



## TOWN OF BROOKLINE, NEW HAMPSHIRE

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### *Minutes Melendy Pond Planning Committee October 2, 2018*

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

**Tom** called the meeting to order at 6:33pm.

#### Minutes

*Eddie made a motion, seconded by Chris Duncan, to approve the September 18<sup>th</sup> minutes as written; Voted Yes 5-0-2, Peter and Webb abstained.*

#### Public Input

There was no public input.

#### Input from Selectboard

**Eddie** said that while the Board would like to see future leases cover demolition costs, annual maintenance expenses and provide a profit, they settled on covering demolition and maintenance costs at a minimum as seeking a profit would likely minimize renewals. On the legal question, **Eddie** said they want clarification on all three noted items. **Tad** noted the Selectboard wanted counsel's opinion to be shared with the Board first. **Tom** said that the timeframe may make it hard for the committee to complete its work in November.

#### Survey Update

**Tad** said 16 of 23 tenants responded, which is 70%. **Peter** said one tenant is in negotiations with the MPA for an extension from the end of 2018 through the end of 2020. He said the extension would be contingent on collecting \$7,500 for demolition costs over the extension period. **Tom** asked **Tad** to circulate the final summary of survey responses.

#### Forestry Management

**Tom** noted that **Eric** had circulated a 2011 Forestry Management Plan to committee members earlier in the day. The plan was developed for the Brookline Conservation Commission and covered a total of 469 acres, including the Melendy Pond property. **Tom** said that it did not note potential cost or revenues for logging. **Kevin** suggested we could work with the conservation commission to get more information. **Tom** also noted that the report said that ATV use can be detrimental to the long-term health of the forest, if not supervised and limited to designated trails. **Webb** noted the plan called for harvesting 100 acres every five years.

### **Ranking of Land Use Recommendations**

**Tom** handed out a listing of 19 potential land uses for the Melendy Pond property. Members identified their top several choices individually. Following a discussion, it was unanimously agreed that the top three desired future uses of the land were:

- #1: Forestry management
- #2: Unimproved land
- #3: Low impact recreation, which represented a combination of:
  - Walking trails
  - Nature sanctuary
  - Kayaking/canoe launch
  - Picnic area
  - Mountain biking trails

### **Potential Lease Elements**

**Tom** reminded members that the Selectboard wants any new leases to at least cover demolition and annual maintenance expenses. **Chris Duncan** said that we need to be specific about what is included in “demolition” and suggested removal of:

- Structure
- Slab/foundation
- Well
- Septic field/tank
- Any outbuildings
- Propane tanks
- Junk/loose debris
- Utilities

**Tom** suggested an escalation clause using a well-established index and members agreed. **Chris Adams** asked if the prohibition against subleasing without advanced written permission of the MPA should be maintained. **Peter** said yes. Members agreed. It was agreed that if a sublease is for less than 30 days, no permission is needed. It was agreed that a maximum sublet term of six months be put in place and that subleasing be limited to six months per year. **Peter** suggested that we should have an indemnity clause. **Kevin** suggested that we have an insurance requirement and that each tenant provide a certificate of insurance naming the Town as an additional insured. **Peter** said that we have such a requirement currently. It was agreed that the minimum insurance should be increased to \$1 million.

### **Next Meetings**

The next meetings will begin at 6:30pm on October 16, October 30, and November 13 in the Town Hall meeting room. **Tom** suggested we may want to consider a warrant article transitioning ownership from the MPA back to the Town. **Chris Duncan** asked about what the benefits would be of having the MPA hold the land rather than the Town. **Peter** asked when we will determine whether we will extend leases. **Tom** said he will have it on the next agenda. **Tad** said he will model some potential revenue for the next meeting.

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**Peter** said we may want to consider staggering potential lease extensions shorter than 2032, so they do not all lapse in the same year.

**Next Meeting Agenda**

It was agreed the next meeting agenda would include:

- Elements for new leases
- Lease extensions
- Potential warrant articles

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

Meeting adjourned at 8:44pm.

Minutes submitted by Tad Putney.