

Town of Lunenburg

Architectural Preservation District Commission

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



Meeting Minutes

Thursday, September 11, 2025

Ritter Building

Call to Order: At 7:31 PM

Present: Chairman Sculimbrene, Lloyd, McGrath, Lockwood

Public Comment:

- 1) None

Minutes Approval:

- 1) Motion to approve 14 August minutes by McGrath, seconded by Lloyd, Approved by all.

Correspondences:

- 1) None

Current Business:

- 1) 1 Main Street Determination of Applicability (DoA)
 - a. Motion to update the record for the previous DoA to change address from 3 Main St to 1 Main St as it shows on the Town GIS map. Motion by McGrath, seconded by Lloyd, Approved by all members.
 - b. New DoA with three new renovations, to include new shutters, fiberglass windows lintel, and fiberglass cupola on the roof.
 - c. Motion to approve new DoA, motion to approve by member Lloyd, seconded by Lockwood, approved by all.
- 2) Master Plan Steering Committee (MPSC)
 - a. Member Sculimbrene reading of the APDC comments to the request for input from town committees for the MPSC
 - i. Town green – Additional population is needed to add density to the center to increase walk ability. Current gazebo is not historic, but APDC does understand that the location is not ideal due to safety, traffic, and limited parking and would support a change.
 - ii. Town Center – Increasing population could affect historical structures in the town center. Village district by laws has more influence on the guide development of that area. Demo of T.C. Passios or a partial demo could be considered; however, the Brooks House should not be considered for demo but slated for reuse.
 - iii. Montion to approve comments to MPSC by Lloyd, seconded by McGrath, Approved by all.
- 3) APDC and Historical Committee merger
 - a. Adam Costa has handed off the paperwork to another member of the firm to ensure we have the warrant finished before the deadline to have it posted for November town meeting.

Old Business:

- 1) 763 Mass Ave Street
 - a. Historical commission sent a certified letter to owner, to address the demolition by neglect. Letter was returned to sender with no contact made.
- 2) 50 Main Street
 - a. Member Sculimbrene has drafted a formal letter to the owner of 50 Main St to invite them to our next meeting or we could hold a separate meeting at a date or time of their convenience.

Next Meeting: Meeting Schedule:
Tuesday, October 21, 2025

Adjourned: 8:09 PM