



**PO BOX 248**  
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**MINUTES**  
November 6, 2025

**MEMBER ROLL CALL:**

Ralph Lutjen, Chairman – Present	Ted Slader (Alternate) –Excused
Mike Brooks, Vice Chair – Present	Marcia McKenna - Excused
Mike Mosher – Present	Josh Shackford - Present
Marc Ohlson – Present	Liza Rogerson (Alternate) – Present

**OTHERS PRESENT:** Lauren Woss - Madison TV and Katharine Young, Land Use Boards Administrator,

**MEETING POSTED:** The meeting was posted in the Madison Town Hall Upper & Lower levels, Madison & Silver Lake Post Offices on October 29, 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 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 October 2, 2025 minutes and since there were none, he asked for a motion.

**Motion** by, seconded by Shackford, seconded by Brooks to approve the October 2, 2025 minutes as written. The motion was voted on and passed **unanimously**.

**PUBLIC COMMENT:** Chairman Lutjen closed the Public Comment portion as no public was present.

**OLD BUSINESS:** Nothing to report.

**Tim Nolin – Forest Land Improvement:** Nolin was not present at the meeting. There was discussion about what the cost of the annual monitoring would be for the Chain of Ponds and also discussion on where to put the \$17,000.00 Stewardship Contribution as noted in the that the Conservation Commission will be receiving from Upper Saco Valley Land Trust money be deposited. Young, Land Use Boards Administrator stated she would confirm with town counsel on how to proceed.

**Chain of Ponds Update:** Chairman Lutjen explained that the closing for the Chain of Ponds was scheduled for Monday, November 10, 2025 at Cooper Cargill Chant, P.A. and that he and Young, Land Use Boards Administrator were attending and that Young would be bringing the check in the amount of \$213,000.00 with her to closing.

Chairman Lutjen also stated that USVLT prepared a press release and that Chairman Lutjen and Young, in a team effort included some excerpts for the Town of Madison.

**Property Review Commitments:** Chairman Lutjen explained we would need a Property Review from Nolin for the Chain of Ponds.

**New Business:** Chairman Lutjen stated there was no new business presented.

**Selectman's Report – Nordlund:** Shackford explained that he did contact DES about the alleged lead/mercury contamination in Silver Lake stemming from the nearby “lead mine” which could impact the fish. He further explained he has not received a call back and he has not talked with Fish and Game at this point.

**Planning Board Report – Ohlson:** Ohlson explained the Planning Board received an application for site plan review from Vertex Towers, LLC to put a cell tower up off of Oak Ridge Road and that the applicant has also filed an application with the Zoning Board of Adjustment for variances.

On another note, he explained that the Planning Board accepted a proposal from North Country Council to do the first phase of the Master Plan review and that he and Tia Gagnon are going to the Selectboard on Monday for approval.

**Administrative Correspondence:** Young, Land Use Boards Administrator stated that she received the annual dues for the New Hampshire Conservation Commission for the 2026 dues and also, the Commission made increases to the proposed budget for 2026 at the October 2, 2025 meeting but did not actually vote on it.

**Motion** by Shackford, seconded by Mosher to approve the payment of \$250.00 to the New Hampshire Conservation Commission for the 2026 dues. The motion was voted on and passed **unanimously**.

**Motion** by Lutjen, seconded by Shackford to approve the 2026 proposed budget as prepared and revised by the Commission. The motion was voted on and passed **unanimously**.

Chairman Lutjen went over the account balances as noted below:

**Account Balances as of September 1 – September 30, 2025**

Conservation Land Use Change Tax:  $\$225,804.08 + \$5.38 \text{ Interest} = \$225,809.46$

Forest Maintenance Account:  $\$59,292.21 + \$1.42 \text{ Interest} = \$59,293.63$

Conservation Gift Account:  $\$358.59 + \$0.01 \text{ interest} = \$358.80$

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

Chairman Lutjen stated we now need to make a motion to go into non-public session and he read the following aloud:

**Non-Public Session per RSA 91-A:311(d)** Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

**4:45 pm - Motion** by Brooks, seconded by Shackford to enter **Non-Public Session per RSA 91-A:311(d)**

Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

**The motion passed by roll call vote: Lutjen - aye; Shackford - aye; Brooks – aye; Ohlson - aye; Mosher – aye; Nordlund – aye.**

The public portion of the meeting was adjourned, Public Meeting Video was shut off and the commission entered into non-public session to discuss the Goodwin-Burke matter.

**5:00 pm Motion** by Brooks, seconded by Mosher to return to public session and seal the minutes of **Non-Public Session per RSA 91-A:311(d)** Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

The meeting adjourned at 5:00 pm.

Submitted by,

Katharine Young  
Land Use Boards Administrator