

Town of Lunenburg

Architectural Preservation District Commission

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



Meeting Minutes Thursday, December 12, 2024 Ritter Building

Call to Order: At 7:31 PM

Present: Chairman Sculimbrene, Lloyd, McGrath

Public Comment:

- 1) None

Minutes Approval:

- 1) Will vote on November minutes at the January meeting

Correspondences:

- 1) None

New Business:

- 1) None

Old Business:

- 1) APDC and Historical Commission Merger
 - a. Chairman Sculimbrene and Member McGrath made a presentation to the town council
 - i. Statement that trouble to recruit members is not a good reason to merge
 - ii. Combining resources and talent to provide the town the best available service to the public
 - iii. Historical properties still have to run through the Historical Commission
 - iv. Would like to get the legal feedback before we ask outside resources, will play a role in the decision.
- 2) Lunenburg Municipal Planning Committee
 - a. Taylor and Burns is under contract for a 10% design for Town Hall as a meeting place, Ritter building reuse.
 - i. Storage was one of the main issues that was part of conversation.
 - ii. Member Sculimbrene was invited to walk through both buildings from basement to attic.
 1. Got eyes on chimney and looked in good shape from the inside. Structure was in good shape and very solid.
 - iii. Discussion about how to keep existing offices and use while bringing facility up to code.
 - iv. Can PACC be brought into the town hall and keep the select board (space constraint) meeting in town hall?
 - v. Should be able to keep tin ceiling from other past historical buildings that have been visited.

- vi. Civil war slabs would have to be protected and safeguarded if they choose to move them.
 - vii. T-Mobil has a cell tower in the bell tower
 - 1. Will be replacing battery soon
 - b. Ritter Building
 - i. Facility is in good shape
 - ii. Has a big galvanized tub in the attic
 - iii. Project is not moving - Exterior repairs, to be priced, trying to keep in under \$100K, windows will not be able to be funded.
- 3) Town Hall Bids
 - a. Will fix chimneys – if member McGrath wants to get up on the roof and take a look there might be a need to have some safety and liability issues addressed.
 - b. Three-tab shingles vs architectural shingles; APDC ok with architectural shingles.
 - c. The building is the 3rd roof, last one was installed in 2010
- 4) Brooks House – What role will the APDC have in the process. Select Board has assigned the Brooks house to the Lunenburg Municipal Building Design Committee.
 - a. Concern that the committee is already over tasked, and cannot take on another facility
 - b. Does not need a committee to solve this issue, can be handled within town staff.
- 5) 50 Main Street – No movement
 - a. Owners have done nothing to correct issues, leading to demo by neglect
 - b. Steeple have significant historical value to the town.
- 6) ADPC Notification
 - a. Wants to wait until merger talks are complete.

Other Business:

- 1) None

Next Meeting: Meeting Schedule:
Thursday, January 9, 2025

Adjourned: 8:14 PM