

Building/Property Maintenance Committee

Minutes for June 21, 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	
Kerry Harrison, Tax Collector Alt.		
Vern Thomas, Police Dept Alternate		
Dave Hoffman, Fire Dept Alternate		

A monthly meeting of the Building & Property Maintenance Committee was held Tuesday, June 21, 2016 at the Derry Municipal Building Center. Meeting was called to order at 9:00 am.

Mike Fowler introduced the Courtney Bogaert, Health Inspector to the committee.

Approval of Minutes

James Morgan made a motion to accept the May 17, 2016 minutes as presented.

Seconded by Serge Michaud

Motion PASSED (8–0-1) Ernest St.Pierre abstained

OLD BUSINESS

213 Island Pond Rd – Ernest St.Pierre stopped in to speak with the owner as a veteran. Mr. Riemer was aware that there were repairs needed to the building, but his finances were tight. He is a proud man and wasn't looking for a handout but was open to being helped.

Mike Fowler felt Joe and Ernest had made great progress and we should pursue other options to help him with his situation.

Bob Mackey stated that the building needed to come down.

Ernest St.Pierre questioned if he received any tax breaks.

Dawn Enwright stated that he was not currently getting any tax breaks, but the house is not livable so he would not qualify for a tax break on the land.

James Morgan questioned how much he owed.

Dawn Enwright stated that she would need to get back to him; however Mr. Riemer makes regular payments and then gives a lump sum to stay off the lean list.

Ernest St.Pierre felt there had to be some organizations that could help him.

Serge Michaud asked if we could table any further action being taken by the Town until we can determine what options outside organizations may be able to offer.

James Morgan questioned if the Town were to move forward in their process could the Town take down the house, lean the property and possibly have habitat for life come in and build a new home on the property.

Ernest St.Pierre stated that he would be drafting letters to various organizations including Easter Seals to see what the various options would be.

Bob Mackey stated that the Town's process still may take some time before it was finalized, but agreed to hold off moving forward for 60 days to allow time to see if there was an organization that could help.

Dawn stated that there were currently 3 manufactured homes that are on the deed list. She would have Alan Cote assess if one of them could be moved and relocated to 213 Island Pond Rd.

Discussion TABLED to the August meeting.

7 Sheldon – House is still there and property is overgrown.

James Morgan questioned if the owner should have already taken the house down.

Bob Wentworth stated that his had not heard from the owner in a while. They were considering breaking up the property into 3 lots. It is an 8.5 acre parcel with 3 acre minimum.

Serge Michaud stated that they would either need to file for 3 variances or 1 variance for a non-conforming lot depending upon how they wanted to divide the parcel.

Mike Fowler stated that Code Enforcement should generate another letter to see if we can get them to respond.

19 Elm St – The hazardous waste and asbestos have been removed. Demolition is planned to begin soon. They will begin in the back of the building and work towards the street. It will take 2-3 weeks for the building to come down. Demolition Company will take the debris offsite and the cellar hole will be filled. DPW Crew will smooth out the property and make it look decent. The parking area will remain.

James Morgan felt the Town should remove the foundation.

Mike Fowler stated that if we pull the foundation we may be uncovering contaminated soils.

James Morgan questioned if we could sell the property as a 55+ complex.

Mike Fowler stated that first the building must come down then the Town Council can review what the next step should be.

6-8 & 14 East Broadway – There has been some interested in the JJ Pizza's location, however they decided to walk away as the owner has put too many conditions on the property.

Bob Mackey stated that they were able to get inside the buildings and the inside is sound.

George Sioras stated that another interested party was planning a school for young children, but also had issues with the owner and walked away.

Bob Mackey stated that another notice will go out stating that we will be taking him to court.

James Morgan felt that we should start taking action. The sign frames and ownings need to come down.

Mike Fowler stated that the Code Enforcement Office has spent a lot of time trying to get the owner to comply.

James Morgan added that maybe a court action by the Town will get him to sell the properties.

Ernest St.Pierre questioned if the Town could charge him fines and how far back could we go.

Bob Mackey stated that all the letters sent to the owner are forwarded to the Attorney and the Town can file to be reimbursed for fines and attorney's fees.

142 Chester Rd – The property has been purchased by an Energy Contractor. They have applied for a permit, but have not paid for it yet. The Code Enforcement Office will be stopping by today and issuing a Stop Work Order.

