#### HUDSON, NH, BOARD OF SELECTMEN Minutes of the November 1, 2010 Workshop Meeting

- 1. <u>CALL TO ORDER</u> by Chairman Massey at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall.
- 2. <u>PLEDGE OF ALLEGIANCE</u> led by Selectman Maddox.
- <u>ATTENDANCE</u> Ken Massey, Roger Coutu, Ben Nadeau, Rick Maddox (Shawn Jasper absent)
  Staff/Others: Steve Malizia, Town Administrator, Tim Quinn, Sandra Rumbaugh
- 4. <u>CONSENT ITEMS</u> NONE
  - A. <u>Assessing Items</u>
  - B. Licenses & Permits
- 5. <u>MINUTES</u> NONE

#### 6. <u>OLD BUSINESS</u>

- A. Votes taken after Nonpublic Session on October 26, 2010
  - 1) Motion by Selectman Jasper, seconded by Selectman Coutu, to seal the minutes of the nonpublic session, carried 4-1. Selectman Maddox in opposition.
  - 2) Motion by Selectman Maddox, seconded by Selectman Nadeau, to hire Morgan Miller as engineering intern for 150 hours at the rate of \$12.00 per hour, carried 5-0.
  - 3) Motion by Selectman Jasper, seconded by Selectman Maddox to deny IAFF Local 3154 Step 2 Grievance relative to the rotation of Dispatch Shifts every three (3) months, carried 3-2. Selectman Nadeau and Selectman Coutu in opposition.
  - 4) Motion by Selectman Coutu, seconded by Selectman Jasper, to deny IAFF Local 3154 Step 2 Grievance relative to personnel not receiving 96 hours during the transition from 24 hour shifts back to 10/14 hour shifts, carried 5-0.
  - 5) Motion to adjourn at 11:17 p.m. by Selectman Coutu, seconded by Selectman Jasper, carried 5-0.

#### 7. <u>DISCUSSION ITEMS</u>

A. Proposed Prime Wetland Zoning Amendments

Chairman Massey stated that the primary purpose of tonight was to provide your members to the Planning Board with guidance as to how to proceed when it comes before the Planning Board on Wednesday night. It's anticipated that after the public hearing on the prime wetlands that there will be some vote taken relative to whether or not to forward it to the warrant. At this time, Chairman Massey recognized the Chairman of the Conservation Commission Tim Quinn. Selectman Maddox since you basically wanted the main guidance and you are our regular voting member, perhaps you would like to preface it for any of the members.

Selectman Maddox was sure that those of them that are riveted to the Planning Board meetings have watched dozens of hours of discussion at the Planning Board level in regards to prime wetlands. It's been ongoing for over a year trying to hammer out a compromise between protecting every water body in Hudson to the ones that have made it through this list as prime as the ones that they want to put on the ballot. The Planning Board certainly had some colorful discussions. If you look at the drawings they were

provided, and he did talk to Lisa Nute, they will be getting those up on the web site so that they are viewable by the citizens.

[Selectman Maddox] The prime wetlands are a designation at the State level that denotes an even more protected status as opposed to a standard wetland that we now utilize a 50 foot buffer. This ordinance would change for those designated wetlands of which there are 13 at this point to go to 100 feet. On the attachments that everybody has, there is a colored drawing denoting the existing wetland and the proposed new buffer for the wetlands. Selectman Maddox said he has sat through all of the discussions. He thought this was one of those cases where the Board of Selectmen should give their representative to the Planning Board guidance as to how they want their vote to be heard. Again, Selectman Maddox asked for that to be on there because it was of significant importance to the Town over the long term for water quality, for regulatory issues that he thought should be heard not only at the Planning Board level but at the Board of Selectmen. Thank you.

Selectman Coutu thanked Mr. Quinn for coming this evening at the Board's invitation. He wanted to clarify a couple of things. As he understood the proposed prime wetlands amendment, it would appear that the two primary wetlands that he had suggested last year not be included would affect the corridor off of the highway up to 111 had been excluded from this package correct? Mr. Quinn said that was correct.

