



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

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***Minutes***

***Melendy Pond Management Committee (MPMC)  
Wednesday, April 20, 2022***

Attendees at the meeting were members Eddie Arnold, Randy Haight, Susan Holroyd and Tom Solon along with Town Administrator Tad Putney.

**Eddie** called the meeting to order at 6:00pm at 1 Ninth Street. Members conducted a tour of 1 Ninth Street as well as 4 Eighth Street.

The meeting continued in the Town Hall meeting room at 6:35pm.

**Minutes**

***Tom moved, seconded by Randy, to approve the minutes from the March 22nd meeting as distributed; Voted Yes 4-0.***

**Update on Revolving Fund**

**Tad** said the balance in the revolving fund is currently \$115,254.95. He shared with members a copy of the latest transaction ledger report.

**2022 Rent Collections**

**Tad** said there are two tenants with outstanding rent payments that were due April 1<sup>st</sup>. He said he has spoken with one who said the payment will be made within two weeks. He said he has sent a late notice to the other giving them two weeks to make full payment.

**Review and Approve Invoice for Winter Maintenance of Melendy Pond Road**

***Randy moved, seconded by Susan, to approve payment of \$1,750 to the Town of Brookline for winter maintenance by the Public Works Department; Voted Yes 4-0.***

**Review and Approve Invoice for Legal Services**

***Tom moved, seconded by Randy, to approve payment to Cronin Bisson & Zalinsky in the amount of \$112.75 for legal services; Voted Yes 4-0.***

**Review and Approve Invoice for Asbestos Testing at 1 Ninth Street**

***Tom moved, seconded by Susan, to approve payment not to exceed \$750 to GMS Inspection Services; Voted Yes 4-0.***

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### **Update on 1 Ninth Street**

**Tad** said we are awaiting the results of the asbestos testing and demolition may occur next week, pending the results. **Tom** asked about payment for **Mike's** labor. **Tad** cited the May 4, 2020 Selectboard minutes with an agreement to bill the Melendy Pond Management Committee \$50/hour per employee for public works labor on the Melendy Pond property. **Tom moved, seconded by Susan, that we move forward with the demolition of 1 Ninth Street, with the previously agreed upon rate of \$50/hour per person for Public Works time on the demolition, pending the asbestos testing results; Voted Yes 4-0.**

### **Update on Letters to Tenants re Opportunity for New Lease Agreements**

**Tad** said that certified letters have been mailed to all tenants eligible for new lease agreements based on last month's vote at town meeting. He noted the letters committed to getting the new lease agreements to the residents for review this summer.

### **Update on 2022 "Bridge" Lease for 2 Ninth Street**

**Tad** said the **Farwell** lease expired on April 1<sup>st</sup> and that they have signed a 2022 "bridge" lease that runs through the end of 2022, so they are then able to sign a new lease for 2023. He said they paid a prorated 2022 lease payment of \$2,705 for the balance of the current year.

### **Draft of 2023 Lease Agreements**

**Tad** shared a "tracked changes" version of the draft 2023 lease agreement for review by the members. He said the primary change is in the rent paragraph where text is added regarding back rent due in 2023 as well as the "delayed signing fee". **Randy moved, seconded by Susan, to forward the draft lease agreement to Attorney Tom Quarles to review and finalize the language; Voted Yes 4-0.**

### **Forestry Management Discussion**

**Tad** said he mentioned to the Selectboard on Monday that we would be discussing forestry management for the Melendy Pond land at the May 2<sup>nd</sup> Selectboard meeting and he would forward the Board members a UNH Cooperative Extension forestry management questionnaire in advance of the meeting. **Tom** said we need to decide, among three choices, the primary objectives for the 285-acre parcel:

- **Conservation:** Let nature take its natural course
- **Recreation:** Some level of development for recreational use
- **Income:** Use of the land to generate income (e.g., logging)

**Eddie** suggested that we discuss what is best and then ask the Selectboard and the Conservation Commission for their input and then see where the three are similar/different. He said we could then compile the comments into one response to send to the UNH Cooperative Extension. **Tom** noted a recent town meeting presentation said the land right across Route 13 is a significant wildlife corridor, which we may want to take into account for the Melendy Pond property. **Randy** suggested we have a forester come in and recommend what is best for the health of the forest and habitat.

There was general agreement among the members that the primary objective should be a combination of "recreation" and "conservation" with some "income", so long as it does not compromise the first two objectives. **Tom** said if logging is done it requires a large landing area and wide logging pathways. **Tad** noted the Conservation Commission has recently

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spoken of the lack of wild fields in Brookline, so they may like the idea of a logging zone on the parcel. **Randy** suggested we tell the Selectboard and Conservation Commission our goals are a combination of low impact recreation and conservation with an interest in income if it does not negatively impact the first two. He said we should also ask them if they support the idea of adding a wild field or two as a result of future logging. Members agreed to attend the May 2<sup>nd</sup> Selectboard meeting to discuss the topic.

**Review Garneau Letter – 4 Eighth Street**

**Tad** shared a letter that was received from **Mr. Garneau** that responded to the committee's letter to him about the opportunity to sign a new lease starting in 2023. Members asked **Tad** to send a letter back advising **Mr. Garneau** that the Town will not act as an agent for a sale, but he could sell it so long as the new owner signs a new lease. Members said we should also note he is responsible for the removal of the structures and, if he wishes, we can remove it and bill him at our costs. Members said to request a reply from him by July 1<sup>st</sup>. It was suggested that a Demo Permit be included with the letter.

**Tad** said he would like clarity if we need two years and a day before we remove some structures, especially if the prior owner provides us with a notarized letter granting permission to remove it.

**Other Business**

**Tom** said at a near-term future meeting he would like to discuss enforcement of the terms of leases. **Tad** said the individual/body tasked with enforcement is case by case based on the potential violation. It was agreed to have the topic on the next agenda.

**Schedule Next Meeting**

The next meeting was scheduled for Tuesday, May 24<sup>th</sup> at 6:30pm.

Adjourned at 8:05pm.

Minutes submitted by Tad Putney.