

HUDSON, NH BOARD OF SELECTMEN
Minutes of the May 22, 2007 Meeting

1. **CALL TO ORDER** by Chairman Shawn Jasper at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall.

2. **PLEDGE OF ALLEGIANCE** led by Selectman Rick Maddox.

3. **ATTENDANCE**

Selectmen: Shawn Jasper, Ben Nadeau, Ken Massey, Rick Maddox and Doug Robinson

Staff/Others: Steve Malizia, Town Administrator; Priscilla Boisvert, Executive Assistant; Richard Gendron, Chief of Police; Lisa Nute, IT Director; from the Hudson Senior Council on Aging, Andy Renzullo, Lucille Boucher, Jim Stafford-Rogers, Joyce Goodwin and two other ladies; Tom Tollefson, HLN

4. **PUBLIC INPUT**

There was no response when Chairman Jasper asked if anyone in the audience wished to address the Board on any issue.

5. **NOMINATIONS & APPOINTMENTS**

Acknowledgement of resignation from Michele Bolton from the Sewer Utility Committee.

Motion by Selectman Massey, seconded by Selectman Maddox, to acknowledge the resignation of Michele Bolton from the Sewer Utility Committee, with the Board's thanks and appreciation carried 5-0.

Selectman Massey said Ms. Bolton will be sadly missed. She brought good perspective and insight, having worked in Nashua on waste water treatment. He thanked her for her service. Unfortunately, she is relocating out of the area. Chairman Jasper echoed those remarks.

6. **CONSENT ITEMS**

Selectman Maddox removed A-2 from the consent agenda.

Motion by Selectman Massey, seconded by Selectman Maddox, to approve items A-E, with the exception of A-2, carried 5-0.

A. **Assessing Items**

1) Charitable Exemptions (American Legion Post 43; Kiwanis Club of Hudson; Hudson Memorial VFW Post 5791; the PLUS Company); Religious Exemptions (Hudson Congregation of Jehovah's Witness; New Life Christian Center, St. Patrick's Cemetery; St. Casimir's Church and Cemetery; Sisters of Presentation of Mary; St. John the Evangelist Church; St. Kathryn Church; First Baptist Church; Calvary Assembly of God; United Pentecostal Church; Hudson Community Church) and exemption by specific Statute, RSA 72:23, Wattanick Grange with recommendation to grant.

2) **Re-granting of Elderly Exemptions (79 Gowing Rd, 3 Bungalow Ave, 5 Bay St, 35 Lexington Ct, 17 Derry La, 43 Dracut Rd, 12 Adelaide St, 1 Summer Ave, 4 Magnolia St), w/recommendation to re-grant.**

Selectman Maddox said this was one of those nit-picking things that he was really good at. The memo says the property owners were "listed on the following pages," but there was only one page, and he didn't understand why the names were not kept within the body of the memo so there was a record of the number of people, whether it was six or 60 or 400. This is a systemic issue. They, as Selectmen, try to read through things to keep on top of things, but this is the kind of thing staff should be looking a little closer at to realize they are just volunteers in the middle of the night. He objected to the fact that it said "pages," when there was only one page, and there was no reference to how many names were on the list. He'd like to defer this until the next meeting so the names could be included within the body of the memo. Chairman Jasper asked if there was a second to the motion to defer, but there was no response.

Motion by Selectman Robinson, seconded by Selectman Massey, to approve A-2.

Selectman Maddox asked how Selectman Robinson would know, if six months, who they just gave an exemption to. Selectman Robinson said it was on page 3-A. Selectman Maddox asked how he'd know if that page was disconnected. Selectman Robinson said it would be in the minutes of the meeting.

Chairman Jasper said what was on the memo was a suggested draft motion; the agenda lists the specific people. Selectman Maddox said the Charitable exemptions are listed; they should be consistent and it would be easier to follow in the future. Chairman Jasper asked if the draft motions were on all of the paperwork the Board signed. Priscilla indicated that the cover memo stayed with the Assessor's Office, which indicated the action the Board took, but the official documents did not have a draft motion on them. Selectman Maddox referred to other memos in the assessing packet, saying they clearly identify the map and lot numbers for the documents the Board is signing. Chairman Jasper said some of the memos say "motion" and others say "draft motion." Selectman Robinson asked if the list of exemptions comes before the motion and after the regarding. Selectman Maddox said yes, so they can tell that on that date the Board gave those particular people that exemption. Right now, there is just a page attached that, if it were to ever be separated, they wouldn't know who got the exemptions. Chairman Jasper clarified that the official documents do not have the draft motions on them; it is only on the cover memo that goes back to the Assessor for file. However, he didn't think motions should be included on documents that the Board signs, anyhow. He agreed that the memos should list exactly what they are doing and Selectman Maddox's point was well taken. The record, however, will be clear because everything will be listed on the minutes and on the agendas.