Chairman Massey interrupted for a moment and wanted to let everyone watching in audience land, the two their talking about is 18B and 17A. Selectman Coutu said the second thing was that he said to Mr. Quinn was when he looked at the maps and studied them today there are some properties that are going to be adversely affected as a result of the designation. Could you explain to the Board, and he's heard it at the Planning Board meetings as he's watched them relative to the wetland zoning proposal, what would a citizen who would like to put an addition on their house which fall within the prime wetlands restrictions have to do at that point in order to be able to acquire a permit to enter into that buffer to put an addition on their house? Mr. Quinn said they'd need to file a permit to be approved by the State to do that work. In addition, they would also have to go through the Town of Hudson for a wetland special exception. Selectman Coutu asked in which order would that be in affect. Mr. Quinn said it should be done with the wetland special exception first but the law allows them to proceed in parallel. Selectman Coutu said if they go to Concord and file would they have to go to Concord and appear personally. Mr. Quinn didn't know the answer to that. All the permits that they've done with the State so far he wasn't aware of anybody trying to file personally had been handled with correspondence. Selectman Coutu asked if Mr. Quinn had ever determined what the cost was in order to initiate the application process for the exemption with the State. Mr. Quinn believed it was around \$200.

When Selectman Coutu studied the maps two things that he had to weigh very carefully because he heard that those were the things that most concerned those members on the Planning Board as they did him were what streets would be affected as a result of the wetlands. Mr. Quinn stopped him right there and said that streets were exempt. Selectman Coutu said that they were highlighted in there and they were minimal. He will say that he has discovered by looking at that they are absolutely minimal and that eliminated that concern. Based on the maps that he had before them, he's counted 28 properties that are going to be severely impacted as a result of this wetland amendment. Mr. Quinn asked when Selectman Coutu says "severely" what criteria are you using. Selectman Coutu knows that it's very difficult. He's not an engineer and he didn't have the rule of the scale but when he looks at how close some of those properties are to the exemption and some of them run right through the house, that's what he's using as criteria. If he sees a setback that's considerable and there is plenty of frontage to the wetlands border line, he didn't consider that severe. There are a lot of properties on them. It's mostly forest land. Those that have properties based on his observation that could be severely impacted, the number comes to 28. Again that's subjective because he didn't have a rule to scale.

Mr. Quinn wished he had brought the last presentation they gave to the Planning Board with him because they went over that and 28 was the number he remembered. When you are concerned about the wetland running through the house, remember structures wherever they are are grandfathered. Selectman Coutu understood that. It's the additions or modifications to the property that concerned him. Mr. Quinn said

modifications would fall under the prime wetlands rule and they would have to be approved by a permit from the State and a wetlands special exception from the Town.

Selectman Coutu asked Mr. Quinn if it was correct that at any time they wished to remove any prime wetland they can apply to do so. Mr. Ouinn said they could. He didn't know if they could do that if they had an ordinance that said they're on there? Selectman Maddox believed that they'd have to go through the entire process and renotice and then go to the ballot to remove a particular page of this. If you look at page 8, he thought it reflected what they were talking about. At the top right there's a house that the new buffer would go right through the back of their house. If they wanted to add onto that house, they will have to go through this process. As far as removing them, he was almost positive that they would have to go - just like if they wanted to add more next year – you still have to go through. Because it's a change to the zoning ordinance if you wanted to change it again, Chairman Massey said you'd have to go back to the voters. To remove one would require another warrant article with a change to the zoning ordinance. If you also look at that same map Selectman Maddox, Selectman Coutu said on the far right hand side in the center, there's also one where the line goes right through the entire house. Its probably 55/45 - 45 of it is in the 60/40. Those are the kinds of things that concern him. He spent time today highlighting all of the properties that he thought would have some sort of affect. Ouite a few of them are going to be adversely affected should they ever wish to make modifications or additions to the homes. That concerned him greatly. Although the number is only 28, it's significant in the sense that if it were him, he'd be very concerned. On the scale of things when you compare the total number of properties in the Town, it seems so minor. It affects how he weighs in on whether or not to recommend this to the Selectman Liaison. He appreciated all of the time, effort, and energies your committee has put into developing this.

Selectman Coutu said last year his major concern were the two prime wetlands in the event that they could build a corridor in the immediate or near future. Those were eliminated. They weren't paying attention he felt back then to who would be affected as a result of it. Now they have a clear view of who's going to be affected. Again, some of the history they don't have. They don't have the age of the homes. An older home is more apt to modify or add on. A newer home is probably built to something that a person has decided to move in because it suits their needs. That's the minutia in the details that they're lacking. At present, he wanted to hear if there was any more discussion. He's very concerned about those 28 properties.

