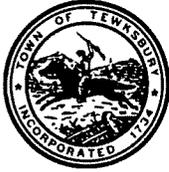


**SELECT BOARD  
MEETING**

---

**MARCH 23, 2026**

**SELECT BOARD OFFICE**



**SELECT BOARD  
TOWN OF TEWKSBURY  
TOWN HALL  
1009 MAIN STREET  
TEWKSBURY, MASSACHUSETTS 01876**

MARK KRATMAN, CHAIR  
ERIC RYDER, VICE CHAIR  
RICHARD RUSSO, JR., CLERK  
JAMES F. MACKEY, III, MEMBER  
PATRICK HOLLAND, MEMBER

(978)-640-4300  
FAX (978) 640-4302

.Notice of Meeting  
**Monday, March 23, 2026, at 7:00 p.m.**  
Meeting Place: Town Hall, 1009 Main Street, Tewksbury, MA  
**1<sup>st</sup> Floor Meeting Room**  
Mark Kratman, Chair  
**Agenda**

**Scheduled Items: Public Hearing**

7:00 p.m. Melmark Inc. d/b/a Elaina's Donuts: 910 Andover Street – Common Victualler License

Residents

New Business

Tewksbury School Facilities Study Committee Presentation  
Annual and Special Town Meeting Warrant Articles  
Trahan School Amendment to Option to Lease  
Open Meeting Law Complaint: Hillman Energy Center HCA  
Naming of Town Hall  
Shawsheen Valley Technical High School Warrant Article for School Feasibility Study

Town Manager

Town Counsel Invoice: February 1-15, 2026

Minutes: Approval and Release of Executive Session Minutes: May 20, 2025, September 23, 2025, and October 21, 2025

Board Member Reports

Adjourn

**Next Select Board Meeting Date:  
April 7, 2026**  
**Meetings are televised on Comcast Channel 99 and Verizon Channel 33**  
**Meetings can be streamed at [Youtube.com/TewksburyTV](https://www.youtube.com/TewksburyTV)**

**MELMARK INC.**  
**d/b/a ELAINA'S DONUTS**  
**910 ANDOVER STREET**

---

**COMMON VICTUALLER**  
**LICENSE**



**Record No: CV-220**

Common Victualler License

Status: Active

Submitted On: 3/9/2026

**Primary Location**

910 ANDOVER ST Unit U002  
TEWKSBURY, MA 01876

**Owner**

Melmark Inc  
461 River Rd Andover, MA  
01810

**Applicant**

 William Ahearn On Behalf  
Of Melmark  
 wahearn@melmarkne.org  
 910 Andover St  
Tewksbury, ma 01876

**Business Information**

**Name of Establishment\***

Melmark Inc

**Business Telephone\***

978-654-4319

**Doing business as (if applicable)**

Elaina's Donuts

**New Use or Renewal\***

New use

**Address of Establishment**

910 Andover St

**Business Mailing Address (include city, state, zip)\***

461 River Rd, Andover, MA 01810

**Manager's Name\***

Bill Ahearn

**Manager's Phone\***

**Manager's Email\***

wahearn@melmarkne.org

**Manager's Address (include city, state, zip)\***

**Number of Seats\***

12

**Number of Employees\***

5



**Town of Tewksbury**

**Town Clerk**  
1009 Main Street  
Tel. (978) 640-4355

**Date Issued:**  
February 18, 2026

**Expiration Date:**  
February 18, 2030

**BUSINESS CERTIFICATE BC-26-21**

**BUSINESS**

Elaina's Donuts  
910 ANDOVER ST U002  
TEWKSBURY, MA 01876  
978-654-4619

**OWNER**

Melmark Inc  
461 River Rd  
Andover MA 01810  
978-654-4319

waheam@melmarkne.org

**NATURE OF BUSINESS:**

Coffee, donuts, and bagels Shop

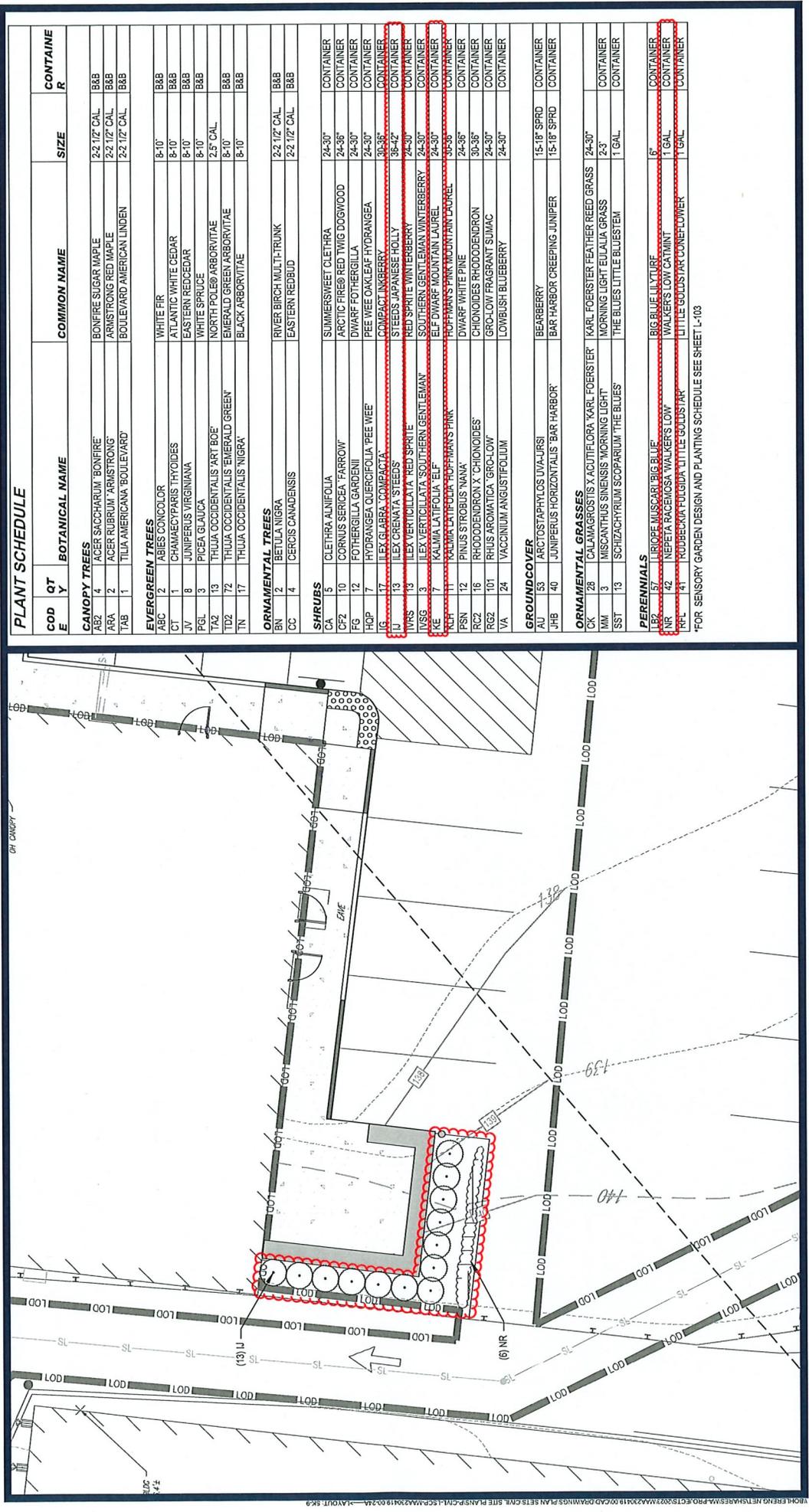
\_\_\_\_\_  
DENISE GRAFFEO, TOWN CLERK

February 18, 2026

\_\_\_\_\_  
DATE SIGNED

**New England**

461 River Road Andover, Massachusetts 01810 978.654.4300 [www.melmarkne.org](http://www.melmarkne.org)



### PLANT SCHEDULE

COD E	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>CANOPY TREES</b>					
AB2	4	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	2-2 1/2" CAL.	B&B
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2-2 1/2" CAL.	B&B
TAB	1	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2-2 1/2" CAL.	B&B
<b>EVERGREEN TREES</b>					
ABC	2	ABIES CONCOLOR	WHITE FIR	8-10"	B&B
CT	2	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	8-10"	B&B
JV	8	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10"	B&B
PGL	3	PICEA GLAUCA	WHITE SPRUCE	8-10"	B&B
TAG	13	THUJA OCCIDENTALIS 'ART BOE'	NORTH POLE ARBORVITAE	2-5" CAL.	B&B
TD2	72	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8-10"	B&B
TN	17	THUJA OCCIDENTALIS 'NIGRA'	BLACK ARBORVITAE	8-10"	B&B
<b>ORNAMENTAL TREES</b>					
BN	2	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	2-2 1/2" CAL.	B&B
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B&B
<b>SHRUBS</b>					
CA	5	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CF2	10	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	24-36"	CONTAINER
FG	12	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24-30"	CONTAINER
HOP	7	HYDRANGEA OBERGUELLA 'PEE WEE'	PEE WEE OAK LEAF HYDRANGEA	24-30"	CONTAINER
IG	17	ILEX GLABRA 'COMPACTA'	COMPACT ANGBERRY	30-36"	CONTAINER
IJS	13	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	36-42"	CONTAINER
IWS	3	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24-30"	CONTAINER
KE	7	KALMIA LATIFOLIA 'ELF'	SOUTHERN GENTLEMAN WINTERBERRY	24-30"	CONTAINER
NCH	11	KALMIA LATIFOLIA 'HOFFMAN'S PINK'	ELF DWARF MOUNTAIN LAUREL	24-30"	CONTAINER
PSN	12	PINUS STROBUS 'NAANA'	HOFFMAN'S PINK MOUNTAIN LAUREL	30-36"	CONTAINER
RC2	16	RHOODENDRON X 'CHIONIDES'	DWARF WHITE PINE	24-36"	CONTAINER
RC2	101	RHUS AROMATICA 'SRO-CLOW'	CHIONIDES RHODODENDRON	30-36"	CONTAINER
VA	24	VACCINIUM ANGSTUFIOLM	GRO-LOW FRAGRANT SUMAC	24-30"	CONTAINER
<b>GROUND COVER</b>					
AU	53	ANCISTAPHYLOS UVALPISI	BEARBERRY	15-18" SPRD	CONTAINER
JHB	40	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
<b>ORNAMENTAL GRASSES</b>					
CK	26	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24-30"	CONTAINER
MM	3	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	2-3"	CONTAINER
SST	13	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL.	CONTAINER
<b>PERENNIALS</b>					
LB2	57	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TUFT	16"	CONTAINER
NR	42	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONTAINER
RFL	41	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	1 GAL.	CONTAINER

\*FOR SENSORY GARDEN DESIGN AND PLANTING SCHEDULE SEE SHEET L-103

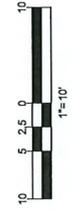
# SK-9: LANDSCAPED AREA



910 ANDOVER ST, TEWKSBURY, MA



50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 480-9900  
www.BohlerEngineering.com

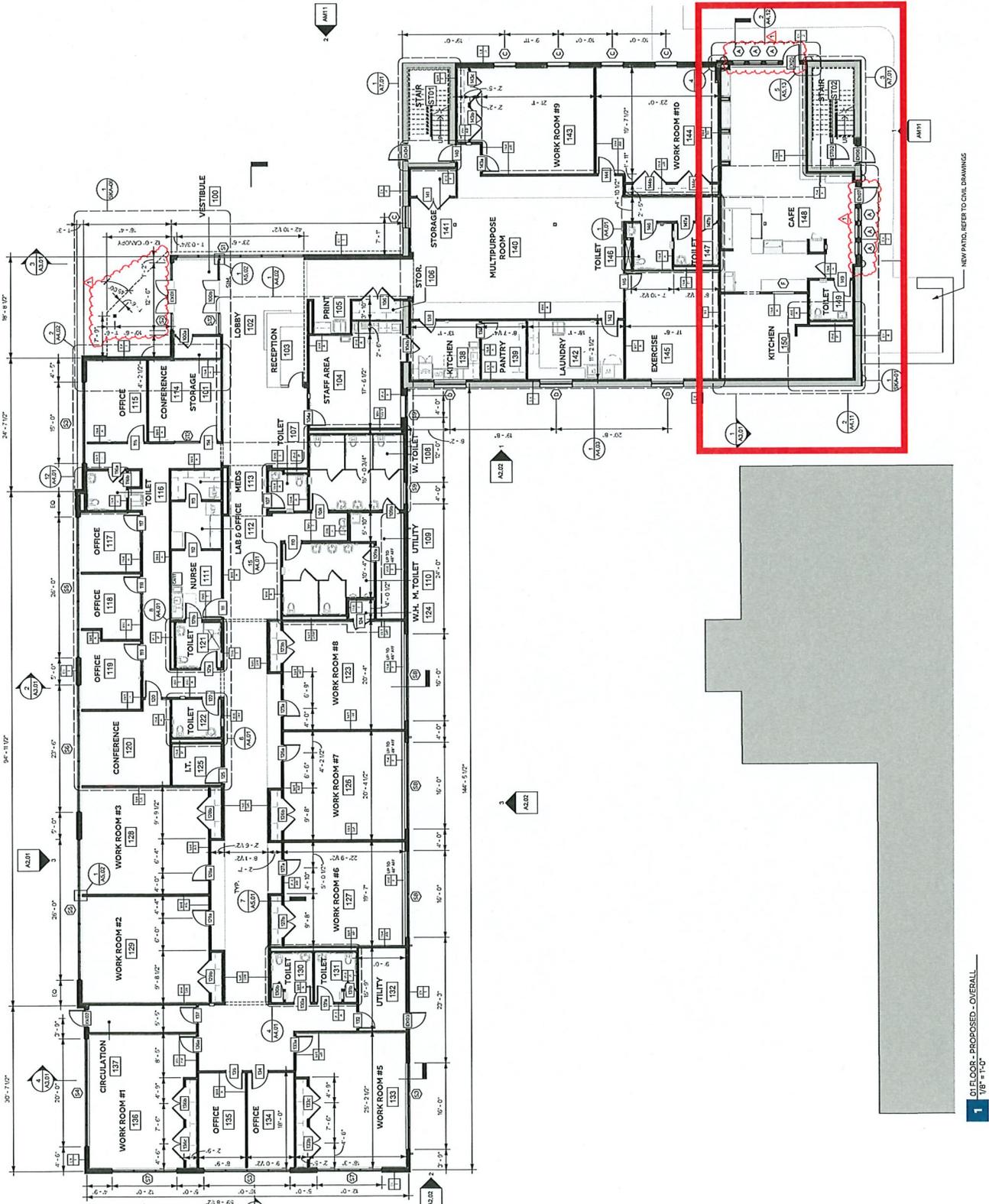


01/27/2026 | L.C. | MA020419.00

- GENERAL PLAN NOTES**
- GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THESE DRAWINGS.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ENSURING THE PROPER CONSTRUCTION OF FIRE RESISTANT PARTITIONS AND ROOF DECK ABOVE UNITS. STRUCTURAL FRAMING OR ROOF DECK ABOVE UNITS SHALL BE CONSTRUCTED TO MAINTAIN THE ARCHITECT AS REQUIRED TO MAINTAIN THE FINISH ARCHITECT INTENT. ALL PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FINISH ARCHITECT INTENT.
  - ALL FLOORS ARE TO BE PATCHED AND/OR FLEED AS SHOWN. ALL PATCHES AND/OR FLEEDS SHALL BE CONDUCTED CAREFULLY TO MATCH EXISTING SURFACE. WORK TRUNCATIONS OCCUR AT EXISTING FINISHES. REFER TO THE FINISH SCHEDULE FOR MORE INFORMATION. REFER TO THE FINISH SCHEDULE FOR MORE INFORMATION.
  - FOR CIVIL, STRUCTURAL, AND MEPP SYSTEMS, REFER TO DRAWINGS FOR EACH TRADE.
  - ALL DOORS INTENDED AS AN ACCESSIBLE ROUTE MUST BE CONSTRUCTED TO MEET ALL ACCESSIBILITY REQUIREMENTS. REFER TO LIFE SAFETY PLANS FOR MORE INFORMATION.
  - ALL NEW INTERIOR PARTITIONS TO BE VAL-UNO.
  - ALL DOORS SHALL BE INSTALLED WITH HINGE SIDE OF DOOR OPENING AT FLOOR ADJACENT WALL OR CENTERED WITHIN WALL UNLESS NOTED OTHERWISE.
  - DIMENSIONS ARE GIVEN FROM FACE OF FRAMING UNLESS NOTED OTHERWISE.
  - ALL FURNITURE AND FIXTURES TO BE OWNER PROVIDED. GC TO VERIFY ALL DIMENSIONS AND LOCATIONS. ALL DIMENSIONS AND LOCATIONS TO BE INDICATED IN ADDITIONAL ENLARGED PLANS ARE INDICATED. ADDITIONAL ENLARGED PLANS AND DETAILS TO BE PROVIDED WITHIN THOSE DRAWINGS.
  - REFER TO A1.01 FOR DOOR SCHEDULE & TYPES.
  - REFER TO A1.01 FOR WINDOW SCHEDULE & TYPES.
  - REFER TO A1.01 FOR WALL TYPES.

**PLAN LEGEND**

- EXISTING TO REMAIN
- PROPOSED FULL HEIGHT WALL



**1** 01 FLOOR - PROPOSED - OVERALL  
 1/8" = 1'-0"

**Size of Floor Space (sq ft)\***

1203

**Applicant's Signature\***

✓ William Ahearn  
Mar 3, 2026

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## Attachments



**910 Andover St - Tewksbury MA - SK-8 (2026-01-27)-1.pdf**

910 Andover St - Tewksbury MA - SK-8 (2026-01-27)-1.pdf

Uploaded by William Ahearn On Behalf Of Melmark on Mar 9, 2026 at 9:21 AM



**Other Responses.docx**

Other Responses.docx

Uploaded by William Ahearn On Behalf Of Melmark on Mar 9, 2026 at 9:25 AM



**Business Certificate**

Business Certificate DBA Elainas Donuts.pdf

Uploaded by William Ahearn On Behalf Of Melmark on Mar 3, 2026 at 3:04 PM



**Floor Plans, Description and Proposed Date of Opening**

**REQUIRED**

2306-01 910 Andover St - ADC\_20250623 Cafe.pdf

Uploaded by William Ahearn On Behalf Of Melmark on Mar 9, 2026 at 9:21 AM



**Site Plan - Not required for an existing restaurant**

910 Andover St - Tewksbury MA - 2025-01-29 C302.pdf

Uploaded by William Ahearn On Behalf Of Melmark on Mar 9, 2026 at 9:21 AM

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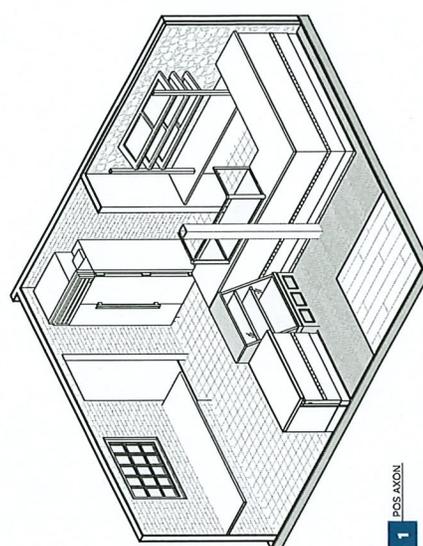
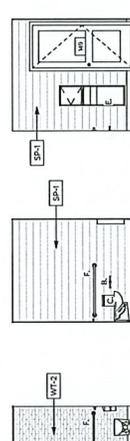
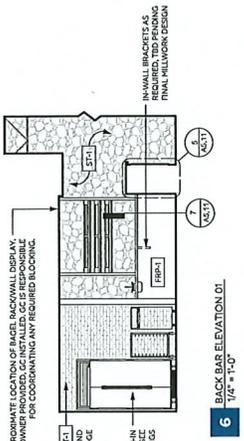
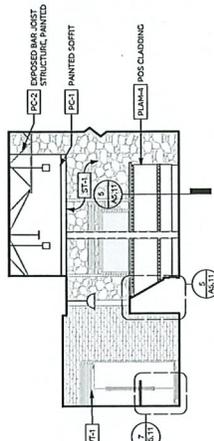
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William Ahearn On Behalf Of Melmark started a draft Record 03/03/2026 at 2:32 pm

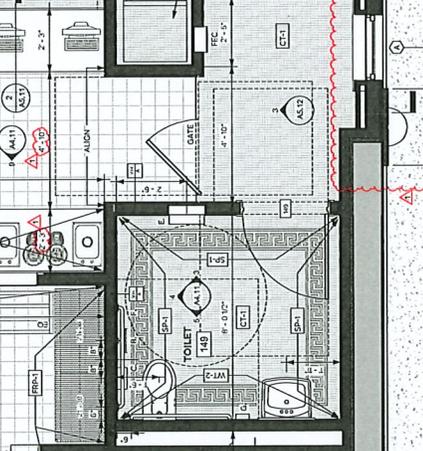
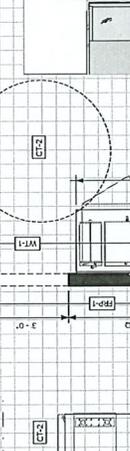
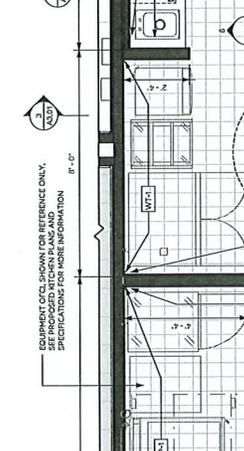
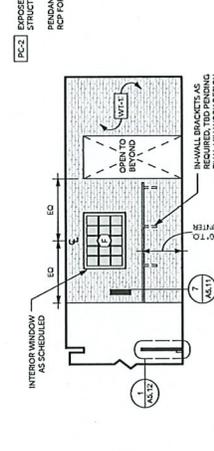
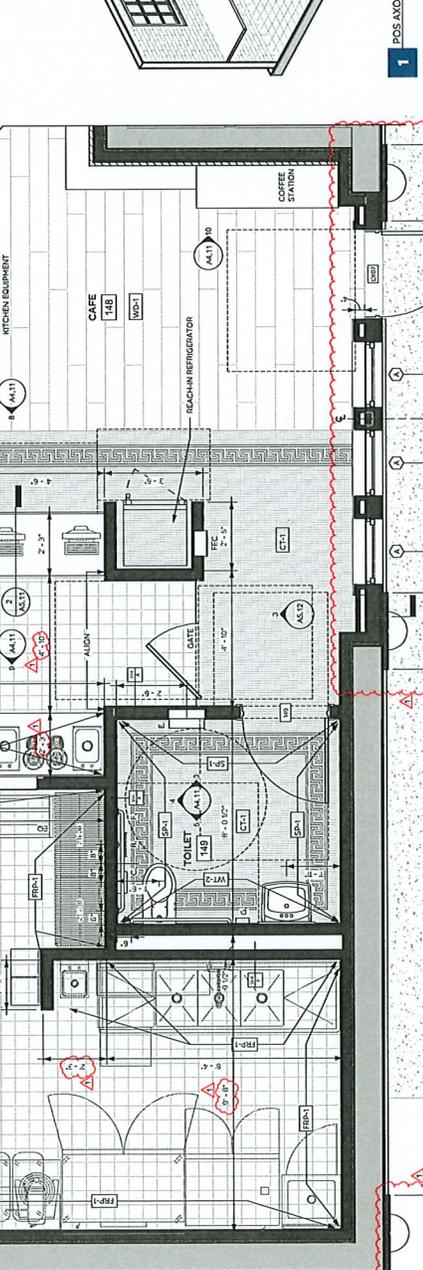
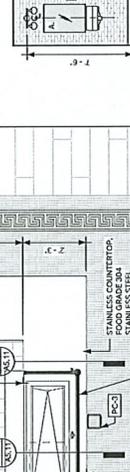
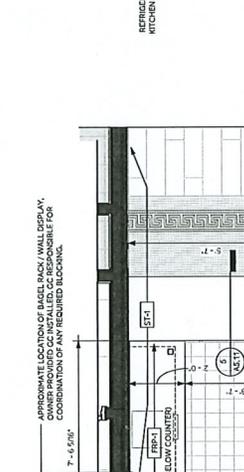
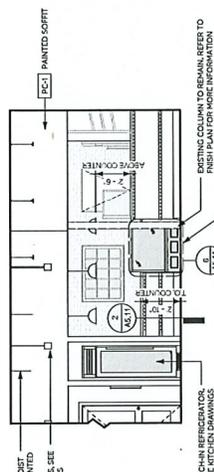
William Ahearn On Behalf Of Melmark added file Business Certificate DBA Elainas Donuts.pdf 03/03/2026 at 3:04 pm

William Ahearn On Behalf Of Melmark added file 2306-01 910 Andover St - ADC\_20250623 Cafe.pdf 03/09/2026 at 9:21 am

William Ahearn On Behalf Of Melmark added file 910 Andover St - Tewksbury MA - 2025-01-29 C302.pdf 03/09/2026 at 9:21 am



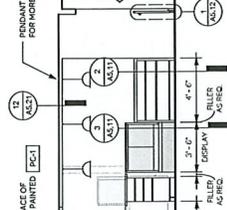
**PLAN LEGEND**  
 --- DISTING TO REMAIN  
 --- PROPOSED FULL HEIGHT WALL



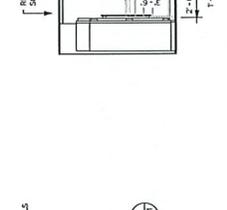
**PLAN LEGEND**  
 --- DISTING TO REMAIN  
 --- PROPOSED FULL HEIGHT WALL



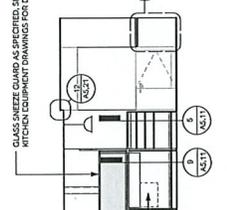
**6** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



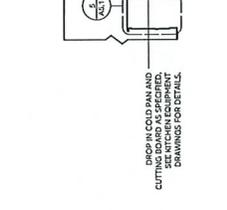
**7** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



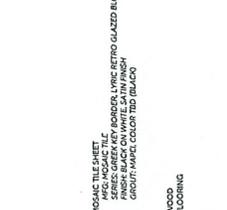
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 1/4" = 1'-0"



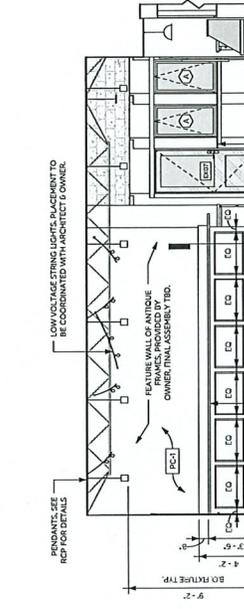
**4** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



