



The Town Crier



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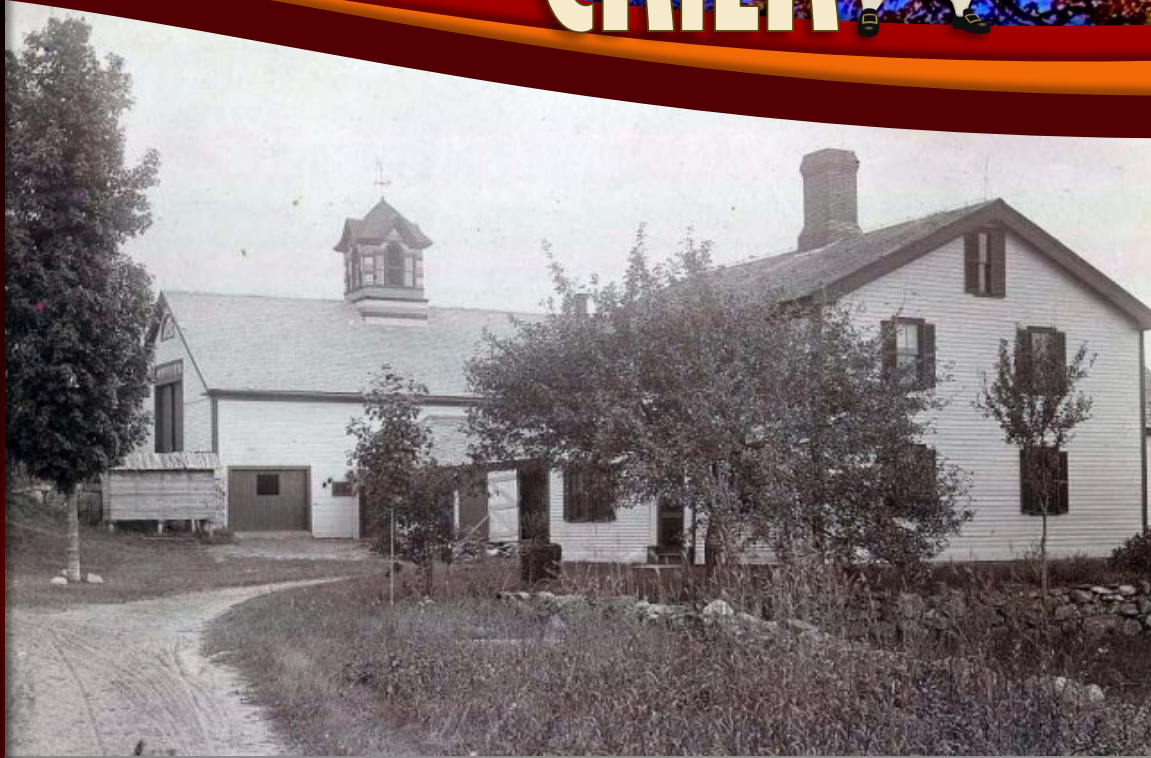


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Later view of Haselton Barn with cupula and adjacent house

Haselton Farm

Home of the Historic Barn

As early as 1795 the Historic Haselton Barn and the surrounding land on both sides of Bush Hill Road were part of the 6 generation Haselton Farm first owned by Nathaniel Haselton (Haseltine).

The Nathaniel Haseltine was born 1762 in Nottingham West (now Hudson). By 1795 he purchased the farm and buildings from Abraham Page, Jr. Abraham

had no children of his own but, he helped raise Nathaniel. As part of the sale, he and his wife secured a life lease on the property; thus, assuring themselves of a dwelling place for the duration of their lives. Abraham was a farmer and a builder; a trade he learned from his father. A number of 1700

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1920 overlooking Haselton Farm from hillside above 25 Bush Hill Road

homes in Hudson have been traced back to these builders. Nathaniel married Rachel Smith in 1795 and soon thereafter changed their family name to Haselton.

