

Building/Property Maintenance Committee

Minutes for July 15, 2015



COMMITTEE MEMBER	PRESENT	ABSENT
Robert Mackey, Code Enf Director		X
Mike Fowler, DPW - Chairperson	X	
Ed Garone, Derry Police	X	
Scott Jackson, Derry Fire Dept.	X	
Robert Wentworth, Building Insp	X	
Dawn Enwright, Tax Collector	X	
Tom Cardon, Councilor Liaison	X	
Al Dimmock, Councilor Liaison	X	
George Sioras, Town Planner	X	
Serge Michaud – Vice Chairperson		X
Janis DelPozzo		X
James Morgan		X
George Feole, Police Dept Alternate		
Dave Hoffman, Fire Dept Alternate		

A monthly meeting of the Building & Property Maintenance Committee was held Wednesday, July 15, 2015 at the Derry Municipal Building Center. Meeting was called to order at 10:00 am.

Approval of Minutes

George Sioras made a correction on page 5 to change out Planning Board to be Zoning Board than made a motion to accept the June 17, 2015 as amended.

Seconded by Scott Jackson

Motion PASSED (5 – 0 – 2 abstained) Ed Garone and Dawn Enwright abstained

Note: Mike Gagnon will be replaced by Scott Jackson.

OLD BUSINESS

Bob Wentworth updated the members on the progress that the Department had made since the last meeting.

357 Island Pond Rd – The Code Enforcement Office contacted the Town's Attorney 3 weeks ago to see what would be involved in razing the home and placing a tax lien on the property.

213 Island Pond Rd – The Code Enforcement Office received a letter from Atty. Boutin's Office. Attorney beginning process to have building taken down.

7 Sheldon Rd –

41 East Broadway – (aka Broadway Pets) – The Code Enforcement Office has received a Demolition Permit Application. There will be a pre-construction meeting on-site on July 16.

19 Elm St – Tax Collector mentioned that the property has been taken for non-payment of taxes. There is a tenant still running a business out of the building and the Town will pursue getting them out. As a Committee we will need to determine whether it is better to sell the property as is or demo the building and try to recover the expenses.

Al Dimmock felt the cost to demo the building would be more than the property is worth. However, to sell the property as is, would be costly to the buyer and may delay the cleanup.

Mike Fowler felt that we would need to gather more information to determine which way to proceed. Then we can make a recommendation to the Town Council.

Dawn stated that Alan Cote and Craig Durrett from the Public Works Office took a look at the property and stated that there was no visible evidence of hazardous materials on the property.

George Sioras stated that an environmental study was done on the property next door and they found ash in the soils in the area where the boiler exhausted from 19 Elm St.

Al Dimmock was also concerned about the brook running along the property as well.

Scott Jackson stated that the building does not meet the Town Codes, as it doesn't have a sprinkler system in place. The Town should not allow the tenant to remain in the building.

Ed Garone asked how much the property would be worth if it were to be cleaned up.

Dawn Enwright stated that the property was assessed at \$125,000 currently (bldg/lot) in its current condition. She was not sure what it would be worth cleaned up.

Ed Garone questioned how much the demolition cost would be.

Mike Fowler stated the cost of demolition could run \$75,000 to \$100,000 depending what they find. If the Town decided to go this route, it would be something that would go out to bid. There may be some salvageable items in the building.

6-8 East Broadway – (aka J.J. Pizza) and 14 East Broadway – Property owner is refusing to make any repairs to the buildings due to not having the units rented. The Code Enforcement Office will be contacting the Town Attorney for legal action.

102 Chester Rd – A certified letter was sent notifying them of the violation. They have until the end of July to contact the Code Enforcement Office or resolve the violation.

142 Chester Rd – A certified letter has been returned to the Code Enforcement Office. Currently the building is vacant.

58 English Range Rd – Code Enforcement contacted the Attorney's Office to begin the court process.

43 East Derry Rd – The Code Enforcement Office gave the homeowner till the end of the month to remove the 5 unregistered vehicles. There are still some issues with the neighbor. This may need to be turned over to the Attorney's Office, as well.

46 Floyd Rd – Attorney was going to send a letter regarding the removal of the 25 vehicles.

49A Beaver Lake Rd – Owner has contacted the Code Enforcement Office stating that he was in the process of removing and making the necessary repairs.

305 Hampstead Rd – The Code Enforcement Office is making progress regarding the unregistered vehicles. Currently there are only 2 unregistered vehicles left on the property.

8 Aiken St – The garage should be removed by August.

1 Karen – (Rainbow Lake area) – Owner has passed away and her kids were cleaning up the property. However, they have stopped. The Code Enforcement Office will be sending a letter out shortly.

45-49 North High St – Most of the vehicles are gone. However, this property has been a thorn in the Town's side. There are still items on the residential property that need to be relocated to the commercial property.

Al Dimmock feels this property is a Junk Yard and need to apply for a Junk Yard License.

George Sioras stated that the ZBA approved for his business to clean out commercial properties and resell salvageable items from this location. He agrees that they have overstepped the ZBA approval.

Ed Garone questioned what they did with the trailers containing crushed vehicles.

Al Dimmock stated that they are putting them in the garage overnight and transporting them to Portsmouth the next day.

64 Crystal Ave - Snowmobile trailer still covered with signs. The Code Enforcement Office sent the owner a certified letter, back in June, stating that they needed to remove the signs. This will be turned over to the Town's Attorney to take them to court.

93 Hampstead Rd – Letter was sent to the owner back in June, however Code Enforcement has not received a response from the owner.

35 Maple St –Silt fence needs to be re-installed along the brook. Code Enforcement Office will be verifying this has been done.

112 West Broadway – Property looks shabby, however they are waiting for the State of NH-DOT to approve a traffic signal before moving forward on improving the site.

NEW BUSINESS

OTHER BUSINESS

George Sioras – The Floyd School should be coming down soon. The Developers were approved for a 20 unit - 2 bedroom townhouse complex to be built at that location.

Dawn Enwright mentioned that the Developer came in and paid one years of outstanding taxes to keep the property off the tax lien list, however there are still outstanding taxes owed on the property.

Al Dimmock would like to see 143 Island Pond Rd and 140 Rockingham Rd added to the list. There was some discussion that 140 Rockingham Rd might have a historic designation, which may impact the repair and/or upgrade.

Ed Garone made a motion to adjourn at 10:55 am.
Seconded by Dawn Enwright

Next meeting is 3rd Wednesday of Month – August 19, 2015 @ 10:00 am – Room 207
Respectfully,
Sharon Jensen, Recording Clerk