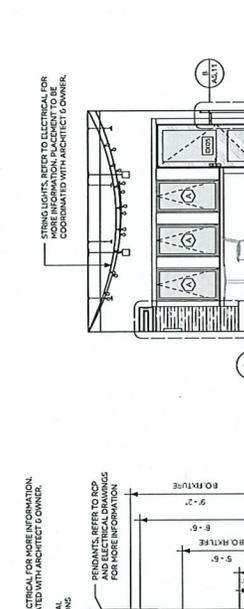
**5** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



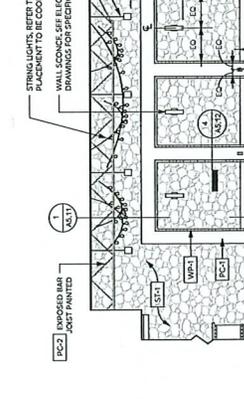
**8** TILE MOSAIC  
 1 1/2" = 1'-0"



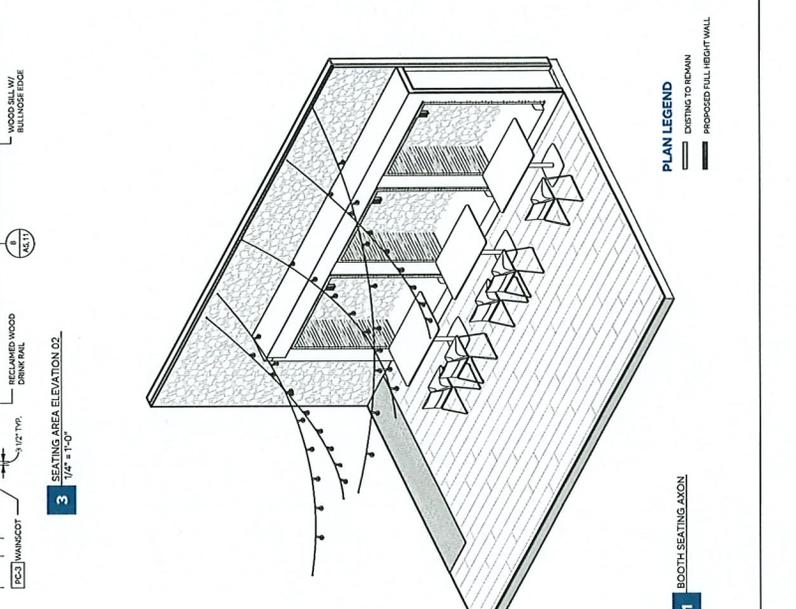
**1** BOOTH SEATING AXON  
 1/2" = 1'-0"



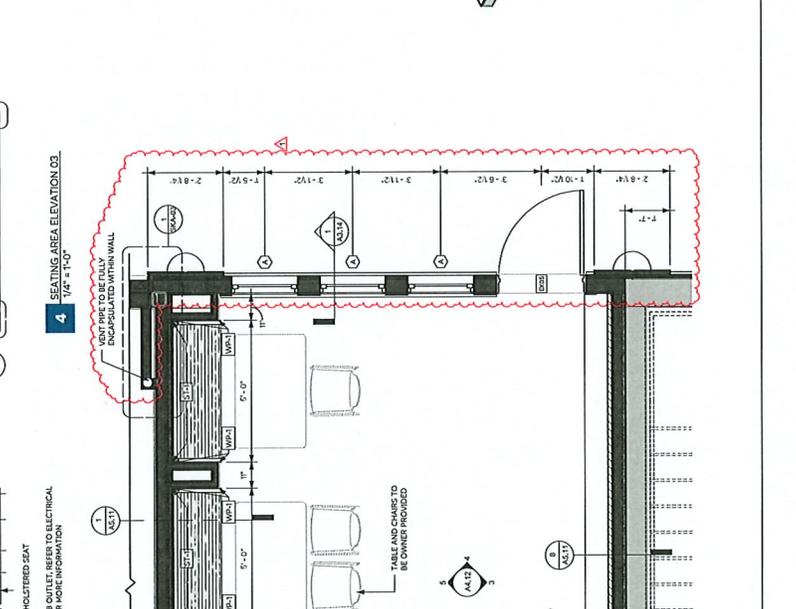
**2** ENLARGED - CAFE BOOTH SEATING PLAN  
 1/2" = 1'-0"



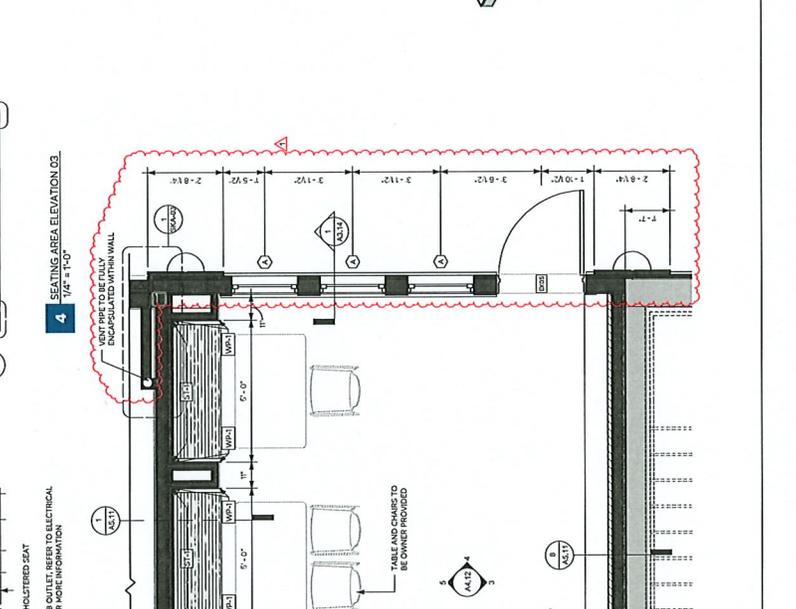
**3** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



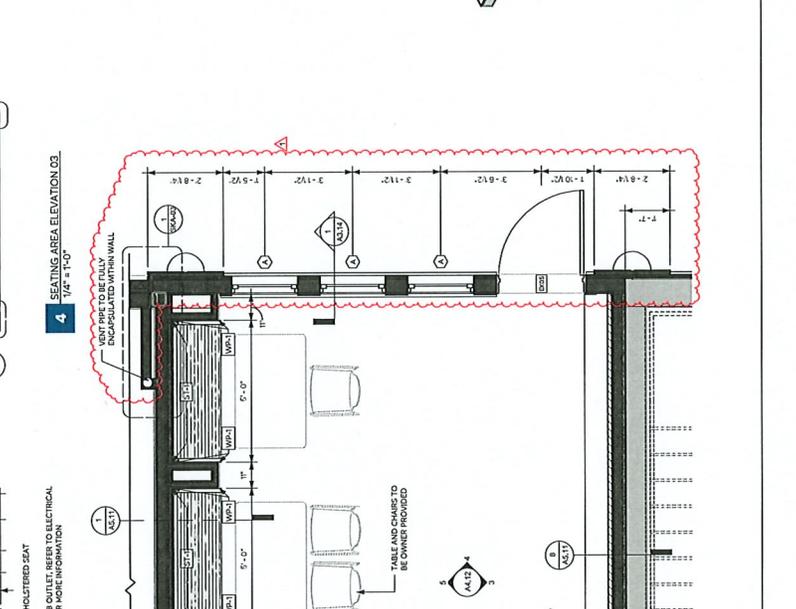
**4** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



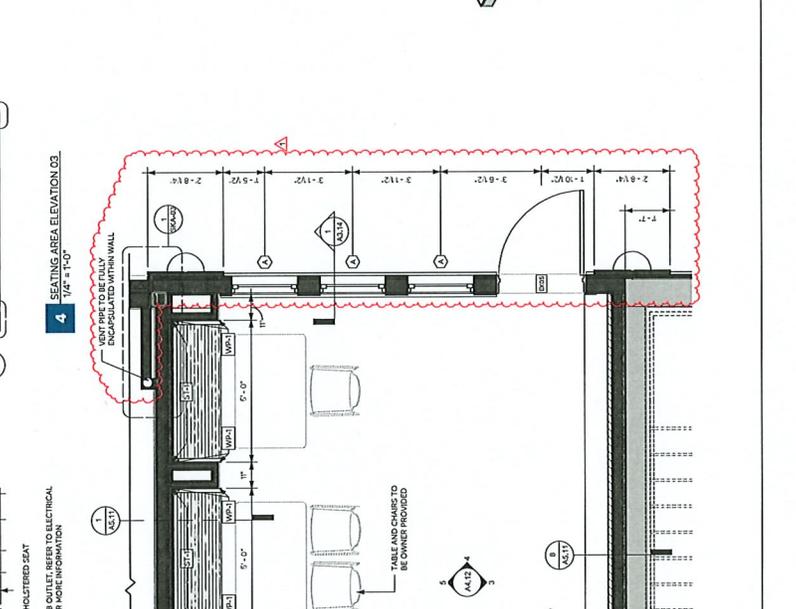
**5** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



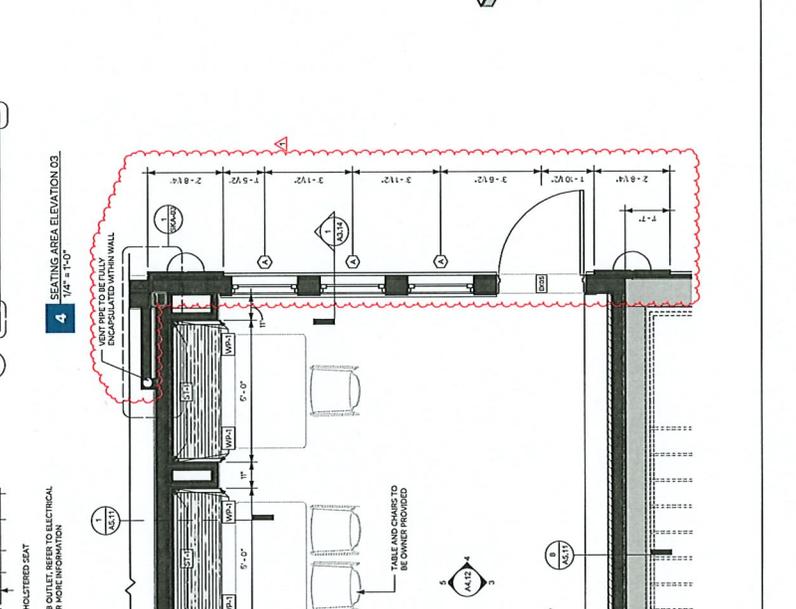
**6** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



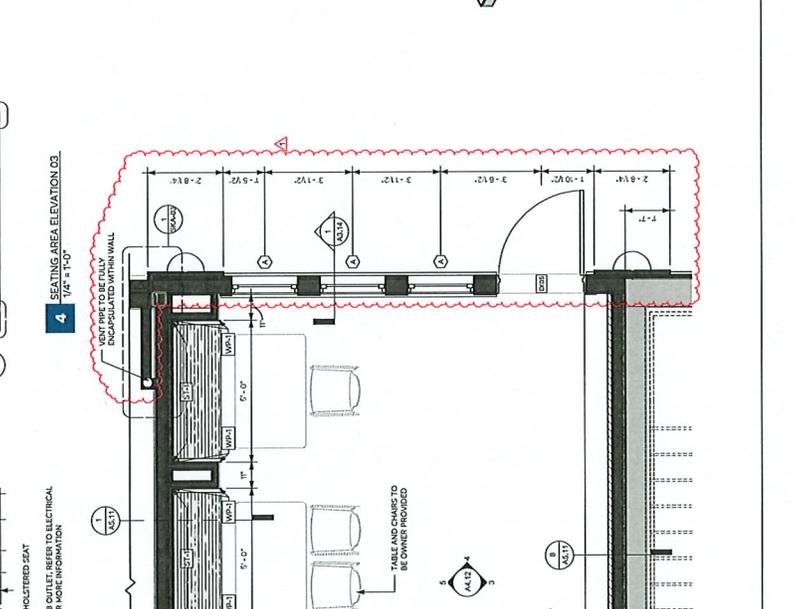
**7** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



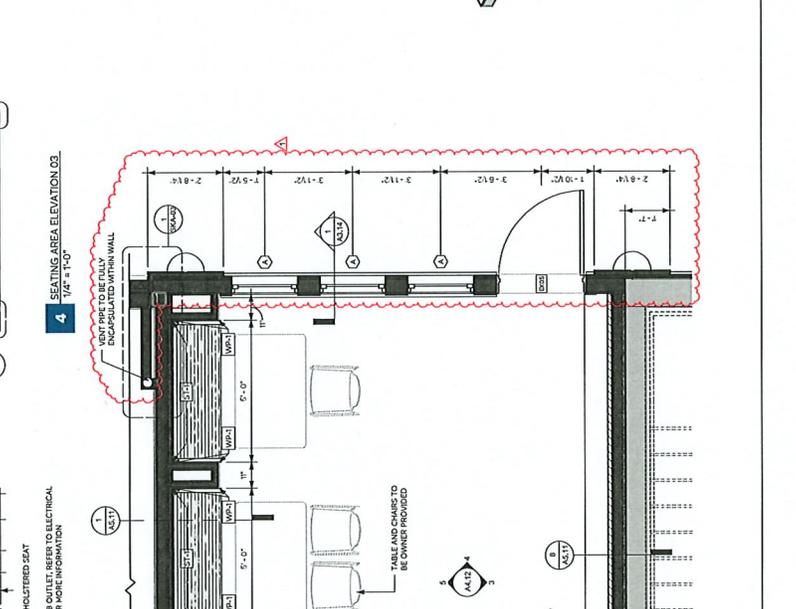
**8** TILE MOSAIC  
 1 1/2" = 1'-0"



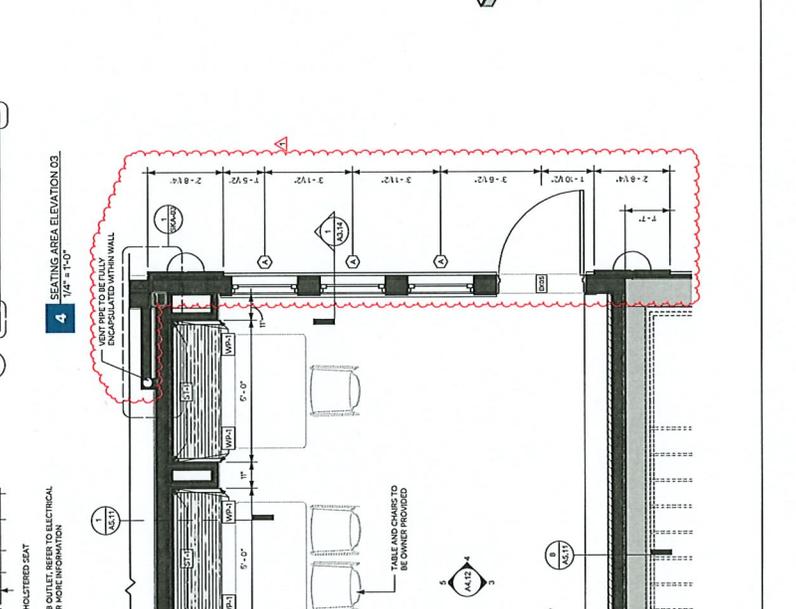
**9** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



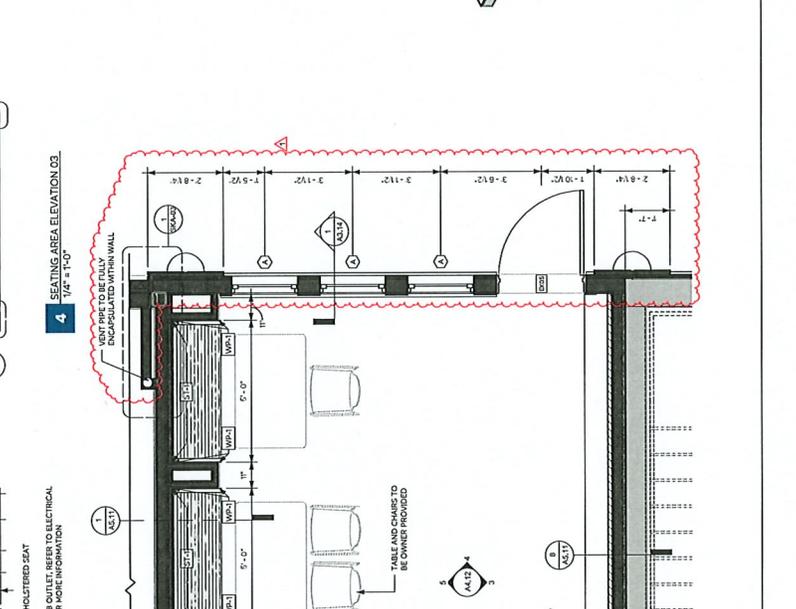
**10** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



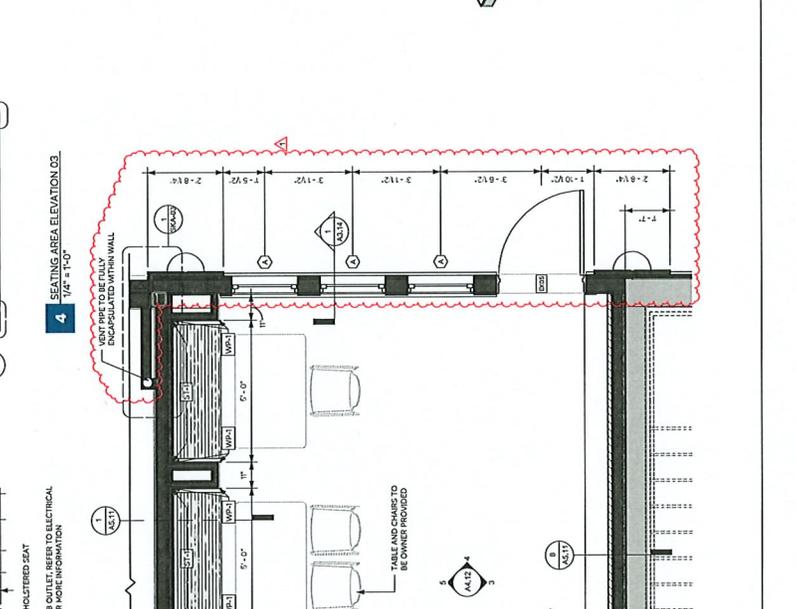
**11** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



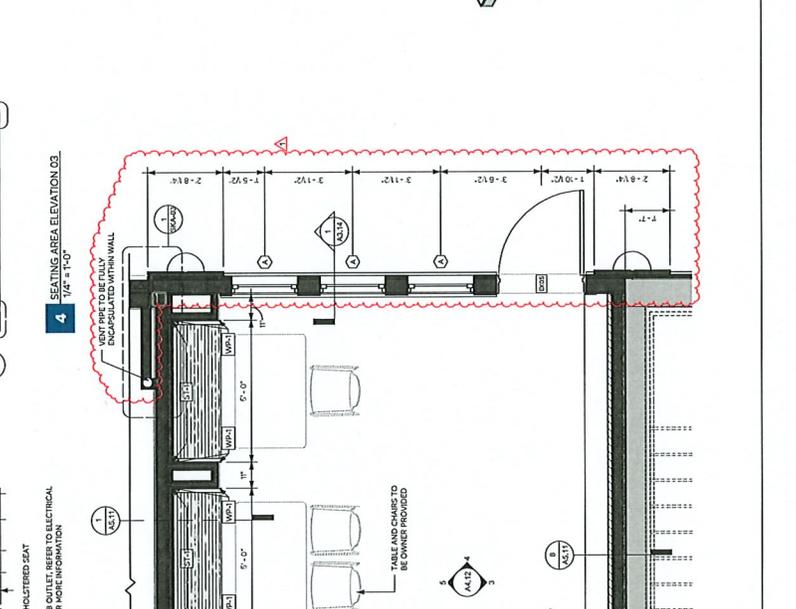
**12** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



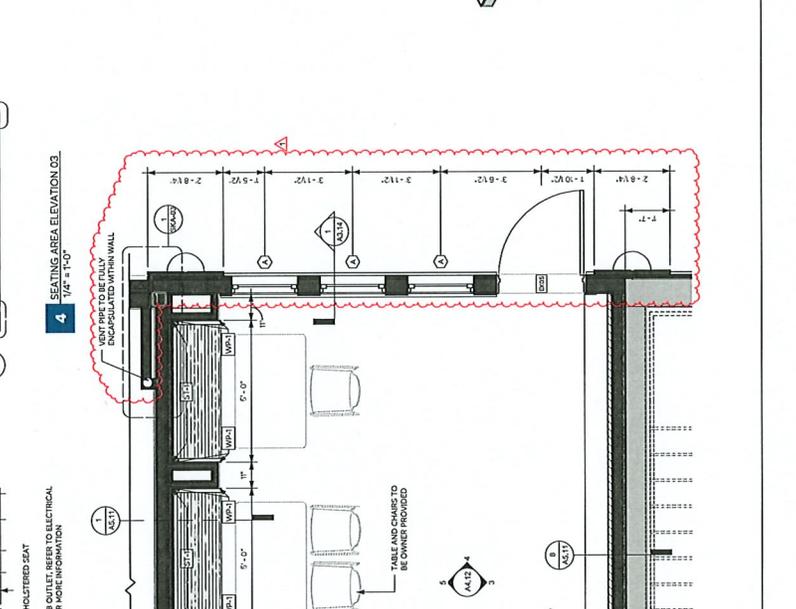
**13** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



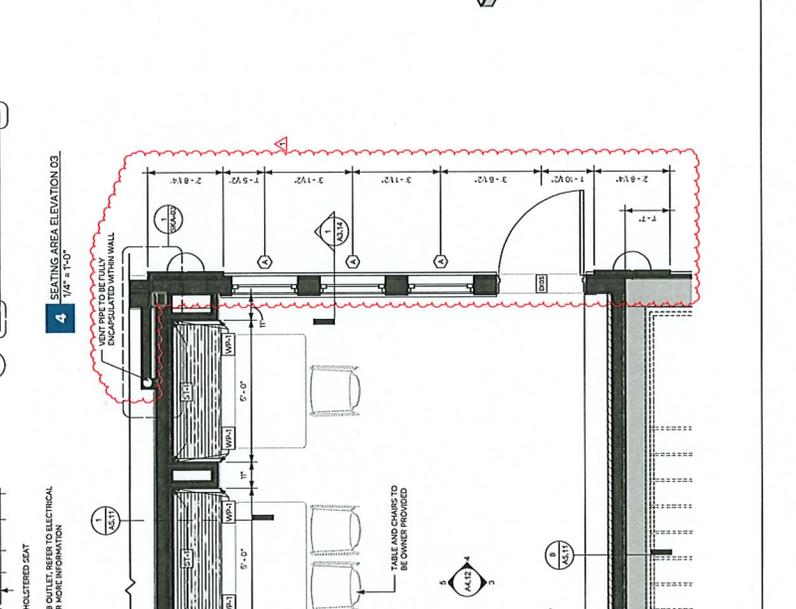
**14** TILE MOSAIC  
 1 1/2" = 1'-0"



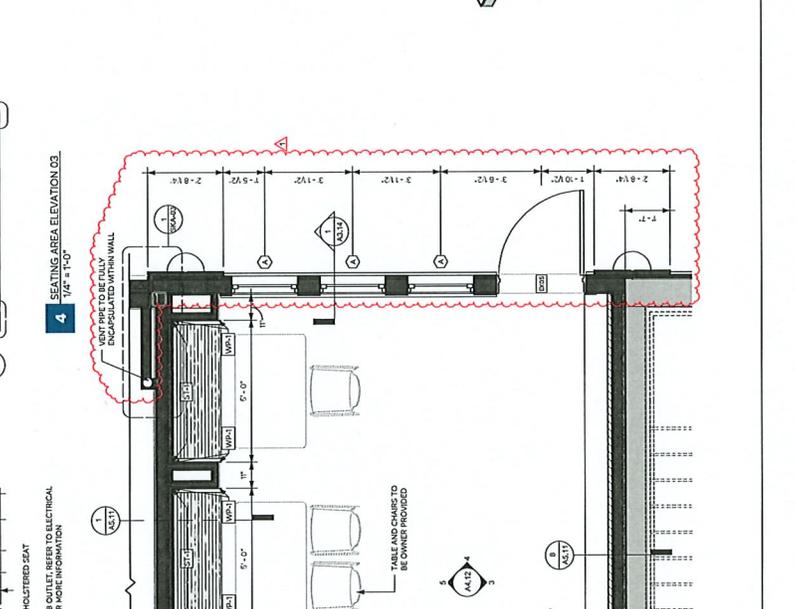
**15** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



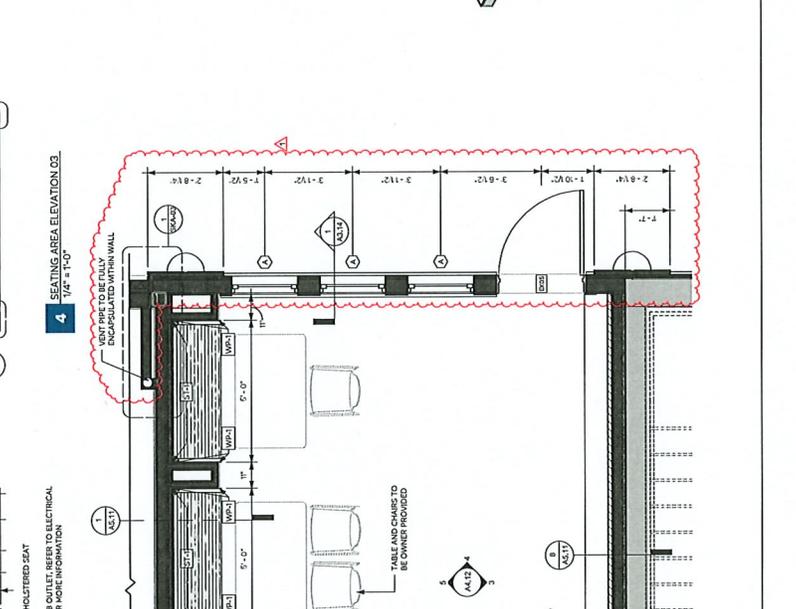
**16** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



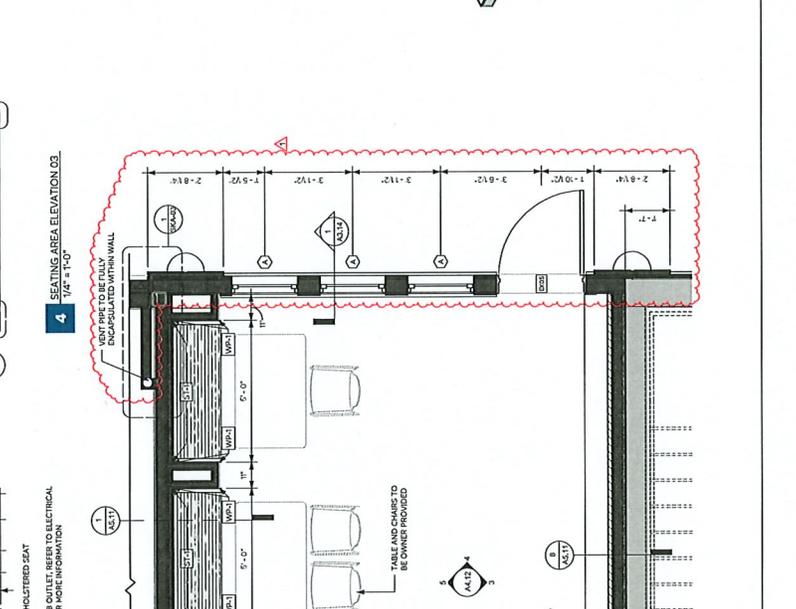
**17** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