The C1920 photo was taken from a hillside above and slightly south of the home of Arthur Haselton built about 1895; now the home of Don and Beverly (Gates) Jackson at 25 Bush Hill Road. Their home is on the right side of the photo facing Bush Hill Road. Opposite is the Haselton Barn and an older Haselton family home to the right of the barn. In the background is a view of the hillside much of which is now part of Bensons Park.

Through history the Haselton Farm had 3 houses: often two at any one time. The first, built by Abraham Page, Jr was located on the same side of Bush Hill Road and slightly south of the present Jackson home. The second home is the house adjacent to the barn. Exact build date of this house is unclear but could be as early as 1795. By 1826

the first house was moved from its Bush Hill location to Hamblett Avenue facing the Hudson Center Common and was the home of Rev. Benjamin Dean, then pastor of the Baptist Church. This house became the home of Richard and Claudia Boucher and their family; and when Route 111 was built through the Town Common, the house was again moved from Hamblett Avenue to its current location on Windham Road.

The second house became the family home to 4 generations of Haseltons: Nathaniel, Luther, George, and Arthur. The present home at 25 Bush Hill likely built by or for Arthur Haselton C 1895. The barn and both houses remained in the Haselton Family until 1943 at which time the barn and adjacent house were sold to Ben Brintnal. By 1944 the barn, house and property on that side of Bush Hill Road was sold to The Laphan Group, the second

Continued on page 3

owners of Benson's Animal Farm. It was about this time that the house was dismantled, and the materials used to construct a smaller house on Ferry Street.

Of all the buildings on the Haselton farm, the most noteworthy is the 3-story barn with cupola. Perhaps initial construction as early as 1761, this barn was used in each of three centuries. Changes and additions have been made over time; evolving the architecture and construction to match the changing use to which the building was put. Additions made to the barn between 1889 and 1910 included the addition of the cupola; now removed from the barn and in storage for future restoration. Analysis of the barn structure shows a 3-story barn, set into a hillside so there are entrances to each story at grade level. Today this barn is perhaps the most historic building in Benson Park.

We have two photos of the barn and adjacent house. The

earliest was taken before the addition of the cupola. This photo is undated but according to the Benson's Historic Structures Report prepared in 2003 for The Town of Hudson, NH the cupola along with other additions to the barn were completed between 1885 and 1910. The later photo, taken before 1944, includes the cupola. The Town of Hudson is the caretaker of the Haselton Barn which is a part of Benson Park. The barn recently received a much-needed roof to help protect the structure until further restoration can be achieved. ♦

*For more stories about the Haselton family and farm go to **Remember Hudson When ...** and search on Haselton.*

Written by Ruth Parker, Historical Society Volunteer and (Honorary) Town Historian. Photos from the Historical Society Collection. Email: HUDSONHISTORICAL@LIVE.COM.



Early view of Haselton Barn, without cupola, and adjacent house



A NEW BARN ROOF



If you've ever driven by Haselton Barn on Bush Hill Road, you've more than likely noticed the demise of the roof, let alone the building itself. Recently, there has been an initiative to decelerate the erosion of the barn, starting with its roof.

The Town of Hudson Engineering and Public Works Departments recently began soliciting Contractor services for the Haselton Barn roof installation and rehabilitation.

The Town is currently the caretaker of the Haselton Barn located within Benson Park and it was desperately in need of roof repairs. For this reason, we began the pursuit of a new roof to cover the existing which consisted of at least two asphalt layers. The plan was to remove the existing layers and evaluate the existing plywood and repair, if required, prior to a new roof installation. In addition, there was an existing window located between the main roof and a lower roof which was to be blocked and sheathed.

OUTLINE OF A PLAN

The Town compiled a list of necessary proposals and add-ons it deemed necessary as a requirement for work to be done on the barn. Due to monetary restrictions as result of a default budget, the Town streamlined the three proposals and three add-ons as follows:

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- 1st Proposal – Standing seam metal roof
- 2nd Proposal - Shingle Roof – Limited Lifetime Warranty (10 Years minimum)
- 3rd Proposal - Shingle Roof – Sure start 4 Star Warranty (25 years)
- 1st Add on – Removal of additional layers, beyond two layers of asphalt, cost per square
- 2nd Add on – Repair of existing plywood, if required, cost per square
- 3rd Add on – Installation of ½ inch CDX plywood with galvanized ring shank nails, cost per square

SEARCH BEGINS

In April of 2022, the Town posted for a Bid/RFP in search of a qualifying company to meet and execute Town requirements to complete the project.

