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MINUTES
January 13, 2022

MEMBER ROLL CALL:

Marcia McKenna, Co-Chair – Present
Ralph Lutjen, Co-Chair - Present
Ted Slader, Alt – Present
Marc Ohlson, PB Rep – Present
Noreen Downs, Alt - Absent
Bill Lord, BoS Rep - Present
Robert Stone – Present
Emily Bass - Absent

OTHERS PRESENT:

Shawn Bergeron, Moselle Spiller - Madison TV

MEETING POSTED: January 11, 2022 at Madison Town Hall Upper & Lower, Madison & Silver Lake Post Offices.

Ms. McKenna called the meeting to order at 7:00pm.

ELEVATE ALTERNATE: While there was a quorum, Ms. McKenna made a **Motion** to elevate alternate Ted Slater so he could vote, seconded by Mr. Stone. All approved.

PUBLIC COMMENT:

Mr. Bergeron asked about data on illegal dumping of polyfluoroalkyl substances (PFAS). He has seen reports of this occurring with 15miles of Madison. This is a danger to ground water. The Town Health Officer, Mr. Boyd, will be asked to see if there is NH DES data existing on PFAS detection anywhere in Madison.

NEW BUSINESS:

McNair Property Easement – It was identified that the McNair Easement near Durgin pond was recently sold to Whittaker & Fadden and their intent is to log that area. The MCC would like the Town Attorney to review the easement, specifically to evaluate the prohibition on clear-cutting. While clear-cutting is prohibited in the easement, there appears to be 4 varying definitions of ‘clear-cutting’.

Further it should be determined whether any Intent to Cut permit, which must be submitted to the BOS, can include clear guidance to the logger ensuring too much cutting does not occur. Mr. Boyd, based on his former forestry role, may have information on the logger's past performance. Additionally, Chairman McKenna suggested that other easements be reviewed to determine if language needed to be tightened up regarding forest management.

OLD BUSINESS:

Yearly Monitoring of Town Properties – Mr. Lutjen stressed the importance of the yearly monitoring. Mr. Lord had contacted Mr. Nolin and verified he had not yet walked the Cedar Swamp area and would schedule that in the springtime. Mr. Lutjen contacted the Conway Conservation Committee to see if they would share their inspection form, and then he'd compare it with ours and build a product for MCC members to use during property inspections.

Chain-of-Ponds Acquisition - Mr. Bergeron contacted the owner of the Chain-of-Ponds property, per last MCC meeting, and reported the owner wished to receive \$1.5million for the property (636 acres). Chairman McKenna stated that because of the high price perhaps a consortium of buyers could be put together (such as USVLT, GMCG, SLAM, Nature Conservancy, Audubon Society, etc.) to jointly fund an acquisition. Bergeron suggested that perhaps the owner might be willing to accept a deal of payments made over several years, to reduce yearly expense to the buyers. Separating/sub-dividing off the 4 buildable lots from the existing property may make a sale more attractive to the owner and more affordable to any buyer. Chairman McKenna authorized Mr. Bergeron to pursue a discussion with the owner to see if any negotiations would be acceptable. Mr. Bergeron is an abutter to this property.

RSA 36-A:A-4 - The Board of Selectman did not support adding a warrant article giving additional authority to the MCC to give Madison tax dollars to qualified organizations for the purchase of land where the Town retains no interest. Chairman McKenna will look for someone to draft a petition warrant article, no MCC members volunteered to author it.

Tree Policy – Chairman McKenna suggested the MCC dedicate 20 minutes at a future meeting to draft a policy about cutting trees on Town property with regard to abutting properties.

ADMINISTRATION:

Policy for MCC Meeting Cancellation – After notification of an MCC meeting, determined by the Chairman after reviewing an agenda for sufficient matters to be discussed, MCC members will notify the MCC Land Use Administrator if they can NOT attend. This will ensure there is a quorum for the conduct of the meeting or whether it should be cancelled.

MCC Annual Report – Chairman McKenna asked Mr. Lord to write the MCC Annual Report for inclusion in the Town Report, due Jan 25, 2022. Mr. Lord reviewed/listed items for inclusion from MCC's 2021 work.

PLANNING BOARD: Mr. Ohlson recapped the Jan Planning Board meeting. They had a discussion on a petition warrant article about the definition of dwellings which would eliminate any short-term rentals. The PB voted to NOT support the petition warrant article. The PB also went to the Ledge Pond pit reclamation to review progress (Coleman's) for their annual visit.

SELECTMAN'S REPORT: Selectman Lord reported the following items from the BOS:

1. The Madison dam and boat ramp repair is still scheduled for completion in 2022. The NH DES permit is fully approved. All the materials are on site. Due to the November 2021 rains the lake level was too high for water work.

2. The Town purchased its own brine mixing tank(s) and can now make brine for 8cents/gal vs purchasing it for \$1/gal.
3. NH DOT stated that the drainage across from the Silver Lake USPS facility cannot be repaired until the Town agrees to fund and build an additional 137ft of curbed sidewalk, across the railroad tracks and up the hill/street. We are trying to get both DOT and DES to agree on the real need for such an extensive length of sidewalk and determine when DOT intends to fund their portion of the project.

APPROVAL OF MINUTES: The Dec 2, 2021 Draft Minutes were reviewed. A **MOTION** to APPROVE, was made by Mr. Ohlson and seconded by Mr. Lutjen. All Approved.

ADJOURNMENT: Mr. Lutjen made a **Motion** to adjourn; Mr. Slater seconded. All Approved. The meeting adjourned at 8:40pm.

Submitted by:
Bill Lord
Selectman Rep to MCC