



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

MINUTES
November 7, 2024

MEMBER ROLL CALL:

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

Ted Slader (Alternate) – Present
Marcia McKenna - Excused

OTHERS PRESENT: Kasia Scontsas - Madison TV and Katharine Young, Land Use Boards
Administrator, SLAM – Dave Scarborough, Ted Kramer and Nancy Martin

MEETING POSTED: The Public Hearing was posted in the Madison Town Hall Upper & Lower levels,
Madison & Silver Lake Post Offices on October 30, 2024.

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

Motion by Lutjen, seconded by Mosher to open the public meeting at 4:30 pm. The motion was voted on and passed **unanimously**.

ELEVATION OF ALTERNATES: There was no elevation of Alternates as four regular members were present.

APPROVAL OF MINUTES:

Motion by Brooks, seconded by Mosher to approve the October 3, 2024 minutes as written. The motion was voted on and passed **unanimously**.

PUBLIC COMMENT: Lutjen asked if there was any public comment? Dave Scarborough from SLAM introduced himself, Ted Kramer, President and Nancy Martin. Scarborough gave a presentation about the watershed management. Scarborough stated that they learned about the New Hampshire Clean Water Revolving Fund and the possibility of doing a watershed management study which would look at everything related to a body of water like Silver Lake including streams and ponds connected to it and what factors are affecting the water quality. Scarborough believes this would be something good to do for our watershed and in light of the extreme torrential rains and find PFAS in our water table as well as

cyanobacteria bloom that we had a year ago, SLAM has been motivated to look further into it. SLAM is looking to make a pre-application to raise the funds from the NH Clean Water Revolving Fund to perform and watershed management study and they did receive approval and it is non-binding and this is the first step in the process. Scarborough stated that the funds would be disbursed through the town and not through SLAM as the funds need to be given to a municipality. Scarborough explained the way the loan would work is that SLAM would obtain a loan up to \$100,000.00 which he believes would go to a hired engineering consulting firm that would do the work and the work would take from one to two years and the principal on the loan would be forgiven once the study is completed and DES receives a copy and approves the final results. Scarborough further stated the only thing that would be due is the interest on the loan and that SLAM is prepared to pay this cost so there would be no net cost to the taxpayers or to the Town of Madison. Scarborough stated that they are pre-approved and SLAM will be looking for a Warrant Article for March and going to a town vote and if accepted, they will proceed with the project. SLAM is proposing that a steering committee be formed that would be led by SLAM but would include members of different organizations including representation from this commission and they would work with DES defining specific goals for the project that related to our specific watershed and go out to bid to qualified engineering firms and then seeing the project through to completion. Scarborough stated that they are looking for the Conservation Commission's understanding and approval for this project before they go to the Selectboard. Lutjen stated this is a loan and asked if that would be potentially forgiven? Scarborough stated SLAM will need to perform before the loan to be forgiven and that the town does not have to come up with any money but that SLAM is liable for it and they will owe this money back unless they complete the study and the study is approved by the fund. Lutjen stated it is an obligation on the part of the town to complete the project successfully before there is a funding to repay? Scarborough stated before there is forgiveness. Lutjen stated you are going to expend the money before you get it back. Scarborough stated that we do not have to come up with the money as we are going to be drawing on an account like a loan and we do not have to allocate \$100,000.00 to the project. Brooks stated it is a line of credit from someone else's account. Scarborough stated he does not have the details yet on what they can draw. Lutjen asked if they have a statement of work other than what was provided tonight? Scarborough stated no he did not but he sees the steering committee defining the scope of work with input from different organizations like the commission. Scarborough stated that the report from this does not only include not only here is what we have found but here is what we recommend. Kramer stated the watershed is substantial to the Chain of Ponds and that this is the universe of the study.

Gray stated that before they come before the Selectboard they need to have answers on logistically how does the money flow and how does it work and does an invoice come in and we draw the check, etc. **Motion** by Brooks, seconded by Mosher to support SLAM and their initiative in pursuit of funding for the watershed study. The motion was voted on and passed **unanimously**.

Tim Nolin – Forest Land Improvement: Nolin was not present.

Chain of Ponds Update: Lutjen stated that Doug Burnell sent an email and explained that the Crowes have agreed to an extension extending the closing to November, 2025 and the delay is due to the subdivision and there is an increase of \$30,000.00 to the sales price due to a revised agreement. Lutjen read aloud Burnell's email to the commission.

Conservation Easement Deed Revisions: Lutjen stated that before this meeting, the commission had a work session that involved looking at Upper Saco Valley Land Trusts draft of the Conservation Easement and the commission had made some substantial progress and Tim Nolin was also present to assist. Lutjen stated that Young will produce a draft from this work session up to the point of where the commission stopped as it has not been completed and will need another work session. Lutjen stated the commission wants an easement that works for them as far as permitted uses and what is reasonable.

Property Review Commitments: Gray and Ohlson stated they would both work on their respective Property Review Commitments.

