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MINUTES
October 2, 2025

MEMBER ROLL CALL:

Ralph Lutjen, Chairman – Present
Mike Brooks, Vice Chair – Present
Mike Mosher – Present
Marc Ohlson – Present

Ted Slader (Alternate) – Present
Marcia McKenna - Present
Josh Shackford - Present
Liza Rogerson (Alternate) – Present

OTHERS PRESENT: Kasia Scontsas - Madison TV and Katharine Young, Land Use Boards Administrator, Tim Nolin, Donna Veilleux and Dan Stepanauskas

MEETING POSTED: The meeting was posted in the Madison Town Hall Upper & Lower levels, Madison & Silver Lake Post Offices on September 25, 2025.

CALL TO ORDER: Chairman Lutjen called the meeting to order at 4:30 pm.

ELEVATION OF ALTERNATES: There was no elevation of alternates as there Chairman Lutjen declared a quorum with five members present.

APPROVAL OF MINUTES: Chairman Lutjen asked for any comments or issues with the minutes from the September 4, 2025 minutes and since there were none, he asked for a motion.

Motion by Shackford, seconded by Brooks to approve the September 4, 2025 minutes as written. The motion was voted on and passed **unanimously**.

PUBLIC COMMENT:

Donna Veilleux, 1227 Lead Mine Road – Veilleux inquired about a potential property acquisition which is the Goodwin property that had been discussed in non-public session at the previous meeting. She asked if there was any information that could be shared with Madison residents. Chairman Lutjen responded that the Commission was still in the fact-finding stage and had not made progress toward any decision about an acquisition. Chairman Lutjen confirmed that when information becomes available, it would be shared with residents.

Slader explained that the bird boxes installed in 2018 through a Cub Scout program were in excellent condition and showed evidence of nests. Slader further explained that the boxes have been in place for seven years and are still functioning well.

OLD BUSINESS:

Tim Nolin – Forest Land Improvement: Nolin reported that the timber harvest on Goodwin-Burke property was progressing well. Timber payments have started coming in, with the first check for \$6,444.80 was delivered to the town hall on October 2, 2025. He expressed satisfaction with the grading and scaling of the logs, noting that the dead wood was in better condition than some previously salvaged material. The harvest is expected to conclude by the end of the following week.

Nolin mentioned that there were a few minor issues with people driving vehicles on the landing areas creating "donuts" that would need to be repaired before close-out. He further explained that the Kennebec Lumber Company announced it was shutting down. However, the logger negotiated with Kennebec Lumber Company to bring the remainder of the job to their yard in Bethel, Maine, with the same grading and pricing structure, avoiding the need for contract modifications.

Chain of Ponds Update/Conservation Easement Deed Revisions: Chairman Lutjen reported significant progress has been made on the Chain of Ponds, with an anticipated closing date at the end of October. He further explained that several items still need attention as follows:

1. The Commission needs to review the Baseline Report and address monitoring requirements in the Conservation Easement.
2. Nolin agreed to lead the development of an Easement Monitoring Plan, which appears to be required by the Drinking Water and Groundwater Trust Fund and would need to be submitted to NHDES annually, with monitoring beginning in 2026 and the first annual Stewardship Report due before January 31, 2027. This plan would need to document the current conditions of the property, identify any conditions that may violate the provisions of the Conservation Easement Deed, and include a description of actions taken to remediate any violations.
3. Nolin indicated that the annual monitoring could be incorporated into the existing forestry budget and would likely add approximately \$500 annually to the budget.
4. The Commission must execute a Stewardship Plan Form that identifies who will be responsible for monitoring the land annually.

Motion by Lutjen, seconded by Ohlson to authorize Lutjen to execute the Stewardship Plan Form as presented. The motion was voted on and passed **unanimously**.

Chairman Lutjen mentioned that several items in the draft Conservation Easement Deed needed review, including provisions related to snowmobile trails and mountain bike access. Brooks stated that the commission needs to be concerned about usage.

The board discussed the need for a non-meeting with the town attorney which the board agreed to a date of October 7, 2025 at 4:30 pm at the Madison Town Hall, Lower Level to review the contract in more detail. Discussion ensued about whether to invite Upper Saco Valley Land Trust (USVLT) representatives to this meeting to clarify any questions that might arise. No formal decision was made to invite anyone from USVLT to this non-meeting.

