

Building/Property Maintenance Committee

Minutes for May 13, 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	X	

A monthly meeting of the Building & Property Maintenance Committee was held Wednesday, May 13, 2015 at the Derry Municipal Building Center. Meeting was called to order at 10:01 am.

Approval of Minutes

George Sioras made a motion to accept the April 8, 2015 as presented.

Seconded by James Morgan

Motion PASSED (8 – 0 – 2 abstained) George Feole, Dave Hoffman abstained

OLD BUSINESS

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

357 Island Pond Rd – Fire – was told that Owner has obtained quotes to demo the property. Current owner, Wells Fargo no longer holds any interest in the property.

Dawn Enwright, Tax Collector is going to do some additional research to find the original owner who lives in Pelham.

213 Island Pond Rd – Dawn Enwright stated that the owner of the property is still living there in the back shed. The property is not deedable; he comes in and pays just enough to keep it off the lien list.

Janis DelPosso stated that there were programs through Elderly Protective Services that could assist him if he has unsuitable living conditions.

Bob Mackey stated that the home was in disrepair and not suitable to live in.

41 East Broadway – (aka Broadway Pets) – The Code Enforcement Office has received an Asbestos Report from the owner. They did find some material in the roof and they are getting estimates to have it removed. Bob Mackey did agree to give them an extension to allow for them to have the asbestos removed prior to submitting a demolition permit. Once the building is removed, the lot will be loamed and seeded. There is some concern that the property will be used as a cut through and is going to request that a barrier be installed.

6-8 East Broadway – (aka J.J. Pizza) – Letters have gone out to the owner, who lives in Florida. He has a deadline of this Friday, May 15, 2015 to begin making repairs.

14 East Broadway is owned by the same owner as 6-8 East Broadway. – The current tenant allowed the Code Enforcement Office access to the basement. This building is actually not in bad shape, if we can get some maintenance done.

112 West Broadway – There is a proposed improvement on this site. However, they are waiting for approval from NHDOT to install a traffic light, prior to moving forward on

the redevelopment. He was going to see if anything could be done temporarily to clean the property up or possibly take the building down. This is the gateway into Derry.

George Sioras added that this property is an eye-sore. It is also located right at where the “Welcome to Derry NH” sign is.

41 East Broadway – The foundation has been removed and lawn reseeded. There is some concern that the property will be used as a cut through and is going to request that a barrier be installed.

27 Franklin St – (aka Bruno’s Property) – This property has been sold and they have begun cleaning up the property.

58 English Range Rd – Unregistered Vehicles on Property – This appeared in court last week and the order was in our favor.

35 Maple St – A new owner has cleaned up the property and plan to rebuild.

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.

169 Rockingham Rd – This property will be reviewed in the near future.

140 Rockingham Rd – Chism Property – The house is on the market. The Code Enforcement Office will send a letter notifying them of repair needs.

Dawn Enwright added that this property was deedable.

71 Birch St – Serge Michaud stated that he had contacted the attorney representing this property. The attorney told him that there were a few offers to purchase the property.

NEW BUSINESS

Mike Fowler asked the Committee members if they had a direction that they would like the Code Enforcement Office to focus on.

Bob Mackey felt that the priority should be on properties that residents can see, such as the Downtown area.

Janis DelPozzo stated that she had read an article in AARP that showed that people are looking for a hometown feel. Derry has a great downtown strip and we should be focusing on that.

George Sioras stated that the Planning Board has made revisions to the Central Business District (CBD) - Section 165:33 and in the Traditional Business Overlay District (TBOD) - Section 165:49 of the Zoning Ordinance. They have been approved by the Planning Board and should be on the Town Council's Consent Agenda on May 19th and schedule a Public Hearing soon after that.

James Morgan questioned if the Town had a Master Plan. He also wondered if the Town has taken advantage of the federal grants that other Communities have received such as Concord and Nashua.

George Sioras stated that there was a Master Plan and the Planning Board also has meetings to discuss and identify specific needs of the Downtown. Information from visioning sessions are forwarded to the Downtown Committee. Another thing the Downtown Committee is working on is the Permitted Uses – this will allow buildings to be taller. The Town also took the initiative to remove the telephone poles and relocate utilities underground. Recently, the Town upgraded the decorative light poles with LED lighting. The Town saved the Opera House, Railroad Station (Sabatino's) and the Downtown Fire Station (Halligan's Tavern).

Tom Cardon stated that the Town Council is interested in forming an Economic Development Committee.

James Morgan felt that the Town would continue to deal with the tax issue, unless the School taxes go down. We need to add properties back into the tax base. Are owners aware of grant opportunities that are available to them?

George Sioras explained that the Planning Department has provided two business owners with improvement loans to stay downtown and improve their properties. However, one problem is that the owners do not live in the State of NH. Cask & Vine was one of the businesses that we were able to help out.

Janis DelPozzo felt that redevelopment was a good idea, but we need to get the word out and provide people with access to these various programs.

OTHER BUSINESS

Mike Fowler stated he has received some good feedback from the Downtown Business owners regarding the recent plow operations/snow removal for last year. The Department tried a different approach. We have also added LED bulbs to the decorative lamps, which has reduced light pollution and increased visibility. The Department will be also removing signs along the Downtown strip of groups/organizations that are no longer meeting.

Tom Cardon – Abbott Court – 3 Central Court Ext – He would like the Code Enforcement Office to take a look and see if that property can be cleaned up. He also had a concern regarding the tree canopy on 17 South Ave.

Mike Fowler added that 17 South Ave currently had 4 condos and it is under construction for 5 more units to be built.

Bob Mackey – Questioned if this would be the appropriate time to talk about changing the meeting date. The second Wednesday of the month is also when NHBOCA meetings are held and Bob Wentworth was attending that meeting.

Mike Fowler suggested that the next meeting be held on the third Wednesday of June – June 17, 2015.

Serge Michaud felt that Grants would be huge for business owners. Is there any other incentives that can be offered?

Tom Cardon stated that there are loans in the amount of \$50,000 that are available for improvements.

George Sioras felt that the Town should consider hiring a marketing firm to get new business into Town.

Dawn Enwright – 123 Goodhue Rd and 19 Elm St were two properties that needed to stay at the top of the list. They may have hazardous waste issues that require action.

Bob Mackey stated that he had spoken to someone interested in purchasing 123 Goodhue Rd recently. James from the Fire Department has mentioned 19 Elm St and stated that the Town would need to make some decisions regarding future action.

Janis DelPozzo stated that she was a visionary. She is scared that Derry is going to get walked over. We need to improve our life by taking baby steps. Business will walk away if we don't start doing something.

George Sioras stated that Cumberland Farms downtown will be getting a makeover. They are coming before TRC next week.

Bob Mackey made a motion to adjourn at 10:55 am.
Seconded by George Feole

Next meeting is 3rd Wednesday of Month – June 17, 2015 @ 10:00 am – Room 207

Respectfully,
Sharon Jensen, Recording Clerk