



RACHEL A. HAMPE

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April 24, 2023

**VIA ELECTRONIC AND FIRST CLASS MAIL:**

Jeanie Forrester, Chair  
Select Board  
Town of Meredith  
41 Main Street  
Meredith, NH 03253

**Re: Revised Goodhue/Meredith Boundary Line Adjustment and Consent Letters**

Dear Chair Forrester:

I write on behalf of Meredith Neck And Islands Alliance (“MerNIA”) to follow up on my April 20, 2023, letter and to respond to a revised version of the proposed “Boundary Line Adjustment Agreement” (“Agreement”) provided to MerNIA on Friday, April 21, 2023.

At its April 17, 2023, meeting, the Select Board prudently voted to delay consideration of the Survey, Agreement, and “Consent Letters.” Several Select Board members thoughtfully raised concern about causing the Town to incur litigation costs unnecessarily. MerNIA fears that the Select Board is continuing to be led down the path to litigation even though there is a simple solution to avoid it.

The revised Agreement remains unreasonable, highly irregular, and violative of Town regulations, proper procedure, and State statutes. Among other things, it:

- Attempts to bind the Town into submitting applications to develop *private* property—worse, it would cause the Town to seek approval to commercially develop private property in the Shoreline District in violation of the Zoning Ordinance;
- Attempts to convey part of a Town road/Town property for an unspecified “walkway” without a Town vote and/or without any Planning Board and/or Zoning Board review;
- Grants carte blanche “consent” for “the overall redevelopment of [the] Marina” for “work that is being proposed” even though there is no publicly known plan for which the Select Board could provide “consent,” and even if the eventual “redevelopment” would violate the Zoning Ordinance and Planning Board regulations; and

Jeanie Forrester, Chair

April 24, 2023

Page 2

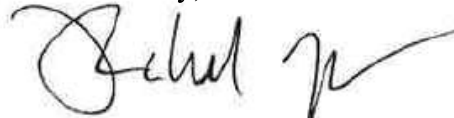
- Binds the Select Board to record, within 30 days of Planning Board approval, deeds that apparently are not yet prepared and that have not been made available for any public vetting.

With the exception of the preparation of deeds, none of the above items are necessary for the Town to effectuate a simple boundary line adjustment agreement that would allow the Town to proceed with the adjustment of “off-shore” property extension lines. In fact, the “Consents” are not needed altogether. Therefore, the obvious solution to avoid litigation would be to remove the unnecessary, disputed terms and make public the proposed deeds. It is very peculiar that unnecessary terms and “Consent Letters” have been drafted even though the necessary deeds have not, but in any event, the Select Board should reject them.

There is no need for the Town to be drawn into litigation over the legality of disputed terms that are not necessary to adjust the boundary line. MerNIA strongly urges the Board to reject the proposed Agreement and “Consent Letters” and to instead insist on the preparation of a simple boundary line adjustment agreement that does not contain such highly irregular, unlawful, and unreasonable terms. The revised agreement, of course, should then be made available for public vetting along with the proposed deeds at Select Board and Planning Board meetings. It would be unfortunate for the Town to incur unnecessary legal fees, and for the Town dock project to be delayed by litigation, where there is such a simple, straight-forward solution.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rachel A. Hampe', with a stylized flourish at the end.

Rachel A. Hampe

cc: MerNIA  
Alexandra C. Cote, Esq.  
Troy Brown, Town Manager (Email only: [tbrown@meredithnh.org](mailto:tbrown@meredithnh.org))  
Meredith Conservation Commission (Email: [conservation@meredithnh.org](mailto:conservation@meredithnh.org))  
Meredith Planning Board (Email: [smaltais@meredithnh.org](mailto:smaltais@meredithnh.org))