

**Town of Lunenburg
Architectural Preservation District Commission**

Richard McGrath, Chair
Cullen Dwyer, Vice Chair
Tony Nicastro, member



Meeting Minutes for Thursday, February 3, 2022 at the Ritter Building

CALL to ORDER: At 7:34 PM

REVIEW of MINUTES: 7:36 PM – Minutes of January 9, 2022, Ritter Building, reviewed and approved by all members

PUBLIC COMMENT: No public comment.

CORRESPONDENCE: 1) Chair McGrath confirmed that letter sent by Town Manager was received and read by all members

NEW BUSINESS: 1) Annual Report: Dwyer will write the report; Chair McGrath will email him the information

OLD BUSINESS: 1) 30 School Street: Discussion as to “Why is it Historical?”

- only masonry building from that time period
- memorial

2) 30 School Street: Discussion “Timeline of Response for CTA”

- discussed 113-8 Part C: Unanimous agreement that timeline is unreasonable; if a CTA is submitted right after a meeting, you cannot hold a Public Meeting and advertise 14 days prior

3) CTA for 30 School Street: Discussion as to whether or not it is complete

- after a long discussion citing the Rules and Regulations (p 20) “Applying for CTA”
Chair McGrath motions send CTA back as incomplete and request the missing two (2) items or a written waiver; two (2) members accept, one (1) opposes
- Dwyer motions to accept application as stands; two (2) opposed, one (1) in favor; motion is not moved.
- 4) 3 Lancaster Ave Administrative Review: Art Cavillo (homeowner) and Damon McQuaid (architect)

presented

plans for CTA to replace windows

- Damon McQuaid discussed the history of the home in detail with photos of its various stages over time
- Discussion regarding wood sashes vs vinyl sashes and 2/2 or 6/6 panes and railing around deck
- Commission votes unanimously to approve CTA; motion made by Nicastro, 2nd by Dwyer

5) Brookes House

- no change; Nicastro to email Planning Board

6) FB Page

- discussion that members have added content and are seeing public support for the preservation of

buildings

7) The proposed APD Brochure was discussed

8) Discussion of Bylaw Review

OTHER BUSINESS:

MEETING SCHEDULE: Thursday, March 3, 2022, at 7:30 PM at the Ritter Building

ADJOURNMENT: 9:21 PM – Motion to Adjourn by Nicastro

Seconded by McGrath
Meeting Adjourned