



TOWN OF HUDSON

Benson Park Committee

Jim Barnes, Chairman

Roger Coutu, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6000 • Fax: 603-598-648

Meeting Minutes May 17, 2016

Present	James Barnes, Shawn Jasper, Richard Empey, Joe Undercofler, Ralph Alio, Ann Kinneen-Desrosiers, Margaret McQueeney, John Leone, Harry Schibanoff, Roger Coutu, Selectman Liaison
Absent	Jeremy Griffus
Public Guests	None
Call to Order	Jim Barnes called the meeting to order at 7:08 pm.
Pledge of Allegiance	The Pledge was led by Jim.
Public Input	<ul style="list-style-type: none"> There was no public input.
Approval of Minutes	<ul style="list-style-type: none"> The meeting minutes from May 5, 2016 were not approved. Note – I think we just forgot to do it.
Three to Five Year Plan Proposals and Discussion	<p>Jim Barnes, Chairperson, presented the committee the following plan for the evening's discussion:</p> <ol style="list-style-type: none"> Objective <ol style="list-style-type: none"> Understand future needs for Benson Park and create a shared vision for future development Planning process <ol style="list-style-type: none"> Draft list of projects created by the sub-committee Expand on each idea to understand the need and the problem to be solved <ol style="list-style-type: none"> Who are the target stakeholders? How does the project create value, solve a problem, or provide a benefit? What are the impacts or costs of NOT developing the project? Is the project feasible? Are there projects that should be added to the list? Rank order of individual projects Break down large projects into smaller chunks or sub-projects that can be completed in a single year <ol style="list-style-type: none"> Incremental approach is flexible and can respond to new opportunities or changes in priorities Easier to monitor progress of project Finance demands are more constant, can avoid large spikes Regular deliverables of visible results to stakeholders (park users, taxpayers, BOS) Long-term project plan for FLY or calendar year? <ol style="list-style-type: none"> FY planning better for budget purposes Execution will probably be per calendar year Assign individual sub-projects to 3 to 5-year calendar
Project 1	<ul style="list-style-type: none"> Paving and lining of parking lot

	<ul style="list-style-type: none"> ○ The Board of Selectman approved this project three to two at their meeting. ○ The work is scheduled to take place the week of May 23. This date was selected because it is prior to: <ul style="list-style-type: none"> ▪ the Memorial Day Holiday weekend. ▪ the end of school. ▪ the close of the town's fiscal year. ○ NUMBER OF VOTES – ZERO
Project 2	<ul style="list-style-type: none"> • Public restrooms <ul style="list-style-type: none"> ○ The sub-committee suggested two urinals and three stalls for men; five stalls for women. Each restroom should have three sinks. ○ Stake holders are <ul style="list-style-type: none"> ▪ Visitors. ▪ Volunteers. ○ Value Benefit <ul style="list-style-type: none"> ▪ Won't have to lease toilets. ▪ Will be cleaner. ▪ Harry stated the public will happier to use these facilities. ▪ Ralph said they will provide for changing stations. ▪ Ann asked if they will be located in the back of the Gorilla House. ▪ Shawn said a new structure should be built. ▪ Roger commented that there are portable buildings containing restrooms. They are accessible and really nice. ▪ Joe asked if having them installed in the park would be an issue with the deed. ▪ John said the park needs utilities prior to planning for restrooms. ▪ Shawn said a transformer will be needed for electricity. ▪ Dick thought the committee should consider the location of the restroom. He suggested it be placed past the playground behind the row of arborvitaes, across from the sewer access. There is a stub for water, a two (2) inch main can be run. This approach is very conservative financially; plus, in this location it will service the playground area and the amphitheater. This area is pretty centrally located. ○ Impact of not doing <ul style="list-style-type: none"> ▪ Another warrant article for the park most likely will not pass if this project isn't completed. ▪ This will not be completed in one year's time. ○ This project is feasible once the water and sewer lines are in the park. ○ NUMBER OF VOTES – SEVEN (7)

Project 3	<ul style="list-style-type: none"> • Office Building Restoration to possibly outfit a “live in park security person” <ul style="list-style-type: none"> ○ Stakeholders <ul style="list-style-type: none"> ▪ The Town of Hudson. ▪ Visitors. ○ Value Benefit <ul style="list-style-type: none"> ▪ Dick stated the front sill is disappearing. ▪ Roger stated the Town of Hudson is responsible for the structural stability of the building. ▪ Dick stated to fix the sill either ash or hickory wood is needed; pressed wood cannot be used because the building is a historical structure. ▪ Shawn noted this project has to be done according to the deed. ▪ Dick – The town is liable to the State to get it done. ▪ John stated it is a two stage project – exterior and interior. ▪ According to Dick, the sill in the building is stable. ▪ Shawn thinks it’s not a big job, but it needs to be done by professionals. It cannot be done by volunteers. ▪ Shawn mentioned that there is a big problem with drainage around the building. The cement needs to be brought down. ▪ Roger questioned if the building was ready to fall down. Dick said, “Yes.” Shawn did not agree. There is just a section without sills which should be taken of; 10 inches are missing. ▪ Both Shawn and Dick think temp blocking should be completed on the inside of the building. It needs to be done, and it will be expensive.
Project 4	<ul style="list-style-type: none"> ○ NUMBER OF VOTES – ELEVEN (11) • Train Station – restore the interior to original look, could be used as a meeting center or for model train enthusiast club <ul style="list-style-type: none"> ○ Shawn thinks this is a long-term project; it’s low on list of priorities, but would like, eventually; to have windows. ○ Ann questioned what the interior will look like. ○ Roger stated it has wooden slats. ○ Ann had spoken with Arthur Provencher’s grandson; he described the interior. There were big rooms and two small rooms along with a kitchen and bathroom. ○ John thought having classroom space would be a good use of the building. ○ Roger would like to restore it with a more modern look.

