

HUDSON, NH, BOARD OF SELECTMEN  
Minutes of the May 4, 2010 Workshop Meeting

1. CALL TO ORDER by Chairman Massey at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall.
2. PLEDGE OF ALLEGIANCE led by Selectman Shawn Jasper.
3. ATTENDANCE - Ken Massey, Roger Coutu, Ben Nadeau (arrived late), Shawn Jasper, Rick Maddox

Staff/Others: Stephen Malizia, Town Administrator; Mark Pearson, Assistant Town Administrator; John Cashell, Town Planner; William Oleksak, Building Inspector/Health Officer; Gary Webster, Town Engineer, Leo Bernard

4. MINUTES
5. OLD BUSINESS

- A. Excavation Tax Warrant, Map 141, Lot 001; Map 140, Lot 001; Map 123, Lot 001; Map 150, Lot 013

Chairman Massey recognized Town Administrator Steve Malizia for an update.

Mr. Malizia thought at the last meeting they had five – Map 115, Lot 5 was in error. It shouldn't have been there. That was removed. This is corrected. These are lots they're excavating there. As far as we know, lawfully excavating according to Attorney Buckley. The one from Lot 115/5 has been remanded back to the company for them to go into the Planning Board process. It is not in their opinion a legal lot to excavate based on their attorney's reading of the statute. While there was not tax associated with it, it gave the impression that it was a valid lot. We took it off.

For the record because Chairman Massey asked the Assistant Assessor why this was here as an action item as opposed to a consent item, and this was actually a warrant to collect the tax on a previous year's excavation activity. That's what this was for. It's actually to collect the tax. We have already signed the excavation permit for those 4 properties. This allows us to collect the tax on them.

*Motion by Selectman Coutu, seconded by Selectman Maddox, to approve the Excavation Tax Warrant, Map 141, Lot 001; Map 140, Lot 001; Map 123, Lot 001, Map 150, Lot 013, carried 4-0.*

6. DISCUSSION ITEMS

- A. Community Development Department Review

Chairman Massey invited Mr. Pearson and the rest of the Community Development staff to come forward.

Assistant Town Administrator Mark Pearson thanked the Chairman and members of the Board. Tonight he has the Planning Director John Cashell and the Zoning Administrator William Oleksak with him. Just a general overview on the Community Development Department. He met with the employees in early April and they went over the charge from the Board to go over a forward looking review of the operations in the Community Development Department with a focus on creating a 5-year capital needs plan. They also included any new ideas or approaches to their day-to-day operations.

Generally speaking, the Community Development Department is functioning efficiently. With respect to the work load, including continued progress on updating files and creating more efficient methods of records management. Staff is able to manage the Zoning Board of Adjustment and the Planning Board agenda and projects effectively and meet the necessary deadlines.

The document scanning project is ongoing. They expect the interns to return later this month and continue through August. To this point, there's been great progress made but they still have a lot of information that still needs to be scanned in. They anticipate that there's no way to finish all of the scanning this year. They believed that it will require more scanning next year. Mr. Pearson made a little note that because they didn't have that other staff member to prep the files like it was being done before, they're now relying on the interns to actually do the prepping prior to scanning, and one of the girls has been here for 2 years, and the other one for 1 years. They're very competent. They're very happy with their productivity and their accuracy. They're just generally pleased with their work product.

The next item on the handout that he gave to the Board was the Tough book Mobile Data Terminals. He was approached by IT last year about moving forward with some new data entry Tough books that the inspectors could take out to the field. They've done all of the necessary procurements of the hardware, the Tough books, and the stands for the cars. They are waiting for IT to actually put them in the field so the inspectors can work from the field on the information that was scanned into the system at this point in time and into the future when all of the information was scanned in. They expect that that will save a lot of staff time where the inspectors won't have to come back to the office to look something up. They can simply look it up while they're out in the field and be more effective out in the field when they see an issue that they discover. Right now they have to discover it and either call in, call each other, come back, or make a note and come in and look it up, and so forth. So it would be definitely more cost effective and productive for them to do that in the field.

The last page of the document Mr. Pearson gave the Board, he'll be referring to a statistical review. On personnel he went back as far as they could with some accurate data so that they could compare apples to apples and oranges to oranges. He didn't want to confuse any issues. He did give them a graph that the Board could follow along when he talked about some of the topics. As far as personnel, it showed a decline in personnel over time. He will tell them that one of the positions is in the Engineering section, which Gary can talk about later on in this discussion. The other position was that full-time secretary, and they also reduced a full-time building inspector to a 3/5 time – 24 hours a week. He wanted to bring that to the Board's attention that they have reduced personnel. However, they've kept up with the work and they're looking to actually be more efficient with all of their resources at this point in time.

The part-time building inspector. There's obviously a learning curve. He came on board last fall. To date, we're happy with his progress and he's been assigned to the contract electrical inspector and the full-time zoning administrator with a variety of duties. The effort there was to cross train him in as many inspection areas as he can perform. The fact that he's a master electrician and can do the electrical inspections, and then he's been certified with building inspections, and he will get more certifications as time allows and goes on. He'll be going through training to be a deputy health officer as well. So the cross training really helps out when there's absences in the office for one reason or another whether the zoning administrator is in the field, or he's at training, or he's on days off, or the contract electrical inspector isn't here. So they're covering all of the inspections at this point in time, and they anticipate that they'll continue to cover as many inspections. What they don't want to happen is somebody coming to the counter or somebody calling for an inspection and they have to say that they don't have anybody. They're trying to accommodate all the people that are calling in for inspection with a reasonable notice. They understand that the trade people are out there, and they're not going to run out when they call in but if they make an effort to schedule it, they'll make an effort to get an inspector and not tie them up, and get them an inspection as quickly as they can.

Code enforcement, which the Zoning Administrator will speak to a little bit later on. The figures show that exponentially over the last 6 years there's been an increase. As you know, that was one of the charges that were given to Mr. Pearson when they hired him in his position last year. There was a significant review of the code enforcement process. There was some new processes put in place; some new technologies; some tacking of complaints. He believed they were going to be in the 400 to 500 code enforcement activities in the course of a year. That is not counting the multiple trips to each code enforcement infraction. You get your first complaint, you have to go out and check out that it's verifiable, that it is a violation, you have to correspond back to the complainant, and then you have to do follow up or perform multiple follow up visits.

The building permits. Again, Mr. Pearson went back 6 years for the Board's review on that statistical sheet to show where they were back in 2005. There was a significant increase back in 2005 and 2006 just because of the economy. It has since decreased in the subsequent years. He called the Board's attention to the bottom of that statistical page, the last statistical review page, the bottom half of the page is a period from July 1<sup>st</sup> to April 28<sup>th</sup>. So when you look across the bottom, that's a 10 month average, so you're actually comparing apples to apples. It would not be a good idea if he just gave them the 10 months of this fiscal year as compared to the 12 months of the previous fiscal year. So he was just giving them a little barometer of apples to apples. They also have a projection on that page about where they project the activities to be with a full 12-month period based on the 6 year running average.

Certificates of occupancy. Last year Mr. Pearson was given the charge for the Building Department and the Code Enforcement Officer, and the Administrative Aide to research back to see how many houses in Hudson may be occupied without the proper occupancy permits. They went back over 10 years. They looked at over 1,000 properties that were new over the last 10 years. They found a list of properties that didn't have occupancy permits, and the Zoning Administrator, Code Enforcement Officer actually went out and visited each and every location and determined which ones were occupied, which ones weren't, which ones were still under construction, which ones for sale, which ones were foreclosed on, and so forth. That was narrowed down. They're basically down to 3 homes. They did find some and people paid, and people came in and complied. They're down to 3 as it stands right now. Two of the three have paid their fees; it's just that they haven't complied with the actual inspection process to allow them to receive the Certificate of Occupancy permit.

The third one was a complicated situation where the property went through foreclosure; it changed ownership – the title company, the banks. It missed everybody's radar screen, including the Town's. They found it in the research. They're dealing with the current owner. They're dealing with the past owner, and they're trying to find a resolution. There was no misunderstanding that the monies were owed to the town. It's a question of who's going to pay it and when are they going to pay it. They would be willing to bring forward to this Board even if there was some middle ground where they could put together a payment plan or something or whatever the Board chose. They're really down to 3 properties in the Town of Hudson that have an outstanding Certificate of Occupancy issue at this time.

Equipment. Over the last year in addition to training equipment, they've made a capital investment into small equipment and tools that the inspectors need to perform their jobs more efficiently. The digital cameras for code enforcement or inspections. A camera snake to get in behind walls and tight places to look at things that they need to. The inspectors have department cell phones. They've tried to give them all the little tools that they need to perform their jobs.

The big capital expense that they need over the next couple of years if the Board was willing to support it was the vehicles. There's a fleet of 3 vehicles. They're older and they have high miles on them. The proposal would be not in 2010 budget, but the 2012. He did speak with the Chief of Police that he does have 2 vehicles that are SUVs that would make good inspector vehicles. They'd be in the 60,000 mile range in 2012 would be to budget for those by replacing 2 of the

vehicles with the highest mileage. The Zoning Administrator and Code Enforcement Officer's vehicle is actually over 100,000 miles now and has some age, and it's an old police 4-wheel drive vehicle. They haven't had any major breakdowns but in his past experience with vehicles over 100,000 miles that had a police life in them, the actual mileage doesn't reflect the engine or the amount of hours on the engine. An engine, transmission, rear end, or a major breakdown of a component can lead to \$4,000 to \$5,000. At that point when you hit the delta where you can replace a vehicle without spending that kind of money, it would be a cost savings to the Town. That's where they see their next major capital expenditure would be in 2012. The following year there is that third vehicle that is an older vehicle. It's a 1999. It doesn't have high miles, but it's a 1999. For whatever reason, it didn't sustain a lot of driving or a lot of highway miles. That vehicle is being used nearly every day, and we're trying to put the appropriate mileage on it. It's not being saved for anybody or any purpose. It's primarily for the inspectors. They plan on running that and hopefully they'll have good luck with that because it's low miles into FY2013. That's one of the charges the Board gave Mr. Pearson was to look ahead into capital expenditures over the next couple of years.

The other item that was talked about was a Senior Services Part-Time Director that maybe affiliated with the Community Development office or the department where they may need temporary office space. With the vacancy of that secretary's position and the files being scanned in, all of them have been up to the office. There is some room up there. There is a desk space. There is some office space to accommodate that. So they anticipate that that could be used and they do understand that over time there may be a facility where that person would transition to. It looks like they could handle that person at this time in the very near future.

Moving on to future ideas. As you know, the social media is here. What the social media will look like in towns, in business 2 years, 3 years, 4 years he had no idea. They know it's here. They don't know what it's going to look like. They don't know if towns are going to adopt the new technology as far as constituent and customer service. If they're going to get involved with linked in, Facebook, and responding to people electronically if that's where they're going. They are aware of the changing technologies. They're going to stay tuned in to the technologies and they'll constantly look at what's out there and so forth. They're not looking to spend any money. They're not looking to acquire any new technology. They're simply monitoring it at this time and seeing what other towns are doing. When you look around the country, there are towns and municipalities that have jumped on board with Facebook where you're going back and forth with people. They're watching and evaluating. He didn't have anything to report right now because it's still evolving.

At this time, Mr. Pearson would like to turn it over to John Cashell the Planning Director so that he can present his piece that's included on this on the Planning Department. Then turn it over to Bill Oleksak to talk about the Zoning, and then answer any of the Board's questions. If you'll allow him to defer to the Town Planner, Chairman Massey asked if the Board had any questions at this point from any of the Board members.

Selectman Maddox didn't really think it was a question, it's a statement. When they brought Mr. Pearson on board he thought their mantra was from the beginning fair and consistent. He thought they could see from some of the items that that's where they were headed. The Certificates of Occupancy – everybody knew somebody who didn't get one. That's been resolved. He hoped they do get the break down of information on the web site with all the permits, fees, and whatever so that people can see what that department does. Again Mr. Chairman, he just thought that again he thought this was where they were looking to go was fair and consistent. Trying to utilize technology. Trying to upgrade our systems to where they don't have to go rummaging through boxes to get the information that was necessary for a citizen or for staff. It would be electronic. He was hoping, again, that the Board saw the positive of where they have sent this department. Even though they reduced numbers, and he thought a lot of that was driven by his very own numbers of the dollars coming in and the permits. He thought they've adjusted where they had to, but all in all Mr. Chairman – and he knows that he's the liaison, so he has some cheerleading

duties here. As people are watching on television if they don't believe that is the case, there are the 5 of them. Thank you Mr. Chairman.

