



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

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*Minutes
Melendy Pond Management Committee (MPMC)
Tuesday, November 14th, 2023*

Members attending the meeting: Eddie Arnold, Randy Haight, Susan Holroyd and Tom Solon along with Town Administrator Scott Butcher and Selectboard Vice Chair Brendan Denehy.

Eddie called the meeting to order at 6:30pm.

Melendy Pond Management Committee (MPMC) goals & objectives

Brendan stated that this was a good time to review the goals and objectives of the MPMC and the future of the Melendy Pond parcel. The funds being collected via the lease payments are there to ensure the structures can be removed when the last of the leases expire in 2032. His concern is that the amount of money being collected will be enough for that purpose. That will help determine what the new leases will look like when the current leases expire at the end of 2024. If there happens to be excess funds available after all the structures are removed in 2032, how will that excess be used? Offset taxes town-wide? Fund future improvements to the Melendy Pond parcel as it is repurposed?

Tom asked what the minimum dollar amount should be to achieve those goals and stated that any money diverted for other purposes should be consistent with the MPMC's goals and objectives. **Eddie and Randy** stated that other issues will impact what it costs to remove the structures like the presence of asbestos. **Eddie** stated that costs to remove the structures can be reduced by using the Public Works wheeled excavator. **Tom** suggested setting the threshold at \$500K for the MPMC Revolving Fund to ensure there was enough money to remove structures might be a good place to start based on an estimated \$20K per structure for removal. Once that is achieved, perhaps surplus monies could be diverted for other purposes. **Eddie** stated that planning needed to start now for the eventual reuse of the parcel and input from town residents should be sought. **Brendan** said that the MPMC should be prepared to justify keeping the money in the MPMC Revolving Fund versus diverting it for other uses should it come up at Town Meeting.

Minutes

Susan moved to approve the minutes from the October 17th meeting as distributed; seconded by Randy. Tom offered an amendment to the minutes. The motion was changed to approve the minutes as amended and the vote to approve was unanimous.

Road Work

Eddie updated the Committee members on discussions with Public Works Director Mike Wenrich for extending culverts along Melendy Pond Road that would eliminate the need for installing headwalls. Recycled materials would be used to keep costs down. \$1,500 had already been approved by the MPMC for road work. **Randy** suggested that Melendy Pond Road should be tweaked before winter and didn't know if it had been graded this year. The potholes should be filled. **Eddie** said he would follow up with the Public Works Director to see what can be done.

Delinquencies

Scott updated MPMC members on the status of late lease payments. A letter had already been sent to offenders stating payments needed to be received by November 9, 2023 or you will be considered in default of the lease and we will involve an attorney in the collection process. **Eddie** said it is time to send the letter from Town Counsel demanding payment of delinquent lease amounts plus attorney's fees and that the lessee is now at risk of having their lease terminated within 30 days of the letter.

Susan moved to have Town Counsel send the demand letter; seconded by Randy. The vote to approve was unanimous.

Other Business

Tom raised the issue about the condition of the pedestrian bridges leading down to the beach area. **Eddie** stated that the MPMC is aware they are in need of repair. **Tom** asked whether they should be repaired or removed entirely. **Eddie** stated that the bridges were originally constructed by the Melendy Pond Association and the MPMC really has no responsibility for them. He recommends removing them. Susan agreed. **Eddie** will check with Public Works to see if they have time to remove them.

Tom discussed the presentation the Short-Term Rental Committee made to the Planning Board. Input from the Planning Board will result in some edits to the policy and then the Planning Board will hold a hearing on it.

Tom also inquired about whether the lessee of Lot 4/4A had obtained the required building/electrical permits. **Scott** said that the lessee has been in touch with the Building Official to rectify things.

Tom volunteered to send a letter to the SAU to confirm that no children with Melendy Pond addresses are enrolled in our schools since these are considered season structures.

Next Meeting

The next MPMC meeting will be held on January 4th at 6:30pm.

7:23pm **Randy** made a motion to adjourn the meeting. **Eddie** seconded the motion and the vote was unanimous

Minutes submitted by Scott Butcher.