Selectman Nadeau said he pretty much had the same comments as Selectman Coutu on those because there are a couple pieces of property that he's looked at just recently behind Robinson Pond. There was a home built in the mid 80s and if you wanted to do anything to that house, the whole back yard is within this 100 foot buffer. So if you wanted to put a deck on, you'd have to get a special permit to put a deck on. He thought it would be a strain on the homeowners. He didn't know if there was some wording that they can put that existing lots would be grandfathered and not just the homes to the additions if they wanted to do something like that. Mr. Quinn said that would take some extensive legal rewriting because the way you worded it, you would wipe out the prime wetlands warrant article. Selectman Nadeau couldn't see on that map that has but there was absolutely nothing on this one lot between two houses. He knows exactly where it is off of Parker Drive. There's no house built on that particular piece of property. As you can see, there's plenty of room to put the house on the front edge of the property. He could see that person would have to go by the new prime wetland. Chairman Massey thought that grandfathering was not practical. Mr. Quinn said they did discuss that at one time. Chairman Massey said the enforcement of the grandfathering clause would be very difficult.

Chairman Massey wanted to make sure they had the issues framed. Should this go to the ballot when the voters vote to implement it, then every property that is near the prime wetlands where the 50 foot buffer extends to the 100 foot in their property will be impacted. To the extent that they are outside the 100 foot buffer, they may or may not have a problem. To the extent that they're inside the 100 foot, it actually means that where they used to be able to go up to the 50 foot, then now can't. There isn't anyone who won't have some impact. Based on what the Planning Board heard at the last hearing, Chairman Massey believed it was a total of 57 properties for the entire 350 some odd lots that are touching the 13 wetlands that are either inside the 100 foot buffer or are touching the 100 foot buffer. Is that correct? Mr. Quinn said that was correct. They looked at the ones around Ottarnic Pond and they pulled out those two

wetlands. The area is so developed that putting a prime wetlands ordinance in there isn't going to do a thing other than put a burden on the homeowners. That's why the number dropped down.

Chairman Massey would recognize also that they have another member of the Conservation Commission here tonight. If you'd like to come up Sandra, please do.

Selectman Coutu asked Selectman Maddox at any time during the presentation of the potential wetlands ordinance were any people who felt they might be affected as a result of the ordinance make an appearance and speak or is it such that no one knew who was going to be affected at the time? Selectman Maddox thought it was more of that latter. He didn't think that most people, and he was included in that list, know their map and lot number. That's basically what they were talking about. They have since taken these maps and put them onto a spreadsheet that shows more detail of impact whether those lots will be affected. That's why he thought it was important that those get onto the web site so that people can see. If you look at site 14A, someone's front yard is actually going to be impacted on that one because it crosses the road at Central Street. There will be impacts to people's houses. Again they have been told that they have to go to the State and spend \$200 but they also need to get a survey to show exactly where the wetlands are, and that's not included in the \$200. This is a balance as Selectman Massey has said several times between the clean water aspects of this, protecting those aquifers, and impacts to individual homeowners. That's why he thought it was important that this Board saw the impacts that may be affected but trying to balance that with the issues of keeping the water quality in the various areas of town. Many of those areas are on wells. Most people did not show up to answer Selectman Coutu's question because he didn't think that until the last meeting did they really solidify a final list. It was by lot and map number. He didn't think a lot of people really followed along.

Chairman Massey asked if it included street address. Selectman Maddox said yes on the spreadsheet. That was not public knowledge if you would. That would be posted hopefully so that people could know if they were on that list.

Selectman Coutu said to Selectman Maddox that he also heard some concern expressed, and he didn't remember the answer, that if you were going to replace a mailbox and it was within the wetlands or you didn't have a mailbox and you wanted to erect one you couldn't do it. Have we ever had that answered? Mr. Quinn said yes. That's a ridiculous question. Selectman Coutu said he knew it was published. Mr. Quinn said that a mailbox was not a structure. Selectman Coutu said he knew it was posed. Selectman Maddox said it depended on what kind of structure they wanted for their mailboxes. There are an awful lot of mailboxes that are of interesting design. You would impact their front if they were doing something in some cases. Driving a hole in for a post for a mailbox probably wouldn't put it to that. But on this particular lot if they were doing something in the front, they may be impacted.

