



Telephone (603) 673-8855, ext. 213
Fax (603) 673-8136

TOWN OF BROOKLINE, NEW HAMPSHIRE

P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360

<http://www.brookline.nh.us>

Minutes Melendy Pond Planning Committee July 10, 2018

Attendees: Tom Solon, Eddie Arnold, Chris Duncan, Webb Scales, Peter Webb and Eric DiVirgilio.

Tom called the meeting to order at 7:03pm.

Eddie to serve as Secretary is **Tad**'s absence.

Minutes

Eddie made a motion, seconded by Peter, to approve the June 26th minutes as written; Voted Yes 5-0-1, with Chris abstaining.

Background Documentation

Tad was not able to obtain and circulate the documentation before the meeting.

Market Value Framework

Webb and **Tom** discussed **Webb**'s progress on the framework for market value rental rates. **Webb** explained to the committee his preliminary findings and his opinions related to charging a reasonable rate for leased land. The members discussed the preliminary findings.

Committee Charter

Members discussed the charter regarding extending leases.

Survey of Leasees

Tom supplied a draft of survey questions for the leases (see attached). Members discussed and amended the questions. **Tom** said he will make agreed changes to the draft survey and distribute it to members before the next meeting.

Future Uses

Members brainstormed ideas for future use of the land (see attached list). **Eric** will get information regarding what land is available to use around Melendy Pond without intruding on conservation land and what easements are in place on land surrounding Melendy Pond. **Eddie** said he will get clarification from the Selectboard on what land the committee is charged with planning to use.

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Future Meetings

Members agreed that the next meeting will be held on Tuesday, July 24th at 6:30pm in the Town Hall meeting room. A meeting for Monday, August 6th at 6:30pm in the Town Hall meeting room was also scheduled.

Expiring Leases

Peter commented that the MPA is inclined to extend two leases that expire(d) this year to 2020, with new lease agreements.

Eddie moved, seconded by Peter, to adjourn; Voted Yes 6-0.

Meeting adjourned at 9:07pm.

Minutes submitted by Eddie Arnold.

Melendy Pond Tenant Survey – Rev1

This survey is being conducted by the Melendy Pond Planning Committee for the benefit of the Brookline Selectboard. The goal of this survey is to provide the Town of Brookline with information that will be helpful in considering future lease extensions. This survey is intended for the official Lessee of the lot. If you are not the Lessee, please complete as much as you are able or deliver to the Lessee.

1. Your Name
2. Who is the current Lessee of the lot your camp occupies – the person(s) whose name(s) is are on the land lease with the Melendy Pond Authority (MPA)?
3. What is the current legal address of the Lessee?
4. What was that Lessee's (or the lessee's *<original?>* predecessor's) year of purchase and <purchase price of the camp or investment in the property>?
5. What does the Lessee believe the approximate current fair market value of the camp is? *<Add reference to either current or extended lease expiration?>*
6. If the camp is subleased or rented to someone, or otherwise occupied by someone other than the MPA Lessee, what is the name and legal address of each such person, and what does the sublessee or occupant pay in rent?
7. How many weeks per year is the property occupied?
8. What periods/seasons is the property occupied?
9. Describe in full and complete detail the nature and location of the camp's water supply and septic system.
10. Under what terms and price would the Lessee be interested in having the lot lease extended <to 2032 or beyond its current end date>?
11. What are the yearly real estate taxes on the camp?

Potential Future Uses of Melendy Pond Land

- Minimal impact campground
- Maximum impact campground (cabin rentals)
- Conservation land (return to wilderness)
- Walking trails, kayak and canoe launches
- Brookline public beach/mirror image of Potanipo/Grove
- Location for future municipal building
- OHRV trails/park
- Educational nature park
- Athletic fields
- Fishing/swimming dock
- Large “destination mountain bike” area/park tied with Palmer-Bartell property
- Playground
- Winter activities with or without amenities
- Parking facilities for any use
- Quiet nature sanctuary
- Concert venue
- Picnic areas
- Building with meeting space