After careful review of all bids received, the Town awarded the contract to the bidder addressing requirements most cost effectively. With this step complete, we entered the necessary agreements to begin the project.

SCOPE OF WORK

A Scope of Services (SOW) is a fundamental piece of a Request for Proposal (RFP) and describes what the company is looking to achieve as a result of the RFP. The SOW helps ensure that the product or service meets the company’s needs and establishes the parameters of what could be included in the resulting contract. It should also contain an overall timeline, detailing any milestones, reports, deliverables and/or end products.

In other words, the scope of services agreement is an official contract specifying all criteria in the said contract which, in turn, will help avoid situations and ambiguities that can lead to disputes.

All prices included mobilization/demobilization, cleaning of the site, material, labor, demolition etc. to provide a fully functioning roof, once completed. The Town provided the dumpster at the site and the removal of debris and all excess material. A building permit was required, but fees did not apply.

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A contract was signed immediately after the Proposal due date and completion of the Proposal evaluations and award. The Contractor was able to start work in late June of 2022, with a budget of \$100,000 with no official estimates.

PROPOSAL STATEMENT PREPARATION

In order to facilitate the evaluation of the Proposals, the Proposer is instructed to follow the outline below in responding. Proposals that do not follow the outline, or do not contain the required information may be considered as unresponsive Proposals.

1. Company or Contractor Team Background Material

The Proposer shall provide information concerning the background of the firm including a brief description of the firm's experience providing similar services. This shall include any proposed subcontractor or consultants that the Proposer plans to engage on this project.

2. Experience/References

The Proposer shall provide a Client reference list, with names, addresses, and telephone numbers, especially for clients whom the Proposer has provided similar services in the past. The Proposer should be able to provide a list showing that they have worked on at least one similar project in the last ten (5) years that are of similar size and scope. References shall include a brief description of the project and the services provided.

3. Project Approach and Resources

The Proposer shall provide specifics of their ability and time to secure staff and construction materials. The Proposer shall also describe recent similar contracts they have in place with other municipalities any other information that the Proposer deems relevant to the project, and which the Proposer believes will further the competitiveness of the Proposal, including work samples, pictures, etc. from similar completed projects.

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4. Schedule

The Proposer shall provide a brief description of their ability to meet the schedule for on-call services.

5. Cost Proposal

The cost proposal shall be based on a cost per square foot. All costs listed on the schedule form, shall including mobilization/demobilization, labor, material, fuel, transportation and demolition. Town of Hudson will provide a dumpster container at the site. Building permit and inspection shall be required but the fee will be waived.

AWARDING THE CONTRACT

After evaluating the offers and a final decision is reached (and documented), the award is made to the lowest responsible bidder or to the bidder with the most advantageous proposal. This award should be in the form of a written acceptance of the bid or proposal to provide goods or services.

With all written requirements having been adequately met, the contract was ultimately rewarded to DeSalvo Contracting, LLC in the amount of roughly \$45,000 and was completed in less than 30 days. ♦



2022 Property Revaluation

- Update -

The revaluation company hired to conduct the 2022 tax year reassessment in Hudson, Vision Government Solutions (VISION), completed their 1st round of informal hearings last month. There were approximately 300 hearings held either in person or telephonically.

In addition to those hearings, Assessing & Vision personnel also engaged in an additional review of those preliminary values. The second round of notices of values were sent out early the week of September 18th. Approximately 7,000+ second notices of value went out, the vast majority reflecting a decrease from the preliminary value. There are several hundred that show increases from the 1st notice, as well as those that saw no value change. Vision conducted a few additional days of informal hearings telephonically as was needed. That process was completed prior to October 1, and now we are set to finalize the MS1 form that goes to the State of NH – Department of Revenue for tax rate setting purposes.

