



TOWN OF HUDSON

Benson Park Committee

Jim Barnes, Chairman

Roger Coutu, Selectmen- Liaison



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March 2, 2017
Meeting Minutes

Present	James Barnes, Richard Empey, Shawn Jasper, Margaret McQueeney, Joe Undercofler, Harry Schibanoff, Shawn Jasper, Ralph Alio.
Absent	Jeremy Griffus, Roger Coutu, John Leone, Ann Kinneen-Desrosiers.
Special Guests	None.
Call to Order	Jim Barnes called the meeting to order at 7:00 pm. Joe Undercofler was seated for Jeremy Griffus, Harry Schibanoff was seated for John Leone.
Pledge of Allegiance	Joe was the leader of the pledge.
Approval of Minutes	Harry moved to accept the minutes of the February 16, 2017. Joe seconded. The following corrections need to be made: <ul style="list-style-type: none">• A vote was taken and the minutes were approved with Shawn and Ralph abstaining.
Public Input	No public input.
Old Business	<ul style="list-style-type: none">• Restrooms<ul style="list-style-type: none">○ Jim said he has received input from the two contractors. One just came in this afternoon.○ Harry is in favor of having the restrooms in the Gorilla House.○ Shawn questioned the quote with the wooden stairs; it is thought that it is a carry over from something else.○ Dick said we need to think about what we want: winterize, heat, hot water, windows, etc. In addition, he thinks there are ways the plan can be modified to save money. These decisions need to be made before an RFP is written.○ Shawn stated he thinks things are a bit backwards; the more practical way to go is to work with an architect to create the RFP. Need to present to the selectmen. We need to make decisions. Decide for next year's budget proposal.○ Harry questioned the math on page three of the quote. Total of \$86,000, how does he get to that. Joe said there is a notation waving some fees plus a reduction.○ A decision needs to be made about heating the

	<p>restrooms.</p> <ul style="list-style-type: none"> ▪ Shawn stated the restrooms should be designed for heating. ▪ Plan for insulation. ▪ Haven't made a decision of what we are going with: a new facility or the Gorilla House. <ul style="list-style-type: none"> ○ Jim noted there is a significant difference between the two. ○ Dick said the numbers dictate renovating the Gorilla House for the restroom. The cost is significantly less than the purchase and preparation of a prefab building: best quote \$90,000 for gorilla house vs. stand alone -\$153,000. Ralph agreed because of cost and don't have to place another building on the property. ○ Margaret asked if a new storage building would be needed to house the items currently in the back of the Gorilla House. Joe, Dick, and Ralph said the items located there can be moved to the kitchen under the Office Building. Harry mentioned the Train Station could also be utilized for this purpose. Joe has three mowers there; Ralph has a few things; nothing that cannot be moved. ○ Jim sounds like we are leaning toward using the Gorillage House. ○ Jim said we need to determine where the utilities are going to be placed in the park. ○ Shawn doesn't think there will be much additional cost to run water, sewer, electric, and gas from the hill once the trench is dug. Only one transformer should be required. He also said we should have gas for hot water. This should be part of the preplanning. ○ Jim said we need to make a list of things which are needed and any changes to the plans which were provided to us. ○ Dick said a new floor is needed; we should speak with an architect before creating an RFP. An architect will be able to let us know what is needed. ○ Jim will see if we need to work with a town architect. ○ Dick said we do not need a stamped architect. We can save about \$20,000 by not having one, and it is worth a try. Shawn agreed with Dick. ○ The Warrant Article should have a cost as near as possible to the actual cost; it must be accurate. ○ Jim will speak with Steve Malizia to determine the town's requirements. ○ Dick said the plan with the rollup door is very expensive; Shawn agreed.
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	<ul style="list-style-type: none"> ○ The number of toilets in the plans will remain. Harry said all of the space should be used. ● Again, Jim will talk with Steve and with the town’s engineer to see what is needed for the design. After that, Dick will discuss the findings with his architect friend. ● Office Building <ul style="list-style-type: none"> ○ Jim told us the RFP has been published. It is in the Lowell Sun because of the wide distribution of that paper. He also said he will be available on March 10 for bidders who want to look at the Office Building. ● Volunteer Survey <ul style="list-style-type: none"> ○ If there is no additional feedback, the survey can be posted. ● Election Day – Tuesday, March 14 <ul style="list-style-type: none"> ○ Volunteers are needed for Election Day to man the Committee’s table. Our goal is to recruit additional volunteers. Margaret volunteered to work at the table on Election Day. ○ Ralph will look for the display from the 5th Anniversary; Jim will contact Ann to see if she has any materials. ○ We can setup the day before. ○ Jim will ask John if he has anything regarding recruiting additional volunteers.
<p>New Business</p>	<ul style="list-style-type: none"> ● Correspondence Received <ul style="list-style-type: none"> ○ Richard Ingram, a volunteer who picks up trash on almost a daily basis at the park, wrote to inform the Committee that the facilities are overwhelmed. There is a need for trash cans and restroom facilities. <ul style="list-style-type: none"> ▪ Joe suggested having a small trash barrel placed near the Gorilla House, and he will empty it. The cost to purchase one is approximately \$80. Jim said because winter is almost over, we should wait on it, but asked Joe to findout the actual cost of a small trash barrel. ▪ Joe said visitors to the park expect trash cans. ▪ Joe also mentioned there was a complaint that someone placed a cigarette disposal can in the dog park. There is no easy answer because if cigarette butts are thrown on the ground, dogs tend to eat them. ● Grist Mill Stone <ul style="list-style-type: none"> ○ Mr. Tate has donated a Grist Mill Stone in the memory of Ann Seabury. The BoS accepted this donation; Mr. Tate and Kevin Burns will work together to find a spot for it. Ralph would like to know where it is going to be placed; he does not

