

# Town of Lunenburg

## Architectural Preservation District Commission

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



### Meeting Minutes Tuesday, March 12, 2024 Ritter Building

**Call to Order:** At 7:30 PM

Present: Chairman Sculimbrene, Lloyd, McGrath, Lockwood

**Public Comment:**

- 1) None

**Minutes Approval:**

- 1) February 14, 2024 – Motion to approve by Member McGrath, seconded by Lloyd, Approved by all

**Correspondences:**

- 1) Communication with Brian Gingras (Building commissioner)
  - a. No land use director, which is critical to town business
  - b. Hired contractor and temp hire (Jocie) to fill the gap

**New Business:**

- 1) Cupola from old gas station at 925 Mass Ave
  - a. Is similar to old cupola at historical society that was lost in fire. Wants to salvage it before demo of the gas station.
- 2) Solar Panel Installation
  - a. Two houses recently had solar panels installed with building permits, but are within the APDC, and the council was not involved.
  - b. Mass law does not allow the restriction of any solar projects
  - c. Need to codify the APDC position and ability to regulate or will the planning board have the lead in controls or regulations with future solar installs.
  - d. Mbr Lockwood motions to commission to adjust guidelines to ease solar installation as a future guideline change, seconded by Mbr McGrath – Amended verbiage by Mbr Lloyd - Approved by all members
  - e. Chair will discuss with legal council and Planning Board.

**Old Business:**

- 1) Recruiting New Member
  - a. Chair had discussion with Kim Duffy to join the APDC, wants to discuss moving meeting to first or second Thursday for reoccurring meeting.
- 2) APD Property Owner notification
  - a. Once the new guidelines are approved, a mailer will go out to all households withing the APD.

- b. Fee to post a public notice is \$40 which will be the starting point for any future fees for a CTA.
  - c. Approved Guidelines will create a new CTA and a new form for easy submittal.
  - d. Motion to approve guidelines by Chair, Seconded by Mbr McGrath, Approved by All,
- 3) 50 Main Street
  - a. Mbr Lockwood was not able to reconnect with owner of the condo association. Recommend a one-on-one meeting with the owner verse a call to bring to council meeting. Mbr Lockwood will try and set up the one-on-one meeting.

**Other Business:**

- 1) None

**Next Meeting:** Meeting Schedule:  
Tuesday, April 9, 2024

**Adjourned:** 8:25 PM