Master Plan: Lutjen stated he is deferring this for now as the Chain of Ponds will change the scope of activities dramatically because 635 acres will require the commission to have a more active review of the property and will also involve the completion of the easement. Lutjen stated that Young has talked with town counsel for his estimated fee to review the Conservation Easement and his fee is \$3,000.00 and will we include this amount in our budget for next year

Digitalizing Property Town Reports: Lutjen stated he is deferring this for now.

NEW BUSINESS: Lutjen stated that Young provided him with a letter and locus map from A & D Krumb Environment and he read the letter dated October 21, 2024 aloud. Lutjen stated this letter is with regard to a cell tower that Green Mountain Communications wants to put a 150-foot-tall communications tower with a fence compound on the property on Tax Map 294, Lot 1 at the top of the mountain at King Pine and has gravel access from King Pine Road. Further Lutjen stated from the letter that the historical society in the Town of Madison must be notified and then the information from them would be sent to A & D Krumb Environment and they would submit any findings in a report to the NH Division of Historical Resources on the completion of the research. Mosher suggested passing this along to the Historical Society. Gray who is a director of the Historical Society agreed and advised Young to send the letter to Linda Smith to see if there is any historical properties that would interfere.

Rogerson asked if it could be a cell tower that looks like a tree and who is liable for it when its life is over? Ohlson stated it would be in the Planning Board's regulations.

Lutjen stated that Noreen Downs was an alternate for the commission and has submitted her Letter of Resignation.

Motion by Lutjen, seconded by Brooks to accept Noreen Downs Letter of Resignation. The motion was voted on and passed **unanimously**.

Selectman's Report: Gray stated she was glad that SLAM came to the meeting and that Shawn Bergeron came to the Selectboard to talk about the dam and that there will be a \$165,000.00 Warrant Article for this year and the cost of repairs is about 2,000,000.00 and maybe the watershed study may open some doors for funding as well as tying in the PFAS around the village area that goes into Forest Brook which could potentially affect Silver Lake.

Planning Board Report: Ohlson stated the board met on November 6, 2024 and approved a Boundary Line Adjustment on Maple Grove Road with no impact. Ohlson also stated that the board is meeting on December 4th to review the current Master Plan and try to decide on what they want to do and the board has asked the Selectboard to sponsor a Warrant Article for \$100,000.00 for the Master Plan update.

Administrative Correspondence

Budget: Young stated that the commission needs to go over the proposed 2025 budget.

Motion by Ohlson, seconded by Mosher to approve the 2025 proposed budget. The motion was voted on and passed **unanimously**.

1	ADMINISTRATION	\$ 1,600	\$ 1,169.15	73.1%	\$ 430.85	\$ 1,600
2	CAMP SCHOLARSHIP					\$ 500
3	DIGITIZING OF MCC PROPERTIES					\$ 500
4	LEGAL					\$ 3,000
5	MEMBERSHIPS	\$ 300	\$ 250.00	83.3%	\$ 50.00	\$ 300
6	OLD HOME WEEK	\$ 500	\$ 453.40	90.7%	\$ 46.60	\$ 500
7	POSTAGE	\$ 50	\$ 2.02	4.0%	\$ 47.98	\$ 50
8	SUPPLIES	\$ 550	\$ 70.49	12.8%	\$ 479.51	\$ 550
9	WATER QUALITY TESTING	\$ 1,650	\$ -	0.0%	\$ 1,650.00	\$ 1,815

Motion by Lutjen, seconded by Mosher to approve the expenditure for the water quality program in the amount of \$1,650.00 payable to Green Mountain Conservation Group for the water testing. The motion was voted on and passed **unanimously**.

Motion by Mosher, seconded by Lutjen to approve the payment of \$250.00 to the New Hampshire Conservation Commission for the 2025 dues. The motion was voted on and passed **unanimously**.

Lutjen stated the account balances are self-explanatory as follows:

Account Balances as of September 30, 2024

Conservation Land Use Change Tax: $\$225,762.40 + \$1.74 = \$225,762.40$

Forest Maintenance Account: $\$66,825.26 + \$0.50 \text{ Interest} = \$66,825.76$ - Check #1004 to Nolin in the amount of $\$2,122.50 = \$64,703.26$

Conservation Gift Account: $\$661.76 - \$400.00 \text{ check to Green Mountain Conservation Group in the amount of } \$400.00 = \$261.76$

Capital Reserve Account: **Balance as of September 2, 2024 is \$66,317.27**

Account Balances as of October 31, 2024

Conservation Land Use Change Tax: $\$225,762.40 + \$1.91 = \$225,764.31$

Forest Maintenance Account: $\$64,703.26 + \$0.55 \text{ Interest} = \$64,703.81$

Conservation Gift Account: $\$661.76$

Capital Reserve Account: **Balance as of November 1, 2024 is \$66,655.15**

Young stated that at the December 5, 2024 meeting the commission will need to draft the Warrant Articles for the \$5,000.00 and \$10,000.00.

ADJOURNMENT: **Motion** by Mosher, seconded by Brooks to adjourn the meeting. The motion was voted on and passed **unanimously** and the meeting adjourned at 5:15 pm.

Submitted by:

Katharine Young
Land Use Boards Administrator