



**PO BOX 248**  
**MADISON, NEW HAMPSHIRE 03849**  
**[planning@madison-nh.org](mailto:planning@madison-nh.org)**  
Phone: 603-367-4332x303 Fax: 603-367-4547

**MINUTES**  
**July 7, 2022**

**MEMBER PRESENT:** Co-Chair Marcia McKenna; Co-Chair Ralph Lutjen; Robert Stone; Emily Bass; Michael Mosher; Alternate Ted Slader

**MEMBERS EXCUSED:** Marc Ohlson; Noreen Downs

**OTHERS PRESENT:** Mad TV Carol Dandeneau; Town Administrator Linda Shackford

**MEETING POSTED:** This meeting was posted at Madison Town Hall Upper & Lower, Madison & Silver Lake Post Offices on June 20, 2022.

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

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

**APPROVAL OF MINUTES:** **Motion** by Lutjen, seconded by Bass to accept the minutes of the June 2, 2022 minutes with changes. The minutes were accepted unanimously with the changes.

**Motion** by Lutjen, seconded by Bass to accept the minutes of the June 9, 2022 minutes. The minutes were accepted **unanimously**.

**Motion** by Lutjen, seconded by Bass to accept the minutes of the June 27, 2022 minutes. The minutes were accepted **unanimously**.

**PUBLIC COMMENTS:** There were none.

**NEW BUSINESS:**

**Turtle signs:** McKenna thanked the people that have placed the caution signs at Durgin Turn on East Madison Road to make people aware of the crossing of turtles.

**Donations on Behalf of Theodore Osgood:** McKenna thanked Andrea Rogers for suggesting donation to the Commission in memory of her father Theodore Osgood.

**McNair Easement Amendment Update:** McKenna asked if responses had been heard from those involved with the possible amendment to the McNair Easement. Shackford stated that John McNair called with questions but did not offer if he was in agreement. McKenna would like to confirm the opinion of the owners, Fadden and Whitaker, knowing that they were considering an amendment. The Attorney General's Office told McKenna that if the easement was being made stricter there should not be a problem and that it could take up to a month to get it through their office.

**McNair Easement Buffer Update** – McKenna explained that the offer to purchase the standing trees around Durgin Pond creating a buffer was not accepted by the owners, Fadden and Whitaker, however they were receptive in the beginning. Ultimately, time ran out on the offer.

**Chain of Ponds update** – McKenna updated the Commission by informing them that Abby and Sally from the Upper Valley Land Trust spoke with the Crowe, the owner of the Chain of Ponds property, and reported that they are very interested in having the purchase take place. Knowing that only 10% over the appraised value is the highest price to be paid they are willing to work with us because they can take advantage of tax benefits. They would subdivide four or five house lots off of Forest Pines before the sale. Crowe is willing to sign a non-binding letter of intent that they will not sell to another buyer. Mosher asked if there will still be access to the land off Forest Pines to which McKenna answered that a corridor will be left allowing access off Forest Pines.

**Cascade Property Update** – A bridge has been erected by an unknown person on the Cascade property to cross the brook. Mosher has been out to look and reports that the area has been more popular since COVID citing many cars in the Historical Society parking lot on weekends. McKenna asked if there was any liability to leaving the bridge that may lead to a different piece of property not owned by the Town to which there was no answer. Bass suggested having the bridge removed and keeping an eye on the path that appears to be in good condition with some normal changes from the use.

**Motion** by Bass, seconded by Lutjen to have the bridge removed and to ask Mosher to keep an eye on the muddy areas of the path. The motion passed **unanimously**.

**NHDES Minimum Impact Wetland Permit Application – Tayzach Realty Trust, 363**

**Danforth Lane** – John Chagnon of Ambit Engineering approached the Commission on behalf of his client Tayzach Realty Trust. Chagnon is asking for an expedited NH DES permit that requires the approval of the Commission for the filling of 636 square feet of wetlands for the creation of a cul-de-sac on Danforth Lane. This cul-de-sac is part of a proposed subdivision that

is currently before the Planning Board and Board of Selectmen. The Commission did not have this information ahead of time and hesitated to make any decision without seeing the proposed area. Chagnon offered to set up a meeting to review at the property.