Selectman Coutu said at the beginning of Mr. Pearson's general overview, he spoke of developing or creating a 5-year capital needs plan. Was this it or did he have a formal plan that he's going to produce as a product for them to look at?

Mr. Pearson said other than the vehicles that he mentioned, the only other variable is the social media that evolving. He can't put his arms around it now if it's an expense, a capital expenditure, or if it's simply just signing on to new technology. He thought that the Tough books that the inspectors were going to have now with the document scanning was the big segway into the technology and he thought they were already there. He thought they were ahead of other communities. They visited other communities to see how they keep their records. There are some municipalities that you go the desk, ask for a lot, and they give you an index card. If you actually want to see the plans, they have to send for the box that's in storage. Here in the Community Development Department, you can walk into the counter and if those records have been scanned into the document server, the person at the counter can go to the screen, pull up the plans, and get prints of the plans while he's standing there. So the answer is that we're light years ahead of other communities with the technology. He thought the capital expenditures have been made in the previous years with this Board's direction on the scanning, safekeeping the records and guarding the records. He thought accessibility of records he thought they've accomplished a lot of those goals that were set in motion before he came here. They're just fine tuning it. He did not have any capital expenditures in the next 5 years other than what he saw for vehicles and perhaps some social media technology.

Selectman Coutu said it was a very long answer to a very short question. Mr. Pearson said he was sorry. Selectman Coutu said the question was that Mr. Pearson emphasized that the focus was on creating a 5-year capital needs plan. So his answer was that they're not going to get a plan. Okay. The next question was on the document scanning. He was under the impression, and it may be misgiving and maybe it's a lapse of his memory, they were going to look into using kids from the work study program at the High School to help facilitate, expediting this. Now it appears that based on Mr. Pearson's presentation, he would rather hold off until each summer until they get the interns in. Was it mistaken on his part that they were going to use work study kids to be able to do this and facilitate expediting this and getting it done within – he had hoped by the end of this coming summer. Now he's talking about an additional year.

To answer the question, Mr. Pearson said he came before the Board for an agreement with Alvirne High School to bring a student in. They went through the High School. They solicited them. They asked them for that purpose that the Board told him to go out and find. They worked with them. They brought a student in and of course it was a no pay position. She started working. She had to do so many hours after school every day to accomplish 135 hours over an 18 week period. They had the plan in place. She started. Unfortunately she got sick. She called them and said she wasn't coming in. They kept track of her. They stayed in contact with her and she got better. Then she had car problems and said she needed to go find a job to fix her car. Totally unexpected on Mr. Pearson's part that somebody would just fall through the cracks and they would lose that intern. It was their intent, and they did follow through with going to Alvirne. They only had one student to give to them. Had that worked out, they could have expanded in future needs because it was short notice to them. But they did put that person in place. However, it didn't work out.

Selectman Coutu thanked Mr. Pearson for that answer. He was unaware of that. He hoped that Mr. Pearson would explore that possibility in the coming school year to try to get ahead of that as the kids enter into the school and see if they could find somebody for him to help expedite the scanning process at least.

One of the questions that Selectman Coutu has been asked many times and perhaps Mr. Oleksak was the person he should be asking the question. Under code enforcement Mr. Pearson mentioned

in his presentation about the health officer. One of the questions he gets asked by many people in town was what does our Town Health Officer do? If someone had a complaint and he couldn't direct him because he really didn't know. He could have called him and asked him or he could have said call our health inspector. If someone were to walk into a restaurant or a business in the community and they found something they felt was a health violation or offensive in terms of being compliant with general health codes, does our health officer handle that or do we have to go to the State?

William Oleksak said all of our food service facilities in town whether it's a convenient store, a restaurant, whatever – anybody who serves food to the public is inspected by the State. We are not a self-inspecting town. Currently we have, he thought, about 120 places that are inspected by the State. She has to come in and do at least one inspection a year. They have 3 classifications – A, B, and C. Your question about if there was a problem somebody calls with, which he gets regularly, they ate and got food poisoning. Okay. The protocol is this. He takes the information, makes a note of it, but he then turns them over to a person at the State level who takes all of those calls in and gets all of the information because the State does not want to deal with third party information. Something gets lost in the translation. So he directs that person with the complaint to the State. The State then takes and makes out the investigative form and then gives it to the person who was in this district. She then goes out and she investigates if there is or is not a violation. Mr. Oleksak's job specifically is environmental health. Public health stuff, shots, all of that stuff we partner with Nashua. Environmental health, investigation of septic system – he will get called and he may have to go out if the State gets a call. They may call him up and ask him to go to XYZ store and do a quick check and see if this is a problem. Something that he can handle. He'll say sure he can do that. The same thing if he gets somebody from DES from the Special Ops group that does investigations from let's say a dump is fund, or something like that, or somebody calls the State about a septic system. He will go out and will do the investigation. If it is a septic system, he will start the procedure from here and notify the person that they have a bad septic and they need to get it replaced.

Selectman Coutu asked Mr. Pearson if he could find room on his web site somehow to address the problem of any health problem that might arise within a community that would direct somebody to the State so that they know. He gets calls constantly. He knows that the State does all the inspections. He's subject to a minimum of one every year himself because they have dairy products and coffee and things of that nature. They have to have an inspection. They also check their facilities, hot water, and stuff. He would think that it would be easier for the general public if they were able to have a direct link to the health department. So if they could find room when they're redoing their web site, he knows that Selectman Maddox is a strong advocate of putting out as much information as they possibly can to the public.

With regard to the presentation on Certificates of Occupancy, Selectman Coutu said he was quite pleased to see that they only have 3 such cases. One he's very familiar with, and he knows that was going to be adjudicated at some point. The only question he had with regards to that was do they have in place at this time some sort of a system to prevent – he understood an occupancy permit is that you get a permit to occupy a property. It's pretty self-explanatory. Without the permit, you should not be occupying the property. Do we have a system in place that prevents that from happening in the future or is it still without a certificate of occupancy somebody could just sneak into the building and occupy it?

Mr. Oleksak said that was possible. Anything is possible. When they do a final inspection, anybody in a new house and most of the people they deal with on a regular basis, they all know the drill. The instance Selectman Coutu was talking about he thought was one of the three that was now down to two. The final inspection was done today on Dracut Road. The information will be provided. That was the Fire Department's inspection. That will be provided to them tomorrow and then they can proceed. He will let Attorney LeFebvre know if it passed or failed or whatever, and then they can proceed to probably issuing that CO. Then they'd be down to the

two. Out of curiosity, Selectman Coutu asked if that was a single family home or a two-family home. Mr. Oleksak said he won't know until he gets the report back.

Selectman Jasper had a point of clarification. There were some comments made relative to the 5-year capital plan. As he read Mr. Pearson's memo what that was and the focus was when they met with their staff to see what their needs were, when he met with his staff and came back and said well all we're really going to need is vehicles. He took that as a real positive to the Town of Hudson that they have provided the department with the tools that it needed. They have one department that other than vehicles is right where it needs to be. He thought that was a real positive and commendation to the Board for providing the tools needed for that department to operate. Thank you Mr. Chairman.

Mr. Pearson had a follow up. When he looked at the capital needs, he looked at that as more of equipment or a major expenditure. He thought Bill was prepared to speak about a topic here that deals with perhaps some personnel issues going forward. So he didn't want the Board to think that where they are with personnel now was (inaudible) for the next 5 years. That could be subject to some changes, especially if some people leave the employment of the Town and there's a transition of some duties. He'd like Bill to speak on that issue right now just so the Board is aware of what he's alluding to.

Mr. Oleksak said that the Board understood that the current structure that he has was Joe Bourque who works 2 days a week for him. He's his electrical inspector. He has Blake Miller who is his building inspector. He's scheduled 24 hours a week. In and around that is himself. He's having a hard time spending any time with Mr. Miller on a regular basis because he's not here. The days that he is here, he's trying to catch up on the 2 days that Joe was here because he has to answer all the building questions on Tuesdays and Thursdays. He spent the better part of today concentrating on building stuff more than code enforcement or zoning issues. That is he's getting behind on his letter writing for violations and he's not able to train Mr. Miller the way he expected to have him here to train. He can't train anybody if there not here. Mr. Oleksak really thought the Board was going to have to look at because things are changing out there. They're starting to build again. They've had 16 new houses come in for construction. People are talking about more. Some of the dormant projects that went by the wayside are starting to come up again. It's going to be where he's going to be winding up out doing building inspections more than he is doing code enforcement. He's going to be fragmented. He's not a young guy any more.

Clearly down the road maybe in 3 years Mr. Oleksak will be retiring. When he hits 65 he's going to think about that. He wanted to have somebody trained. He wants to be able to get Mr. Miller into the code enforcement part of things – the quick things. Also because he's a master electrician, he didn't have to worry about that phase of the game. He wanted to get him on a structural side of things, plumbing side of things. Mechanical he's been picking up because they've been fortunate enough with the generator problems that have arisen because of the winter storms, ice storms, snow storms. Everybody was pushing to have a generator. They have found more unpermitted generators, and people are complying. They're coming in and pulling their permits. When they do that, they're finding errors in installation. Those errors are causing people to have to go out and have them redone by licensed people not their Uncle Louis who came up from over the border. Gas has to be installed by a licensed gas pipe fitter. The electrical side has to be done by a licensed electrician.

Now we're still doing generators but all of a sudden the pool issues are coming up again. The pools that are coming in are the other thing. Its funny Joe Bourque spends a lot of time giving lessons to electricians out in the field. He'd like to charge them professors fees because the man is very good at his job. He's also a very good teacher. That's not his function here. Unfortunately it's the way we are. We want to make things right for people out there so that they don't have a problem later on. If the Board needs some kind of stats or something, he's getting fragmented again. Last year wasn't bad. When he didn't have anybody he was able to kind of balance things. It's getting harder to balance the code enforcement stuff and answer the phone for the building

stuff. His desk is now a mess. He doesn't even know where to start. He just came back from vacation and it's worse. He really wished that the Board would think about... Chairman Massey asked what his suggestion was for the Board. Mr. Oleksak's suggestion Mr. Chairman would be that Mr. Miller be made a full-time employee so that we can get him trained. There are things he could have done for him last week if he had him trained. Things could have progressed. He wants to get him into the permit process. He hasn't been able to teach him that yet.

For the budgeting purposes just to follow up with this Selectman Maddox, Chairman Massey asked if the current budget or the budget that they were going to be going into in July, is it budgeted as a full-time position or was it budgeted as the 24 hours. Mr. Pearson said it was budgeted as the 24 hours with the knowledge that the part-time contract electrical inspector that should he decide to vacate that, the funds in that account would more or less make up the difference between his 3 days a week and having him full time. There would be funds there to cover it or to be real close. Chairman Massey said he was hearing that he needed more than 40 hours of coverage. You currently have 16 hours of coverage with the electrical inspector and 24 with the building inspector. He's hearing from Bill, and maybe he's hearing it wrong, that he's actually looking for more than 40 hours. Mr. Oleksak said currently yes. It would be the 40 plus the 16.

Selectman Maddox said he was going to look at 2 things Mr. Chairman. Number one, he thought they needed to come to them with some numbers in regards to the budget as far as how much the electrical contract inspector where his contract sits and how much money is there. Even if we went to 32 hours for X amount of time would be better than where they are now. If it's not in the budget, it's not in the budget. The other thing he was going to say was let's utilize some of the technology that they do have. A 5 minute video to be played during the recesses of the Board of Selectmen and the Planning Board. Public service announcements. Saying just that. If you have a generator, it needs to be installed by a licensed contractor and all of this to make people aware so you're not having to a) go out and chase them. They understand the process coming in. Maybe one for the pools. To utilize the cable utility, the facility that they have, again, to make a public service announcement to tell people to alleviate some of that and if you have frequently asked questions. Can you make up a 2-page piece of paper that answers 75 percent of the questions that could be on our web site and be available at the counter so that you don't have to answer every one of those individually. Thank you Mr. Chairman.

