

HUDSON, NH BOARD OF SELECTMEN

Minutes of the May 14, 2019 Meeting

1. CALL TO ORDER - by Chairman Morin the meeting of May 14, 2019 at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall.
2. PLEDGE OF ALLEGIANCE - led by Police Chief Bill Avery.
3. ATTENDANCE

Board of Selectmen: David Morin, Kara Roy, Roger Coutu, Marilyn McGrath, Normand Martin

Staff/Others: Steve Malizia, Town Administrator; Donna Graham, Executive Assistant; Kathy Carpentier, Finance Director; Jess Forrence, Public Works Director; Jim Michaud, Chief Assessor; Elvis Dhima, Town Engineer; Police Chief Bill Avery; Fire Chief Rob Buxton; Gary Gasdia, Len Lathrop, Lisa Nute

4. PUBLIC INPUT

Chairman Morin asked if anyone in the audience wished to address the Board on any issue which the Board has control of at this time. Seeing none.

5. RECOGNITIONS, NOMINATIONS & APPOINTMENTS

Chairman Morin indicated this is one of the better parts of the job for all of us is to recognize our employees. Tonight we're going to recognize four police officers. It does not have anything to do with National Police Appreciation Week, it kind of works together and falls together because the appreciation that the town citizens and we have of all of you is very great. We're going to recognize three officers tonight for definitely going above and beyond what their duties are especially when dealing with a fire. We're going to start off first recognizing Sergeant David.

A. Recognition

- 1) Hudson Police Sergeant Michael P. Davis - 20 years of service

Selectman Coutu stated this is indeed a pleasure for us to recognize your service to our community and your years of service and read the following:

"Sergeant Davis began his Law Enforcement career with the Hudson Police Department as a Part-Time Dispatcher in February 1999. He was appointed Patrol Officer February 16, 2001 and then elevated to Master Patrol Officer January 22, 2006. Sergeant Davis graduated from the New Hampshire 124th Police Academy.

Sergeant Davis was assigned to Patrol until his promotion to Sergeant April 10, 2016.

Sergeant Davis is very loyal to the Hudson Police Department and has spent time volunteering at the Red Cross Blood Drives, Salvation Army and Toys for Tots. He received a Life Saving Valor Award in 2006 for his assistance with removing a subject from a burning vehicle.

Sergeant Davis graduated from Hesser College with a Bachelor's Degree in Criminal Justice. Sergeant Davis is married to his wife Kristin where they reside in Hudson, NH with their two children Ella and Lila.

Sergeant Davis is dedicated to his job and has certainly been an asset to the Hudson Police Department."

Selectman Coutu said I'm with you now as a representative of the Board of Selectmen and on behalf of the Board of Selectmen, we are going to award you with a Certificate of Appreciation in recognition of your 20 years of dedicated service and we have a small token - and I mean a small token - of appreciation.

B. Commendations

- 1) Commendation - Officer Colby Morton, Officer Rob McNally, Officer Dan Donahue and Officer Alec Golner

Before we call the four officers up, Chairman Morin said that we are very well aware that probably the last month the Police Department has been dealing with a considerable amount of calls, some very serious calls, and as always you've handled them in a very professional, dedicated manner. The situation that we're going to recognize is the four officers tonight. If I could have Officer Colby Morton, Officer Rob McNally, Officer Dan Donahue, and Officer Alec Golner come up please.

"The Board of Selectmen recognize Officer Colby Morton for her heroic actions when driving to work recognizing a "light" in an upstairs apartment on Central Street which when she got closer observed flames coming through the window. She alerted both police and fire departments for response. Thanks to Officer Morton's eagle eye, she was able to assist in saving someone's life. The Board thanks you for your meritorious services on saving a life."

"The Board of Selectmen recognize Officer Rob McNally as a first responder and first person through the door of an apartment on Central Street that was ablaze. As the smoke was thick and heavy, he was forced to crawl on the floor and made his way to a male subject and with the assistance of Officer Donahue and Officer Golner pulled him out of the burning building to safety. The Board thanks you for your meritorious services on saving a life."

"The Board of Selectmen recognize Officer Dan Donahue as a first responder and first person that tried to force his way through a door to gain entry of an apartment that was ablaze on Central Street and unable to do so. After Officer Golner broke a window and reached through to unlock the door, they both assisted Officer McNally in pulling the male subject out of the burning house. The Board thanks you for your meritorious services of saving a life."

"The Board of Selectmen recognize Officer Alec Golner as a first responder and first person that tried to force his way through the door at an apartment on Central Street that was ablaze and unable to do so. Officer Donahue was unable to force his way through the door so the Officers broke a window and reached in to unlock the door. Both Officer Golner and Officer Donahue assisted Officer McNally in pulling the male subject out of the burning house. The Board thanks you for your meritorious services of saving a life."

C. Interviews

- 1) Benson Park Committee - (2 vacancies - 1 member term to expire 4/30/2021; 1 alternate term to expire 4/30/2022

Nancie Caron (incumbent alternate seeking to be a member)

Chairman Morin noted Nancie Caron is an incumbent seeking to be a member. Being the liaison to the committee, Nancie is a very active member of the committee. She attends all the meetings and I think she would be a good fit for the committee.

Motion by Selectman McGrath, seconded by Selectman Roy, to suspend the rules and nominate and appoint Nancie Caron as a member to the Benson Park Committee with a term to expire 4/30/2021, carried 5-0.

2) Citizens Traffic Study Committee - (6 vacancies - 6 members; 1 alternate

Chairman Morin explained the Board recently discussed the town's traffic problem and a citizens group that will work along with some of the town employees - Town Engineer - to see what they can come up with.

James Battis - 6 Potter Road. I've been a Commissioner for the Town of Hudson to the Nashua Regional Planning Commission for about the past 6 to 7 years. In serving in that capacity, I've seen a lot of the inter-connectedness of the traffic problems in this area. I think it's been education to me as to serving on that Commission. I think I could help a traffic committee through that connection with the NRPC and the knowledge I've gained at NRPC. I'd like to think I have an interest in rational planning but that's primarily the reason I'm interested in serving on it. Hopefully to improve the situation in Hudson.

Selectman McGrath said I can't think of anyone better to serve on that committee. Mr. Battis served on the Conservation Commission for a number of years and has been a pillar of our community. He's donated a lot of his time. He's been aware of the issues that the town has faced over the years. I can't think of anyone better to serve. I'm in full support of appointing Mr. Battis.

Selectman Coutu noted when we first suggested having a Traffic Study Committee and it was the consent of this Board to appoint a committee, I think the first time Mr. Battis bumped into me afterwards he suggest that he would be more than willing to serve on the committee. I was very pleased to hear that knowing Jim's ability to work through detail and solve problems and his commitment to our community over the past several years and having that diverse knowledge from NRPC would serve as a great asset to this committee. I will also support appointing Mr. Battis to the committee.

Michael Drouin - 6 Coll Street. My name is Mike Drouin. I'm a five year Navy Vet. I'd like to be on the committee because I have a lot of good ideas. I'm known for thinking out of the box which I think a lot of people do not. They think you've got to do it this one way and that's that. I'm a fast learner. That's pretty much what my job was in the Navy being put in a high stress situation which limited time and having to figure it out. I'm a member of the Conservation Commission and that's town wise and community wise, I'm a member of the Lion's Club. I do second Saturday bingo and I manage the roadside cleanup.

R. Susan Horsley - Did not who up.

Grace Kennedy - My name is Grace Kennedy and I live at 30 Glenn Drive here in Hudson. I've been here about 20 years. I serve on the Recreation Committee and I have substituted in every single school. When Benson Park first started getting going, I went out there with my middle school son and we chopped bushes for hours and hours only to realize we needed some heavy equipment. I'd like to be on the transportation committee because I've been in other municipalities where we've worked on this problem with developers and other people. I found some interesting solutions. Some of them are just old solutions that have just been revamped and revised. I know other towns probably have gone through this type of transition and we don't have to reinvent the wheel. I'm sure some of them already have some ideas of how we can handle this problem. I worked with the Sierra Club for many years and I was the land use Chair. We dealt with much bigger issues of traffic problems, patterns, and how to solve them. Having bridges coming out of Nashua and us being the transpoint that everybody goes through in order to get to the municipalities is something that is bothersome and I've seen the traffic grow and grow over the years. With more signal lights for safety, it's also slowed down traffic.

We need to look at what studies have already been done to see how much traffic goes through the town, at what times, and what can be done. The answer isn't always just making it wider, and wider and wider. It's how to move people and how to move them succinctly. I've stood actually for two hours one time and I sat in my car watching how many people go through our town single person in a car. I'm not sure whether we can handle all the questions of how to get places but I know just the fact that we don't have any rapid transit type of capability in Hudson. We have no bus service. Where all these people are going I'm sure an awful lot of them if you look at the traffic patterns, they're usually heading

south. The question is can we work something regionally maybe with other places in Massachusetts and things to help alleviate this problem? That might be a part of it but more so just looking at how the signal lights -if you drive up to one signal light you hit a red light. You drive up to the next one, it's a red light again. It's now taking quite a bit of time to navigate through Hudson. Hudson is a beautiful town and I don't want to see it known for it's just a big traffic jam. I'd like to sit on the committee to help look into the problems that we're facing but more importantly how do we solve them. Thank you.

Selectman Coutu asked Grace since you applied to be on the committee, have you had an occasion - it's going to be an easy question - have you had an occasion where you're driving through traffic since you're application and you saw a problem and say ooh we've got to solve this? Ms. Kennedy said oh yes. I happen to live behind Nottingham West and for years, and years, and years you could not take a left-hand turn going south and get onto Pelham. I have police officers actually get out of their vehicles and go over and stop the traffic so I can take a left and my son is starting at middle school. They would leave them off on the west side of that street and they were not able to safely go across the street. I waited for years for a traffic light to be there but the School District saw the problem and they started letting the kids off at Nottingham West because they weren't safe to walk across the street. The signal lights are there for safety but they're also so that it's harder to move traffic very fast through there and I've seen our time from going one end of town to the other increase, and increase, and increase. Recently you asked if I've seen this recently. Recently I timed myself from the inner connector to try to get to the library. It took me 25 minutes. It shouldn't take 25 minutes to drive that. It just made it prohibitive that some things I wanted to do. I'll take out extra cash at Market Basket because I cannot have time to go all the way to my bank on the other side of town near Hannafords. The traffic at that time between 3:30 and 6:15 is really a problem. Recently I guess when I got caught in the traffic in Nashua with the train. I'm not kidding that took me 45 minutes to get home across the bridge. I didn't wait. I tried to find other ways to get around it. It still took me 45 minutes. It's very hard for people who need to get home from work for their kids, for their sick parents, or whatever reason. That timed delay just makes it a hindrance that we want to see alleviated.

Timothy Wyatt - 139 Barretts Hill Road in Hudson. I've recently been appointed to the Sustainability Committee which when I saw the traffic study was coming I thought this is a similar sort of effort with energy, you think of carbon emissions, and where the world is going, climate, and took a look at the NRPC website and saw that Mr. Battis has been on board and didn't realize that he and I are attending the citizens police academy together at the moment. I look forward to serving with that gentleman. I think there are a lot of areas other than just moving traffic through that could be addressed from a community standpoint, how we have the town where pedestrian traffic might be improved, maybe improve the common area so you can't park there. They just had an event there and you had to make special arrangements to park. It was a Veterans event. To address a wide range of town concerns to maybe improve quality of life here. Not that there's a lot of room for that but to maintain it. To take a larger look at the Nashua region and beyond, I have done that and when I look at the map there's a hub, ring roads, and cross roads. There is a segment missing in the Nashua area. If you look at the map, you'll see it. I want to approach it from a wide view and also from an at home view. I think I'd really appreciate - I don't want to spread myself too thin. I have a commitment to the Sustainability Committee which I feel I'm going to be able to maintain and I proposed actually to that committee that Sustainability might want to have someone represented on the Traffic Study because to me they're very much related. That really wasn't considered appropriate but I was encouraged to apply for this committee. I've got almost 30 years in working for a company that manufactures and distributes home audio, electronics, and components. I have an Associates in Science. I'm interested in learning about the specifics of traffic study. I actually just did within the hour had a demonstrated because I asked. Mr. Dhima took me over and showed me what those screens are like. It was very impressive. I think we have some good tools to work at this project.

Motion by Selectman McGrath, seconded by Selectman Martin, to suspend the rules and nominate and appoint James Battis as a member to the Citizens Traffic Study Committee, carried 5-0.

Motion by Selectman Coutu, seconded by Selectman Roy, to suspend the rules and nominate and appoint Grace Kennedy as a member to the Citizens Traffic Study Committee, carried 5-0.

Motion by Selectman Coutu, seconded by Selectman McGrath, to suspend the rules and nominate and appoint Timothy Wyatt as a member to the Citizens Traffic Study Committee, carried 5-0.

Chairman Morin asked if there were any nominations at this time. Seeing none, we'll move onto the next committee.

- 3) Recreation Committee - (2 vacancies - 1 member term to expire 4/30/2022; 1 alternate term to expire 4/30/2022)

Michael Drouin - 6 Coll Street. I just completed my college class. I got a lot more time. I'm also in the process of working up a resume to take on applied for a job. It's a recreation specialist with the Department of Defense which goes on board the big duck ships which is amphibious on carriers and pretty much manages the recreation for the ship - cookouts, off shore excursions, pretty much morale. I need to build recreation experience besides the volunteer experience that I currently have.

Chairman Morin asked if anyone had any questions of Mr. Drouin. Seeing none. Any motion?

Selectman McGrath asked how would your service on the Recreation Committee in Hudson match up with your recreation on a ship. Mr. Drouin indicated the requirement for the application is recreation experience of one year. My experience on the ship with the Navy volunteering for recreation wise is assistant volunteer coordinator on the Bridge Ridge which we visited children's hospitals, middle schools in foreign countries, spoke with children quite a bit more but there's no documentation to say I have a year experience in that. Selectman McGrath said I'm not certain that serving on the Recreation Committee in Hudson would lend itself to what you're really looking for. Thank you.

Chairman Morin asked any other questions for Mr. Drouin. Any motion? Seeing none, thank you Mr. Drouin.

6. CONSENT ITEMS

Chairman Morin asked does any Board member wish to remove any item for separate consideration.

Selectman Roy requested to remove Consent Item A. 1.