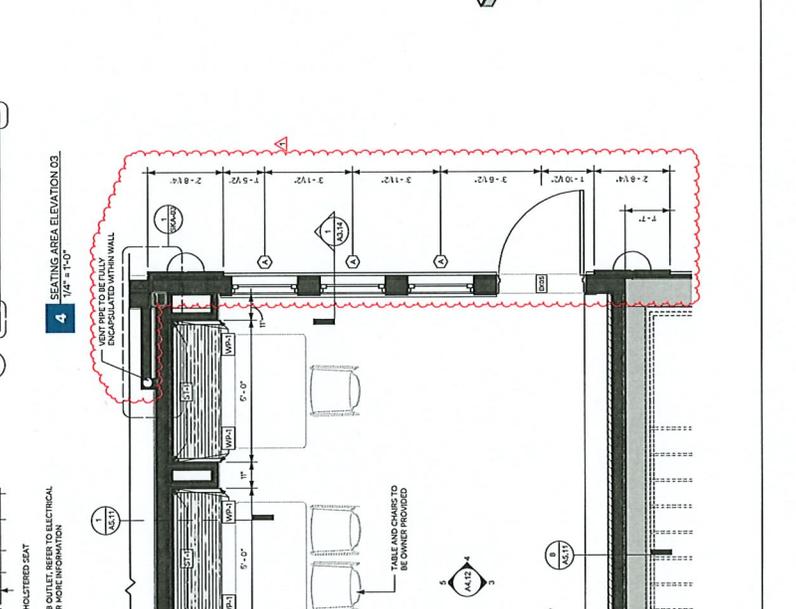
**18** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



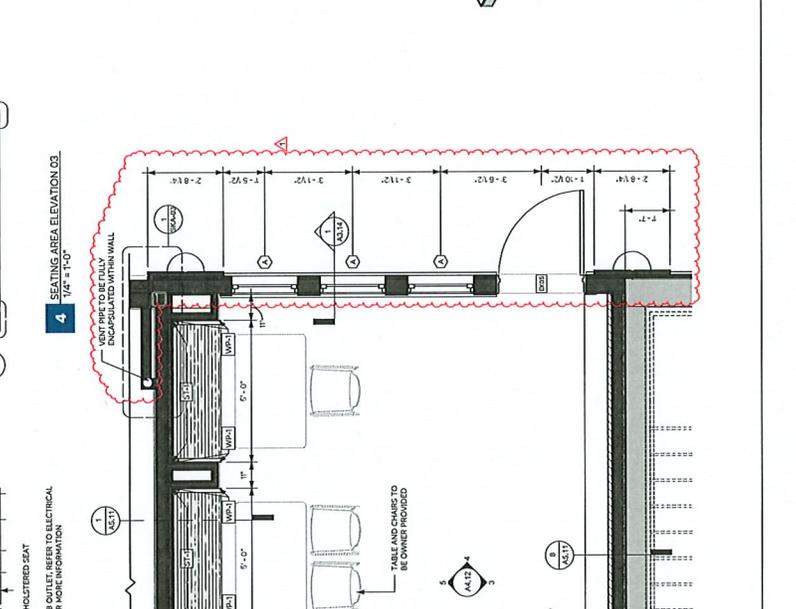
**19** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



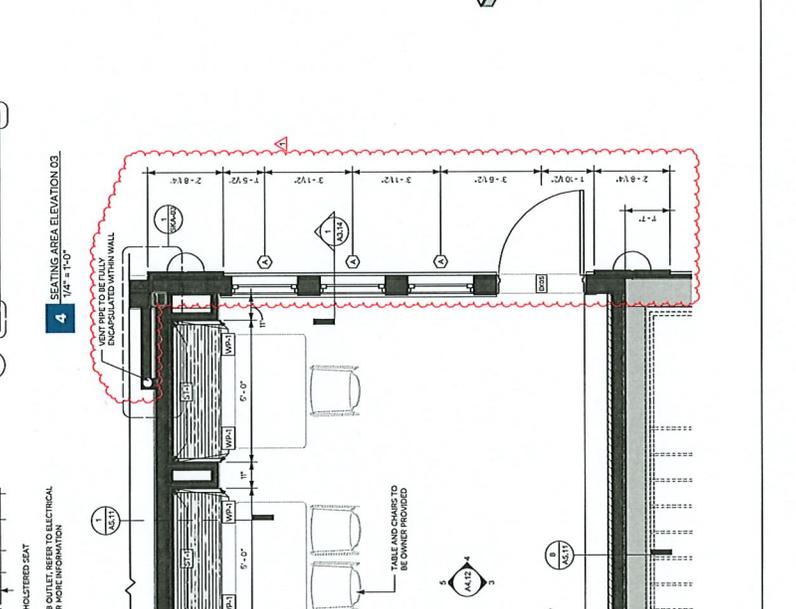
**20** TILE MOSAIC  
 1 1/2" = 1'-0"



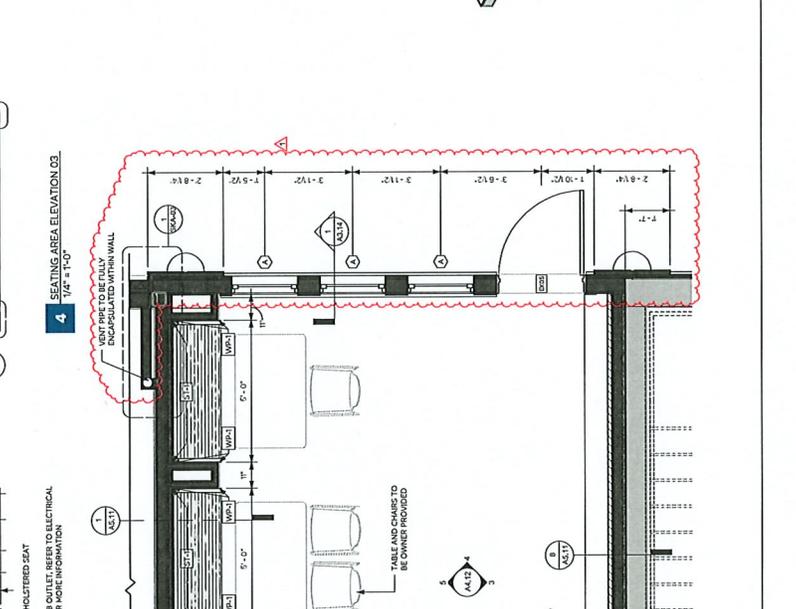
**21** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



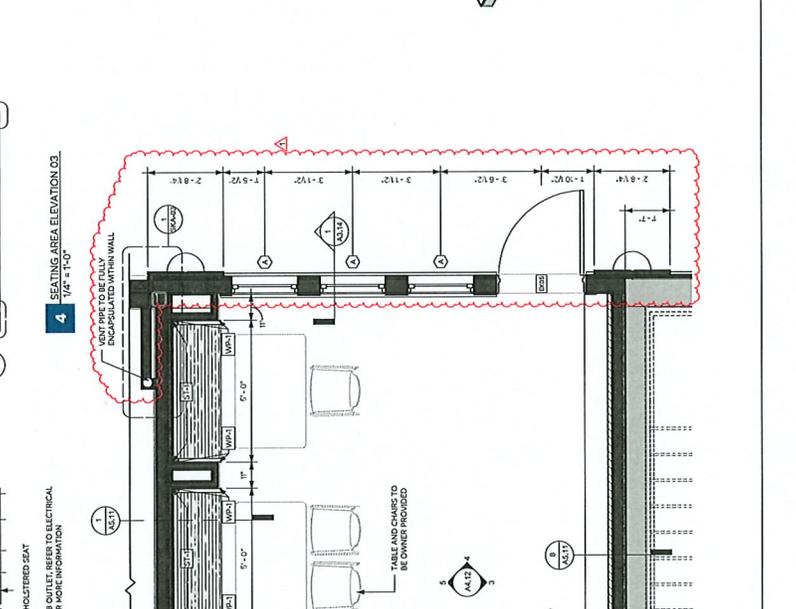
**22** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



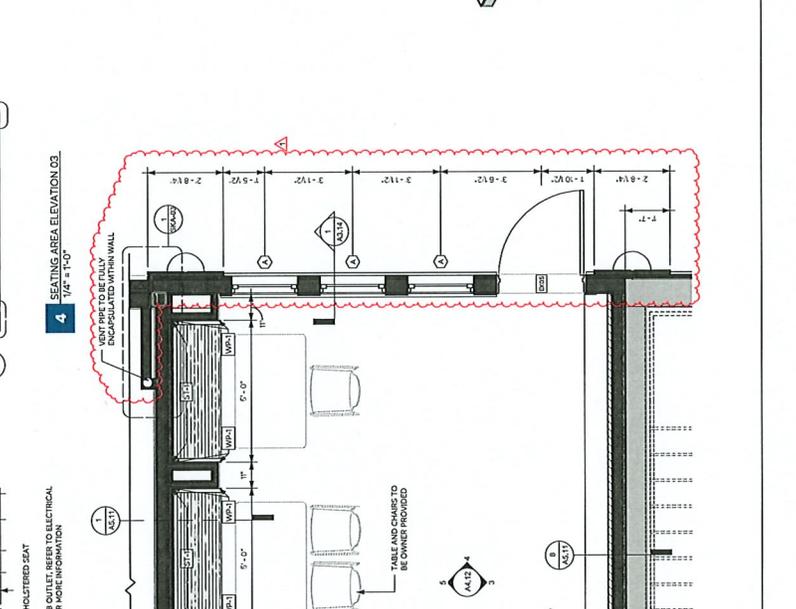
**23** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



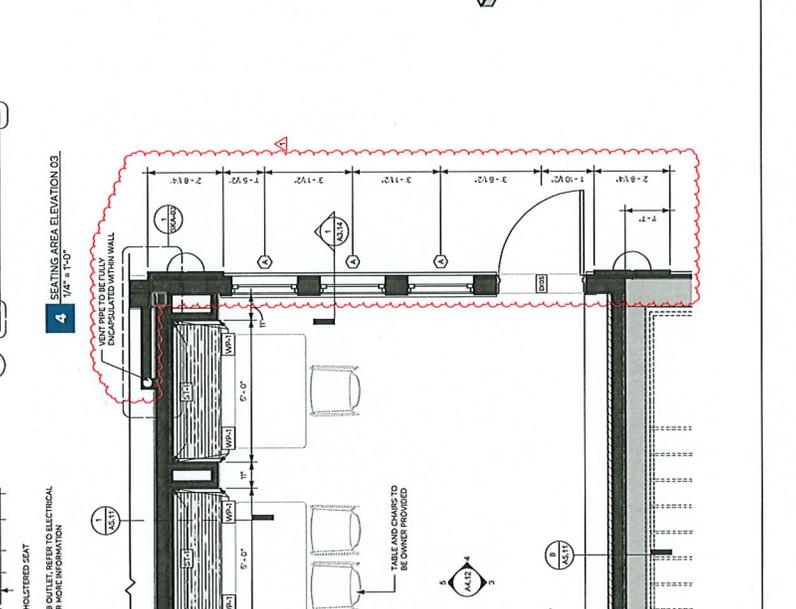
**24** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



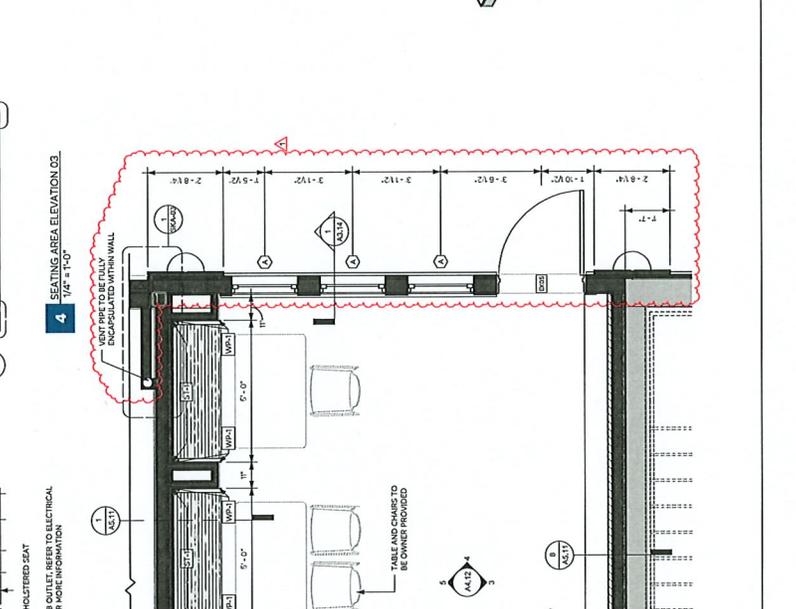
**25** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



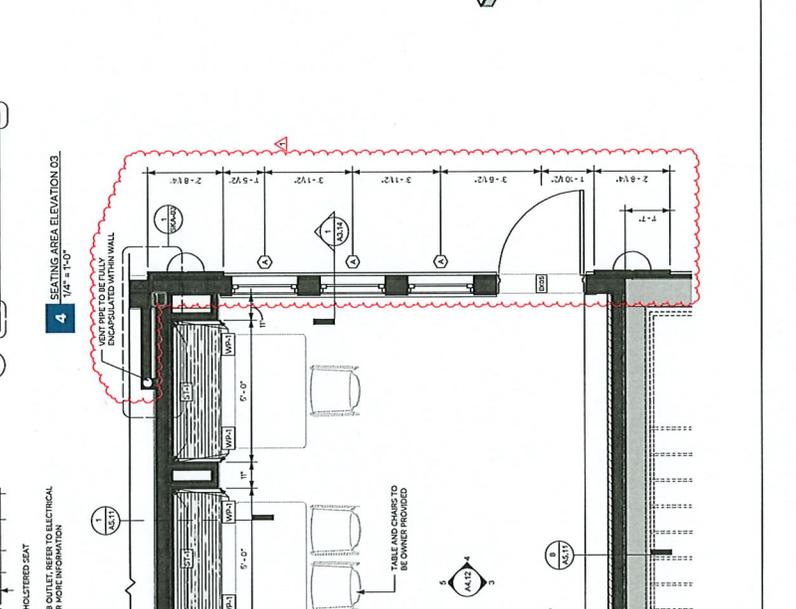
**26** TILE MOSAIC  
 1 1/2" = 1'-0"



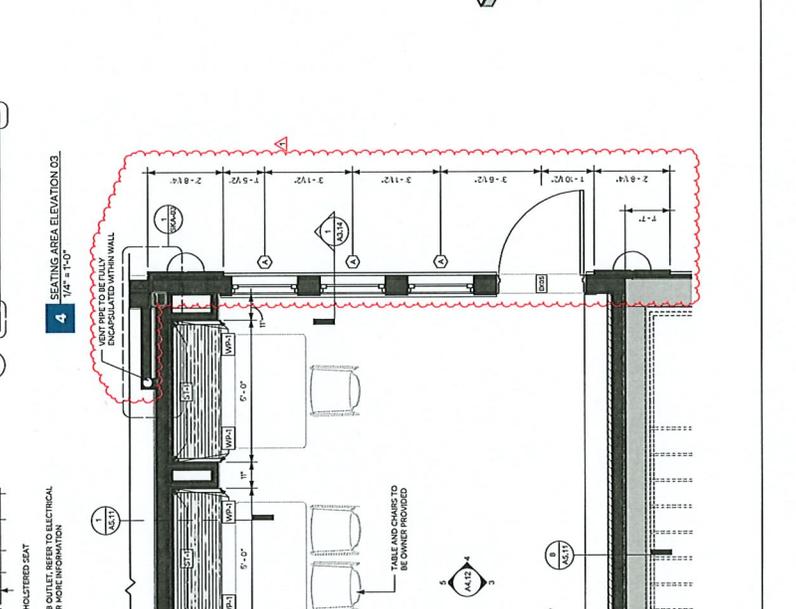
**27** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



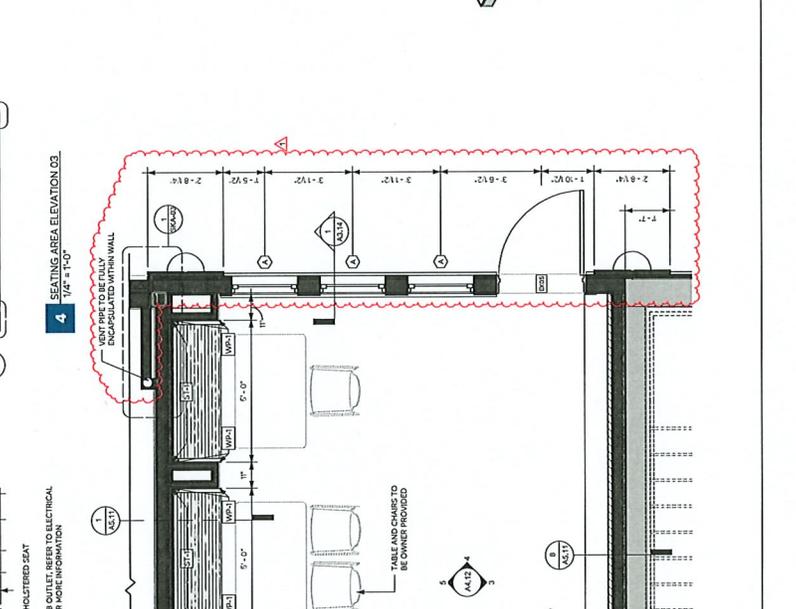
**28** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



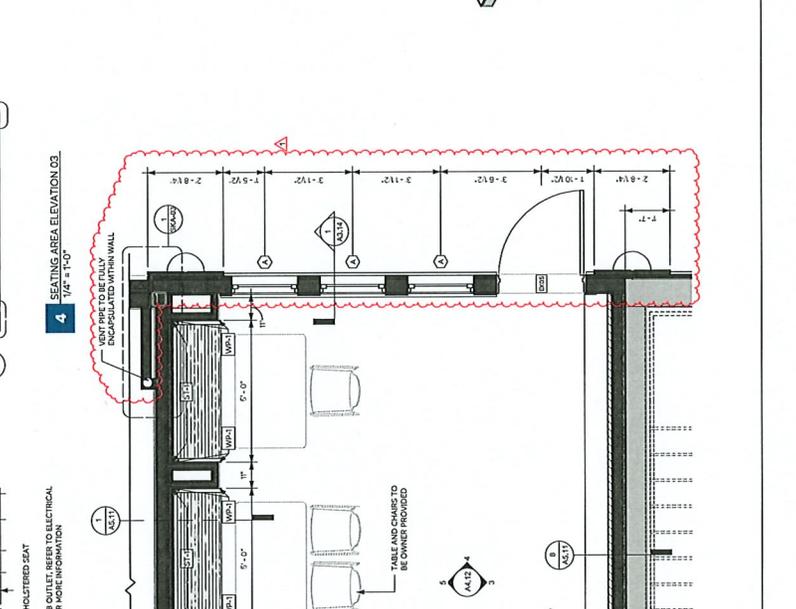
**29** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



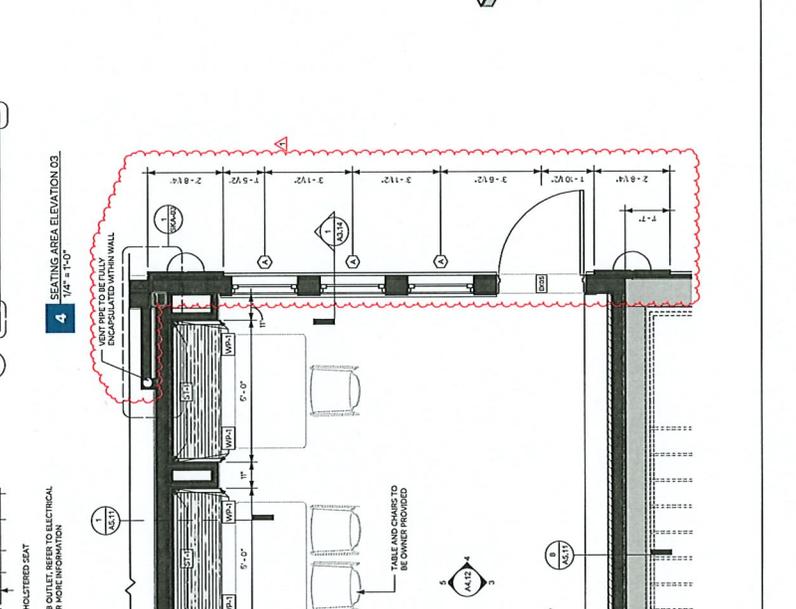
**30** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



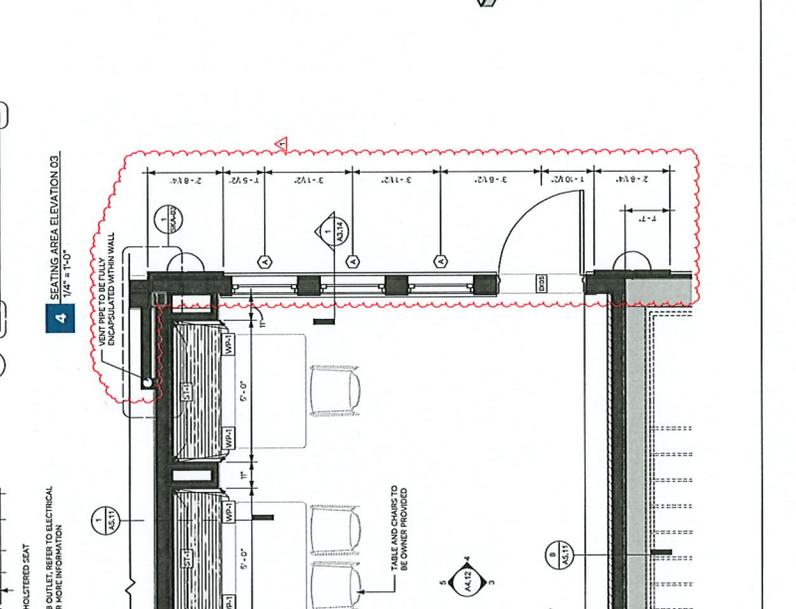
**31** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



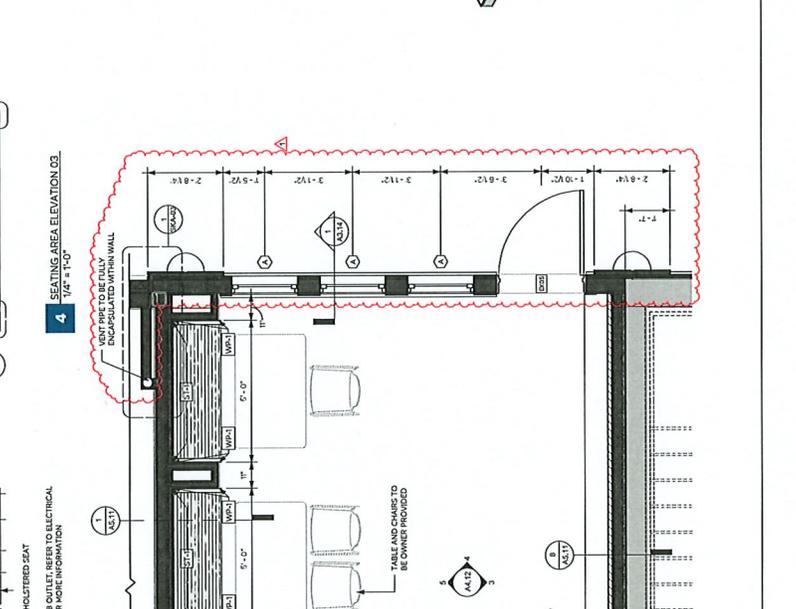
**32** TILE MOSAIC  
 1 1/2" = 1'-0"



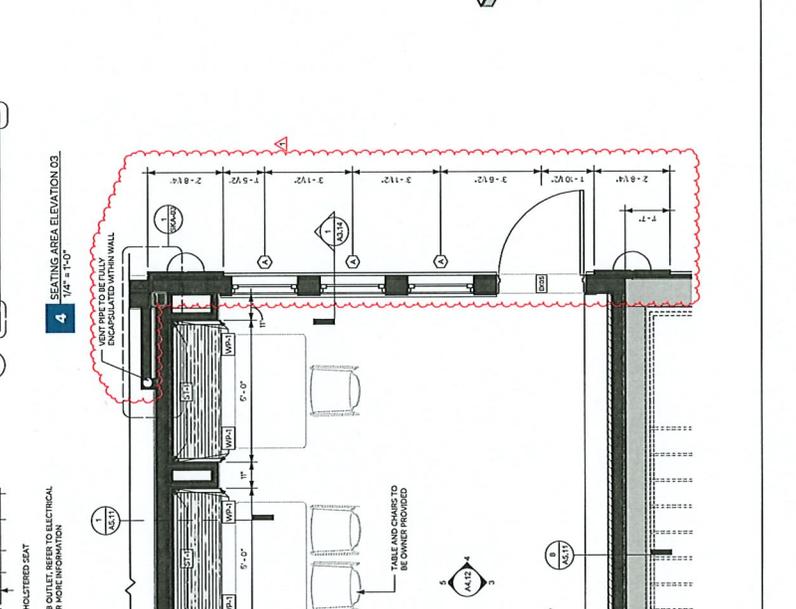
**33** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



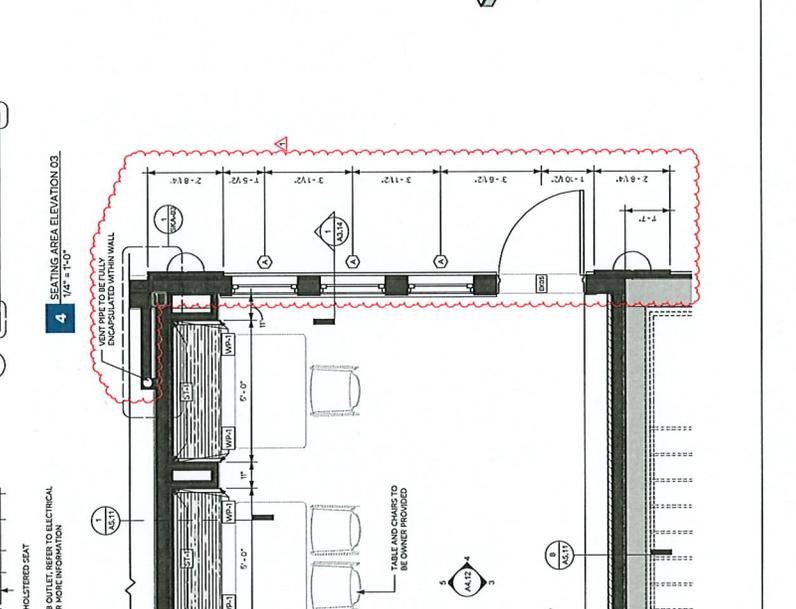
**34** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



