



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

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*Melendy Pond Planning Committee
Minutes
June 26, 2018*

Attendees included committee members: Kevin Visnaskas, Peter Webb, Tom Solon, Eddie Arnold, Tad Putney, Webb Scales, and Eric DiVirgilio.

Tad opened the meeting at 7pm. Members introduced themselves.

Elections

Tom Solon was elected Chair, **Webb Scales** was elected Vice-Chair and **Tad Putney** was elected Secretary. *All votes passed 7-0.*

Public Comment Period

Following discussion, *Peter Webb moved, seconded by Webb Scales, to limit public input to only the “public comment period” at the beginning of each meeting’s agenda; Voted Yes 7-0.*

Review Agenda Items

Tom asked if there were any suggested changes to the agenda and there were none.

Discuss Site Walk

It was decided that the committee will wait until the next meeting to discuss a potential site walk.

Review Charter

Tom reviewed the committee charter. **Peter** suggested that on the documentation initiative, we may also want to collect information on whether tenants have wells or are drawing water from the lake. It was agreed that well/water information should be included in the survey. There was also discussion about researching “market rates” for the leasing of the land. It was agreed that further work will be needed to determine specific lease items, which would likely impact the amounts of the leases. **Peter** noted that a fair number of the leaseholders have subleased to others. **Tom** suggested that if leases are extended, we could offer lease extensions over one set period of time to all as a “take it or leave it” opportunity. On the question of potential legal recourse for the financial costs of removing structures, **Peter** said that the costs of pursuing it legally can typically outweigh the cost of structure removal. It was noted that in all predecessor committees, it has been recommended that the town should retain ownership of the land.

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On the topic of potential future uses of the land, **Eddie** suggested, once the committee has a list, that is the time when it will be most beneficial to have a site walk and look at individual parcels. **Tom** added that it will also be important to know which lots will be available sooner and the appeal of them for alternative uses. He added that if the appealing parcels are not available until later years, it may argue for extending some of the other leases. **Tom** noted the deliverable of potential future uses will be the most difficult task.

Tenant Survey

Tom asked for input on the survey. Suggestions included: is it being subleased and, if so, what is the lease rate. **Peter** noted that for the past several years, when a lease is up for renewal, the annual rent has been set based on a \$10,000 structure removal cost divided by the number of years remaining on the lease so that the Authority would then have the funds needed to remove the structure. **Tad** asked how many leases have this feature. **Peter** was not sure, but estimated perhaps five or six.

Deliverables for Next Meeting

Tad will prepare the document/spreadsheet with lease and structure information.
Webb will put thought into a framework for evaluating/determining rental rates.
Tom, Peter, Kevin and **Eric** will work on a draft of the tenant survey.
Peter will circulate the current lease templates for further review and discussion on potential changes to the language should new/extended leases be granted in the future.
Webb suggested that if leases are extended in the future, we may want to consider writing the leases so that when the lease expires, the Town owns the structure(s) and can then remove them without waiting further.

Potential Alternative Uses

Eric asked about what level of detail is expected in defining the potential alternative uses. **Eddie** suggested that the Selectboard is looking for a list of ideas, recommendations for those that are best, and potential costs. **Tom** suggested the next meeting could be used to start brainstorming ideas for potential future uses.

Future Meeting Dates

It was decided that the next two meetings would be at the town hall on:

- July 10th at 7pm
- July 24th at 6:30pm

July 10th Meeting Agenda

Tom suggested the next meeting agenda will cover updates on the agreed upon tasks and preliminary brainstorming on potential future uses of the land.

Meeting adjourned at 8:50pm.

Minutes submitted by Tad Putney.