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MINUTES
September 1, 2022

MEMBER PRESENT: Co-Chair Marcia McKenna; Marc Ohlson; Michael Mosher; Alternates Ted Slader and Noreen Downs

MEMBERS EXCUSED: Co-Chair Ralph Lutjen; Robert Stone; Emily Bass

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: 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 Downs, seconded by Slader to accept the minutes of the July 7, 2022 minutes with changes. The minutes were accepted unanimously with the changes.

Downs made the suggestion to join the conservation accounts by transferring and closing the gift account, and renaming it. L. Shackford will look into the mechanics of such a change.

PUBLIC COMMENTS: There were none.

OLD BUSINESS:

Old Home Week Presentation Review – Slader praised the Old Home week presentation that was videoed by Madison TV. There were at least 50 people with 16 being children. Slader suggested using the same company next year and volunteered to organize the event next year.

McNair Easement Amendment Update – McKenna reported that the potential of amending the easement is not gone adding Laurie Corron hasn't spoken with all the family involved. The cut appears to be finished after some final selective cutting was done. The property is on the market for \$835,000.

NHDES Wetland Application Update – Tayzach Realty Trust, 363 Danforth Lane – Ohlson reported that this application has made no forward movement adding that there is a public hearing on September 20th for the Selectmen to hear a petition to layout Danforth Lane as Class V.

Chain of Ponds Update – The Commission has been asked to consider splitting the cost of an appraisal by thirds which would translate to about \$2,000 plus incidentals. Sally from the USVLT stated that the goal of the Conservation Fund is to have the land be a Madison Town Forest. Mosher asked if the acquisition of this land would ultimately need approval of Town Meeting to which he was answered yes.

Ohlson explained that Crowe would subdivide off a few lots, keep those lots and sell the residual land to the Town.

The plan presented looks as though some portions may be creating lots or situations that are not conforming with zoning. Downs thought a variance from the ZBA could be entertained with McKenna hoping to make things smoother than that.

It was noted that the amount the Town is able to pay for the land is limited to 10% over the market value and the seller is aware.

Downs feels the cost of the appraisal is a small investment in the potential large gain.

McKenna stated that the Commission has \$250,000 - \$300,000 to offer towards the purchase.

Motion by Downs, seconded by Slader to approve the expenditure of \$2,000 from the Land Use Change Tax Account in the shared expense of the Rogers appraisal with the understanding that a 200' length of road frontage is created for access to Lot 233-028-01 based upon Madison subdivision regulations.

Discussion: Mosher would like to see a plan that shows where the access will be situated because making access can be costly depending on the topography. Ohlson does not see the panic in making a decision tonight. McKenna feels this is a small act to assure moving forward.

The motion passed **4-1** with Mosher opposed.

Cascade Property Update – Mosher removed the bridge over the brook. The bridge was all on the Cascade property and no abutter land was involved.

Change Time of Meetings – This discussion was tabled in anticipation of finding a recording secretary. McKenna is actively looking for a candidate.

NEW BUSINESS:

Gift donations to MCC from Dieter and Birgit Brill in memory of Theodore Osgood – The Commission gratefully accepted a \$100 donation from the Brills.

Explore Natural Resource Inventory Project – This will be kept on the agenda as a long-term goal.

Selectman's Report – No report

Planning Board Report – Ohlson reported continue struggles with STR regulations.

ADMINISTRATIVE CORRESPONDENCE:

Budget Drawdown – The Commission reviewed the drawdown and accounts.

Correspondence – A postcard regarding tree farm update was received. Down will contact Wendy Weisiger at the Society for the Protection of NH Forests for information.

Letter to the BOS – The Commission agreed to a send a letter, read aloud by Downs, formally requesting the funds used for conservation projects in Town without the Commission approved to be returned. The Commission was in agreement to send the letter.

Land Stewardship Review – Downs has not yet done her walk of the conservation land from the list of properties. McKenna stated that these inspections have not been done for years and should be done annually. Downs will check with Lutjen as to the status. McKenna suggested that the Commission pay Tim Nolin to do the inspections for the Commission.

Annual Obligations – McKenna would like to see this on a future agenda so the Commission is certain to meet its responsibilities.

ADJOURNMENT: Motion by Slader, seconded by Mosher to adjourn. The motion passed **unanimously**. The meeting adjourned at 8:39 pm.

Respectfully Submitted,

Linda Shackford
Town Administrator