

Building/Property Maintenance Committee

Minutes for June 17, 2015



COMMITTEE MEMBER	PRESENT	ABSENT
Robert Mackey, Code Enf Director		X
Mike Fowler, DPW - Chairperson	X	
Ed Garone, Derry Police		X
Mike Gagnon, 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	X	
Dave Hoffman, Fire Dept Alternate		

A monthly meeting of the Building & Property Maintenance Committee was held Wednesday, June 17, 2015 at the Derry Municipal Building Center. Meeting was called to order at 10:01 am.

Approval of Minutes

James Morgan made a motion to accept the May 13, 2015 as presented.

Seconded by George Sioras

Motion PASSED (6 – 0 – 2 abstained) Albert Dimmock, James Morgan abstained

OLD BUSINESS

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

41 East Broadway – (aka Broadway Pets) – The Code Enforcement Office has forwarded this property to the Town's Attorney for legal action.

19 Elm St – James Morgan questioned if the Town could have a Level 1 Environmental Inspection done on this property prior to the Town taking it over for taxes.

Tom Cardon agrees that having an inspection prior to taking it for taxes would be a good idea.

Bob Wentworth stated that the Code Enforcement Office doesn't handle the tax lien process. He added that the Town Council would need to approve a Level 1 Environmental Inspection to be performed.

Mike Gagnon asked if there was anyone in the building.

Bob Wentworth stated that he was aware of a tenant using it for storage. The tenant had showed an interest in purchasing the property if the Town would waive the outstanding taxes.

James Morgan felt that the Town could not consider waiving the taxes unless he is willing to perform a Level 1 Environmental Inspection first.

Tom Cardon made a motion that he would ask the Town Administration about having a Level 1 Environmental Inspection done prior to the Town taking it for taxes.

Seconded by James Morgan.

Discussion:

Serge Michaud felt that the Town should not be the one paying for the Level 1 Environmental Inspection. It should be passed on to the seller and/or future buyer.

Albert Dimmock was looking forward to seeing 19 Elm St be cleaned up without the Town being responsible for the cleanup.

George Sioras stated that 2 developers had approached the Town to purchase this property through Auction.

James Morgan felt storage units at 19 Elm St would be a good fit to add tax revenue without adding to the school system. It is good to develop Commercial properties.

George Sioras stated that one developer was looking to build townhouses on the site.

357 Island Pond Rd – Wells Fargo has notified the Town that they have charged off the loan. The Code Enforcement Office has turned this property over to the Town's Attorney to see what would be involved in razing the home and placing a tax lien on the property.

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 turning these properties over to the Town Attorney for legal action.

35 Maple St – A new owner has somewhat cleaned up the property. Silt fence needs to be installed along the brook as well. Code Enforcement Office will be verifying this has been done.

Al Dimmock added that they need to add some fill and trim back some bushes as well. The property owner needs to protect the brook.

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.

64 Crystal Ave – Excessive lettering on trailer. A letter has been sent stating that they have a week to a week and a half to remove the signs. If no action, this property will be forwarded over to the Town's Attorney for legal action.

45-49 North High St – Equipment needs to be removed off the Town easement and rental property.

93 Hampstead Rd – This is a vacant property that was brought to our attention. There was a sticker on the building listing a maintenance company, so a letter has gone out to them.

213 Island Pond Rd – The Code Enforcement Office received a letter from Atty. Boutin's Office.

Albert Dimmock stated that a disabled veteran currently lives on the property, but pays just enough to keep the property from being taken for taxes. It is a good piece of property. He felt that the Town should try to verify that he is actually living there.

George Sioras stated that Phil LaValley has seen lights on at night at the property.

James Morgan asked if the Town could reach out to the family member who lives at the Fairways?

142 Chester Rd – A certified letter has been returned to the Code Enforcement Office. We did have person some into the Office inquiring about using the property for Homeless Veterans.

43 East Derry – The Code Enforcement Office gave the homeowner till the end of the month to remove the vehicles.

305 Hampstead Rd – The Code Enforcement Office is making progress regarding the unregistered vehicles.

NEW BUSINESS

141 By-Pass 28 – James Morgan questioned if the Code Enforcement Office had done a drive by.

49 Beaver Lake Rd – Currently 49A Beaver Lake Rd is on the list. Serge Michaud felt that we should add 49 Beaver Lake Rd seeing that it has the same owner. This property is not much better.

107 Windham Rd – Albert Dimmock stated that the owner was running a business in a residential area. Employee is living in a camper parked out on the road. There is landscaping and construction equipment parked on the property as well.

Bob Wentworth stated that the owner recently closed on Weber's Property out on By-Pass 28 and will be moving his operation soon.

OTHER BUSINESS

1 Karen Ave - Priority – Bob Wentworth felt that it should be moved to the top of the list. He will have property photos for the next meeting.

49 North High St - Granite Industrial Gases - Albert Dimmock – This place is a junk yard. They are a container service picking up scrap metals and parking trucks all over the property.

Bob Wentworth stated that he goes into industrial properties and strips them down and rebuilding the room. Then sells off what he can from the demolition.

Albert Dimmock stated that they were approved for Welding Supplies.

Mike Gagnon stated that the Fire Department has an issue with the owner as well. They are parking their vehicles in such a way that fire apparatus would not be able to put out a fire at that location. The Fire Marshall has been notified of the concern and they have a long list of violations at this property.

George Sioras stated that the Zoning Board allowed 18 conditions on the property.

Bob Wentworth felt that his property should go the Town's Attorney, as well.

James Morgan felt that the Fire Marshall could take action if the owner had violations on the property.

George Sioras – Added a side note – 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.

George Sioras made a motion to adjourn at 10:50 am.
Seconded by George Feole

Next meeting is 3rd Wednesday of Month – July 15, 2015 @ 10:00 am – Room 207

Respectfully,

Sharon Jensen, Recording Clerk