	<ul style="list-style-type: none"> ○ Shawn thinks rehabilitation can take place with the same types of materials, but the building could have a new use. ○ Roger said there are no plans for the interior. He would like to see photos of the old interior. ○ Dick said when the station was a house it had two bedrooms. There was also a large freight room. The ceiling was dropped a foot. This is apparent from the windows; they extend eight (8) inches above the ceiling. Dick also noted that Arthur never changed the interior from when it was a house; it is a mess inside. ○ Harry asked which was more important to renovate, the Office or the Train Station. ○ Roger replied the Office Building. ○ Dick said it was feasible for the train station to be used for living quarters because of its size and layout. The Office Building is very small. ○ Shawn stated there is less historical significance to the Office Building than to the Train Station. The Office did have a bedroom and bathroom. Changing this into living quarters was in the original master plan for the park. ○ Jim noted that the Train Station is stable, whereas, the Office Building is not. ○ NUMBER OF VOTES - ZERO
Project t	<ul style="list-style-type: none"> ● Gorilla House Improvements – possible storage of lawn equipment <ul style="list-style-type: none"> ○ Ann stated this is a quick fix which can be accomplished in 2016. ○ Shawn would like an overhead door for the storage area, plus three windows and two lights. ○ John stated the replacement windows should be Anderson type windows. ○ Roger feel this could be a filler project every year, possibly an Eagle Scout Project. ○ John stated his family started to scrape the bars on the house; they need to be repainted. ○ Roger suggested sand blasting. ○ Harry said this work can be done within the budget and does not need to be a warrant article. ○ The garage door would cost about \$800. ○ Impact – Shawn does not think there will be any immediate impact if this is not done. ○ Dick stated tools could be moved down there from the Office, but electricity is needed. ○ Shawn noted that this project is long-term because of the lack of electricity to this area of the park. ○ NUMBER OF VOTES – FOUR (4)
Project 6	<ul style="list-style-type: none"> ● Kitchen Restoration (The kitchen is connected to the Office Building.) for possible use by outside groups <ul style="list-style-type: none"> ○ Shawn noted the roof needs to be redone. A temporary roof could be placed on it. More tiles are necessary for the permanent roof. They are

	<p>expensive.</p> <ul style="list-style-type: none"> ○ Harry questioned if the kitchen is considered historical. ○ Ann asked if this is where the yard work equipment is current stored. It is. ○ Roger asked why would it be restored. Who would run a kitchen? ○ Shawn asked how will we support the park. ○ Roger sees no benefit to restoring it. ○ Shawn said it is required under the deed. ○ Ann stated the money brought in would come back to the park. ○ Dick thought The Friends of Benson Park, Inc. could use it. ○ Roger stated he doesn't think Friends can do it. ○ Dick said the roof over the kitchen also needs to be replaced. ○ Harry said more tiles are need along with more money to purchase them. ○ Dick said the reason he proposed a temporary roof is cost; a temporary roof would cost about \$250. ○ Ralph stated a tile roof will be ten times that! He said he would try to find the actual cost. ○ NUMBER OF VOTES – ZERO
Project 7	<ul style="list-style-type: none"> ● Additional playground equipment by kitchen field – additional swings <ul style="list-style-type: none"> ○ Ralph stated there tends to be a lot of vandalism in the historic area of the park. He is concerned about maintenance and the cost. Right now, the current playground area isn't being maintained correctly. ○ Shawn said felt a lot of negative energy. He thinks it is important to see how we can do this. He stated charging an entrance fee would be a good funding source. A funding source is need for the park. A revenue stream is required. ○ Ann said no to an additional playground in that particular spot. ○ Harry said another location where there is more space would be an option. ○ Dick thinks an additional playground may be something to look at in the future, but right now the expensive would be great. The playground in the park cost the town approximately \$100,000. ○ Ralph noted that the subcommittee members did not agree with every project which is on their list. ○ Shawn expressed he thought it was the committee's responsibility to be certain there is a nice play area for all children. Parents need a spot for babies and pre-toddlers. ○ Ann mentioned there are baby swings in the lower playground area. ○ Dick stated this should be decided upon at a later time when there is a more accurate proposal, when