Selectman Coutu asked if it was limited strictly to structures. If somebody for example had a crushed stone driveway and they wanted to hot top it and 50 to 75 feet were in the wetlands buffer, could they hot top it? Mr. Quinn didn't think. Not without permits. Selectman Coutu said without seeking an exemption. Mr. Quinn said that that was the other possibility. You could get an exception.

Ms. Rumbaugh wanted to point out a couple of things to Selectman Coutu's first question. In the very beginning of this process just to remind people that every homeowner that abuts a wetland was notified before VHB went onto their properties. So they were aware of this survey being done. This was not an unknown topic to them. In fact a number of them because he talked to them personally to get permission, had requested copies of the study and while she didn't personally send out copies, there are some available at the library and also on line. The other thing too is all existing structures are grandfathered.

Mr. Quinn wanted to talk about the concern about the 28 houses. This was kind of a heartless thing to say but he didn't think there was an ordinance they ever passed that didn't impact somebody adversely. Selectman Coutu didn't disagree. He was thinking more in lines of someone really wanting to do something and having to go to the State assuming they didn't get an exception from our local wetlands board that they had to go to the State. The cost of the filing was \$200. If they have to provide a plot plan, we could be looking at an additional \$6,000. They don't give plot plans away any more. They're

expensive. He knows he had asked to have one done and it was going to cost \$6,000 and didn't do it. Mr. Quinn's concept of a plot plan includes grading, definition of the surface, topography. What's almost required on a wetlands special exception and a permit from the State is to delineate the buffer. Selectman Coutu said that they would have to hire an engineering firm to come out and delineate that. A person couldn't possibly do that on their own. Ms. Rumbaugh said no. They would have to be certified. Chairman Massey said you'd need a licensed wetlands specialist who will certify that the layout that they have delineated on the property is accurate. Selectman Coutu asked if they knew what the average cost of that was to have a certified wetlands expert come to your property to do that. Mr. Quinn said that was a tough question because there was not average request. They have requests that modify the wetlands that involve 25 feet of an area, and then they have some that are 2,000 feet.

Ms. Rumbaugh said that currently was in the ordinance now that if you come before the Zoning Board for a wetland special exception, you do have to get the land surveyed. They currently require it now. The difference is that instead of the 50 feet you now have the additional 100 feet. The other thing too is she went on the DES web site to the Wetlands Bureau. It has it right on there that they currently approve 88 percent of all requests. She understood his point where the homeowner is going to incur some costs but it seems within 88 percent that the majority of the time they're approved especially for something like a mailbox, driveway, or a deck. That's really not where their concern is. It's with the large subdivisions that they're really getting into the process. Mr. Quinn said or where they have a significant alteration of terrain. That is where they exercise their concerns.

Selectman Nadeau asked if they moved it back to 50 feet on a prime wetland...Chairman Massey believed if he was correct that a prime wetland by definition is 100 feet. Selectman Coutu said correct. Mr. Malizia said it was a wetland other than that, correct? Chairman Massey agreed. Because they're using the State definition, Ms. Rumbaugh said they have to follow the State guidelines. They could in turn have come up with their own definition of what a prime wetland is but they decided not to go that route. The way Selectman Nadeau looked at it was if it went down to 50 feet it would be a lot less impact to a lot of the homeowners that were currently impacted these 28. Mr. Quinn said if they went down to 50 feet, they'd be right where they are today.

Chairman Massey asked the Board's pleasure. He knows it was recommended to the voting member of the Planning Board to vote yea or nay if it were to come up. Selectman Coutu said that this would have to go to ballot. Is that the language that pretty much what it says on the public hearing would be the language that would appear on the ballot. Chairman Massey said without any amendments by the Planning Board that's the language that would be on the warrant. Selectman Coutu said the average citizen wouldn't know what's being said here. He strongly felt at this point that he would recommend that their representative vote no. Selectman Nadeau would have to say until they clarify a few things to vote no. Chairman Massey told Selectman Maddox that he has his marching orders. Selectman Maddox indicated that he didn't have Chairman Massey's vote. Chairman Massey said his vote didn't count. He's an alternate. Selectman Coutu thought it did matter. Selectman Maddox said, "Nice dodge Mr. Chairman."

