

Town of Lunenburg

Architectural Preservation District Commission

Richard McGrath, Chairman
William Lloyd, Member.
Cullen Dwyer, Vice Chair
Anthony Sculimbrene, Member



Meeting/Hearing Minutes

Thursday November 3rd, 2022

Ritter Building

Call to Order: At 7:30 with McGrath, Dwyer, and Sculimbrene present.

Opening Public Comment:

Ana Lockwood requested that the APDC meeting be recorded and made available on the internet. She criticized the APDC's decision regarding the Ritter Building, saying that it had overreached the power and purpose of the bylaw. She said the purpose of the bylaw is to protect the neighborhood's overall character, as the Village District re-zone brought business development and greater density.

Review of minutes:

Forestalled until next meeting

Old Business:

Ritter Building Renovations: Facilities Manager Visconti was present to share price quotes from contractors, and compare the cost of historic restoration of windows vs. Pella replacement windows. The restoration project by Raven was quoted at over \$225K. Pella windows quoted less than \$54K, but the quote only included materials for the replacement windows themselves. Town Manager Lemieux was interested to know if the APDC would revise its decision regarding refusal of the CTA. No motion was made to that effect. The commissioners present felt that the information presented was insufficient to make them change their minds. Such a decision would require some proof that the windows needed to be replaced, and that restoration was not feasible.

Ballot Measure to Revise APD Bylaw: Dwyer described his meeting with the select board to discuss changes to the APD bylaw. The changes are in a warrant article to be voted on at the upcoming Special Town Meeting. Dwyer summarized the discussion saying that the changes were regarded as positive, but that the Select Board found other problems with the procedures outlined in the bylaw, and discrepancies between the bylaw and the procedures practiced by the APDC. The conversation led Dwyer to believe that the bylaw revisions were insufficient, and require further work. Dwyer proposed that the APDC pass over the article at the Special Town Meeting and plan to present a better revision at the Annual Town Meeting in the spring of 2023. Sculimbrene defended the changes as they stood. After discussion, the APDC voted against the proposal 2-to-1, with Dwyer in favor and McGrath & Sculimbrene against.

New Business:

Dwyer explained that building Commissioner Burlingame had contacted him regarding unsanctioned construction work in the district. Windows had been replaced at 33 Lancaster without a building permit or CTA. After discussion, it was decided that Dwyer would follow up with Burlingame on enforcement procedures.

Close of meeting: 9:26PM