The median assessment ratio for 2022 is at approximately 99.04% with a Coefficient of Dispersion (COD- the measure of assessment equity) at approximately 6.19%. Both of these statistical measures more than satisfy the State of NH – Assessing Standards Board requirement of a revaluation to have a median assessment ratio between 90-110%, and a COD less than 20.

The time period from when the tax bills are mailed out in November (estimated) until a few months later (March 1, 2023), is the statutory property tax abatement filing period. Any person dissatisfied with his/her new assessed value, whether they had an informal hearing or not with VISION, may file an application for abatement with the Town, AFTER the final tax bill goes out, in accordance with state statutes. The responsibility of proving an incorrect value lies with the property owner, in accordance with state statute, and property owners, by state statute, have until March 1, 2023 to apply for an abatement. Once the abatement filing process is completed, a final recommendation will then be prepared for the Board of Selectmen for their review and decision on each filing. VISION is responsible by contract for a review and recommendation of all abatement requests for the 2022 tax year, with Assessing personnel being involved as well.



Help Promote Sustainability

Not sure if your “garbage” is recyclable or trash? Learn much more about it at the Recycle Smart web site!

For more information, please click [here](#).

Hudson Sustainability Committee



 Hudson Sustainability
hudsonsustainability@gmail.com 

Hey There! Volunteers Needed!

Benson Park depends upon volunteers to help maintain, restore and preserve it. Volunteerism is high within the park as demonstrated by the attendance at clean up days that are held throughout the year.

For more information on how to join, please click [here](#).

Paving the Way

The Department of Public Works maintains approximately 200 miles of roadway within its jurisdiction while the State of NH Department of Transportation is responsible for an additional 13 miles. In order to keep Hudson-owned roads in satisfactory condition, monies need to be properly raised and allotted to account for the annual costs of paving.

Funds to pave our roads derive from two main sources, a Town-Wide Paving Budget and funding from the Department of Transportation (DOT). Each year we receive a block grant from the DOT which is paid in quarterly increments. Last year, the town of Hudson received \$535,146.00, this amount fluctuates based on state generated revenues., i.e. gas tax money collected. The other funding comes from the operating budget for Town-Wide Paving within the Public Works Department. On the fiscal year 2021 warrant, article #9, Town Wide Paving, voters increased funding by \$200,000. This increase in the paving budget is included in the General Fund Operating Budget and Default Budget in subsequent years.

In addition, in accordance with Senate Bill 401, a one time highway payment of \$467,498.25 was made available to Hudson for FY23 based on the mileage of our Class IV and Class V highways, as well as our population. This allowed the Town to complete additional paving projects that were eliminated due to back-to-back default budgets.

During a default budget, there are instances where there is not enough money in a budget to cover costs. In an effort to correct the difference, funding may be pulled from the Town-Wide Paving budget. For Instance, monies may be moved to cover the first year of a budgeted vehicle lease. Due to the default budget which carries the prior years totals to the next, this would not be covered in the prior year. Other factors offsetting a budget are the rise in product expenses. For instance, sand, diesel and salt have all skyrocketed in cost since last year. These are perfect examples of factors effecting a budget.



2022 Household Hazardous Waste Collections

Saturday April 23 8AM-12PM, in Nashua

Saturday May 7 8AM-12PM, in **Milford**

Thursday June 2 3PM-7PM, Nashua

Saturday Aug. 6, 8AM-12PM, in Nashua

Saturday Oct. 8, 8AM-12PM, in Nashua

Saturday Nov. 5, 8AM-12PM, in Nashua

Nashua City Park & Ride
25 Crown Street, Nashua
all dates EXCEPT May 7th



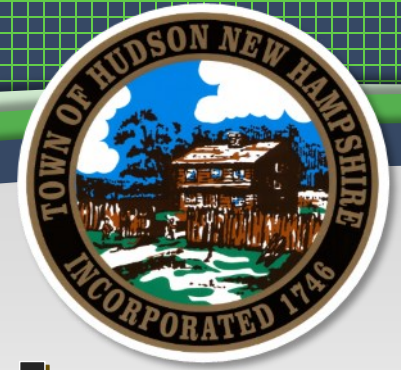
Milford Public Works
289 South Street, Milford
May 7th ONLY

