



PO BOX 248
MADISON, NEW HAMPSHIRE 03849
planning@madison-nh.org
Phone: 603-367-4332x303 Fax: 603-367-4547

MINUTES
June 2, 2022

MEMBER PRESENT: Co-Chair Marcia McKenna; Co-Chair Ralph Lutjen; Planning Board Representative Marc Ohlson; Robert Stone; Alternates Ted Slader and Noreen Downs

OTHERS PRESENT: Tim Nolin; Mad TV Carol Dandeneau; Town Administrator Linda Shackford; Resident Mike Mosher

MEETING POSTED: This meeting was posted at Madison Town Hall Upper & Lower, Madison & Silver Lake Post Offices on May 24, 2022.

CALL TO ORDER: McKenna called the meeting to order at 7:03pm

ELEVATION OF ALTERNATES: Motion by McKenna, seconded by Lutjen to elevate Downs and Slader for this meeting. The motion passed unanimously.

APPROVAL OF MINUTES: Motion by McKenna to accept the minutes of May 5, May 20 and May 23 with the following change: Downs asked that the on page two of the May 5 minutes that the line "If this purchase happened there will be 1,500 contiguous conservation land." be stricken. The minutes were accepted unanimously with the change.

PUBLIC COMMENTS: There were none.

OLD BUSINESS:

Updated Conservation Property Site Inspection Form – Lutjen is please with the changes to the Site Inspection Form as it does not contain any extraneous bits of information. Lutjen suggests all members use it and that it is uploaded to the website for ease of use in its electronically fillable form. **Motion** by McKenna, seconded by Slader to accept the form as written. The motion passed unanimously.

The list of properties to be monitored was reviewed. McKenna offered to do Hurricane Point with Downs and Lutjen volunteered to do the Wold Property. McKenna noted that all properties have

blazed boundaries. Lutjen suggested reviewing the book at the Town Hall about the property prior to the monitoring with McKenna offering to find out if the books are in digital form from Dr. Riss.

Upper Saco Valley Land Trust's (USVLT) Abby King Regarding Chain of Ponds Inspection – King was present to meet with the Commission and regretted that Sally Manikian from Conservation Trust was unable to attend. King expressed her pleasure to meet the Commission and gave her admiration of the beautiful, impressive habitat of the property that she would like to see conserved. King explained that the USVLT would not be able to devote any time to this project until January 2023. King stated that the Conservation Fund (CF) works as an interim buyer. CF purchases and holds the property until the Town and USVLT buys the property with Town money and grants. The CF does not use financing.

King and Manikian plan to call the property owner, Crowe, next week to talk about conservation of the property with him. King stated that if Crowe is interested in selling then an appraisal would be needed. A non-binding letter of intent would be created some time in 2023. King stressed that this process could take 2-3 years. Chet Rogers did the last appraisal so it makes sense to begin with him.

It was noted that the price paid for the land cannot be more than 10% over the appraisal with King explaining that can be overcome with tax incentives for the seller. McKenna said Crowe gave an indication that he is pleased of the possibility of conserving the land.

Downs mentioned subdividing a house lot off before the sale could make up the difference for the seller. Mosher asked if subdividing off a lot would leave the property landlocked? Mosher asked because it could make logging the property difficult with only one access to such a large parcel. During discussion it was noted that a solution could be to leave a right-of-way. Mosher asked if the property would have trails made with McKenna adding that at this point, we are not sure who would own the property and how much control the Town of Madison would have on it.

King will contact Crowe; and contact the appraiser to obtain a price and time frame on the appraisals.

Old Home Week Presentation and Hike Location – Ohlson has let Candy Sue Jones of the OHW committee know that the hike will be on Wednesday, August 6 with the boat ramp as the meeting place. Slader will pickup the check from Town Hall prior to the OHW presentation and it is acceptable by the company to video it.

Fadden Property/McNair Easement – The meeting at the McNair Easement with Tom Fadden Jr. and Forester Brian Reeder was held with Nolin, McKenna, Ohlson, Downs, Selectman Shackford, DPW Director Cyr and DPW Tech Justin Chick in attendance. Fadden was very clear that they will follow state guidelines for cutting. The Commission asked them to not log within 150' of the pond and to only log at 50% for the next 150'. Fadden will be cutting what is allowed by law. Nolin noted that the only things the easement does is preclude development of the property and clear cutting, it makes no limitation to harvesting.

McKenna suggested purchasing a buffer of trees around the pond from Fadden to be left standing. Nolin expressed his opinion of serious reservations about buying a temporary product adding that by state law Fadden has to protect the wetlands and that making that purchase is not in the Town's best interest. Ohlson noted the Town would be purchasing trees that we don't, and will not, own.

Looking forward, McKenna would like to buy the trees and amend the easement that will not allow them to be cut in the future. Nolin could see tightening the easement to today's standards. All were in agreement that all property owners that the easement encompasses would have to agree to the amendment.

Based upon stumpage values, Nolin did some very quick, rough math that equated to \$9–10,000 worth of timber to which McKenna felt was a reasonable price with the amendment in place to protect the trees, Nolin again pointing out that this would be the purchase of a temporary product.

McKenna hopes that an amendment to the easement could be made with Nolin thinking it is a fantastic idea but just one person that objects to the change will shut it down.

Downs and Slader volunteered to put together a draft letter for the next meeting with the letters being sent from the Board of Selectmen.

NEW BUSINESS:

Review Finance information - Selectman Mauro, at the May 31st Selectboard meeting announced that he will not be attending the MCC meetings after the Selectmen were accused of stealing money from the Commission to which Selectmen Shackford and Arruda agreed they will not attend. McKenna clarified that she did not make accusations but she stated a fact and did ask for funds to be placed back into their respective accounts.

Downs played a portion of the video from the May 31st Selectboard meeting which had Selectman Shackford express his disagreement with who is the agent to expend the funds, citing meeting minutes, Town Meeting votes and that the funds are not being used to perform the statutory obligations of the Commission.

The Commission asks that copies of the MCC minutes be given in the Selectmen's packets, that the Selectboard communicate in writing to the Commission, and if they have no comment, that should be noted. If the Selectmen are going to discuss any Commission business, then the Commission needs to be notified and posted on the agenda. If the Selectboard feel the Commission are not performing their statutory duties then they need to explain how the Commission should improve.

Ohlson asked all to take a step back. Downs feels that the Selectboard has no confidence in the Commission. Lutjen saw Shackford's diatribe as obnoxious and inaccurate and the Commission should draft a memo and call them on it.

Slader asked if it is possible to add a financial report to the monthly agenda to which Downs volunteered to gather the information. It was suggested to combine the conservation fund and gift account to make it more streamlined.

PLANNING BOARD REPORT: The Board had a discussion about Short Term Rentals with a large public audience. This discussion will continue for many more meeting.

ADMINISTRATIVE CORRESPONDENCE:

Budget Drawdown - The 2022 Commission operating budget has spent \$8.93 on postage.

Ossipee Lake Alliance – Gas Station Site Plan Correspondence of Boyles market in Effingham. Downs explained that the new owners are proposing new gas tanks above the aquifer in a groundwater protection zone. This is very serious and an inappropriate place for the tanks.

McKenna would like to know how the Selectmen intend to communicate with the Commission for their section on the agenda.

ADJOURNMENT: Ohlson made a Motion to adjourn; Slader seconded. All Approved. The meeting adjourned at 9:20 pm.

Respectfully Submitted,

Linda Shackford
Town Administrator