

# Town of Lunenburg

## Architectural Preservation District Commission



Cullen Dwyer, Chairman  
Anthony Sculimbrenne, Vice Chair  
Anthony Nicastro, Member  
Richard McGrath, member  
William Lloyd, Clerk

### Meeting Minutes Thursday, October 6, 2022 Ritter Building

**Call to Order:** At 7:31 PM

Present: Chairman Dwyer, McGrath, Sculimbrenne, Lloyd,

**Review of Minutes:** Not conducted -

**Public Comment:** None

**Correspondences:**

- 1) None – Mailbox was checked

**New Business:**

- 1) Approved CTA for 94 Main St, Michael Batson Applicant was present

**Old Business:**

- 1) Ritter Building
  - a. Concern of what will be found when project starts demo and repairs.
  - b. Mbr Sculimbrenne wanted to make a point that maintenance and preservation are keys to the success of Architectural preservation.
  - c. Discussed various issues with windows and the climate control issues in the building and working conditions.
    - i. Mini-splits and high ceilings a larger issue than the windows.
  - d. The debate over the ability to preserve the building itself over preserve the windows. Town needs to see value and investment into the infrastructure.
  - e. Town manager – storm windows are not in the preview of the APDC, replacement windows can be replaced.
    - i. Response: losing the historical value of the facility, based on necessity, are there other alternatives to look at.
  - f. Want to get an independent assessment of how we could achieve the same energy rating with retaining the existing windows.
  - g. New windows – lifespan (15-20 years no maintenance) /
  - h. How do we restart process
    - i. New estimates by next week
    - ii. If no agreement between sides, can we lose the facility itself
- 2) Town Warrant Article – *Town Manager, Facilities Manager and Selectman Alonzo present for debate*
  - a. Do we withdraw it.
    - i. When bylaw is proposed, the entire bylaw is eligible to be modified

- ii. Vote on using the condensed version of the article
  - 1. Mbr Sculimbrene call to vote (Mbr D, S, M, L all for for)
- iii. Debate over the change of “must” to “shall”
- iv. Debate over the time window for proposal decision (65vs75vs90).
- v. Vote on using the condensed version pending resolution of if Select board’s power to use full bylaw (Mbr Sculimbrene call to vote: Mbr D, M L for / Mbr S nay)
- vi. Town manager agrees that clock should start at point of finalized proposal.
- vii. Looking to cut out town clerk from process
  - 1. Town Manager – Will look at process

**Other Business: None**

**Next Meeting:** Meeting Schedule:  
Thursday, October 13, 2022

**Adjourned:** 9:19 PM