

MADAKET AREA PLAN WORKGROUP
MINUTES: September 12, 2025

CALL TO ORDER:

Chair Bruce Mandel called the meeting to order at 4:04 PM.

ROLL CALL FOR ATTENDANCE

Attendees: Bruce Mandel, Lars Soderberg, Michael Maynard, Leslie Forbes, Peter Haffenreffer, Kitty Pochman, David Madigan

Absent: Topham, Erichson, Hernandez, Devine, Bell, Collier, Molden

PLUS Staff: Megan Trudel

No Members of the Public were present

CHAIR MANDEL established a Quorum, read Script for Remote Meetings

ACCEPTANCE OF AGENDA: Agenda was accepted unanimously.

NO MINUTES FOR August 8, 2025 MEETING: No Minutes taken. Meeting was recorded by AI

PUBLIC COMMENT: None

DOODLE SCHEDULE FOR SUB GROUP TO MEET between Full MAP Meeting

CHAPTER COMPLETION PROCESS

Some off-line discussion is permissible, & is not open meeting violation, Bruce always involved
September 22, 2025: 2-3 PM, Chapter 5 (Lars, Peter, Michael) and Chapter 7

October 10, 2025: 4-5 PM, Full MAP Meeting

October 20, 2025: 2-3 PM, Chapter 4 (David, Joe)

November 14, 2025: 4-5 PM, Full MAP Meeting

November 24, 2025: 2-3 PM, Chapter 6 & 8 (Lars)

AMENDED BOUNDARY FOR UPDATED MADAKET AREA PLAN

Includes boundaries from Board of Health Nitrogen Sensitive Areas, Madaket Harbor Plan, Fishers Landing, VHOD Bylaw, data from 8 surveys, Conservation areas of LLF, NCF, Land Bank, MLT, Landfill acres, Madaket Watershed and sub watersheds per Weston & Sampson study.

Goal-one map that represents Madaket. When any Town entity discusses MADAKET, this will be the definitive boundary. MAP will set guidelines for this Madaket Area. Will allow standardization of Zoning.

VOTE: Passed Unanimously

Chair Mandel will present to NPEDC for a vote to accept.

REVIEW CHAPTER 5 DRAFT (Cultural and Natural Resources) and CHAPTER 7

- Final Draft is in Google Drive. Need comments now.
- Bruce to do final review, then ready to be done and voted.

REVIEW OF CHAPTER 2

- Michael has a rough draft, will get to Bruce to send out for comment
- Suggested hiring zoning attorney to draft a Madaket specific zoning overlay district with specific regulations to maintain the current density and rural nature of Madaket.

NEXT MEETING: October 10, 2025 at 4 PM

ADJOURNMENT The meeting was adjourned at 4:59 PM.