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**MINUTES**  
**November 3, 2022**

**MEMBER PRESENT:** Co-Chair Ralph Lutjen; Marc Ohlson; Emily Bass; Robert Stone; Michael Mosher; Alternate Noreen Downs

**MEMBERS VIA PHONE:** Co-Chair Marcia McKenna

**MEMBERS EXCUSED:** Alternate Ted Slader

**OTHERS PRESENT:** Mad TV Aysia Morency; Town Administrator Linda Shackford

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

**CALL TO ORDER:** Lutjen called the meeting to order at 7:00pm

**ELECTRONIC PARTICIPATION:** **Motion** by Lutjen, seconded by Bass to have McKenna participate via phone for this meeting. The motion passed **unanimously** by roll-call vote.

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

**APPROVAL OF MINUTES:** **Motion** by Lutjen, seconded by Downs to accept the minutes of the September 1, 2022 minutes as written. The minutes were accepted unanimously.

**Motion** by Lutjen, seconded by Mosher to accept the minutes of the October 6, 2022 minutes as written. The minutes were accepted unanimously.

**PUBLIC COMMENTS:** There were none.

## **OLD BUSINESS:**

**McNair Easement Amendment Update** – McKenna has had contact with Laurie Corron regarding the language of the amendment. Downs spoke with her today but Corron hasn't had the chance to speak with her siblings. Email correspondence with all siblings will happen moving forward.

**Chain of Ponds Update** – No new information.

**Change Time of Meetings** – It was agreed that no changes will be made until an assistant is hired. The draft job description has been submitted to the Selectmen for approval along with the request for some guidance regarding the rate of pay. The ad will be run for five days in the Conway Daily Sun.

**Discuss Obligation of Annual Property Reviews** – Review of the properties left to be reviewed was discussed. McKenna hopes that the Wold property will be brush hogged before the end of the year. Bass will review Loon and Big Islands. Lutjen offered to organize into electronic format the metes and bounds of the properties.

It was suggested that the Commission ask for volunteers to walk the properties, maybe the Boy Scouts or it was suggested that they hire Tim Nolin to do them annually.

McKenna asked that the 10-acre Barclay property be added to the list.

Downs brought forward an estimate from Chris Kane to do monitoring of the properties. Kane does monitoring for GMCC. The estimate of \$3,675.00 would be for ten properties. Bass would like to be respectful of Nolin and offer such a project to him for a bid also.

McKenna stated that the Commission is not doing their annual responsibilities and has had comment from the Selectmen regarding same. McKenna wants to fulfill the responsibilities. Discussion of which members will do which properties ensued with a review of those completed at the next meeting. Tim Nolin will be invited to the next meeting.

## **NEW BUSINESS:**

**Executive Director Matt Howe of Green Mountain Conservation – Davis Pond Property** – Matt Howe underscored that the Davis Pond land acquisition is alive and well just taking extra time. The Blankenstein's outright donation of land is unusual. The purpose of the acquisition is wildlife preservation. There is no public access to the property via the private roads of Madison Shores and no signage will be erected that encourages use of their roads. Access can be gained along the railroad. Howe stated that talks with M.A.T.E. are continuing and M.A.T.E. concerns regarding the public access.

Lutjen asked if the survey has been completed to which Howe stated no but GMCC has committed \$7,000 and Blankenstein has committed \$5,000 towards it.

Mosher questioned if this acquisition is conservation or preservation as public access appears difficult. Howe responded that a portion will be preservation as there will be no homes built.

McKenna reminded all that the Commission committed a \$7,000 donation with Lutjen adding it is contingent on the project being fully funded.

Downs noted that a public hearing will have to be held to spend the funds with McKenna suggesting the summer time as there will be more people with Howe hoping for it to be sooner than summer. McKenna expects the need for a large contingent to convince the Selectmen to spend the funds.

Howe see this acquisition as an enhancement to the Madison Shores area and a nice plus for all.

**SELECTMAN'S REPORT** – No correspondence from the Selectmen was received. Mosher spoke to their meeting offering that the Selectmen will not be using the brining system this winter as it is not effective unless at an exact percentage of 23.3. Downs noted that the Commission paid for a portion of the system. Lutjen finds this difficult to believe as the system reduces salt use adding it worked well for the VDOE. Mosher feels it is effective and feels it works well before a storm adding it is being used all over the place south of Wakefield. McKenna would like to look back at the Selectmen's meeting and possibly ask for a statement from them.

**PLANNING BOARD REPORT** – Ohlson reported that the Planning Board is dealing with the divided and contentious STR topic. A plan to present criteria for a special exception is planned for a March vote. McKenna asked about the Danforth Lane road layout to which Ohlson responded that the Selectmen denied their request and subsequent motion for rehearing.

**GMCC Water Quality Testing Contribution** – Downs brought forth a request from GMCC for an additional 10% donation towards water testing - \$1,650 versus \$1,500. The budget review showed that the funds are not were not planned for and are not available. **Motion** by Bass, seconded by Ohlson to pay the \$1,500 this year and increase the line for next year to \$1,650. The motion passed **unanimously**.

#### **ADMINISTRATIVE CORRESPONDENCE**

**Budget Drawdown/Account Updates** – No expenses were paid, no changes to the accounts.

Downs announced GMCC will be hosting a water quality event for kids on November 10<sup>th</sup>.

**ADJOURNMENT: Motion** by Downs, seconded by Ohlson to adjourn. The motion passed **unanimously**. The meeting adjourned at 8:30 pm.

Respectfully Submitted,

Linda Shackford  
Town Administrator