



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE  
MELENDY POND MANAGEMENT COMMITTEE**

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*Minutes  
Melendy Pond Management Committee (MPMC)  
Tuesday, December 17, 2019*

Attendees at the start of the meeting included Eddie Arnold, Brendan Denehy and Tad Putney.

**Eddie** called the meeting to order at 6:32pm.

**Minutes**

**Brendan moved, seconded by Tad, to approve the public and non-public minutes from the December 9, 2019 meeting as written; Voted Yes 3-0.**

**Discussion with Ashley Bertram re Lot 6**

**Ashley Bertram**, granddaughter and daughter of the two lessees for Lot 6, attended the meeting to inquire about taking over the lease. Committee members reviewed the existing lease language and noted that assigning the lease to a new individual gives the town the option of requiring a new lease or continuing the current lease. **Eddie** said that in the interest of taxpayers, he would want a new lease signed. Other members agreed. **Ashley** asked if at her grandmother's passing, she could be added to the current lease. It was noted that the current lease language allows for the lease to be transferred by will and therefore could be transferred to her at that time. A copy of the current lease was provided to her. **Ashley** said that she would not be pursuing a new lease.

**Tom** arrived at 6:40pm.

**Inquiry about Liability Insurance**

**Tad** shared an email he received from a tenant advising that his insurance company would only provide liability insurance up to \$500,000 and therefore not to the \$1 million required of the new leases. The tenant asked for the names of companies that provide the higher-level coverage. Members suggested that **Tad** advise the tenant that he sign the new lease as time is of the essence and then he will have several months to find the appropriate coverage before it is due on April 1<sup>st</sup>. It was further suggested that we can share information with the tenant of companies that have provided such coverage as we become aware, but the information is not available yet. **Brendan** said we should note that providing a company's name should not be viewed as an endorsement of the firm.

**Tenant Inquiry about Potential Sale After Year-End**

**Tad** said he was contacted today by a tenant who is looking to sell their structure, but it will not occur before year-end - after the option to sign a new lease expires. He asked if the intended buyer could sign the new lease by year end, even though he does not own the

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structure yet. Members agreed that there is only one option available given the 2019 town meeting vote and it is for the current owners to sign the new lease and then, when the sale is completed, they can assign the lease to the new owners. **Tom** noted that their signing of the new lease will make the property more marketable as it will have a longer lease, presuming town meeting approval every five years. **Tad** will advise the tenant of the committee's direction.

**Drainage Issue on Seventh Street**

**Eddie** said he was contacted by the tenant on the pond-side end of Seventh Street last week. He shared with committee members pictures and video of water running down seventh street from a culvert and said that in the cold the water will freeze and make driving on the road very difficult given its incline. There was discussion of adding a ditch line along Seventh Street or placing a culvert under Seventh Street to direct the water past the road and into the woods. **Brendan** asked if it was a new or long-standing issue.

**Brendan** noted that some "seasonal" homes in New Hampshire simply are not accessible twelve months a year and this may be one of them. **Tad** suggested that if the tenant would like to address the issue, she should come up with a plan to address the water, at her expense, for approval by the committee. **Eddie** agreed to go back to the tenant with this information and direction. **Tom** suggested that the tenant should be encouraged to research any prohibition against placing salt or sand on the road as much of it is likely to end up in the pond.

Meeting adjourned at 7:16pm.

Minutes submitted by Tad Putney.