

Town of Lunenburg

Architectural Preservation District Commission

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



Meeting Minutes

Thursday, April 10, 2025

Ritter Building

Call to Order: At 7:32 PM

Present: Chairman Sculimbrene, Lloyd, McGrath, Lockwood

Public Comment:

- 1) None

Minutes Approval:

- 1) Motion to approve 13 March minutes by Member Lockwood, seconded by Lloyd, approved by all members.

Correspondences:

- 1) None

Current Business:

- 1) Determination of Applicability 3 Oak Ave
 - a. First submission using the Open.gov process
 - b. The owners are on the right path and pictures showed a good demonstration of proposal.
 - c. Motion to approve by Member Lloyd, seconded by Member Lockwood, approved by all members.
- 2) Lunenburg Municipal Building Design Committee activity
 - a. No meeting except for this Monday
 - b. Brook's house was discussed in detail, a lot of discussion about demo and no value
 - c. Was also discussed at Select Board, the LMBDC chair recommended that the Brook's house has no value and should be demo'd
 - i. Member Sculimbrene brought comments to the Select Board as a private citizen about the purpose of the warrant and that the LMBDC discussion does not meet that intent.
 - ii. At closing comments Brook's House was again brought up by the LMBDC chair about their position of not wanting to save the house. Again Member Sculimbrene addressed the fact the committee has not met the warrant that the town approved.
 - iii. Proposing to enter a comment from the board at Select Board
 1. APDC worked with Town Manager to bring this issue to light in the proper channels, and was a clear direction from Town Meeting to explore options for the Brook's House. Town needs to make a response as directed by the will of the Town.
 2. Will compile a comment from the board to bring up at the next Select Board meeting next week.

3. Economic development is a need of the town and Brook's House can be a key piece of development. Another example was the old gas station on Main Street that has sat dormant.
 4. Town needs to take action to make these opportunities fruitful.
- d. Motion to approve to General response to Select Board by member Lockwood, Seconded by Lloyd, Approved by all members.

Old Business:

- 1) Status of Town Hall and Ritter repair projects
 - a. Town Hall work on-going, roof work is completed. Replacement weather vane has been located but needs to have more repairs before it can be placed back on roof.
- 2) Historical Commission/APDC Merger Update
 - a. Historical commission this month did not have a quorum this month, has been an issue over the past several months.
 - i. Town has to make filling these positions priority
- 3) Status of 763 Mass Ave
 - a. Building inspector has said the house will be developed into a two family and building condos in front on the house.
 - b. Still under a demolition delay status by the historical society.
- 4) Status of 50 Main Street (Old Methodist Church)
 - a. Member Lockwood has had several conversations with the condo owners representative, both members understand the need, and have requested quotes. Will follow up next month and see if other bids come in.
- 5) Historical Commission
 - a. Phase I of the survey is complete.
 - b. Phase II has started, surveyor has spent a few days researching at the Historical Society, 85 properties are going to be looked at town wide. Training ground for the Militia and Marshall Park will also be looked at.
 - c. Hometown Heros projects, talked to Town Manager, will look into it after Town Meeting
 - d. Levi Goodrich Headstone will be preserved.
- 6) Master Plan Steering Committee
 - a. Meeting to be schedule June 12 at 6:30PM at coffee shop

Next Meeting: Meeting Schedule:
Thursday, May 8, 2025

Adjourned: 8:18 PM