Participating Communities: Amherst, Brookline, Hollis, Hudson, Litchfield, Merrimack, Milford, Mont Vernon, Nashua, Pelham, Windham

Accepted Household Hazardous Waste includes:

Oil-based Paint	Pesticides	NO LATEX PAINT
Lead Paint	Insecticides	NO ELECTRONICS
Oil-based Stains	Household Cleaners	NO MEDICATION
Polyurethane	Mercury	NO FIRE EXTINGUISHERS
Solvents	Fluorescent Bulbs	NO SMOKE DETECTORS
Thinners	Adhesive	NO USED OIL
Antifreeze	Sealers	NO CAR BATTERIES
Gasoline	Pool Products	
Brake fluid	Acids	
Fertilizers	Photo chemicals	

www.nashuarpc.org/hhw



Master Plan Outreach

Hudson began the process of updating the 2006 Master Plan in the fall of 2019. Though a preliminary draft was completed, outreach efforts ceased in spring of 2020 due to the impact of the COVID-19 Pandemic. The town is now resuming work on the Master Plan update. The 2020 Draft Master Plan contained a series of goals, conclusions and recommendations derived from a comprehensive survey, public input sessions, and information obtained from a wide variety of sources. An updated survey was conducted in the summer of 2022; the results of that survey can be viewed here: [2022 Survey Results](#).

Public Input sessions are being held to ensure that Hudson's Master Plan reflects the collective vision of the town. The Master Plan is important for the town in guiding future development. These sessions will allow participants to take a deeper dive into key issues identified during previous outreach and in the recent Master Plan survey.

Two opportunities are being offered:

- **VIRTUAL SESSION** on October 13th at 6:00pm
- **IN-PERSON SESSION** on October 15th at 10:00am at the Community Center

Both sessions will cover the same topics so choose the session that works best for you. For more information visit the [Master Plan Update](#) project page.

To pre-register for either session use the following links:

- **VIRTUAL SESSION** with a registration link from Zoom.
When: Oct 13, 2022 06:00 PM Eastern Time (US and Canada)
[Register in advance for this meeting](#)
After registering, you will receive a confirmation email.
- **IN-PERSON SESSION**
When: October 15, 2022
Where: Hudson Community Center, 12 Lions Ave.
[Register in advance for this meeting](#)





HUDSON'S 3RD ANNUAL COMMUNITY FRIGHT RIDE

FREE Halloween Fun for Hudson Children in grades K -5th Grade

Saturday, October 22nd

5:30pm – 9:00 pm

Hudson Speedway – 120 Old Derry Road, Hudson

DRIVE THROUGH EVENT FEATURING:

Police Vehicles – Fire Vehicles- Goodie Bags –
Treats- Trucks – Race Cars -
Ghostbusters, and more!



PRE-REGISTRATION IS REQUIRED

Reserve a specific time slot for attendance on the website at, www.hudsonnh.gov/recreation

or "[click here](#)" to register!

Registration is limited and will close 10/19!



Valid driver's license of vehicle operator is required to drive on the racetrack.