Selectman Robinson suggested that Mr. Malizia communicate with the Assistant Assessor on how to lay this out in the future. Mr. Malizia said he would.

Vote: Motion carried 4-1. Selectman Maddox voted in opposition.

- 3) Yield Tax Warrant and Certifications of Yield Tax Assessed (161/029 Wooded Hillside, LLC; 217/013 MRT Development and Investment), w/recommendation to sign.
- 4) Residence in Industrial or Commercial Zones (77 Central Street), w/recommendation to grant.
- 5) Residence in Industrial or Commercial Zones (142 Ferry Street), w/recommendation to deny.
- 6) Current Use Lien Release (12 Copper Hill Road), w/recommendation to approve.
- 7) Current Use Lien Releases, Sparkling River Condo Site, 6A Doveton Lane and 8 Brackett Lane, w/recommendation to approve.
- 8) Charitable Exemption, Hitchcock Clinic, 321 Derry Road, w/recommendation to deny.

B. Water/Sewer Items

- 1) Sewer Abatements, Ref. No. S-07-09, S-BET-0701, 23 Burns Hill Road, Acct 1573, \$562.28 w/recommendation to grant.
- 2) Sewer Acceptance, Nottingham Square, Units 1-24, w/recommendation to accept.

C. Licenses & Permits

- 1) Raffle Permit by Michele Roome Alukonis for Jeff Roome Sports Foundation on June 9, 2007 at Kings Court.
- 2) Block Party Permit by Maria Keller on Cedar Street between Fir and Willow Streets on June 23, with a rain date of June 24.

D. Acceptance of Minutes

Minutes of the Board of Selectmen's Meeting of May 8, 2007.

E. Calendar

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| 5/23 7:00 Planning Board at Community Center | 6/13 7:00 Planning Board in CD Mtg. Rm. |
| 5/24 7:00 Open Space in BOS Mtg. Rm. | 6/14 6:30 Recreation Committee @ Oakwood |
| 5/24 7:30 ZBA in CD Mtg. Rm. | 6/14 5:30 Sewer Utility in BOS Mtg. Rm. |
| 5/28 Memorial Day—Town Hall Closed | 6/14 7:30 ZBA in CD Mtg. Rm. |
| 5/30 7:00 Conservation Cmsn Wkshp CD Mtg Rm | 6/18 6:30 School Board in BOS Mtg. Rm. |
| 5/31 1:00 Trustees of Trust Funds in BOS Mtg Rm | 6/19 7:00 Cable Committee in BOS Mtg. Rm. |
| 5/31 7:00 NRPC in CD Mtg. Rm. | 6/20 5:00 Water Utility in BOS Mtg. Rm. |
| 6/03 11-3 Chili Festival @ Hills House Rte. 102 | 6/20 7:00 Library Trustees in BOS Mtg. Rm. |
| 6/04 6:30 School Bd in BOS Mtg. Rm. Cancelled | 6/20 7:00 Hudson Seniors in CD Mtg. Rm. |
| 6/04 7:00 Recycling Committee in CD Mtg. Rm. | 6/21 7:30 Budget Committee in BOS Mtg. Rm. |
| 6/05 7:00 BOS Workshop in BOS Mtg. Rm. | 6/26 7:00 Board of Selectmen in BOS Mtg. Rm. |
| 6/06 8:30 am Highway Safety in CD Mtg. Rm. | 6/27 7:00 Planning Board in CD Mtg. Rm. |
| 6/06 7:00 Planning Bd Workshop--CD Mtg. Rm. | 6/28 7:00 Open Space Meeting in BOS Mtg. Rm. |
| 6/11 7:00 Conservation Cmsn--CD Mtg. Rm. | 6/28 7:30 ZBA in CD Mtg. Rm. |
| 6/12 7:00 Board of Selectmen in BOS Mtg. Rm. | |

