



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

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*Minutes
Melendy Pond Management Committee (MPMC)
Wednesday, November 30, 2022*

Members attending the meeting: Eddie Arnold, Randy Haight, Susan Holroyd and Tom Solon along with Town Administrator Scott Butcher. Also present were Fred and Gloria Lozier; Peter and Greta Rondeau.

Eddie called the meeting to order at 6:30.

Minutes

Tom moved to approve the minutes from the October 26th meeting as distributed; seconded by Susan, the vote was 3 in favor and one abstention.

Leases

The Fred and Gloria Lozier sold their structure to Peter and Greta Rondeau and requested an Assignment of Lease to transfer the responsibility of their old lease for Lots 4/4A to the Rondeaus. **Tom** motioned to approve the Assignment of Lease. **Susan** seconded the motion. The vote was unanimous. The Rondeaus requested that they immediately enter into a new lease to extend their option on Lots 4/4A until 2032. **Randy** motioned to approve the new lease. **Tom** seconded the motion. The vote was unanimous.

Taxation

Tom discussed the taxes on the Melendy Pond structures and wanted more information on the formula the Assessors use to determine the value. There was discussion on how the end date of the individual leases may impact that value. **Tom** wanted an updated list of the new leases that have been signed recently.

Short-Term Rental Policy

Tom reviewed his draft of the **Short-Term Rental (SRT)** policy and recommended that this be added to the Melendy Pond Community Rules and Regulations. There was discussion about the logistics of implementing the policy. Tom said over 30-day duration become a sublet situation, not a short-term rental. **Eddie** raised the concern about having large groups “pass the baton” amongst each other to enable them to prolong their stay. He also suggested having Kevin Visnaskas review the policy since he is already doing some short-term renting. **Peter Rondeau** sees updating the names of his renters continuously to the MPMC as a burden. **Eddie** explained that requiring contact information for rental guests is also a safety issue so public safety

personnel know who and how many are staying at the property. **Randy** said it should be relatively easy to scan or e-mail the guest lists to the MPMC. **Peter** said that guests get pre-screened on their side as well.

Old/New Business

Eddie stated that Public Works Director Mike Wenrich suggested that MPMC members take a ride down Melendy Pond Rd. to check on its condition. If work needs to be done then money would need to come out of the MPMC fund that. **Susan** motioned to spend up to \$1,000.00 for maintenance. **Randy** seconded the motion. The vote was unanimous.

Susan brought up making some other investments in the area to clean up and maintain the beach. **Randy** said the Melendy Pond Association used to take care of that themselves. **Tom** said it's not just the beach, but the footbridge to get to it as well. They are in disrepair. They may need to be repaired or replaced. Removing them would make access to the beach from Old Milford Rd. and 8th Street difficult/impossible. **Eddie** has concerns about liability and questioned whether getting involved with the project at all was wise. If the bridges are a concern, maybe removing them was the best thing to do. He stated he had concerns about spending money on something few if any people would use. There may also be shoreline protection issues that would add to the cost and complexity of replacing the footbridges.

Tom reminded everyone that the annual letter to the SAU to confirm that no children are enrolled with Melendy Pond addresses.

As a follow up from the previous meeting MPMC members discussed the process to remove the junk and debris from the properties. A second round of letters, this time to specific violators, should go out after the holidays.

Tom brought up the need to engage a forester based on the recommendations of Mike Gagnon from the UNH Extension. **Eddie** said the Selectboard is onboard and **Tom** will identify candidates that can perform good forestry management on the Melendy Pond parcel and the desire to keep the Conservation Commission in the loop.

Schedule Next Meeting

The next meeting date will be December 21st.

Randy made a motion to adjourn the meeting. It was seconded by **Susan**. The vote was unanimous.

Adjourned at 8:01pm.

Minutes submitted by Scott Butcher.