Selectman Jasper had a couple of questions. Under the town personnel policy, how many hours can they go to before they are considered full time? Mr. Malizia said 35 is the line that when you get to 35 you are in the pension for example. Selectman Jasper said it occurred to him that they do have contingency and if this becomes a real problem, this is certainly a contingency. It's the purpose for which a contingency account exists. So they could certainly look at going to the 35 if Mr. Miller were available for that. Potentially there's money there. He wouldn't want to do that at least early in the year of going to full time. There was a potential to bump up the numbers if the monies aren't available any place else. Obviously they've invested a lot in terms of structure and in terms of what they're giving to the public not in terms of dollars. He'd hate to see things fall apart at this point because they're not putting the resources that are necessary to get the job done. We all appreciate the work that Mr. Oleksak has done with the zoning issues. If that starts to fall by the wayside, it's going to take a long time to catch back up again.

On that basis, Chairman Massey thought it would be worthwhile if Mark could come back to the Board with a recommendation and some indication of given how they budgeted, they might find the money to extend the hours. The other thing was and he wanted to make sure he was clear; they have 11 personnel who are on town payroll. There's also those 16 hours of an electrical inspector that's as a consulting project business. Electrical inspector was not included in the 2011 correct? Mr. Pearson said 8 and 3/5. Selectman Maddox said there were actually 9. Chairman Massey said actually they have the equivalent of 9 full-time personnel. Mr. Pearson said including engineering. Chairman Massey said it just turns out that because as long as he's been in town,



he's been a contractor. So if he could come back to the Board at some time in June would probably be appropriate with a recommendation on filling the gap.

Selectman Nadeau asked if they had any money left in the contract services line for this year that maybe temporarily they could bump them up to 32 hours to help out with training during this busy season right now until July. Mr. Pearson said what's actually happened was he was bumped up. He's been bumped up because of cases of need where Bill isn't here for the whole week, and then we have him coming in more than 24 to try to cover. If Joe, the contract electrical inspector, is out because of an illness in his family, they've utilized him more than 24 hours on some weeks because they wanted to have coverage. A lot of times when they make that decision to have him come in, it's because neither Bill nor the electrical contract inspector is here. So they're maintaining at least a body here on those days. He apologized for starting off saying they've already done it. He's just saying that on an as-needed basis, they have utilized Mr. Miller to come in more than 24. Bill was out with a medical leave. They just don't shut down the department. They're looking to keep it going. They kept it going. They kept it seamless. If people out on the street weren't calling him saying they didn't have an inspector. What happens if one guy is out you don't have anybody. They filled in the gap. So the answer was they've used some of that money. There is more there. Selectman Nadeau asked for an accounting of it.

Chairman Massey thought perhaps if he could do it by the meeting on the 25<sup>th</sup>, it might be more appropriate than rather wait until June. Selectman Maddox asked if he saw that line item in the monies that they were using for the shortfall. Mr. Malizia said not all of it. Some of it. That's what Selectman Maddox was double checking. Chairman Massey said that would also give them another opportunity to relook at the projected shortfalls.

Selectman Coutu wanted to piggyback on something that both Selectman Maddox and Selectman Jasper spoke about. Their approaches were somewhat different. Selectman Maddox presented to Mr. Pearson the suggestion that perhaps what he should do is prepare a report with some numbers for them. Specifically what he'd be interested in looking at and it was something that Selectman Jasper alluded to in terms of when they would consider bringing Mr. Miller in for more hours. Mr. Miller lives, as you know, in the south end of town. His vehicle is quite visible to him. His work product is quite visible to all of them because they get to see the work product. There's no doubt in his mind that the department is overwhelmed. He would like to see because they have so many requests right now. There are a lot of things that are coming before the Planning Board with regards to potential building. The kind of numbers he would like to see is anticipated start of construction of these buildings. The inspection process is ongoing. That is a trigger in his mind to what Selectman Jasper was saying was when they would really need him to be putting in some extra time.

At the same time, he's as much concerned as to what Mr. Oleksak alluded to in terms of him being available for him to be able to spend some quality time with him one on one to be able to go through some of the training aspects. He was sure that he was taking some courses in order to get his certification, and there's nothing more valuable or a more valuable resource that somebody that already has these certifications and has worked for the community itself as we have in Mr. Oleksak. Selectman Coutu would like to see them expedite that. As Mr. Chairman suggest getting that report to them in a timely fashion would help them make a decision immediately if necessary to accommodate the needs of that department. He wanted to say to Mr. Pearson's team, because he knows that they have more of a presentation to him and his team, that from his perspective anyway, he's well aware of what's going on in the department and he's favorably impressed with the work product that was coming out of that department. He never thought that considering the manpower shortage that was created as a result of lessening some of the positions because of the budget constraints that they'd see as much work product as they're getting. That's to be commended and thank you.

While you're doing that, Selectman Maddox asked what they carried for building permit income for FY11. Well that would be a question for that report and did he see it going above that based

on what he was seeing as far as what they're seeing at the Planning Board level and construction as it is. You're showing in the first 10 months 112. Mr. Pearson said yes, which is actually more than FY08 and FY09 already. So they've already exceeded the past 2. It shows that if they were skipping along the bottom previously, they're starting to rise and by the 12<sup>th</sup> month projection, they should be around \$130,000 at the end of this fiscal year. As you know, the next 2 months was when this was really kicking up and people are applying. They anticipate that they're going to be in the \$130,000 range. Selectman Maddox asked what they carried for revenue for that line item and for next year. Mr. Pearson said he'd get that information and get back to him.

As far as John Cashell's presentation to the Board, there is just so much to talk about that's going on in the town and has been going on. The first thing he wanted to say was that without question from 1995 to 2005 – 2007, this Town experienced unprecedented growth. It was over the last few years that things did start to slow down with this recession that probably started with the hurricane Katrina era – August of 2005. That's when things actually started to come down from the residential building peak and the commercial building peak. Things didn't really slow down until almost a halt until last year. Last year was the lowest part of this present recession. As Mr. Oleksak just said, things are starting to uptick. You can see that in the last few Planning Board meetings that they've had over the last several months. That is continuing. It didn't seem like that was just a blip on the screen of activity associated with spring time. They're seeing a continual uptick in Planning Board agenda activity but also developers that are coming into the office much more regularly now than they did last year in the bottom of the recession.

In any given week of this present year, they're dealing with residential developers coming in and meeting with them 1 or 2 a week. This was for residential subdivisions that are being planned for in Hudson. Commercial development activity is even at a quicker pace starting to pick up. Just today while they were in the office another company from Massachusetts was planning to come to Hudson in a big way. Over the last couple of weeks, they've had several solid inquiries on existing buildings within the Sagamore Industrial Park of businesses wanting to come to Hudson and locating here. Mr. Cashell said they've noticed this and it's really starting to come to fruition and what's that all about. It is what they say the national economy is starting to pick up, but New England pretty much stayed very active during the recession. Things may have slowed down. It seemed like everybody now is poised to actually start taking off. The economy is starting to move. What does Hudson have going for itself? It has location. Its cliché but that's the thing. It does have location. It's right off the highway. Many companies know about our location and they're starting to take advantage of it.

Mr. Cashell believed this recent activity in the Sagamore Industrial Park may have something to do with the gaming bill being stalled say if not killed. People are looking Hudson as a place where they can locate their industrial/commercial business and the industrial park is already there. It already has the infrastructure. It already has the access taken care of and they can firmly place themselves and grow their business in Hudson. That location is really starting to take shape with this economy. That's just not to say that's the only one. They're starting to see a decent amount of activity re-emerge out at Robinson Road, West Road, and Route 102. He's not just talking about the self storage facility that the Planning Board will be dealing with tomorrow night as a ZBA item. There's other commercial activity being planned for it out there.

As far as residential development is concerned, there is a healthy supply of existing home sites. So anybody that is looking to either build a home for themselves or contractors looking for residential lots to start building, he's not saying on a speculation basis but on a per need basis, Hudson is ready to go in that regard with whatever the economy will throw at us for the residential demand to start picking up. Mr. Cashell indicated that right now they have 3 perspective sizable subdivision plans that will most likely come before the Planning Board this year. Presently they're wrapping up the review of a major subdivision out on Bush Hill roadway. That's a 39 lot subdivision – the Jarry subdivision. They have to remember as Board of Selectmen, Planning Board members, and staff is that there are sizable lot areas. Major parcels off of Bush Hill Road. What happens, and everybody knows this, once one gets approval the other people start looking to

get their lands approved. So plans start to be designed. Before you know it, they might be dealing with another property on Bush Hill Road that has 80 plus acres. There's another one that has 125 acres. What he's getting at residentially, there's a lot of development potential left in this town. Again location more so than anything else is going to drive that. So as the housing market gains strength, you'll see the re-emergence of housing development take place in Hudson. Before you know it, over the next 2 or 3 years, they'll again be dealing with slowing things down again. People start worrying about do we have enough water capacity? Do we have enough sewer capacity? What about the ever growing traffic demands on our roadways? That's what he'd like to get into at this point in time.

Chairman Massey asked when the Jarry subdivision was coming back before the Planning Board. Mr. Cashell said that was going to be back May 22. Mr. Cashell said yes. It's the second regular meeting in May. Selectman Massey said that on the June 11<sup>th</sup>, representatives from that project are coming into the Board to get the Board's approval to realign Bush Hill Road for that development. While we're at it, he thought that they'd also discuss the issue that Selectman Maddox was looking for was the payoffs between density and offsite impact fees. So that's going to be on the 11<sup>th</sup>. Mr. Malizia asked if that was something that someone was going to give us. He didn't recall seeing anything. He knows that Chairman Massey sent an e-mail. Chairman Massey asked if he could call Tony Basso and ask him to have his materials ready for the 11<sup>th</sup>. Mr. Cashell said they were ready to go. Chairman Massey said that they needed to have the materials in on Thursday.

Selectman Coutu said he couldn't speak for the Board of Selectmen; he's been taking the time to watch each meeting. He's very familiar with the development and the realignment of Bush Hill Road. He thought to have no material before the Board prior to the meeting to be able to study just what the tradeoffs are, how it impacts traffic both coming up the hill and coming down the hill. Just to sit here and make a decision would be very difficult without having some information at least a week ahead to be able to study. Chairman Massey said he thought they were going to have it here by Thursday. So it will be in their agenda packets for Tuesday's meeting. Selectman Coutu said the problem was a lot more complex than a couple of days over the weekend to study he thought. He's been watching it, so he was familiar with it.

Selectman Maddox stated that if they're not comfortable making a change to that roadway with the information that they have and the time to digest, they defer. Selectman Coutu said it was a waste of time. Selectman Maddox said that until you see it, you can't ask the questions or you don't know you have all the information you need. Much like a Planning Board meeting, you sometimes have to defer and wait for them to come back with more information or you need more time to review. That road is a unique roadway. People live there because that's where they want to live and they understand the hardships. Once we start, this will become another large tract of land available for housing development. There are a number of questions they all need to ask where they're going to go with this. Selectman Coutu said they're going to go from a horse and buggy to a major artery. He follows the meetings. Chairman Massey said he wanted to hear them out because they need the public to hear the issue about the road itself rather than make a decision tonight. He thought the Board needed to hear the discussion relative to higher density plus off site road impacts or lower density and no off site road impact. That's kind of where the Board was the other night on the issue. They were kind of a split decision. Selectman Maddox did tell the Planning Board that he wanted to bring it back to this Board because of the traffic issue as it has some impact.

Not to skip over anything either, Mr. Cashell said some other areas of the Town that they really do have to keep in mind and obviously is the largest one is Green Meadows. Right now we're not dealing with gaming, but what are we dealing with in the future as the community looking at that 400 plus acres of land. Are we going to be looking at possibly another life style center somewhere down the road or are they going to just progress the development of that property on a piece meal basis. Selling 50 acres here or 100 acres here. We don't know exactly where that big chunk of land was going to go in the future as far as if playing a role in Hudson's future. So that's one of

the big lots of land that we always have to keep in mind. It's not going to remain two 18-hole golf courses forever. It's probably the strength of the economy. The next real big period of time with the economy growing to a point where it can acquire that property and develop it.

