

## Building/Property Maintenance Committee

Minutes for October 15, 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		
George Feole, Police Dept Alternate		
Dave Eastman, Fire Dept Alternate		

A monthly meeting of the Building & Property Maintenance Committee was held Tuesday, October 15, 2019 at the Derry Municipal Building Center. The meeting was called to order at 10:04 am.

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**The meeting did not follow the agenda order.**

**43-45-45.5 East Broadway** – Councilor Morgan asked about 43, 45 & 45 ½ East Broadway. Bob Wentworth indicated that the owner is not looking to sell. Bob Mackey stated that they do have façade improvement funds available. Councilor Morgan stated that he wants to buy the property through the Town of Derry Economic Development. Mike Standhope stated that the property is nice inside. Councilor Morgan indicated that he will talk to the Town Administrator, Dave Caron about the property.

James Gray stated that if we are considering purchasing the corner, we may want to also purchase the Chinese food restaurant. Bob Wentworth stated that years ago it was a very nice drugstore.

Courtney Provencher commented that there was no pedestrian access by D'Angelos.

James Gray indicated that there are some mobile homes that are seriously deteriorated with people living in them. He stated that this committee discussed them about a year ago. The addresses were 207, 209 or 211 Hampstead Road. Bob Wentworth stated that he will look back into it.

Bob Mackey stated that when the building permits slow down, there are a few properties that need to be added to the distressed property list.

Bob Wentworth stated that at the July meeting, a thank you letter to the owners of Cask & Vine was discussed. Bob Wentworth read the proposed thank you letter aloud.

### **Approval of Thank You Letter to Cask & Vine**

Councilor Morgan made a motion to mail the letter once the chairperson, Bob Wentworth signs it.

Seconded by Bob Mackey.

Motion Passed (9-0)

### **Approval of Minutes**

**George Sioras made a motion to accept the July 16, 2019 minutes.**

**Seconded by Mike Stanhope.**

**Motion PASSED (8-0)** with Mike Welch abstaining as he did not attend the July meeting.

## **OLD BUSINESS**

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**92 Old Chester Road** – Bob Mackey stated that the attorney will create the final order. Code Enforcement needs to maintain pressure on the owner to ensure continued compliance.

**141 By-Pass 28** – Bob Wentworth stated this property is similar to 92 Old Chester Road and in addition, there is a camper in the front yard.

**11 Lawrence Street** – Bob Mackey stated that 5 lots were re-established and that engineering needs to be done for water and sewer. George Sioras indicated that this property does not need to go before the Planning Board as the lots are already on record.

**264 Hampstead Road** – Bob Wentworth stated that it is not safe to reconnect the electricity. Bob Wentworth will get back in touch with the property owner regarding the façade.

**357 Island Pond Road** –Bob Wentworth showed pictures that depict that the structure is not level, the barn needs to be knocked down, the brush is way overgrown, and the basement door is wide open.

### **Low Priority**

**53 English Range Road** – The barn is in a major state of decay. No contact has been made with the property owner and Bob Wentworth will make contact.

**65 English Range Road** – no discussion.

## **NEW BUSINESS**

Bob Mackey stated that the International Code Council (ICC) was updated from 2009 to 2015. Per the State Building Code Review Board's website, <https://www.nh.gov/safety/boardsandcommissions/bldgcode/>

*The "New Hampshire building code" or "state building code" effective September 15th 2019, means the 2015 editions of the International Building Code, the International Existing Building Code, the International Plumbing Code, the International Mechanical Code, the International Energy Conservation Code, the International Residential Code and the International Swimming Pool and Spa Code as published by the International Code Council, and the 2017 National Electric Code as published by the National Fire Protection Association.*

As a result of the of the updates, Chapter 30 of the Town of Derry General Code will be updated. Amendments will include adopted fee schedules and property maintenance codes. A fall/winter goal for Bob Mackey is to submit a draft of changes to this committee for approval. The drafted changes would then need to be submitted to the Town Council for approval.

James Gray asked if there was anyway to add more teeth to the codes. Can we repair and then bill or fine the property owners versus repeatedly sending letters?

Bob Mackey responded that there is a land use citation typically used for unregistered vehicles. Most cases result in Derry filing through Superior Court, which take an extensive amount of time. In some cases, it would be helpful to expedite the process.

Councilor Morgan stated that we need to strengthen the code. He is meeting with Senator Regina Birdsell and intends to discuss how to capture blighted properties. Councilor Morgan stated that the current code process is time consuming at best. He stated that we may make progress by legislating for a simple word change for an existing RSA.

Bob Wentworth stated that it would be huge if we could get away from having to file in Superior Court.

Councilor Morgan stated that he will work on setting up a meeting with the Town Administrator, Dave Caron, Senator Regina Birdsell, and NHMA to meet with this committee. He explained that East Broadway has been on the distressed property list now for three to four years now. We need to look at legislation so Code Enforcement can to their jobs more effectively.

### **OTHER BUSINESS**

James Gray asked about the potential Chrysler Dealership. George Sioras stated that corporate is still interested in Derry as a location; however, the site work was more expensive than anticipated. Jim Morgan stated that the dilapidated ranch/mobile home was taken down though which is a positive.

Courtney Provencher stated that Flagship Cinemas is closing. George Sioras indicated that the cinema is closed and was purchased by Apples Cinemas in Connecticut. They plan to do interior renovations that include adding a bar, redoing the lobby, and adding reclining seats. The anticipated opening is February or March 2020. Flagship Cinemas has not been updated for 20 years. Jim Morgan stated that many people in Derry go to the Loop in Methuen as it is close to town and offers reclining seats, advance seat reservations, and cocktails. Bob Wentworth stated that it is like a new improved Chunky's.

**Mike Stanhope made a motion to adjourn.**

**Seconded by Bob Wentworth.**

**MOTION PASSED (9 – 0)**

Meeting adjourned at 10:30 AM.

Next meeting to be held on **January 21, 2020 @ 10:00 AM** – Room 307.

Respectfully,

Jill Jamro, Recording Clerk