

Building/Property Maintenance Committee

Minutes for August 16, 2016



COMMITTEE MEMBER	PRESENT	ABSENT
Mike Fowler, DPW - Chairperson	X	
Robert Mackey, CE Dir/Vice Chair	X	
Ed Garone, Derry Police		X
Scott Jackson, Derry Fire Dept.		X
Robert Wentworth, Building Insp	X	
Dawn Enwright, Tax Collector	X	
James Morgan, Councilor Liaison	X	
George Sioras, Town Planner	X	
Joseph Toohey, Resident	X	
Serge Michaud – Resident	X	
Ernest St.Pierre – Resident	X	
Courtney Bogaert, Health Inspector	X	
Kerry Harrison, Tax Collector Alt.		
Vern Thomas, Police Dept Alternate		
Dave Hoffman, Fire Dept Alternate		

A monthly meeting of the Building & Property Maintenance Committee was held Tuesday, August 16, 2016 at the Derry Municipal Building Center. Meeting was called to order at 9:04 am.

Approval of Minutes

George Sioras made a motion to accept the July 26, 2016 minutes as presented.

Seconded by Serge Michaud

Motion PASSED (10–0)

OLD BUSINESS

213 Island Pond Rd – Ernest St.Pierre has tried to reach out to various organizations for assistance and now understands how difficult it is for veterans. He received a letter from one organization stating that they were not able to assist.

Dawn Enwright provided a business card for a contractor who builds tiny homes.

Ernest St.Pierre will be emailing those organizations to see if they are able to assist.

James Morgan wanted to verify that the building was the concern and what the Town could do about it.

Bob Mackey stated that the order to take the building down has been prepared and is ready to go to the Town Council.

Ernest St.Pierre has spoken to the owner and he stated that the Town would need to be the one to remove the building. He was concerned for his safety if there were to be a fire on the property.

Dawn Enwright was curious if he was using or entering the home in anyway.

Serge Michaud suggested sending out a “Go Fund Me” campaign to raise funds build a tiny home.

Ernest St.Pierre felt the Town should add the cost to remove the building to the total campaign.

Mike Fowler stated that the Town would need to assess the property for hazardous materials before being able to come up with a cost to remove the building. However, this property is not Town owned.

Bob Wentworth added that “Tiny Homes” are too small and don’t fall under the Town’s Code, so we would need to be careful if we allowed a tiny home to be built on the property.

Ernest St.Pierre requested to have a little more time to see if he could find some assistance for him.

James Morgan questioned if the Town should move forward with the order to demo the building.

Ernest St.Pierre requested that the Town hold off until September with regard to moving forward with the order. He didn’t want to make the issue bigger.

Mike Fowler took the consensus of the board.

Discussion TABLED to the September meeting.

7 Sheldon – Zoning Board approved the variance so property will be divided into 3 lots. They have a TRC meeting scheduled for Friday.

6 East Broadway – A home improvement contractor will be going into this location. There are plans to repair the property and build a showroom.

Bob Mackey stated the name of the company was Southern NH Roofing.

8 East Broadway – An Antique Store is going into this location. The awning is still an issue, but hope to have it in compliance prior to a final OP being issued.

49A Beaver Lake Rd – The Town had a meeting with Atty Boutin and gave the owner until September 2nd to make the building safer.

Bob Mackey explained that the Town went to superior court for an enforcement action and was told that the Judge would take it under advisement.

45-49 North High St – Mike Fowler stated that a letter had gone out to the owner to remove items within the Town's ROW. No response has been received and the items are still in the ROW.

James Morgan asked if the Department needed to get court approval to physically remove the items.

Mike Fowler stated that the Town can remove them providing the owner is properly notified.

Ernest St.Pierre asked if the Town could charge him for the cost of removing the items.

Mike Fowler stated that we could include in the letter the fees of the crew and equipment hourly rate that would be assessed if the owner didn't remove.

Bob Mackey stated that the property is zoned residential. However, the owner was granted a variance to run his business at this location. His business has grown since then and he had to come back to the Town for an additional variance and that too was granted. This has made it difficult to bring forward any action on the property.

92 Old Chester Rd – Dawn Enwright - The Town has taken this property for taxes. The owner has until the end of September to repurchase the property. If the previous owners do not repurchase, an eviction notice would go out. The Town would not be able to do anything to the property until this process is completed.

James Morgan was looking for clarification that this location is the one with the junk yard under it.

Bob Mackey confirmed. He also mentioned that this property had a court date scheduled, but it was continued because the Town now owns the property.

Dawn Enwright stated that they have 90 days before the Town could do anything with the property, which would be early October.

James Morgan asked how much they owed.

Dawn Enwright stated that they owed \$9,000 and attorney's fees. A new law recently went into effect and the Town cannot charge any penalties if it their primary residence.

James Morgan asked what would happen if the owner repurchased the property.

Bob Mackey stated that the Code Enforcement Office would go back to Atty Boutin's office and move forward with going to court. The Town has taken this person to court before and he had cleaned up the property, but the clutter is back.

Joe Toohey asked if the Town could auction the contents off.

Mike Fowler stated that the Town had auctioned the contents of 2 Abbott St in the past and that was a process of taking photos and making a log of the items for the auction.

Dawn Enwright mentioned that the Town could not sell vehicles that are not town owned.

3 McKinley Rd – Bob Wentworth explained that this was the property with the animals on the property. The Town had taken the animals away. The house also needs to be torn down. Code Enforcement recently received a call from the bank stating that they would be cleaning up the property.

Bob Mackey stated that this property was the reason that an animal provision was added to the Zoning Ordinance, to prevent this situation from happening again.

71 Birch St – Shute’s Corner – Former General Store - Bob Wentworth stated that the property was starting to look shabby.

Serge Michaud agreed and stated that boards were starting to come off the building.

Ernest St.Pierre is concerned that kids would start using the back building on the property as a hang out.

Joe Toohey was concerned that a homeless person would start squatting on the property.

Bob Mackey stated that the Code Enforcement Office would be sending a letter to the owners or Maintenance Company with regards to the maintenance of the building.

James Morgan asked what the owner’s intention was to do with the property.

Serge Michaud stated that he had approached the owner to see if they were interested in selling the property. But they were looking to get \$750,000 at the time, which was a few years ago.

George Sioras felt it was a great location with multiple utilities available such as natural gas, water, and sewer. He was surprised that no one has built there.

Ernest St.Pierre felt the wetland on the property was a big concern for buyers.

NEW BUSINESS

OTHER BUSINESS

19 Birch St - Ernest St.Pierre questioned if this Committee ever sent out thank you letters to owners who cleaned up their property. He felt the owner of 19 Birch St had done a terrific job cleaning up their property.

Bob Wentworth stated that while doing an inspection he had told the owner that he had done a great job.

James Morgan felt that might not be a bad idea.

Joe Toohey felt that the local newspapers could do an article on their improvements and maybe the other owners would follow suit.

41 East Broadway – Broadway Pets Building – James Morgan was wondering what the owners were planning to do with their property. Were they going to sell the property or rebuild? He wanted to know if they would consider a volunteer downtown garden.

Mike Fowler stated that the foundation was not removed, so there may be a need for some additional work to be done prior to having a garden at that site.

James Morgan stated that the plan would be for raised beds.

George Sioras made a motion to adjourn at 9:55 am.

Seconded by Dawn Enwright

Motion Passed (11-0)

Next meeting is 3rd Tuesday of Month – September 20, 2016 @ 9:00 am – Room 207

Respectfully,

Sharon Jensen, Recording Clerk