7. OLD BUSINESS

A. Votes taken after Nonpublic Session (There was no NPS on 5/8/07)

B. Hudson Senior Programs

Selectman Ken Massey, the Board's liaison to the Seniors, said there were several members of the Seniors' Board of Director's present tonight. They met a week ago Wednesday to discuss the summer program and about relocating to the Oakwood facility. During the course of that discussion, the Seniors said they wanted to take a look at the facility as a possible permanent solution to their needs. After a tour of the facility, and recognizing that it would require some renovations and additions to what they've said all along they believe they need, by a vote of 9-1, with four members absent, they voted to accept the very generous offer of the American Legion to use their facilities for the nine weeks this summer. The Seniors believed it would be easier to have everything in one place for both days than to have to carry things back and forth between the two facilities. Then they had a long discussion on the use of that facility as a senior center. By a vote of 9-1, they voted to ask the Board of Selectmen to consider converting that building to a senior center and instead of doing the addition to the Community Center on Lions Avenue, to do that work on this building. It would require some amount of extension to the existing facility. Depending on the final footprint, they would get somewhere between 25' to 35' on that site. It has a lot to do with the size of the extension, which they would be able to determine with an actual scale drawing. If the Board is agreeable, in the near term, a schematic of the footprint would be drawn up, complete with the parking requirements that would meet the current site plan regulations. That plan would come to the Board of Selectmen for final approval of the concept. It would then go to the Planning Board for site plan review and, upon completion of site plan review, it would be presented to several developers to bid on a closed bid, the cost for renovating and the addition in time for the Board of Selectmen review that in the September-October timeframe in order to determine whether or not to place it on the warrant for next year. The Seniors reaffirmed that vote last Wednesday.

Selectman Maddox said in Selectman Massey's memo dated May 17, 2-B, it says to develop a conceptual plan to bring to the Planning Board in July and asked who would be doing the developing. Selectman Massey said because this is a town facility, it would require the town to do that work. To that end, they would probably have to spend somewhere between \$1,000-\$2,000 to draw up the plans. The Board of Selectmen would have to approve and authorize that, and then hire the appropriate design company to draw up the plans. They are not talking about a set of blueprints; they are taking about a two-dimensional

architectural rendering of what it would be, along with an elevation, so they'd see what the sides of the facility would look like, plus the floor layout and how the total land mass would be utilized. Selectman Maddox that that July was a little aggressive, as this is the end of May already. The Planning Board schedule is already quite full. Selectman Massey said they weren't talking about going to bid. They were talking about asking a design company, somebody who knows how to use Auto Cad, to sit down and draw up the set of plans that could be submitted. From the Planning Board's perspective, it would be a conceptual review, not a full scale site plan review. Selectman Maddox asked why not look at the plans the Rec Department submitted to the Planning Board four or five years ago. Selectman Massey said they looked at some piece of that, but their addition was two stories and it was a much bigger addition than this one would be. Selectman Maddox said Selectman Massey better make a motion to hire someone tonight because he thought that schedule was a little too aggressive. Selectman Massey said it was aggressive, but the Seniors do have a general layout already; it's just a question of reducing it to a final scale drawing that would include the parking. What they have right now does not include the parking spaces that would be created.

Chairman Jasper asked Mr. Malizia if that was something that could be generated in-house. Mr. Malizia said Tom Sommers has those skills, but he didn't know if Cynthia May did or not. Selectman Massey said the Town Engineering Department has got their hands full, so he recommended hiring an outside company to do the work, such as CLD—anyone that knows construction Auto Cad would be able to do it. He has already seen a scale drawing of what it could be, but that was just the footprint of the building. It did not include the parking lot layout, which has to be there as part of the conceptual plan.

