

Building/Property Maintenance Committee

Minutes for July 19, 2022



COMMITTEE MEMBER	PRESENT	ABSENT
Robert Wentworth, Bldg Insp – Chairperson	X	
Robert Mackey, CE Director – Vice Chair	X	
Ed Garone, Derry Police		X
David Eastman, Derry Fire	X	
Mike Fowler, DPW	X	
Stacey Beliveau, Tax Collector	X	
Charles Foote, Councilor Liaison	X	
George Sioras, Planning Director	X	
Michael Welch, Resident		X
Johnathan West, Resident	X	
Vacant – Resident		
Courtney Bogaert, Health Inspector	X	
TBD, Tax Collector Alternate		
George Feole, Police Dept Alternate	X	

A meeting of the Building & Property Maintenance Committee was held Tuesday, July 19, 2022, at the Derry Municipal Center. The meeting was called to order at 10:00 am.

Approval of Minutes

**George Feole made a motion to accept the April 19, 2022, minutes as written.
Seconded by George Sioras.**

MOTION PASSED (10–0).

OLD BUSINESS

3 Desforge Road – Bob Wentworth stated that people are entering the building. Mike Fowler stated that they had a teleconference with Boutin Law, and letters were sent. The issue is locating the actual owners. Diane Mulholland, our prior Tax Collector, was consulted with regarding tax status and would aid in trying to obtain physical addresses for property owners. Mike Fowler stated that the real estate investors were taking care of these dilapidated properties due to the market.

53 English Range Road – Bob Wentworth stated that the barn is still standing. Stacey Beliveau will look up the property owner. George Sioras thinks that the property owner is the son. The son met with a surveyor and family member two months ago. David Eastman stated that Vision lists the owner as a trust (later verified as the Donald F. Ball Revocable Trust).

65 English Range Road – Bob Wentworth stated that there has been no new contact with the property owners since April. There is a barn guild that is looking into rebuilding the barn. George Feole stated that the notes on the property distressed list states that same thing in April 2020. Bob Wentworth stated that they will add pressure to them for movement on this case.

7 Donmac Drive – Bob Wentworth stated that the grass has been cut but they are not sure by whom. This case was turned over to Boutin Law. Mike Fowler stated that the next of kin is unknown and is a probate situation. Bob Mackey stated that he is always curious as to why a viable piece of property would just be abandoned.

109 Rockingham Road – Watt’s Auto Salvage, Inc. – Deputy Police Chief George Feole asked about the status of this one. George Sioras stated that there are two prospective owners with a purchases and sales agreement, Mr. Eric Spofford & Mr. Bobby Patel. They have indicated that they will apply for mixed use through the Planning Department, no plans have come through yet. They have hired a traffic engineer and still plan to move forward with a mixed-use project. Bob Mackey stated that Ryan Crete, the current property owner, has been working with the Tax Collector.

13 Cunningham Drive - Councilor Foote stated that multiple residents have reached out to him directly regarding this property. He forwarded the information to the Town Administrator, Dave Caron. Councilor Foote stated that there was a woman walking her dog and a person with toddlers that witnessed large animals entering the house. Mike Fowler stated that this case has advanced to Boutin Law, and this is a question of noticing the property owner.

NEW BUSINESS

Bob Mackey provided an update on **16 Franklin Street**, fire loss.

- 1) The current owners were granted a Zoning Board of Adjustment (ZBA) Variance to build a three-unit condominium.
- 2) The current owners went to the ZBA for a second time, to request relief from setback requirements, but this was denied by the ZBA. They are still in the design phase.

Bob Wentworth stated that he sent a letter on July 1st requesting that the structure be repaired, removed, or replaced within 30 days.

Kittredge Farms – 36 Maple Street, is non-conforming, and was erected under preexisting conditions. It does not meet the property line setbacks. Bob Mackey has been talking with the property owners and that the building may lose its grandfathered rights. Mike Fowler stated that a demolition permit was issued. David Eastman stated that the majority of the building was disposed of yesterday.

Courtney Bogaert stated that **23 Central Street** needs to be added to the distressed list. Dave Eastman stated that the fire occurred on March 15, 2021, and that there has been no action taken. Bob Mackey stated that the owner is Craig Bonneau, who is a builder that lives in town.

OTHER BUSINESS

George Sioras stated that Aspen Dental Plan for **38 Manchester Road** was approved by the Planning Board last night. The blue house, the auto company, and the Shampooch Pet Salon will all be gone.

David Eastman stated he is getting the runaround from **27 Mt. Pleasant Street** – a fire occurred there on April 5, 2021. Bob Mackey stated that this is a single-family home with an accessory dwelling unit (ADU). Councilor Foote has received calls about this property because children can gain access to the inside. Bob Mackey will make a note to follow-up and noted that insurance typically takes time.

There are two properties that need follow up due to fires: **23 Central Street** and **27 Mt. Pleasant Street**.

Courtney Bogaert stated that a daycare on **40 Lawrence Road** has animal pens, messy conditions outside, and she has received complaints from abutters. Bob Mackey stated that daycares are inspected by the State of NH and while the conditions are not perfect, the daycare is allowed to operate.

Bob Mackey stated that he is going to take another look at Lawrence Road – regarding roosters and rabbits, to see if the conditions warrant being added to the distressed list.

David Eastman stated that it meets minimum fire codes.

Councilor Foote stated that **Folsom Road** was brought to the attention of the Town Administrator, Dave Caron, due to the overgrown grass resulted from the Exit 4A project. Mike Fowler explained that the State of NH are now stewards of those properties. He has been in touch with the state and the response has been minimal. Five demolition permits have been received for the left side of the roadway. Councilor Foote stated that the State of NH should be accountable. Mike Fowler replied that the state will collapse the foundations, fill the areas, then loam and seed the areas.

George Sioras stated that five cars are parked along **Franklin Street Ext.**, and that they have not moved in a year. One is unregistered. This is state owned property. Bob Mackey stated that they are using the area for overflow parking.

Mike Fowler made a motion to adjourn.
Seconded by George Sioras.
MOTION PASSED (10 – 0).

Meeting adjourned at 10:25 AM.

Next meeting – **October 18, 2022 @ 10:00 AM** – Third Floor Meeting Room.

Respectfully,
Jill Jamro, Recording Clerk