

Historic District Commission Meeting Notes – 10/19/23

Attendees: Laura DeYoung, Steve Hermann, Miles Prescott, Kyle Harney, Scott Chaharyn

Notetaker: Laura DeYoung

1. **Motion to start meeting @7:30** Laura DeYoung, 2nd: - Scott C., passed
2. **Review of previous Meeting Notes: 9/21**
 - Motion to approve: SC, 2nd: KH, passed
3. **Master plan update - from Scott**
 - Chapter 4 goals review – historic and cultural resources
 - Discussion of proposed revisions
 - Scott to investigate goal 4-1.2, implication of becoming NPS certified local government
4. **Demolition Delay – discussion around effectiveness of Pembroke’s delay of 6 months, and comparison to neighboring towns/what is the standard delay**
 - a. Instances of realtors listing buildings of unknown age as built in 1900 to skirt demolition delays
 - b. 3 months is too short of a time to save a building
 - c. Need data to support the case – impact on property values, tax revenues, and what properties have been lost
 - d. Proposed changes – 100 yr building age, 12 month delay, change “and” to “or” in paragraph of bylaws referring to what a significant building is
 - e. Plan: start building the plan/case to present to bylaw committee
 - f. References: database of historic properties – patriotpembroke.com
 - g. 1900 as built in year was placeholder to explore real age
 - h. What percentage of Pembroke homes are >100years of age
 - i. Target readiness for Spring town meeting warrant
5. **Bethel Chapel – CPC**
 - a. Roof and painting needed, will apply to CPC in spring cycle
6. **Wildlands trust / Turner House -Steve H.**
 - Requires a deeded easement for access to misty meadow
 - Action: co-send letter to Barker Square residents with Wildlands trust
7. **Old Business**
 - HDC sign: need 2’ setback from road, will be installed soon
8. **Motion to adjourn:@ 8:55 – SC, second: LD. Passed**