

Building/Property Maintenance Committee

Minutes for November 18, 2015



COMMITTEE MEMBER	PRESENT	ABSENT
Robert Mackey, Code Enf Director	X	
Mike Fowler, DPW - Chairperson	X	
Ed Garone, Derry Police	X	
Scott Jackson, 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
James Morgan	X	
Kerry Harrison, Tax Collector Alt.		X
George Feole, Police Dept Alternate		
Dave Hoffman, Fire Dept Alternate		

A monthly meeting of the Building & Property Maintenance Committee was held Wednesday, November 18, 2015 at the Derry Municipal Building Center. Meeting was called to order at 10:03 am.

Approval of Minutes

George Sioras made a motion to accept the October 21, 2015 as presented.

Seconded by Bob Wentworth.

Motion PASSED (3 – 0 – 2) James Morgan and Ed Garone abstained.

OLD BUSINESS

213 Island Pond Rd – This concern has been presented to Atty. Boutin's Office but Code Enforcement has not received any progress updates.

19 Elm St – Mike Fowler had put together a memorandum to the Town Council providing them two (2) scenarios to consider regarding how the Town would move forward with this property. One option was to do nothing and resell the property, as is and the second option was to raze the building and sell as a vacant lot.

The Town Council will hold a Public Hearing on December 1st.

Once the building has been razed, then we can discuss what the next step should be.

James Morgan questioned if we should consider changing the zoning in that area to allow for commercial to build in that location. Had we approached the Benson's to see if they were interested in purchasing the property.

George Sioras mentioned that he had 2 developers who were interested in building town houses on that site.

James Morgan asked if the property could be restricted to 55 and older community.

Ed Garone asked what the current permitted use was.

George Sioras stated that currently the property is zoned for multi-family use only. So a 55 and over community would be permitted. If the Benson's purchased the Planning Board property it would need to shift the Downtown District line to include that property.

James Morgan made a motion to present to the Council the option to tear down 19 Elm St and obtain restitution through taxes and auction of property.

Bob Wentworth Seconded.

Discussion:

Ed Garone felt it would be beneficial to rezone the lot whereas the current zoning is restrictive in its uses.

James Morgan questioned if the property were to be zoned commercial would that bring the resale value up? If so, it would allow the Town to recoup its investment quicker.

Mike Fowler agreed that once the building was removed it would be the perfect time to discuss what would be the quickest return on the investment.

George Sioras stated that it is determined that we need to rezone the property, that would be a quick resolution. He also mentioned that the Town could add covenants to the property as well.

Ed Garone asked if the Town could require that the property be only used for 55 and older housing.

The general consensus was that the Committee should move forward with having the building razed and then revisit what should be done after.

7 Sheldon Rd – Owner has the property on the market.

6-8 East Broadway – (aka J.J. Pizza) **and 14 East Broadway** – Repairs have been made to the outside of the building. Recently the Code Enforcement Office noticed that the awning at 14 East Broadway was in need of repair as well.

Ed Garone questioned if the awning was a public hazard.

Bob Wentworth stated that it was only a matter of time. He plans to write a letter to the owner to make him aware of the concern.

142 Chester Rd – Recently there have been people coming into the office with questions regarding this property.

46 Floyd Rd – Only 3 or 4 vehicles left on the property.

49A Beaver Lake Rd – The Attorney’s office has sent a letter to owner. Several meetings with the owner, however no action has been taken.

8 Aiken St – Have received the asbestos report, however garage still remains.

1 Karen Ave – Property is Bank owned. The Code Enforcement Office has sent a letter to clean up the property. Currently there are mattresses, tires, decorations, toys, vehicles, boats littering the property.

45-49 No. High Street – Conditions are the same. It is difficult to resolve since the Zoning Board granted them a Variance to store whatever they wanted so long as it is related to their business.

343 Island Pond Rd – The Code Enforcement Office has sent out another letter. Vegetation is now 8’ tall.

53 English Range Rd – (Barn) We received a letter from the owner stating that he would not be razing his barn.

Mike Fowler felt that this issue should not be at the top of our list to resolve at this time. There are other properties that are more important to focus on.

64 Crystal Ave – Trailer with signage has been removed.

NEW BUSINESS

OTHER BUSINESS

Buildings with low priorities: 112 West Broadway
 65 English Range Rd
 49 Beaver Lake Ave

Mike Fowler – As a follow-up – Town Council has authorized the demolition of 40 Kilrea Rd. It is a concrete building and the Highway Division will be tearing it down.

Also, 41 Collette’s Grove Rd is now Town owned. This structure will be razed however

we are going to repurpose it for a drainage collection system.

The Highway Division will also be dismantling a mobile home in the Robert Frost Mobile Home Park.

James Morgan asked if the Town could change the zoning to have the Mobile Home Parks be responsible for removing trailers if taken for back taxes.

Bob Wentworth stated that the Town could remove the trailer and bill the land owner.

George Sioras stated that mobile homes have gone through many stages. Currently they are listed as manufactured housing. The Town must allow them to be located on any lot in the Town, not restricted to only trailer parks provided they are permanent structures; meaning that their wheels have been removed.

Mike Fowler stated that the Public Works Department doesn't want to go into the business of dismantling mobile homes.

**George Sioras made a motion to adjourn at 11:56 am.
Seconded by**

Next meeting is 3rd Wednesday of Month – December 16, 2015 @ 10:00 am – Room 207

Respectfully,
Sharon Jensen, Recording Clerk