



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

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*Minutes
Melendy Pond Planning Committee
Tuesday, October 30, 2018*

Members present: Tom Solon, Webb Scales, Chris Adams, Chris Duncan, Peter Webb, and Kevin Visnaskas. Absent: Tad Putney and Eric DiVirgilio.

Tom called the meeting to order at 6:33.

Minutes

Eddie moved, seconded by **Chris Adams**, to approve the minutes as submitted. **Peter** asked that a part in the potential lease elements section be amended to include discussion of what should be included in regards to termination of the lease. **Peter** offered adding a bullet: “Defaulting on terms of the lease would result in termination of the lease. “

Minutes approved as amended 7-0-0.

Agenda adjustments.

None

Public input

Randy Farwell said he is in favor of forestry and selective harvesting of trees on the Melendy Pond property. He also asked if we were recommending extensions. **Tom** let him know that we are an advisory board and asked to formulate options for the extensions. **Webb** suggested that it is still up to town meeting to decide. **Tom** explained past discussions regarding pros and cons of extension and non-extension of the leases. He also explained that consideration of what may go into these new leases if they should be approved to be extended. **Randy** expressed his opinion as a lessee that he would not be opposed to paying more for an extended lease.

Review of lease elements

Tad had provided an update to **Tom** and **Eddie** prior to the meeting regarding initial discussions with legal counsel. Counsel is currently drafting three warrant articles for consideration. They include extension of leases to 2032, dissolution of the MPA and setting up of a fund for handling Melendy pond funds. Members said they would like the inclusion of “defining tenants’ responsibilities” more clearly in any potential leases going forward. The committee agreed to limit a sub-lease to no longer than four months from the six month restriction originally discussed at a prior meeting. **Chris Duncan** wanted to see the sub-lease allowed to be longer as it may raise more revenue if longer sub-leases are possible. One concern **Tom** raised is the ability to get insurance coverage at the \$1 million level. **Kevin** suggested a pooled coverage for residents under one policy may be advisable. Action item for **Kevin**: He will look into potential options. **Webb** suggested we include a warrant article for logging of the property. **Eddie**

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wanted to express the difference between a forestry management plan and selective logging. Do we need a warrant for this to expend money for a forestry management plan or do we engage with reputable loggers? **Peter** asked if town meeting approval is required to dispose of town assets/property. It was noted that we have sold used town vehicles in the past. This will be answered by counsel when asked.

Final Report Elements

Tom noted that the past committees issued a final report with histories and do not necessarily need to be included in the body but should be included by reference and made available in soft copy. The committee agreed we should include the 2009 forestry report from the conservation commission. **Chris Duncan** asked to include the methodology for settling on a recommendation of rental rates and what the inputs should be for determining these rates.

Rental rates will be computed from local lease rates of land leased for long term and short term considering vacation lease revenues and home site rentals.

Discussion around how our financial forecast is put together and presented ensued. Should we use our working spread sheet and pick a couple of scenarios from it and provide a brief description for each?

Specific usage for site if partial availability or full delivery of the property is available including the committees top three choices as in the Oct 2nd Melendy Pond Minutes.

Chris Duncan pointed out that we should not seek to make a profit off of demolition but to potentially incentivize the lessees to renew the lease with the knowledge that if they removed their property from the site they may be reimbursed for a partial amount.

Tom asked what is a reasonable rate of return on the rental of the property (net) after covering the cost of maintenance and demolition. Not including the taxes collected on the property, total net income for each year would be around \$20,000.00, net present value. Webb asked how we want to adjust for what would be paid in if they demo early? Should the monies collected be returned in a pro-rated manner? We will need legal input into this. Chris D. made the argument that any extension on the new terms would be a net benefit to the town to at least handle some demo costs.

Next Meetings

The next meetings are November 13th and November 27th at 6:30pm.

Motion to adjourn by Ed, seconded by Kevin, Voted Yes 7-0-0.

Meeting adjourned at 8:30pm.