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**MINUTES**  
**December 2, 2021**

**MEMBER ROLL CALL:**

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

**OTHERS PRESENT:**

Shawn Bergeron, Carol Dandeneau - Madison TV

**MEETING POSTED:** November 29, 2021 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 Noreen Downs so she could vote, seconded by Mr. Stone. All approved.

**PUBLIC COMMENT:** Mr. Bergeron made a presentation to stress the importance of the Chain-of-Ponds property as a critical natural resource of Madison and opined an effort should be made to preserve it as such. Ms. McKenna stated NH has named it one of the top 5 important areas in the State. Mr. Bergeron, with MCC approval, will contact the current owner (Mr. Chris Crow) and determine if he wishes to sell it and for how much. Bergeron will report his findings back to the MCC. McKenna stated fund raising for such a purchase may have to come from a variety of sources, such as: Nature Conservancy, SLAM, Upper Saco Valley Land Trust, etc. Separating/sub-dividing off the 4 buildable lots from the existing property may make a sale more attractive to the owner. Mr. Bergeron is an abutter to this property.

Mr. Bergeron also asked that the Madison Health Officer watch for illegal dumping of polyfluoroalkyl substances (PFAS). He has seen reports of this occurring with 15 miles of Madison. This is a danger to ground water.

**NEW BUSINESS:** There was no new business.

**OLD BUSINESS:**

**Yearly Monitoring of Town Properties** – Mr. Lutjen and Ms. McKenna stressed the importance of the yearly monitoring. Per the previous MCC meeting Mr. Lord had contacted Mr. Nolin and volunteered to walk Cedar Swamp with him and any other MCC members; Mr. Lord also requested Mr. Nolin do the monitoring of the conservation easements at his convenience, per direction at the same meeting. There has been no response from Mr. Nolin to date. Mr. Nolin provided a form, via Mr. Lutjen, which could be used for these annual inspections. Mr. Lutjen built a spreadsheet for MCC members to sign up to inspect each of the properties. There is extensive background material in the Town Hall regarding each property, which is good to review prior to walking an area. Mr. Lutjen will update his spreadsheet to include all areas to be covered. Cedar Swamp was to be done this year, all others next spring.

**RSA 36-A:A-4** - The Town Council reported to the Town Administrator that a proposed MCC donation of \$5K to GMCG for assistance in purchasing the Blankenstein property as a conservation property is not legally permitted. The Town did not specifically vote to include the provision to make such donations per RSA 36-A:A-4, when the Commission was first formed. Ms. McKenna asked Mr. Lord to query the Board of Selectman to see if they will write and include a warrant article for inclusion at the next Town meeting, to permit MCC donations.

**Tree Policy** – The NHMA and NH Conservation Association could not provide any current written guidance from other NH towns about tree management/removal policies. Ms. McKenna found information in the *Knowing the Territory* book. It may be helpful in crafting a tree policy.

**MCC 2007/8 Financial Data** – Ms. McKenna and Mrs. Downs are building a spreadsheet showing the annual deposits and disbursements for three of the MCC accounts. The MS-1 and annual Town reports for those years don't show this data, per Downs, for 2007 and 2008. Mrs. Downs contacted the previous Town treasurer to request this 15 year old data approximately 18 months ago. Mr. Lord said the financial records are now done with Quicken, but records before 2009 are in paper form, and are in the archive records area. He suggested she contact the new treasurer and that perhaps a member of the MCC volunteer to look through those records, as this is not high priority for the limited Town staff and part-time treasurer.

**ADMINISTRATION:** Nothing to report.

**PLANNING BOARD:** Mr. Ohlson recapped the Dec 1st Planning Board meeting. They had a public hearing to review the definitions and rewrites to the zoning ordinance that are being considered for voting at Town Meeting. There was extended discussion about short term rental properties.

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

1. The MCC received a letter from the GMCG thanking MCC & Town for the annual \$1500 in support of the Water Quality Monitoring Program.
2. The erosion at the head of the Cascade Trail is now fixed with a set of stairs. The Town installed and will maintain the stairs. Mr. Bergeron and DPW are designing the railing which will be installed by DPW.

3. The Madison dam and boat ramp repair is still scheduled for completion this year, after lowering of the lake (on-going). The NH DES permit is now fully approved. All the materials are on site. Due to the November rains the lake level is still too high for water work.
4. The MCC operating budget submitted for next year was accepted, without change, by the Selectman.
5. There was an illegal dumping of a home heating oil tank on several Madison roads recently. Madison Police are investigating. DPW has cleaned up the sites, under NH DES supervision. Twelve yards of contaminated road soil (some spots to a depth of 18") will now have to be moved to a specially designated State site for appropriate disposal, at Town expense. The roads have been repaired.

**APPROVAL OF MINUTES:** The November 4, 2021 Draft Minutes were reviewed. A **MOTION** to APPROVE, with the addition to Public Comment:

“Peggy Cromwell of Davis Pond Association stated their organization’s support of the GMCG effort to purchase and protect the Blankenstien property. She mentioned they would like to be considered for ‘first-right-of-refusal’ if/when GMCG ever considered disposing/selling this property, after they acquire it. Davis Pond Association would consider purchasing it to protect this adjacent property to theirs. As amended by MCC, 2 Dec 2021.”

was made by Ms. McKenna and seconded by Mr. Lord. All Approved.

**ADJOURNMENT:** Ms. McKenna made a **Motion** to adjourn; Mr. Lutjen seconded. The meeting adjourned at 8:30pm

Submitted by:  
Bill Lord  
Selectman Rep to MCC