

Building/Property Maintenance Committee

Minutes for October 18, 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		
Dave Hoffman, Fire Dept Alternate		

A monthly meeting of the Building & Property Maintenance Committee was held Tuesday, October 18, 2016 at the Derry Municipal Building Center. Meeting was called to order at 10:02 am.

Approval of Minutes

Ed Garone made a motion to accept the September 20, 2016 minutes with minor corrections.
Seconded by Bob Wentworth

Motion PASSED (9–0)

OLD BUSINESS

213 Island Pond Rd – Ernest St.Pierre provided an update on the property. He met onsite with Harbor Homes on October 12th. The homeowner is a proud man and doesn't want to ask for help. He explained his story to Harbor Homes and they were going to get back to Ernest with what options were available. One night around 6:15pm he received a phone call from the director of Easter Seals and was told that they would look into the back taxes and see if they could help.

Ernest St.Pierre was wondering if anyone had received an update on obtaining a trailer from Whispering Pines trailer park.

Bob Wentworth stated that most of the homes being replaced so far were built prior to 1974, which was before HUD standards were in place.

Ernest St.Pierre spoke to the homeowner to get a feel if he would be receptive to having the building taken down and replaced with another dwelling. The owner responded by saying that it would be a blessing to be able to live with his wife again on the property.

Serge Michaud spoke to a contractor who would be interested in helping out with demo of the building, and possibly the septic system repair.

Ernest St.Pierre felt that he had gained the homeowners trust, but he has not told him that he was a representative of the Building & Property Maintenance Committee.

James Morgan wondered if we could get Serge's contact to go forward with the demolition would the Town be able to pick up the disposal costs.

Mike Fowler stated that would need to go before the town council in a non-public session.

James Morgan questioned what was needed for a demolition permit.

Bob Wentworth stated that they would need to have an asbestos inspection done before they could apply for a permit.

Ernest St.Pierre stated that the house has been stripped clean. Maybe we can get a company to come in and donate the asbestos inspection.

Bob Mackey stated that they would also need to apply for a variance to allow a mobile home to be placed on the property as well.

Ed Garone stated that this committee needed to be sure that we keep to the standards that all residents are entitled to.

James Morgan asked how big the home was.

Bob Wentworth stated that it was a small ranch with an attached one car garage, maybe 20' x 40'.

Ernest St.Pierre was concerned that the owner had not been getting his tax break on his property.

James Morgan explained that he was not living on the property and therefore would not be entitled to the tax break. This was done to protect the town from absentee landlords.

Ed Garone asked what the difference was between a modular home and a mobile home.

Bob Mackey stated that the modular homes are built similar to a normal stick built home and meet the state guidelines and placed on a foundation, whereas the mobile homes are built to HUD standards and are built on a chassis.

Bob Wentworth was wondering if Pinkerton Academy would be able to build a home.

Ernest St.Pierre stated that he had not contacted them.

James Morgan felt that the committee should focus on the asbestos inspection and removing the building. Then we can see what the foundation is like to move forward with what type of dwelling could be replaced.

Ed Garone questioned how long a resident has to rebuild.

Bob Mackey stated that the homeowner could pull a permit to place the home and it would be good for a year, if there was a reason that construction was not begun they could request an extension for another year. He could request another extension after that. Beyond that, He would need to pull a new permit.

Ernest St.Pierre agrees that it would be good to start with the asbestos inspection.

Serge Michaud would contact his friend to see if he would be able to do a leach field inspection and demo the building. It would be good to know if the Council would waive the fees for the demo permit and would handle the demolition debris.

Bob Wentworth stated that if the foundation was left standing it would need to be fenced in or decked over.

Ed Garone felt it would be easier for contractors to assist if we had everything ready to go and knew what was involved. Maybe the homeowner could live in a trailer on the property while the home was being rebuilt. He also questioned if Human Services should be involved as they deal with privacy issues.

James Morgan felt that the committee could also hold non-public meeting for these types of concerns.

NEW BUSINESS

OTHER BUSINESS

James Morgan brought up the Sign Ordinance. He was wondering if the Code Enforcement Office found anything that Derry was not doing, that other communities were doing.

Bob Wentworth stated that most communities had similar sign ordinances to Derry that dealt with externally illuminated.

Bob Mackey agreed that there were some downtown signs that were outside of the current sign ordinance and commented on the Pawn shop's excessive signage. Other businesses have signs in their windows or open flashing signs.

Ed Garone commented about the blue flashing light at the rotary.

George Sioras stated that the Planning Board has tweaked the sign ordinance. As people move out we get new signs that meet the ordinance standards.

Bob Mackey stated that there is still some mixed signage out there.

Serge Michaud felt there should be a requirement that they need to change out their signs to meet the new guidelines.

James Morgan agreed and added that the Town could offer some incentives to get business owners to update their signage.

George Sioras stated that Concord NH did that, they put aside funds as an incentive for business to update their signage.

James Morgan stated that the Town has a revolving loan account that could possibly be used for that purpose.

Ernest St.Pierre was not in favor of providing residents tax dollars to businesses. Business should be able to pay for their signs.

George Sioras stated that the Planning Board would be available to relook at the Downtown Ordinance over the winter as there are not as many cases coming before the board.

Meeting adjourned at 10:55 am.

Next meeting is 3rd Tuesday of Month – November 22, 2016 @ 10:00 am – Room 207

Respectfully,
Sharon Jensen, Recording Clerk