Motion by Selectman Coutu, seconded by Selectman Martin, to approve consent items A. 2 - 7, B, C, D, E and F as noted or appropriate, carried 5-0.

Motion by Selectman Coutu, seconded by Selectman Martin, to approve Consent Item. A. 1., carried 4-0-1. Selectman McGrath abstained.

A. Assessing Items

- 1) Elderly Exemption - Map 251, Lot 007 - 81 River Road, w/recommendation to grant
- 2) Institutional Exemptions - Map 168, Lot 122 - Hudson Grange #11, w/recommendation to grant
- 3) Gravel Tax Warrant - Map 141, Lot 001; Map 140, Lot 001; Map 150, Lot 013 - Brox Industries, Inc.; Map 122, Lot 002 - Nash Family Investment Properties, w/recommendation to grant
- 4) Elderly Exemption - Map 148, Lot 053 - 8 Robin Drive, w/recommendation to grant
- 5) Disabled Exemption - Map 177, Lot 005, Sub 100 - 27B Shadowbrook Drive, w/recommendation to grant
- 6) Solar Exemption - Map 24, Lot 001 - 14R Sanders Road, w/recommendation to approve
- 7) Institutional Exemptions - Charitable Exemption Requests: Map 242, Lot 058 - The PLUS Company; Map 147, Lot 027 - Alvirne School Chapel; Map 106, Lot 006 and Map 190, Lot 085 - Area Agency Properties, Inc.; Map 222, Lot 041-001 - Goodwill of Northern New England; Veterans Organizations Exemption

Requests: Map 182, Lot 022 and Lot 030 - American Legion Post #43; Map 136, Lot 036 - Hudson Memorial VFW Post #5791; Religious Exemption Requests: Map 140, Lot 047 - Hudson Congregation of Jehovah's Witnesses; Map 228, Lot 054 - New Life Christian Church; Roman Catholic Bishop of Manchester: Map 166, Lot 001 - St. Patrick's Cemetery; Map 166, Lots 011 and 017 - St. Casimir's Church and Cemetery; Map 182, Lot 129 - St. John the Evangelist Church; Map 235, Lot 009 - St. Kathryn Church; Map 210, Lot 010 - Sisters of Presentation of Mary; Map 176, Lot 034 - First Baptist Church; Map 156, Lot 035 - United Pentecostal Church/Parsonage; Map 182, Lot 049 - Community Church of Hudson; Map 105, Lot 007 - Lighthouse Baptist Church, w/recommendation to approve

B. Water/Sewer Items - None

C. Licenses & Permits & Policies

- 1) Raffle Permit - Trinity LLC d/b/a The Bar (Muscular Dystrophy Assoc.)
- 2) Raffle Permit - Trinity LLC d/b/a The Bar (benefit for Avery)
- 3) Raffle Permit - Trinity LLC d/b/a The Bar (Wounded Warrior)
- 4) Permit to Operate Commercial Trucks - Brox Trucking
- 5) Outdoor Gathering Permit - Hudson Historical Society

D. Donations - None

E. Acceptance of Minutes

- 1) Minutes of the April 23, 2019 Meeting

F. Calendar

05/16 7:00 Benson Park Cte - HCTV
05/21 7:00 Municipal Utility Cte - BOS Meeting Room
05/22 7:00 Planning Bd - Buxton CD Meeting Room
05/23 7:00 Zoning Bd of Adjustment - Buxton CD Meeting Room

05/27 MEMORIAL DAY - TOWN HALL CLOSED
05/28 7:00 Board of Selectmen - BOS Meeting Room

7. OLD BUSINESS

A. Votes taken after Nonpublic Session on April 23, 2019

- 1) Motion by Selectman Martin, seconded by Selectman McGrath, to authorize the Public Works Director to hire Scott Stevens and Jimmy Jacques as Truck Driver/Laborers at a rate of \$18.38 per hour (Grade VIII, Sep Minimum) in accordance with the Hudson Public Works Department Union, AFCME Local 1801, carried 5-0.
- 2) Motion by Selectman Coutu, seconded by Selectman McGrath, to permanently promote Interim Captain Tad Dionne and Interim Captain David Cayot to the positions of Captains effective immediately, carried 5-0.
- 3) Motion by Selectman McGrath, seconded by Selectman Roy, to amend the motion made at the Board of Selectmen's meeting of April 9, 2019 - "Motion by Selectman Martin, seconded by Selectman McGrath, to authorize the Fire Chief to hire Ryan DiFranza, for the position of Firefighter/Paramedic in the Fire Department at the contracted salary of \$22.07 per hour (Step 1). This assignment will be a non-

exempt position in accordance with the International Association of Firefighters Local #3154 Contract, carried 5-0.” Further that prior to the conditional offer being made, Mr. DiFranza cancelled the scheduled meeting as he had accepted a position with another department therefore creating an open position, carried 5-0.

- 4) Motion by Selectman McGrath, seconded by Selectman Martin, to authorize the Fire Chief to hire Demetri Venetos for the position of Firefighter/EMT in the Fire Department at the contracted salary of \$16.11 per hour (Step 1). This assignment will be a non-exempt position in accordance with the International Association of Firefighters Local #3154 Contract, carried 5-0.
- 5) Motion to adjourn at 9:54 p.m. by Selectman Coutu, seconded by Selectman Martin, carried 5-0.

B. Personnel Policy Recommendation - Identification Badges

Chairman Morin recognized Finance Director Kathy Carpentier.

Thank you. Kathy Carpentier indicated a couple of weeks ago I was here in front of you updating a personnel policy for employee identification cards and at the request of this Board, you asked me to look at an additional personnel policy for identification badges. For clarification, this is my employee identification card. I carry this in my purse. I do not wear it with me but if I was at an election and somebody asked me who I was or was questioning me, I would show this. Sometimes I do go to public hearings and I do wear my badge but I do not wear my badge on a daily basis. However I believe this Board or some members of this Board were interested in having an identification badge policy. I discussed it with department heads, gave every department head a chance to weigh in on it. We have uniformed personnel who police and fire always have a badge on. Then you have some uniformed personnel who have a polo shirt that might have an embroidered name on it. A lot of our employees already have what I'll call some sort of badge. A lot of the personnel in this building do not. Some people in this building do wear their identification badge on a lanyard or a clip on their belt. The employees that go out in the field definitely wear this.

After speaking with department heads, Ms. Carpentier indicated we wrote the policy so that it was kind of up to the department heads whether they wanted to have something like this, have something like this, whether it's on a lanyard. I did write into the policy that it would be effective as of July 1st. I also thought it was the Board's wish to have volunteers and also elected officials maybe wearing badges so that everybody in this building was identified. That is how the policy was developed, written, and feedback was given to me and this is how the policy was written. That's the charge I took and walked away with and this is the policy in front of you short and sweet. Does it represent what the Board wanted?

Chairman Morin asked what is your suggestion on the card type, or a name tag like you're wearing on a lanyard. What's your suggestion if it's a go forward. Ms. Carpentier said I would leave it up to the department head. It depends what they wanted. From my department, it would probably be this but not all these words. When I was hired 18 years ago, I got a name plate and this and this has my first, last name, Town of Hudson, and Finance Director. A lot of words. I'm not quite sure that's what everybody needs. They just want to know your first name maybe and what department you're in.

Chairman Morin asked did you get any input from the departments when you discussed this which way they wanted to go. Ms. Carpentier said not because some of the departments like I said already wear this on their belt. A lot of them have it on a lanyard. So a lot of them have this already. It would mostly be what I would call admin. Staff in this building that doesn't have it. I did go around and some departments have name plates at their desks but if they're walking around, they do not have anything on them.

Selectman Martin said I would like to see not so much as Kathy has mentioned the police and fire departments because a policeman always has his last name on the uniform and you have the

embroidery but we know the people when we come into Town Hall. Citizens don't. I would like to see that ID card on a lanyard so that people can identify you when you walk around the hallway. If they have a question they know who they're talking to. They don't just say hey you over there. As people see it, they're going to remember it anyway so they're not always going to look at it. I think it's a good way to identify our employees.

Selectman Roy agreed with Normand. If somebody just wants to know where to go, they don't know where to go it makes it easy to identify who to ask. So it's as simple as that.

Kathy Carpentier indicated the policy is written to give discretion to the department head. Are you suggesting that I write in the policy that the ID cards need to be on lanyards around people's necks? Selectman Martin indicated it should be visible. Ms. Carpentier indicated I wore this today. I do not wear my name tag every day but I did wear it today. Selectman Martin thought that's more formal when you go someplace like Concord or somewhere else that you're not in Town Hall. That's more of a formal thing. A lot of our employees don't go out of Town Hall all the time. I think if it's written into the policy where they have to have so that they wear it on a lanyard or...Ms. Carpentier said or a clip visible to the public is what you want without saying it has to be this on a lanyard I think is a better policy but by making your wishes known is a better policy.

Chairman Morin noted if we do have a lanyard, it would be the breakaway type just for safety.

Kathy Carpentier said in here I said effective 7/1 to give departments chances so that not everyone is my staff's office tomorrow looking for cards because not everyone has cards. As I said, I did say volunteers and elected officials. I think it's important. You say that everyone knows and I don't think everybody does know everybody both ways. I don't think everyone knows the elected officials and I don't think the elected officials all know the employees. I believe this came from Selectman Coutu.

Selectman Coutu stated I was happy when I read the policy. Ms. Carpentier said I want to make sure you're satisfied. Selectman Coutu said I'm very satisfied that's why I'm not chiming in. I'm ready to make a motion.

Motion by Selectman Coutu, seconded by Selectman Martin, to approve Personnel Policy Roman II, Section E, titled "Identification Badges" effective July 1, 2019 as recommended by the Finance Director, carried 4-1. Selectman McGrath in opposition. I think it's unnecessary.

C. Benson Park Haselton Barn Roof Evaluation

Chairman Morin recognized Chairman of the Benson Park Committee Dick Empey.

Good evening Board. Dick Empey, Chairman of the Benson Park Committee. Several months ago we discussed with this Board replacement of this Haselton Barn roof. At that time, it was approved to get an engineering study to see what the feasibility was of replacing this roof. Before you, you should have a report from CMA Engineering. They basically have said that the structure will support the new roof as we envision it. There's a couple of things that need to be done. We need one roof rafter replaced which is cracked. Other than that, it's basically not loading the roof system and not putting a stress on the structure while this project is underway. Basically that's just saying that you can't take a large number of shingles up on the roof and place them in one spot while you're working. You have to bring them up sort of as you need them and keep them spread out over the structure. The Benson Park Committee has discussed this and supported the replacement of that roof. As we discussed before, there are other avenues that you could choose to take but at this time we would like to have you consider moving forward in replacing that roof.

Selectman Coutu said Mr. Empey went through this and I read the packet that you presented for the CIP and I have it here before me and the same question keeps coming up. Number one, do you have the ballpark figure because I know there are no numbers in this report stating what the cost would be to repair the roof? I'm sure you've asked around. Do you have a ballpark figure? Richard Empey stated last fall we got an estimate from a local roofing contractor. He estimated to do the roof itself

with $\frac{3}{4}$ plywood and architectural shingles after striping what's there to be \$60,000. I would allow probably another \$15,000 to \$20,000 on top of that for inflation and for replacing that one rafter and maybe a couple other things too to make the job come out appropriately. There's a window that needs a little framing. I would say somewhere around \$75,000 to \$80,000.

Selectman Coutu said I correct myself. The \$60,000 is mentioned in a dialog that we had with you somewhere at the beginning of February. So the \$60,000 was mentioned and when I read through the report, I noticed that the support replacement was recommended and I knew that was going to be an additional cost. The most important question that comes up is before we go ahead and spend \$75,000, don't you think we should give some thought as to exactly what we plan on doing with that building? Mr. Empey agreed with that statement. It's something that we haven't come up with an answer for. We haven't determined a good usage for that building. The viewpoint of the Park Committee is in lieu of not having an idea exactly where to go with it, we have probably three choices: restoration of the building, preservation of the building, or to stick our head in the sand and just let it go. We feel that preservation which is what I would term replacing this roof is a solid view of how to keep the building in tact until something better comes along. As far as usage, I would never sit here and recommend to you that you spend $\frac{3}{4}$ of a million dollars as the report states to restore the barn. Putting this roof on will largely preserve what we have for an extended period of time until somebody comes up with a more practical usage of the building. In lieu of that like I said, I guess we could do nothing but I don't think that's a good idea because that building is leaking now and it's going to deteriorate fairly rapidly.

Selectman Martin said at this point if we were to repair the roof - let's just go on this route. We do the roof and restore the whole building. What use does it have in the park? Richard Empey stated that's something we haven't been able to determine what would be a good practical use of that building. Selectman Martin asked is there park access from the inside to get to that building rather than driving up on the street? Mr. Empey said there is. Selectman Martin noted it's a lot of money to fix a roof and then to think about restoring it and then not know what to do with the inside of it once you restore it even if the voters did say yes we're going to do it.

Selectman Martin stated my other question would be I know it's an old barn but what is the history behind the barn besides being built way back before I was a kid. Richard Empey indicated it doesn't have a huge historical - I can't tell you that William Penn grew up in that farm or anything of that sort. The barn is one of the last remaining barns in town with mortis and tendon and wood pegs holding it together which is quite interesting. You've got to determine your value. When this building is gone if this building is gone, there'll never be another one. It's something that's very, very difficult to put a value on and to determine the exact historical significance of that barn. It was used by Benson Park from the very beginning back in the 1920s. It belonged to a very prominent Hudson family through generations but were these people special in any way? I guess no more special than any other farmer in town. I can't tell you that that barn is hugely historical.

Elvis Dhima said it was worth mentioning that the buildings within a historical easement and so was the train station that was relocated. That's kind of putting aside the history and all that, there is a couple pockets within Benson Park that have historical easements around them. This structure is within that and therefore has special requirements including maintaining it and all those.