If it were Chairman Massey personally, he would say yes. The reason he would say yes is because as Selectman Nadeau has observed any time you change the zoning ordinance, somebody is adversely impacted. When they went to the R1 and R2 zones, all of a sudden people that could do duplexes no longer could do them. There are always the few that you're trying to balance the many. In this case, the case is not the wildlife species that's one of the reasons for prime wetlands, it's the water quality. Water is almost like gold today. The more they can do to preserve the areas that are producing some of the wetlands, the better they are especially since as it has been mentioned, many of the areas are sitting in the wetlands have wells. He thought the many in this case outweigh the few in terms of adverse impact. Especially now that he hears that almost 90 percent of all applications to the State are favorably responded to. That would be his input. It still doesn't change it Selectman Maddox. It's a two to one input to him.

Selectman Maddox said truly it's a tie. Its two to two if they were going to on votes of the Selectmen to the representative.

Selectman Coutu added that though with the limited resources that he and Selectman Nadeau have available to them as (inaudible), what you and Selectman Maddox have been through with regards to reviewing this and hearing this, this is not the first time this is the second time. It's been two years. You've been through exhaustive preparation and study of the original maps. Mr. Quinn and his Committee have been forthright in putting this together. He understood their intentions are very well meaning. He believed that if there are wetlands somewhere behind his property, and he's on a well system, he'd be somewhat concerned about contamination, illegal dumping, and things of that sort. He would say to Selectman Maddox, and he truly understood that he's at a dilemma because it is two to two, that he wouldn't be upset. You still have another hearing on Wednesday night and you're going to vote on it based on last minute information or anything else that comes before Selectman Maddox that he certainly would be upset. Selectman Coutu trusted both of them. He's been on the Planning Board for a long, long time. He respected his opinions; he respected his concern about how he should vote on it. You expressed that to him personally and he told him he would study the maps and render an opinion.

Selectman Coutu said he was not an expert. He can't profess to know more than Selectman Maddox knows about this particular topic or any topic that comes before the Planning Board. He's a television viewer. He doesn't have the documents in front of him that Selectman Maddox and Chairman Massey have available to them. This is just a gut reaction and he didn't think that Selectman Maddox should make a decision based on his gut reaction. He thought Selectman Maddox and Chairman Massey like he and Selectman Nadeau share their concerns about their community and what affects people. If you feel very strongly with your position, and he knows that he doesn't, but he has a conviction. He would not be upset with whatever decision he made. Don't feel that you're going to be insulting him or his intelligence because he knows something that he didn't know. Selectman Coutu knows Selectman Maddox has more knowledge that he does. He respected whatever position they take.

Selectman Maddox said it was an almost non vote. That's the joy of being on the Planning Board.

Chairman Massey thanked Mr. Quinn and Ms. Rumbaugh. They'll see them Wednesday night.

### 8. <u>OTHER BUSINESS/REMARKS BY THE SELECTMEN</u>

<u>Selectman Maddox</u> – This is going to be at the voting station hopefully tomorrow and its needed Planning Board and Zoning Board of Adjustment alternates. You've heard the Chairman and you've seen him write letters to the Editor. Folks he knows it's difficult to be involved with all the things going on. Those positions are important to the Town of Hudson. This will outline what they do. It will show the meeting nights. There will be applications at the polling place tomorrow. If you think you have the time, certainly come up to Selectman Massey or himself or any of the Selectmen and ask some questions. Those Boards don't make the hot topic decisions that of course this Board does of raising fines or changing the hours at Benson's. Those Boards make decisions on the long-term livability of Hudson. How a town is laid out, designed, interprets its ordinances are all done by those two land use boards. They are critical to our town. If you have an inclination or questions, please see any one of them and hopefully they can satisfy Mr. Seabury's desire for them to get him more members. Again, ZBA is difficult. If you've always wanted to be a judge, this might be the chance. Your quasi judicial in its nature of hearing evidence for both sides and rendering decisions. The Planning Board, again, what the Town will look like in 30 years. He asked the people if they're watching tonight and you weren't going to vote, come down anyway because those applications will be there. Thank you.

