

Building/Property Maintenance Committee

Minutes for July 16, 2019



COMMITTEE MEMBER	PRESENT	ABSENT
Robert Wentworth, Bldg Insp – Chairperson	X	
Robert Mackey, CE Director – Vice Chair	X	
Ed Garone, Derry Police	X	
Mike Stanhope, Derry Fire Dept.		X
Mike Fowler, DPW	X	
Diane Mulholland, Tax Collector		X
Jim Morgan, Councilor Liaison		X
George Sioras, Town Planner	X	
Serge Michaud – Resident	X	
Mike Welch, Resident		X
Vacant – Resident		
Courtney Provencher, Health Inspector	X	
Stacy Beliveau, Tax Collector Alternate	X	
George Feole, Police Dept Alternate		
Dave Eastman, Fire Dept Alternate	X	

A monthly meeting of the Building & Property Maintenance Committee was held Tuesday, July 16, 2019 at the Derry Municipal Building Center. The meeting was called to order at 10:02 am.

Approval of Minutes

**George Sioras made a motion to accept the June 18, 2019 minutes.
Seconded by Mike Fowler.**

Motion PASSED (9–0)

OLD BUSINESS

92 Old Chester Road – the homeowner has done everything that the Town of Derry has asked of him to complete. Bob Mackey stated that he has talked with the attorney regarding the wording of the conditions to cover the maintenance of the property moving forward.

141 By-Pass 28 – Bob Wentworth – the residents are elderly. It is slow clean up for them, but they are making progress.

11 Lawrence Street – Bob Mackey stated that the property is on the market. Engineering was there a month or so ago and it is for sale now.

Chief Garone wanted to know what authority the Town of Derry has regarding painting buildings. Bob Wentworth explained that there is a code regarding proper weather coating for residential properties.

112 West Broadway – Bob Wentworth indicated that the building has just been painted. Serge added that mulch and flowers are now present. The property is now in compliance with our current regulations.

43-45-45.5 East Broadway – Bob Wentworth stated that the building still needs to be painted and a structural inspection needs to be scheduled.

264 Hampstead Road – Bob Wentworth showed a picture of the property from April 2019. There is a huge difference in a photo taken in June 2019. The brush is way overgrown, there is a sign posted that the property is uninhabitable and a letter was sent requesting the owner remove the overgrown brush. The electricity was disconnected to the property for safety reasons.

357 Island Pond Road – Serge Michaud stated that the property has changed ownership. It was sold as is for \$150K at a property auction. Serge Michaud drove by yesterday and the property is open. The consensus from the committee is that the property is a teardown realistically.

Low Priority

27 Franklin Street – Mike Fowler stated that the lawn was mowed yesterday and that the property is bank owned.

406 Island Pond Rd @ Goodhue Rd – Serge noticed that there are many vehicles and there may possibly be a racing vehicle. Bob Mackey indicates that a Code Enforcement Officer needs to do a walk around the property.

NEW BUSINESS

Sharon Jensen – retired effective June 28, 2019. Jill Jamro is now the DPW Executive Secretary.

Collette's Grove was mentioned as there are 3 properties that are all overgrown and dilapidated. Bob Wentworth stated that there is a huge hole where a septic system was supposed to be installed.

Code Enforcement is looking to strengthen regulations on the books currently used. Bob Mackey indicated that the blight regulations need to be updated and that Bob Wentworth checked with eight other municipalities regarding their process. The outcome is below.

<u>Municipality</u>	<u>Population</u>	<u>Staffing</u>	<u>Enforcement</u>	<u>Citation</u>
Somersworth	11,900	2	IPMC	yes
Portsmouth	21,796	7	HC	
Concord	43,019	12	HC	
Nashua	88,341	8	HC	yes
Manchester	111,196	8	HC	
Dover	31,398	5	ZO	
Keene	22,949	6	HC	yes
Rochester	30,797	4	IPMC	

LEGEND

IPMC International Property Maintenance Code

HC Housing Code

ZO Zoning Ordinance

All municipalities use both the District Court and Superior Court systems depending on the complexity of the case.

In Derry, we have a lean staff of two in Code Enforcement: Bob Mackey and Bob Wentworth. Some municipalities use citations (warning or fine) and follow a structured process.

Bob Mackey would like us to think about using the Derry District Court versus Superior Court. There is a question as to whether it would have the same flexibility/latitude as Superior Court.

Mike Fowler indicated that the Town Council has a goal setting session on July 18, 2019. We need to determine how to intensify regulations and administratively implement the fine or citation side of it when there are only two code enforcement employees.

Bob Mackey stated that the research shows that there are housing related codes specific to rental properties and landlord types of codes. There is no pure "blight" ordinance per se. The attorney would be involved initially to roll out a citation process. They will go over the results with the Town Council during their workshop.

OTHER BUSINESS

Courtney Provencher mentioned that it would be nice if the committee recognized positive improvements as well. She would like the committee to send a letter of thank you to Cask & Vine thanking them for the mural. She will get the template to Jill.

Chief Garone mentioned that 15 and 19 Rollins Street properties are being rehabbed.

Bob Mackey stated that the façade improvement granted incentives last year that were successful in having owners upkeep their property voluntarily.

Going forward regarding the Façade Improvement Program for the Downtown Revitalization Project, Courtney Provencher stated that both the Health and Fire Departments should be consulted to see if those businesses are in compliance prior to granting local businesses of this reward.

Chief Garone asked if the restaurant health scores could be posted publicly and if there was an ordinance for reporting the health scores. Courtney indicated that there is no reporting system yet in Derry for the public to access. Chief Garone stated that the difference in cleanliness amongst kitchens is remarkable. Courtney indicated that Fire and Health work together often to improve conditions of local businesses in Derry.

Mike Fowler made a motion to adjourn.

Seconded by George Sioras.

MOTION PASSED (9 – 0)

Meeting adjourned at 10:27 AM.

Next meeting to be held on **October 15, 2019 @ 10:00 AM** – Room 207.

Respectfully,
Jill Jamro, Recording Clerk