New Hudson EMPLOYEES



William Nigzus
Firefighter
Harvard, MA



Dave Avery
Fire Dispatcher
Pelham, NH



Mitchell Ruffiange
Firefighter
Pelham, NH

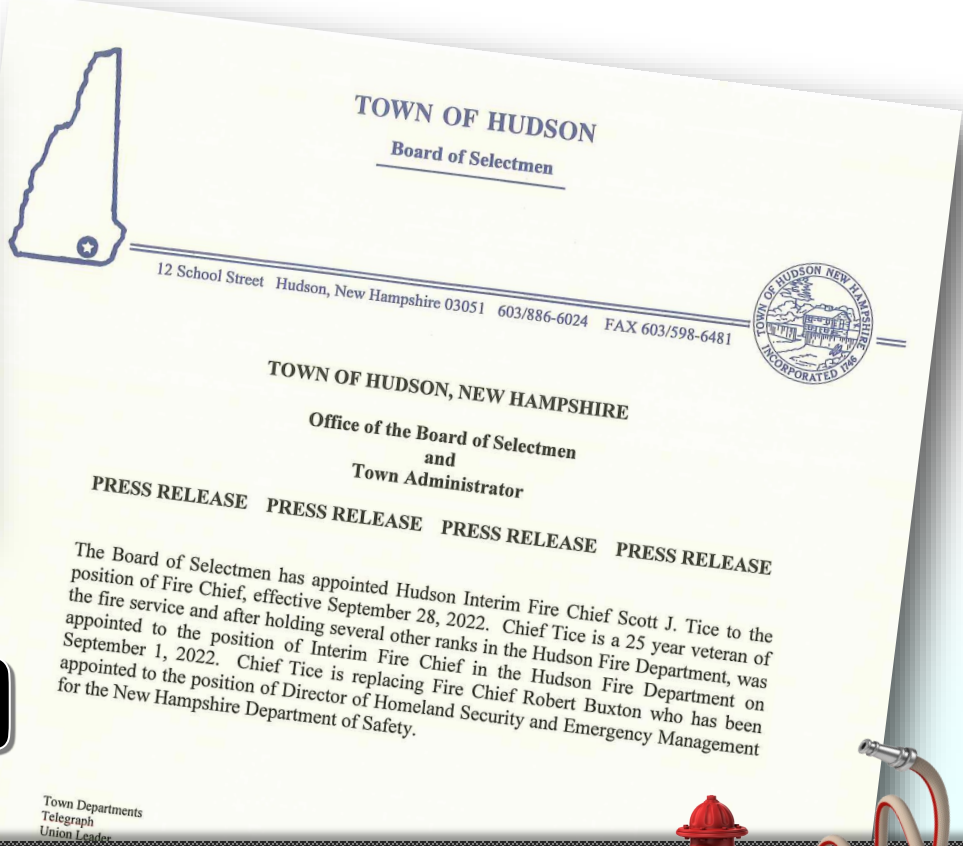


Mark Cataldo
Inspectional Services
Hudson, NH

The Town would like to extend a warm welcome to our newest employees!



New Fire Chief APPOINTED



A RECIPE FROM TOWN HALL

Each month we're including a personal recipe provided by a staff member of the Town for you to enjoy!

Easy to Make Lentil Soup

- 2 cups dry lentils
- 1 bay leaf
- 1 (14.5 oz.) can crushed tomatoes
- 1 tsp. dried basil
- 1 onion, chopped
- 8 cups water
- 4 tbsp. water or 2 tbsp. olive oil
- 1/2 cup spinach, thinly sliced
- 2 carrots, diced
- 2 tbsp. vinegar
- 2 stalks celery, chopped
- 2 cloves garlic, minced
- 1 tsp. dried oregano
- Salt and pepper to taste



Place 4 tbsp. water or 2 tbsp. olive oil in a large soup pot, add carrots, onions and celery, cook over medium heat until onions are tender.

Add garlic, bay leaf, basil and oregano, cook for 2 minutes. Add water, lentils and tomatoes, bring to a boil. Reduce heat and simmer for 1 hour.

Add spinach and cook until wilted. Add vinegar, salt and pepper. Makes 6 servings.

Magdalena Whittemore
Finance Department



In your role as Board or Committee member, you will review various Town topics and issues assisting the Board of Selectmen in making informed decisions and formulating policy.

CURRENT OPENINGS

Board/Committee	Member	Alternate
Benson Park Committee	1	2
Cable Utility Committee	3	-
Lower Merrimack River Advisory Committee	1	-
Sustainability Committee	2	2
Zoning Board of Adjustment	1	1

To find out more, simply click on the name of the Board or Committee of interest. For an application, click [here](#).



Annual Water Ban Lifted

Starting October 1st through April 30th

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The Town Crier

PAY YOUR BILLS ONLINE

- ◆ Water and Sewer
- ◆ Real Estate/Property Taxes
- ◆ Inspectional Services Permits
- ◆ Septic System Review
- ◆ Vehicle Registration
- ◆ Dog Licenses



It's easy and convenient!



