



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

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*Minutes
Melendy Pond Management Committee (MPMC)
Tuesday, October 17th, 2023*

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

Eddie called the meeting to order at 6:30pm.

Eddie tabled approving the minutes from the Sept. 26th meeting.

Road Work

Eddie stated that one of the culverts needing headwalls may be too short and have to be extended before the headwall work could be completed. He said that with Public Works Director Mike Wenrich, they cleaned some of the debris out of the culvert to improve water flow. **Tom** asked about the erosion around the culvert ends and how much fill would be required to fix it.

Randy asked if that's something Mike could take care of. **Eddie** stated that he thought Mike could do it.

Randy motioned to allow using up to \$1,500.00 for culvert work on Melendy Pond Rd. **Susan** seconded the motion and the vote was unanimous.

6 Third Street

Eddie asked the **Bertrams** what their intention was regarding the lease. They were present to discuss straightening out the parties listed on the lease to reflect that Ashley Bertram would be taking the place of her deceased grandmother. She and her husband have already taken care of changing their voting address as requested by the MPMC.

Randy said typically all it would take to straighten out the lease parties would be for Ashley and her father, Mark Damon, to file an addendum to the lease that reflecting Ashley had inherited her grandmother's interest in the property.

Randy motioned to allow Ashley to submit an addendum to the lease and recommend that the Selectboard approve it. **Susan** seconded the motion and the vote was unanimous.

At 6:48pm **Eddie** motioned to go into a non-public session under RSA 91-A:3, II(c). The motion was seconded by **Randy**. The vote was unanimous.

At 7:22pm **Eddie** motioned to come out of non-public session and seal the minutes. **Randy** seconded the motion and the vote was unanimous.

Delinquencies

MPMC members reviewed the list of late lease payments. **Eddie** said that letter should be sent stating if we have not received payment by November 9, 2023, you will be considered in default of the lease and we will involve an attorney in the collection process.

Short-Term Rental Policy

Tom updated the members on the Planning Board's Short-Term Rental (STR) Sub-Committee discussions. He said the Melendy Pond structures aren't approved dwelling units by their definition and, therefore, won't be part of the town-wide STR ordinance if it goes into effect. MPMC can use similar language in their policy but with Melendy Pond specific language included. **Tom** asked what the other members would like to see in a policy. **Eddie** suggested that an annual life safety inspection be required and that a local agent/property manager be within 60 minutes of the property in case of an emergency. He also thought replacing "residential unit" with "seasonal structure" would differentiate the two policies. **Susan** is concerned about the ability to limit and monitor Airbnb rentals. **Eddie** felt something would have to be worked out about communicating the MPMC rules to renters and any signage that the lessees might want to install that would become an issue. **Randy** asked what the implications were if the town-wide STR policy doesn't go into effect the same time as an MPMC STR policy?

Next Meeting

The next MPMC meeting will be held on November 14th at 6:30pm.

8:25pm **Randy** made a motion to adjourn the meeting. **Susan** seconded the motion and the vote was unanimous

Minutes submitted by Scott Butcher.