



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

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*Minutes
Melendy Pond Planning Committee
July 24, 2018*

Attendees at the beginning of the meeting: committee members Tom Solon, Eddie Arnold, Chris Duncan, Webb Scales, Peter Webb and Tad Putney along with residents Marc Paquin and Ryan Cassily.

Tom called the meeting to order at 6:35pm.

Minutes

Peter made a motion, seconded by Eddie, to approve the July 10th minutes as written; Voted Yes 5-0-1, with Tad abstaining.

Public Input

Marc said that Brookline Mountain Biking Club (BMBC) started working with the Brookline Conservation Commission a few years ago and is now working in Hollis on some trails for the club. He wanted to go on record that the Melendy Pond property would be a great opportunity for “pedal power”. **Tom** said he and his neighbors have been speaking about this potential opportunity for the future. **Marc** also said that when he spoke with the Brookline Conservation Commission he said there are opportunities to get grant money from NEMBA for trails. He also said that mountain bikers like narrower trails than are preferred by horse riders or ATVs. **Eddie** asked how many trails they would like to have. **Marc** said the elevation of the property provides lots of potential, but there are no specifics yet. He also noted there is limited parking in the area, which would be needed. **Tom** asked about commercial activity in other mountain biking areas. It was noted some areas charge \$5-\$7 for day passes, which include a trail map. **Tom** said that if people come from out of town, they would visit Brookline restaurants. **Marc** said that we could also have 10/25/50-mile races with many riders and raise money much like the conservation commission does with the Ghost Train Rail Trail Race. **Eric** arrived at 6:50pm. **Peter** asked if the current structures around the pond would need to not be there in order to pursue the mountain bike trails idea. **Tom** said there is a need for parking. **Tad** said he thinks the trails could be pursued with many of the structures still in place. **Kevin** arrived at 6:55pm.

Background Documentation

Tad outlined the documentation he had prepared in three-ring binders for the members. **Tom** noted there were some discrepancies in mailing addresses between the spreadsheet and tax cards and asked which is most likely accurate. **Peter** said the tax card.

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Potential Lease Extensions

Peter advised the members that the Melendy Pond Authority met recently and is pursuing the extension of a recently expired lease to December 31, 2020 and increasing the annual rent to \$2,800 so the MPA can raise the funds necessary to remove the structure at the end of the lease, if necessary. He said the MPA would be meeting with the tenant in August to hopefully sign the new lease.

Market Values

Webb said that he has been researching Airbnb and pulled about a dozen comparators so far. He said he was focused on small towns in NH and properties on small water bodies. **Eddie** noted that he had found one Lake Potanipo property that is one-bedroom, 1,140 square feet, and renting for \$2,200 a month currently. **Webb** said that as we move forward, we will need to split the market revenue figures so one portion is attributed to the land (town) and the other portion is attributed to the tenant (structure). **Webb** noted Craigslist has some winter pricing, but it is limited and not fully applicable as it was waterfront and closer to skiing. He said Zillow is another option he can pursue. **Tom** asked about next steps. **Webb** said he wants more winter data to be able to estimate annual figures. He said that he would get the information into a format that members can start to work with at the next meeting. **Kevin** said he thinks the data is apples and oranges and not applicable. **Tom** asked **Kevin** how he would do it. **Kevin** said his approach from last year's committee work would hold up better in court. **Tad** suggested we pursue both **Webb's** and **Kevin's** approaches and see where the figures take us. **Eric** noted that we could model higher rents, but if no one signs leases for the higher rents, we will not get that money. **Webb** said that we need to be prepared to act on opportunities that may arise to write new leases that are currently in place up to 2032. **Tom** said **Webb** will pursue his research and then the committee can compare it to **Kevin's** approach and discuss the information from there.

Survey of Tenants

Tom reviewed the latest revision of the survey he had prepared and circulated. He suggested the survey be mailed to each address of record. **Eddie** suggested that if we mail the survey, we only send the first page and any hand deliveries include both pages. All members were in agreement. **Kevin** said that we need to keep the survey simple. The survey questionnaire was reviewed. Changes were agreed to and **Tom** will send the revised survey to **Tad** for processing and distribution.

Charter Discussion

Eddie updated members on the discussion of the charter at the last Selectboard meeting. He said the Board wanted clarification on any existing easements on abutting land. In reviewing the colored map **Eric** had prepared, **Tom** said he thinks the issue is straightforward and the committee should be focused on the entirety of lot B-55, which is managed by the Melendy Pond Authority, and only that lot. **Webb** suggested that the committee should consider whether the land should be returned to the Town and the Melendy Pond Authority dissolved at the appropriate time.

To Do List

It was agreed the following items will be advanced before the next meeting:

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- **Webb's** research of market rental rates
- Members to review the spreadsheet **Tom** prepared on evaluating future uses
- **Tom** will revise tenant survey
- **Tad** will mail the tenant survey
- **Webb** and **Chris** will deliver surveys door-to-door

Next Meetings

The next two meeting will begin at 6:30pm on August 6th and 21st in the Town Hall meeting room.

Eddie moved, seconded by Chris, to adjourn; Voted Yes 8-0.

Meeting adjourned at 8:30pm.

Minutes submitted by Tad Putney.