Selectman Jasper asked why they need a two dimensional drawing for the Planning Board. Selectman Massey said in any case, they need a conceptual drawing to show the basic footprint and the parking and the landscaping. Selectman Jasper said he understood that. He was just talking to the Town Engineer today about projects like this, as the 7-Eleven project is on his list to discuss later. Cynthia May is a landscape architect and she and the Town Engineer work well together and they came up with the site plan for 7-Eleven. When the town is doing a project, they don't necessarily need to go outside. It doesn't make a lot of sense. He was glad to hear a town department say that. He still wondered why they needed a two dimensional drawing of this. Selectman Nadeau suggested asking Steve to check with Tom and then get back to the Board next week. Selectman Massey said this is the construction season and the Engineering Department is already flat out. Selectman Nadeau suggested asking Cynthia May to do it. Selectman Massey said if she can do it, he didn't have a problem with that. Selectman Nadeau said maybe Tom and Cynthia could work on it together. Chairman Jasper said that was the feeling he got, since they did the 7-Eleven project rather quickly. Selectman Nadeau said that's the way he was leaning.

Selectman Maddox said designing a parking lot at the 7-Eleven, with some bushes on it, was completely different than designing a structure that they will have to, at some point, give some credibility to as far as pricing goes. As much as everyone wants to make this whole thing happen and all of that, he thinks they do need to go outside. Having in-house staff try to design a building... there are more factors to look at, as opposed to designing a parking lot. Chairman Jasper didn't hear anything about hiring someone at this point for \$1,000-\$2,000 to do a set of blueprints. In fact, he heard that they weren't going to be blueprints and what they need are blueprints or design-build spec. His preference would be design-build. Otherwise, they'd go out to bid a couple of times.

Selectman Robinson congratulated the Seniors for getting together and coming to a commitment together on what they wanted to do. It helps the Board of Selectmen get them the building they should have. His understanding of a conceptual is to take their basic thoughts and put it on paper so the Board would have an idea of where they are going to go with the Seniors and this building, such as needing a bigger kitchen or expanding out 16'-20' or putting in a parking lot. It would allow the Board to have a better idea of where the Seniors are going so they can work together. Conceptual is not as detailed as an overview of what their needs might be, so the process can be a little quicker. Going the blueprint route right now would slow things down for them.

Selectman Massey said when they were having the conversations with Seniors, he likened it to putting an addition on your house. You call the contractors and say this is about the size I'm talking about; this is what I want the inside to look like; etc., etc. and they give you a bid on doing the entire thing. Whoever would get the business would be doing a design-build. They would design the facility, render the blueprints and then make a construction estimate, based on next year's anticipated construction costs.

Chairman Jasper asked, for the purpose of going to the Planning Board, if they need a two dimensional product, or just need a site plan, with parking, pavement, building location. Selectman Massey said the two dimensional would show the footprint of the building, along with the addition and how that fits with the parking. Chairman Jasper said that's pretty much what was done at 7-Eleven, and this is not a huge site and he thinks they already have a site plan for that. He's not sure they need to spend money on outside hire, at this point, to accomplish their goal. Selectman Maddox said the cart was three miles ahead of the horse, at this point. They have to come up with a figure to go out to bond with. Going to the Planning Board isn't going to get a building built. At some point, they need to put some hard figures to whatever it is they are going to build there. He didn't have a problem with spending a certain amount of money to get a preliminary drawing estimate, whatever, however they want to do that, but going to the Planning Board in July accomplishes nothing if they don't have the money to build it. They need to step back and find a way to get a price to build whatever it is they've identified as the needs for this addition.

Selectman Massey said if the Board doesn't want to go to the Planning Board for conceptual review, he didn't think that was the real stumbling block. His thought in going to the Planning Board for the conceptual plan is to make sure that what they were going to go spend money on is what would pass their review. The real key is to identify what the need is and give that

to several builders and ask them to come back with a price for designing and building the addition. That's what they need in order to take it to the warrant next year. Whether they go the conceptual route or not, they still need to do that, and that needs to be done between now and September. Based on what he knew the Seniors have available right now, he wondered if it would be possible to get something on the Planning Board's agenda in July.