Selectman McGrath said the last time that you were here when we talked about this, it's within the deed that we're to maintain certain buildings and this is one of them. The question that was asked and I asked the question and in the CIP process that question arose within that document and one of the documents I was looking at last night. If the town decides not to do anything about it, what's the penalty? I think we should get that answer. Chairman Morin was under the understanding we asked to get that opinion already. Selectman McGrath thought so but I'd like that answer. This is a lot of money. When you talk about the inside of the barn and the mortis and tendon construction. Selectman McGrath said I can envision that. I'm not a big barn person. My father loved them. Some of my family members going down to Canada they love seeing the barns and all of that. I understand the emotional attachment some people would have to that. I don't have it but I can understand it. But \$60,000 to put a roof on a building that is leaking and we have no idea what we're going to use it for if we're going to use it and what the penalty would be if we don't do anything, it's trying to make a decision without a lot

of answers. If we had some idea of what the use might be at some point that might help. Just slapping a \$60,000 roof on a building because it's leaking, I don't think that that's the best use of the taxpayer's money. We've got questions that we need to get answered before I could vote either way whether to spend the money or not to spend the money. The first question is what possible uses would we have for that building. That's number one. Number two, what's the penalty if we don't do anything. Is the State going to come in and we're taking Benson's back? I don't know the answer to that but I think we need to find out.

Selectman Roy had the same question. Has there been any discussion about possible uses of that building? Richard Empey indicated there's been hours, and hours, and hours of discussion about the use of that building and it has very limited possibility for parking. It has no water and sewerage. The way it's constructed would be difficult to rehab the interior of the building for a modern usage because the floors are uneven - a couple of inches up and down here and there because of the way it was constructed and you would take away a lot of the ambiance of that building to cover all that up on the inside. Insulation would be a challenge in that building. There's not HVAC system of any kind in that building. There's a lot of challenges to using it and we haven't come up with something that says yeah maybe that's a good possibility. We really haven't been able to do that yet and believe me I've been involved with the Benson Park Committee for ten years now and this has been on the discussion list off and on for ten years and we haven't come up with a good solution to it.

Mr. Empey said I would say that as far as the State and what the penalties are, I think it would be the position of a town official to approach DHR or DOT and ask that question. I'd be a little concerned with asking that question. That's like going to a police officer and saying if I don't abide by the traffic laws what are you going to do to me? It's kind of a hard question.

Selectman Roy asked is there any other plan beyond the roof replacement as far as trying to fix it or rehab it or anything? Mr. Empey said there is no plan at this time. I guess the way I would explain that is that the difference between restoration and preservation. The roof will help to preserve the building and limit further deterioration by keeping the water out of the building. If we get into the other aspects, I'm sitting here being challenged about the cost of putting a roof on. What happens if I come back and say well this, this, this and this needs to be replaced? The total price of that job is north of $\frac{3}{4}$ of a million dollars. Still with no good usage for the building. I guess in my mind I would say what would this Board's attitude be if I come and ask for $\frac{3}{4}$ of a million dollars? I would hear the laughing all the way home. It's just not reasonable. I guess the whole thing comes down to what the penalty for doing nothing, the loss of the barn, and where in this dollar figure between $\frac{3}{4}$ of a million dollars and zero do we as a town want to vet ourselves in. I can't answer that question for you.

One thing Selectman Martin wanted to say Mr. Empey is I'm not chastising you for the \$60,000 because I know that there's good work going on in that committee because I go to the park. The park is beautiful. My concern is the town bought the property for \$188,000 and now we have all these deed restrictions but the State the very State we live in did nothing, absolutely nothing to help contribute to those buildings. Now that we bought the property, now we have to spend millions of dollars to get it up because they put it in the deed restriction. That's where I have a heartache. I have no heartburn with the Committee. You're bringing me information and I'm making a decision. I'll go ask the question by the way. What would you do if we do nothing? Thank you Mr. Chairman.

Selectman Coutu said we're going to go back a few years and I'll try to make this as brief as possible. Mr. Empey no one is challenging you. I don't want you to feel like you're being challenged. You're in the right place at the wrong time. Richard Empey said I don't feel challenged. In fact, I am not putting my personal opinion into this. I'm speaking to you as Chairman of the Benson Park Committee. That is my responsibility. As I see it, my personal vision on this may or may not be completely different.

Selectman Coutu told Mr. Malizia you're as well aware this has been the second major undertaking I took. The first one was uniting the citizens and the seniors so that we could put a group together and commit to building a senior center and then it was acquiring Benson Park property. That question about the penalty comes up every time somebody mentions Benson Park. That question has been asked and answered a hundred times. It's very simple. The deed is quite explicit. There's nothing

hidden in that deed. We didn't buy that property not knowing what was in the deed. I read the deed I think I bragged about it at least a dozen times before we brought the check to the Governor to make sure we can adhere to the restrictions that we knew were going to be in the deed. The deed simply says to narrow it down into one statement, "You are to maintain the buildings in the condition in no less of a condition in which you found them." We have made improvements to that barn compared to when we first went in there it was worse than what it was. The bat debris all over the place. Bats had access to it. We sealed that all off and got the bats out of the building. We cleaned all the bat residue out of the building. Some work was done on the floors. We didn't sure up walls and things but some work has been done to that building. We have maintained that building in at least the quality in which we found it. It is no more severe today than it was the day we bought that property. So the penalty is if there is a penalty or if they're going to impose a penalty, the deed clearly states that if we don't maintain the buildings in the conditions in a lesser condition than when we inherited them on the purchase, they could give us the \$188,000 back plus all costs associated with the work that's been done at Benson Park. I believe the Department of Public Works have kept a very accurate accounting of all the equipment, all the manpower they've used in all the years we've owned that park. We can give them a bill of sale and say you owe us a half of a million dollars. The 9/11 Memorial - do you think the State wants to buy that? They don't want to buy that. Do you think they're going to want to buy the train station we just put a half a million dollars into? No, they're not going to want to buy that.

Selectman Coutu indicated the most severe of penalties is they're going to reimburse us everything and they're going to take the land back. That is the most severe penalty. Trust me we've been there. We've gone around in circles with them over Benson Park. We even got them to amend a part of the deed that prohibited us from doing any construction, especially a municipal building within the park. We went there, we negotiated, and we built the senior center and the Hudson Cable Television studio inside the park. There was a loophole in the language where the original red barn burnt down so we did a tradeoff. We'll replicate the red barn which we were entitled to do. We can replicate any building. We can tear down that barn and replicate it. They'll let us do that which is the cheapest way out than trying to preserve this back to the historical nature in which it was originally built is what they want us to do no matter what we do in that park. We could tarp that building. We could put a tarp all over that roof and let it sit there for as long as it doesn't keep deteriorating or we can bite the bullet and put a new roof on it and suggest that we might come up with an idea for its usage. Who's going to want to invest as Mr. Empey alluded to a half a million dollars or more to rehab that building? No I wouldn't spend that kind of money to make that part of our municipality. For me, it has one sole purpose possibly for storage. If the Benson Park Committee or the new Parks Division wanted to have a building to store equipment, that might be a good building to do that. However, we would have to make it a lot more secure than it presently is. Kids are still accessing the building. I don't know if it has been most recently so far so good with the new secure.

Selectman Coutu said I am willing and I'm sure you would come with me Mr. Chairman and you Mr. Malizia because those are always fun trips to go back to see DOT and ask the Historical Commission to come in and lets barter. Let's barter and tell them what we have and ask the State whether or not they want to support us putting in a half a million dollars into - we'll put all our cards on the table and then we'll put the onus on them to come back with an answer on what to do with that building and we'll get it straight up once and for all. In the meantime, there's how much water is coming in that building? Minor leaks here and there? Mr. Empey said one area is fairly significant. Other than that, it's not too bad. Selectman Coutu asked can we take a small piece of plywood and throw it on top of it and patch it up until we make a decision. We can get the Highway Department to do that. A piece of tarpaper? Mr. Empey indicated certainly something could be done in that section of the roof. I'm not sure whether that would require a contract or not. That's a pretty substantial roof. I don't know how they'd feel about putting employees up on that roof.

Selectman Coutu asked Chairman Morin are you willing to go back up to Concord and Mr. Malizia. Both said yes. You're welcome to join us and we'll let you know if you want to come. We'll let you know when it will be and Mr. Malizia will make an appointment for us. Preferably at the beginning of the week at their convenience and we'll go up. It's fun having discussions with those people. Why don't we do that? If we can get them to make some sort of a concession, we'll be way ahead of ourselves and we may have to bite the bullet and we may not.

Richard Empey indicated there's one other thing I'd like to mention at this time. If we're going to make this trip to Concord, let's not forget about the office and kitchen building that, again, is going to need money. It's all part of the pie. Selectman Coutu thought that onus is on us. Mr. Empey said it is but that's kind of a tradeoff. If we didn't have to put all the money over here, maybe we could do better with something over here. Selectman Coutu asked do we have a purpose for that building. Mr. Empey said yes. Selectman Coutu noted I'd like to hear it. Not right now but I'd like to hear about it. We'll talk about that when we resolve the issue with this one. Thank you Mr. Empey.

8. NEW BUSINESS

A. Benson Park Bathroom Maintenance

Chairman Morin recognized Public Works Director Jess Forrence.

Jess Forrence explained the memo that I had sent down is the way I would like to go with the janitorial service in the Benson bathrooms once they are up and running which should be in another couple of weeks. I did talk to a couple of people that we're using now in town for the service. They were interested but they could not commit to holidays, long weekends, vacations, and I wasn't going to start chasing down their replacements on sick days and things like that. The couple of cleaning services that I did contact like it says here, a couple of them just didn't have any more room. The other one didn't get back to me. Merry Maids in Hudson here was the only company that met me down there, went over things, what we were looking for, what I was looking for, 2 days a week, 3 days a week, 5 days a week, and 7 days a week and came up with the numbers they did and fit the numbers that were budgeted. I would like to go down this road. As soon as it's down whether it's July 1st or not, go down this road for having Merry Maid take care of it. I can find the money until July 1st and then July 1st it should come right out of Benson.

Selectman Coutu stated you're recommending Merry Maids and you alluded to in your Memo that you presented to us that they can do it 6 or 7 days a week, or 5 days a week, or 3 days a week. Which one are we going to go with? Mr. Forrence stated I'm going to start with the 7 days a week. I think that would be a good one to look and see where it goes after that. If we can save money by doing it 5 days a week, we'll do that. If we can go down to 3 which I don't think. I think we'll look at that. The 7 days a week to start and then times for them to come. We're still talking about that whether it's last thing at night or first thing in the morning. Talking with Dick on the floors in there if they come in and wash them, first thing in the morning there's not a lot of ventilation. The floors will end up being wet. Walls are going to be wet. Through a hot muggy day, things aren't going to dry very well. So having them come in last thing at night might be a better alternative to let them dry through the night but we're going to work on that as we go through.

Selectman Coutu said the 7 days a week is the plan I was hoping you would recommend and then you can feel it out from then. What contingency has been built into the maintenance of these bathrooms in the event that Merry Maids comes in - we'll use any given day, let's say Saturday when there's a lot of traffic. They come in at 6 or 7 in the morning, they do the cleaning, they leave, there's plenty of supplies put up and then all of a sudden mid-day there's a flood in there because somebody threw a roll of toilet paper. We've had that experience every place I've ever worked. What is the contingency plan? Jess Forrence said he talked to him on that. There would be an additional charge for somebody coming back in again but that's something that can be done. Selectman Coutu said as long as we have some sort of a contingency. As far as the money is concerned when we look at the numbers later, we know that we're going to transfer from money into your department anyway and we'll make sure that we'll cover this as well.

Steve Malizia indicated it would probably only be a month at most because you're probably looking two more weeks' construction. You have a month and then next year you have budget. It's just going to be the full cycle. Mr. Forrence is either going to check it every day or he's going to swing by and make sure that it's to his satisfaction which I think is important.

Selectman Martin wanted to make sure that all of the port-o-potties are out of there when those toilets are opened up. Not one up top so somebody can't make it down? Mr. Forrence said that could come back if we're finding out or other people are talking. We could still leave one up. Mr. Malizia thought they left one up there in the winter time if I'm not mistaken. In the winter time when everything else is closed, this will be closed. You'd still have one portable up there.

Selectman Roy asked how flexible is Merry Maids. If you figure out seasonally that you don't need it as many days say in the spring time and the fall time that you can reduce it to three days. Jess Forrence indicated they're very flexible. Selectman Roy asked you're not tied into a contract that says they have. Okay.

Motion by Selectman McGrath, seconded by Selectman Roy, to approve the use of Merry Maids for janitorial services for the restrooms at Benson Park per the rates listed in the Director's Memo dated May 8, 2019, carried 5-0.

B. Street Opening Permits under the provisions of RSA 231:183-189

Chairman Morin recognized Chief Assessor Jim Michaud.

Good evening Board members. Jim Michaud explained what you have in front of you is a slight revision to the Street Opening Permit that PBW issues and that is to add the taxation language to it similar to what the Board has done with the pole license amendment that added the taxation part. This was a recommendation of our public utility evaluation attorney and our regular attorney. Attorney LeFevre also agrees with it. I worked with DPW Director Forrence and he has no issues with it. Just adds the paragraph to that Street Opening Permit. We do have taxable entities that use the town's right of way, namely Liberty Utilities, Eversource, Fairpoint, as well as Comcast. Those entities all received certified mail of tonight's hearing.

Motion by Selectman Roy, seconded by Selectman Martin, to amend the Street Opening Permit by adding the approved language as stated on the Petition by the Chief Assessor dated April 12, 2019, carried 5-0.

C. Assessing Department - Cyclical Data Collection Contract -Addendum

Chairman Morin recognized Chief Assessor Jim Michaud.

Jim Michaud stated an addendum is being proposed to the existing cyclical data collection contract. We currently use KRT Appraisal who was selected in a bid process last June to do additional residential properties at the same dollar amount of \$22.50 per improved residential property. We also are requesting that the Board authorize getting all of the commercial industrial properties also data collected. Those properties typically take additional time, additional expertise to do and just has we would see with a commercial appraisal versus a residential appraisal, the charge is higher. So that's at double what the cost of the residential parcel count is. This is in the budget that starts July 1, 2019. It has been through the budget process and continues with what I would call "year two" of this current cyclical data collection effort.

Chairman Morin asked how long has it been since we've done commercial. Mr. Michaud said the last full scratch was for the '07 reval. Typically you'll see commercial industrial property owners might be more diligent in taking out permits and the like and more notification. They are a little bit different than residential in that fashion. I'm not casting any aspersions, it's just what we see.

Motion by Selectman Martin, seconded by Selectman Roy, to approve a contract amendment to the "Data Collection Project" dated 6/12/2018, said addendum to become effective July 1, 2019 as recommended by the Assessing Department, carried 5-0.

D. Circumferential Highway/Hudson Boulevard, Sagamore Bridge to Route 111 Segment Update

Chairman Morin recognized Town Engineer Elvis Dhima.