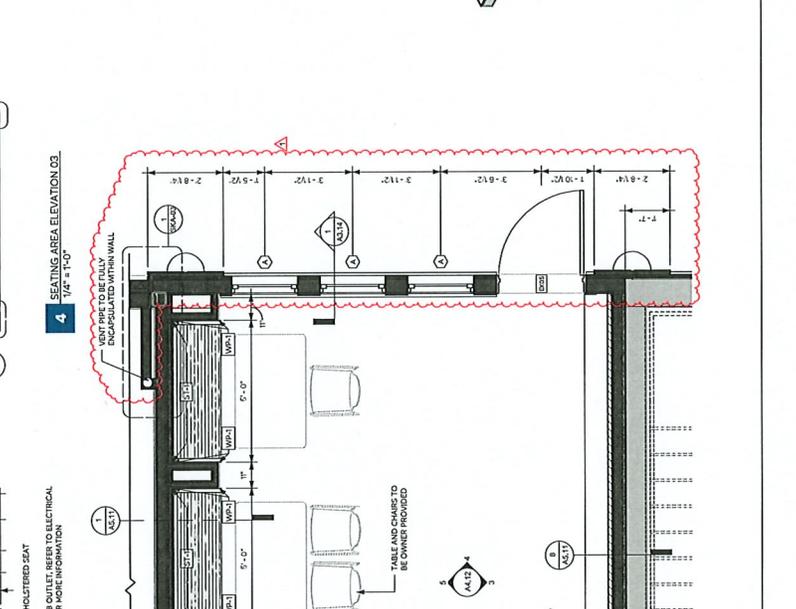
**35** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



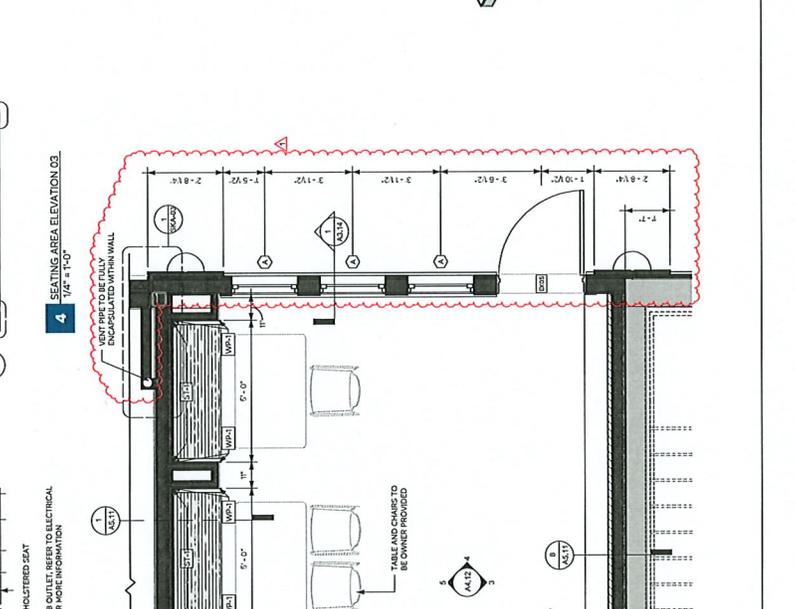
**36** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



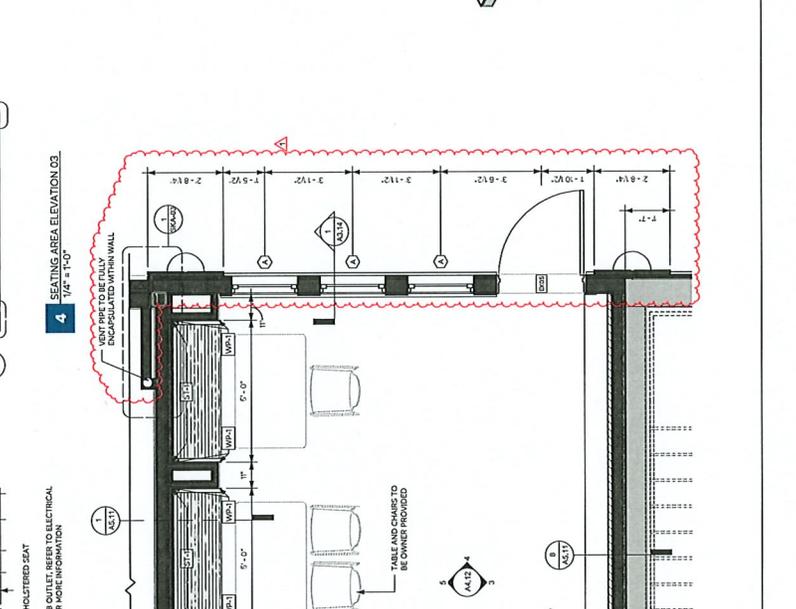
**37** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



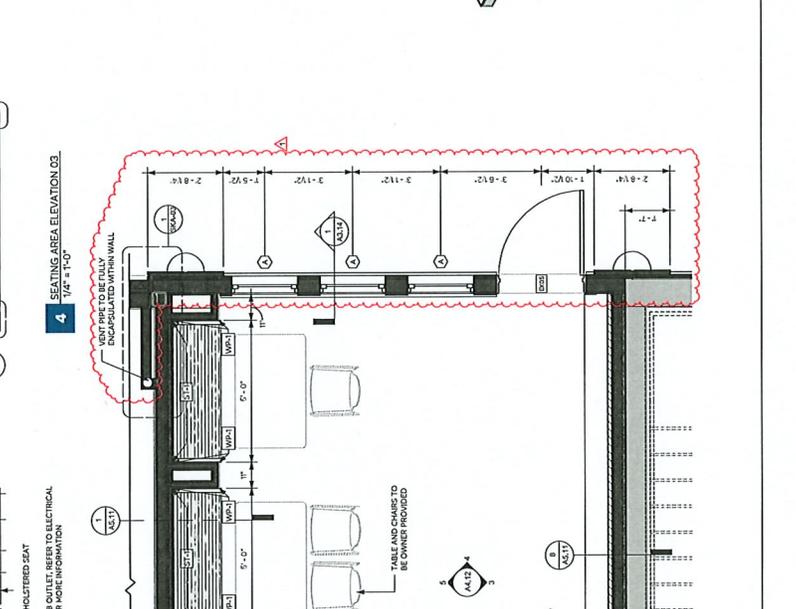
**38** TILE MOSAIC  
 1 1/2" = 1'-0"



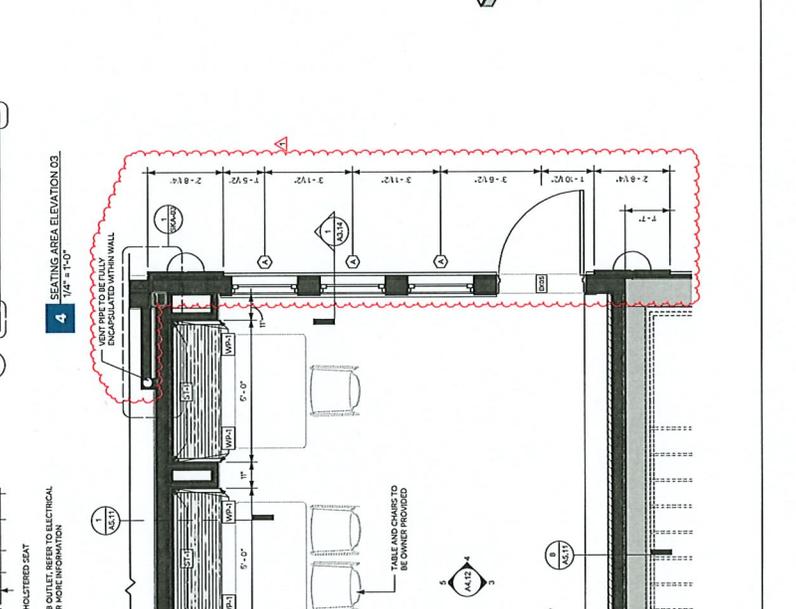
**39** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



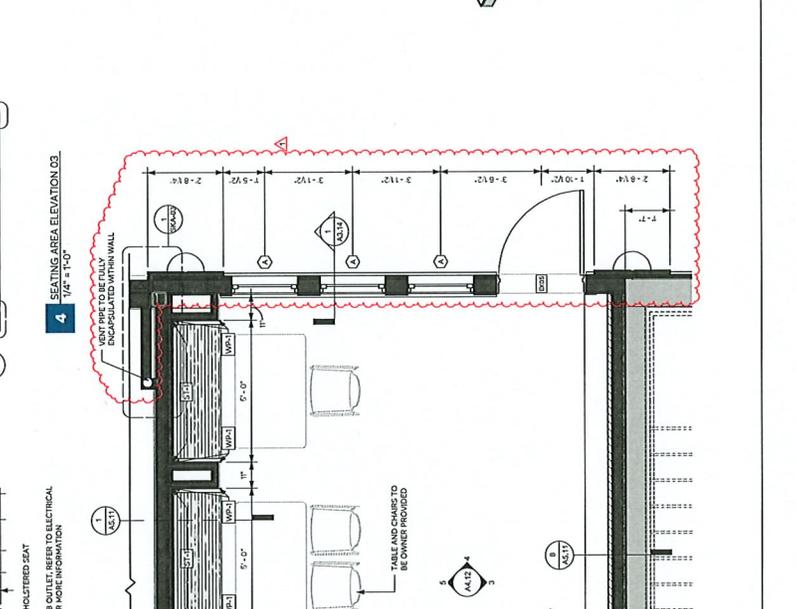
**40** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



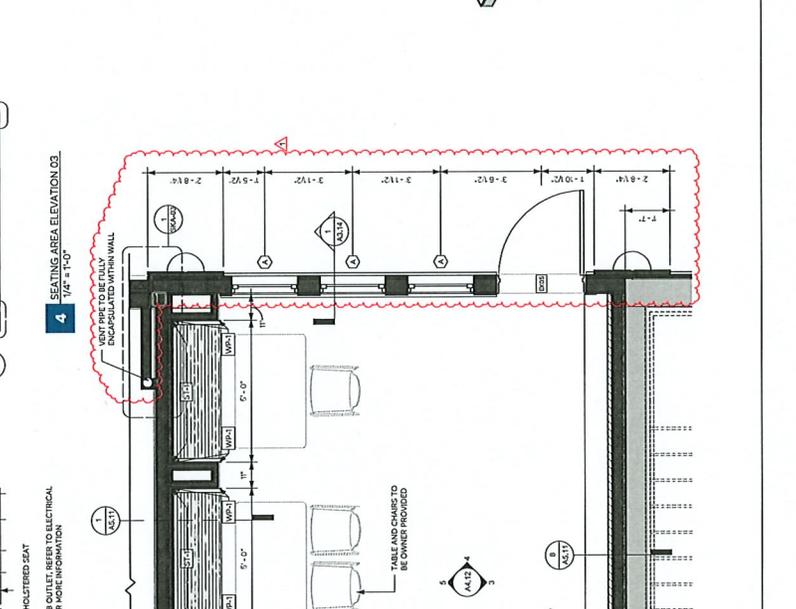
**41** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



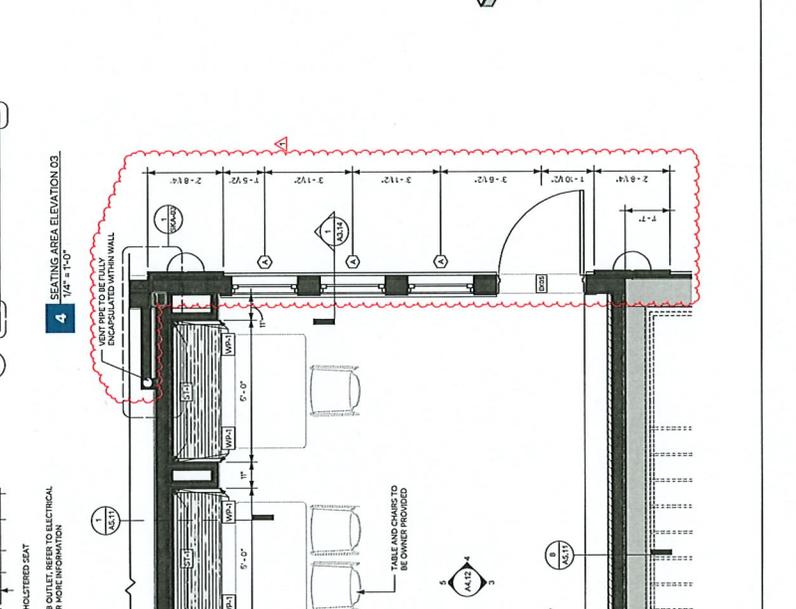
**42** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



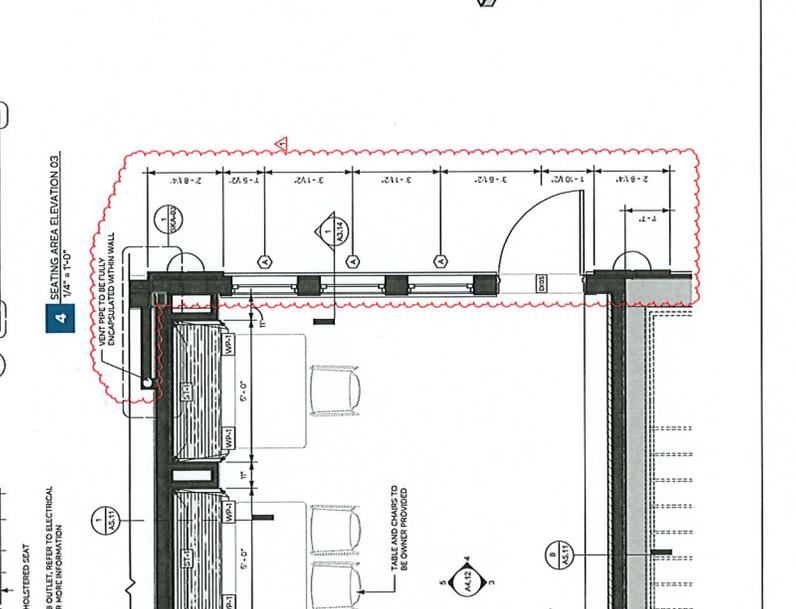
**43** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



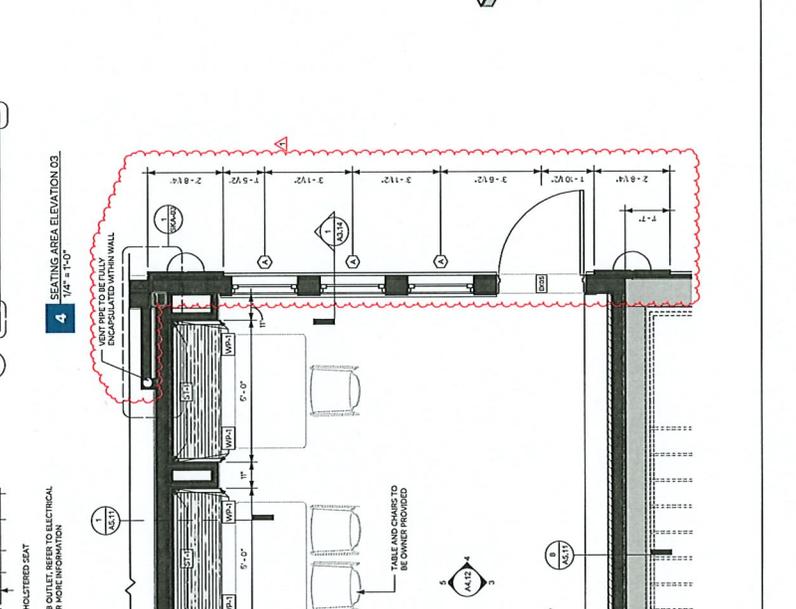
**44** TILE MOSAIC  
 1 1/2" = 1'-0"



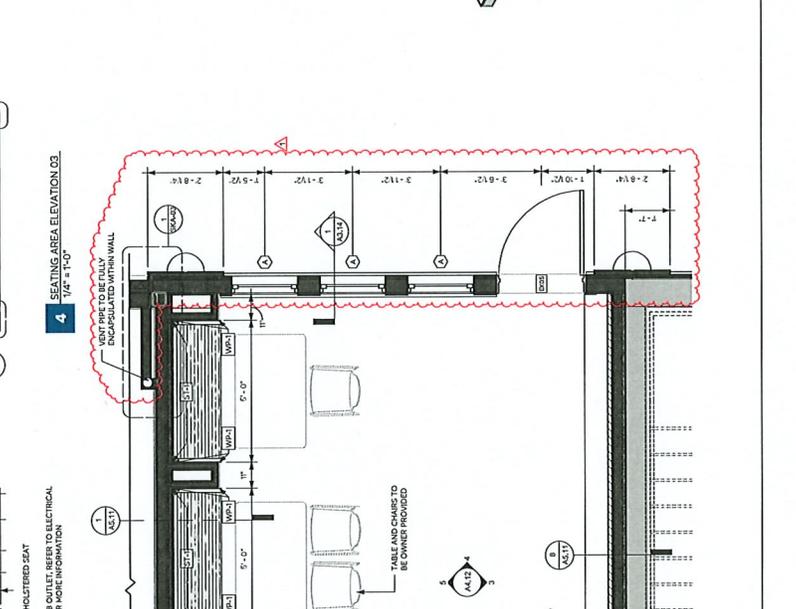
**45** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



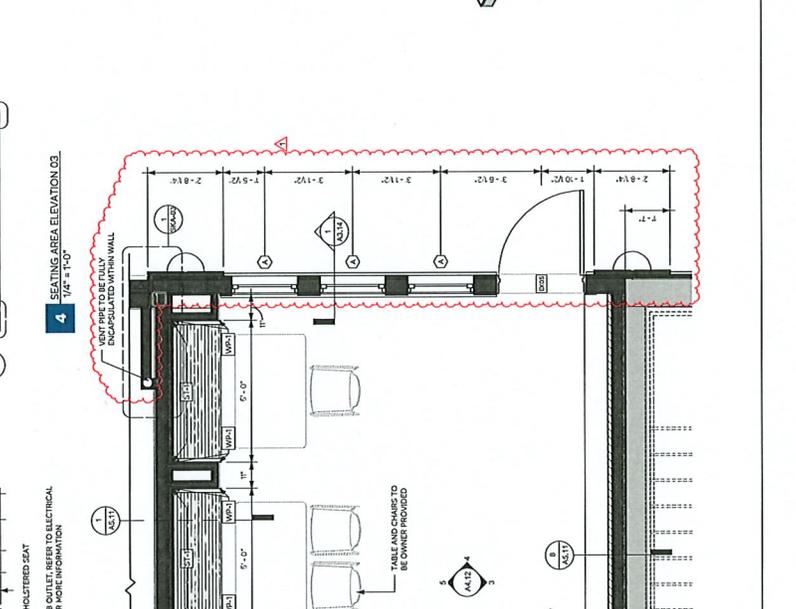
**46** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



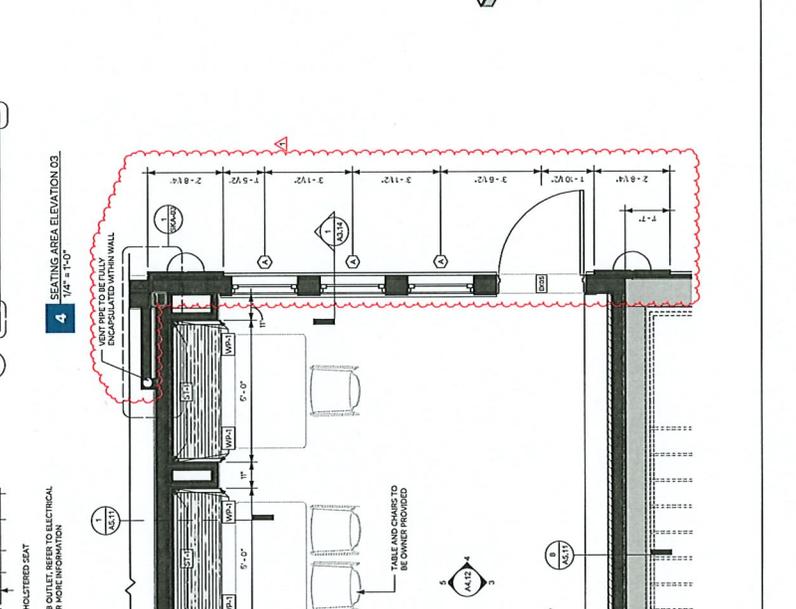
**47** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



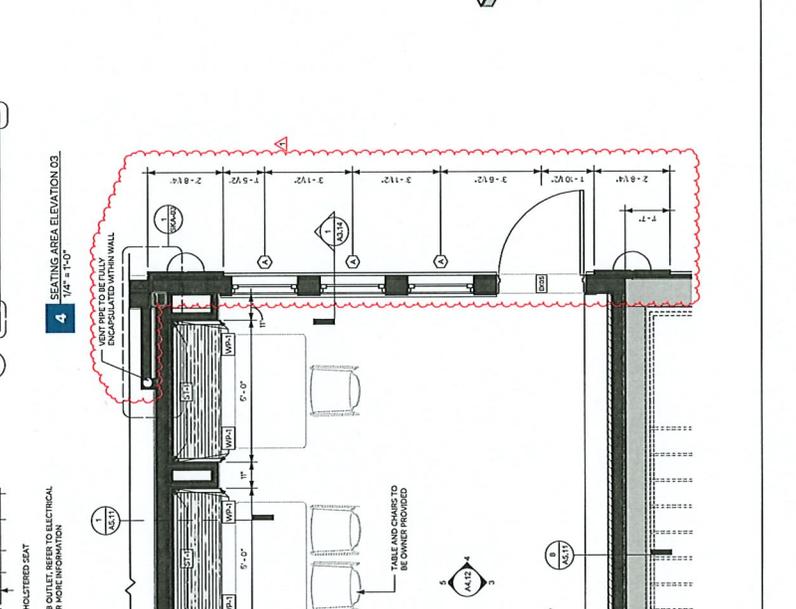
**48** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



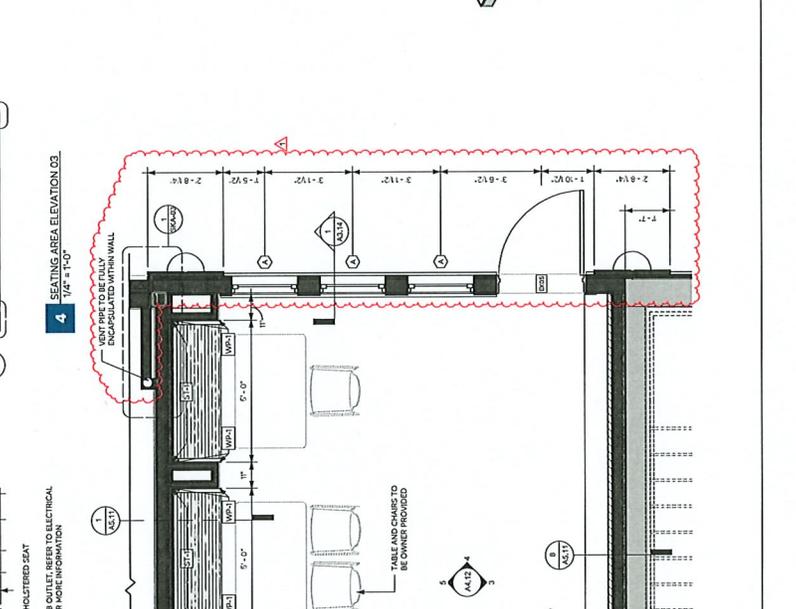
**49** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



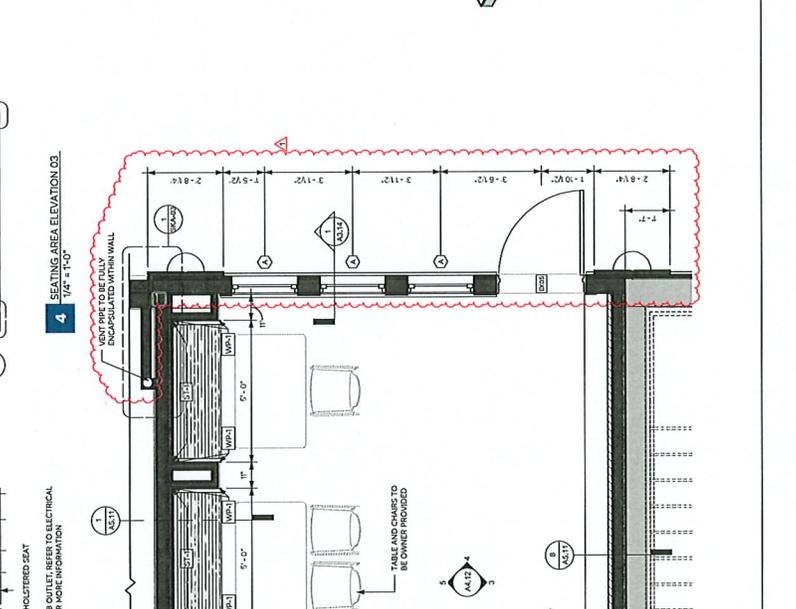
**50** TILE MOSAIC  
 1 1/2" = 1'-0"



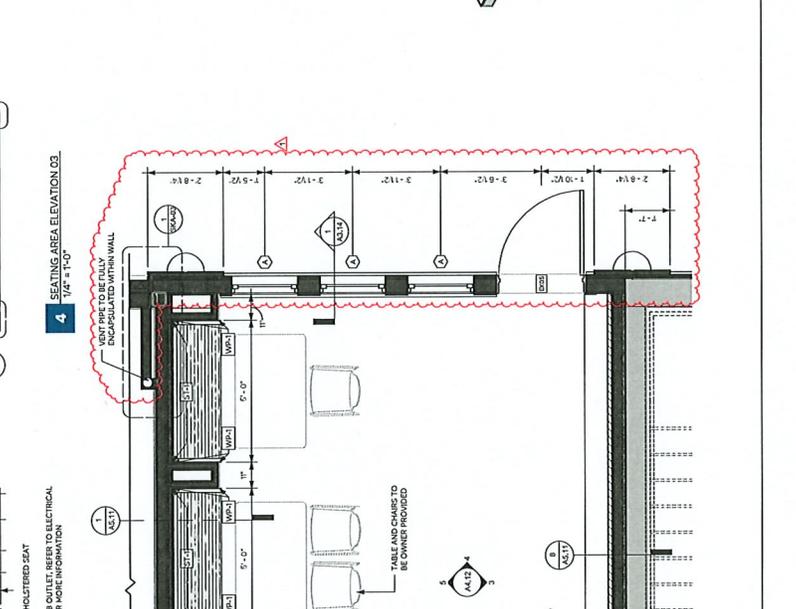
**51** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



