

Town of Lunenburg

Architectural Preservation District Commission

Anthony Sculimbrene, Chairman
Nathan Lockwood, Member
Richard McGrath, member
William Lloyd, Clerk



Meeting Minutes Tuesday, October 10, 2023 Ritter Building

Call to Order: At 7: PM

Present: Chairman Sculimbrene, Lloyd, McGrath, Lockwood

Public Comment:

- 1) Introduction with Mr. Brian Gingras
 - a. Introduced APDC committee members

Review of Minutes:

Meeting Minutes for September meeting nomination for approval my Mbr McGrath, seconded by Mbr Lloyd.
Voted approved by all members present. Will be reviewing August minutes at the October meeting.

Correspondences:

- 1) Post from Freedoms Way Grant Program
 - a. Looking to see if this something that a resident in need might be able to use to support renovations and improvements.

Old Business:

- 1) Town Master Plan Meeting
 - a. Steering Committee chair, Jockey G
 - b. Mbr Sculimbrene attended as town resident and made comment about ensuring important facilities (Ritter, Pasios) are taking into consideration with the 10-year master plan.
- 2) Boucher / Mailer
 - a. Mbr Sculimbrene provided a draft to review of mailer sample
 - b. Want to involve the homeowners in the APDC and encourage
- 3) District historical markers
 - a. Added value to the district and encourages foot traffic
 - b. Walking tour that used to be conducted by elementary school
 - c. Digital means added to plan

New Business:

- 1) Mr. Gingras discussion
 - a. Demolition by neglect conversation
 - i. Lancaster Ave house, within the APD but resident is not able to sustain or repair
 - ii. By-law in question was put in to play to protect historical structures in the APD, by-law states that the town should take legal action if other enforcement methods do not result in action by the resident.
 1. What do we have in our disposal to enforce the act of demolition by neglect
 - a. Can not use zoning code

- b. Cise and desist is next step
 - c. Asking town to use legal counsel to bring resident to court
 - d. Court is very expensive and time consuming
 - e. Unpleasant aspect of residents that does not have means to repair, can push resident to sell structure verse repair of structure.
 - b. New state energy code – 1 Jan - 50% or more of renovation leads to need to bring entire structure up to code
 - c. Property Maintenance Code / Nuance By-law – Lunenburg does not have one
 - i. Can issue fees
 - ii. Another layer of enforcement
 - iii. Can seek volunteers to help volunteer to conduct repairs
 - iv. Suggest Meeting with Town Council about By-law 21D enforcement which can issue fines up to \$300 per day/per violation
- 2) Approved Town Hall renovation Spring '22 (Condition with chimney repairs)
 - a. APDC wanted to see estimate for the repairs (Estimated 70K, came in at 300K)
 - b. Worried about approved Ritter building estimate

Other Business:

- 1) None

Next Meeting: Meeting Schedule:
Tuesday, November 14, 2023

Adjourned: 8:38 PM