Thank you Mr. Chairman. Good evening everyone. Elvis Dhima said the first item with you tonight is the circumferential highway update. As you know, last year the town decided to pursue a grant for up to \$25 million. While we did not get qualified, we did make it through the first step. It was very competitive. I got an e-mail about two weeks ago from the same people that actually handled the grant last year. The grant is available again this year. This year instead of \$1.5 billion, it's about \$900 million. There's more projects that are included into this grant now so it's going to be even more competitive than last year. We felt through discussion that this needs to come before the Board and you need to be asked if you'd like to pursue this grant or not. This year it will take less than \$10,000 to do this versus last year it was approximately \$38,000 so it's much less. Most of the work is done but the Board and Mr. Malizia still has to go out and get all the support that we did last year from the State Senate, US Senators, Commissioners at DOT, NRPC, and anyone who basically can throw some weight behind this grant. With that said, I'll take any questions you might have.

Selectman McGrath stated last year we spent \$38,000 to seek a grant that we didn't receive and this year it's going to cost us almost \$10,000. So that's \$48,000 to seek a grant that we haven't yet received. Right? Just want to make sure that we all understand what we're doing here. We're spending money to try to get money that we haven't gotten.

Chairman Morin asked do you have an estimate of what the construction costs would have gone up in the year. Mr. Dhima said last year we were carrying \$45 million and that was for 2018. I would say 3 to 5 percent that's very reasonable. Three percent might be a little bit on the low. I would 5 percent would probably be something I'd feel comfortable with moving forward. Steve Malizia said so close to another million bucks so \$46 million.

Motion by Selectman Coutu, seconded by Selectman Morin, to waive the bid process and to award the engineering services to Weston & Sampson, Inc. for the amount, not to exceed, \$9,900 using Contingency Account 5940-298.

Selectman Coutu said we're about to embark on a traffic study committee and the circumferential highway is an alternative. Perhaps the only alternative as the State has recognized that the only way that we're ever alleviate traffic on Lowell Road is one of two. Number one, widen the entire road but we bottleneck everybody right here onto Central Street back down to a single lane or we find an alternate route that will traverse across Hudson connecting 1) people coming off the bridge who use Lowell Road to get up to 111 or use the back street to get to 111 as a quicker access to get to Route 111. The land is owned by shareholders and the shareholders would like to be able to get their investment back. Obviously they may institute a toll. They've made that clear to us. They may institute a toll. It could be \$.50. It could be a quarter. It could be a dollar to traverse this road. It's a convenience. With the new easy pass, most of them are not manned anymore. You just go through easy pass and they collect it that way. We need to keep our options open in terms of the circumferential highway if we are serious about solving the traffic problem. I'd hate to have a committee sit down and say circumferential highway is no longer on the table.

Selectman Coutu said you know yourself Mr. Dhima you and I have had many conversations about traffic lights. You heard one person tonight talk about Pelham Road and how grateful that that person was that we put a light there. You attested to me the accident rate has decreased significantly as a result of that light. These are the little things that our citizens don't see that we'd become aware of when we take certain measures that sometimes are not favorable to them but for the entire populous in general, it's a benefit to our community and that was one such light. I know I've joked with you many times because of some of the comments that were made. Please don't let me talk to you into putting up any more lights and we've laughed about it. Traffic study for this community is very serious at this time. I'd like to see us keep the option of the circumferential highway open and available to us. All we're doing now is if we're hiring a professional company to find a grant. We could hire a grant writer

and pay him a commission on the basis of how many grants he or she might be able to develop. That happens in many municipalities and some municipalities even hire grant writers and they sit there all year and never get a grant and get paid \$95,000 a year to sit there and write grants. We don't do that. We rely on our staff. As you know Mr. Dhima, the Fire Chief they write their own grant requests. You have written a few and this one here is so complex that we decided that we should job this out because it's the circumferential highway. It's not a side road.

Elvis Dhima noted Mr. Malizia and I and even the Board does a lot of work to basically keep this cost low by drafting letters, by chasing all the people that we need to support for it. This is just one piece of it. There's still a lot that we do internally for this.

Selectman Coutu talked about the cost. You asked Mr. Chairman about the cost. The estimated cost is \$45 million and I think on one occasion you and I had a discussion Mr. Dhima and you said that could be a little on the high side. Better safe than sorry. We may be able to pull this whole project in at \$40 million, \$35 million. I don't think it would be less than that but it could be less than 45 and it could be more. It is a guesstimate at best. There are things our Public Works Department Director could tell you that when you're working on roadways there are cost saving measures that we can implore in order to achieve cost savings. With that said, I would hope that we could get at a minimum three votes to go ahead and spend the \$9,900 to get this grant written and submitted and hope that we get a chance at receiving \$20 million. It's a gamble I understand that. It's a gamble well worth taking because the end result is if we get this money and that is the only alternative solution available to us to amend the traffic woes that we have on Lowell Road, I'd like to explore the possibility of the circumferential highway because if we build it to 111, the State has committed to us that they will take it from 111 to 102 and eventually from 102 to a new exit 9 off of Route 3 crossing across the Merrimack River. Thank you Mr. Chairman.

Selectman McGrath asked what was the town vote on the circumferential highway. Steve Malizia indicated it was removed from the warrant. Selectman Coutu said we weren't prepared and we were waiting to see if we were going to grant the money. Selectman McGrath said it was pulled off because it was initially going to go on. Mr. Dhima said we got word that we did not get the grant therefore it was taken off.

Chairman Morin asked if there were any other questions. If not.

Vote: Motion carried 3-2. Selectmen Roy and McGrath in opposition.

- E. Engineering Services Contract Amendment to VHB, Inc. - Lowell Road/Flagstone - Sagamore Bridge to Haffner's Entrance - Sagamore Bridge

Chairman Morin recognized Town Engineer Elvis Dhima.

Elvis Dhima said the second item is related to traffic - Lowell Road widening. In 2017 the town filed for a grant relative to a CMAQ project and reducing emission. That grant was for widening Lowell Road from Sagamore Bridge to Lowell and Flagstone as Phase I and then from Flagstone to Haffner's entrance as Phase II. The amount for that grant was \$1.5 million for an 80/20 approach. Eighty percent the State and 20 percent the town. We received the grant for that in early 2018 and in March of 2018 the voters were asked if they supported this project and they voted in favor in of it. We started in July to select firms. We went VHB. We started the public hearings and everything went well. We're into the preliminary design looking into different approaches and during the preliminary design we found out that our estimate came much lower than what we anticipated. Phase I is \$890,000. We reached out to the project manager at the State and we asked them if they could include Phase II as part of this project. So basically extending the work because of the money that's available so we don't have to wait another year or two to do Phase II. That got approved at the State level. That other phase we're estimating it to be \$380,000. The total project is still under \$1.3 million while we got a grant for 1.5. I'm here in front of you tonight to ask you to expend the working limit and also amend the existing contract with VHB for the additional work that they're going to do for us for Phase II. With that said, I'll take any questions you might have.

Selectman Coutu asked have you had any discussion with the potential developer of the land where...Mr. Dhima said 225-227 Lowell Road. Yes I have. The plan that they're working on, they're showing a proposed dedicated right of way for our project at least for Phase I.

Selectman Coutu asked have we reached an agreement on what we're going to purchase it for. Elvis said it's in the works. Depending on how it works out but I can tell you that 14 feet is being put aside for that use. They're working around the 14 feet that the town needs for the expansion. The right of way negotiations is usually at the very end when it comes to federal. I can tell you that we know the developers. We know the owners. We're hoping that that process gets finalized soon. They're coming in front of the Planning Board and hopefully goes through. It appears that the Planning Board didn't have much of an issue with what's going on with the developer now. There's no entrance to Lowell Road. The existing entrance is going to remain at Flagstone. It's going to look nicer from what I'm seeing. I believe Phase I as far as the right of way goes, we're in a good place.

Considering what took place in prior years, Selectman Coutu asked what is the right of way that presently exists on those properties. What is Haffner's right of way? Do you know what it is? Mr. Dhima stated we need 14 feet on Phase I. Selectman Coutu said they all have a minimum of 15 feet right now. Let's use that number 15 feet. Let's say that from Haffner's because we're going to extend it down to Haffner's all the way to the entrance on ramp on Sagamore that's where you're adding the additional lane, you're going to need 14 feet. If the right of way is 15 feet presently and we take 14, does that mean there will only remain one foot of right of way?

Mr. Dhima said the right of way on Lowell Road is much, much wider than that. All we need from the properties adjacent to our project is 14 feet on Phase I which is basically 225-227. For Phase II, it's about 9 but I think we're going to ask 12 feet. We don't impact their parking. We don't impact their entrances. As a matter of fact, I believe that we're going to make the operations better because right now there's a lot of people trying to get to Dunkin Donuts and they're blocking Lowell Road. That has come up at this Board. It's come up at the Planning Board to the point that we have to put a sign out there saying "do not block" because people are sitting. I was hoping Planning Board could have done this when they got approved but that's behind us. I'm hoping that we can work with the people that we need for Phase II to explain to them that this is going to be better for the town but also for their operation as well. We're building basically a dedicated right for their businesses through and 80/20 program. If they can't see that, I'm not sure - it's pretty straight forward.

Selectman Coutu said the problem is going north on Lowell Road trying to make a left-hand turn. That's a problem. That's problematic. If things happen across the street and they move their main entrance at Market Basket up if they do that plan, then the plan was to put in lights right there. Mr. Dhima said back in the old days yes. The entrance to Haffner's and the entrance to Market Basket yes there was a discussion back in the old days. I still receive some calls once in a while about what the status of that is. I'm not sure what the agreement was with the Planning Board but long story short, it appears we're in good shape for right of way Phase I. I don't want to jinx it. Phase II I don't see any impact on parking spaces. There's plenty of green space on the main corridor so I think we can work with. There's no guarantee but usually the negotiations for the right of way is at the very end. It's the very last step. We're carrying money for these - 125 for Phase I and 150 for Phase II. We're not expecting to get this for nothing and that's part of that 1.3. The 1.3 also includes engineering services and construction services as well and oversight.

Selectman McGrath asked if there was any cap fees being utilized to help pay for this. Mr. Dhima said yes. I think there's language in the warrant article that we'll use as much cap fees or corridor fees available to make 20 percent on ours. So we're hoping depending on what's happening between now and construction that it's 100 percent funded by corridor just like other items.

Selectman McGrath said the taxpayers aren't going to be footing the bill for this. It comes out of the cap fee and the grant. Elvis said we're hoping yes. The grant is going to carry 80 percent. The 20 percent is either corridor money and/or general fund whatever that language was. I'm hoping that if there's enough corridor money that we can utilize that 100 percent because it is related to the corridor.

Selectman McGrath reiterated it's important to keep mentioning that so that the voters know that corridor fees are helping to offset costs of roadway improvements. Mr. Dhima said we've used a lot of the corridor money lately and those are some of the items I'm bringing up. If it's there, we'll use it without impacting the taxpayers. That's the intent. By the way, Selectman McGrath said the plan was that Market Basket was going to expand northward. They were going to align their driveway with Haffner's and the nursing home because the nursing home was going to expand as well. They've abandoned those plans or at least temporarily put them on hold. Haffner's changed ownership so that's why all of that sort of - and of course Market Basket went through a big brew-ha-ha with their ownership.

Motion by Selectman Martin, seconded by Selectman McGrath, to approve the expansion of Lowell Road from Sagamore Bridge - Lowell Road, Flagstone Drive intersection to Sagamore Bridge - Haffner's entrance on 215 Lowell Road, carried 5-0.

Motion by Selectman Roy, seconded by Selectman McGrath, to approve the contract amendment for design services for the Lowell Road widening to VHB, Inc. for the amount of, not to exceed, \$169,660 (which is an additional \$19,803 from the original contract of \$149,857)

Selectman Coutu asked VHB - didn't we use them in the past? Steve Malizia indicated we've used them in the past. We're currently using them for Phase I. Selectman Coutu asked did we have a problem with them in the past. Mr. Malizia said not that I'm aware of. We went through a vetting process. We interviewed five engineering firms that were qualified and we recommended that to this Board. This Board hired them. I'm not aware that we've had an issue with them. Selectman Coutu asked which one did the lights down the street Ferry and...Mr. Dhima noted they're no longer around - CLD.

Vote: Motion carried 5-0.

F. Request for Approval of Funds from Corridor Accounts - licenses for traffic software

Chairman Morin recognized Town Engineer Elvis Dhima.

Elvis Dhima said my next item in front of you tonight is licenses related to traffic software we're using utilizing corridor accounts. The system we're putting in place right now consists of two parts. It's the detection cameras, traffic counts, and the other part is the controllers that control the existing lights. We can get access to the computer that's running the lights for two systems. One of them using Transparency license. It's a one-time fee. Basically we went through a try out for the past couple of months and what that allows us to see basically all the traffic lights in town - the controllers, any issues we have with them and the alarms and also provide us the ability to change timing without going into the traffic boxes. We did a tryout. We really love them and basically I went in front of the Planning Board and asked for them to utilize corridor money for this expenditure and I'm here in front of you tonight to ask you for the expenditure.

Chairman Morin said I can say that living on a street that are affected by these, it has made a vast improvement in traffic on my street alone. It's been well worth it so far.

Selectman Martin hoped that the ones on Lowell Road that are going down Lowell Road helps the southbound traffic in the morning. At quarter to seven in the morning it's backed up almost to St. Mary's Bank. I'm hoping that this works. Thank you.

Motion by Selectman Coutu, seconded by Selectman Martin, to waive the bid process and sole source this work to Electric Light, Inc. for the following reasons: 1) They have been and currently are our traffic light consultant and contractor; and 2) They currently provide support services for such systems, carried 5-0.

Motion by Selectman Roy, seconded by Selectman McGrath, to approve and proceed with the purchase of two licenses using Corridor Account #2070-000-091 not to exceed \$9,704, carried 5-0.

Motion by Selectman Martin, seconded by Selectman Roy, to approve and proceed with the purchase of two licenses using Corridor Account #2070-000-086 not to exceed \$9,704, carried 5-0.

Motion by Selectman Coutu, seconded by Selectman Roy, to approve and proceed with the purchase of one license using Corridor Account #2070-000-701 not to exceed \$4,852, carried 5-0.

