3-0-2).

Warrants

The Board signed the First Water Commitment of FY27: the first quarterly billing from the Water Department in the amount of \$19,892.

X. COMMITTEE REPORTS

Chair Emkey reported on behalf of the Stormwater Task Force, which had met the previous evening with the Town's consultant from Weston & Sampson. The task force was working to draft a warrant article for the November Special Town Meeting presenting a non-binding straw poll to town meeting voters on two approaches to stormwater funding: inclusion in the operating budget versus establishment of a stormwater utility. Town Counsel would assist in drafting the article. A public information session was tentatively planned for the first week of November, prior to the November Special Town Meeting. The task force planned to present to the Finance Committee around October 8th and to the Select Board around October 20th. The task force was to vote on the article the following week and submit it by the September 17th deadline.

No other committee reports were offered.

XI. UPCOMING MEETINGS/EVENTS SCHEDULE

- September 3, 2026 — Special Town Meeting, 7:00 PM, Lunenburg Middle High School Auditorium

- September 15, 2026 — Select Board Regular Meeting
- September 30, 2026 — Select Board Chat Session, 6:00–7:00 PM (venue TBD)
- September 23, 2026 — Open Meeting Law / Conflict of Interest / Public Records Law Workshop, 7:00 PM, Adult Activity Center

XII. PUBLIC COMMENT**

• PUBLIC

Ana Lockwood, 91 Main Street, addressed the Board. She stated that she had gone back and listened to the recording of her comments at the Finance Committee hearing and wished to clarify her remarks in context of Member McQuaid's earlier comments about the \$5,000 discussion. She affirmed that she shared the view that every tax dollar must be spent carefully. She sought to provide context, noting that the schools are currently operating with approximately \$800,000 less than their level-service budget would require, representing a real reduction in services to students. In that context, she explained, her comment at the Finance Committee was that spending extended meeting time debating \$5,000 risks losing sight of the larger problem. She stated: "There's been a lot of conversation about this \$5,000, and it feels like we're missing the big point. Students are receiving \$800,000 less in service." She acknowledged that the reaction from the community, including parents organizing a citizen's petition and a special town meeting, demonstrated how seriously residents take the issue. She stated she hoped town leadership would focus on solving the larger structural problems.

• TOWN MANAGER

Town Manager Warren-Dymont offered no additional comment.

• BOARD

No comment by the Select Board.

XIII. ADJOURNMENT

Motion by Member Lehtinen to adjourn at 8:47 PM. Seconded by Clerk McLeod. Call for Vote: Five-Aye. The motion passed unanimously (5-0-0).

Respectfully Submitted,
Renee Emkey

These Minutes were reviewed and approved by the Select Board on: Tuesday, October 20, 2026