Jim Stafford-Rogers was recognized, saying he was co-chair for the Council on Aging. He thought they were skipping one part. It's a nice area, a nice section. It may be large enough, but they don't know if it's conceivable to put their needs in that building. They estimate anywhere between 1,800 and 2,000 sq. ft. of additional space in that particular building. Is it conceivable to put it there, with the amount of parking they may or may not need? They've been skipping that point—to see if it's even conceivable for them to go there. Chairman Jasper said that was an important point because that has been his concern with that site—the available parking when school is in session. The most important step, at this point, is to have town staff do a calculation, adding 1,800 to 2,000 sq. ft. on to that building, maximizing parking to see how many spaces they can get there. The Seniors have to tell the Board how many is needed. He has heard that the Seniors sometimes have up to 100 people. Does that mean they need 75 parking spaces? If so, he didn't see how that would be able to work. Mr. Stafford-Rogers said taking the number of seniors in town, versus the number of parking required for that amount of persons, it comes out to be 70. If they take the actual count of people that come and go to the Senior Citizens Center, as it is currently operating, they could go as few as 25. They figured roughly 35 would cover, so they are looking at 35 parking spaces. Someone mentioned bus trips. Where do they park their cars? They park at Lions Hall now, so they could continue to park at Lions Hall. If somebody goes away on a bus trip, it doesn't matter where the car is parked. Parking for trips is not an issue. The question is whether or not it is feasible to put on the additional square footage they determined they needed, and then they take their needs and hand them to a contractor—and he's been on the other end of this—a guy needs a space 20 x 20. He wants this, this and this in there. He is the best to decide how it's massaged into that space, not those sitting at the meeting. That's where they are now. One, if it's conceivable to put the place there with an extra 2,000 sq. ft., and the required amount of parking. He didn't know what they call themselves relative to that because he thought parking goes by what a group calls itself, whether it is a private club, business, etc.

Chairman Jasper said, at the end of the day, because it's a town building, what the regulations say are not as important as what the needs are. He would hate to put in a building with 35 spaces, which may work today, but may not work five years down the road. That would be a huge mistake and a waste of money. They have to have enough parking spaces for the realistic capacity of that building, whatever that may be. If 100 people can be seated, they need to identify 70 parking spaces.

Selectman Maddox said they should go back to the Rec Department's drawing to see how big that was, which he believed also showed parking. They could take what they need from that drawing. A lot of what they were talking about was based on unknowns. Selectman Robinson said they were all in agreement. They just need to decide who is going to do it for them. Chairman Jasper said the Rec Department's plan wasn't a bad place to start looking, but that's not going to give them the parking. They could look at it to see if the parking could be worked into it, but he didn't think there would be more than 35, or a max of 40. If it's not 70, his feeling is they've made a long-term mistake. It's an exciting idea and seems reasonable, but the site is very tight. Do they want to put a lot of money into a building that's going to have a short-term life because everyone is expecting that once they have a senior facility and they are able to do more, they will be able to program more. This is going to be something that grows, and they will immediately grow out of the parking capabilities of that site. Staff doesn't have to spend any time to know they can't put 70 parking spaces on that site.

Selectman Massey said based on using the site plan regs and doing some very quick calculations, based on setbacks, he estimated that at best, they could get 36-40 parking spots there, and that would not be a 2,000 sq. ft. addition. The bigger the addition, the fewer parking spots. With a 2,000 sq. ft. addition, they probably wouldn't get more than 30. Chairman Jasper said it just doesn't make sense to him. Even if they ignore the site plan regulations, which they have the ability to do, they are still not going to get 70 spots there. Selectman Maddox said they need to assess the building, as it sits today. Does it meet the requirements for ADA, etc.? They need to do a little more homework before they just jog off. If they've got the square footage numbers they are looking at, they could sit down with that drawing and calculate the parking spaces. He agreed that this was just a quick fix that was going to be bad for the town in the long run. They will run out of room rapidly. That neighborhood was so happy to get rid of all of the school children; he's not sure they want to have more traffic in their quiet neighborhood. Maybe they should step back a month and at the June workshop, invite the Seniors back, but have the plans with them in order to get this into perspective.

Chairman Jasper wasn't sure if they need to bring this to a workshop. The task is for somebody to show there is the ability to put in 70 parking spaces, which he didn't think was possible under any circumstances. Selectman Massey said if that's what the Board wants to see happen, this site will not work. Realistically, they are talking between 25-35 total parking spots on that property. Mr. Rogers said he knows of a number of senior citizen centers, and very few have the number of parking places that are required by the books, but they have something Hudson does not have, and that's a bus. Other towns have buses to pick up the senior citizens for the various clinics that are held, so it cuts down dramatically the number of required parking places. They have approximately 250 seniors, but it's not conceivable that they will all be there, so whatever formula is used to determine the number of parking places is different than it would be for a store. The services that are provided in the senior center is what should dictate the number of parking places. If it's Bingo night, they'll go by that maximum, and the clinics can take from that bus, but they don't have a bus, as yet. Chairman Jasper said that is certainly a problem.