	<p>want it to go into someone's garden. Harry thinks the Race Track area would be a good location for it.</p> <ul style="list-style-type: none"> ○ Dick offered to speak with Kevin; he does not see this as a big problem. ○ The size of the stone is unknown; but if it is large enough, it could be mounted and made into a picnic table. Benches could go around the stone and be etched in Ann's memory. Shawn said this was Mr. Tate's original idea.
Other Items	<ul style="list-style-type: none"> ● Parking Permits <ul style="list-style-type: none"> ○ Jim is having about 40 new permits made for 2017 which he will hand out later this month. ● Race Track I <ul style="list-style-type: none"> ○ Dick would like to start working on the Race Track. There are many pines; their roots are popping up through the pavement necessitating the removal of some. This is something the Highway Department could do. ● Park Walk Through <ul style="list-style-type: none"> ○ Each spring a walk through is done by the Committee. This will be done during another meeting once the weather is better. ● Meeting <ul style="list-style-type: none"> ○ There will be a regularly scheduled meeting in two weeks. A decision of when to have cleanup day will be made then. ○ Shawn will not be able to make the meeting. ● Park Fees <ul style="list-style-type: none"> ○ Shawn said he would like to write a letter to the local newspaper, with the support of the Committee, in support of fees for the park. He questioned where the members of the Committee stood. ○ Shawn said the model the subcommittee created does not work, but there is one that should work. ○ Dick said he supports it but reluctantly in view of what he has seen. He needs to see something viable. He cannot see anything that meets his requirements. ○ Harry said "fees" has different meanings. Parking fee and user fee might work. ○ Shawn said if the article doesn't pass, nothing will be done. He said he will not write a letter which will talk about a specific method. He does not think it is fair to put the responsibility of paying for the park solely on Hudson tax payers. He said they should not pay for everything in the park. His letter would be very generic. ○ Harry said some fees work and some don't. ○ Margaret ambivalent about it. She said: <ul style="list-style-type: none"> ○ The park doesn't have a lot to offer right now. <ul style="list-style-type: none"> ▪ Once a restroom is in, then maybe a fee

	<p>should be charged.</p> <ul style="list-style-type: none"> ▪ It is going to be a lot of work to get it right. ▪ She is concerned about requiring payment from volunteers. <ul style="list-style-type: none"> ○ Shawn asked if an annual fee of \$10 was implemented, would people push back. Margaret said we don't know what the fee will be. <ul style="list-style-type: none"> ▪ Shawn's concern is the selectmen will only come out with a proposal for a fee if the voters vote in favor of one. ▪ In addition, Shawn stated he worked extremely hard to get the park. It almost killed him. If he had given up, the park would not be. Only the Train Station and the Office Building would be there if not for him. ▪ He will not vote for any more Hudson tax payer money to go into the park. ▪ He will fight against a fee greater than a \$10 individual seasonal pass and a \$25 family seasonal pass. ▪ He noted there is nothing fair about only Hudson tax payers paying for the park. ○ Joe stated he is not in favor of a fee. He said: <ul style="list-style-type: none"> ▪ Most people take a quick walk through the park every day. ▪ Hudson residents are not happy about charging a fee. ▪ Attendance will go down if there is a charge. ▪ Charging is not in the spirit of the park. Cannot justify it. ▪ It is not a destination location like the former Benson's Wild Animal Farm. ○ After discussion, a vote was taken, three members were in support, three were against. A breaking vote of not in favor was cast by Jim.
Adjournments	<p>Dick motioned to close the meeting, seconded by Harry, all agreed. The meeting adjourned at 8:07 pm.</p>
Action Items – Assignments	<p>Action Items</p> <ul style="list-style-type: none"> • Margaret – minutes, Election Day – recruitment table. • Jim - Steve Malizia and Elvis regarding requirements on design of restrooms; determine if an architect necessary. • Jim – meet with contractors regarding Office Building RFP – March 10. • Dick – speak with Kevin Burns about placement of Grist Mill Stone. • Joe – find out the cost of a small barrel. • John – send out survey.