Chairman Massey asked if it made sense for the Town to look forward and come up with a plan for providing a new sewer district on that piece of property. We're not going to see extensive development on that property without sewer simply because the kind of development we'd want to see requires a lot of discharge. At this point in time is it something that Town ought to be looking at? Mr. Cashell said absolutely. What he'd like to do is go through all of these things that they have to look and consider as a community and then build up to a crescendo of talking about a charrette and the need for doing that.

Mr. Cashell said they also have Lowell Road, Central Street, Route 111, and Route 102. If you look into the future, you see the development potential along each one of those corridors. Lowell Road in particular. Just about every undeveloped or underdeveloped property along Lowell Road from here to Haffner's station is really up for development. People have plans. If you're heading south bound on the right hand side just past Susie's, they already have 5 parcels consolidated with a photograph of those properties, and it's up for sale. He's had developers come in looking at possibly building a pharmacy on that site. Solid plans haven't moved forward.

Mr. Cashell said that this was the stuff they really have to be aware of. Then you have the Friary property of multi acres that could go at any time. The as toot developers, the ones that have money and there are still lots of people in this country that have lots of money, that could go tomorrow and they'd be dealing with a very sizable development. Again, it's the location. They also have deal with the circumferential highway. They're talking about a two-lane boulevard in a serious manner, which he thought would coincide with whatever develops with Green Meadows. Green Meadows has the potential of paying for at least half of that project as the Planning Board has discussed in past meetings. They have all of this development potential throughout the whole town. Almost 30 square miles of Hudson is just an enormous amount of development potential left. He didn't know how many years of build out they're talking about. But you have the location, which was going to cause a lot of progression of development both commercial and residential and how all of that impacts our school system, the fire department, the police department, the highway department and recreation. The whole gamut of what makes a community a community and what makes a health community a healthy community or one that doesn't plan for its future well. That's what he talked about briefly in the report tonight. There truly is a need.

Mr. Cashell would suggest to the Board, and he's been through these processes before they're called visioning charrettes, where the Town gets acquainted with that process and decides whether or not it wants to go through with it. It involves hiring a professional charrette group. There is a group in New Hampshire that does these on a pro bono basis. They like to deal with smaller sites and not a whole community and the vision process that would get involved for a whole community. There are professional planning companies out there that specialize in this effort. The importance of it is that people like ourselves and other involved people in the community sign up for what usually is a day and a half of serious visioning. Charretting if you will of trying to figure out what they want to accomplish as a town. What they want to do with their sewer infrastructure. What do they need to do to expand it? Water. All of their infrastructure – police, fire, schools and everything else. The companies they hire develop a report based on the input they get over a day and a half time. It may be two and a half days time and we have a local venue of which this all takes place. Every idea is written on the chalkboard and taken down. You have minutes and video taping of the proceedings. With say 100 people involved with that process, involved individuals of this community, you can get real good sense. It's a good solid polling of where the community wants to go. What it wants to be like in 10, 15, 20 years out. What part of the town do we want to remain rural and scale in character? What areas of the town do we want to develop?

Mr. Cashell said the best part about Hudson is most of this has already been done. They know where they want to put the commercial development. They have plenty of areas that are already set up for it. This visioning process will help them understand how they would get there and how they would handle that development when it does occur. A lot of people would think well we have a master plan and we've updated the master plan. You're talking about updating the master plan. It's really not so much that but just let's all put our minds together and come up with some opinions and ideas of what they'd like the town to be. Do we want a new Town Hall? Do we want to develop a town center? That's been a topic of discussion at Planning Board meetings. Where could we put something like that? He could go on and on. They know that. If you have any questions?

Chairman Massey asked if any members had any questions for Mr. Cashell. Selectman Maddox told Mr. Cashell that he knows that he appreciated his passion but he thought that Hudson did a visioning in 1998. The problem that he saw with these is you have 100 people and you could probably name them all now that go to this and they all have their peace. They don't control anything. The market controls it. He went for a walk at his mother's house the other day and he was walking down streets going how did they build a house there. When he was growing up it was rock and ledge. The market, he thought, decides most of this. He didn't have a problem with doing something if they wanted to come in and do some ad hoc. He can remember people saying, and they know who they all were, we want to save the trees. We want to keep us rural. That's fine until it's your lot that's up for sale. Folks he thought these charrettes are a wonderful exercise but again, for those free market economists here on this that they can say whatever they want. People will say they want Green Meadows to stay a golf course. They can't control that. There's just not enough money in their coffers to make that happen. Maybe if you kicked in a few bucks Selectman Coutu. If they want to come in and give them a proposal at the Planning Board level, certainly. He thought it was something they could look at but having gone through one for 2 days, he bet them they could scratch out 1998 and write 2010 and it's going to be pretty damn close.

Unfortunately Selectman Jasper said he had to agree with Selectman Maddox. He was involved in the planning process for the charrette at Hillsborough County. As you say, Hillsborough County that's county land. The county controls 100 percent of the assets that the charrettes was looking at. So you have the control. They don't control anything and they could say well this would be a beautiful place for something but the owner of the proper says well that's not what they want to put there. There's not much you can do about it. They can zone for broad things. They can take a look at their zoning and they make recommendations to changes to the zoning. That may be the most appropriate thing to do is really take a good hard look at our zoning. He didn't know if they need a charrette to do that but that's probably what really ought to be looked at. How appropriate was our zoning for what we see to the future? Again, that's only to a limited basis because we can say to whomever well this is what they think it ought to be zoned and if that's not what they want to be zoned, their going to fight it tooth and nail. He didn't think they needed to or want to hopefully get into fights with property owners about what their zoning should be changed to. It's a real touchy issue when you start getting into proposed zoning changes that aren't welcome.

Mr. Cashell absolutely agreed with him. He's been doing this since 1985 and some serious planning along the way. He did believe in the market really steering the ship. It does. The best thing Hudson has going for itself – we already have zoning in place. They already have zoning tables in place. They have their lot dimensions. A lot has been planned for. What Hudson does a real good job at, he thought, was knowing that it's a self sustaining community that's in charge of itself for all intense and purposes and looks up for itself really well because there are so many committed people like yourselves that are involved in trying to protect Hudson's future. The Planning Board gets a lot out of every particular development relative to the associated impact. The Jarry subdivision is a perfect example. He wanted to bring this up that they recognized that they had a heck of a roadway situation out there. The developer stepped up to the plate and is willing to redesign the roadway. He's not saying that design was perfect but it has the absolute potential of probably reducing half the traffic accidents that are out there in any given year. That's at the 14 degree pitch at a dead man's corner like that – it's a real driving skill to stay on the road

on a dry day. The Board worked on that one and we got as much as we could out of that. Most likely, they'll probably get a little bit more sizable contribution from the developer. It may be different from Attorney Chadwick's idea.

Selectman Maddox didn't want to shoot Mr. Cashell down completely. He thought it was something that he could bring to the Planning Board. He didn't think this Board had any real heartburn but for one thing it was going to be the be all end all. He's always said they'd be better off putting people in yellow t-shirts that say, "We want to know" and have a list of questions and go to the supermarkets and get answers from the vast unheard. He said if they did a charrette, except he could probably name 100 out of the 125 people that were going to be there. He thought it was the vast unheard that they needed to kind of involve. Maybe that tied in with the social media and doing some stuff with electronic information. Thank you Mr. Chairman.

To continue with the presentation, Mr. Pearson wanted to acknowledge that the Engineering Department was part of the Community Development Department and Mr. Webster was there to complete the cycle so that he could speak with all their respective department heads and what they've been working on, their vision, and their goals.

Mr. Webster said the list gets bigger every time he looks at it. He and his secretary worked on it Friday to get it updated. He gave the Board a list of the existing projects that he has going on this year and also the future projects. The 102 project – he's waiting for the gas company out there now. He believed he explained it a couple meetings ago, but they're waiting for them to go out there to move the gas line on the other side of 102. The Pichette Brothers, the contractors, called him and they're trying to start around June 15<sup>th</sup> so they can finish that portion of the sidewalk this year.

Mr. Webster has also been in contact with Mr. Slattery on Hampshire Drive connection. That's going to happen. He hasn't given him a schedule as of yet but when he comes back from his vacation, he just got a hold of him today, so he's going to set up a schedule so that they'll be done this year. There's some other development in there. That's waiting for that portion to be built. There's a house and also the nursing home. They have a date.

After Memorial Day, they're going to get the 47 Ferry Street closed with the Town and the State. Kevin has his forces in other places of town but after Memorial Day, they will have that taken care of.

Relative to the train station, Mr. Webster said they advertised for the RFQ in Sunday's Union Leader. They've been getting a lot of phone calls already on it. They have a walk through with the new architects – whoever was going to be bidding on the job out there on Thursday from 9 a.m. to 12 p.m. so that they could see the station and see where it was going to be placed on the property. He's still waiting, and he's going to use Mr. Maddox's famous word, "NHDOT is never done on time".

We're still working on the Pelham dam/bridge project. They were supposed to get a letter 2 months ago, and he's still waiting for that letter to find out where their position was and what's going to happen. Mr. Webster was going to contact Nancy. She was in contact this winter, and he thought he would have something by now to find out what direction they're going out there. They need to find out very soon because of the funding out there after July 1<sup>st</sup>. Hopefully in the next week or so he needs to get something from her.

They put in the CMAQ application for the lights out here. They've had people come in and looked at that. Mr. Webster thought that it was going to be reviewed by NRPC at the end of this month and they'll find out where they are on that. He's was waiting for that project and see how they get funding.

Mr. Webster finished the Storm Water Report a week before May 1<sup>st</sup>. So that's up there. It's done. There's going to be some new regulations coming out here after September on storm water. There's a new Nashua Storm Water Committee and they started. They've had DES come down. After September they're going to have another meeting. He's going to have John go with him, but there's some new regulations coming in which are stricter. They've done very well with it. The Highway Department has had classes. They have all kinds of different things that he's suggested they do in Hudson. It seemed to work very well with the storm water. Hopefully they can continue on.

Mr. Webster was still working with the Town with the wetland permits for some of their summer work replacing culverts. They'll make sure that DES knows about it, especially emergency. They have to be in that line. They know that they have to have those permits now in hand. He's been trying to work with Jessie with that.

They've taken a new task on, which really wasn't on his list. This happened real quickly about the football field at 9 Industrial Drive. He's been trying to help them a little bit as best he could on the property. He did a little work for them. That's going and things seem to be moving very well on it. He knows that they're going to be talking about it after he talks about engineering on it.

Mr. Webster said he still oversees a lot of subdivisions that aren't finished. These subdivisions and what Bill and John have said, they're going to start talking place building this year. The base is down and it's ready to go. He knows that there are a couple of subdivisions ready to go. The one he did this winter was a perfect example – Kevin Slattery's project. He's been signing off on a lot of sewer permits. He hadn't been down there for a while, but there's quite a bit of action going on down there. They're building like crazy right now. Obviously the Sparkling River Project has come alive again. He just found out that there's a parcel on Belknap Road that's in our Betterment District just got sold. It's on our sewer. It's a big parcel of land right on Belknap Road that abuts Benson's. They're going to be seeing something there because it just got sold. That's part of the Betterment District that they've been paying on. He was glad that Donna gave him that little not the other day because he would have missed it himself. Something was going to happen out there. He wasn't sure what, but it just got sold. Things are starting to move a little bit.

One clarification. Chairman Massey said he hoped they're collecting water permits as well as sewer permits because you just mentioned sewer. Mr. Webster said absolutely. He's going to do water after. Yes, water and sewer.

Another project that's been a long time going and its really starting to finish up now is the Waterview Landing project. He was out there today. There's not that many lots left out there. So that project was almost finished out of 32 lots. We're collecting the water and sewer out there all the time. There's not many lots left out there. There are only a couple lots left. He just signed on the CO and Bill's out there. He doesn't go out there as much as he used to (inaudible) driveways, but they seem to be moving pretty good out there. He just happened to be out there today.

