

# **LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE**



17 Main Street, P. O. Box 135  
Lunenburg, MA 01462  
978-582-4144 Fax 978-582-4148

## **Meeting Minutes September 29, 2025 5:30pm**

Members Present: Brian Lehtinen, Tom Gray, David Blatt, Greg Roy, Anthony Sculumbrine, Matthew Brenner, Laura Brzozoski, Kristina Masaitis

Members absent: none

Town Employees: NA

Community Guests: Superintendent Fortuna, Bill Tyler.

The meeting was called to order at 5:35 PM by David Blatt.

### **Approval of Previous Meeting Minutes**

Minutes from September 15, 2025, were reviewed. Motion to Approve: Matthew Brenner  
Seconded by: Greg Roy, Minutes approved unanimously.

### **Public Comments:**

Matthew Brenner raised a question regarding alternatives to renovating existing buildings, specifically the potential for constructing new facilities on town-owned land. He requested additional background information on past discussions regarding this topic.

David Blatt explained that previous discussions had considered both renovation and new construction. The committee's original charter focused on the TC Passios site as a potential community center and town hall. He noted concerns about the impact of such plans on existing historic buildings, particularly Town Hall and Ritter.

Bill Tyler suggested that the 30 School Street site should be considered for new construction, emphasizing the importance of preserving the historical integrity of the Ritter Building. He expressed concern that major renovations could alter the building's character.

David Blatt acknowledged Mr. Tyler's comments, noting that many committee members share the desire to restore Ritter to its original state.

### **Discussion on Next Steps:**

David Blatt highlighted the importance of engaging with department heads and gathering input on space needs and functionality.

#### Action Items:

- Conduct site visits to town facilities.
- Develop a standardized set of questions for department heads to assess space and service needs.
- Ensure that both the Town Manager and Superintendent are included in discussions.

#### Superintendent's Input on ACE Program:

Dr. Fortuna affirmed that the ACE program should remain closely associated with the Director of Special Services, emphasizing the importance of proximity for effective operations.

David Blatt asked if the ACE program would benefit from being co-located with town administrative offices.

Dr. Fortuna: Responded that while collaboration is important, ACE leadership needs to remain near school administration for daily interactions.

Tom Gray: Inquired about the possibility of relocating ACE to the Brooks House.

Dr. Fortuna: Expressed concern about the distance from school administration, emphasizing that proximity is critical for effective oversight and student support.

Matthew Brenner: Asked about the implications of moving ACE away from the school setting.

Dr. Fortuna: Stated that removing the program from its current school environment could hinder communication and responsiveness to student needs.

David Blatt summarized the condition of Town Hall and the Ritter Building, noting both require significant updates to meet modern accessibility and functional standards.

Ritter Building: Discussion centered on a comprehensive restoration to preserve historical features while improving usability. The committee discussed potential use of Ritter for town functions following renovation.

TC Passios Site: The committee revisited the original proposal for a complete renovation of the TC Passios site and considered how that plan would affect the future of Town Hall and Ritter.

#### Future Meetings

Next Meeting: October 20, 2025

#### Discussion on Tours for Brooks House:

- Date Options: Wednesday, October 1 at noon; Tuesday, October 7 at 5:30 PM

Final Public Comments: none

Motion to Adjourn: Laura Brzozoski

Seconded by: Matthew Brenner

Motion passed unanimously.

Meeting adjourned at 6:57pm