



Hudson Town Hall Renovations

April 2025



Hudson Town Hall Renovations



- Town Hall is the most visited building in Town by the Hudson taxpayers
 - Town Clerk & Tax Collector
 - Water & Sewer Clerks
 - Board of Selectmen and Administration
 - Engineering / Planning / Zoning
 - Building Department and Inspection Services
 - Assessing Department
 - Meeting place for most board meetings
- Town Hall is the people's building

Hudson Town Hall Renovations



- 2023 - Board of Selectmen held a Special meeting at the Community Center regarding the needs for a possible new town hall
- Approximately 45 residents showed about to provide feedback
- The feedback across the board was to concentrate on renovating and expanding the existing building

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- April 2024 - Town advertises for assessing the existing town hall and the following:
 - Improvements to the existing building
 - Evaluate building addition
 - Improve flow and functionality through the building
 - Address handicap access through out the building
- May 2024 - NorthPoint Construction, from Hudson, was hired

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- September 2024 - The report and findings are complete and as follows:
 1. Our existing bathrooms don't comply with current handicap requirements
 2. Lack of handicap access on lower level of the building to the Board of Selectmen area.
 3. ADA noncompliance throughout the building, including customer's countertop.
 4. Lifting station is in need of repairs/replacement.
 5. Inadequate working space and customer/reception area in the Land Use / Inspectional Services Department.
 6. Inadequate working space for the Sewer Department Clerk.
 7. Inadequate working space for the Town Clerk's Office service window, their working area, and their vault area.

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- October 2024 - Board of Selectmen evaluates the following options for a warrant article

Option 1 -Renovations throughout the building for \$165/square foot, for \$1.0 - \$1.7 million dollars for the entire Town Hall.

Option 2 -Renovations throughout the building for \$165/square foot and include a building addition 1,000 s.f./floor, for \$1.5 - \$2.3 million

Option 3 -Complete demolition of the entire building and building a new and bigger town hall, for \$7 million

Option 4 -Lease a building for approximately \$168,000/ year and spend \$1.8 million for retrofitting

Option 2 was picked and a warrant article related to design services for \$50,000 was approved in March of 2025

First Floor



-71.4390373°, 42.7643190°



Lower Floor

