



TOWN OF BROOKLINE, NEW HAMPSHIRE

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Minutes Melendy Pond Planning Committee August 21, 2018

Attendees included committee members Tom Solon, Webb Scales, Eddie Arnold, Chris Duncan, Peter Webb, Kevin Visnaskas and Tad Putney as well as resident Randy Farwell.

Tom called the meeting to order at 6:33pm.

Minutes

**Chris moved, seconded by Peter, to approve the August 6, 2018 minutes as written;
Voted Yes 7-0.**

Agenda Adjustments

None.

Public Input

Randy said he has been in the outdoor recreation business in several locations for a number of years and he would be happy to help the committee as it considers alternatives.

Communication with Selectboard re September 10th Presentation

Tad and **Eddie** confirmed that the committee is scheduled to provide an interim report at the September 10th Selectboard meeting.

Reviewing Future Alternatives

Chris suggested that no alternatives be removed from the list until after the Selectboard meeting. Members agreed. **Kevin** said he views all of the alternatives, except returning the entire tract to wilderness, as largely able to be accomplished with the existing structures still in place. **Randy** said in looking at the list of potential uses, none of them appears to be a pressing need for the town and he is concerned there may be a double negative impact resulting from lost revenue to the town with the removal of the structures and then likely more expenses associated with the future uses of the land and no notable revenue opportunities from them. He said that today a lot of outdoor activities are focused on having an educational component with experience-based learning. He noted none of the current alternatives would have a big financial benefit for the town. Members agreed. Members decided to share the two ranked listings of alternatives with the Selectboard on September 10th. **Eddie** suggested the addition of another column with a rating for “ongoing cost” for each alternative. Members agreed. **Webb** suggested we are collecting a list of truths for all alternatives such as parking is needed and no significant financial benefits for the town. Members went through and added a “\$0”, “low”, “medium”, or “high” rating for each alternative for “ongoing cost”. **Tom** said he will update the alternative sheets and circulate them.

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7:30pm – **Eddie** departed.

Survey Update

Tad shared a summary of the survey responses received to date. He said that 11 surveys had been returned and he received a 12th tonight. He said 3 of the eleven expressed an interest in an extension at a higher rental rate. **Kevin** asked what we are looking to do with the information. **Chris** said it is helpful in addressing the question of whether there is interest in extending leases. It was agreed that **Tad** will reach out to tenants that have not responded and try to get some additional surveys completed in advance of the next meeting. **Tom** asked that all leases be put on the survey summary, with data from Avitar added as available, and the parcels sorted by lot number.

Market Rates for Rent

Webb said he had some more examples of monthly lease amounts for properties on small water bodies in the southern half of the state. He said the range was \$1,400-\$2,500 per month for off-season leases/rent. **Kevin** said this is not the right way to evaluate market rates for Melendy Pond. **Peter** asked what is the right way. **Kevin** said we need to focus solely on a “ground lease” for a more pure comparison. He said he had done some work in this regard with last year’s committee and he will circulate that work to the members. **Tom** said he and **Webb** would discuss further work on market rates off-line.

Open Tasks

Tom identified the following as open tasks:

- Survey follow-up
- Preliminary summary of rankings for the Selectboard
- Market rates for annual lease of land
- Kevin to circulate background information on his approach to ground leases

Potential Wording on New Leases

Kevin asked if there are any other items that we should be thinking about including in potential new leases, other than some identification or inspection of septic systems.

Chris said we have discussed not putting together a detailed lease, but rather providing bullets with the items to include in a new lease. It was agreed that at the next meeting members will bring ideas for new provisions in any future lease agreements.

Next Meetings

The next two meetings will begin at 6:30pm on **September 4th** and **September 18th** in the Town Hall meeting room.

Webb moved, seconded by Kevin, to adjourn; Voted Yes 6-0.

Meeting adjourned at 8:10pm.

Minutes submitted by Tad Putney.