Motion by Selectman Coutu, seconded by Selectman Martin, to approve and proceed with the purchase of two licenses using Corridor Account #2070-000-090 not to exceed \$9,704, carried 5-0.

G. Lowell & Wason Intersection Traffic Signal Upgrade

Chairman Morin recognized Town Engineer Elvis Dhima.

Elvis Dhima stated the next item is Lowell & Wason Road existing traffic light signal update. Again as I was stating before, we're going to do an update on the detection, the traffic counts, and we're going to see what we're dealing with at that one and also the cabinet itself. We're going to do a fiber drop so that we can bring that feed to Town Hall and also once we're done with that, then we have the two portable controllers - one from DPW and one from engineering that can control this. This is basically an expansion. This was added at the last minute. If you remember from my previous time that I was here, we were hoping to work our way down to us on Lowell Road but we have been having detection issues. We're starting from that end and trying to work our way up. With that said, the Planning Board approved this expenditure and I'm in front of you tonight to approve this expenditure.

Motion by Selectman Coutu, seconded by Selectman Roy, to waive the bid process and sole source this work to Electric Light, Inc. for the following reasons: 1) They have been and currently are our traffic light consultant and contractor; 2) They are currently the only company that provides expertise and equipment in such system platforms; 3) They currently provide support services for such systems.

Selectman McGrath commented 100 percent paid for out of cap fees.

Vote: Motion carried 5-0.

Motion by Selectman Roy, seconded by Selectman McGrath, to approve and proceed with the update of Lowell Road and Wason Road intersection upgrade project using Corridor Account #2070-000-702 not to exceed \$37,850, carried 5-0.

Selectman Coutu asked Mr. Forrence do you have a receiver at the Highway Department to help control the traffic or is it all just in the engineer's office. (inaudible - Jess Forrence speaking) Selectman Coutu asked so yours is set up or in the process of being set up. Mr. Dhima said its set up already. Selectman Coutu said we have three locations now set up. The PD is set up? Mr. Dhima said fire and PD the dispatch centers will get the live feed. I believe the Fire Department will probably be the first one that's in the works. Both Chiefs are working on that. There's nothing holding on our end. They're good to go. They just have to get the equipment but I'm going to leave it up to them to decide when they're ready for that. Selectman Coutu noted when I said are set up and you did this, where is the third one? Mr. Dhima said the main one is in my office and there's two portable ones. We call them the black boxes and we take them home whoever is on call. So one goes with DPW and the other one goes with me. Selectman Coutu asked you can adjust from your phone any traffic signal that needs adjusting. Mr. Dhima said the phone is for view only. The laptop is for making changes. They can connect either the main hub or they can make changes independently.

Selectman Coutu asked does it make sense to you Mr. Dhima that we identify an hour between a p.m. hour and an a.m. hour where we run all yellow lights on Lowell Road. Elvis said we tried that about two years ago I believe and the State did not recommend it. Some towns do that. I know the Town of Salem does and I believe we came down to a liability on the town not to do that. I can tell you to that the reason there were significant issues with that is because lights were set up on green not on the main drag, not on Lowell Road but on the side roads. People were getting upset that it was basically

on Lowell Road I should be able to see green. You should be able to see green and if it's set up the proper way, that's how it should be.

Selectman Coutu said I've gone to Presentation of Mary. Mr. Dhima noted that has a problem. Selectman Coutu said I've gone to the nursing home and the light is red on Lowell Road and they're green and you sit there for 30 seconds with not a single vehicle. Mr. Dhima said it's not set up right. There's something wrong with them. There's a couple of things going on over there and I can't get too much into it but there is an issue with the transformer there with electricity being so close to it. We believe we know what needs to be done. That's next. As I said, a lot of corridor money has been spent. I wish we had that next but we just can't do it right now. Wason Road seems to be the one that needs the most help but we're going to try to get those next. We're aware of it. There's something wrong we know that and when it's all said and done and if it's done right, you should be able to go on Lowell Road and it should be all green. DPW staff and we can internally basically click and say I want you to be green when there's no other traffic. We can set that. It's called "set priority", or "minimal recall", or "self-recall".

Selectman Coutu asked who has the other black box besides you. Mr. Dhima said the traffic technician - DPW, Jeremy. Selectman Coutu indicated I can you or Jeremy at 3 in the morning and straighten it out. Mr. Dhima said yes we can give you the detection yes. Selectman Coutu thanked Mr. Dhima. I appreciate that. I have your numbers.

H. Central & Library Intersection, Central & Burnham Intersection Traffic Signal Upgrades

Chairman Morin recognized Town Engineer Elvis Dhima.

Elvis Dhima explained this item is similar to the previous one. Just two additional cameras. Two additional controllers with fiber drops, hookups, and the licenses to basically control them. We will have pretty much everything done except the three intersections on Lowell Road not including the State intersections. That's just basically town owned, town operated.

Selectman McGrath commented again paid for with cap fees. Elvis Dhima said 100 percent yes.

Motion by Selectman McGrath, seconded by Selectman Roy, to waive the bid process and sole source this work to Electric Light, Inc. for the following reasons: 1) They have been and currently are our traffic light consultant and contractor; 2) They are currently the only company that provides expertise and equipment in such system platforms; and 3) They currently provide support services for such systems, carried 5-0.

Motion by Selectman McGrath, seconded by Selectman Roy, to approve and proceed with the Central Street and Library Street Intersection Upgrade Project using Corridor Account #2070-000-701 not to exceed \$32,752, carried 5-0.

Motion by Selectman McGrath, seconded by Selectman Martin, to approve and proceed with the Central Street and Burnham Street Intersection Upgrade Project using Corridor Account #2070-000-086 not to exceed the amount of \$33,864, carried 5-0.

Selectman Coutu told Mr. Dhima I noticed that on these projects the police details are not included. Who's paying for the police details? Mr. Dhima said the contractor has been pretty good about notifying us and they put the lights on most of the time. Almost 9 out of 10 they don't even need to be on the road. The usually park on the sidewalk and with their vehicle they have an arm that gets them where they need to and they don't need to do anything. The lights are still operational while they do the work and they install the equipment. We do not lose typically operations on the...Selectman Coutu said there will be no police details. Mr. Dhima said we haven't had it so far. Selectman Coutu said there was a note in one of these and I noticed it. Mr. Dhima said if he needs it, it will probably be on us but we haven't needed it yet. That's usually standard for our RFPs. We like to basically our PD ourselves versus paying the contractor and paying markup.

Selectman Coutu asked is this to drop the fiber optic. Elvis said this is for the cameras, the fiber drop, and also the cabinet update with the controller in it. I call it the "brains".

- I. Request for Approval of Funds from Corridor Accounts - Lowell Road and Birch Street Intersection Assessment Project

Chairman Morin recognized Town Engineer Elvis Dhima.

Thank you Mr. Chairman. Elvis Dhima said during the presenting to the Planning Board regarding potential capital improvement projects, three other projects were Lowell and Birch intersection, County Road and the First Brook that basically cuts through County Road and Lowell Road and is located under T-Bones restaurant. Selectman Coutu at the meeting recommended that these three projects get combined into one and be looked at. The Planning Board agreed to it and they directed me to look into the possibility of what can be done. I reached out to one of our consultants, currently VHB that's working on Lowell Road, and basically they presented an estimate for \$9,900 to look at different options to convert Lowell and Birch intersection to a four-way intersection. Doing something about County Road maybe converting that into a one-way street instead of a two-way, or maybe closing a section of it. While we're dealing with this too, trying to figure out if there's a better way to relocate the First Brook under County Road, Lowell Road, and basically get it off the private property and maybe alongside the right of way to go back. Those three will be looked at under the current proposal in front of you tonight. The Planning Board did approve the expenditure. It's 100 percent funded by corridor fees. I'm in front of you tonight to ask you if you'll approve the expenditure.

Motion by Selectman Coutu, seconded by Selectman McGrath, to waive the bid process and sole source this work to VHB, Inc. for the following reasons: 1) They are currently working on the Lowell Road widening project; 2) They have expertise and experience related to Hudson traffic issues on Lowell Road; 3) They were selected as the most experienced engineering company during our most recent qualification based selection, carried 5-0.

Motion by Selectman Roy, seconded by Selectman McGrath, to approve and proceed with the Lowell Road and Birch Street Intersection Assessment Project using Corridor Account #2070-000-701 not to exceed \$9,800, carried 5-0.

- J. Conservation Commission Purchase and Sale Agreement - 68 Pelham Road

Chairman Morin recognized Town Administrator Steve Malizia.

Steve Malizia introduced the members of the Conservation Commission because they're the ones that actually did the deal. If you're familiar with the process, Conservation has negotiated a purchase and sale. I believe they held the required public hearing last night on the proposed purchase and now they have to get the approval of the governing body which is you folks. The money will come from the Conservation Fund. With that, I'll leave it up to Mr. Brownrigg and Mr. Gagnon.

Good evening everyone. Randy Brownrigg thanked the Board for inviting us. I am excited. I think this is a huge event. I've been on the Conservation Commission for about six years and we're been working hard on looking at different properties over the years. I don't know the exact date the last time the conservation actually bought a piece of property. It's probably going back 15 or 20 years maybe more. I don't know the exact date. I know we've looked at different properties in the past and they weren't a good fit for us. This piece of property that we're looking at is over at 68 Pelham Road. It is 39.57 acres. It has an easement next to Benson Park. It's something to look at. The price of it is \$400,000. It comes down to about \$10,108.67 per acre which isn't bad. Peter Noury is the owner of the property. He wants to sell. We were looking to buy a piece of property and this is where we're at. Kind of like a little history.

Mr. Brownrigg said about 2 - 2 ½ years ago we started a subcommittee for open space land. It started with former Chairman Ken Dickinson, myself, and Brett Gagnon. We would look at a piece of property and look at the different areas, the places, and what was good, what was not good, if it fit the nature

resources. Does it have a brook and what does it connect to. We went through a lot of process. We were very fortunate to get this. I will say that Mr. Dhima had mentioned that 68 Pelham Road was open. We had all agreed for him to call Peter Noury to see if he was willing to sell. Mr. Dhima had called me back and said Peter Noury would like to meet with you to sit down and talk about what he wanted to do. We met and I told him I couldn't make any deals or agreements whatsoever on this piece of property until I went through a process. He was set on his \$400,000. We thought that was a great deal when you start looking at that piece of property and its value. This is my first Purchase and Sales Agreement so kind of take it easy on me a little bit. I've learned a lot along the ways and I hopefully can get your vote tonight to agree about this.

Selectman Coutu asked first of all I'd like to know who on the Conservation Commission spoke to. That might be my first question relative to the purchase of this property unrelated to town staff. In other words, not Mr. Dhima. Who initiated the first contact to purchase this property and with him. Mr. Brownrigg indicated I was. Selectman Coutu asked who did you speak to outside of Mr. Dhima. Mr. Brownrigg said I spoke to Peter Noury. Selectman Coutu asked did anyone else on the Conservation Commission ever talk to Mr. Noury. Mr. Brownrigg said besides myself I don't think so.

Selectman Coutu asked when you spoke to Mr. Noury did he come here or did you go to Brady Drive his business residence. Randy said he came here. We met just him and me. Selectman Coutu said he said to you that my price is \$400,000 and it's absolutely firm. Mr. Brownrigg said yes Sir. Selectman Coutu asked how can you justify my willingness to pay \$400,000 for a piece of property that's assessed at \$219,000. How do I tell the taxpayers I just gave the guy \$400,000 for what we assessed at \$219,000? Randy Brownrigg said the current value of that - the appraisal process is actually more than that for what the value of the property is now. What he can get for that piece of property would be a lot more than what we're asking for. Selectman Coutu stated why didn't he sell it. He's had it on the market for years and he can't sell it but now you're saying he can get more? Why would he sell it to us for less? Mr. Brownrigg said if you look at the property and its value, you can still build on it. It still has a permit. Someone could go in there and put some houses on it.

Selectman Coutu asked how do I tell the taxpayer who says you're paying \$400,000 for a property that I looked up and is assessed at \$291,200. Randy Brownrigg indicated this comes out of the conservation fund. The conservation fund that we have is used for buying property. Selectman Coutu indicated we still have to be concerned about how we spend the money. Just because it comes from a different fund doesn't mean we can just willy nilly just throw money at him. It's assessed at \$291,200 and he's asking for \$400,000. I'm trying to help you here to help me to make a rational decision. Mr. Brownrigg said what I'm going to do is ask Mr. Morin because I think he can help me out here.

Chairman Morin indicated it was first listed on 9/11/2015 for \$775,000. Selectman Coutu indicated I saw all those on line. Chairman Morin noted as of 3/20/19 - \$499,000. Selectman Coutu said that's the real estate agent that sells land that did that appraisal. Mr. Malizia indicated that's what they listed the property for. Selectman Coutu asked from the Town of Hudson? Selectman Roy said no they would have done a fair market value assessment on it. Selectman Coutu said that's what I'm saying who did this. Selectman Roy said the realtor. Selectman Coutu said they're asking \$499,000. When they first did it, it was \$775,000. They're down now to \$499,000 and they still can't get rid of it. I'm just saying our assessment shows the property value at \$291,000.

Selectman Roy asked when was the new price the 499 date. Donna Graham indicated 3/22/2019 it was listed at \$499,000.

Selectman Coutu asked do you remember approximately when was the first time you spoke to Peter. Randy Brownrigg indicated four or five weeks ago. Mid-April. Mr. Malizia thought you started communicating earlier in April. Selectman Coutu was just trying to take that assessment date at the end of March and see if there's any correlation to our wanting to buy the land by the Conservation Commission.

Selectman McGrath asked can you explain to me not the monetary value but the value of this property is to the Conservation Commission. Why do you want to purchase this? Brett Gagnon said I'm glad

you asked that Ma'am. Selectman McGrath said I usually come up with good questions. Mr. Gagnon passed out a document. I figured you might ask this. We do have a current checklist that we do on this open space subcommittee that Mr. Brownrigg mentioned. We go through each one of these line items and give weight to the properties. We had multiple properties in pending and then we prioritized them. This property did kind of jump to the top of the list for various reasons but as you can see here, I tried to answer a lot of the questions that I thought you may be curious about. It talks about what is on the property that makes it beneficial. There is a small pond. There is a small brook. There are uplands. There are slight vistas to it as well. It is over 10 acres making it a good parcel to protect. Land connectivity - it is kitty cornered to Benson's. It doesn't officially touch Benson's but there is an easement on another parcel allowing walking access from Benson's over the easement to this parcel potentially. It can be an extension of Benson's per say. There already are trails on it so you can technically walk on. You can go through these on your own and kind of give an idea of what some of the benefits are: outdoor recreation, land value, scenic vistas. If you look at the end, it says a checklist for disqualification and none of those boxes have been checked because none of those items seem to be valid for disqualifications. I hope that answers your question.