Selectman Robinson said in listening to Mr. Stafford-Rogers and the Seniors, he was hearing that their wants and needs for parking are approximately 35-40 and he was hearing from the Selectmen that its needs are 70. If the Seniors believe the

number is 35-40, then the Board needs to listen to that and provide a conceptual based on that, to see if it will work for them. Selectman Maddox said that may work very well for the Hudson Seniors Club, but there are more than 250 seniors in Hudson--Selectman Massey interjected there are 1,800 over 65—so they need to look at the bigger picture on this. They might solve one particular issue, but get nowhere for all of the seniors. In fact, he is trying to push for some sort of bus to do something in the future. He didn't want to send them to a building that's overcrowded from day one. They shouldn't be looking at this building, just to take care of today's crisis, but look to the future to see where they want to be in the town of Hudson, since there are 1,800 seniors in town, not just one group of 250.

Chairman Jasper said Selectman Maddox was exactly right—the needs as they exist today versus an expanded program with more things. Pelham is a much, much smaller town than Hudson, and they have a bus and he bets they have in excess of 40 spaces there. Is Hudson just trying to cram 10 lbs. of potatoes in a five-pound sack because that satisfies the needs at this very moment? Hudson has been famous for solving short-term problems and creating long-term ones.

Selectman Massey suggested, as a means to keep them moving forward, that he meet with the Seniors again and they come back on June 26 with a set of detailed needs and wants and how they would fit on that property and have, as a backup, how it would fit on the Community Center property. Chairman Jasper said they should not lose sight of the original plan, which was to have it at the Community Center, which has ample parking and space for the addition. When he was at the ice cream social, people made comments to him about this issue. Talk was to come out with a wing off of the east side of the building, but that takes up a lot more of the parking and creates problems. Having a “tee” coming off the main building creates snow removal problems and in terms of winter, which they should be concerned about with the Seniors because the predominance of the sun will be hitting the west side of the building. If they put on an addition off of the east side, which would be facing south, they will get almost no sun in that area at all. They will have a lot of ice and won't be able to remove the snow. A bad situation would be created in the winter months, plus take up a lot of parking. He was not in favor of that. What he was in favor of, and what he talked about at Town Meeting, was to come out off the side and go towards the garage. They'd only have one roof line, with two new walls. What is being talked about is a whole new truss roof, with a three-sided building, and taking up parking spaces. He has many concerns about the logistics with that in terms of snow and ice removal. At this time, he hoped they look seriously at coming off the side he was talking about. That's what he had in mind relative to the feasibility study—to see if it was feasible in that corner to make that work, which is a matter of engineering, etc.

Selectman Massey said, with the Board's concurrence, he will take that charge and go back to the Seniors. Selectman Maddox said with the mindset not just to fix today's need, but looking toward the future—what the square footage needed today is and what that would be in five years, if the senior population doubled from the numbers they are carrying right now, never mind the 1,800. If there were more programs and it was being run five days a week? He didn't want to just fix today's needs, but to look toward the future. Selectman Massey said that was interesting because Nashua has just concluded that the demographics of the senior program is changing such that organized activities are less attractive than independent activities. They've already cut back one of their programs over there, as a result. It may be an interesting phenomena that the Baby Boomers coming up aren't interested. They see it right now in a lot of the service organizations that the older organizations are having a hard time attracting new members, but they will take that under consideration, as well.

Selectman Massey said he wanted to echo Selectman Robinson's comments, that the Seniors have really entered into this cooperative effort and he thanked them for making his job a little easier. And, as a last plus, the American Legion has graciously agreed, at no cost, to let the Seniors use the facility on Wednesdays and Thursdays for the nine weeks in the summer. Chairman Jasper said they all owe the Legion a debt of gratitude for that. Selectman Maddox asked if the Chairman was going to be sending the legion a letter, thanking them for that. Chairman Jasper said yes, he would.

8. NEW BUSINESS

A. Liaison Reports

Selectman Nadeau

Finance Department is getting ready for the audit.

Recreation Department -- Last Saturday was Comedy Night, which was a great event. The department is getting ready for the summer program, which is going along good, and there is a Father-Daughter dance on June 8th.