Of course Mr. Webster gets the daily questions from residents about their lots, can they fill their lot in, and they need a site assessment. For some reason he's doing more work for the real estate people lately. He needs to get away from that. There seems to be a lot more inquiries about lots in town and they come to him. He has the GIS so he looks at it and then tries to answer their questions as best as he can. Lately he's been getting inundated with those types of requests. Of course being the one man show that they are, it was a lot of work. Like he said, he's still trying to take care of these jobs. They're going to start coming up again very shortly with the 102 project. What happened was it's a municipal managed project and Mr. Webster was going to be out there at least once or twice a week just doing the inspections. Of course the train station - hopefully he'll be overseeing that with Bernie Manor. Bernie's been his right hand man right now as a volunteer. He's made a sign for him on his desk over there so when he comes down, they recognize him, and he seems to be sitting there more than he is sometimes. He's been a great help.

He's been helping out with the Ferry Street project and the train station. Whoever talked him into it did a great job. He's a great guy to work with.

Selectman Maddox thought that Mr. Webster was a nice man. Sometimes that hurts him getting some of these projects done. He would hope that Mr. Webster and Mr. Pearson would sit down and the same thing as they talked about earlier. Are there 20 frequently asked questions that he didn't have to do every word of explanation? He could hand out a 2-page and answer some of those questions. Again if it cuts down on his workload of talking to every person for 20 minutes, there's only so much of him to spread around, was there other avenues to be able to answer questions that were not that technically oriented or they were just the same thing over again. What does he need to do to get X? There's a 2-page checklist as opposed to having him explain it to someone. Again, get that up on our web site and make it available at the desk. There's only so much time in the day. If he's being pulled in 30 different directions and there's 6 people waiting, was there a way to satisfy those people at least sometimes.

Mr. Webster said that his main concern was the big jobs. He does get them done, and he works on them, and he does get the applications and whatever he had to do. He gets them done. Some of the stuff here he doesn't get to them right away. Sometimes he can't get to them. He takes care of the main things first. Somebody upstairs doesn't know so they send it down to him sometimes. Once he gets in the field, he comes back and he has 6 messages to return. That's the way it is. The summer is the same way. Like John and Bill said, you're starting to see the upswing of more things happening out there and there's more questions being asked. They're doing it. Down the road, seriously think about looking at it. It's a one man person. Down the road luckily he has a contingency fund to hire someone on an outside basis. So that's the plus thing for him this year. He thought it was going to be busier this year than it was last year. Mostly he was working on grants, 102, and the Pelham Dam. He was more involved with all the State projects. These State projects are going to start moving in like the train station, the 102, and these other projects are going to start moving. So it's going to free him up a little bit more to be actually out in the field more. Sometimes he didn't get out in the field until 2 p.m. sometimes. Someone would call him and he'll be right there, and he hasn't been there.

One other thing too that just happened in the last week, it was mentioned about the building inspector. He was stuck and Bill was out and there was complaint come in. Mr. Miller went out there and took photos and sent them to Mr. Webster. They were the river and it was really good that he did that. So it saved him from going out there. He didn't get out there until 2 days later. It kind of helps out when they have other people that can go out there and take pictures. He can look at them and do something about it. Like he said, the interns are coming in this year. This year they're going to work on the sewer lines and so forth. As he keeps saying, bring it on. They seem to be doing the job here with the small staff that we have. They seem to be doing a lot more work now with a larger staff. Mr. Webster hated to say it but down the road, things are happening. They really are and he sees it. Hopefully they'll continue on.

To that end, Selectman Maddox was wondering why the Town Engineer doesn't have a Tough book to be able to garner that information. Mr. Webster said he has his own laptop. He bought it for himself, and he's going to use it for the Town. Mark was going to set him up with everything so when he's out in the field, he fills out his inspections, he can download, and it will be on his nickel as they say.

Mr. Pearson said what he did was they budgeted for an air card for Mr. Webster's computer so that he could – he chose to use his own laptop – they were looking at maybe a water or sewer contribution towards a laptop because he does work on all of those. He elected to have his own. They did budget for an air card. A monthly service so that he could have that communication and work from there. So they have looked at that.



Chairman Massey said the only downside to that, and he thought they should thank him, was for whatever reason he decided to retire, they wouldn't have a computer. Mr. Webster said when he retires he'll donate it to the Town.

As a follow up Mr. Chairman, Selectman Maddox said on the other two they're not air cards? They're coming through the mobile data terminal? Mr. Pearson said no. They were air cards also and they budgeted for those also. That drove up the cost center on the phone bill because that was related. They have those 3 air cards on the 2011 budget for 2 upstairs and 1 down stairs. Again, Selectman Maddox was just trying to utilize technology. If Mr. Webster was willing to use his own computer...Mr. Webster said he wasn't sure if he was going to be able to get one so he took the bull by the horns and took care of it. It wasn't that expensive so he wasn't worried about it. Chairman Massey thanked him.

Selectman Maddox thought that they needed to delegate. They have 2 interns. The things that they have him on if he needed to reassign to be able to accomplish some of these things in a manner in which, again, balances. They're working on the sewer. If it doesn't get 100 percent done this year but other projects get completed, again he needed to look at that as a resource that he needed to utilize. Mr. Webster said he'd answer that question because last year that's exactly what he did. He had the 2 interns. He trained them on water. They were out there at the 102 site for the water line extension. He showed them how to do testing. He had them out on Ottarnic Pond and showed them how to do all the testing and paperwork. Mr. Webster didn't have to be there. He utilized them last year because he had to. He was out straight. When they're not on that sewer work and he needs them, they go there first. When they get caught up and they're in a lull, that's when they go back to the sewer. He did it last year and it seemed to work very well. He's missing one of his interns, but he's going to Pennichuck and going for his Masters. We're going to get one more this year, and we have one from last year coming back. Chairman Massey said they also have money to hire any engineering support. Mr. Malizia said as necessary based on their skill sets.

Mr. Cashell wanted to put a plug in for Blake. He's a great fit for their department and he's been doing a fantastic job working with everybody. Good help is hard to find, so you might want to put him on full time.

First of all Chairman Massey said he would echo something that Selectman Coutu said earlier. He thought when they looked at where they wanted to be a couple of years ago and where we are today, he thought the investments they made definitely are there. He thought it was a tribute to everybody in his department that they've all pitched in and really made a go of it, especially given the strum and drone that was going on at one point. He thought on behalf of the Board, thank you and everybody in the department thank you very much for what they've done.

As the liaison, Selectman Maddox said they all keep him informed. He tries to share anything that they give to him. Gary that's a great list. It's scary when you look at all that stuff but it's good to see that someone was keeping track of it. He knows that Betty keeps a very close reign on him. Mr. Webster goes to the filing cabinet and she says wrong cabinet. She knows where everything is. The Community Development Department hopefully as we come out of this downturn starts to see more progress at the Planning Board and whatever; we have the policies and procedures in place. That's really the key Mr. Chairman. One or two people may have slipped out or people are changing, but the policy and the procedure in place. There won't be any more they didn't pay their CO fees, or didn't get it done. This is being handled this way. There's a policy and procedure in place. We put one in the other night about tracking monies as it comes out of agency fees. Hopefully that will not happen again to where there was monies that they had to turn back because they weren't watching the clock. Again, Mr. Pearson has put together a group of people that are trying to look at what they have given for objectives while at the same time handling the customer at the counter. He thought all in all this department had gone where they asked it to go. Thank you.

B. Water Utility Committee Review

Chairman Massey recognized Gary Webster and the Chairman of the Water Utility Leo Bernard.

Mr. Webster put the list together for the Water Utility. Some of the projects that are in the future and things that they have to look at. He's talked to Mr. Maddox as he's on the Water Utility with them. A couple of things he mentioned he wanted to put on there. He put a copy of the CIP from 2010. He wanted to throw that in there because they were going to be changing that. He didn't realize they were going to do a CIP again. He's going to change the numbers here because he wanted that in the CIP project.

He's kind of put those in order like the Windham Road Booster Station. One thing they did find, they did some flow tests out there this winter. Weston & Sampson was out there observing. They found out that those pumps were running 24/7. He put a little note on there. Mr. Webster met with her a few weeks ago, and she asked him for the electric bills on the Windham Station and the Marsh Road Station. He received the summer and winter. They try to get average costs. He gave it to her because there's some way they can try to program those pumps so that they don't run 24/7. At night time, the pumps shouldn't be running all at the same time. When they did the flow test, the fire pump does come on. They're going to look into that as a cost saving but there will be upgrades eventually to that station. It will be one of the first things they're probably going to attack the upgrades (inaudible) future out there. Of course this will be part of the Barretts Hill storage tank up there that will be part of this phase. It will be the Windham Station.

The next thing would be running the water line from Greeley Street all the way to Rangers Drive to make that connection. Then the last thing obviously would be the Barretts Hill storage tanks. Those are things that are coming up. He spoke with Mr. Malizia and Chairman Massey said because of the economic times, they were going to try to put this on a couple of years ago. They're waiting for things to be right. Eventually it will happen, and they have to consider Gordon Street tank and what they're going to do with that. This might be a way. They have to look at everything at the same time and maybe the Barretts Hill tank would be the way to go. That's something that they're looking at.

As you'll recall a few years ago, Mr. Malizia indicated that they had done a bond article for the voters for 4.something million dollars. It didn't get the majority. It didn't pass. They scaled it back to the critical south end projects which was the south end water tank, the looping down there, and the Compass Point Booster Station replacement with the thought that when times were a little bit better or maybe people were in a more spending mode, they would look at the north end things which weren't as critical. They're getting to the point, he thought Mr. Webster was saying, that they should be contemplating that bond issue in the next year or two or three. When he says "she" by the way, he's referencing the engineer from Weston & Sampson. They've had meetings with those folks who have been serving as their water utility consultant to give them an unbiased opinion as opposed to getting it from Pennichuck who has a much different relationship with them. They're looking at the system, the hydraulics, how things work, what's in their best interests with the Town of Hudson. So when he referenced "she", that's who he means. They've been talking a look at north end improvements.

Selectman Maddox thought that the north end was going to see some development over the next few years as a number of parcels that were starting to become more attractive. He thought that they needed to find a way to capture if you will revenue for the expansion of the water lines and the upgrade of the service. He thought as they were looking at this with Pennichuck, how do they include some of those increase in capacities and be able to either put them on to an impact fee to be able to facilitate having some monies to do some of that. There are a couple of parcels that they've heard that were going to be developed that there's no water there. They're going to need water. How do they make that attractive but also get that capacity at the developer's expense?

Chairman Massey said there were two pieces to it. The first one was that those first 3 items were identified in the 1998 submissions before the PUC when they were talking about purchasing the water company as critical then. So those were not for future needs. Those were to take care of the existing needs. The practice of the Water Utility all along had been that if they wanted water, they'd pay to bring it to their site. Green Meadows paid a portion of the water tank in order to have sufficient capacity to handle the Green Meadows property. That tank was bigger than what they needed down there but not if they wanted to add the Green Meadows capability. St. Joseph Hospital and the Southern New Hampshire Hospital both paid to have the lines extended to service them.

If Selectman Maddox may, he thought what he was saying was that this was contemplating X. If they're going to have 1.3X because no one planned on this kind of development, then it would be appropriate for them to do that. Chairman Massey said that was exactly what Green Meadows did. That's all Selectman Maddox was getting at. They needed to be looking at that as a Town and as a Planning Board. Chairman Massey asked if this was something that they could ask John Cashell look at as a potential impact fee structure. Selectman Maddox said between him, the Town Engineer, and the Weston & Sampson, how much of that was additional? Chairman Massey asked Mr. Webster if he could take that as an action item. Mr. Webster said absolutely. Mr. Malizia said he was trying to figure out how that worked. Selectman Jasper said they couldn't do impact fees for water or sewer. That's not authorized by Statute. Selectman Maddox said that they Planning Board could look for additional off site impact fees if they knew what those costs were going to be.

Chairman Massey said they're not talking about cap fees, they're talking about...Selectman Maddox said they were talking about if they were planning on putting a 6 inch line down on Route 111 just for residential and now there's several commercial applications. Selectman Jasper said that's what they've done. Their development would require a 6 inch and we've upgraded to an 8 inch or 12 inch at our cost. We can't go beyond what the cost of the project was when you're talking the water. You can say they want to run a 4 inch line and we'll say we're going to pay for the additional sizing of the pipe. They put it in but we're not authorized to go beyond that. So that's on our dime and not on their dime anyhow. Chairman Massey thought it would be worthwhile exploring. They've done some similar things. He thought it would be possible to ask the developer to see if he'd be willing to put X dollars into an off site improvement fund that would be used to upgrade the water system from what we're currently planning on doing. If they don't then at the time they want to do it, they'd have to pay the whole freight to have water developed.