There was discussion about the snowmobile trails and if more trails exist. Mosher explained there is only one snowmobile trail noted on the public map and he asked who approved this? Nolin explained that the landowner

decides the recreational impact easement like commercial activities in wetlands. Chairman Lutjen stated there is one trail according to the Scrub Oaks Trail Map and only one trail is to be used but now, there are more trails presented. Veilleux asked if it is a recreation trail recognized by the Bureau of Trails? Mosher stated there is not enough snow cover on the trail. Brooks stated there may be agreements with trail owners which requires landowners permission and consent. McKenna stated she agrees with Mosher and that snowmobile riders tend to ride in the mud if there is no snow cover. Rogers asked if the trails are grandfathered? Nolin stated that the landowner exists to protect the land and an easement document is documenting existing trails as they are now. Mosher stated that Corridor 19 has been there forever.

Chairman Lutjen brought up the LCHIP change 3.11 in the Conservation Easement and that USVLT wanted mountain bikes and that USVLT would designate trails which allow non-motorized non-electrical bikes on existing trails, not roads.

Nolin suggested that the Commission should invite USVLT to the non-meeting on October 7, 2025. Ohlson stated that, historically, snowmobiles were always allowed and that snowmobile owners will be upset if they cannot ride and that they also monitor the trails.

Chairman Lutjen explained that the Commission had decided no mountain bikes but he would be okay, if there were designated trails. Ohlson explained this is recreational land and that people need to be able to use it.

Chairman Lutjen stated he believes the negotiations have been successful as there will be no subdivision allowed. Chairman Lutjen stated he would talk with town counsel if USVLT should attend the non-meeting for October 7, 2025.

McKenna wanted to state, for the record, that it was referred to in the project history that Shawn Bergeron was a member of the Madison Conservation Commission and she wanted it noted that he never was a member.

Property Review Commitments: Chairman Lutjen noted that the recent timber cutting activities might require minor modifications to property descriptions, but Nolin indicated that the work was within the timeframe specified in the 2015-2016 management plan, and that documentation of the current work could be added as an addendum to the plan.

New Business: Shackford, DPW Director raised concerns about statements made during Watershed Management Committee meetings. He reported that scientists involved in the committee meetings had expressed concerns about potential lead and mercury contamination stemming from the nearby "lead mine" potentially impacting Silver Lake. One scientist stated that they "would not eat the fish caught in Silver Lake due to these concerns." Shackford expressed concern that these statements could alarm residents, given that many people fish in the lake and eat the fish. Chairman Lutjen explained that he is also on the Watershed Management Committee and that DES recommended not incorporating the "lead mine" into the broader watershed study owing to the increased costs that would entail.

Discussion followed about how to verify the accuracy of these claims about fish contamination:

- Brooks stated he would reach out to Fish and Game to see if they could assist in testing the fish for pollutants.
- Shackford stated he would reach out to DES for any available information or testing protocols.
- Members discussed whether water quality testing by Green Mountain Conservation Group or Silver Lake SLAM included testing for these contaminants

Selectman's Report – Nordlund: Nordlund had nothing to report as this was her first meeting as Selectboard Rep.

Planning Board Report – Ohlson: Ohlson explained they had two Voluntary Mergers at the Planning Board meeting and the board is working on determining the direction for the Master Plan.

Administrative Correspondence: Young, Land Use Boards Administrator stated that the commission needed to go over the proposed 2025 budget as presented.

The members discussed increasing the Administration line from \$1,600.00 to \$2,000.00 for 2026 as well as increasing the Old Home Week line from \$500.00 to \$750.00.

No motion was made to approve the proposed 2026 budget.

Young, Land Use Boards Administrator stated she received the annual bill from Green Mountain Conservation Group for the Water Quality Monitoring Program in the amount of \$1,815.00.

Motion by Brooks, seconded by Mosher to approve the payment of \$1,815.00 to Green Mountain Conservation Group for the Water Quality Monitoring Program. The motion was voted on and passed **unanimously**.

Chairman Lutjen went over the account balances as noted below:

Account Balances as of August 1-September 1, 2025

Conservation Land Use Change Tax: $\$225,798.14 + \$5.94 \text{ Interest} = \$225,804.08$

Forest Maintenance Account: $\$61,940.64 - \text{Ch \#1007 to Forest Land Improvement } \$2,650.00 + \$1.57 \text{ Interest} = \$59,292.21$

Conservation Gift Account: $\$261.79 + \$97.00 \text{ (Cash from Wildlife Encounters)} = \358.79

Capital Reserve Account: **Balance as of September 9, 2025 was \$68,134.28**

Administrative Correspondence: Young had nothing to report.

Adjournment: **Motion** by Brooks, seconded by Mosher to adjourn. The motion was voted on and passed **unanimously** and the meeting adjourned at 5:20 pm.

Submitted by,

Katharine Young
Land Use Boards Administrator