

Building/Property Maintenance Committee

Minutes for September 20, 2016



COMMITTEE MEMBER	PRESENT	ABSENT
Mike Fowler, DPW - Chairperson	X	
Robert Mackey, CE Dir/Vice Chair		X
Ed Garone, Derry Police		X
Scott Jackson, Derry Fire Dept.		X
Robert Wentworth, Building Insp	X	
Dawn Enwright, Tax Collector	X	
James Morgan, Councilor Liaison	X	
George Sioras, Town Planner	X	
Joseph Toohey, Resident		X
Serge Michaud – Resident	X	
Ernest St.Pierre – Resident	X	
Courtney Bogaert, Health Inspector	X	
Kerry Harrison, Tax Collector Alt.		
George Feole, Police Dept Alternate	X	
Dave Hoffman, Fire Dept Alternate		

A monthly meeting of the Building & Property Maintenance Committee was held Tuesday, September 20, 2016 at the Derry Municipal Building Center. Meeting was called to order at 9:04 am.

Approval of Minutes

George Sioras made a motion to accept the August 16, 2016 minutes as presented.

Seconded by Serge Michaud

Motion PASSED (8–0–1) George Feole abstained.

OLD BUSINESS

213 Island Pond Rd – Ernest St.Pierre was referred to Harbor Homes in Nashua. They were willing to meet at the property to discuss how they could possibly help. He would request another month to allow time to see if Harbor Homes can assist us. He understood that the Town would not support a tiny home at this time, but stated that the Town may want to look into allowing them in the future.

James Morgan felt that the Town could create an ordinance to allow tiny homes for homeless veterans.

Mike Fowler stated that the Town would need to seek legal counsel before moving forward with that.

Serge Michaud thought a tiny home park might be a good way to go.

James Morgan felt the committee could draft something so that they were not allowed all over the town.

Ernest St.Pierre felt that it should not be limited to only homeless veterans. There are residents that could benefit from a tiny home as well.

Bob Wentworth mentioned that the tiny home doesn't meet the State Codes for minimum size rooms.

George Sioras stated that the Zoning Ordinance allows for housing in all zones. The restriction is within the building codes.

Bob Wentworth stated that a tiny home was basically a home on wheels similar to a trailer. Manufactured Homes meet the minimum room size requirements established by the State.

Ernest St.Pierre has been talking with a company out in Lee NH, so other towns in New Hampshire may be allowing them.

Serge Michaud questioned how difficult it was to change the ordinance.

Mike Fowler commented that the Town of Derry had adopted the State Building Code.

Bob Wentworth stated the Town can make changes to their ordinance to be more restrictive than the State Codes, but not reduce the standards. He mentioned that Al Simard from Whispering Pines will be changing out 200 mobile homes and has offered to donate one for 213 Island Pond Rd.

Dawn Enwright felt that we would need to research if other Towns are allowing the tiny homes.

Ernest St.Pierre felt his goal was to get Harbor Homes to remove the building and then maybe replace it with a manufactured home. His biggest concern is to remove the building.

Serge Michaud questioned if the owner was willing to move forward with this idea.

Dawn Enwright added that the homeowner was fine with it as long as we didn't displace him from his property. She provided an update of the manufactured homes on the auction list. One has been repurchased by the owner and the other home is too old to move.

Mike Fowler felt it was reasonable to hold off going to court for another month and in the meantime we could check on what other towns/cities are doing.

Serge Michaud wondered if there was such a thing as a certified tiny home.

Discussion will continue at the October meeting.

92 Old Chester Rd – Dawn Enwright - This property is on the Tax deeding list. The owner has until October 11 to repurchase the property, and then it would be up for auction. A property on the deed list must go through a process of 2 public hearings, an auction date is set.

Mike Fowler added that the Code Enforcement Office was in the process of taking the owner to court, but had to postpone the court date until after the deeding process is over. Once the property has been either purchased back by the current owner or sold at auction, then the Code Enforcement Office can move forward with the court action.

James Morgan felt we should revisit this after October 11th.

Dawn Enwright stated that the property is valuable. It is a 2.5 acre parcel in a nice neighborhood.

Bob Wentworth questioned how the Town could get rid of the vehicles on the property if the Town was not able to sell it at auction.

Dawn Enwright stated that the Town could hire a towing company and they would work with the State of NH to process the vehicles to be resold.

19 Birch St – Mike Fowler passed around a letter of appreciation that was drafted up by Courtney Bogaert of the Health Division. He requested that everyone sign the letter.

Ernst St.Pierre felt this was a great gesture and hopes that the Committee continues to do this in the future.