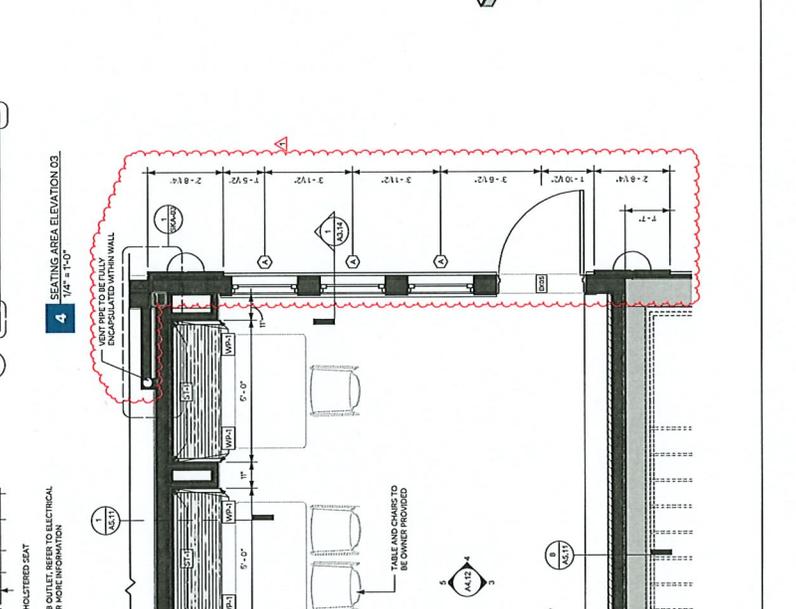
**52** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



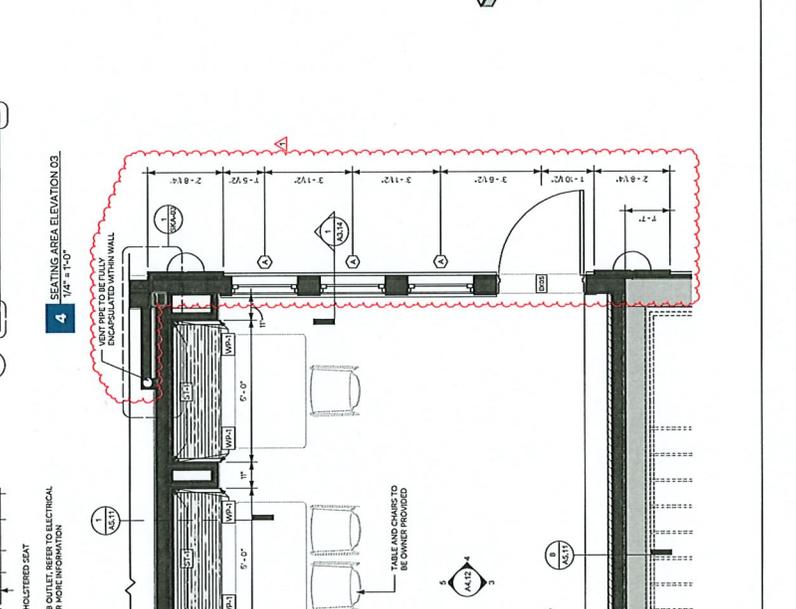
**53** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



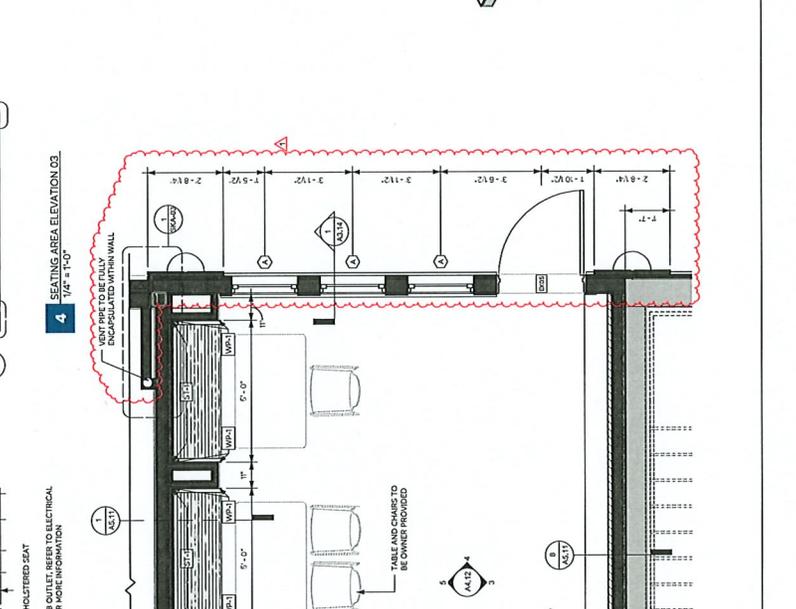
**54** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



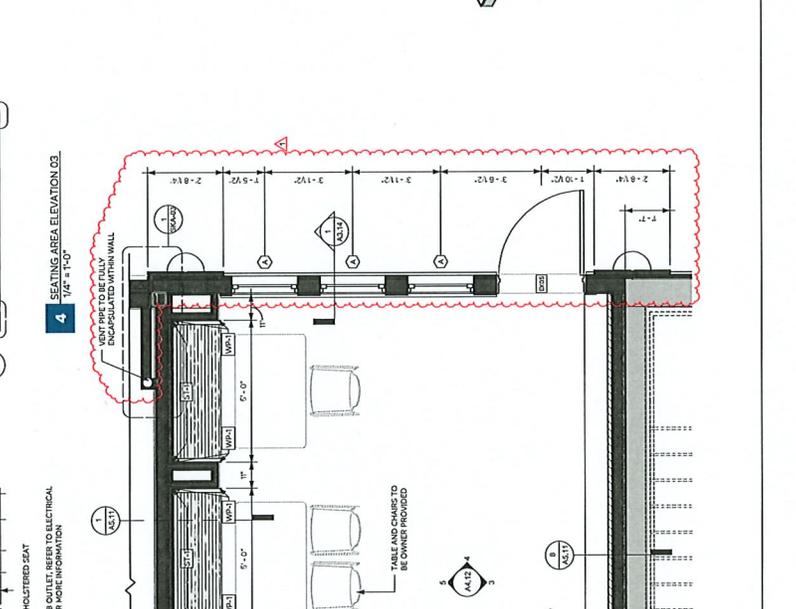
**55** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



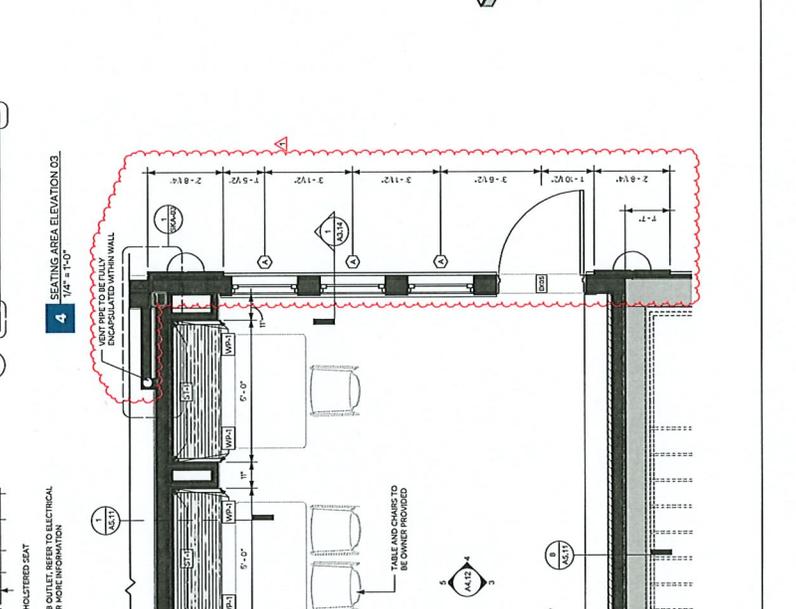
**56** TILE MOSAIC  
 1 1/2" = 1'-0"



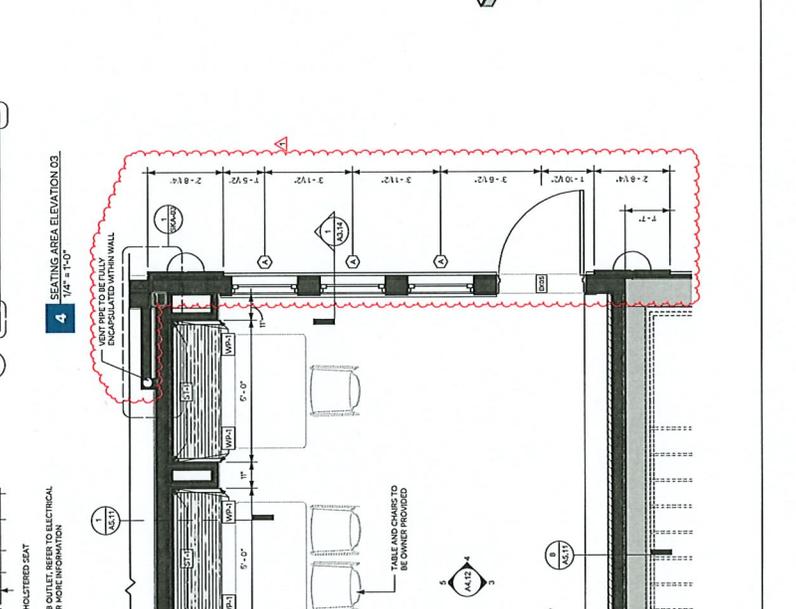
**57** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



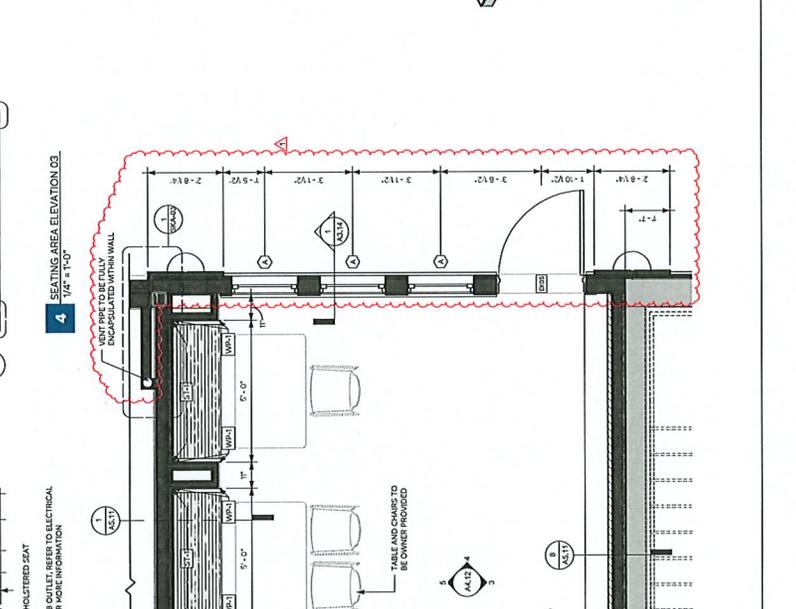
**58** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



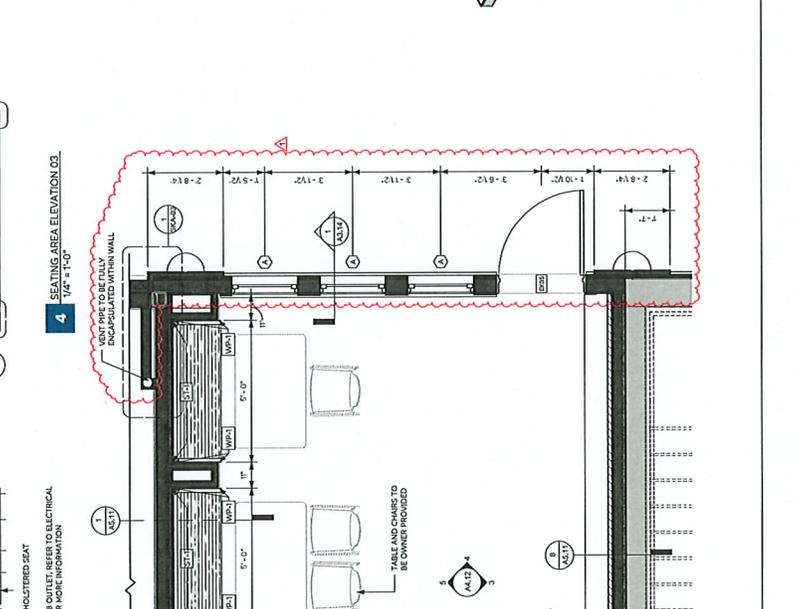
**59** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



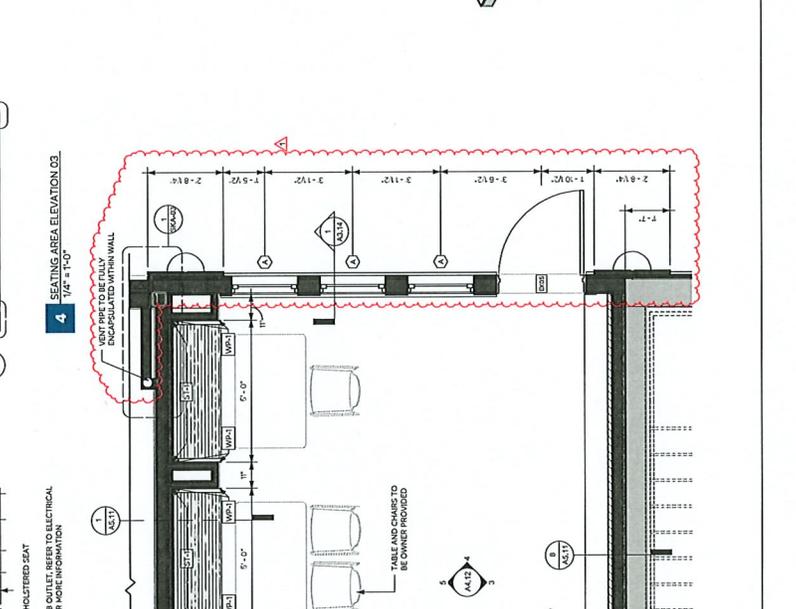
**60** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



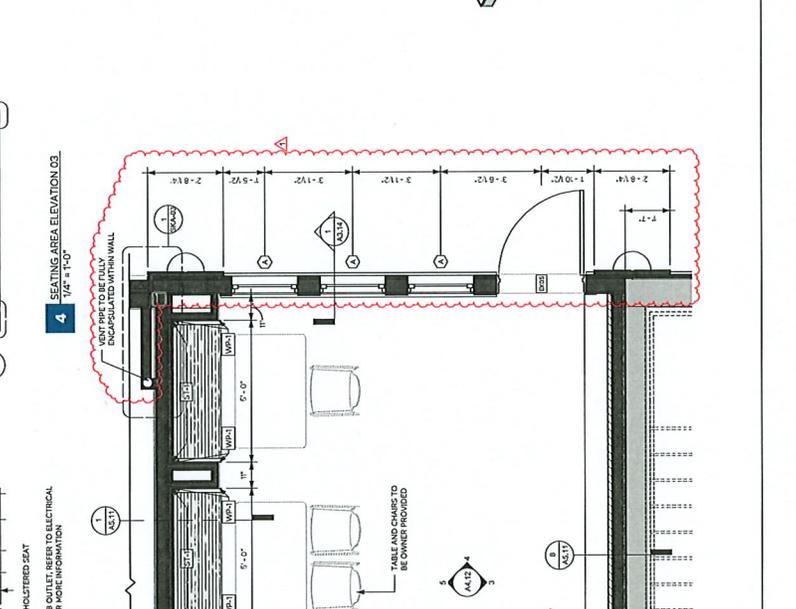
**61** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



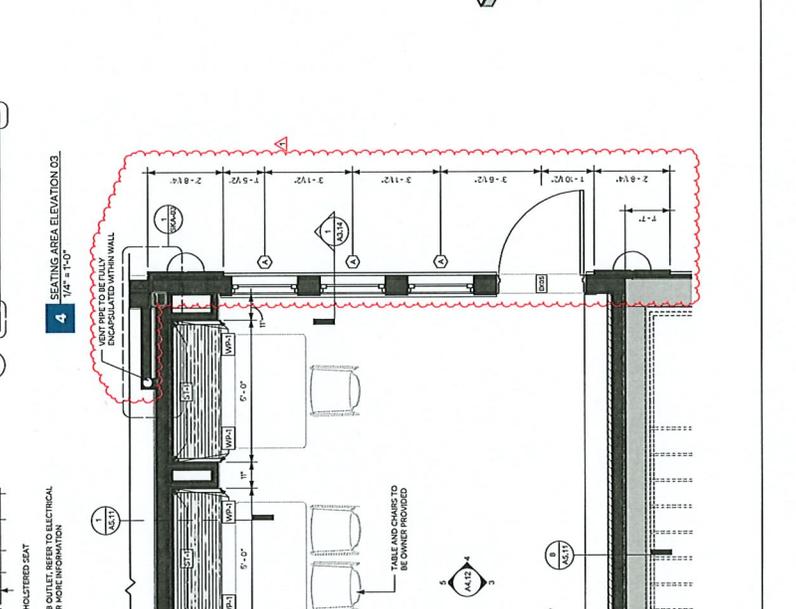
**62** TILE MOSAIC  
 1 1/2" = 1'-0"



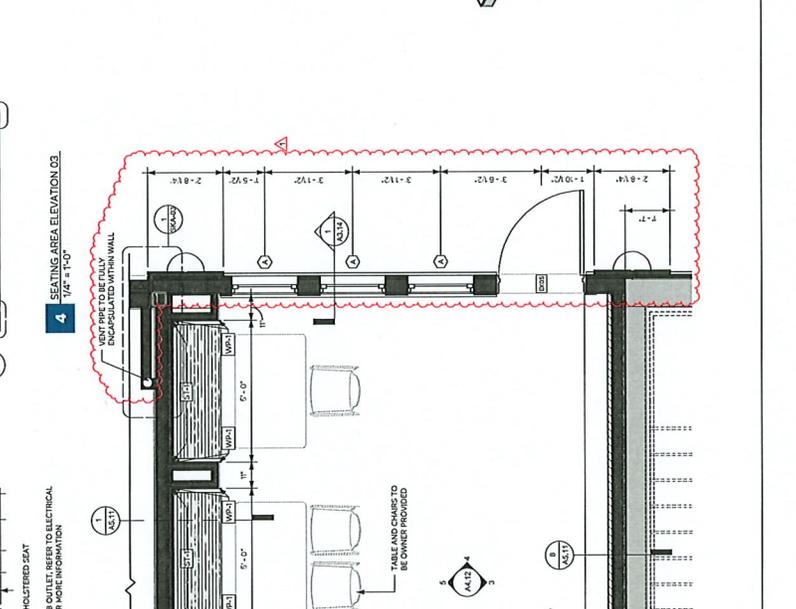
**63** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



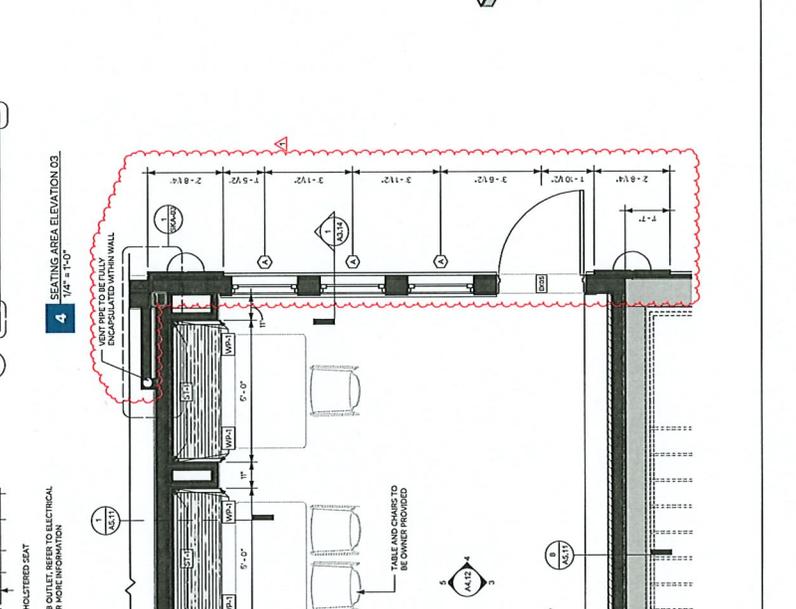
**64** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



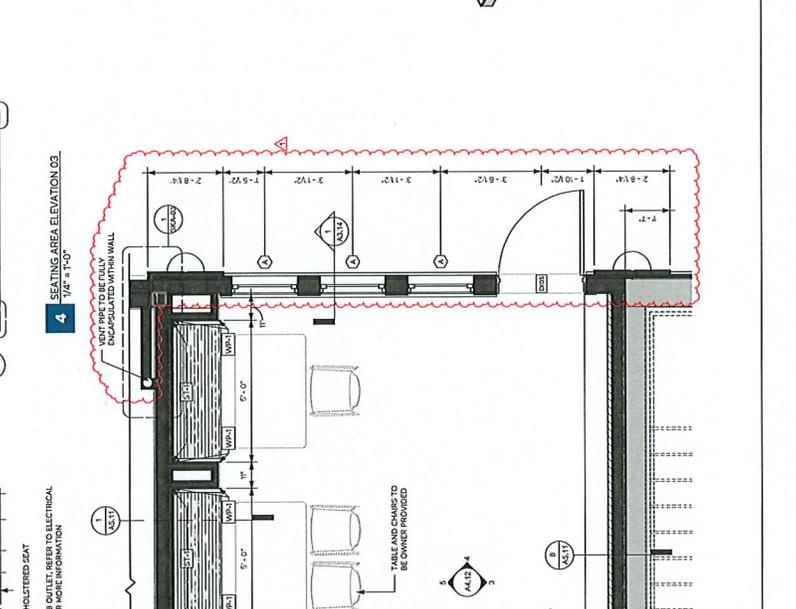
**65** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



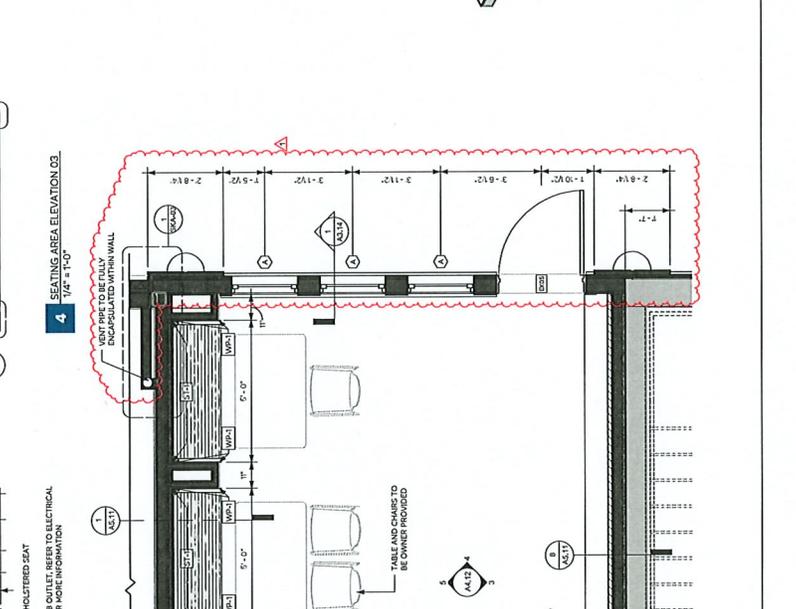
**66** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



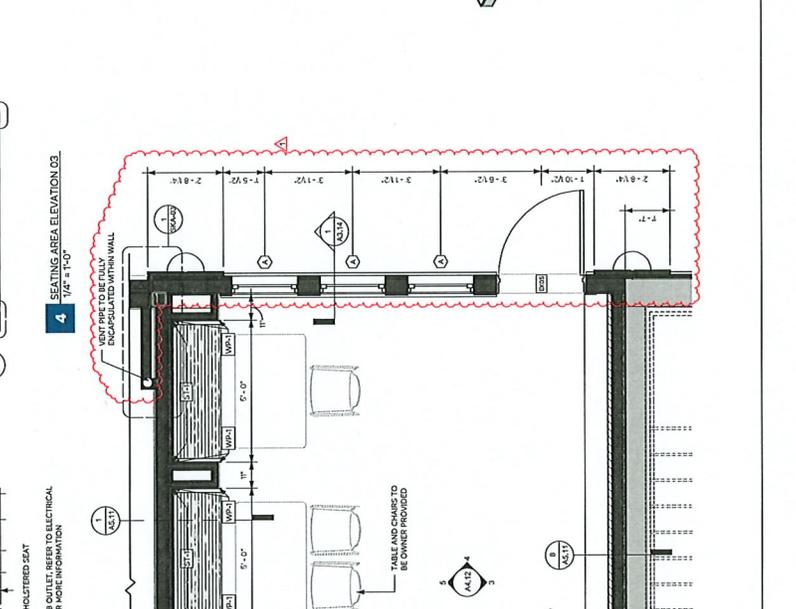
**67** BACK BAR ELEVATION 02  
 1/4" = 1'-0"



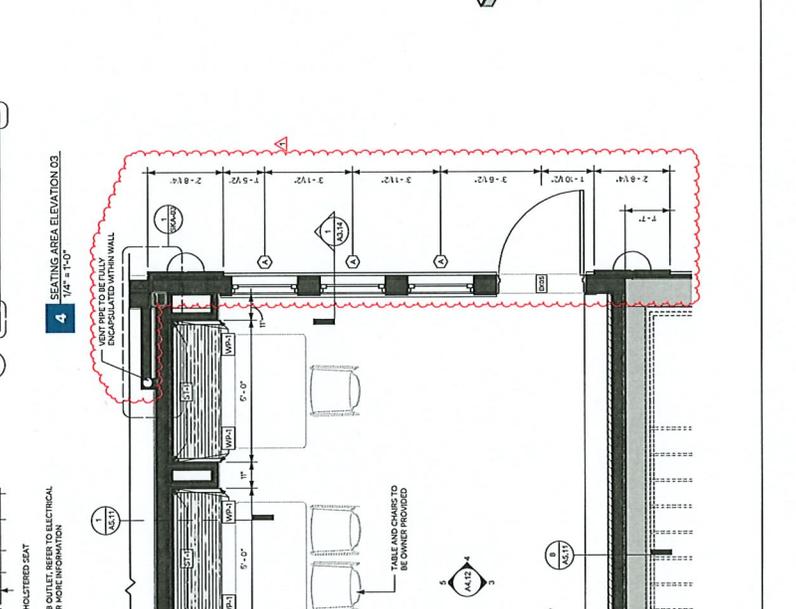
**68** TILE MOSAIC  
 1 1/2" = 1'-0"