Selectman McGrath said my next question is - and I wasn't able to attend the public hearing last night - but what was the consensus of the people that attended? Mr. Brownrigg said we only had one person that attended and that was from 73 Pelham Road. They had asked about would we be putting a parking lot there. It was explained to that person that at this time there is no parking lot going there but not saying 25 or 30 years from now if a parking spot needed to be I'm not saying that it could be put there. At this time, there is no parking lot going there. Selectman McGrath said the use is more for hiking and not hunting. Randy Brownrigg said its conservation land. Selectman McGrath said I know it can be allowed but you're not going to be encouraging that. Mr. Brownrigg said no. Mr. Gagnon said passive recreation.

Selectman McGrath asked about the wetlands. You said there's a small brook and a small pond. Brett Gagnon said yes as far as the mileage for the property size, I honestly couldn't tell you at the moment. It's not a lake. It's a significant pond that does not dry up in the summer I don't believe. It has some wetland benefits obviously as well.

Selectman Martin stated I remember sitting on the Zoning Board and have a developer come in and propose all kinds of houses on that piece of property but I've never seen them built. It's probably too expensive for the things that are there to clear out. I'm in favor. Thank you.

Chairman Morin stated as I sit on the board as liaison, they have really taken the time and really invested a lot into this to make sure that this was a good property for the town. I'm very comfortable that this is a very good property for the town myself and where it connects into Benson's, it's just going to extend all the recreation that we have now in Benson's and just going to make that park and this parcel that much better. I appreciate all their work.

Selectman Martin asked Mr. Malizia under the purchase price 2.a (b), I have no experience in these things so I'm asking a question. The balance of the purchase price at the closing in cash. Steve Malizia indicated we're not going to give them cash. We're going to give them a check.

Selectman McGrath said even though it would be by easement connecting property to Benson's so who owns the easement. Who owns the property? In the interim Ma'am, Brett Gagnon believed it's a 55+ development. Selectman McGrath asked not to be called "Ma'am". Call me Marilyn. Mr. Gagnon believed it's a 55+ development and that has a conservation easement so you can walk from Benson's, through the easement, to this property.

Selectman McGrath asked again who owns that property that owns the easement between Benson's and Pelham Road. Elvis Dhima said that is Oakridge 55+ community. There's currently a conservation easement for that and that will be the association. Selectman McGrath asked do they understand that people might be traversing that property. Mr. Dhima said the Conservation Commission or someone from the town if this purchase goes through, they'll have to basically come to an agreement that physically they can trespass that. Conservation easement is different than an access easement or a

walk through easement. It's a small portion. It's right on the corner so it's not going to impact them. No one is going to see anything. It's already being used. There's trails there already but something will need to be set up legally for people to cut through. Selectman McGrath thought that if it's connecting Benson's and there's a large number of people that utilize Benson's now and if that increases significantly from having this parcel and they're using it to access and they're using it to access Benson's from a different angle. It might cause a problem for the people that own the easement.

Randy Brownrigg said what we would do after if you allow this to go through, we would go over and speak with them and work something out with agreements. Selectman McGrath thought you'd do that before you purchase it. Mr. Brownrigg said it's still a great piece of property to walk on. Selectman McGrath said it might be. I'm just saying if part of the attraction to that property is because of the easement that would allow you to access Benson's, it may end up being a problem later on depending on the number of people that want to access Benson's through that property. You're using someone else's property to access that. I'm just pointing that out. It's something that you'd have to negotiate before you purchase it I think. Mr. Brownrigg thought we can do that afterwards. I think with 55+ Oakridge, there is already conservation on that corner over there so I don't see a problem myself. I still think it's a great piece of parcel of land that we should buy. It has great resources on it. It's still a good area to be hiking. You're talking almost 40 acres of land and I think it has a great value to the town. It's another thing that we can go and develop and do hiking trails in there. I think it's a benefit to the town and to the Conservation Commission.

Brett Gagnon added is our job is to protect land. The raw material, the raw land as it is for various reasons both for the environment and for the town's character. This one was simply a super high priority because it has the Benson's connection. Don't make that being the only benefit of it. If that didn't exist, we are still very interested in this parcel. It has great character next to all the other parcels we looked at by itself without Benson's included.

Selectman McGrath thought you're missing my point. This property may be valuable to the Conservation Commission. I don't dispute that but for the people that want to utilize that property, the attraction may not be that property it may be Benson's and it's a way to back into Benson's and they're going to have to utilize a piece of property that you don't own. The town doesn't own. A different person or entity owns that property and they're going to have to utilize that to access the attraction that's bringing them there. That's my point. I think it could be a potential problem. It's something that I think that you should address before you enter a purchase and sale agreement. I don't object to purchasing this land but I think you need to do that first. That would be my opinion.

Selectman Coutu said I can't agree more. Just to say well we can work this out later and the guy says I'm sorry we've decided we're not going to do it unless you pay us this or that. They can set conditions that are unreasonable for us. Number one, I would never support buying anything without having all of the legal documents before me so that we can peruse through them to make sure the access is not an issue, the ownership of the land is not an issue, the title is clear. That's number one. Number two based on what was said here tonight, no one told me why the land is worth \$109,000 more than what it is assessed at. I will not support a purchase price of \$400,000. I could be convinced to support \$300,000. I definitely would support \$291,200. The land may be a beautiful piece of land. Argument could be made that it's a great piece of land to preserve. We can put trails there and we can do this and we can do that. You just acquired a parcel of land that requires a forestry plan. I don't know if you've started working on that but that is the responsibility of your committee. Your committee is going to be responsible if people want trails in there to start building trails in there. That becomes the responsibility of the Conservation Commission. They're not just being bought by the Conservation Commission, they must be maintained by the Conservation Commission and all improvements have to be maintained by the Conservation Commission. I don't want to the town get into a situation where we buy a parcel of land and we find that we can't get clear access for easement of the property. Number two, I will not spend more than \$300,000 for a piece of land that's assessed at \$291,200. I'm certainly not going to pay \$400,000 for it. My vote will be no at \$400,000 and especially without having legal documents before us relative to the easement situation. If it doesn't come down to \$300,000, I would tell Mr. Noury to keep the land because it's going to sit there another ten years and he won't sell

it and he'll come to us looking for \$200,000 ten years from now. I agree it makes a good piece of conservation land and just because it doesn't come from the taxpayers it comes from another pool of money, I'm not for just throwing money away just to acquire a piece of land that's not worth what we're offering them. I will not support it a \$400,000.

Selectman Roy indicated the purchase and sale requires that it be clear and marketable title before the closing can happen. So as to the piece of property, there has to be clear and marketable title. Selectman Coutu agreed but I'm just saying I wouldn't buy it without a clear title just like I won't buy it without a clear easement. Selectman Roy said it happens at the closing that they clear title. If they don't have clear title, they won't close on the property. That's according to the purchase and sales agreement.

Elvis Dhima said I totally get it. There's two concerns. There's the access you want some commitment and the same thing with you. Also Selectman Coutu as far as the assessment itself goes, would it be acceptable to you if our town Chief Assessor would evaluate the assessment that they provided to us at no cost to the town and see if he agrees to it. Would that be acceptable if the Chief Assessor says yes this is adequate? That was done by a third party and obviously that assessment was \$450,000. He's been offered at \$400,000. Would that be okay to present to the Board at a later time. So ConCom has to do some homework and has to get some kind of agreement or at least approach the Board of Directors from Oakridge Association and also we can find out without spending additional money to do the assessment again to see if our Chief Assessor can agree to the number.

Selectman Coutu noted that was his number. This is where I got it. If you want to go to the Assessor and say well can you change this? Mr. Dhima wasn't aware of that. I thought you were looking at something on the town website. Oh so you are referring to the town website one. I'm not sure where this came from or how old this is. A detailed one was done by a third party by a bank. What I'm suggesting is that be provided to our Chief Assessor to have a look and see what that's comparison to this. In the end Mr. Dhima, Selectman Coutu asked what is it worth. It's worth what you're willing to pay for it. He couldn't get \$700,000, \$600,000, \$500,000. Now he's down to \$400,000. It's not worth that.

If I may add to Mr. Elvis. Brett Gagnon believed during our conversation at our meeting you mentioned to us that someone might have actually brought that price up - the town assessment. I think it was your words that said the property actually has a building plan which you did mention as well. That adds unforeseen value I believe that's what you had said.

Selectman Coutu noted no one is buying it at \$400,000 with all the plans.

Selectman Martin asked is there conservation easement from the other development. Mr. Brownrigg said yes. Selectman Martin said what's the problem. Does that easement give us an access to their property? Mr. Dhima said that's the only piece left. It clearly states because it's recorded the conservation easement. Basically you can't touch it, you can't do anything with it, it's mostly wetland or its wetland buffer and things of that sort. We just want to basically make sure that the conservation easement is similar to an access easement or to a trespassing easement that's all.

Selectman Martin asked if we should get a legal opinion on that one from our Town Attorney. Steve Malizia said you can do whatever you like spending legal money on that but we could if you'd like.

Chairman Morin asked would the Board be acceptable to amend the motion that we have pending on the release of the conservation for approval and pass it tonight so they can move on. Selectman McGrath asked the Chairman to repeat it. Chairman Morin said we approve it tonight with the stipulation that we have in writing the access through that easement to get to from Benson's into this new property and if we do not get that then it's null and void.

Before I agree or disagree, Selectman McGrath asked what is the impediment on this property to Noury developing it because those of us that have been around for a while know Mr. Noury and his desire to build. What's holding him back on this property? What's the reason? There's got to be a reason. For

the past five years that I've been here as the Town Engineer, it's my understanding that he's not willing to develop that himself. He's been trying to sell this to other developers. There's been discussions. I've received phone calls regarding this property but nothing has happened. Obviously it's a challenging site because it's wet. There's ledge there. There's utilities that have to be brought from Oakridge because there's nothing on Pelham Road. It's a challenging site. Selectman McGrath said its ledge topography, wetlands. Mr. Dhima indicated its perfect conservation piece of land yes. There's a pond in there. There's standing water. There's path already created that people are utilizing. To your point, I don't believe that the intent has been for at least five years that he would develop this himself. I believe that he's looking to sell this to other people to develop it. There's been calls to me at least that there's been interest but no one has pulled the trigger as far as executing that.

Selectman McGrath would be amendable to giving the Conservation Commission the authority to renegotiate the price downward from the \$400,000. It sounds to me like he's having difficulty not only developing the property but selling the property for development. I think that you can probably negotiate a more reasonable price and also getting a clear understanding with the 55 and older development about that easement access that people might utilize. It's fine if it's only a few people and it's not a bother to that development but if it starts to be a number of people and they're trying to access Benson's through that property that may pose a significant problem. They may throw up a gate that you won't be happy with. If they do those two things, and negotiate the price downward, and get clearance with the property owner about the easement, I'd be amendable to agreeing that they can go forward.

Motion by Selectman McGrath, seconded by Selectman Coutu, to negotiate a more reasonable price and get clearance with the property owner about the easement.

Randy Brownrigg said first off there's a timeframe on it. I have until June 30th to do all of this. I will work towards what you want. My second question is how far in negotiations do you want me to come down if he even agrees to come down.

Brett Gagnon interjected. Forgive me no disrespect. I wanted to make this statement and I'm going to put my neck out here and professional respect to everyone in the room. It's our jurisdiction to relinquish the funds with the Conservation Commission being our fund. We did decide on the price. There's complete valor in what you're both are saying. I personally do believe it might be slightly high. With that said as a group of adults, we did discuss the pros and cons to this in nonpublic and we took a vote for the step of taking a step and breaking ice. With all due respect, the price is really on us and on us alone. The reason we come in front of you is to simply acquire the liability of the property.

Selectman McGrath withdrew her motion.

Selectman Coutu withdrew his second. Thank you. Now you have nothing.

Randy Brownrigg said what I can do - well - I don't know what to do now. We'll probably end up - well we'll just go through the vote and see what you guys say. I think it is a great piece of property. I think it's something to look at. I really do appreciate your - I don't know what to do. I'll be honest with you. I'm flabbergasted because this is the issue. We've been trying to buy property for the last six years. This is the first time we've come to you guys and we're trying to work with you guys as much as possible to acquire a nice piece of land through this town. I think it's a great piece of property. We're willing to work with you.

Chairman Morin said we're not done yet. We still have the motion on the paper so let's be careful. We've already kind of hurt ourselves.

Selectman Martin said I'm just throwing out there words. As you know, I do support this. If it does not go through, go back to the bargaining table with them. Say we'll counter offer at \$300,000. At the same time, go to the development and see if they'll allow the easement to roam back and forth and that's that. Remember we still have this motion that's here on the paper. It's not a dead deal.

Selectman Coutu said with all due respect, I understand that - I know you Randy. I know that when you commit to something, and I'm not talking about buying a piece of land - I'm talking about your service to our community. I don't want that disparaged as a result of - I know what you're going through emotionally right now. I know that you were sincere about acquiring a nice piece of property for the Town of Hudson to try to preserve some of the character. I'll always remember that statement that you made about riding down the road down by your house and all the ice hanging from the tree and how beautiful it was. The first thing I thought of was Selectman McGrath admiring and enjoying the beauty and the splendor of the trees on her property and how we all feel about our neighborhoods. What distinguishes our neighborhood and gives us pride in our town. Selectman McGrath will make statements about something that refers back to what we had for a town many, many years ago. I remember riding these streets at 18 years of age and I'm going to be 76 so that's almost 50 years ago. It was just gorgeous the farm stands, the raspberry bushes all the way up and down.