Mr. Malizia said that was almost a different concept if he may. As they are all aware, they have a residential impact fee. So if Joe developer comes in and wants to buy a house, he pays two fees to the Town into two accounts. One was for the supply and one was for the infrastructure for lack of a better word. Those pots of money have accumulated. He believed Weston & Sampson was working on articulating and forwarding something for the commercial side of it. Right now, we just have the "residential side". What that serves to do is XYZ developer comes in and put (inaudible) but there's also may be a bigger impact. Well that commercial fee, which would be similar to the residential fee only higher, would cover that cost. It's not an impact fee, but it was a legally charged fee that they could do by ordinance, which they've done for the residential and which they've charged everybody by the way. Selectman Jasper said they do it for the sewer as well. Mr. Malizia said to use the word "impact fee" was not the proper...Selectman Maddox was thinking more that if they sized that new tank at Barretts Hill at 2 million gallons thinking that they were going to be able to take Gordon Street off but all of a sudden 3 developments came in that were going to eat up 400,000 gallons, they weren't planning on keeping Gordon Street hopefully as a steel tank. They need to look at what these developments could cost them from the plan they have in place that's all.

Mr. Webster said what Steve said was they sat down and they started the commercial base water fees. They have the single family rate now. It's a set rate. They have worked on it because now,

like they said and he had it down a little further about the Robinson Road, West Road, and that area there, that something was going to happen down there. This is what they were trying to get in place and they need water. This is what it's going to cost you. They're not going to pay the household rate for fire service and so forth. They're looking at it and they've started it. He just hasn't finished it. They've got through 75 percent of it and he had it. He just had to finish it. It was something they are going to look at eventually with the Water Utility and then back to here.

Just for everybody's recollection, Mr. Malizia said the residential fee has an inflation escalator. So it is not a number today. The number they started with 10 years ago was lower than it was today. He thought it had a 3 percent factor every year for both the supply and the distribution system. If you build a house today, they recognize things cost more money and your developer is going to pay more, and this table would be similar. Mr. Webster said right now they're paying over \$4,000 for a residential fee as they paid like \$2,300 for the...Chairman Massey said that was just the right to hook up to the system.

Selectman Jasper said that was something that they have to be mindful of and the fee gets too high. A number of years ago they had a four-family residential unit that the well was polluted primarily thanks to the Town putting in lots of drainage on Greeley Street and polluting their sewer, so they had to put in a new well. They looked at whether or not they should hook into the town system because the water right there. It was cheaper for them just to drill a new well and put in a new pump than it was to hook in. It's not the be all end all.

Chairman Massey told Mr. Webster that one of the things that he looked at was the options for the Weinstein Well. He did some calculations. If they did the replacement strategy and the estimated cost was \$100,000, they could fund that out of 37 days worth of water usage. The cost that they pay to Pennichuck for water is \$1.84 per hundred cubic feet. If you do all the math, it would cost about \$2,700 a day to buy that 1.2 million gallons from Pennichuck. You put 27 into \$100,000 and it's less than 40 days that they would pay it back. If they did it the other way and just put the sleeve in, now you're talking it would cost \$830 for 42 days to pay for the \$35,000 cost but you then for the rest of the time were paying that \$830 a day to Pennichuck to offset the gallon. From his perspective from a straight cost benefit analysis, it looked to him like the \$100,000 plan was a significantly better short-term and long-term cost benefit to the town.

Selectman Jasper thanked the Chairman for doing the math because he looked at it intuitively said the same thing. It wouldn't take them very long to spend that extra \$65,000 paying it over to Pennichuck unless there was another way to make up that 20 to 30 percent reduction. The only sensible thing to do was to redevelop the well at the \$100,000 cost. Otherwise, they were being penny wise and pound foolish.

Mr. Webster said one thing to look at too, and he talked to Mr. Malizia about this too, was that you have a 24 inch casing there and they're brining it down to 18. In his head it's a 1 inch wall or  $\frac{3}{4}$  inch thick. How come they can't get a 20 inch unless they only make a certain casing? Mr. Webster asked why couldn't they put a 21 inch. Whatever fits in there slides into the same one. Why can't they get the biggest slide so they don't lose that volume coming out of it? He looked at that, and that was his opinion. Why 18 inches? You're losing 6 inches. Why should you lose 6 inches on – that's a big loss. That's the question he's going to ask them when he gets into this a little bit more. Why can't they put a 21 inch or what slips right in there.

It would seem to Selectman Jasper that anything that would reduce their volume and require them to buy more from Pennichuck particularly when they're looking at increased demands probably doesn't make sense anyhow. Even if that would work if that still was going to result in a fairly significant decrease in the yield, unless they could make it up at the other well, than that didn't make sense. Mr. Webster said that they only have 100,000 more right now. Weinstein is 1.2 million a day. Then you have the 800,000 from the other ones. It actually goes 1.5. So Weinstein runs all the time. That's the one that keeps pumping all the time compared to the Dame/Ducharme

Well. That's their main well. That's the one they'll really seriously look at to make sure they still get the volume out of there, the capacity.

Chairman Massey said there were two other things, and Mr. Webster didn't talk about them in his memo. The first one was the meter read program. Mr. Webster said it was in there. He asked him to. Its number 5. We haven't gotten there yet. Chairman Massey asked where they were with Pennichuck on this. Have he had any conversations with them recently on this? Mr. Webster said not recently, no. Mr. Malizia said they probably should meet with them. They had technical difficulties with the wiring from what he recalled. Mr. Webster said what happened was all the old meters don't have the 3-wire system like he had. It takes them 5 minutes to change. Now they have a 2 wire. They have to go in the cellar and actually hook it up to the meter in the cellar. Before, the other ones were outside already with the plunger...Chairman Massey said it was actually worse than that. Mr. Webster said that was the problem. Chairman Massey said when consumers put them in, they sniped the ground wire down in the house at the meter and not at the reader. Because there's a piece of that that goes along with it. That is that they're on year 4 of the contract approximately. A lot of their contract costs to them were based on the fact that they would have that meter reading system up and running in the first year of the project. We're going to be faced with a potential increase in the cost of the operations and maintenance if they didn't offset that meter reading. If they put the meter read in, they could do the entire town in one week and do it all within the same week. The way we do it now, it takes 3 weeks to do it. The problem was in order to look for leakages because they have 3 weeks worth of readings, it was hard to know. It's a lot easier to pinpoint leaks if you're doing the reads as quick as possible. That's another long-term reason why they needed to get those meters updated.

Mr. Webster said he'd look at the contract. He hadn't gotten in that yet. He put it on from the Water Utility just to look into it. That's his note. That's why he put it on there so they could look into it. Steve's right, they should just sit down with them like they did before. He wasn't part of that negotiation. Tom was here then. That's over 2 years ago. So it's probably 3 or 4 years now into the meter readings. Chairman Massey thought they were in the fourth year of the contract. Mr. Webster said he'd have to find that out. He said he could get a hold of Pennichuck.

Chairman Massey's expectations were that the City of Nashua was not going to go forward with taking over Pennichuck. The reason he based that on was that the original third party tender for Pennichuck back 7 years ago was \$105 million for all 5 operating units of the Pennichuck Corporation. Nashua has been told by the Courts that they have to pay \$205 million for 3 of the 5 operations plus a \$40 million fund. So \$245 million. Mr. Webster said it was actually more than that. There were some other things that they found out were tacked on to that. It's more than that. It was unlikely to Chairman Massey that Nashua was going to be able to bond \$250 million. It probably would exceed their bonding limits. He thought that they probably could go forward with Pennichuck on that project now. So if they could set up a meeting. Mr. Webster said he'd try to find out exactly what the date was tomorrow. He'll do that first thing. Selectman Jasper said how to spend millions of dollars for nothing.

Mr. Webster said Gordon Street, they quickly talked about that. That's all dependent on the Barretts Hill. They have the reader meter. They just talked about the Weinstein Well problem, and they'll sit down with the Water Utility because he just gave that information to them. He'll let them go over it and will take a real hard look at it with Weston & Sampson as to exactly what they can do. The biggest thing was what they were going to take out of the well if it reduced the size of that casing. That was the big thing in his mind and they said it right there. If they can live with, that's fine. If not, then they'll have to really think about it.

At Dame/Ducharme, Mr. Webster thought they had to do the Ducharme Well this year. It's been 5 years. They did the Dame 5 years ago. He thought that was coming up. That's the same thing that was happening to the Weinstein Well. He put the report from Weston & Sampson on how much they bought the Weinstein Well back. They had problems and it came back more than what they expected. That's good for them. Their new well site, Mr. Webster said he received some

nice units across there and he'll get a better plan for the Water Utility. That's something that was going to happen after July. It's in the budget. Weston & Sampson were out there to do the test wells behind the soccer fields. It's in the aquifer and hopefully they find a good availability of water. Then they'll have to deal with the land on both sides. It's kind of land locked and its in probate. Plus they have access to Webster Street, which is the big thing because that's their main 16 inch line. That's the main carrier. So they have frontage and the other 2 lots are land locked.

Chairman Massey asked if the potential site the second soccer field. Mr. Webster said it was behind there. Chairman Massey asked it if included part of the soccer field. Mr. Webster said no. Chairman Massey said they laid out 2 soccer fields. Mr. Webster said they hadn't really laid it out yet. He just wanted to make sure they were 400 feet away from it. Mr. Malizia said that they didn't promise anything to anybody. Mr. Webster thought water was more important. Chairman Massey said they would have to put an addendum in the contract that they have with Hudson United Soccer because it definitely gives them the rights to that property. There's no doubt in his mind that they water would trump the soccer field. They would have to amend the agreement that's all. The agreement right now says they have the rights to develop both parcels. He looked at it the other day.

Mr. Webster said he was far enough away. He'll have the photos tomorrow at 2:06. He can see the actual soccer fields on the property because he trying to be behind them – 400 feet. If he knew exactly, roughly where it was, they have all that room. You can't see it, but it goes all the way to Webster Street. So they keep moving down. The two pieces of property they're dealing with are both on each side of it. He'll take a look at it. Mr. Webster thought there were 2 soccer fields. Chairman Massey said there were 2 but they only developed one. They have not shown any interest in doing the other one. Selectman Jasper thought the other one would be very expensive. Mr. Malizia said it already cost them \$100,000 plus for this one. Chairman Massey thought that if they were going to do any development now, they would put lights on the existing one rather than put another field in, which was what they wanted to do originally. The cost, again, 7 years ago was \$80,000 to put lights on that field. Mr. Webster said it was expensive.

Continuing on. Mr. Webster said when they get into it a little bit more, he'll give them a better map and actually locations as far as the new location. They have to go out there with Weston & Sampson and they're going to do the job. What they do is they put a test well in and check the gallons and so forth. If it's viable, then they really have to seriously look at it. Like they said, all the water things that they're talking about, it's viable to have a well in Hudson that they can offset some of the water coming across the river all the time. It would be to their benefit that they do have that.

Darra Pond. Mr. Webster was out there today doing well readings. He does the meter readings the first Tuesday of the month. At the same time, he did the well readings today. The wells were much higher than the last readings they had. He figured they would be. He sends them up to DES and Weston & Sampson. He hasn't done it yet, but he will be sending them tomorrow. They know that they're monitoring the wells.

They're taking care of the 6 inch water line on Abbott Street. The hydrant was going in and he knows that people out there are tickled pink from what Jessie told him. That will be happening within the next week or two. They're almost done the sewer out there because they're deep now and it's really sandy, and they're having problems. The water would be much easier. Eventually the next item down the road, he and Steve talked about the more water use. They talked about the West Road area. When more people start developing land down there, eventually they'll have to be a meter pit at White Hen Pantry. We have an easement there. Eventually a meter pit because it all wheels from Litchfield back into Hudson. Right now all their doing is reading the meters on White Hen and Southern New Hampshire. Mr. Malizia said he does a calculation on that line to credit back against our invoices. They have no master meter for all the water, but you can just take the usage for the entities that are there and he just deducts it. Eventually if that gets going, you want to put a meter pit there. Like he said before, Mr. Webster indicated that there was a lot

of potential down there. That's all commercial property down there. There's that big parcel across the street. It's an old gravel pit. Something is going to happen to that some day and the big piece where the storage place is going is a big parcel of land there.