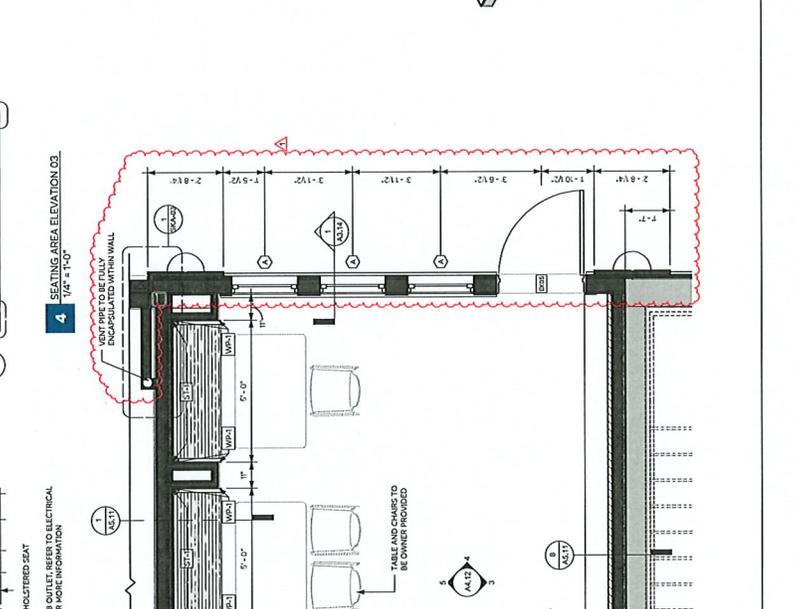
**69** SEATING AREA ELEVATION 02  
 1/4" = 1'-0"



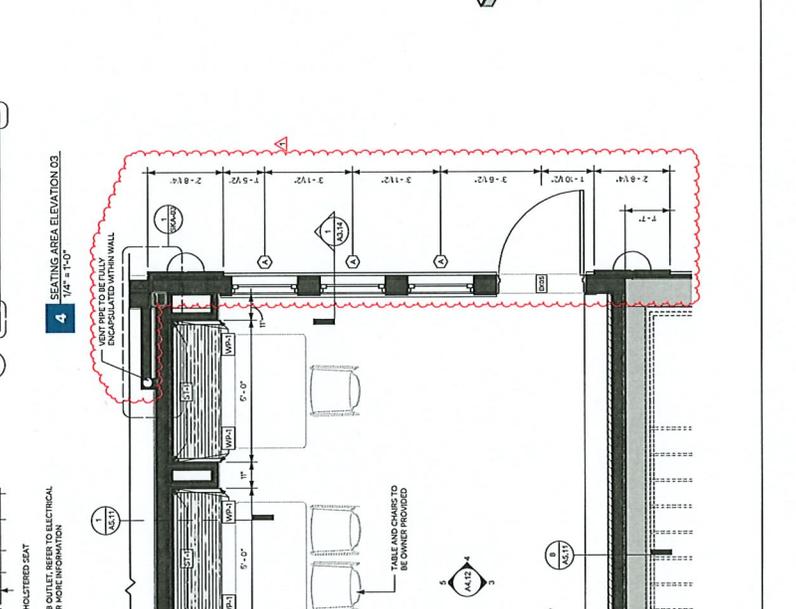
**70** SEATING AREA ELEVATION 03  
 1/4" = 1'-0"



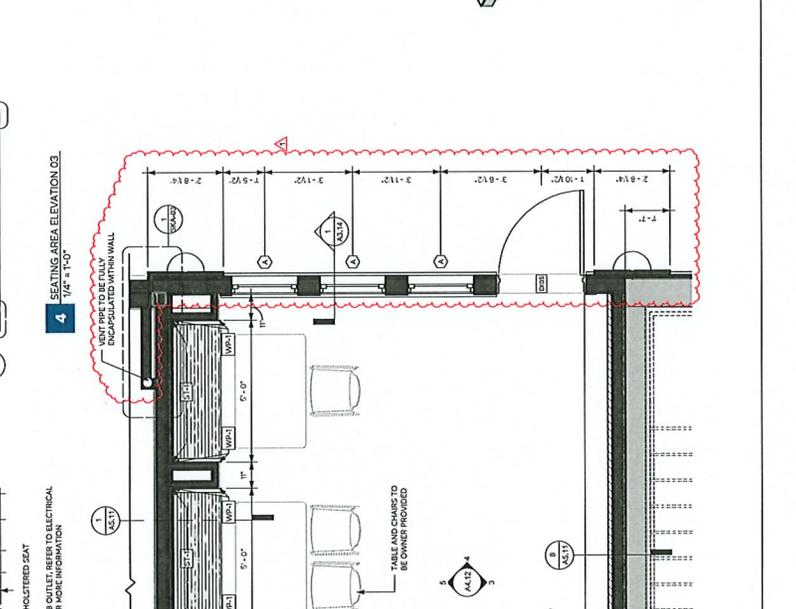
**71** SEATING AREA ELEVATION 01  
 1/4" = 1'-0"



**72** BACK BAR ELEVATION 04  
 1/4" = 1'-0"



**73** BACK BAR ELEVATION 02  
 1/4" = 1'-0"





**TEWKSBURY SCHOOL**  
**FACILITIES STUDY**  
**COMMITTEE PRESENTATION**

Tewksbury School Committee | March 18, 2026



Town of  
**Tewksbury** MA

# Tewksbury Schools Facilities and Feasibility Study Update



**TEWKSBURY**  
PUBLIC SCHOOLS



**JCJ** ARCHITECTURE

## Tewksbury School Committee | March 18, 2026

### Project Workplan

#### JCJ Architecture / New Vista Design Engaged

November 2026

- Phase I - Visioning  
November 2025 – February 2026
- Phase II - Existing Conditions  
December 2025 – January 2026
- Phase III – Master Plan Options  
January - February, 2026
- Phase IV - Reports  
February – March 2026
- Phase V - Presentations  
February - March 2026
  - Faculty Workshop  
March 16, 2026
  - Community Forum  
March 16, 2026
  - Senior Center  
March 17, 2026
  - **Tewksbury School Committee**  
March 18, 2026
  - **Tewksbury Select Board**  
March 23, 2026
  - **Tewksbury School Committee & Select Board Workshops**  
to be scheduled

#### FINAL Master Plan Report

on or about March 27, 2026

#### MSBA Statement of Interest (pending)

on or about April 17, 2026



Town of  
**Tewksbury** MA

**TEWKSBURY**  
PUBLIC SCHOOLS



JCJ ARCHITECTURE

# Tewksbury School Committee | March 18, 2026

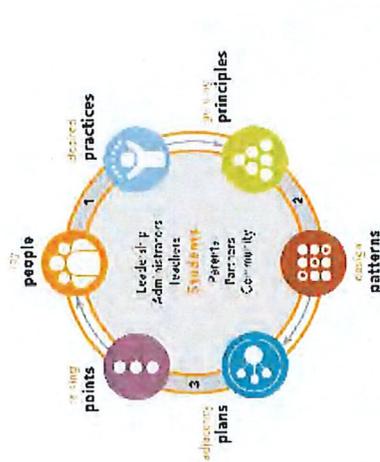
## Visioning

### Goals

- Establishing Priorities – Educational, Architectural and Community

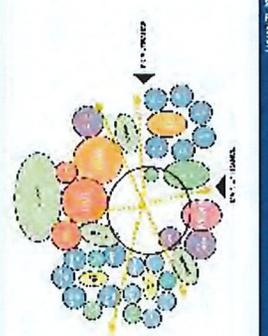
### Sessions

- Kick-off Meeting with TPS and Town Leadership **November 17, 2025**
- TSFSC Visioning Session **December 2, 2025**
- Workshop #1 – Educational Priorities **December 9, 2025**
- Workshop #2 – Architectural Priorities **January 7, 2026**
- Workshop #3 – Diagramming **January 27, 2026**
- MS & HS Student Workshops **February 5, 2026**
- Faculty Workshop **March 16, 2026**
- Community Forum **March 16, 2026**
- Senior Center **March 17, 2026**



### Bubble Diagrams

- THE KEY
- 1. PEOPLE
- 2. PRACTICES
- 3. PLANS
- 4. PARTNERS
- 5. PARENTS
- 6. PARTNERSHIP
- 7. PARENTS
- 8. PARTNERSHIP
- 9. PARENTS
- 10. PARTNERSHIP
- 11. PARENTS
- 12. PARTNERSHIP
- 13. PARENTS
- 14. PARTNERSHIP
- 15. PARENTS
- 16. PARTNERSHIP
- 17. PARENTS
- 18. PARTNERSHIP
- 19. PARENTS
- 20. PARTNERSHIP

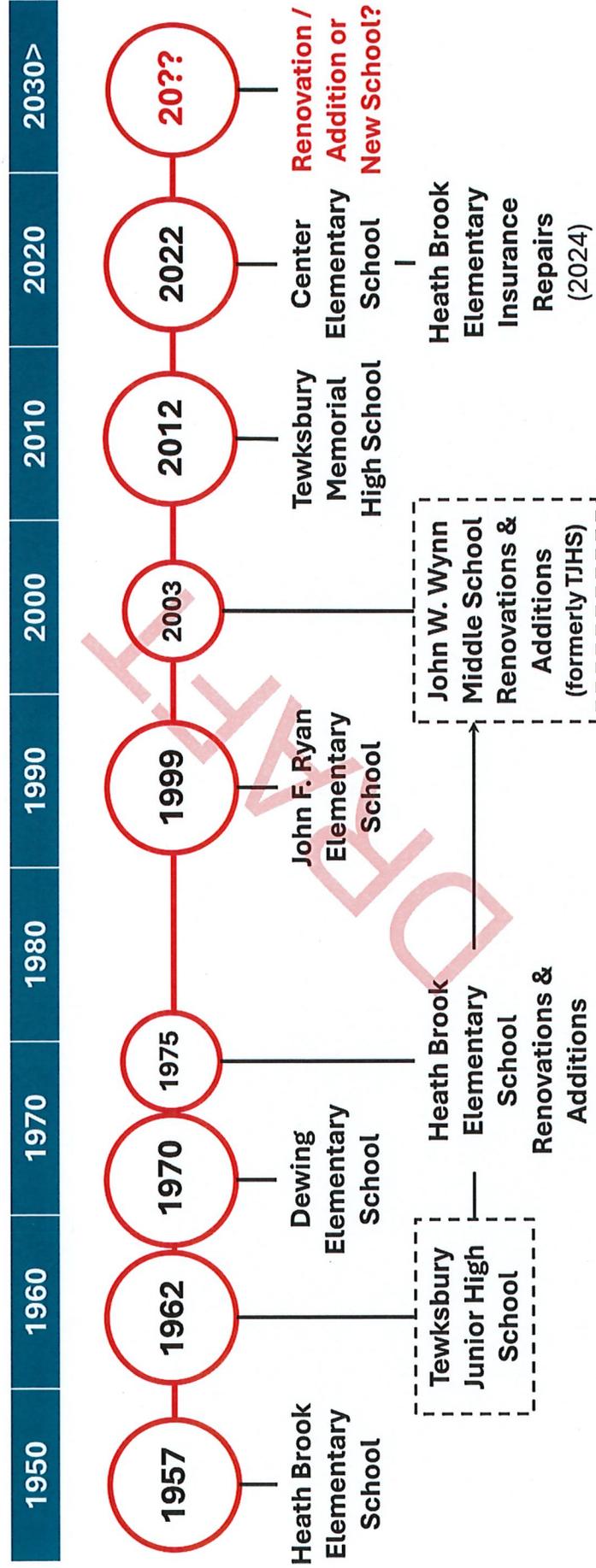


### Guiding Principles

- Whole Child Focus
- Collaboration and Cooperation
- Small School Feel, Large School Pride
- Adaptability and Evolution
- Sustainability
- School as Community Resource
- Appropriate Aesthetic and Branding

# Tewksbury School Committee | March 18, 2026

## Tewksbury Public Schools – Existing Schools Timeline



Town of **Tewksbury** MA



## Tewksbury School Committee | March 18, 2026

### Existing Conditions - Summary

School	Year Constructed   Additions(s)	Athletic Fields	Parking   Lighting	Accessibility	Commination / Security	Envelope	Interiors	Structure	Mechanical	Electrical	Plumbing	Fire Alarm	Fire Protection	Hazardous Materials
Center Elementary School	2022	●	●	●	●	●	●	●	●	●	●	●	●	●
Dewing Elementary School	1970	●	●	●	●	●	●	●	●	●	●	○	○	●
Heath Brook Elementary School	1957 / 1975	●	●	●	●	●	●	●	●	●	●	○	○	●
John F. Ryan Elementary School	1999	●	●	●	●	●	●	●	●	●	●	●	●	●
John W. Wynn Middle School	1962 / 2003	●	●	●	●	●	●	●	●	●	●	●	●	●
Tewksbury Memorial High School	2012	●	●	●	●	●	●	●	●	●	●	●	●	●

#### Legend

Good ● Fair ● Poor ● N/A ○

Architects, engineers and hygienists conducted site visits December 9<sup>th</sup> through 18<sup>th</sup>, 2025.



Town of **Tewksbury** MA



# Tewksbury School Committee | March 18, 2026

## Programming

The image shows a large grid of data tables, likely spreadsheets, used for programming. The grid is partially obscured by a large red watermark reading "MSBA". The tables contain various columns and rows of data, including what appears to be room numbers, student counts, and program details. The watermark is a large, semi-transparent red "MSBA" with a heart shape behind it, centered over the grid.

### Developed eleven (11) Space Summaries with following criteria:

- Use MSBA Space Summary template with TPS furnished enrollment projections.
- Existing programs to remain.
- The number of rooms calculated using MSBA default 18 students/space for Grades PK-K and 23 students/space for Grades 1-12.
- PK for 300 students with 150 students each for the new Dewing ES and Heath Brook ES programs.
- TMHS Grade 8 addition includes school administration, nurse, guidance and classrooms.
- TMHS Grades 7-8 addition includes all middle school program areas.
- 1.50 Grossing Factor (GFA/NFA).



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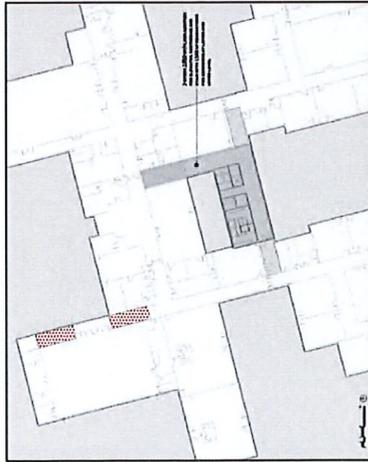
**T**EWKSBURY  
PUBLIC SCHOOLS

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 **JCJ** ARCHITECTURE

# Tewksbury School Committee | March 18, 2026

## Master Plan Design Options



Dewing ES Code Upgrade



Heath Brook ES PK 300 students



Center ES K-2 826 students



Wynn MS 6-8 770 students



Heath Brook ES PK-K 571 students



Wynn 5-8 1,020 students



# Tewksbury School Committee | March 18, 2026

## Master Plan Design Options



TMHS 9-12 w/ CTE 721 students



TMHS 8-12 w/ CTE 970 students



New School PK-1 826 students



New Dewing ES PK-1 450 students



TMHS 7-12 w/ CTE 1,227 students



New Heath Brook ES PK-1 400 st



Town of **Tewksbury** MA



# Tewksbury School Committee | March 18, 2026

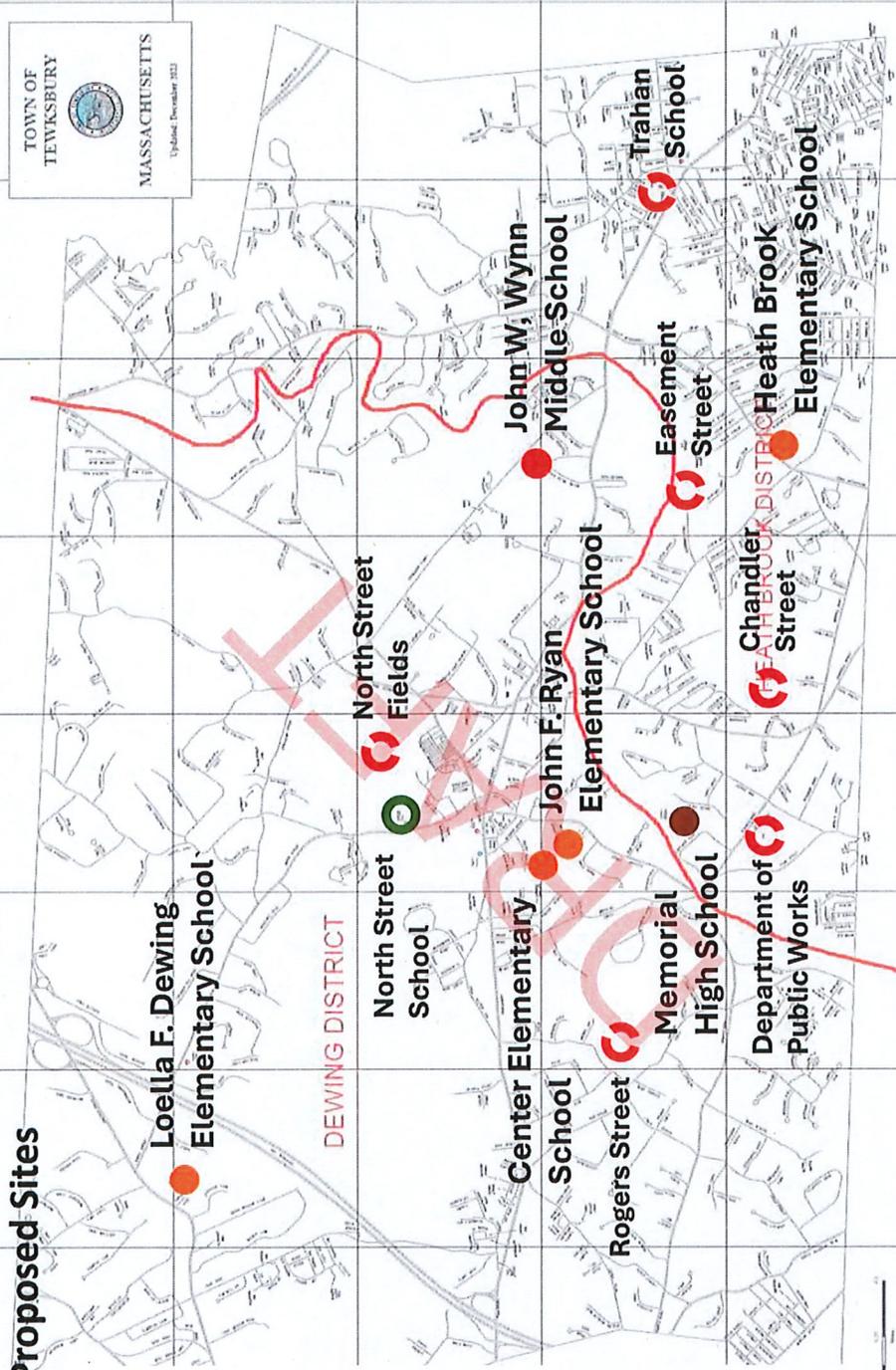
## Master Plan Options - Proposed Sites

### Site Criteria

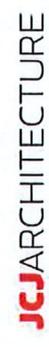
- Town Owned Property
- 13 acres or more
- Existing Infrastructure Readily Available
- Avoid Flood Plains, Wetlands, Environmentally Sensitive Areas
- > 1,000 Feet from an Active Landfill

### Excludes:

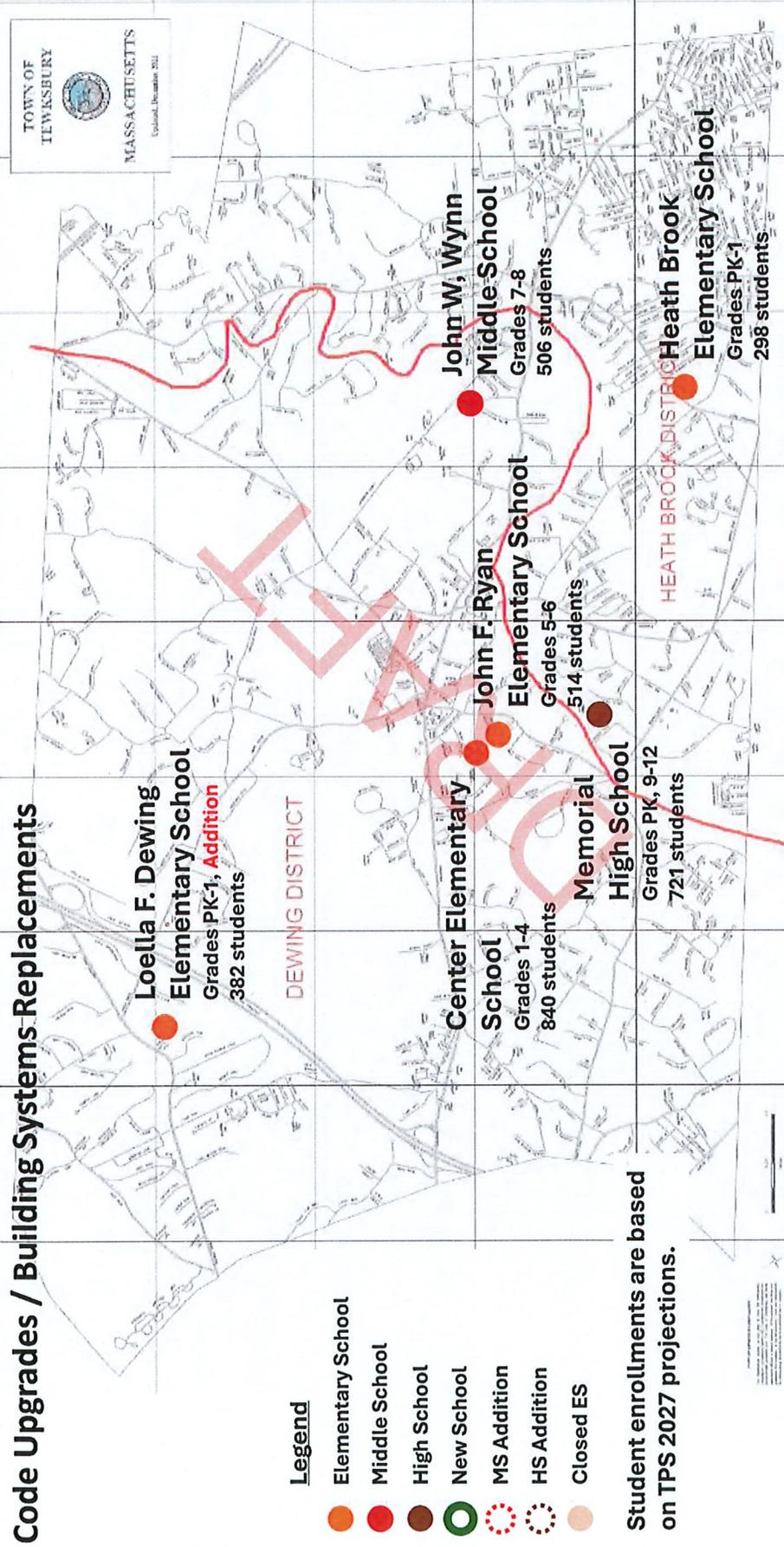
- Article 97 Protected Sites
- Dedicated Parks / Recreation
- Water Infrastructure
- Open Space Residential Design (OSRD) Land
- More than 50% Wetlands
- Power Line Easements
- Landlocked



Town of **Tewksbury** MA



# Tewksbury School Committee | March 18, 2026



## Tewksbury School Committee | March 18, 2026

### Code Upgrades – Estimate of Probable Costs (accessibility, envelope, haz mat, mechanical, electrical, fire alarm and/or sprinklers)

Scope of Work	Dewing ES	Heath Brook ES	New School	Center ES	Ryan ES	Wynn MS	TMHS
Grades	PK-1	PK-1	N/A	2-4	5-6	7-8	PK, 9-12, PG
Renovations	\$18.6M	\$11.0M	\$0	\$0	\$3.8M	\$8.4M	\$5.9M
Sitework	\$3.4M	\$2.9M	\$0	\$0	\$0	\$0	\$0
Demo Existing Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials Abatement	\$1.4M	\$0.9M	\$0	\$0	\$0	\$1.7M	\$0
<b>Subtotal Trade Costs</b>	<b>\$23.4M</b>	<b>\$14.8M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3.8M</b>	<b>\$10.1M</b>	<b>\$5.9M</b>
Subtotal Contingencies	\$7.7M	\$4.9M	\$0	\$0	\$1.2M	\$3.3M	\$1.9M
Subtotal General Costs	\$6.7M	\$4.2M	\$0	\$0	\$1.1M	\$2.9M	\$1.7M
<b>Total Construction Costs</b>	<b>\$37.8M</b>	<b>\$23.9M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6.1M</b>	<b>\$16.3M</b>	<b>\$9.5M</b>
Owner Soft Costs (30%)	\$11.3M	\$7.2M	\$0	\$0	\$1.8M	\$4.9M	\$2.8M
<b>Total Project Costs</b>	<b>\$49.1M</b>	<b>\$31.1M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7.9M</b>	<b>\$21.2M</b>	<b>\$12.3M</b>

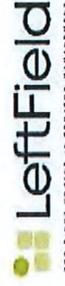
#### Code Upgrades Estimate of Probable Costs

**≈ 121.6M**

- Assumptions:**
- Temporary classrooms excluded from costs.
  - Construction Manager at Risk delivery escalated to 2031 construction start.
  - Reimbursement may be available via MSBA's Accelerated Repair Program (boilers, roofs and windows).



Town of  
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# Tewksbury School Committee | March 18, 2026

## Master Plan Option 1 – Design Options

Dewing Elementary School:  
**Closed.**

Heath Brook Elementary School:  
Code upgrades.

1-story additions and renovations to  
convert to a districtwide Early

Childhood Center, Grade PK, 300  
students.

63,900 GSF.

Center Elementary School:  
Code upgrades.

Renovations and 1-story addition to  
add Grade K, 300 students.

Grades K-2  
140,603 GSF.

John F. Ryan Elementary School:  
Code upgrades.

Reconfigure for Grades 3-4, 558  
students.

104,828 GSF.

John W. Wynn Middle School:  
Code upgrades.

Renovations and 2-story addition for  
Grades 5-8, 1,020 students.

157,700 GSF.

Tewksbury Memorial High School:  
Code upgrades.

Interior renovations to expand CTE  
Programs for Grades PK, 9-12 and Post

Graduate, 721 students.

240,000 GSF.