Selectman Coutu said I know that it's imperative that we do identify some lands. I said I could support it but I don't want to give the person money for more. It's like going to buy a house. There's a limit to what you're going to pay and the guys says well I want \$300,000 and if you really want it, you're going to pay him the \$300,000. Now it's worth \$300,000 but then you try to sell it tomorrow and you can only get \$250,000. Now it's only worth \$250,000. This is not appraised. This appraisal does not come anywhere near \$400,000. It's 25 percent less. I would like to have you sit down at the negotiation table and say look we want to buy this property. You can't sell it. You better give us a rock bottom price or we may have to walk away. You still have to June 30th. We're still locked into June 30th. If there's a legal issue relative to the acquisition of the right of people using that property to access Benson Park because that's what they want to do, then let's make sure we have that clear and succinct that we're not going to have a problem. We're going to have to have police. This becomes a civil matter and we're tying our hands up in court to have access to a piece of property that we should have access to before we acquired it. That's all I'm asking. I'm not against buying it. I think we're overpaying. For someone to say to me from your commission well it's not really your money. We can do what we want with the money so we'll just throw whatever money we want out there. That solidified my opinion that that's what's happening. For any member of this Board this evening to vote to approve to release \$400,000 to buy this property on the basis of a statement that was made is doing an injustice to the citizens of this town. Whether it's their money or not, that money belongs to the Town of Hudson not just the Conservation Commission. We are the authority to make that purchase.

Selectman Roy just wanted to be clear the 291 that we're talking about is a tax assessment which is different from the fair market value assessment of the property. My question to you have you seen the fair market value assessment and the fair market assessment is? Mr. Dhima said \$450,000. Basically there was multiple negotiations with a buyer...Selectman Coutu stated "seems to be"...Mr. Dhima said what's being presented to you tonight by the Conservation and this took a while is the bottom line. It's as low as the developer/owner is willing to go. I totally get it to what it could be worth but it's also on the other side that it's worth what that person is willing to sell it to you for. I don't think Peter Noury is hurt to sell that property any time soon. So I don't believe the Conservation can go and say \$300,000 take it or leave it. My take on it, my lunch money will be on leave it. The value was \$450,000. That was provided to the town at no cost for the Conservation to get that. They felt that \$400,000 was something decent. There are other properties that they're looking at that are much, much less to what they're willing to negotiate. I felt at least that this was something that everyone could work on. I respect what you're saying Selectman Coutu and I do see that concern. I think that it can be worked out. There is a relationship between the town and the Board of Directors there because we have a relationship with them. Let's just put it at that point. As far as the price, I don't think much can be done there. I just want to be up front about it. I don't want to waste your time. I don't want to put it on the Conservation either.

Selectman McGrath indicated if you go back do your best to negotiate the price downward. If he's firm on his price, he's firm on his price and come back to us with that. At least give it a good try. You may have \$400,000 that you could spend but if you could get that property for less - obviously he doesn't want to develop it himself because there's impediments on that property that would cause him probably additional money to develop it plus the energy and what he'd have to go through to develop that property. That's holding him back and he's not getting any buyers. He may be willing to come down

some. He may not be willing to come down to \$291,000 but if he came down - and I don't mean it to be this number but say he came down to \$350,000. Well that's \$50,000 that you'd be saving in your conservation account that you could utilize for something else going forward. So don't be so willing to just say that's the number and we're going to spend the money because we have it. Give it another shot. Mr. Brownrigg indicated I'll meet with him. Selectman McGrath said I'm willing to listen to you and I'm willing to work with you because it sounds like it is a valuable piece of property for the town. Those two impediments. Mr. Brownrigg indicated I'll do those two things. I won't be able to do it tomorrow because I'll be in Boston. I want to be able to act on it as quickly as possible. I will do those two things. No guarantee on price but I will send them a lot of love.

Selectman Coutu said basically Selectman McGrath covered it. Again I would like to see that done before we make a decision. I don't think we should make a motion pending this and that. Let's do it clean. I'm asking the Board to be patient until the next meeting. I think that within the next two weeks Mr. Brownrigg could converse with Peter. He's not that tough a guy to deal with. He's a businessman and he owns a couple of businesses. I don't know if you've ever seen his home. It's absolutely gorgeous. He's a good person. Mr. Brownrigg stated he's an excellent person. Selectman Coutu said he hasn't been able to sell it. It may be worth all of a sudden this 450 comes into the conversation at the very end. Maybe we can get another assessment figure. That all sounds shady to me. This land is worth whatever anybody wants to buy it for. Right now it's not worth \$450,000 is it? It's worth \$400,000 right now. That was the number that was thrown out there. It might be worth \$350,000 in the end. I would appreciate your putting your best foot forward Randy. You're a good person. I know you're sincere. Like Selectman McGrath, you'll come back. We'll listen to what you have to say and we'll make our decision on that day.

Steve Malizia said there's no reason why you couldn't negotiate delaying it another two weeks on the purchase and sale either. Everything is negotiable.

Motion by Selectman Martin, seconded by Selectman McGrath, to defer until the May 28th Board of Selectmen meeting.

Chairman Morin asked do you want to set a date or would you rather...Randy Brownrigg said here's the thing. This is the hard part so you're going to have to bear with me on this one. On the Purchase and Sales Agreement, I don't want to lose this guy. I don't want to lose him. I'd like to have him sign something and figure this out. I think in the end we're going to get this property. I do believe in that but I want to make sure that he doesn't walk away from me. I guess in the Purchase and Sales Agreement can he sign and I sign on the Agreement.

Chairman Morin said you have a direction the Board wants you to see. If we keep arguing this, you're not doing yourself any favors. Mr. Brownrigg indicated I will come back in two weeks and give you my results.

Selectman Martin withdrew his motion.

K. Sale of Town Owned Property - 32 Cross Street

Chairman Morin recognized Town Administrator Steve Malizia.

Steve Malizia stated back in May of 2018 we took a property on 32 Cross Street. In reference, it's near Bell Plaza. It's behind SoHo Restaurant. It was a former auto body, auto repair type shop. A metal type building with the size of the parcel. It's not huge. We took it for tax deeding purposes. Because it has encumbrances on it from the IRS, the Small Business Association, a mortgage and the owner was untraceable - we couldn't find him - we went to court and did quiet title. So we gave everybody an opportunity to step forward if anybody wanted to make a claim or put their dibs in they could. Nobody has done so. We've been granted quiet title. So the title is clean. What that means is if we go to sell it and market it two things. Somebody can actually get a mortgage and 2) we get to keep all the money. What I'm recommending is we market the property. We've had several inquiries. Mostly local folks maybe looking for a tow company location or maybe another auto type facility. What I want to do is

put the property out for sale. Typically we've been using Lisa DiBernardo. She's been doing all our residential work. She does have a commercial broker's license. She has access to all the commercial listing sites. If the Board is amendable, I would recommend we use her. If not, we could go out for an RFP and solicit other realtors and see what we get. The ballpark for this property is probably maybe \$200,000 to \$300,000 depending. It will need some improvements. Its lay bare for probably 3 or 4 years now. It's in decent shape. We secured it but somebody would have to put some money into it improving it. What I'm recommending is we sell the property and if you're amendable having Lisa DiBernardo of DiBernardo Real Estate represent us.

Motion by Selectman Martin, seconded by Selectman Roy, to sell Town owned tax deeded property located at 32 Cross Street that is surplus to the Town's needs and to hire DiBernardo Real Estate for the sale of this property, carried 5-0.

L. Revenues and Expenditures

Chairman Morin recognized Town Administrator Steve Malizia.

Steve Malizia indicated we are ten months through the year which is 83 percent so we're coming down the back stretch here sort to speak. Revenues look very positive. Automobiles 94 percent and very much ahead. Obviously interest was a great year this year for interest/investments. Ambulance is a month off so that's trending if you look at it as a percentage, it's off. I took a quick look today with the Finance Director. We'll take a little bit deeper dive. We're going to come in tight just because we've had some several buyout things we had to deal with. We believe we'll end up positive but there's probably not going to be a lot of meat on that bone when we come in. We'll have buy outs for June for earned time. Those will have to get layered in and we'll take a look after those come in. Typically that's approximately \$100,000 - \$150,000 that we have to think about.

Selectman Coutu asked on the overlay Mr. Malizia - overlays are always confusing because it's a negative number but the 201469 apparently we've exceeded that by \$400,000. Mr. Malizia asked do you recall the Fairpoint settlement that we paid out. Selectman Coutu said we already had the money. Mr. Malizia indicated we had some of the money. We didn't have all of the money. So we're \$400,000 short right there. Mr. Malizia said a huge chunk of it was right there. We reserved some but we didn't reserve...Selectman Coutu noted we should have a lot of meat on the bone so that's what's going to eat a lot of that up. Let me qualify, Steve Malizia said we can't use revenue to offset expenses. That's over here. We could have a million more dollars. I can't spend a million more dollars. I can only spend what the taxpayers have approved. From a surplus perspective, this revenue will flow to the surplus the undesignated fund balance where you'll have options of either doing a large project, tax relief, or maintaining it to keep our financial position strong. I can take in all the revenue in the world but I can't spend it unless it's anticipated grant money. Selectman Coutu stated overlay is always confusing because it's on the wrong side of the ledger for me.

The sewer fund. Selectman Coutu asked what's going on with the sewer fund that the numbers just aren't jiving with the water. The rates haven't changed. Steve Malizia said if you look, there's two pieces down at the bottom - capital reserve and user fund balance. They have not used those at this point in time. If you look at those big numbers at the bottom - 570 and 280. Selectman Coutu asked is there any capital reserve projects. Mr. Malizia said there was but I don't believe they've reconciled it and paid it back yet. In other words, we've just paid it through the expense line. At the end of the year, the auditors come in and typically...Selectman Coutu said these are just going to be a wash and the budget will be where they're at. Okay I got it. Steve Malizia noted the full year budget is \$2.4 million. We spent \$1.3 million. We'll have one more major sewer bill from Nashua which is about \$125,000 and then pretty much small stuff after that - a few salaries, a few repairs. Selectman Coutu wanted to know if something was happening or wasn't happening. Mr. Malizia said the rates are the same. We haven't changed any rates. We just haven't reconciled that at the end of the year. Typically what you'll see on the general fund is you'll see use of fund balance to reduce taxes. We don't book that. The auditors when they come in they'll book that for us. It's just the way they do it in the accounting world. We voted and you voted and they'll do it at the end of the year.

M. Board of Selectmen By-Laws

Chairman Morin recognized Selectman Martin.

Selectman Martin stated at our last meeting I received some changes from Selectman McGrath which I incorporate and there were some questions. I think I addressed them and added in but I also attended a Right to Know meeting and added Section H E-Mail Communication which is on page 7 which is the last page. It just says, "When sending correspondence to the entire Board, blind copy (bcc) all members of the Board. If any member replies to the e-mail, they will not reply to all the other members it will only go to the original sender and therefore avoid an open communication to the entire Board making the e-mail compliant with RSA 91-A." My motion is to adopt these By-Laws of the Board of Selectmen as presented.

Motion by Selectman Martin, seconded by Selectman Coutu, to adopt the revised By-Laws of the Board of Selectmen.

Selectman McGrath indicated I submitted some questions. I've tried to read these things three different times and I'm telling you it gives me a headache. I can't vote to adopt these the way that they're written. I'll point out a couple of things because I the rest of the Board decides that they want to adopt them, you need to make some changes. On page 2 under item C., that's an incomplete paragraph. At the bottom last line. "...of all presentation material and documentation to be included in each selectmen's "packet" by Thursday at 9:00 a.m. *prior by Thursday prior to the Tuesday meeting.*" I don't think it's clear and I didn't write it very clearly. I'm having a tough time with this.

On page 3 under the Town Administrator, Selectman McGrath indicated it talks about the evaluation process. It occurred to me lately when I read this the last time, last year when Selectman Martin was new to the Board we went through a process of evaluating the Town Administrator. It occurred to me lately that he had no - I'm not casting any aspersions on Selectman Martin but it just occurred to me that you hadn't had any experience with Mr. Malizia to evaluate him. That evaluation process I thought was inappropriate and I don't know how to correct it. Now we have Selectman Roy this is your first year on the Board and to come up with an evaluation for someone that you haven't worked with I think is problematic. I wouldn't be able to do it and I don't know how to correct that. I raised a question about that.

On page 4 the role of the Chairman, Selectman McGrath noted there's five bullet points. The fourth bullet point is to protect the Board from annoyance during meetings. Well was an annoyance? Selectman Martin stated talking in the audience. Selectman McGrath said that doesn't explain it. I think maybe it would be better to say to maintain decorum in the meeting. Selectman Martin said we can change the wording. Selectman McGrath pointed out that there's clarity that's missing. I'm not in a position to rewrite these and I'm not going to offer to.

On page 5 the second bullet paragraph, Selectman McGrath noted that should say "he/she" and I that's as far as I got. I'm not in a position to vote to adopt these.

Selectman Martin said I didn't take it as you casting aspersions on me for not knowing. I believe I've been a member of town government as an elected member of the Budget Committee and also as an appointed member from this Board to the Zoning Board of Adjustment for a good number of years. I've had many, many interactions with the Town Administrator. I think during the elections aside from getting a candidate that has a doctor's degree who could understand stuff like that, you get a layman which I am. I understand how to evaluate somebody because I've done it before in the past. It wasn't a disability to me. I think that I'm ready to move forward with the adoption of these By-Laws and make it happen. It's time. It's time for this to happen and stop dragging our feet.

Selectman Roy had two comments. As to the issue of evaluating the Town Administrator, although I understand your concerns, I would view it in the first year that I'm here my remarks to that may be limited with the other four Board members that have more time here giving most of the feedback to Mr.

Malizia. I just think that kind of sort of takes care of itself because it will always be a majority of the Board that has more time than the minority of the Board.

As to adopting them tonight, Selectman Roy's point to that would be they can always be amended if needed as we go along and we figure some of this stuff out. It's a start and there's nothing that says if we see a need to change something we can't just go ahead and amend them.

Chairman Morin commented this is a fluid document that in the future we're going to change this. Would you be agreeable to make the changes that Selectman McGrath has brought forward tonight? Selectman Martin indicated this is a working document for this Board and it's not my document. It's a document that I drafted to put forward to the Board of Selectmen and it's now in my opinion once it's adopted it's the Board of Selectmen's. Any changes that any member wants to put on, we do it with discussion.

Vote: Motion carried 4-1. Selectman McGrath in opposition.

If the Board would be okay with it, Chairman Morin said I'm going to talk about this a little more in Selectmen's comments, I'd like to call the School Board member up to just give us a brief talk on where things are going with the School Board so we can stay in communication between the two boards. Is that good with everybody?