The same people also purchased **1 Karen Ave** – So these properties should be coming off the list soon.

49A Beaver Lake Rd – The Town is taking the owner to court on July 11th.

45-49 No. High St – Nothing new on this property.

Mike Fowler stated that a letter was sent to the owner notifying them of a Bike Path Widening Project, that will be going along the back side of the property, requesting that items be removed off the ROW. So far, the Town has not heard back from the owner or seen any of the items removed. Future actions will be taken to step up compliance.

92 Old Chester Rd – Dawn stated that this property is on the list to deed, however owner has made accusations that the Town buried tires on the property. He has been asked to provide proof but has not provided any so far.

Bob Mackey stated that the Town is looking for the owner to remove junk cars, etc. that the owner has brought onto the property. He was not aware of the Town ever buried tires at that location.

Mike Fowler felt that the Town should sell the property as is and hope that the new owners clean it up.

Dawn stated that the auctioneer has looked at the property and felt the Town could get \$50,000 to \$75,000 for the property; which is more than what is owed to the Town.

Ed Garone asked what would be done with the property if it didn't sell.

Dawn stated that the Town would retain the property, possibly make some repairs and then place it back on the auction list.

141 By Pass 28 – Junk Yard – Bob Mackey has spoken to the owners and they have been working to clean up the property.

George Sioras stated that he has seen some stuff moved out by the street.

11 Lawrence Rd – House is not livable. Water Division was allowed on the property to change out a meter. The owner is refusing to make any repairs. The owner has contacted the Office since receiving the letter from the Code Enforcement Office.

Ernest St.Pierre asked if he could live in the camper.

Bob Mackey stated that they do allow for temporary home permit while repairs are being made due to a fire on the property; however this is not the case at this location. It is also allowed to have a camper parked for a week or two while guests are at your home, but it cannot be a long term situation.

Bob Wentworth stated that he had not seen anyone at the property. The Code Enforcement Office will be sending out another letter. If no response from owner, it will get forwarded to the attorney for further action.

Serge Michaud questioned when it becomes a safety issue and could the Town can just go in and take over.

Bob Wentworth stated it is a very old house, but has Town water/sewer on the property.

27 Franklin St – Unregistered vehicles.

Dawn Enwright stated that this property was not on the deed list.

Ed Garone stated that the vehicles have been moved around but were still there

Bob Wentworth stated that the last letter was to have tow trucks removed.

Ed Garone stated that they have been moved to the back of the property.

Bob Mackey wanted the Committee Members to know that most common violation is “unregistered motor vehicles”.

112 West Broadway – Ralph Valentine stated that he would clean up this location in the spring. However, it is now summer and not much has been done to clean up the place. The lawn has been mowed.

Bob Mackey stated that the Code Enforcement Office may need to send out an official

notification.

3 McKinley St – is on the back burner.

15 Cunningham Rd – is another property with unregistered vehicles. Currently, there are 2 cars on the street, 1 in the yard and a camper out on the street, as well.

Serge Michaud questioned if the Town could tow them.

Ernest St.Pierre asked if we could fine him going back to 2010 when the violation began.

Bob Mackey stated that we can be reimbursed for fines and attorney's fees, if the case goes to court.

49 Beaver Lake Rd – is a low priority.

Serge Michaud approached the owner of this property and 49A Beaver Lake Rd to see if he would consider selling the property, but his offer was not accepted.

NEW BUSINESS

46 Crystal Ave - Former Pizza Hut building – George Sioras received an email questioning if the property could be used for a fast food restaurant. However, they didn't disclose their business name.

10 Crystal Ave – Former KFC Building - James Morgan asked if the Town has heard what may be going on with this property.

Bob Mackey stated that a realtor recently called questioning if a dental office was an allowed use of the property. So something may be in the works at that location.

71 Birch St - Shutes Corner – Former General Store –

Ernest St.Pierre stated that the lawn is always mowed, however the building is questionable.

Bob Mackey stated that there have been different businesses looking at this property; however there are some wetlands on the property that make development challenging.

George Sioras stated that Heavenly Donuts was interested in this property at one time.

OTHER BUSINESS

Mike Fowler made a motion to adjourn at 10:00 am.
Seconded by Serge Michaud

Next meeting is 3rd Tuesday of Month – July 19, 2016 @ 9:00 am – Room 207

Respectfully,
Sharon Jensen, Recording Clerk