



TOWN OF MADISON
CONSERVATION COMMISSION
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REGULAR MEETING APPROVED MINUTES
JULY 6, 2017

MEMBERS PRESENT: Chairman Marcia McKenna, Ralph Lutjen, Nancy Devine and Emily Bass.

MEMBERS EXCUSED: Marc Ohlson, Ted Slader and Selectman Josh Shackford.

OTHERS PRESENT: Substitute Land Use Administrator Melissa Arias and Madison TV Videographers Amy Boyd & Jenna Boyd (in training).

MEETING POSTED: June 27, 2017 at Town Hall (upper & lower levels) and Madison & Silver Lake Post Offices.

CALL TO ORDER: McKenna called the meeting to order at 7:10 pm.

APPROVAL OF MINUTES: Devine made a **Motion** to approve the June 1, 2017 Draft Minutes as prepared; seconded by Bass. All approved.

PUBLIC COMMENT: There were no public comments.

OLD BUSINESS:

A. William Barclay Land Donation

A Request for Payment was presented for consideration in the amount of \$329.00 to Alpine Title Services. Attorney Bronstein is now recommending a full title search for \$175.00 instead of the less detailed owner index Alpine Title prepared previously. Attorney Bronstein also recommends the issuance of a title insurance policy in the amount of \$154.00, which is based upon the assessed ad valorem value of \$56,000. These two expenses will be paid to Alpine Title out of the Conservation Commission's Land Use Change Tax account upon completion of the work and receipt of an invoice.

Motion: Lutjen made a **Motion** to sign the Request for Payment form, seconded by Devine. All approved. Arias will fax the form to Alpine Title tomorrow so they can begin work.

Arias mentioned two previous invoices from Attorney Bronstein's office at Soule, Leslie, Kidder, Sayward & Loughman regarding the Barclay land donation were mistakenly paid out of the Conservation Commission's legal operating budget line. They should have been paid out of the separate Conservation Commission Land Use Change Tax account set up for the purpose of

obtaining easements and additional land. A Request for Payment form was presented in the amount of \$370.05 to the Town of Madison General Fund to reimburse the payment of two separate invoices that should have been paid out of the Land Use Change Tax account. A second Request for Payment form was presented in the amount of \$352.50 to Soule, Leslie, Kidder, Sayward & Loughman for the current balance due for May 2017. The Commission agreed that these expenses should be coming from the Conservation Commission's separate Land Use Change Tax account.

Motion: Lutjen made a **Motion** to sign the two Request for Payment forms, seconded by Devine. All approved. Arias will give the two forms to the Town Treasurer for payment.

B. Old Home Week

Hike: McKenna said the Barclay land donation, dedication and signage will probably not come together in time for Old Home Week 2017. The Commission will plan for the signage and dedication at a later date. In the meantime, the group wished to defer the hike location to member Marc Ohlson who will be leading the hike on Tuesday, August 8th at 11 am with carpooling from the Madison Elementary School parking lot. The group is confident Ohlson will select a location that is suitable in length and ability. Devine suggested the Cascades as a place to explore and enjoy lunch with your feet in the water. The Old Home Week schedule has likely gone to print with the Barclay reference but carpooling will prevent anyone from going to the wrong location.

Wildlife Encounters: Arias said everything is in order for the Wildlife Encounters presentation scheduled for Sunday, August 6th from 4-5 pm in the Elementary School gym. The payment of \$230 will be made in time for the check to be hand-delivered to the presentation. The Old Home Week Committee will open and close the building so we don't have to arrange for a key.

C. Deed Restriction on Currier Property

This item will be put on the September agenda in the hopes Mr. Rancourt attends and reports in.

NEW BUSINESS:

No Meeting in August

As usual, the Commission will not hold a regular meeting in August 2017. Members are encouraged to attend the two Conservation sponsored Old Home Week events instead.

SELECTMEN'S REPORT: None.

PLANNING BOARD REPORT:

- A. **CIP:** Arias said she and Noreen Downs recently prepared the annual Department Head letters seeking input for projects and purchases to be placed on the 2019-2023 Capital Improvement Plan (CIP). A cover letter, worksheet and 2018-2023 approved CIP copy were circulated June 28, 2017 and due back to the Planning Board by July 30, 2017. Department Heads are expected to attend the Planning Board meeting on September 6, 2017 starting at 6 pm to discuss any changes or additions they are proposing. The Commission asked Arias to complete a worksheet on their behalf for the annual Town Meeting Warrant Article requesting \$5,000 to go into the Capital Reserve Fund for Conservation easements and purchases.

B. **Ledge Pond:** Arias said the Planning Board meeting last night included public comments from two property owners on Class VI Ledge Pond Road concerned that recent excavation by abutter Baron Trust, LLC (Calvin J. Coleman, Trustee) in and around Ledge Pond Road could have drastic implications on their property access as well as the integrity of Ledge Pond itself. Arias said the details of the discussion can be found in the July 5, 2017 Planning Board minutes and the June 28, 2017 Board of Selectmen minutes. Although the complaints regarding the Class VI Road and possible expansion of the excavation operation do not directly impact the Conservation Commission, Arias wanted to mention the discussion since the properties are directly over the aquifer. Devine asked that an update on this matter be put on the September 2017 Conservation Commission agenda.

ADMINISTRATION/CORRESPONDENCE:

- A. Devine said the Silver Lake Association of Madison's Annual Meeting is Saturday, July 8, 2017 at 4 pm in the Madison Elementary School gym.
- B. Ralph Lutjen, a Master Gardener, offered to give a short talk at a future meeting on plants.

NEXT MEETING: Thursday, September 7, 2017 at 7 pm. Bass will be absent. Arias stated that Colleen King may be back from medical leave as early as mid-August.

ADJOURNMENT:

Bass made a **Motion** to adjourn, seconded by Devine. All approved at 7:30 pm.

Respectfully submitted,

Melissa S. Arias
Substitute Land Use Administrator

These Minutes were approved at the September 7, 2017 meeting.