	<p>the needs are better defined.</p> <ul style="list-style-type: none"> ○ NUMBER OF VOTES - ZERO
Project 8	<ul style="list-style-type: none"> ● Benson Park to start generating revenues, either by fee for entrance and/or a fee for parking <ul style="list-style-type: none"> ○ Stakeholders <ul style="list-style-type: none"> ▪ John would like to see the park funded without impacting tax payers. The Town of Hudson taxpayers should not be responsible for totally funding the park. ▪ Roger cannot see generating revenues – it costs money to raise money. ▪ Shawn stated he thinks we should pay someone to see how many are in the park on a given day. Once this information is obtained, we could determine what the fee would need to be to cover the expenses of the park. Thousands visit the park over the course of a weekend. ▪ Joe stated he didn't think counting cars and charging would be beneficial. He doesn't think people will want to pay. ▪ Shawn stated we would charge the same to all New Hampshire residents, but out-of-state visitors would have to pay more. This is something that needs to be tried. Town of Hudson residents should not foot the bill. He suggested a family pass of \$25 good for seven days a week, \$50 for out-of-state visitors. ▪ A question was asked how would we know if the visitor was from out-of-state. Shawn said everyone has an ID. If a person does not have an ID, they are charged the out-of-state rate. ▪ Jim questioned if there was a possibility of getting some funding from the county. Shawn said no. The county doesn't have money for parks. State parks are self-funded. ▪ Ralph suggested parking meters. ▪ John suggested automatic parking gates like those used at the airport. ○ NUMBER OF VOTES – FOUR (4)
Project 9	<ul style="list-style-type: none"> ● Electricity to A-Frame Building – possibly continue electricity to the Mallory Gray Amphitheater <ul style="list-style-type: none"> ○ Dick said electricity could be run down the hill to a transformer to the bathroom facility which is across from the Gorilla house. First, though, a decision needs to be made as to what is wanted. ○ Shawn does not think the transformers are necessary. ○ Joe thinks 50 amps are necessary. ○ Shawn doesn't see why so much power is required.

	<ul style="list-style-type: none"> ○ Impact of not doing this <ul style="list-style-type: none"> ▪ Generators are brought into the park. ▪ Public events won't have access to amplifiers. ○ NUMBER OF VOTES - ZERO
Project 10	<ul style="list-style-type: none"> • Repair of water control structures – there are five <ul style="list-style-type: none"> ○ The benefits of controlling the water structures are: <ul style="list-style-type: none"> ▪ Better regulate Swan Lake – there will be a better flow of water. ▪ Moose Pond leaks. It is need so the pond won't turn into a swamp. ▪ Butterfly Garden – will turn into a sink hole. ▪ Dick hopes to fix some of the water control issues within the next few weeks. ▪ There are no near term issues. Some broken concrete needs to be fixed and there is some new construction which could be done, but it low priority. ▪ Prior to making any improvements, Dick will contact DES (the Department of Environmental Services) to see if a permit is needed because this work will be done in wetlands. ○ NUMBER OF VOTES – ONE (1)
Project 11	<ul style="list-style-type: none"> • Replace old wooden bridge by alligator pit with covered bridge <ul style="list-style-type: none"> ○ Benefits – it is a nicety to have in the park. It was built by the original Benson Park Committee in 2002. ○ Ann suggested it be an Eagle Scout project. ○ Joe said it is beyond the scope of Eagle Scouts. ○ Dick said it would cost about \$35,000 to rebuild; it is twenty (20) feet long. ○ NUMBER OF VOTES – TWO (2)
Project 12	<ul style="list-style-type: none"> • Repair of waterway by Shoe and install pump to allow full function of water feature <ul style="list-style-type: none"> ○ Install a pump. ○ Need electricity. ○ NUMBER OF VOTES - ZERO
Project 13	<ul style="list-style-type: none"> • This is a new project presented by Shawn – <ul style="list-style-type: none"> ○ 9-11 Memorial Irrigation System <ul style="list-style-type: none"> ▪ The lawn in the 9-11 area needs attention. ▪ There is a well pump in Serenity Place which at one point provided water to the whole park. This well is 33 feet deep. ▪ A pump would cost approximately \$1,000. ▪ Electricity is required. ○ NUMBER OF VOTES - ZERO
Jim	<ul style="list-style-type: none"> • We will continue to work on this at our next meeting.
Adjournments	<ul style="list-style-type: none"> • Jim motioned to close the meeting, seconded by John, all agreed. • The meeting adjourned at 9 pm.

Action Items – Assignments	<ul style="list-style-type: none"> • Action Item
Dick	<ul style="list-style-type: none"> • Contact DES to see if a permit is required to repair a water control structure located in wetlands.
Ralph	<ul style="list-style-type: none"> • Look into cost of tiles for Office Building's roof.
Margaret	<ul style="list-style-type: none"> • Minutes.