<u>Selectman Nadeau</u> – He had a few things this evening. The first one is last Friday night was Fright Night. He'd like to thank all the police officers and the members of C.H.I.P.S. who helped out with Fright Night and the people who donated food and drinks. It was a free night for the children and the parents. It was very, very fun. Unfortunately he only got to go to help clean up. He was there for about  $\frac{1}{2}$  hour to 45 minutes before it closed. Chairman Massey said that's where all the good stuff was though. Selectman Nadeau said there was very good pizza. After they closed up and the police officers packed up all their stuff, he stayed after with Jeremy Griffus and couple of other people to help them finish cleaning up the hall. Things went very well and he'd like to thank everybody who helped out with Fright Night. A big thing, don't forget to go out and vote tomorrow. The polls are open from 7 a.m. until 8 p.m. The Telegraph says that it is open from 7 a.m. to 7 p.m., but the correct hours are 7 a.m. until 8 p.m. Selectman Coutu added that the Lowell Sun said 6 a.m. to 8 p.m. Selectman Nadeau said they'd be there opening at 7 tomorrow morning so they'll see everybody then hopefully.

Selectman Nadeau said the final thing was next Saturday night there will be fun and excitement at Alvirne High School for the turkey shoot. He's looking forward to going to that. That is it for him this evening.

<u>Selectman Coutu</u> – He too wanted to thank the Police and Fire Department, especially the police, with regards to the Fright Night they conducted last Friday evening. Also he didn't know if they had an opportunity to monitor police activity last night. It was quite extensive. They were out there making calls but at the same time they had some of their officers on bicycles patrolling local neighborhoods which are always greatly appreciated. The Fire Department was out there as well. A lot of kids, and quite a few in his neighborhood, who did come around and were given glow sticks and they were greatly appreciated. He was sure he spoke on behalf of the Board in thanking the Police and their Fire Departments both.

The other thing Selectman Coutu wanted to mention and he mentioned it briefly before the meeting and it's bothering him and he decided he was going to bring it up and then he decided he wasn't going to bring it up. He is going to bring it up because it bothers him greatly. Selectman Coutu was very concerned about what is being dispensed in our community and how it affects the people and especially the youth of our community. Without getting into great detail, he would ask parents of teenagers and younger children to be aware that there's a product being sold called "K2 Incense". That's what it's labeled as. It's K2 Incense. What it is is a disguise for a capsule which if taken will give your child the same affect as though he has smoked marijuana. He's very much concerned that this has shown up in their community and he requested that if they see it in any of their local stores, and you certainly won't find it in his, but if you see it in some of the local stores that they ask the vendors to remove that product from the counter.

Selectman Coutu said some States have banned the K2 Incense product from being sold as they have a new drink that's come out that has the affect of 5 beers and is sold as an energy drink. He didn't know if they recalled in the news about 4 or 5 weeks ago, they found several girls passed out outside a home and they determined that they wee drinking a product that has the affect of 5 beers. There are a lot of products being masked out there but this one concerned him greatly. It's called K2 Incense. If you see it on the counter, please ask the store manager or the owner to remove it from his counters. He will be checking with the Police Department and make him aware of what this product is, what it can do, and how it can affect our children especially.

With that Mr. Chairman other than to ask people to go out and vote tomorrow, Selectman Coutu said it was a privilege and he would expect that in light of the state of the economy, there's a lot of decisions they have to make and the best place to make it is at the voting booth. Thank you.

Selectman Massey - He has nothing for tonight.

### 9. <u>NONPUBLIC SESSION</u>

Motion by Selectman Coutu, seconded by Selectman Nadeau, to enter nonpublic session under RSA 91-A:3 II (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person; and RSA 91-A:2 (a) strategy or negotiations with respect to collective bargaining, carried 4-0 by roll call.

Nonpublic Session is being entered at 7:46 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.

Motion by Selectman Maddox, seconded by Selectman Coutu, to exit nonpublic session, carried 4-0.

Open session is being entered at 9:00 p.m.

# 10. <u>ADJOURNMENT</u>

## Motion to adjourn at 9:02 p.m. by Selectman Maddox, seconded by Selectman Coutu, carried 4-0.

Recorded by HGTV and transcribed by Donna Graham, Recorder.

### HUDSON BOARD OF SELECTMEN

Kenneth J. Massey, Chairman

Richard J. Maddox, Vice-Chairman

Benjamin J. Nadeau, Selectman

Roger E. Coutu, Selectman