

Town of Lunenburg

Architectural Preservation District Commission



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

Meeting Minutes Thursday, June 13, 2024 Ritter Building

Call to Order: At 7:31 PM

Present: Chairman Sculimbrene, Lloyd, McGrath, Lockwood

Public Comment:

- 1) None

Minutes Approval:

- 1) May 9, 2024 – Will be voted on at the July meeting

Correspondences:

- 1) None

Current Business:

- 1) CTA received on 12 June 2024 for 920 Mass Ave.
 - a. Contractor Les Zabary speaking for owner, will use red cedar board, with primed bevel red cedar, trim with be basic pine.
 - b. Will have to evaluate for rot
 - c. Member Lloyd motion to approve CTA for 920 Mass Ave, seconded by McGrath, all voted to approve. CTA is approved.
- 2) CTA 61 Main Street
 - a. Motion to approve by Member Lloyd, seconded by McGrath, all voted to approve. CTA is approved
- 3) Brooks House Preservation
 - a. Member Lockwood, would like to propose a private use to the Brooks House. A way forward to repair and reutilize the property. A future privatization plan could be submitted to the town for action.
 - b. Discussion during the municipal plan had Brooks house as a loss.
 - c. Member Lockwood will get an outline together to discuss. The house does have historical value and will need to include the planning board.
- 4) Select board meeting
 - a. Member McGrath was approved to another term on the historical commission, but did not come to a conclusion on the APDC due to some confusion. The vote never took place. He will reach out to the select board to get the vote added to the agenda.

Old Business:

- 1) Work on the Town Hall and Ritter Building
 - a. No status update on the work, concern about the lack of movement on the projects
 - b. Heading towards a potential for demolition by neglect
 - c. Biggest concerns for Ritter,
 - i. Rubber lined gutters, windows and roof.
 - ii. Concern that additional damage will occur if repairs are not complete
 - d. Needs to be a priority for the town (potential for remaining HARPA funds)
 - i. Update cost estimates, plan way forward for appropriations.
- 2) Letter to APDC property owners
 - a. Draft letter and appendage, will finalize at next meeting.
- 3) 50 Main Street
 - a. Member Lockwood, spoke with a contactor that might have someone interested in the property

Other Business:

- 1) Historical Preservation Committee Update
 - a. 763 Main Street is under development delay, building inspector negotiated with owner to parcel out the property to sell off individual parcels.
 - i. Will have to also look into a deed restriction
 - b. Dickersons property along Northfield Road, Cabin is under demolition by neglect, they are notifying the current owner.
 - c. Mr. Laxo had been working a town wide survey of the Kilburn houses, he is retiring.
 - d. Restoring old road markers
 - e. Town wide survey moving forward
 - f. Looking for new, younger members

Next Meeting: Meeting Schedule:
Thursday, July 11, 2024

Adjourned: 8:31 PM