GENERAL ELECTION - NOVEMBER 8, 2002

- ◆ **LAST DAY TO REGISTER TO VOTE BEFORE THE GENERAL ELECTION**— You can register with the Town Clerks Office Monday-Friday, 8:30a.m.-4:30p.m. The last day for the Town Clerk’s Office to accept voter registration applications is Friday, October 28, 2002.
- ◆ The final day to register is with the Supervisors of the Checklist and that date is later to be determined. They must be in session for the correction of the checklist at a suitable place in the town between 6 to 13 days prior to the election. Check back [here](#) for the date.

To see the 2022 General Election Ballot, please [click here](#).
For more information, visit our [Election Information](#) page.



Meeting Calendar October 2022

Click on any meeting to view the agenda for the specified date.

Board of Selectmen Workshop 4 6:30 pm	Hwy. Safety Cmte. 5 7:00 pm Budget Committee 7:00 pm	
TOWN HALL CLOSED - Columbus Day 10	Board of Selectmen 11 7:00 pm	Planning Board 12 7:00 pm
Zoning Board 13 7:00 pm	Conservation Comm. 17 7:00 pm	Municipal Utility Cte. 18 7:00 pm
Library Trustees 19 6:00 pm Board of Selectmen Workshop 6:30 pm	Benson Park Cmte. 20 7:00 pm	
Sustainability Cmte. 24 7:00 pm	Board of Selectmen 25 7:00 pm	Planning Board 26 7:00 pm
	Zoning Board 27 7:00 pm	

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Have Something to Say? Send Us a Comment!



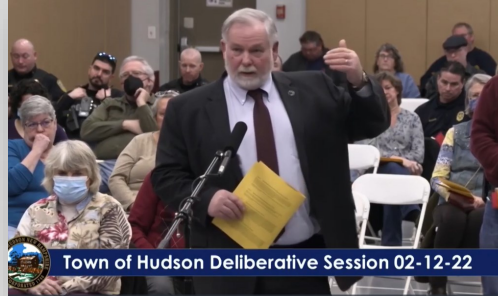
NEWS & Announcements

Contact Us:

- Administration 886-6024
- Assessor 886-6009
- Board of Selectmen 886-1224
- Fire Department 886-6021
- Finance Department 886-6000
- Human Resources 595-6518
- Information Technology 886-6000
- Inspectional Services 886-6005
- Land Use 886-6008
 - ◇ Engineering
 - ◇ Planning
 - ◇ Zoning
- Police Department 886-6011
- Public Works 886-6018
- Recreation Department 880-1600
- Rodgers Memorial Library 886-6030
- Sewer Utility 886-6029
- Town Clerk 886-6003

Board of Selectmen:

- Kara Roy**
- Bob Guessferd**
- Marilyn McGrath**
- David Morin**
- Brett Gagnon**



MISS A RECENT BOARD OR COMMITTEE MEETING? WE HAVE YOU COVERED!

If missed a board or committee meeting you'd like to see, stay in the loop! HCTV keeps all recordings available for you to view at your leisure.

2022 HUDSON ELECTRIC AGGREGATION COMMITTEE

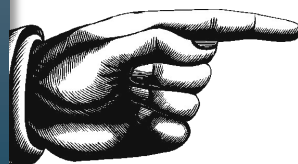
As an ad-hoc subcommittee of the Sustainability Committee, HEAC is researching the opportunity to bring Community Power Aggregation to Hudson.

NEED A RIDE? CHECK OUT THE NASHUA TRANSIT SYSTEM

The Hudson Demand Response service provides transportation within the Towns of Hudson and Merrimack as well as the City of Nashua for residents of Hudson.

2022 NOVEMBER ABSENTEE BALLOT APPLICATION

Absentee ballots are an option for registered voters to vote by mail as a substitute to voting in-person. The applicant must first fill out an absentee ballot application in order to receive an absentee ballot.



hudsonnh.gov

For ALL current News & Announcements