

STAFF REPORT

AGENDA ITEM #: 17-51
COUNCIL MTG OF: May 2, 2017
FROM: Robert H. Wentworth, Jr., Assistant Building Inspector
OFFERED BY: Robert H. Wentworth, Jr., Assistant Building Inspector
PREPARED BY: Robert H. Wentworth, Jr., Assistant Building Inspector
SUBJECT: 148 Goodhue Rd. Demolition under RSA 155-B

PURPOSE

This staff report seeks Council authorization for the removal of the vacant and dilapidated structure located on the property known as 148 Goodhue Road (Map 4 Lot 28).

TOWN ADMINISTRATOR COMMENTS

The Town Council is encouraged to adopt the Order as presented.

BACKGROUND

This property was brought to our attention through a complaint in November 2016, regarding both the condition of the building and the refuse being dumped on the site. Since November, the structure has rapidly deteriorated as a result of being abandoned.

DISCUSSION

As seen in the photographs provided, the structure is in a serious state of failure, thereby making it both an attractive nuisance and a public safety hazard. A portion of the rear wall has fallen to the ground and the adjoining wall is soon to follow, leaving the roof system unsupported. The floor/ceiling systems inside have collapsed into the crawlspace compounding the situation. Both telephone calls and emails have been sent to the mortgage holder's agent with little or no response. Town Counsel has been tasked with the pursuit of **RSA 155-B: Hazardous and Dilapidated Buildings** to have the building removed.

FISCAL IMPACT

An informal demolition estimate of \$8,000 has been obtained. All costs related to securing this property shall be placed as a real estate lien against the property pursuant to RSA 155-B:9

RECOMMENDED ACTION BY COUNCIL

The recommended action is to have the Derry Town Council authorize the use of Town funds to retain an independent contractor to demolish the building and properly dispose of any asbestos containing material. Demolition and asbestos abatement will be conducted in a timely fashion, subject to RSA 155B stipulations.

RECOMMENDED MOTION

See attached Order.

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