



TOWN OF BROOKLINE, NEW HAMPSHIRE

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Minutes Melendy Pond Planning Committee August 6, 2018

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

Tom called the meeting to order at 6:37pm.

Minutes

Eddie made a motion, seconded by Peter, to approve the July 24th minutes as amended; Voted Yes 7-0.

Public Input

There was no public input.

Communications with the Selectboard

Eddie said that the Selectboard confirmed that the committee should focus on the entirety of Lot B-55 when considering potential future uses of the Melendy Pond property. There was also discussion on the timing of an interim update of the committee's work to the Selectboard. It was decided the update should occur at the September 10th Board meeting.

Market Rates

Webb provided some comments on his ongoing work on researching market rates. **Chris** said that we need to make sure that future rental rates cover all of our costs. He noted that the latest new lease was only based on accumulating money for structure demolition and did not cover other expenses such as water testing, milfoil treatment, and road maintenance. **Webb** said the town should be getting fair use of the land. He said if lease payments are low and taxes are declining to \$0, then the way for the town to have "fair" use is to either have the land fully turned over to the town for its use or have the town receive "fair" compensation for others to use it. All members agreed with this perspective.

Evaluation of Future Uses

Much of the meeting was focused on members discussing each potential future use of the property. Members debated and agreed to rate each potential use relative to "difficulty", "cost", "time frame", "land impact", "abutter impact" and "financial benefit". **Tom** documented the agreed upon ratings (see attached).

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Tenant Survey

Tad said that he had received completed surveys from five tenants. The due date for the surveys is August 9th.

To Do List

- **Tom** will use the ratings of future uses and put them into groupings for discussion at the next meeting
- **Tom** and **Webb** will touch base on the market rate analysis in advance of the next meeting

Next Meetings

The next two meeting will begin at 6:30pm on August 21st and September 4th in the Town Hall meeting room.

Eddie moved, seconded by Chris, to adjourn; Voted Yes 7-0.

Meeting adjourned at 8:55pm.

Minutes submitted by Tad Putney.

	Difficulty	Cost	Time Frame	Land Impact	Abutter Impact	Financial Benefit	Notes.
Athletic fields	H	H	M	H	L	O	
Brookline public beach/mirror image of Potanipo/Grove	M	M	H	M	L	O	Lease language determines some options
Building with meeting space	M	M	M	M	L	O	
Concert venue / Gazebo	M	M	H	M	M	O	
Unimproved land (return to wilderness)	O	O	H	O	O	O	Won't complete until all lots vacant
Mountain bike area/park tied with Palmer-Bartell property	L	L	L	L	L	O	
Educational nature park	L	M	H	L	L	O	w/some type of structures (similar to Beaver Brook?)
Fishing/swimming dock	L	L	L	L	L	O	questions about regulatory requirements
Reserve Location for future municipal building	L	L	L	O	O	O	Keep designated area open for future use
Maximum impact campground (cabin rentals)	H	H	H	M	L	L	Hook ups, utilities, possible re-use of existing structures
Minimal impact campground	L	L	H	L	L	O	tent sites, toilets
OHRV trails/park	H	M	H	M	M	O	
Parking facilities for any use	L	L	L	L	L	O	Will also support winter activities
Picnic areas	L	L	L	L	L	O	M-30, M-18, M-12 available now
Playground	H	M	M	L	M	O	
Quiet nature sanctuary	L	L	L	L	O	O	
Walking trails, kayak and canoe launches	L	L	L	L	L	O	Starting at existing vacant lots
Dog Park	L	M	L	L	M	O	Abutter impact depends on timing and location