

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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Meeting Minutes March 3, 2025 5:30pm

Members Present: Brian Lehtinen, Matthew Allison, Greg Roy, Kristina Masaitis, Tom Gray, David Blatt

Members absent: Michael-Ray Jeffreys

Town Employees: NA

Community Guests: Tony Sculumbine

Meeting called to order at 5:32pm.

A member raised concerns about the budget information and the criticism the committee might face regarding the funding allocated for building repairs. The member emphasized the need to communicate how much time and money has been spent on maintaining the municipal buildings over the past five years.

Concerns about public awareness regarding the funds used for maintenance.

Emphasis on the need for transparency about expenditures on repairs versus major improvements.

The committee discussed the financial investments in the town's buildings, particularly Town Hall and the Ritter building. It was noted that significant funds had been allocated for repairs, but many essential improvements had not been made.

Minimal funds have been spent on necessary repairs, leading to deteriorating conditions. The importance of roof repairs and maintenance for the longevity of these buildings was emphasized. Committee members expressed the need to inform the public about past expenditures.

The discussion shifted towards the future plans for the municipal buildings. The committee reviewed the architect's report and the proposed plans for the buildings, which included renovation and potential new construction. Consolidation of town functions into a unified space. Creation of additional parking spaces in the Village Center District. Acknowledgment of historical buildings' importance and the need for their preservation.

The committee discussed the Brooks House and its future. There was uncertainty about the direction to take, whether to lease, sell, or maintain the building. The need for a clear plan was highlighted.

Questions regarding the financial implications of maintaining or leasing Brooks House.

Consideration of community input and potential revenue generation through leasing or selling.

The committee addressed the TC Passios building's future. Concerns were raised about its current usage and maintenance costs. The potential for using it as a temporary location during renovations was debated. The building's ongoing use for community activities, including voting and recreation. Discussions about the building's condition and the financial burden of maintaining it.

The committee reviewed the financial requests necessary for the proposed renovations and new construction. A high estimate of approximately \$22 million was discussed, including contingencies for unforeseen costs.

The committee agreed to finalize financial requests and prepare for the upcoming town meeting. It was suggested to have a clear presentation of the financials, including a breakdown of costs and a rationale for the proposed expenditures.

The next meeting was scheduled for March 17th, where further discussions on financials and project updates would take place.

The meeting was adjourned at 6:48pm, with a unanimous vote.