It was agreed that the Commission will meet at the site with Chagnon, or his representative, on Wednesday, July 20<sup>th</sup> at 10:00 to review the property.

**NHDES Minimum Impact Wetland Permit Application – Krautmann, 832 Winter Road –**

The Commission is asked to review a NH DES application for the replacement/repair of an existing dock. The applicant meets the conditions and limits of the environmental regulations and there is no adverse impact to be made.

**Motion** by Lutjen, seconded by Mosher to sign the expedited wetland permit application. The motion passed **unanimously**.

**Conservation and Gift Fund Consolidation** – The gift account was created years ago as a way to keep funds from rolling back to the Town. Since the RSAs have changed and funds do not roll back there is not the need for a separate gift account.

**Motion** by Bass, seconded by Lutjen to combine the gift account with the money market account and call it the Conservation/Gift Account. The motion passed **unanimously**.

**Capital Reserve Fund: \$51,763.98**

**Forest Maintenance Money Market: \$65,933.36**

**Conservation Land Use Change Tax: \$185,893.37**

**Conservation Gift Money Market: \$4,518.99**

**Conservation Money Market: \$14,140.82**

McKenna does not see the need to post the balances of the conservation accounts on the agenda. While the information is public, Noreen has agreed to supply a monthly report and McKenna feels that separate report is more appropriate.

**Motion** by McKenna, seconded by Lutjen to remove the listing of conservation account balances from the monthly agendas. The motion passed **unanimously**.

**Administrative Staff** – Shackford explained that she approached the Selectmen about having the Commission obtain their own administrative staff. The person would be paid for out of the Executive budget through the end of 2022 and then in 2023 the Commission’s operating budget would again include a line for that purpose. The Commission was in favor of the idea noting that they could use someone with more experience for procedural reasons. Mosher suggested seeing if another Town had a person interested in such a position with Shackford reaching out. McKenna would like to see applications and conduct interviews.

**UVLT Survey** – The Upper Saco Valley Land Trust is currently working to update their Strategic Conservation Plan and asked the Commission to conduct a survey of their priorities of Resources. The Commission conducted the survey and will send the results to Noreen Downs for submission.

**Eaton Natural Resources Inventory** – Downs wanted the Commission to know of a presentation in Eaton on July 21<sup>st</sup> about natural resource inventory. McKenna would like the Commission to look into this for Madison as it could have assisted with the McNair property.

**Account Update** – Shackford reported that the Selectmen authorized the correction to the accounts for a misplaced deposit of \$12,945.00. The Selectmen have not yet received enough information to decide about the agents to expend issue. Shackford will look into this and try to obtain a timeframe.

**LUCT** – Shackford stated that a check for \$11,900 was deposited in the Land Use Change Tax Account which represented the amounts from 04/22/2021 through 06/28/2022.

**Ossipee Aquafer Petition** – McKenna reminded all to respond to the petition email regarding the gas station in Route 25 in Effingham.

**Selectman's Report** – No correspondence was received from the Selectmen. Shackford did respond to McKenna's inquiry about the Selectmen's opinion of the McNair easement amendment to which the Selectmen are not acting until they have positive responses from the owners involved.

**Planning Board Report** – Ohlson was not in attendance for a report.

**Administrative** – McKenna polled the Commission if they felt that there should be an August meeting, traditionally there is no meeting scheduled for August. The Commission decided that if there is action required for the McNair Easement amendment, they will plan a meeting but otherwise there is no meeting for August. Bass suggested that the time for meetings been changed to earlier in the day, possibly 4:00pm. This item will be place on the next agenda for discussion.

**ADJOURNMENT: Motion** by McKenna, seconded by Lutjen to adjourn. The motion passed **unanimously**. The meeting adjourned at 8:53 pm.

Respectfully Submitted,

Linda Shackford  
Town Administrator