Chairman Massey asked why wouldn't they want to put the meter pit in now. Mr. Malizia said it's \$40,000. Mr. Webster said they've been holding off on it. Mr. Malizia said they're not getting that much yield down there for \$40,000 and he didn't think it was worth it. Chairman Massey said that there were 4 users there right now. Mr. Webster said they've been holding off. Mr. Malizia said it wasn't that complicated to do right now. Mr. Webster said they could do it and the town force would do it. They can do it with a valve. It's in the future when they say absolutely necessary to do it. On his last statement – Pennichuck negotiations, they have to figure this all out. They've been paying for all the meter pits all the time 100 percent. They kind of have to renegotiate our ways here.

Chairman Massey said that they've had the best of both worlds. Their operations and maintenance contract was based on meter reads. He wasn't going to get too excited right now about paying for all the meter pits. Maybe down the road, but not right now. Mr. Webster would say next year. They did the meter pits. The Town's public works boys did it. They did a great job too. That was unbelievable what they did. That was big, especially the one on Adams Drive. That was a 16 inch line. Those valves and stuff were huge. They did the whole thing themselves. This was a smaller scale like Sullivan Road. That's what it would be like. They like doing that type of work. If they say we do it, we can do it. It's not that hard. We had to pay for it out of the Water Utility. That will be their decision to make.

If you think about it, Mr. Malizia said you run a water utility for 12 years; we originally knocked it down by 10 percent and haven't touched it since. As he and Chairman Massey talked this afternoon, the last rate he remembered from Pennichuck was...Chairman Massey said when they signed the new agreement, the rate for wholesale water from Pennichuck was \$1.16 per hundred cubic feet. It's now \$1.84 per hundred cubic feet. Their rates are starting to creep up on our \$3.30 per hundred cubic feet. If you look at it, 1.16 to 1.8 is almost a 40 percent increase. Mr. Malizia said that they've delivered a safe, portable source of drinking water to people with exceptional results. It's been a good relationship with Pennichuck. It's been a lot of work by Gary, Tom Sommers, the Board, and Highway. He thought it was a success story for everybody if they really looked at it. It really has worked out well for the Town. Chairman Massey said kudos to Selectman Jasper and his crew that negotiated the contract.

It's imperative in Selectman Maddox's mind was to find another water source. Chairman Massey said absolutely. That's why this item was here. Selectman Maddox thought maybe they could find some Homeland Security grants. Chairman Massey thought they had applied for them. Mr. Webster said they did apply for other water grants. Steve did for the line on Barretts Hill they tried to get money. Selectman Jasper said he had quite a dog and pony show he took around for that. What did they get 78 percent of the votes. Mr. Malizia said it was huge. Chairman Massey said it was a no brainer. Selectman Maddox said all they had to do was hold up everybody's consumer water bill. Selectman Jasper said there were a lot of people who weren't on water that didn't need to vote for it but they still did.

Mr. Webster said in the 10 years they've come a long way with the whole system. Like the tank down the south end, they made the loop down there and there are other things they're still working on. It's come a long way. It really has. The ownership of the Town on what's happened here, the pay down, and so forth was the smartest thing the town really did he thought in owning it. It shows because it's paying off now.

Future expansion – betterment districts. Selectman Maddox asked how they wanted to do this. As they saw on Wason Road, there's a number of areas in town that have poor water quality due to the nature of New Hampshire with the radon in the water and the granite that was coming up through their water. Is there any plans in the near future or is that something that a neighborhood

or group needs to pull together and go to the Water Utility first and then to the Board to expand the water system? Chairman Massey said that the first piece of it was that there are some customers on Bush Hill that would like to connect but there are only 7 homes. He and Gary looked at extending the line down from Mark down Burns Hill to Wason was about \$400,000. You put that against all those homes, and it's not a financial incentive. You have the other problem that you're talking about he thought from Empire Circle up on Burns Hill is even significantly higher. Again, you don't have that many homes on either side. The question he believes Rick was asking was how could they do it in such a way that it would be economically viable for them to buy into the system. Every time he runs the numbers, he didn't see that they could afford to do it. On the other hand, every one of them – and a lot of them would not today he didn't think chose to hook up because they're spending anywhere between \$8,000 - \$12,000 to put in their filtration systems. It's a sticky point right now.

That was one of the things that Selectman Jasper said when they purchased the company was that they would never be looking to go out on their own and expand the system. Unlike the sewer where you're on the sewer by you have to hook up. They can run pipes all over town and no body has to hook in. This is a system that would only be expanded through developers saying they want to put a line in, and then it runs through necessity by people's homes and they can hook up. The only way to do that would be if there was...Selectman Maddox said a neighborhood of 40 households that wanted to do it and the number was doable. They could do a betterment district. Chairman Massey thought they'd probably do a betterment district. Selectman Jasper said they'd have to have the agreement in place and it would have to make sense. It would be hard pressed probably to put the pipes in any place and make it make sense for those people with all the costs that are involved. It would be really hard because you could put in a filtration system. They saw that when they were looking at expanding the sewer up through Rena and Regina area. The people didn't want it even though the developer was going to put the main trunk through. They just didn't want it even though they had failing septic. It's one of those things where they're best to stay away from.

Chairman Massey thought that the decision that was made back in 1998 was probably not with a great decision because part of the reason why the Southern New Hampshire water rates were so high was, and the Town Administrator has pointed it out to him on a couple things, they would take – oh you want a line, and they'd run the line down to your business and then charge the entire rate base for that one user. That's how the rates really got as high as they were. Mr. Webster said that was what hurt them. Selectman Jasper said plus they were buying up the little systems all over the place and building that in. So they'd buy a system of 40 units in Raymond, put a ton of money into it, but they'd use Hudson as the base. They were sort of the...Mr. Malizia said the big pot that they could draw from for lack of a better word. Chairman Massey said they were siphoning 600,000 to some water company in Ohio. All the way around, the citizens of Hudson should be extremely proud of the water utility. This is an area where this town government has done something right for the last 12 years. It has been a benefit to the citizens because their bills have been reflective of that. Selectman Jasper said the same with the sewer. Ever since they got out of court with Seaward. Chairman Massey thought they had either the lowest for rates in the State for sewer. They've reduced the rates it in the last 5 years twice. We now have about \$6 million in the sewer capital reserve fund, and probably about \$500,000 – 600,000 in the water. Mr. Malizia said we're getting closer to \$1 million.

There's one last thing Mr. Webster had that is on the list. Eventually the last pump station, the Woodland Heights Pump Station eventually will have the SCADA system in there. He has it all set. They're waiting until June to see how their finances are. It's in there but they're waiting to see how everything goes. That will be the last station that's not hooked up yet. We took it over and it wasn't without the system. That's the last thing that they'll probably be doing.

Chairman Massey thanked Gary Webster. He knows that he's done a lot of work on this in the year and a half that he's been doing it and it showed.



C. 9 Industrial Drive – permission to enter town owned property

It occurred to Chairman Massey after the people left last week that their engineers need to have access to our property. As a result, he thought a motion to grant the Hudson/Litchfield Youth Football and Cheer's engineer firm permission to conduct engineering and design work on town-owned property at 9 Industrial Drive.

Motion by Selectman Nadeau, seconded by Selectman Coutu, to grant Hudson Litchfield Youth Football & Cheer's engineering firm permission to conduct engineering and design work on Town owned property at 9 Industrial Drive.

Selectman Jasper asked if the maker of the motion and the seconder would agree to language to specify that that would authorize them to clear any necessary brush and undergrowth to accomplish the tasks. Selectman Nadeau said yes. Chairman Massey said it should because they talked about that they would be doing the asbestos mitigation if they didn't get the grants. They'd still need permission for them to do that. So they should add engineering design work and any site preparation work. Selectman Jasper said he wasn't looking at site preparation. Mr. Malizia said he was looking at being able to get around on the property. Selectman Jasper said he wasn't looking at trees per say, but underbrush to do any necessary clearing of scrub growth and underbrush. It's probably full of vines and invasive plants. He knows that Mr. Lathrop had mentioned that to him after he was talking to him. Mr. Malizia said they could coordinate it with Gary perhaps just in case it doesn't get too – they'll start clear cutting.

Motion by Selectman Nadeau, seconded by Selectman Coutu, to grant Hudson Litchfield Youth Football & Cheer's engineering firm permission to conduct engineering and design work and removal of any undergrowth to accomplish those tasks on Town owned property at 9 Industrial Drive, carried 5-0.

Chairman Massey asked to let the record show that at 7:10 p.m., Selectman Nadeau joined them.

Selectman Nadeau said while he was on the 9 Industrial Drive, he had some information for him on that. It's a letter from Mr. Lathrop with the members of the Ad Hoc Committee with Selectman Coutu and Selectman Maddox on here, with Michelle Rourke from the Youth Football and Cheer Board, and Mark Levesque from the Hudson Football and Cheer Board, Necole and Mike Tompkins, and Len Lathrop on the Ad Hoc Committee that he had suggested. This was just a memo from them.

7. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Selectman Maddox – Thank you Mr. Chairman. They saw tonight that the workshop was what he was hoping they were going to see. Again, a chance for 2 hours to highlight the departments, get some input from them, give them guidance, and that's all. This was not the Spanish inquisition nor was it Santa's Village. They're truly just looking to get information to be able to make better decisions. It wasn't a time constraint that there are 16 other things on the agenda. He thought that the other departments could see that that was all they were looking to do – get some input as to what they saw as their next items or issues that they wanted to highlight the good, bad, and the ugly. Again, they're trying to be more proactive. So he was thankful that this Board has decided to the workshops to do some of the departments – again, millions of dollars and we're just dealing with the item of the day. Hopefully they can continue this forward with the others.

He will be coming in to get some information. If they haven't had a chance to watch the Planning Board meeting with the development on Bush Hill, it was going to be an item for their next meeting at the Selectmen to talk about the road. But also about where they'd like the Selectman's rep. to come down as far as the density issue or whether they want offsite improvement money. Again if you have a chance or you haven't seen it, it's a good time. The agendas are getting full. Thank you Mr. Chairman.

To Selectman Coutu's issue, Chairman Massey believed it would be totally appropriate after he heard the presentations and have all the questions that if they need to have more time to make the right decision, they can defer action until the 25<sup>th</sup>. He didn't think it was imperative that they have an action next week. They're not coming back before the Planning Board until the 26<sup>th</sup>. Again, if there are any questions that any Board member feels they need more time or need more information, they'll simply have a motion to defer to the 25<sup>th</sup> and have the applicant's representatives take care of it.

Selectman Coutu said he's watched every meeting that had to do with the Jarry development. He understood the complexities of what's involved in the road and realigning the road. Would it be improper to ask that both of them because Selectman Maddox is their representative and he's also sitting on the Planning Board that they ask him to give them a synopsis of his opinions based on the evidence that was presented to them. He's not asking him to tell them how he would vote, but give them a general feel for his overview. He knows how he sits on it. He'd be willing to take a vote tonight. He didn't know that Selectmen Jasper and Nadeau have watched any or all of it, he just sits down sometimes and he had nothing better to do so he watched the Planning Board meetings and the ZBA meetings.

Chairman Massey thought any motions tonight would be premature and he thought that he'd leave it to Selectman Maddox if he thought he wanted to summarize for next week. Selectman Maddox said he could certainly summarize but gentlemen he thought that this was a case where their eyes seeing it fresh may be different than what they have seen. So the Board looking at it and say X – if he gives them the synopsis, he's going to lead them down a path. If they looked at it separately, they're going to have a different perspective from the Planning Board on what they've seen. Again, he didn't think it was earth shattering. He thought it was a function of that road is a character. That's the only way he can describe it. They're going to change the character of the character road. What do they want to do?

