

Report of the 2009 Melendy Pond Study Committee

The charge of the Committee was “to study the terms of the Leases of the Melendy Pond Authority”. The Committee established by the 2009 Town Meeting, formally met on four (4) occasions. Members of the Committee also circulated various existing documents and Plans to all Committee members.

Notable among these documents were copies of all present Leases, a Summary Sheet of Melendy Pond Authority Leases as of July 2009, and a Conceptual Plan of Melendy Pond prepared by Meridian Land Services.

The Committee notes the following:

1. The purpose of the committee was to review the leases in the broadest sense.
2. The affirmative vote of the 2002 Town Meeting on Article 19 which vote directed the Melendy Pond Authority not to execute any future leases, sub leases or options to renew on properties owned by the Melendy Pond Authority which contain provisions for occupancy by the tenant beyond December 31, 2020.
3. The Committee now recommends to the Melendy Pond Authority that not all lease terminations occur at the same time.
4. Section 4 of the “New” leases entitled “Renewal” appears to allow for rent adjustments as does section 2 of the “Old” leases.
5. Rents under the “New” leases should be increased when the option term commences in order to provide funding for structure/building/improvement removal.
6. The Melendy Pond Authority should determine the amount of money that needs to be set aside for structure/building/improvement removal (example of \$12,000 cost to remove a building in the past).
7. The Committee recommends to the Melendy Pond Authority that rental payments be adjusted to include the cost of structure/building/improvement removal spread over the term of the lease, noting that lease payments are made annually. It should be clear that this is rent and not a deposit and the rents are the property of the Melendy Pond Authority to be used as deemed appropriate by the Melendy Pond Authority or the Town of Brookline, New Hampshire.
8. The Town Board of Assessors has implemented a method of “linear depreciation” for purposes of valuation of tenant structures/buildings/improvements at Melendy Pond.
9. The Town/Melendy Pond Authority should get out of the leasehold business as recommended by prior Study Committees.

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10. The Committee also requested that Randy Haight update the potential economic cost to develop the land at Melendy Pond. Randy has noted that he looked at “the potential costs for development of the last plan (attached) that the prior Study Committee came up with entitled “Compiled Conceptual Development Plan – Melendy Pond Lease Area – prepared for – Melendy Pond Study Committee – Brookline, New Hampshire” scale: 1” = 200’, dated September 14, 2000, revision C, dated 11/27/00. Only a small portion, about 60 acres in size of which 25+/- acres are Melendy Pond and associated wetlands, of the Melendy Pond Tract (B-55, about 280+/- acres) was considered for potential development and would be the only area to be surveyed. The potential Development would yield 10 zoning conforming lots (which would probably require a Cistern for fire protection because of the steep access to the easterly part of Melendy Pond) and a Parcel ‘A’ to be added to existing Lot M-27 to bring it into minimum zoning area & frontage requirements, as well as creating a new 2000 foot long Town Road. The new Road would enter the Site from Hood Road at the same location as the existing Recreational Access Road. Hood Road currently doesn’t meet Subdivision Road Standards and has an inadequate intersection near NH Route 13, so if the development area were to change from a recreational use to a full Residential use, about 1000’ feet of Hood Road would also need to be upgraded. If the review process went smoothly, I would estimate the development costs to be broken down as follows: Survey and engineering \$35,000; State Fees \$3,000 - \$3,500; New Road (2,000’ long) construction \$250,000 - \$300,000, ledge removal (about 500 cubic yards) \$30,000; Hood Road upgrading \$125,000; a Fire Protection Cistern \$30,000; and contingency costs of \$50,000; Totaling about \$625,000 - \$650,000”.

~~11. The land around Melendy Pond should not be developed as it is not economically viable and does not make sense when the town is paying for conservation lands.~~

12. Anything the Town does now regarding Melendy Pond and the Melendy Pond Authority can be changed annually.

Committee Vote on Report:

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_____	_____
_____	_____

Dated: _____

ATTACHMENTS

1. Documents totaling 98 pages entitled 2009 Melendy Pond Study Committee.
 2. Summary Sheet of Leases (July 2009).
 3. Compiled Conceptual Development Plan prepared by Meridian Land Services, Inc. dated September 14, 2000.
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