

Town of Lunenburg

Architectural Preservation District Commission

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



Meeting Minutes

Tuesday, December 12, 2023

Ritter Building

Call to Order: At 7:00 PM

Present: Chairman Sculimbrene, Lloyd, McGrath, Lockwood

Public Comment:

- 1) Mr. William Lax & Mrs. Jennifer Sanderson from the historical commission for hometown heroes' banner
 - a. Wants to join our local communities like (Groton, Fitchburg, ect) to honor our residents
 - b. Historical commission voted to fund first 10 banners
 - c. Cost \$104.95/\$69.50 / 24" x 36" / Est lifecycle of 6-8 Years
 - d. Asking for the APDC's acceptance of the program
 - i. Motioned to discuss by Member Sculimbrene, Seconded by Member Lloyd
 1. Voted to endorse and support approved by all

Review of Minutes:

Meeting Minutes:

May 2023; motion to approve by Member Lloyd voted approved by All
August 2023; motion to delay to allow
October 2023; motion to approve by Member Lloyd voted approved by All
November 2023: motion to approve by Member Sculimbrene voted approved by All

Correspondences:

- 1) Post from outside state organization
 - a. That a resident in need might be able to use to support renovations and improvements.

Old Business:

- 1) Town Hall
 - a. Estimate for \$258K to repair roof, windows and clock tower
 - b. \$43K for two chimney repairs
 - c. Bid was over allotted amount, will split project into phases based. Phase 1 will include chimney repair
 - d. Asked architect to come up with another estimate with updated pricing
- 2) Recommendations to town
 - a. Annual reports to match terms of committee chairs
 - b. Asked to allow inputs from committees for town website redesign
- 3) Work done on building next to 912 Mass Ave. CTA project
 - a. No building permit was issued
 - i. If more than 100SF building permit required
 - b. APDC not consulted on work to be done
- 4) 3 Lancaster Ave
 - a. Deviations in the construction
 - i. Windows were designed as "like for like" but different windows installed

- ii. Signage was not coordinated / approved
 - b. No change orders were submitted to the APDC for review
 - c. Need to have building commission backing to confirm approved designs met.
- 5) Town Council
 - a. Building inspection had visited APDC and discussion on what they can do to help enforce APDC by-laws
 - b. Fines can be issued but if residents choose not to pay, town would have to take action in court
 - c. Will need to cross-reference the terminology into the town by-law to include the APDC by-law
 - d. Carrots 'vs' rubber hose – entice good behavior vs punish neglect
 - i. Looking into if town can have a fund to support homeowners, leans or grants (w/help to fund repairs as an incentive to maintain rules and regulations | Will require set parameters|
 - ii. Will follow up & request a timeline
- 6) Town Master Plan
 - a. Next meeting on Thursday
 - b. Library asked for input of a new sign (Signage plan for town center)
 - i. Multiple facilities in town will need signage in near future.
- 7) Work plan activities
 - a. Boucher & mailer

New Business:

- 1) None

Other Business:

- 1) None

Next Meeting: Meeting Schedule:
Tuesday, January 9, 2024

Adjourned: 8:37 PM