

# **Town of Lunenburg**

## **Architectural Preservation District Commission**

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



### **Meeting Minutes**

### **Tuesday, April 9, 2024**

### **Ritter Building**

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

Present: Chairman Sculimbrene, Lloyd, McGrath, Lockwood

**Public Comment:**

- 1) None

**Minutes Approval:**

- 1) March 12, 2024 – Motion to approve by Member McGrath, seconded by Lloyd, Approved by all

**Correspondences:**

- 1) None

**New Business:**

- 1) Looking at the topic of solar regulations in the town
  - a. APDC would like to be involved in the conversations but will continue to stay within our guidelines for work within the APDC
  - b. Will also check with Village District to see what is included on the subject of solar
- 2) 925 Mass Ave
  - a. Presentation tomorrow about future plan for 925 Mass Ave
  - b. Want to have a clear role for the APDC with planning for that location, advisory role vs Village District design guidelines.
- 3) Meeting Schedule has officially changed to 2<sup>nd</sup> Thursday of the month.

**Old Business:**

- 1) Revised APD guidelines have been sent to the town manager and the chair of the Select Board (Michael-Ray Jefferies)
  - a. No response back yet
  - b. Want to move to a smart form that is able to be accessed via the website
- 2) Recruiting New Member
  - a. Chair had discussion with Kim Duffy to join.
- 3) 50 Main Street
  - a. Mbr Lockwood was able to talk to one of the residents. Roof repair was recently completed, but steeple was not included. Asked about fixing the steeple to a state of sustainability, not an

extravagant repair. Talked about resources to help, contractors that have experience in restoration of items like the steeple.

- b. Can we come up with a list of contractors that specialize in restoration
- c. Can we come up with a list of tax breaks/rebates to help with restoration
- d. No timeline set, but needs/expectations have been acknowledged

**Other Business:**

- 1) 763 Mass Ave proposed demo
  - a. Developer has purchased the house and plans to demo and build 3 duplexes
    - i. Currently has an 18-month delay of demolition
  - b. Can look at APDC expansion of the district lines, to what scale/distance
  - c. Will look at what a new district map would look like.
- 2) 53 Lancaster Ave
  - a. The current owner doesn't have the resources to maintain the home but there may be a prospective buyer who would purchase the home and restore it while offering the current resident the right to a life estate. Mbr McGrath is going to followup on this potential way to avoid demolition by neglect of an historic home within the APD.

**Next Meeting:** Meeting Schedule:  
Thursday, May 9, 2024

**Adjourned:** 8:25 PM