

Town of Lunenburg
Architectural Preserva-
sion

tion District Commis-

Richard McGrath, Chairman
Jim LaVeck, Vice-Chair
Cullen Dwyer, Clerk.
Brian Corcoran, Member.



Meeting Minutes
Tuesday May 8th, 2018
Ritter Building

Call to Order: At 7:01PM

Present: Chairman McGrath, Vice-Chairman LaVeck, Corcoran and Dwyer
Also: Tanner Cole, who is running for planning board, attended.

Review of minutes: Approved

CTA Applications review: A representative of 99 Lancaster Avenue appeared to submit the \$25 filing fee and defend the application for a CTA. The alteration is a re-roof of the garage. The replacement shingles were chosen to match the existing shingles on the house as much as possible. The APDC voted to waive any further requirements and approve the application.

Some confusion arose as to the serial number that should be assigned to the application. Dwyer said he would begin a register of CTA applications with serial numbers for easy reference.

New Business: LaVeck reported that at town meeting the town had voted to postpone a vote on Articles 20 and 24 regarding the removal of the Brooks House and Old Primary School.

Dwyer suggested that the APDC develop its own redevelopment plan for the Primary School and offer it to the BoS and the town. Some discussion followed.

Old Business

53 Lancaster: Dwyer reported on his efforts to pump water out of the basement. McGrath reported that the owner intended to sell the property in the next two years and move out, and so the job of the APDC should be not to restore the property but to simply arrest the decay and let the next owner restore it. He recommended the following immediate measures:

- repair or replace gutters and downspouts, and extend spouts away from house.
- Eliminate flow of water from front stoop toward house (probably by removing stoop)
- Inspect attic and determine source of leak in north side of house
- Clear vegetation on and around house.

Dwyer volunteered to organize efforts to clear the vegetation.

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**LUNEBURG TOWN
CLERK OFFICE**

Revision of Demolition Delay Bylaw: LaVeck presented a comparison of the current bylaw with the one suggested by Mass Historic. He suggested that we use the model bylaw to clarify the language. He also suggested harmonizing the timeline and procedures of the bylaw with the those for the APD.

Dwyer recommended that any desired substantial changes be included in the revision. Discussion followed regarding substantial changes such as extending the delay period to 12 or 18 months, limiting permission of emergency demolitions, and imposing fines for violations.

LaVeck will write a rough draft of a revised bylaw to share with the Historical Commission.

Next Meeting: Scheduled for Tuesday, June 12th.

Adjourned: 8:15 PM