



**PO BOX 248**  
**MADISON, NEW HAMPSHIRE 03849**  
Phone: 603-367-4332x302 Fax: 603-367-4547

**MINUTES**  
**March 10, 2025**  
**Work Session Meeting**

**MEMBER ROLL CALL:**

Ralph Lutjen, Chairman – Present  
Josh Shackford, Vice Chair – Excused  
Michael Brooks –Present  
Mike Mosher –Excused  
Joy Gray – Excused  
Marc Ohlson – Excused  
Liza Rogerson (Alternate) - Excused

Ted Slader (Alternate) – Present  
Marcia McKenna - Excused

**OTHERS PRESENT:** Carol Dandeneau - Madison TV and Katharine Young, Land Use Boards Administrator and Tim Nolin, Forest Land Improvement

**MEETING POSTED:** The Work Session Meeting was posted in the Madison Town Hall Upper & Lower levels, Madison & Silver Lake Post Offices on February 11, 2025.

**CALL TO ORDER:** Lutjen called the meeting to order at 2:30 PM.

Lutjen discussed the current status of the Chain of Ponds Easement draft. He mentioned that the Upper Saco Valley Land Trust (USVLT) had not submitted their draft to their attorney yet, as they wanted to finalize all internal issues first. The timetable for the project was dictated by a 90-day review process for several donors, which moved the timeline up to the summertime. If they intended to close in November, the negotiated deal would need to be done by the end of June.

Lutjen had prepared a note to USVLT highlighting key issues from the Conservation Commission's review of the September 30, 2024 draft. The commission discussed whether to review a document that did not exist yet or wait for USVLT to finalize their draft.

Nolin suggested that informing USVLT of the town's thoughts sooner would be beneficial for everyone involved, given the accelerated timeframe. Brooks agreed, emphasizing the importance of having both attorneys look at the same document.

The commission discussed the need to consolidate all their comments and questions into one document to send to USVLT. Young, Land Use Boards Administrator mentioned that she had already incorporated many of the changes discussed in previous meetings into a revised current draft.

Lutjen outlined some of the key issues he had identified in the easement draft, including permitted activities, leasing of the property, selling off parts of the property, and structures. He proposed sending USVLT a document highlighting these major concerns along with the revised draft incorporating all of the commission's comments.

The commission agreed to send USVLT both the high-level concerns and the revised draft with all changes and deletions. They also discussed the need to have their attorney review the document once it was closer to a final version.

Lutjen mentioned a document he had prepared to address potential questions about the conservation easement at the upcoming town meeting. The commission decided to keep this document on hand in case any concerns were raised.

Brooks brought up the issue of naming the conservation easement, suggesting it be called the "Crowe Family Conservation Easement" instead of "Chain of Ponds" for accuracy and to recognize the family's contribution.

**ADJOURNMENT:** Motion by Lutjen, seconded by Brooks to close the work session. The motion was voted on and passed **unanimously** and the work session meeting adjourned at 3:12 pm.

Submitted by:

Katharine Young  
Land Use Boards Administrator