NEW BUSINESS

7 Sheldon – The Planning Board has received a proposal for the property to review.

Mike Fowler added that the plan clearly states that the building and cellar hole will be removed.

Bob Wentworth stated that the property has been secured by a fence around the property. He added looking at the photos that there was asbestos shingles on the house.

Ernest St.Pierre questioned the building demolition needed to be done by a professional.

Mike Fowler stated that a Demolition permit would need to be pulled accompanied by an abatement report.

6 East Broadway – A home improvement contractor will be going into this location. There are plans to repair the property and build a showroom.

Bob Mackey stated the name of the company was Southern NH Roofing.

George Sioras was excited that this company has come into Derry. He went on his website and it appears that he does a good job and the building should look nice once he is done.

8 East Broadway – An Antique Store is going into this location.

49A Beaver Lake Rd – The building is secure. The Code Enforcement Office dropped the court case.

45-49 North High St – The scrap storage is allowed due to variances, which is making it difficult to resolve.

Mike Fowler stated that there is a sewer easement along the back and the owner had a shed and other items on it. The Public Works Department has sent him a letter requesting that the items be removed in order for access to the dam and bike path construction.

James Morgan questioned when the variance was granted.

Bob Wentworth stated that the last variance was in August of 2012. The Fire Department has been through and there doesn't appear to be any fire related violations. He doesn't sell propane to the public.

Ernest St.Pierre asked how many unregistered vehicles were allowed on the property.

Bob Wentworth stated only 1 at this time, which is allowed.

112 West Broadway – The owner is going to be painting the building.

James Morgan asked if the Town can fine him.

Bob Wentworth stated that the Town would need to take him to court. First the Town needs to send 2 letters from Code Enforcement Office and 1 from the Attorney.

James Morgan feels the Code Enforcement Office should move forward. Has the Town thought about relocating the Welcome to Derry sign?

Mike Fowler stated that moving the sign was a Highway Safety concern, but currently the sign is located on the town line.

71 Birch St – Shute's Corner – Former General Store – George Sioras mentioned that he had contacted the owner to get the management companies contact information. He has left a message with the management company for an update on what is planned for the site. He is hoping to have an update for the next meeting.

Ernest St.Pierre had a concern that there was still an electrical meter on the building. This property has been vacant for years. Was there still power to this building?

George Sioras was going to follow up with the realtor.

19 Elm St - Update – EPA has been there now 3 ½ weeks removing hazardous materials. We also looked at the soils and there were high levels of lead and arsenic. So 800 yards of soil has been removed and taken to a secure site in Pennsylvania. Four feet of clean fill was replaced. The Town should not have any issue selling the property. The demolition

and cleanup costs total \$350-\$400,000, which had no impact on the Town. EPA will go after the owner for restitution. The Town may want to come back in and spruce it up a little with loam and seed.

George Sioras stated that this property was zoned MHDR, which would allow for town houses and single family development. The developer could put the parking lot on the arsenic location.

Mike Fowler felt the arsenic should not be an issue for developers.

George Sioras felt the neighborhood would be in favor of new development going in.

Dawn Enwright stated that the property would still need to be auctioned off, but the Town could place restrictions on it.

James Morgan would like to discuss again in October to have a resolution this year.

George Sioras added that developers have been watching the reports regarding the contamination and waiting to see what the Town was going to do with this property.

James Morgan questioned how much the Town has into the property.

Dawn Enwright stated the assess value has changed now that the building has been removed. The Town paid \$95,000 for the demolition of the building plus the assessed value. We may not breakeven, but it will be beneficial to have it back on the tax rolls in the end.

Serge Michaud felt there may be some fear by developers regarding the contamination.

James Morgan added that this property may need to go through 2 or 3 auctions cycles if we don't get the money needed.

OTHER BUSINESS

2016 Town Owned Property – Dawn Enwright went through the list of eight (8) properties on the auction list.

63 Drew Rd – Originally was sold at auction back in 2013, but there were title concerns. The title is now clear and this property has been added back on the list. New homeowner will need to take down this building. Abutters have been calling the office for updates.

1 Tyler Rd – This property is a single family home valued at \$274,000.

6 Gill Rd, 110 Goodhue Rd, and 5 Mundy Ln are all lots of land.

211 By-Pass 28 – is a mobile home that is too old to move.

92 Old Chester Rd and 19 Elm St was previously discussed.

Bob Wentworth made a motion to adjourn at 10:02 am.

Seconded by George Sioras

Motion Passed (11-0)

Next meeting is 3rd Tuesday of Month – October 18, 2016 @ 10:00 am – Room 207

Respectfully,

Sharon Jensen, Recording Clerk