Chairman Massey said they'll get the CD from last week, which would be...Selectman Maddox said it was still running. Chairman Massey said it was the middle part of that meeting. So it would be worthwhile.

#### Selectman Jasper

*Motion by Selectman Jasper, seconded by Selectman Maddox, to authorize the Town Administrator to effect the transfer of \$240,000 from various general fund accounts he finds that would otherwise close out the FY2010 with a surplus to the Town Wide Paving Account and to authorize the Road Agent to expend the same for that purpose.*

Selectman Jasper said even though its hen scratch, maybe Steve could decipher enough of that to get it close. They talked about it last week. He was in the office today and spoke to the Town Administrator about the concept of what they talked about last week. He then spoke to the Road Agent. He made a couple of phone calls and assured him that if they did this he would be very happy to have this \$240,000 and would be able to see that it were expended prior to the end of the fiscal year. We are in desperate need of monies for the roads.

Selectman Maddox said he seconded the motion because he did agree that it was something that they cut out and it pained them to cut it out when they did the budget. There is another \$80,000 Steve that's on his desk that he was told that are additional monies that will be hopefully able to...Mr. Malizia said there was some number. He wasn't going to say it was \$80,000 there. There is some number. That is correct. Selectman Maddox said that it would help with their delta of \$85,000. So he thought that even expending this they would be close to zero impact between our shortfall on revenue and the expenditures. This was an item that this money really belongs in the roads. Kevin took it out from other places to get projects done. Here's a chance to put it back in

with these types of funds. He thought this was a program that would hopefully benefit the people that drive the roads every day.

Selectman Nadeau said not having talked to the Road Agent, but Selectman Jasper had, how much pavement does this get them? Selectman Jasper said he didn't know exactly. What he told him was that for instance Robinson Road, which they talked about, would cost half a million dollars to do the whole length of Robinson Road. He thought that was 2 miles. So he's assuming this gets them maybe a mile of roadwork. Selectman Maddox said it depended on whether he grinds it all up. Selectman Jasper said he was talking about primarily putting money into perhaps some of the worst of Robinson Road but primarily on Barretts Hill Road, which he hadn't been over for a while but there are parts of Barretts Hill Road that are really in dire straights. He thought they maybe looking at maybe a mile roughly.

All Selectman Coutu was going to say, and its primarily for the listening audience, was that Mr. Burns has alluded t the fact in the past several presentations that he's made to them that they are falling years, and now its decades, behind in terms of redoing the roads and keeping them maintained and the cycle that was originally planned by previous Boards. They're so far off that cycle that anything they can do to facilitate any monies that they can put into that direction in order to help him catch up, he'll never catch up at this rate, Selectman Coutu was going to support the motion on the basis of that. Yes there are some serious problems with that road. It's in deplorable condition. He rode it the other day because somebody went into the store and asked him if he had ridden it lately, and when were they going to pave it. He hoped that was part of the plan.

Chairman Massey thought that Selectman Nadeau was the liaison. He might ask Mr. Burns to include in his process for them and estimate if they were to bond how much it would cost to put on a 20 year cycle the entire town. The reason he's saying it might be worthwhile for him to do it was because he's done it once before. Amherst this year at their Town Meeting bonded \$15 million to do road work. Selectman Jasper thought that failed. Chairman Massey said it passed as far as he knew. At any rate, at least it would give the Board something to look like in terms of the cost. The citizens of Hudson should understand that roads are expensive and if you want to maintain them, there's a cost to it. He thought this would be one way to have Kevin really highlight the extent of what they were talking about.

*Vote: Motion carried 5-0.*

Selectman Jasper said that the Benson Committee would be coming in at the next meeting with an update as to where they are on the deliverables. Things were coming along very well. If you haven't been out at the park, by the end of the week the amphitheater area should be hydro seeded. It's come out really nice. They're working on the pavement on the patching areas. They're doing an excellent job with that. The overlook areas have had the stone dust put in. That's very nice. Of course the volunteers have been out there every weekend and the highway crews are always amazed at how much material they drag out of the pucker brush and pile up for them to take away. Things are really shaping up out. Every week there's another feature that you didn't see before that comes to light. Thankfully when the State did go in there and tear down all those buildings and haul all those millions of pounds of material out of there, they did leave an awful lot of nice features. In places some of them will need some work over the years. It's shaping up very nicely and they're looking forward to the opening at the end of the month at which time they'll put their efforts from cutting brush and everything into working on the buildings. One of the things that they talked about was they expected the park would be used during the summer when the kids were out 7 days a week. So you really can't be piling up brush and having the 10 wheelers go in on Monday and haul things away. That type of activity would start up again in the fall. That would give them the summer to get rid of the graffiti, paint, and work on the exiting building. So they're going to shift gears come the first of June.

To that end, Chairman Massey had an e-mail from Donna today that the proponents for the butterfly park that made the proposal to the Benson's Committee are going to come before the Board next week to present their plan to the Board. He was a little stunned when he read it in the HLN to be truthful with them. They are going to come to the Board. As he understood it, Benson's Committee did vote recommend it to the Board that it happen.

Selectman Nadeau – He had nothing this evening.

Selectman Coutu – The first thing he wanted to say was to thank Selectman Nadeau for dressing for the occasion. He forgot it was St. Patrick's Day. He would have worn his green.

The second thing, the Governor's office and he had a conversation this week. As a result, the Director of Trails Bureau may have some money available for Benson's. If we can put together a plan on trails, but we have a plan on trails, and he thought they could present it to him. They might want to look at how much was available and how much they could tap. Suddenly there's some money that was available. The Governor insisted they find it for them. They have that coming, and he's still waiting to hear from the Governor's attorney with regard to where they were with DOT with their request for permission to set the senior building. They're still waiting for that.

The last thing he wanted to bring up and he asked them if they could recollect something for him. Selectman Massey couldn't remember so he'll ask. He had 2 items placed on the Recreation agenda. He has so many notes at home and he didn't know what he did with this note. Two items were placed on the Recreation agenda for this Thursday night's meeting, and he told them that he placed them on the agenda. However, he won't be at the meeting. Unfortunately for them, Selectman Massey invited everybody from Hudson, Nashua, Merrimack, Lowell, Dracut, and Tyngsboro to come to an ice cream social. They're going to have to get there early with their scoops and start scooping that out. The two things he had requested on the agenda first was the \$12,000 to transfer the \$12,000 out of the account. That one he remembered. Does anyone recollect why he would have placed something for \$6,000 on the agenda?

Selectman Maddox said it was the Planning Board who was requested to release \$6,000 for the Friends of Hockey. They will be coming here. Selectman Coutu said they still needed a recommendation. Chairman Massey said no, not from the Recreation Center. That money was specifically earmarked. Selectman Coutu said he understood that and he questioned it. Selectman Maddox told the Chairman, again, that was one of those unfortunate slippery slopes that at 11:30 at night the Planning Board slid down. That money was meant to offset the 10 percent that the ordinance says that they can take for recreation at any given subdivision. The developers smartly over the years said they didn't want that terrible lot that he had left, we'll give you a contribution and the number finally came out to \$400. It was meant to be recreation for the Town of Hudson. This one was donated to a specific entity. Hind sight being 20/20. It's not going to the Town of Hudson for recreation. It's going to go to...Selectman Coutu said a nonprofit organization. Chairman Massey it was not. It's going to the Alvirne Hockey program. The stipulations that the Planning Board recommended to the Board of Selectmen that the funds be released was: a) that it goes only for equipment that would be used in the school, b) that the checks be paid to the vendor by the town, and c) there was on thing – and he saw Selectman Coutu shaking his head.

The reason why Selectman Coutu was Mr. Chairman was this. He supports hockey. He played hockey until the doctors told him he had to stop and he was 43 years of age. So he enjoys hockey. He played hockey the better part of his youth and young adult life. He thought the voters very clearly said that they did not approve of a hockey program as part of their curriculum in the school department. Now all of a sudden this is not a nonprofit, it's a hockey program at Alvirne High School. He's having a very difficult time accepting that the high school has a hockey program when the voters said no. Chairman Massey said as far as he knew, the school did not fund the hockey program. Selectman Coutu said it was a nonprofit organization that does. So where is the \$6,000 going? Chairman Massey said the equipment was going to the hockey program itself. The

checks were going to be made out to the vendors, and the equipment was going to be delivered to Alvirne High School and it may not be used off site. That was the other thing. The equipment may not be used off site. That's what he understood. Was that anything different than what Selectman Maddox understood?

Selectman Maddox said Chairman Massey heard him say that he thought the Planning Board made a mistake in allowing the developer to pick and chose. Again, that's starts a whole process of you have \$3,800 in this account, and \$4,000 in that account because the developer picked what entity he wanted to get it. It should have been the Rec. Committee recommends the Board of Selectmen to spend money for recreation. He thought it was a mistake that the Planning Board made once, and hopefully won't make again, but he didn't even think they were trapped. He thought that if they really said no or whatever, it just sets a precedent of the Recreation Committee and the Town doesn't decide, the developer does. Thank you.

Selectman Jasper said he was truly troubled by this because of the fact that it's a specific donation to a very, very limited group of individuals not actually affiliated with the Town but with the School District. He really thought that if they hadn't had this looked at by town counsel, they should. Chairman Massey said fortunately he did. He was the one that suggested how the payment be made. He's aware of all the stipulations that were there originally. He provided the Planning Board with that opinion last week that basically said yes it was appropriate to do it. He thought maybe at least now that he understood what it was all about, the Rec. Center may want to at least look at it. He didn't think from his perspective whether they say yes or no, it's the Planning Board who has to recommend the release of the funds. They recommended the Board of Selectmen that they release them. Selectman Jasper said this again speaks to why the Board of Selectmen - and he hoped that it was being adhered to as voted that staff goes home at 11 p.m. and the Planning Boards ought to go home at 11 p.m. too. Good decisions are not made after 11 p.m. at night. The State of New Hampshire proves that time and time again. Every time we have these darn committees at conference that go on to 2 a.m. or 3 a.m. You come up with campground taxes, and LLC taxes, and god knows what else.

Chairman Massey thought that the Planning Board was not going to get burned a second time. Once they understood how this was going to work, even they were not happy that it has gone that way. Selectman Jasper said maybe not in this manner, but since he's been around since 1492, he has seen the Planning Board make similar mistakes late at night. They should just go home at 11 p.m. Selectman Maddox said that it could have been made at 9:30 and it would not have made any difference. The developer said he was making the contributions and he wanted to decide where it went to. Rather than fight that, they went down the path. Chairman Massey said that there were other issues that the Planning Board wanted to get into that development. Selectman Maddox thought that the legal question should be asked because all they got from the lawyer that he saw from the Planning Board was the mechanism to do it and not whether it should be. Chairman Massey thought maybe they should follow up on that.

Selectman Coutu had nothing further. Thank you for refreshing his memory, and he'd have that item taken off of the agenda.

Selectman Massey – As of this morning, there was 173 people who have – and they are from everywhere. He has ordered the ice cream. He's picking it up tomorrow. He bought most of the supplies today. He had to buy the paper goods tomorrow. He would ask them all to bring their scoops and be prepared. They've asked the Rec. Center to set up 200 seats. As he said before, he would have been thrilled to have over 100. To have 175 he thought spoke well for the Town. He thought it should be a good time. He has 3 chocolate and 2 vanilla tubs. Mr. Malizia asked if he has strawberry. Chairman Massey said he got strawberry topping. It's in a can. Selectman Jasper asked why he got more chocolate than vanilla. Chairman Massey said last year they ran out of chocolate and they still have vanilla left. So for all those people that are out there, there's probably going to be enough ice cream that if some other volunteers who did not get the message

or was still thinking about it, please come. According to them, Blake's ice cream company told them a tub will serve 50 people. He bought 2 extra tubs.

8. NONPUBLIC SESSION – none.

9. ADJOURNMENT

*Motion to adjourn at 9:41 p.m. by Selectman Maddox, seconded by Selectman Jasper, carried 5-0.*

Recorded by HGTV and transcribed by Donna Graham, Recorder.

**HUDSON BOARD OF SELECTMEN**

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Richard J. Maddox, Vice-Chairman

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Roger E. Coutu, Selectman

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Benjamin J. Nadeau, Selectman

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Shawn N. Jasper, Selectman