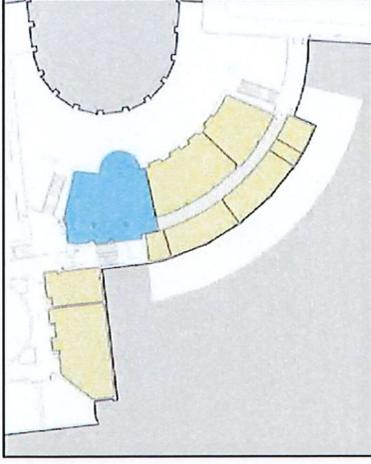
Heath Brook ES Renovations and Additions



Center ES Renovations and Additions



Wynn MS Renovations and Additions



TMHS Renovations for CTE Programs



Town of  
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**JCJ**ARCHITECTURE

## Tewksbury School Committee | March 18, 2026

### Master Plan Option 1 – Estimate of Probable Costs

Scope of Work	Dewing ES	Heath Brook ES	New School	Center ES	Ryan ES	Wynn MS	TMHS
Grades	CLOSED	PK	N/A	K-2	3-4	5-8	PK, 9-12, PG
Renovations	\$0	\$19.6M	\$0	\$10.3M	\$3.8M	\$40.2M	\$13.6M
Sitework	\$0	\$2.9M	\$0	\$1.6M	\$0	\$4.9M	\$0
Demo Existing Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials Abatement	\$0	\$0.9M	\$0	\$0	\$0	\$1.7M	\$0
<b>Subtotal Trade Costs</b>	<b>\$0</b>	<b>\$23.4M</b>	<b>\$0</b>	<b>\$11.9M</b>	<b>\$3.8M</b>	<b>\$46.8M</b>	<b>\$13.6M</b>
Subtotal Contingencies	\$0	\$7.7M	\$0	\$3.9M	\$1.2M	\$15.5M	\$4.5M
Subtotal General Costs	\$0	\$6.7M	\$0	\$3.4M	\$1.1M	\$13.4M	\$3.9M
<b>Total Construction Costs</b>	<b>\$0</b>	<b>\$37.8M</b>	<b>\$0</b>	<b>\$19.2M</b>	<b>\$6.1M</b>	<b>\$75.7M</b>	<b>\$22.0M</b>
Owner Soft Costs (30%)	\$0	\$11.3M	\$0	\$5.8M	\$1.8M	\$22.7M	\$6.6M
<b>Total Project Costs</b>	<b>\$0</b>	<b>\$49.1M</b>	<b>\$0</b>	<b>\$25.0M</b>	<b>\$7.9M</b>	<b>\$98.4M</b>	<b>\$28.6M</b>

#### Option 1 Estimate of Probable Costs

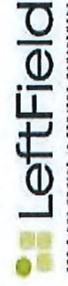
≈ \$209.0M

#### Assumptions:

- Temporary classrooms excluded from costs.
- Construction Manager at Risk delivery escalated to 2031 construction start.
- Reimbursement may be available via MSBA's Accelerated Repair Program (boilers, roofs and windows).



Town of  
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## Tewksbury School Committee | March 18, 2026

### Master Plan Option 2 – Design Options

Dewing Elementary School:

**Closed.**

Heath Brook Elementary School:

**Closed.**

New Elementary School:

New construction for a districtwide  
Early Childhood Center, Grades PK-1,  
844 students.

2-stories, 122,000 GSF.



New Elementary School

Center Elementary School:

Code upgrades.

Grades 2-4, 840 students.

140,603 GSF.

John F. Ryan Elementary School:

Code upgrades.

Grades 5-6, 514 students.

104,828 GSF.

John W. Wynn Middle School:

Code upgrades.

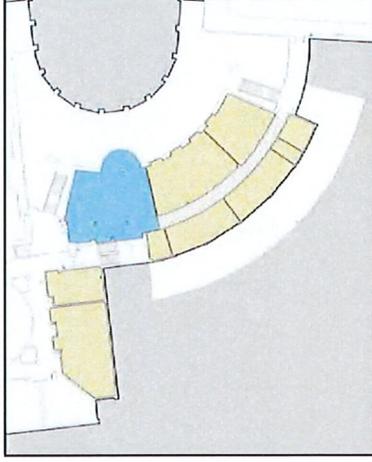
Grades 7-8, 506 students.

106,230 GSF.

Tewksbury Memorial High School:

Code upgrades.

Interior renovations to expand CTE  
Programs for Grades PK, 9-12 and Post  
Graduate, 721 students.  
240,000 GSF.



TMHS Renovations for CTE Programs



Town of  
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## Tewksbury School Committee | March 18, 2026

### Master Plan Option 2 – Estimate of Probable Costs

Scope of Work	Dewing ES	Heath Brook ES	New School	Center ES	Ryan ES	Wynn MS	TMHS
Grades	CLOSED	CLOSED	PK-1	2-4	5-6	7-8	PK, 9-12, PG
Renovations	\$0	\$0	\$61.3M	\$0	\$3.8M	\$8.4M	\$13.6M
Sitework	\$0	\$0	\$7.6M	\$0	\$0	\$0	\$0
Demo Existing Building	\$0	\$0	\$0.6M	\$0	\$0	\$0	\$0
Hazardous Materials Abatement	\$0	\$0	\$0.7M	\$0	\$0	\$1.7M	\$0
<b>Subtotal Trade Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70.2M</b>	<b>\$0</b>	<b>\$3.8M</b>	<b>\$10.1M</b>	<b>\$13.6M</b>
Subtotal Contingencies	\$0	\$0	\$23.1M	\$0	\$1.2M	\$3.3M	\$4.5M
Subtotal General Costs	\$0	\$0	\$20.0M	\$0	\$1.1M	\$2.9M	\$3.9M
<b>Total Construction Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$113.3M</b>	<b>\$0</b>	<b>\$6.1M</b>	<b>\$16.3M</b>	<b>\$22.0M</b>
Owner Soft Costs (30%)	\$0	\$0	\$34.0M	\$0	\$1.8M	\$4.9M	\$6.6M
<b>Total Project Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$147.3M</b>	<b>\$0</b>	<b>\$7.9M</b>	<b>\$21.2M</b>	<b>\$28.6M</b>

**Assumptions:**

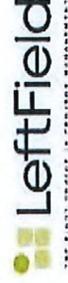
- Temporary classrooms excluded from costs.
- Construction Manager at Risk delivery escalated to 2031 construction start.
- Reimbursement may be available via MSBA's Accelerated Repair Program (boilers, roofs and windows).

**Option 2 Estimate of Probable Costs**

≈ \$205.0M



Town of  
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## Tewksbury School Committee | March 18, 2026

### Master Plan Option 3 – Design Options

**Dewing Elementary School:**

**Closed.**

**Heath Brook Elementary School:**

Code upgrades.

**1-story additions and renovations to convert to a districtwide Early Childhood Center, Grade PK-K, 571 students.**

84,600 GSF.



**Heath Brook ES Renovations and Additions**

**Center Elementary School:**

Code upgrades.

Reconfigured for Grades 1-3, 809 students.

140,603 GSF.

**John F. Ryan Elementary School:**

Code upgrades.

Reconfigured for Grades 4-5, 554 students.

104,828 GSF.



**Wynn MS Renovations and Additions**

**John W. Wynn Middle School:**

Code upgrades.

**2-story addition and renovations for Grades 6-8, 770 students.**

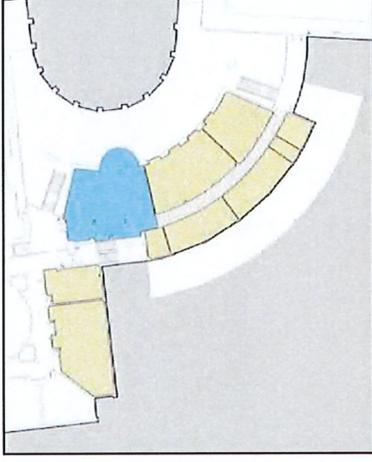
134,200 GSF.

**Tewksbury Memorial High School:**

Code upgrades.

Interior renovations to expand CTE Programs for Grades PK, 9-12 and Post Graduate, 721 students.

240,000 GSF.



**TMHS Renovations for CTE Programs**



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## Tewksbury School Committee | March 18, 2026

### Master Plan Option 3 – Estimate of Probable Costs

Scope of Work	Dewing ES	Heath Brook ES	New School	Center ES	Ryan ES	Wynn MS	TMHS
Grades	CLOSED	PK-K	N/A	1-3	4-5	6-8	PK, 9-12, PG
Renovations	\$0	\$30.1M	\$0	\$0	\$3.8M	\$28.3M	\$13.6M
Sitework	\$0	\$4.3M	\$0	\$0	\$0	\$4.2M	\$0
Demo Existing Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials Abatement	\$0	\$0.9M	\$0	\$0	\$0	\$1.7M	\$0
<b>Subtotal Trade Costs</b>	<b>\$0</b>	<b>\$35.3M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3.8M</b>	<b>\$34.2M</b>	<b>\$13.6M</b>
Subtotal Contingencies	\$0	\$11.6M	\$0	\$0	\$1.2M	\$11.3M	\$4.5M
Subtotal General Costs	\$0	\$10.1M	\$0	\$0	\$1.1M	\$9.8M	\$3.9M
<b>Total Construction Costs</b>	<b>\$0</b>	<b>\$57.0M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6.1M</b>	<b>\$55.3M</b>	<b>\$22.0M</b>
Owner Soft Costs (30%)	\$0	\$17.1M	\$0	\$0	\$1.8M	\$16.6M	\$6.6M
<b>Total Project Costs</b>	<b>\$0</b>	<b>\$74.1M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7.9M</b>	<b>\$71.9M</b>	<b>\$28.6M</b>

**Option 3 Estimate of Probable Costs**

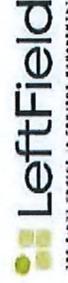
**≈ \$182.5M**

**Assumptions:**

- No temporary classrooms.
- Construction Manager at Risk delivery.
- Reimbursement may be available via MSBA's Accelerated Repair and Core Building Programs.



Town of  
**Tewksbury** MA



# Tewksbury School Committee | March 18, 2026

## Master Plan Option 4 – Design Options

Dewing Elementary School:

**Closed.**

Heath Brook Elementary School:

Code upgrades.

**1-story additions and renovations to convert to a districtwide Early Childhood Center, Grades PK-K, 571 students.**

**84,600 GSF.**



Heath Brook ES Renovations and Additions

Center Elementary School:

Code upgrades.

Reconfigured for Grades 1-3, 809 students.

140,603 GSF.

John F. Ryan Elementary School:

Code upgrades.

Reconfigured for Grades 4-5, 554 students.

104,828 GSF.



TMHS Addition for Grade 8

John W. Wynn Middle School:

Code upgrades.

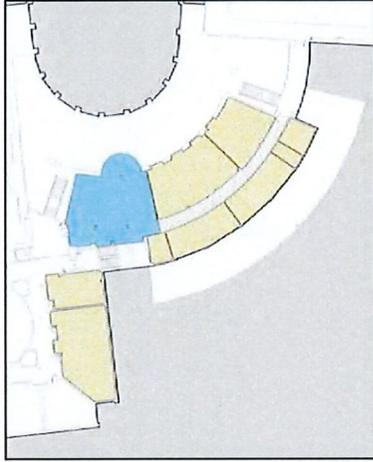
Reconfigured for Grades 6-7, 521 students.

106,230 GSF.

Tewksbury Memorial High School:

Code upgrades / Interior renovations to expand CTE Programs for Grades PK, 9-12 and Post Graduate, 721 students.

**1-story addition for Grade 8, 249 students / 263,000 GSF.**



TMHS Renovations for CTE Programs



Town of  
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## Tewksbury School Committee | March 18, 2026

### Master Plan Option 4 – Estimate of Probable Costs

Scope of Work	Dewing ES	Heath Brook ES	New School	Center ES	Ryan ES	Wynn MS	TMHS
Grades	CLOSED	PK-K	N/A	1-3	4-5	6-7	PK, 8-12, PG
Renovations	\$0	\$30.1M	\$0	\$0	\$3.8M	\$8.4M	\$30.7M
Sitework	\$0	\$4.3M	\$0	\$0	\$0	\$0	\$13.6M
Demo Existing Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials Abatement	\$0	\$0.9M	\$0	\$0	\$0	\$1.7M	\$0
<b>Subtotal Trade Costs</b>	<b>\$0</b>	<b>\$35.3M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3.8M</b>	<b>\$10.1M</b>	<b>\$44.3M</b>
Subtotal Contingencies	\$0	\$11.6M	\$0	\$0	\$1.2M	\$3.3M	\$14.6M
Subtotal General Costs	\$0	\$10.1M	\$0	\$0	\$1.1M	\$2.9M	\$12.7M
<b>Total Construction Costs</b>	<b>\$0</b>	<b>\$57.0M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6.1M</b>	<b>\$16.3M</b>	<b>\$71.6M</b>
Owner Soft Costs (30%)	\$0	\$17.1M	\$0	\$0	\$1.8M	\$4.9M	\$21.5M
<b>Total Project Costs</b>	<b>\$0</b>	<b>\$74.1M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7.9M</b>	<b>\$21.2M</b>	<b>\$93.1M</b>

**Assumptions:**

- No temporary classrooms.
- Construction Manager at Risk delivery.
- Reimbursement may be available via MSBA's Accelerated Repair and Core Building Programs.

**Option 4 Estimate of Probable Costs**

**≈ \$196.3M**



**Tewksbury** MA



# Tewksbury School Committee | March 18, 2026

## Master Plan Option 5 – Design Options

Dewing Elementary School:

**Closed.**

Heath Brook Elementary School:

Code upgrades.

1-story additions and renovations to convert to a districtwide Early Childhood Center, Grade PK, 300 students.

63,900 GSF.

Center Elementary School:

Code upgrades.

Renovations and 1-story addition to add Grade K, 300 students.

Grades K-2  
140,603 GSF.

John F. Ryan Elementary School:

Code upgrades.

Reconfigured for Grades 3-4, 558 students.

104,828 GSF.

John W. Wynn Middle School:

Code upgrades.

Reconfigured for Grades 5-6, 514 students.

106,230 GSF.

Tewksbury Memorial High School:

Code upgrades / Interior renovations to expand CTE Programs for Grades PK, 9-12 and Post Graduate, 721 students / 2-story addition for Grades 7-8, 506 students / 336,500 GSF.



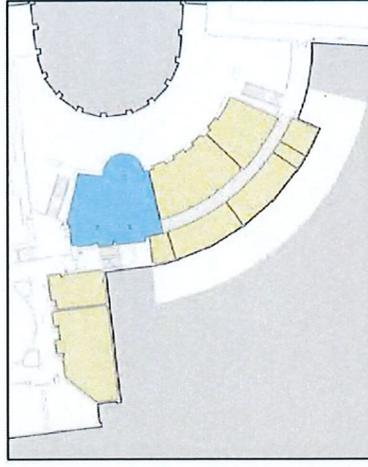
Heath Brook ES Renovations and Additions



Center ES Renovations and Additions



TMHS Addition for Grades 7-8



TMHS Renovations for CTE Programs



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## Tewksbury School Committee | March 18, 2026

### Master Plan Option 5 – Estimate of Probable Costs

Scope of Work	Dewing ES	Heath Brook ES	New School	Center ES	Ryan ES	Wynn MS	TMHS
Grades	CLOSED	PK	N/A	K-1	3-4	5-6	PK, 7-12, PG
Renovations	\$0	\$19.6M	\$0	\$10.3M	\$3.8M	\$8.4M	\$73.7M
Sitework	\$0	\$2.9M	\$0	\$1.6M	\$0	\$0	\$13.6M
Demo Existing Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials Abatement	\$0	\$0.9M	\$0	\$0	\$0	\$1.7M	\$0
<b>Subtotal Trade Costs</b>	<b>\$0</b>	<b>\$23.4M</b>	<b>\$0</b>	<b>\$11.9M</b>	<b>\$3.8M</b>	<b>\$10.1M</b>	<b>\$87.3M</b>
Subtotal Contingencies	\$0	\$7.7M	\$0	\$3.9M	\$1.2M	\$3.3M	\$28.8M
Subtotal General Costs	\$0	\$6.7M	\$0	\$3.4M	\$1.1M	\$2.9M	\$25.0M
<b>Total Construction Costs</b>	<b>\$0</b>	<b>\$37.8M</b>	<b>\$0</b>	<b>\$19.2M</b>	<b>\$6.1M</b>	<b>\$16.3M</b>	<b>\$141.1M</b>
Owner Soft Costs (30%)	\$0	\$11.3M	\$0	\$5.8M	\$1.8M	\$4.9M	\$42.3M
<b>Total Project Costs</b>	<b>\$0</b>	<b>\$49.1M</b>	<b>\$0</b>	<b>\$25.0M</b>	<b>\$7.9M</b>	<b>\$21.2M</b>	<b>\$183.4M</b>

**Option 5 Estimate of Probable Costs**

**≈ \$286.6M**

- Assumptions:**
- No temporary classrooms.
  - Construction Manager at Risk delivery.
  - Reimbursement may be available via MSBA's Accelerated Repair and Core Building Programs.



Town of  
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# Tewksbury School Committee | March 18, 2026

## Master Plan Option 6 – Design Options

### Dewing Elementary School:

**New construction on existing site.**

Grades PK-1, 450 students  
2-story, 85,500 GSF

### Heath Brook Elementary School:

**New construction on existing site.**

Grades PK-1, 400 students  
2-story, 72,300 GSF

### Center Elementary School:

Code upgrades.  
Grades 2-4, 840 students.  
140,603 GSF.

### John F. Ryan Elementary School:

Code upgrades.  
Grades 5-6, 514 students.  
104,828 GSF.

### John W. Wynn Middle School:

Code upgrades.  
Grades 7-8, 506 students.  
106,230 GSF.

### Tewksbury Memorial High School:

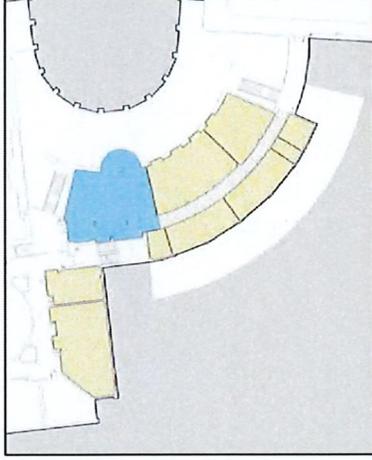
Code upgrades.  
Interior renovations to expand CTE Programs for Grades PK, 9-12 and Post Graduate, 721 students.  
240,000 GSF.



New Dewing ES



New Heath Brook ES



TMHS Renovations for CTE Programs



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PUBLIC SCHOOLS

**LeftField**  
THE ART OF DESIGN • PARTNERING COMMUNITIES

**JCJ**ARCHITECTURE

## Tewksbury School Committee | March 18, 2026

### Master Plan Option 6 – Estimate of Probable Costs

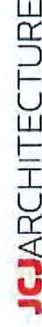
Scope of Work	Dewing ES	Heath Brook ES	New School	Center ES	Ryan ES	Wynn MS	TMHS	
Grades	PK-1	PK-1	N/A	2-4	5-6	7-8	PK, 9-12, PG	
Renovations	\$43.9M	\$38.4M	\$0	\$0	\$3.8M	\$8.4M	\$13.6M	
Sitework	\$11.8M	\$10.4M	\$0	\$0	\$0	\$0	\$0	
Demo Existing Building	\$1.2M	\$0.9M	\$0	\$0	\$0	\$0	\$0	
Hazardous Materials Abatement	\$1.4M	\$0.9M	\$0	\$0	\$0	\$1.7M	\$0	
<b>Subtotal Trade Costs</b>	<b>\$58.3M</b>	<b>\$50.6M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3.8M</b>	<b>\$10.1M</b>	<b>\$13.6M</b>	
Subtotal Contingencies	\$19.2M	\$16.7M	\$0	\$0	\$1.2M	\$3.3M	\$4.5M	
Subtotal General Costs	\$16.6M	\$14.5M	\$0	\$0	\$1.1M	\$2.9M	\$3.9M	
<b>Total Construction Costs</b>	<b>\$94.1M</b>	<b>\$81.8M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6.1M</b>	<b>\$16.3M</b>	<b>\$22.0M</b>	
Owner Soft Costs (30%)	\$28.2M	\$24.5M	\$0	\$0	\$1.8M	\$4.9M	\$6.6M	
<b>Total Project Costs</b>	<b>\$122.3M</b>	<b>\$106.3M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7.9M</b>	<b>\$21.2M</b>	<b>\$28.6M</b>	
<b>Option 6 Estimate of Probable Costs</b>							<b>≈ \$286.3M</b>	

**Assumptions:**

- No temporary classrooms.
- Construction Manager at Risk delivery.
- Reimbursement may be available via MSBA's Accelerated Repair and Core Building Programs.



Town of  
**Tewksbury** MA



## Tewksbury School Committee | March 18, 2026

### Master Plan Summary – Estimates of Probable Costs

Scope of Work	Dewing ES	Heath Brook ES	New School	Center ES	Ryan ES	Wynn MS	TMHS	Total	Estimated Town Share*
Code Upgrades	\$49.1M	\$31.1M	\$0	\$0	\$7.9M	\$21.2M	\$12.3M	≈ \$121.6M	≈ \$73.0M
Option 1	\$0	\$49.1M	\$0	\$25.0M	\$7.9M	\$98.4M	\$28.6M	≈ \$209.0M	≈ \$125.4M
<b>Option 2</b>	<b>\$0</b>	<b>\$0</b>	<b>\$147.3M</b>	<b>\$0</b>	<b>\$7.9M</b>	<b>\$21.2M</b>	<b>\$28.6M</b>	<b>≈ 205.0M</b>	<b>≈ \$123.0M</b>
Option 3	\$0	\$74.1M	\$0	\$0	\$7.9M	\$71.9M	\$28.6M	≈ \$182.5M	≈ \$109.5M
Option 4	\$0	\$74.1M	\$0	\$0	\$7.9M	\$21.2M	\$93.1M	≈ \$196.3M	≈ \$117.8M
Option 5	\$0	\$49.1M	\$0	\$25.0M	\$7.9M	\$21.2M	\$183.4M	≈ \$286.6M	≈ \$172.0M
Option 6	\$122.3M	\$106.3M	\$0	\$0	\$7.9M	\$21.2M	\$28.6M	≈ \$286.3M	≈ \$171.8M

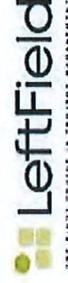
\* Assumes MSBA approved projects with adjusted reimbursement rate of approximately 40%.

### Recommendation - Option 2

- One MSBA Statement of Interest | Statutory Priority 7 Replace obsolete building.
- Independent construction project with a predictable schedule.
- No disruptions to school operations | no temporary classrooms.
- Minimizes student transitions.
- Minor/moderate repairs at three existing schools.

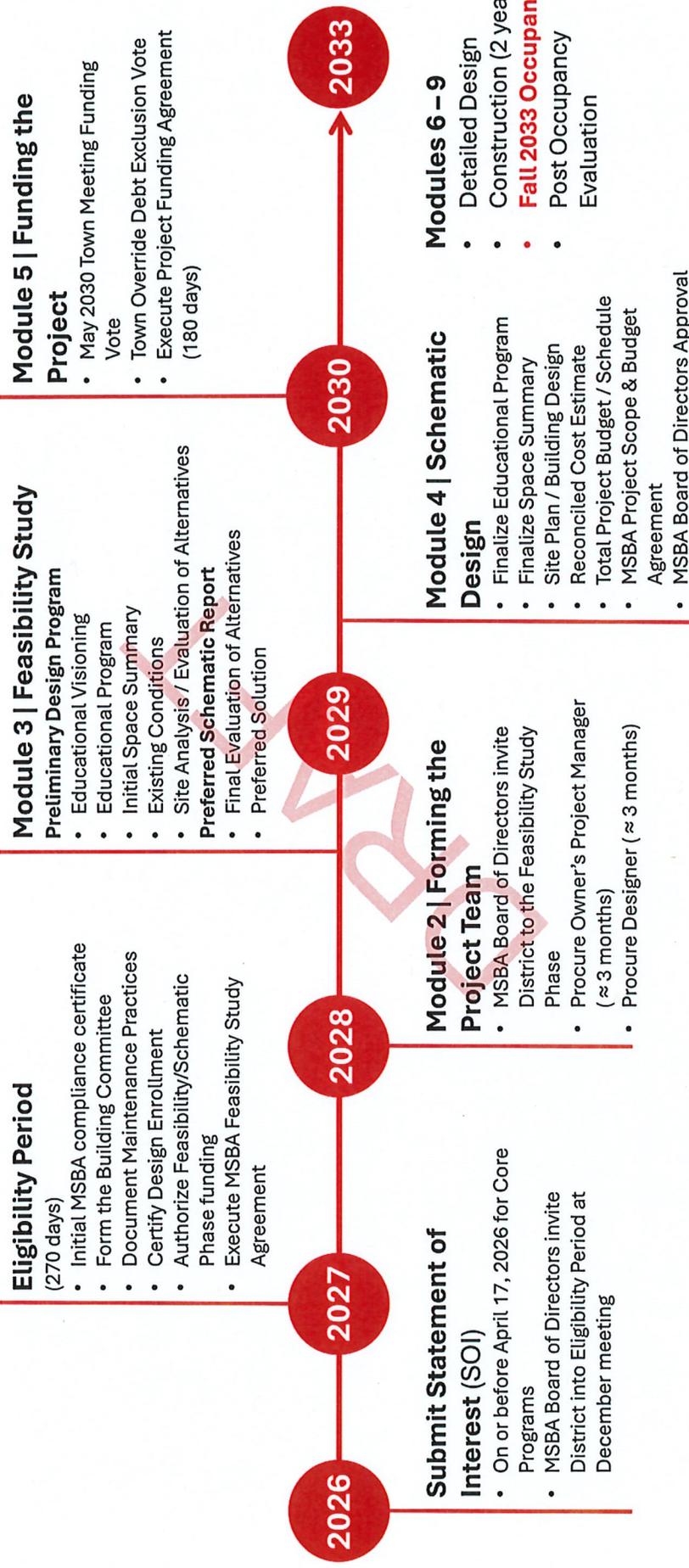


Town of **Tewksbury** MA

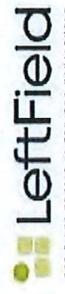


# Tewksbury School Committee | March 18, 2026

## Master Plan Option 2 – “Best Case” Project Schedule for New School



Town of **Tewksbury** MA



JCJ ARCHITECTURE

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## Tewksbury School Committee | March 18, 2026

### Next Steps

- **Tewksbury School Committee Presentation** **March 18, 2026**
- **Tewksbury Select Board Presentation** **March 23, 2026**
- **Tewksbury School Committee & Select Board Workshops** **to be scheduled**
- **FINAL Master Plan Report** **on or about March 25, 2026**
- **MSBA Statement of Interest** **before April 17, 2026**

**Thank you!**



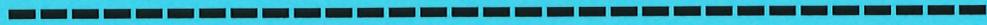
Town of  
**Tewksbury** MA



**JCJ**ARCHITECTURE

**ANNUAL AND SPECIAL TOWN  
MEETING WARRANT ARTICLES**

**TRAHAN SCHOOL  
AMENDMENT**



**OPTION TO LEASE**

**AMENDMENT TO OPTION TO LEASE**

THIS AMENDMENT TO OPTION TO LEASE (this "Agreement") is entered into as of March \_\_, 2026, by and between the **TOWN OF TEWKSBURY** (the "**Town**"), a Massachusetts municipal corporation, acting by and through its Select Board, having an address of Tewksbury Town Hall, 1009 Main Street, Tewksbury, Massachusetts 01876, and **TRAHAN SCHOOL RESIDENCES LIMITED PARTNERSHIP**, a Massachusetts limited partnership, having an address c/o SCG Development Partners, Inc., 8245 Boone Boulevard, Suite 640, Tysons Corner, Virginia 22182 (hereinafter, with its permitted successors and assigns, referred to as the "**Developer**").

