

# LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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## Meeting Minutes April 7, 2025 5:30pm

Members Present: Michael-Ray Jeffreys, Tom Gray, David Blatt, Kristina Masaitis, Matthew Allison, Greg Roy

Members absent: Brian Lehtinen

Town Employees: NA

Community Guests: Anthony Sculumbrine

Meeting called to order at 5:30pm.

The meeting commenced with the chair opening the floor for public comments. No comments were received from the board, APDC representative, or the public.

The committee was tasked by the select board to prepare documentation for the disposition of the Brooks House for lease or sale. The town previously voted to keep the Brooks House on-site, focusing on its potential for long-term lease or sale. A minimum compliant size for the property requiring at least four parking spaces. Conveying non-exclusive perpetual easements for additional parking spaces for business customers. Working with the school committee and relevant parties on the report's recommendations. Providing reasonable terms to protect town interests during the sale or lease process. Aim for the property to be available for sale or lease by October 30, 2025.

A review of previous reports indicated significant repairs are necessary, including foundation work. Discussions revealed that while the house has potential, substantial investment is required for repairs to make it suitable for leasing. Members expressed mixed feelings about the structure's condition, noting that while there are cosmetic issues, the foundation is relatively solid. Some members argued for demolition, citing the financial burden and the challenges of leasing or selling an old building needing extensive repairs.

Concerns were raised regarding the impact on existing library parking spaces, especially during peak usage times. Potential solutions, including converting stormwater retention basins into parking spaces, were discussed. Suggestions were made to consider selling the property to a private individual, which may alleviate parking concerns compared to a commercial lease.

The committee largely leaned towards demolition, indicating that the building might not be a viable option for long-term use.

There was a consensus that any plan should prioritize protecting the town's interests.

The committee will draft a proposal outlining options for the Brooks House, including potential subdivision of the property. Members agreed to seek additional input from land use professionals to explore feasible options moving forward.

The committee briefly discussed the ongoing issues with the TC Passios building, including environmental concerns and plans for mothballing parts of it.

The committee will meet again on the 21st and the 29th at 5:30 PM to further discuss the Brooks House and other related topics.

No public comment.

Motion to adjourn by Michael-Ray Jeffreys, seconded by Matthew Allison at 6:58pm, unanimously passed.