Thank you very much. Gary Gasdia said I only have 4 or 5 hours' worth of comments. No. First I want to officially thank all of you for writing a letter to the State to petition for the full funding of the CTE. As you know, it is very important that we do get that full funding. The Superintendent was up at the State last week petitioning. We had two School Board members up last Wednesday as well. It's very important that we get this fully funded in this biennial. Exciting times are happening. The day of school is June 14th which is a little earlier than previous years. Right after that, you will actually start to see some progress being made on the CTE portion. There will be construction beginning that's visible as early as the end of June. Regardless of what happens with the funding, the footprint itself will stay relatively the same. Progress has begun. I wanted to thank you for that.

Mr. Gasdia also wanted to say that the idea as Chairman Morin just said the idea that we're communicating is really great. The idea was brought up at the last School Board meeting that we wanted to work together where there may be some sharing of expenses that overlap. We're all very excited about that. We're talking to our finance folks to try to identify some areas and looking forward to that communication. I think the partnership between us would be great for the town. As I sit here and watch your discussion, it's clear that every one of you wants the best for the town. I feel the same on the School Board. It's great that Selectman Roy is there at every meeting. We really appreciate that. I thank you all for your service and I will make a shameless plug. This weekend the Alvirne drama has Guys and Dolls on Friday and Saturday and Sunday afternoon. If you have nothing to do, please come. Thank you.

9. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Selectman Coutu - I don't want to step on your toes. I'll let you talk about the flag ceremony on Sunday. I just have one thing I want to bring to the Board's attention. I don't know the exact number of cemeteries that this town owns but I have one near my house. It's on Burnham Road. That cemetery is an absolute eyesore and a disgrace to the people's whose lives are affected. There's obviously some people that are buried there that there are living relatives or friends that go in there and they put flowers or whatever. There are tree branches down over some of the stones just lying there. Hardly any grass. It's a mud hole. It's very disrespectful as a cemetery and I'm embarrassed every time I ride by there. To think that this is a piece of property that we maintain.

Steve Malizia indicated we don't maintain it. It's private. Selectman Coutu asked can we find out who owns it and send them a letter and ask them to clean it up. Mr. Malizia stated we've communicated to the former trustee of it a gentleman named Fred Fuller. We've communicated to him that we've received complaints about it. It's up to him and his organization however it's structured to maintain

that cemetery. It's private property at this point in time. Selectman Coutu asked that's who owns it. Steve said he was the contact listed on it as being either the trustee or whatever the term is but it's a private cemetery. The ones we maintain, we do take pride in and we do try to maintain them. Selectman Coutu thought that was one of ours. Mr. Malizia said there's one on the corner where the cannon was restored. That's owned by the town over by Benson Park. There's one on Burnham Road and there's one on the corner. Those are both private. The one by Hannaford, that's private. So is Sunnyside and so is Westfield; those are private cemeteries. Selectman Coutu thanked Mr. Malizia for clearing that up. I feel better that it's not our fault. I'll talk to Mr. Fuller. I'll call Fred and get some answers.

Selectman Roy - An issue has arisen with Liberty Field. At this point, it's under water and not usable. Whatever happened, there seems to be a design flaw. You literally cannot get to the gate to go onto the field without passing through 5 to 10 feet width of water. Mr. Malizia, Mr. Forrence, and Mr. Yates all did a site visit out there to see what was going on. Elvis has looked at it. He's made an estimate of about \$81,000 to correct the problem. I am recommending that we - and I don't know if you have any more information on it. Steve Malizia indicated I have not got the estimate. We've looked to go to Weston & Sampson Engineering just to get an evaluation of to what exactly is the problem, what's causing the problem, and how we may or may not rectify the problem as cost efficiently as possible. Selectman Roy said as much as I would support fixing it, I only want to kind of do it once and make sure it's done right and then we don't have to deal with that issue right now. There's no way that field will be usable I believe this entire season. It's just, again, under water.

Selectman Martin indicated I went down there and I was brave enough because I was in my work boots to go in and my foot sank 6 inches. One of the issues - I'm not an expert - but if you have a hill coming down to the field like you have, where's the water coming from? Down the hill. You can see the runoff coming down.

Selectman Roy stated that's part of the problem but if you walked to the back corner of that field, it is a little bit higher because if you look around, outside of the fence area is all water. There is water sort of everywhere there. Again I think we should have an evaluation done to figure out the most cost effective way to fix it and fix it permanent so that we're not looking at this again next year and trying to fix it. The other thing I would suggest is we look at how that process happened so that we can avoid these kind of things going forward with the next project. That's what I got.

Chairman Morin said once we get the information, we can bring it forward to the regular meeting. Mr. Malizia agreed. We're waiting for an engineering cost estimate.

Selectman Martin - I had the pleasure of being at the Budget Committee meeting on May 1st. It was a great evening updating them. A question came out of it and I don't know the answer so I have to ask. They've talking about the CTE and the lack of funds possibly coming from the State. Somebody asked can we use fund balance from the town to help with the shortfall of the CTE center. Steve Malizia stated the short answer is no. The town has approved \$8,062,500 or some number like that for a bond issue with the balance to come from State funding. We have no appropriation to take any more money from the town or the school to put its \$8 million and something, something, something. I'm not aware that we can take \$2 million out of an account and put it over there. We don't have the appropriation for it. Could somebody petition the court, maybe? Maybe a court would grant relief and let them do that but we just can't do that.

Last evening, because Selectman Martin missed my public hearing, I was at the Library Trustees meeting last evening. They are in their negotiations set to go forward with their 2 percent increase coming July 1st for their employees but that other pot of money the \$9,480 that was added by the Budget Committee, they're working on how to divvy that up amongst the full-time employees. They're telling me that it's a little bit more work than normal but they're trying to work within that.

Selectman McGrath - I'm going to make this short because we still have a long evening ahead of us. I attended the last couple of Planning Board meetings as the alternate to Selectman Coutu. I had a discussion with the Chairman of the Board at the end of the meeting. He commented to me during our

discussion and I wanted to pass it on. He commented about the fact that now that he's the Chairman he's had the opportunity and the responsibility to engage with the employees upstairs in the Land Use Department. He was commenting on how impressed he was with the people that he's working with and how professional they are. They're team players. They're helpful. I wanted to pass that on because they don't often get recognized and they should. I deal with them and I know them. I have the same opinion. I have a very high opinion of them. That was one comment that he made.

Selectman McGrath said he also made a comment about the Public Works Department and that was based on an issue that he had with sewer pipes that had collapsed or something. He had to call Jess and he had never dealt with the Public Works Department in that regard before. He couldn't praise them more highly than he did. You go through life sometimes not appreciating people and not realizing what they really do. You just kind of okay they're town employees and you expect them to do their job. He was so impressed with the way that they talked to him, how they worked with him, how they worked with the issue that he had. I wanted to pass that on because we need to hear that too. Good job for all of those individuals. That's all I have.

Selectman Morin - First I'd like to start off with three of the Board members attended the training session in reference to the Right to Know in the meetings. I understand that we all got a lot out of it. With a hand vote of the committee members and people there, it was overwhelming that they asked that we continue doing that with different classes. I think its well worth our time and it's helped many of the chairmen especially with the class that we had on running their meetings. I asked all the chairmen that were there to come back to us with some suggestions and we'll take it from there when the time comes.

The second thing is I talked about the School Board and please correct me if I'm wrong. When you go to their meetings, you actually sit at one of their tables. Selectman Roy said yes. Chairman Morin said I don't know how we can set that up to include our School Board member that comes because there's three different ones. I would also if everybody would agree to put into the agenda to have School Board comments just before our comments if that's agreeable to everyone.

Selectman Roy indicated I'd be agreeable to that.

Selectman Coutu said I don't see the purpose but okay. I'm just one person here. I'm just saying I don't see a reason to do that. Chairman Morin stated we're trying to get together and start working as a team with both boards. Sitting over there, I wouldn't feel like part of the team. When Selectman Roy goes over there, she feels like part of the team. Does she participate a lot? Probably not but she's there and part of the meeting. Selectman Coutu indicted whatever the Board wants to do. I'm just one vote.

Chairman Morin said I have quick letter from the Chairman of the Sustainability Committee. The Sustainability Committee roadside cleanup day was a great day. We had 12 volunteers who came out and helped clean Melendy and Belknap Roads. The committee met at Jette Field and Sousa Field parking lot. They then cleaned the two streets in groups starting around 10 a.m. and ending at 12 p.m. They collected 13 black trash bags full of trash and 26 blue bags of recyclable. I want to thank the Public Works Department who picked up the bags and assisted them.

The next thing I got real quick is workshops. We have bunch of workshops and haven't had any. I was thinking of two things that we could do. We could use one of the workshops to bring the School Board over here and have a discussion and get that moving and do that soon.

A second one and I've been approached - the unions as a group would like to come in and sit with us as a board and have a discussion. Wat is your feeling on that? Steve Malizia asked what did they say. Chairman Morin said they didn't say. We would have to have an agenda before we do it so we knew up front what we were discussing. I fully understand where you're coming from there.

Selectman Coutu thought that's very dangerous in public session.

Selectman Roy said I would want more information about it. Chairman Morin said that's why I'm asking

to see if we want to do that. That's why I'm asking. Selectman Coutu said let's find out what they want before we agree. Not averse to doing it. I want to make it very clear that if it's a matter for nonpublic that it's clear and delineated that we can't discuss this stuff in public.

Selectman McGrath thought too that we should probably consult with our attorney that represents us because we certainly don't want to do or say anything that...Chairman Morin said that's why I brought it forward. I had a request. Mr. Malizia thought it best to find out the purpose and what the intent is and then we can go from there. Selectman Coutu stated if they want to bring us coffee and donuts and chitchat, that's one thing. If they're going to start barking at us because we don't do this and we don't that, get out. Chairman Morin indicated I'll find out and I understand where everybody is coming from.

Chairman Morin noted on Sunday at 9 a.m. is the Field of Honor. It's going to take place at Library Park. The American Legion has done quite a bit to make this an honor to our Veterans in town. There will be two sections. There'll be a section closest to Ferry Street which will honor the Veterans and then just behind the war memorial at the end of the park, there will be separate flags and those were soldiers that gave the ultimate sacrifice and died for our country. Our two Selectmen that were in the military will be speaking at the event. We have the ROTC and Boy Scouts will be marching from behind Central Fire Station with the flags up the street. Then they will post the colors and that will start the ceremony. We believe it should take between 45 minutes and an hour to get it done. It should look very good once it's done. They have set up the flags to mimic what you would find in a military cemetery so no matter where you look at the flags, they'll all be in a straight line and they put a lot of time into it. I hope everybody can make it.

Selectman Coutu had a shout out to all the volunteers - Mr. Malley for the evening lights so it would be lit up at night.

Selectman Martin said the Memorial Day weekend coming up, there's also the Vietnam Traveling Wall coming through Pelham at the Village Green. That would be a ceremony you want to go see the wall and stuff like that.

Chairman Morin indicated I have one more thing. It's been two meetings that we didn't have. We've been off for a while. I want everybody to understand especially out there in TV land that the work that took place by this Board during the time that we weren't having meetings, there was many public events, we looked into the field, and there was all kinds of stuff that took place. There was meetings, walk thru different properties. Just because the Board is not meeting doesn't mean we're working and I appreciate everything you all did because there was a lot that took place in that time span. Thank you.

10. NONPUBLIC SESSION

Motion by Selectman Coutu, seconded by Selectman McGrath, to enter nonpublic session pursuant to RSA 91-A:3 II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted; (b) The hiring of any person as a public employee; (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant; and (e) Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body or any subdivision thereof, or against any member thereof because of his or her membership in such public body, until the claim or litigation has been fully adjudicated or otherwise settled. Any application filed for tax abatement, pursuant to law, with any body or board shall not constitute a threatened or filed litigation against any public body for the purposes of this subparagraph, carried 5-0 by roll call.

Chairman Morin entered Nonpublic Session at 10:20 p.m., thus ending the televised portion of the meeting. Any votes taken upon entering open session will be listed on the Board's next agenda. The public is asked to leave the room.

Chairman Morin entered open session at 12:05 a.m.

Motion by Selectman McGrath, seconded by Selectman Coutu, to promote Sergeant Mike Niven and Sergeant Mike Davis to Lieutenant each at a salary of \$82,154 (step 4) in accordance with the Hudson Police, Fire, Town Supervisors Association Contract. These elevations in rank would be effective Tuesday, May 21, 2019, carried 5-0.

Motion by Selectman McGrath, seconded by Selectman Martin, to award Animal Control Supervisor Jana McMillan, Attorney Joe Tessier, Lieutenant Dave Bianchi, Lieutenant Mike Gosselin, Executive Coordinator Sherrie Kimball with a merit award of \$200 each according to the Hudson Police, Fire, Town Supervisor's Association Contract, carried 5-0.

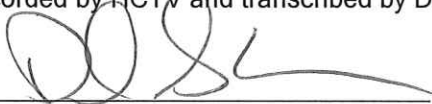
Motion by Selectman McGrath, seconded by Selectman Martin, to approve the hiring of Sydney Michaud, mechanical engineering student, for the position of Engineering Intern with a start day of May 28, 2019 working 40 hours per week at a rate of \$13.00 per hour using Account #4311-5585-103, carried 5-0.

Motion by Selectman McGrath, seconded by Selectman Martin, to hire Kristine Rowe as a Summer Counselor for the 2019 Summer Program at the hourly rate of \$11.25 per hour, carried 5-0.

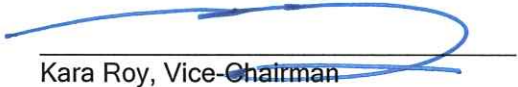
11. ADJOURNMENT

Motion to adjourn at 12:07 a.m. by Selectman Coutu, seconded by Selectman McGrath, carried 5-0.

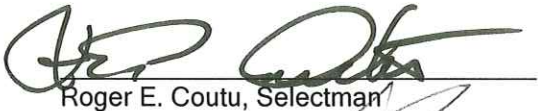
Recorded by HCTV and transcribed by Donna Graham, Executive Assistant.



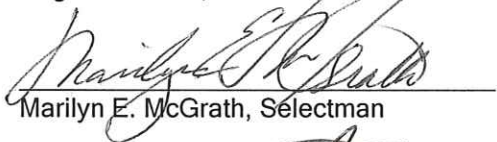
David S. Morin, Chairman



Kara Roy, Vice-Chairman



Roger E. Coutu, Selectman



Marilyn E. McGrath, Selectman



Normand G. Martin, Selectman