**RECITALS**

WHEREAS, the Town and the Developer executed a certain Option to Lease dated as of February 11, 2026 (the "Option"); and

WHEREAS, due to the delay in executing the Option, the parties desire to extend the Initial Option Term;

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by the parties hereto and for the mutual covenants contained herein, the Town and the Developer hereby agree as follows:

1. The Initial Option Term is hereby extended from December 31, 2030 to April 30, 2031.
2. The parties hereby ratify the Option which remains in full force and effect as modified hereby.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date set forth above.

**TOWN:**

**TOWN OF TEWKSBURY**

By its Select Board

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

**DEVELOPER:**

**TRAHAN SCHOOL RESIDENCES LIMITED PARTNERSHIP**

By: Trahan SCG Tewksbury LLC, its General Partner

By: \_\_\_\_\_

Name: Stephen P. Wilson  
Authorized Signatory

**OPEN MEETING LAW  
COMPLAINT**

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**HILLMAN ENERGY CENTER  
HOST COMMUNITY  
AGREEMENT**



# OPEN MEETING LAW COMPLAINT FORM

Office of the Attorney General  
One Ashburton Place  
Boston, MA 02108

Please note that all fields are required unless otherwise noted.

## Your Contact Information:

First Name: Christine Last Name: Chesbrough

Address: 398 Chandler Street

City: Tewksbury State: MA Zip Code: 01876

Phone Number: 9788663550 Ext. \_\_\_\_\_

Email: tc.chesbro@comcast.net

Organization or Media Affiliation (if any): na

Are you filing the complaint in your capacity as an individual, representative of an organization, or media?

(For statistical purposes only)

Individual  Organization  Media

## Public Body that is the subject of this complaint:

City/Town  County  Regional/District  State

Name of Public Body (including city/town, county or region, if applicable): Tewksbury Select Board and Town Manager, Tewksbury, MA

Specific person(s), if any, you allege committed the violation: Town Manager John Curran

Date of alleged violation: 1/28/2026

**Description of alleged violation:**

Describe the alleged violation that this complaint is about. If you believe the alleged violation was intentional, please say so and include the reasons supporting your belief.

Note: This text field has a maximum of 3000 characters.

I am a resident of Tewksbury. I believe the Tewksbury Select Board, with the involvement of the Town Manager’s office, violated the Massachusetts Open Meeting Law, G.L. c. 30A, § 20, in connection with the Host Community Agreement ( “HCA” ) for the proposed Hillman Energy Center battery energy storage project.

Under the Open Meeting Law and the Town’s Committee Reference Guide, public bodies must post meeting notices at least 48 hours in advance (excluding Saturdays, Sundays, and legal holidays) and list topics reasonably anticipated to be discussed. This is to give the public fair notice and a meaningful opportunity to review materials and participate.

For the January 28, 2026 Board of Health and Select Board joint meeting, the Select Board and Town Manager were responsible for negotiating and controlling the draft HCA and providing it to the public. Although the agenda was posted at least 48 hours in advance and included an item related to the HCA, the draft HCA itself was not released to the public until approximately three hours before the meeting.

The HCA was a substantial, complex document that was clearly a topic reasonably anticipated to be discussed at the meeting. By failing to provide the HCA in time for public review, the Select Board and Town Manager prevented residents from having the advance notice and access that the Open Meeting Law is intended to guarantee.

As a result, residents had no meaningful opportunity to review the HCA prior to the discussion, limiting the ability to ask informed questions or provide comments. The late release undermined transparency and public participation, and because the Select Board and Town Manager controlled the draft and its timing, this effectively circumvented the notice requirements, even though the agenda itself was posted in a timely manner.

This complaint concerns the Select Board, acting through the Town Manager, for failing to provide the HCA in a manner that complied with the Open Meeting Law during the January 28, 2026 joint meeting.

What action do you want the public body to take in response to your complaint?

Note: This text field has a maximum of 500 characters.

I request that the Attorney General and Select Board determine that the Select Board, through the Town Manager, violated the Open Meeting Law by not making the HCA available in time for proper public review; require a written policy ensuring future HCAs or major agreements are provided in advance for posting; and, if any actions relied on the late HCA, re-notice, re-deliberate, and re-vote those matters at a compliant public meeting.

**Review, sign, and submit your complaint**

**I. Disclosure of Your Complaint.**

**Public Record.** Under most circumstances, your complaint, and any documents submitted with your complaint, is considered a public record and will be available to any member of the public upon request.

**Publication to Website.** As part of the Open Data Initiative, the AGO will publish to its website certain information regarding your complaint, including your name and the name of the public body. The AGO will not publish your contact information.

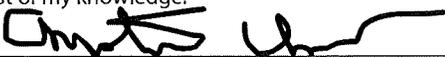
**II. Consulting With a Private Attorney.**

The AGO cannot give you legal advice and is not able to be your private attorney, but represents the public interest. If you have any questions concerning your individual legal rights or responsibilities you should contact a private attorney.

**III. Submit Your Complaint to the Public Body.**

The complaint must be filed first with the public body. If you have any questions, please contact the Division of Open Government by calling (617) 963-2540 or by email to openmeeting@state.ma.us.

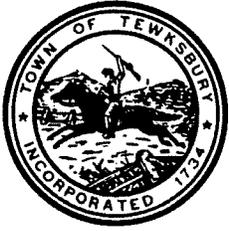
By signing below, I acknowledge that I have read and understood the provisions above and certify that the information I have provided is true and correct to the best of my knowledge.

Signed: 

Date: 2/24/26

For Use By Public Body Date Received by Public Body: For Use By AGO Date Received by AGO:

# NAMING OF TOWN HALL



# TOWN OF TEWKSBURY

1009 Main Street  
TEWKSBURY, MASSACHUSETTS 01876

Nancy L. Reed  
Tewksbury Town Historian

March 17, 2026

Chairman Mark Kratman  
Select Board Members  
1009 Main Street  
Tewksbury MA 01876

**RE: Request to rename Tewksbury Town Hall to Tewksbury Memorial Town Hall**

Dear Mr. Kratman and Select Board Members,

In 1920, upon completion of construction, our current Town Hall was dedicated with a memorial to World War I soldiers. The architectural design and floor plan were used nationally as a model for similar community buildings, with the stated purpose of serving the needs of returning soldiers at that time. The architect used the name, 'Memorial Town Hall,' on his plans.

To honor that intent and the goal of preserving the values which were fought for, I am requesting that the Select Board consider renaming our Town Hall, by adding the word 'Memorial' to the name.

Below is a short history with documentation of what occurred in Tewksbury and nationally in 1919-1920 for your review.

**Background:**

In 2023, I discovered several references to the architectural design of our 1920 Town Hall, which are further detailed in the narrative which follows.

These documents show that our Town Hall was designed to serve the returning soldiers of World War I as a much needed social, civic and community meeting place. The design also served as a template for cities and towns across the Country looking to build similar civic buildings, as memorials to the World War and to also serve the Soldiers and their communities.

## Tewksbury Town Hall:

### A Memorial to World War I and National Role

The story of the beginnings of our current Town Hall starts on Sunday morning, October 13, 1918, when the Tewksbury Congregational Church and the Town Hall next door, both burned down in a devastating fire.

In February of 1919, Town Meeting was held in Pickering Hall at the Foster School in Town Center. It was voted that a committee of seven would find a site for a future new town hall. It was also voted that a committee investigate records of the World War and dedicate a memorial to those of the town who have been in service during this War.



Town Hall      Tewksbury Congregational Church  
Pre- 1918 fire, East Street locations of former Town Hall and current location of rebuilt Tewksbury Congregational Church



### The Enoch Foster

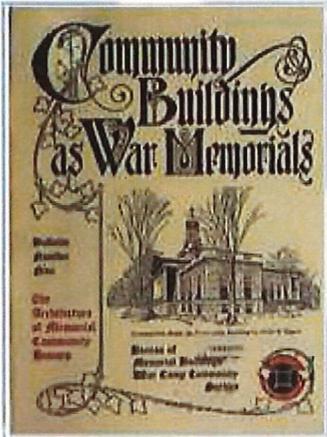
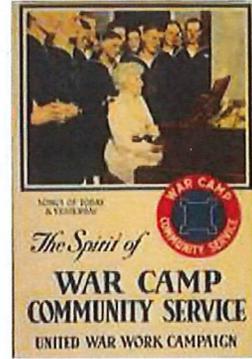
home in the Town Center was chosen as the new site, and it was voted in March 1919 to build the new town hall and appropriate \$1000 for a War Memorial therein. Design, building and construction were completed in May 1920.



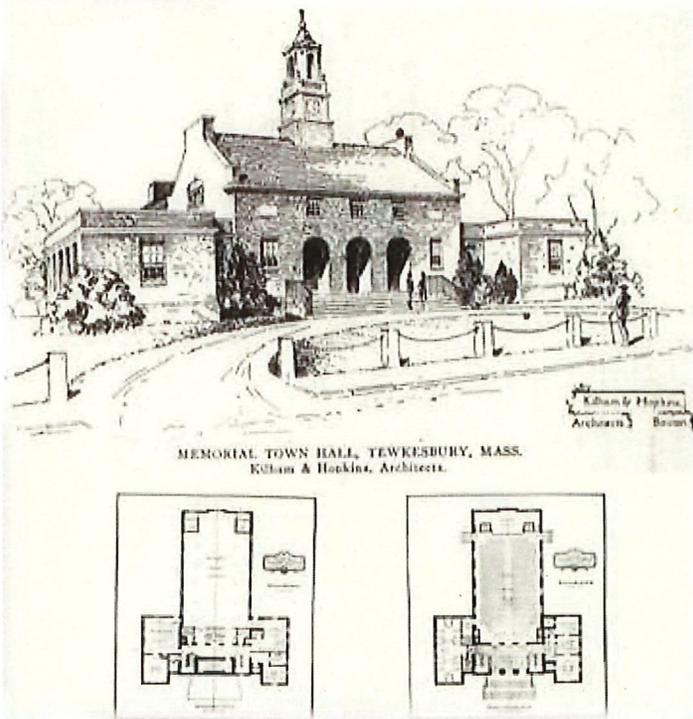
World War Memorial Tablets at Town Hall with soldiers' names

A Dedication ceremony for the new Town Hall took place on May 19, 1920. The World War Memorial Tablets, shown above, hanging in the lobby of the Town Hall, listing the town's service members were dedicated at the Welcome Home ceremony on May 31, 1920. All of this was occurring at the end and after World War I, with the War ending in November 1918.

War Camp Community Services had been formed in 1917. They were a national organization committed to boosting morale and welfare of the war troops across the nation. They would set up near training areas so that soldiers on leave from training would have social and recreational opportunities. The Services also held community dances and dinners for citizens and soldiers to promote friendships. Other activities included forming citizen and soldier sport leagues, opening swimming pools and organizing patriotic song rallies.



In 1919, the War Camp Community Services merged with the National Committee on Memorial Buildings to assist with the nation-wide movement of constructing community buildings as War Memorials. This new committee was comprised of 100 men and women from all around the Country to advise the War Camp Community Services in the production of 12 Volumes of Bulletins, entitled; *Community Buildings as War Memorials*, containing expert opinion and knowledge about the design, use and layout of these Community Buildings.

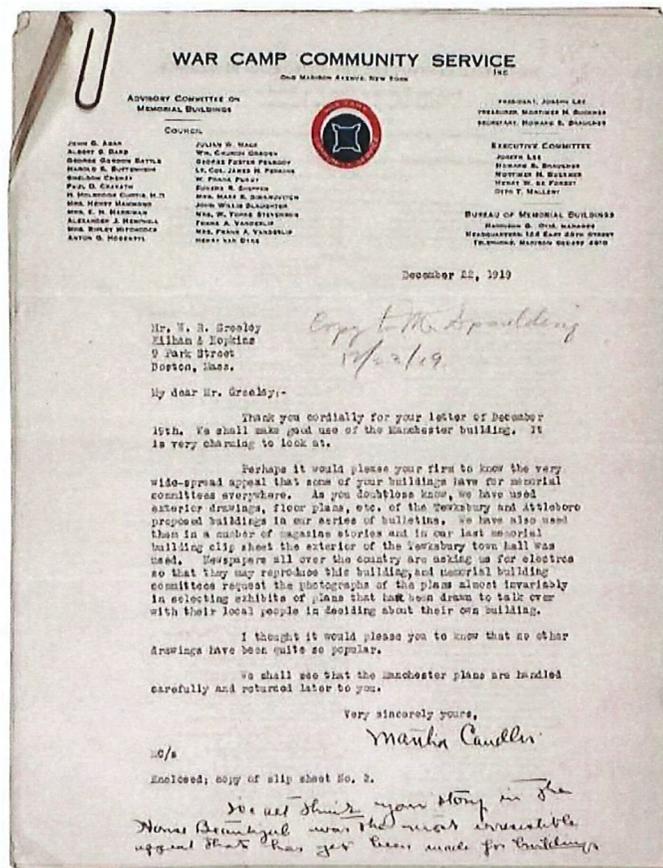


Note architect's title on the plan:  
"MEMORIAL TOWN HALL"

Tewksbury's new Town Hall, designed by Architects, Kilham and Hopkins of Boston MA, was one of several Community Buildings, from around the Country, featured in these 1919 War Camp Bulletins. The building's exterior sketch and floor plans of the basement and first floor were included, as well as a narrative about the use of the rooms.

During this same time, The Architectural Record Magazine of December 1919 presented a lengthy article entitled, *War Memorials and Community Houses for Towns and Small Cities*. The design of Tewksbury's Town Hall was featured, again, with sketches of the exterior and floor plans by Kilham and Hopkins Architects. The narrative also covered several community houses from around the U.S. in a similar way. Tewksbury's Town Hall layout was described as having a lobby with central circulation to the large assembly room, holding up to 600 people, a library and reading room to the left and town offices to the right. In the basement there was a large banquet hall and kitchen, with a lift to the first floor for serving food there as well. There was a need for indoor meeting places for social interaction, entertainment and dining in these types of buildings.

Another document in this collection is a copy of a letter to the architect of the Town Hall, W.H. Greeley of Kilham and Hopkins, Boston MA, dated December 22, 1919, from War Camp Community Services, New York. The letter expressed to Mr. Greeley that the Tewksbury Town Hall exterior drawings and floor plans in the Bulletins had received wide-spread appeal. They have been used in magazines, and newspapers from around the country are requesting copies (electros) to be used by their towns when making decisions about their new community buildings. It is noted in handwriting in the letter that it was copied to Mr. Spaulding, 12-23-19. (Benjamin Spaulding was the Chairman of the Tewksbury Town Hall Building Committee 1919.)



“One of the contributing reasons for the unreserved endorsement of the community house is the fact that latent possibilities have been largely developed by and through conditions arising from the War. ... a building was required which would serve all the purposes of a club for soldiers during their hours of recreation. ... The challenge for the architect is bringing the two qualities of the building, informality and commemorative character, together. Each Community House’s success depends on the function it performs and the unique needs of each town. The Community House will serve as a center for meeting for civic, educational and recreational activities. It may also serve as a town hall, where public hearings are held and municipal authority would be headquartered.

The idea of raising living memorials to the men who have died for a great ideal, memorials whose function it will be to keep alive that ideal and, holding it aloft, pass it on to generations to come, makes an appeal to all who feel that the causes of this war should never be forgotten. ... no other purpose would be more eminently served by a memorial community building than the encouragement of the meeting of the minds of all classes, united by the bonds of common interest, created by a highly developed community spirit.”

Cornelius, Charles O., *War Memorials and Community Houses for Towns and Small Cities*, *The Architectural Record*, December 1919, pages 535 – 555.

There are copies of the documents mentioned in this article and others, for public review, in two large prints at Tewksbury Town Hall, across from the World War Memorial tablets, near the lobby.

It is heartening to realize Tewksbury’s role in memorializing the causes and sacrifices made during World War I and continuing to uphold those hard fought for ideals. These are represented by the day-to-day activities within the physical building that is our Town Hall.

As part of this request, I am also asking that the Board waive the ‘PROCESS’ for naming town property as allowed in the second to last paragraph of the TOWN OF TEWKSBURY SELECT BOARD POLICIES AND REGULATIONS for Public Property Naming, attached.

In consideration of the evidence from 1920, as well as honoring our World War I Veterans, I request that the Select Board consider renaming our Town Hall to the Tewksbury Memorial Town Hall.

Please feel free to contact me with any questions.

With regards and appreciation,  
Nancy L. Reed  
Tewksbury Town Historian 2026

Enc.

Town Of Tewksbury Select Board Policies and Regulations, Article XXXVII Public Property Naming

## TOWN OF TEWKSBURY SELECT BOARD POLICIES AND REGULATIONS

### ARTICLE XXXVII PUBLIC PROPERTY NAMING

**PURPOSE** The Select Board believes that the naming of public property such as buildings, parks, squares, and ways is a matter of great importance and deserves careful consideration. The Board, therefore, establishes this policy to establish a systematic and consistent approach for the naming of Town owned property.

**APPLICABILITY** This policy shall apply to all Town-owned property subject to the care, custody, and control of the Select Board. Such property is comprised of all the real estate and personal property owned by the Town, that is not by law or Town Meeting vote placed in the charge of another particular board, committee, officer or department.

**GUIDELINES** The naming of public property should be done sparingly, with compelling reasons stated by the petitioners. As part of the naming process, it is the Select Board's goal to inform a wide cross section of the public when a proposal to name public property is brought before the Board for consideration. When considering naming of any public property or portion thereof, the Board may consider the following guidelines:

1. Priority should be given to names carrying geographical, historical or cultural significance to the area in which the property is located or to the Town as a whole.
2. The property may be named after an individual or organization that has made significant financial and/or civic contributions to the Town or that has made a direct financial grant to the Town for the purposes of developing a particular property.
3. Suggestions for the naming of any public property or portion thereof may come to the Board from any town official or member of the public.

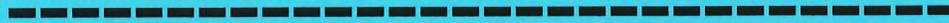
**PROCESS** 1. A written request to name a public property must be submitted to the Select Board signed by a minimum of seventy-five (75) registered voters. This written request must clearly explain the rationale and/or compelling reasons for naming said public property.

2. Within fourteen (14) days of receipt of the public property naming request by the Select Board, the Town Clerk shall certify the signatures as voters registered in the Town of Tewksbury.
3. Following certification by the Town Clerk, the Select Board shall schedule a public hearing to discuss the public property naming request and shall publish a public hearing notice in a paper of local circulation at least thirty (30) days prior to the hearing. The proponents of the public property naming request are strongly encouraged to publish information supporting the request in the local paper prior to the hearing date. Further, the Board may solicit the advice of the Tewksbury Historical Commission, surrounding property owners, residents, affected parties, other Town officials, groups or individuals that the Board believes may contribute meaningful input.
4. The Select Board shall publish a second notice of the public hearing regarding the public property naming request in a paper of local circulation at least fifteen (15) days prior to the hearing.
5. The Select Board holds a public hearing on the public property naming request.
6. Following the close of the meeting in which the public hearing on the public property naming request was held, and at a subsequent, regularly scheduled meeting of the Select Board, the Board will vote on the public property naming request.

⇒ This policy is meant to serve as a guide to those persons seeking to name a public property. Nothing herein shall be construed so as to limit the Board's authority to use its discretion based on the facts and circumstances surrounding a particular issue.

This Policy may be amended or rescinded by the Board by majority vote.

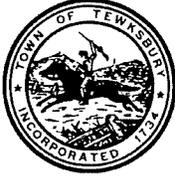
**SHAWSHEEN VALLEY  
TECHINICAL HIGH SCHOOL**



**WARRANT ARTICLE FOR  
SCHOOL FEASIBILITY STUDY**

**MINUTES**  
**APPROVAL PENDING**





**SELECT BOARD**  
**TOWN OF TEWKSBURY**  
TOWN HALL  
1009 MAIN STREET  
TEWKSBURY, MASSACHUSETTS 01876

MARK KRATMAN, CHAIR  
ERIC RYDER, VICE-CHAIR  
RICHARD RUSSO, JR., CLERK  
JAMES F. MACKEY, III, MEMBER  
PATRICK HOLLAND, MEMBER

TEL: 978-640-4300  
FAX: 978-640-4302

**Notice of Meeting**

Meeting Place: Town Hall, 1009 Main Street, Tewksbury, MA

Date: May 20, 2025

Executive Session (Revised)

**Members Present:**

Mark Kratman, Chair (Arrived at 6:30 p.m.)  
Eric Ryder, Vice-Chair  
Rich Russo, Clerk  
James F. Mackey, III, Board Member  
Patrick Holland, Board Member

Also Present: John Curran, Town Manager  
Steve Sadwick, Assistant Town Manager  
Attorney Jeffrey Bernstein, BCK Law. P.C.  
Attorney Kevin Feeley, Town Counsel

**MOTION:** At 6:18 p.m., Vice-Chair Ryder made a motion to enter the Executive Session for the purposes of discussing the EFSB Proceedings. Board Member Holland seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Chair Kratman, Board Member Mackey, 5  
Vice-Chair Ryder, Board Member Russo,  
and Board Member Holland.

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

The Town Manager introduced Special Counsel, Jeffrey Bernstein who will be representing the Town in the matter of the BESS. Special Counsel explained the EFSB siting process and administrative hearing to the Board.

Topics Discussed:

The Board was informed that they will need to file a motion as an intervening party. Further discussion included negotiating a Host Community Agreement on the permitting process and administrative process.

**MOTION:** Vice-Chair Ryder made a motion and Board Member Holland seconded the motion.

**Motion:** Direct Town Manager and Town Counsel to engage Counsel for the Hillman BESS project to begin discussions about the permitting process and the Host Community Agreement.

A roll call vote was taken that resulted as follows:

**MOTION CARRIED: 5-0-0**

**MOTION:** At 6:59 p.m., Board Member Holland made a motion to adjourn. Vice-Chair Ryder seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Chair Kratman, Board Member Mackey, 5  
Vice-Chair Ryder, Board Member Russo,  
and Board Member Holland.

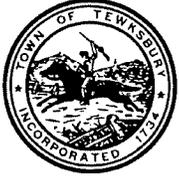
Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

Respectfully submitted,

\_\_\_\_\_  
Richard Russo, Jr., Clerk

\_\_\_\_\_  
Date



**SELECT BOARD**  
**TOWN OF TEWKSBURY**  
TOWN HALL  
1009 MAIN STREET  
TEWKSBURY, MASSACHUSETTS 01876

MARK KRATMAN, CHAIR  
ERIC RYDER, VICE-CHAIR  
RICHARD RUSSO, JR., CLERK  
JAMES F. MACKEY, III, MEMBER  
PATRICK HOLLAND, MEMBER

TEL: 978-640-4300  
FAX: 978-640-4302

**Notice of Meeting**  
Meeting Place: Town Hall, 1009 Main Street, Tewksbury, MA  
Date: September 23, 2025  
**Executive Session**

**Members Present:**

Mark Kratman, Chair  
Eric Ryder, Vice-Chair  
Rich Russo, Clerk  
James F. Mackey, III, Board Member  
Patrick Holland, Board Member

**Also Present:** John Curran, Town Manager  
Attorney Jeffrey Bernstein, BCK Law. P.C.  
Attorney Kurt James

**MOTION:** At 6:00 p.m., Board Member Holland made a motion to enter in Executive Session for the purpose of discussing the following: Trahan School Project and the BESS HCA. Board Member Mackey seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Chair Kratman, Board Member Mackey, 5  
Vice-Chair Ryder, Board Member Russo,  
and Board Member Holland.

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

Attorney Kurt James reviewed the Trahan School Project draft agreement. The Board discussed the agreement, Mr. Mackey expressed concerns focusing on more detailed information needed.

**MOTION:** Board Member Holland made a motion to give Mr. Curran the authority to move the Trahan School Project draft agreement forward. Board Member Ryder seconded the motion.

**MOTION CARRIED: 4 – 1 – 0 (Nay: Board Member Mackey)**

Special Counsel reviewed the administrative hearing process and reviewed issues concerning a Host Community Agreement. Special Counsel indicated he would forward the draft document for review by the Select Board.

In recommendation from Special Counsel to draft an HCA and Witness Testimony to be read at the EFSB Hearing and said draft be forwarded to the Select Board.

**MOTION:** At 7:20 p.m., Board Member Holland made a motion to adjourn. Board Member Mackey seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Chair Kratman, Board Member Mackey, 5  
Vice-Chair Ryder, Board Member Russo,  
and Board Member Holland.

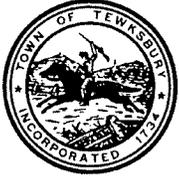
Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

Respectfully submitted,

\_\_\_\_\_  
Richard Russo, Jr., Clerk

\_\_\_\_\_  
Date



**SELECT BOARD**  
**TOWN OF TEWKSBURY**  
TOWN HALL  
1009 MAIN STREET  
TEWKSBURY, MASSACHUSETTS 01876

MARK KRATMAN, CHAIR  
ERIC RYDER, VICE-CHAIR  
RICHARD RUSSO, JR., CLERK  
JAMES F. MACKEY, III, MEMBER  
PATRICK HOLLAND, MEMBER

TEL: 978-640-4300  
FAX: 978-640-4302

**Notice of Meeting**

Meeting Place: Town Hall, 1009 Main Street, Tewksbury, MA

Date: October 21, 2025

**Executive Session**

**Members Present:**

Mark Kratman, Chair  
Eric Ryder, Vice-Chair  
Rich Russo, Clerk  
James F. Mackey, III, Board Member  
Patrick Holland, Board Member

**Also Present:** John Curran, Town Manager

**MOTION:** At 6:45 p.m., Vice-Chair Ryder made a motion to enter the Executive Session for the purposes of discussing the following:

- Review of Executive Session Minutes of September 23, 2025, and determine if they can be released.

Board Member Holland seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Chair Kratman, Board Member Mackey, 5  
Vice-Chair Ryder, Board Member Russo,  
and Board Member Holland.

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

**MOTION:** Vice-Chair Ryder made a motion to keep the September 23, 2025, minutes sealed until the negotiations with the HCA were completed. Board Member Russo seconded the motion. A roll call vote was taken, which resulted as follows:

The Board reviewed the minutes from September 23, 2023; following the review a motion was made by Chair Ryder.

**MOTION CARRIED: 4 – 1 – 0 (Nay: Board Member Mackey)**

**MOTION:** At 7:00 p.m., Board Member Holland made a motion to adjourn. Board Member Mackey seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Chair Kratman, Board Member Mackey, 5  
Vice-Chair Ryder, Board Member Russo,  
and Board Member Holland.

Nay: 0

**MOTION CARRIED: 5 – 0 – 0.**

Respectfully submitted,

\_\_\_\_\_  
Richard Russo, Jr., Clerk

\_\_\_\_\_  
Date