Selectman Massey

Memorial Day Parade -- They haven't received the letter yet, but the American Legion is sponsoring the annual Memorial Day parade on May 28, and the Selectmen are invited to participate. Selectman Nadeau interjected that the Fire Chief is working with the American Legion Commander for a better sound system for this year.

Conservation Commission -- Bids were received to do a prime wetlands mapping for the town. Only two bids came in and the Commission is going to be reviewing them, with the intention of mapping—the actual metes and bounds delineated—this summer. They've also had conversations about the Robinson Pond area. Two gentlemen down there would like the town to purchase their land for conservation purposes. It looks like the cost they want to the town to pay is equal to the cost of building a road. He didn't think that property was worth that much. The Conservation Commission is going to indicate to the individuals that they are interested, but they would not entertain any cost considerations until an assessment evaluation is placed on the property. They are trying to decide now if they want to go through that--Robinson Pond properties. The other one that has far more promise to the

town, because it's adjacent to the town forest, which is off of Kimball Hill Road, the town forest is approximately 52 acres. This parcel is 28 acres. It is landlocked and there is no way to get to it inside the town of Hudson. Its access point is from Pelham. It would appear, from a developer's perspective, that property is not as valuable as the Pelham side is so, therefore, it might be well worth it for the town to purchase that property. Obviously, the owner placed the value on it, but the Conservation Commission has wisely decided that, before they engage in any serious talks, they'd want to have the property evaluated. From the town's perspective, there are about 18 acres of wooded land and about 10 acres of, as Mr. Michaud termed it, scut. Basically, it's not very good land. Stay tuned, and if the Conservation Commission decides to do anything, they will come to the Board for additional guidance.

Engineering:

- The Pelham Road culvert that had the problems during the rain storms of 2006 may be considered to be a dam by the state. If it is, it requires an emergency action plan. Tom Sommers believes it would be prudent, regardless, so he has been working with the Fire Chief, the emergency management director. CLD will delineate it and determine whether or not it is a dam. Either way, they will probably end up with an emergency action plan for that culvert.
- The pad is in for the south end water tank on Groves Farm Road. Next week, they will start to build the walls and they are still on target for a September operational status.
- The Wason Road booster station is now operational. The Compass Point station is off line and as soon as they've had enough experience with the Wason Road station to warrant it, they will decommission the Compass Point station. The pipes have been put in for Hunter and Gregory Streets. The water has been tested and the homeowners can now come to the town and request to be hooked up to the system. Holly Lane was done last year, and they can do that, too. Colson, the last street in that complex, is going to be finished sometime this month. Kudos to Jess Forrence, the Sewer & Drains foreman and his crews. They've done an outstanding job getting that work done. He thanked Kevin and his whole organization for what they've done.
- The signals that were supposed to be going in at the Oblate/Mission Point has been held up because the state has been dragging their heels on approving it. They've finally given the green light to allow Mission Point to build. Because of the concern about the left turn there, they are going to do the signals first and then they will connect Hampshire Drive to Lowell Road as a second phase of that project. It's going to be bonded, so they will be sure that Hampshire Hills is done.
- The paving that was done on Wason Road, on the part where the pipes were laid in, there are bumps and grinds in the highway because, for whatever reason, whoever did the pipe laying did not compact the soils hard enough. The Wason Heights developer is being told that he has to regrind that part and refill it in, so they probably would not complete the final pavement until next year, or possibly at the end of this year.
- The finished coat is going to be done on the James Way project. They did some additional work at the corner of Musquash and James Way to eliminate the ponding that was occurring there when it rained. The sidewalks are in.
- The Water Utility has decided to hold up coming back to the Board with a recommendation for the cost of painting the Gordon Street water tank. If they can get a better model of the water usage when the south end water tank comes on line, they may be able to eliminate the Gordon Street tank. Weston & Sampson would like to have actual water data before they make that recommendation. If that tank is decommissioned, that would be good news.
- There is a preconstruction meeting tomorrow on the Rte. 102 paving from McDonalds's to Highland Street. They will be working on the drainage now and plan to pave towards the end of the summer, maintaining two lanes at all times. It will be disruptive, but there won't be serious stoppages.

Police Department:

- Congratulations to Officer Katsolis on his 20 years with the Hudson Police Department. He is retiring this month, so Selectman Massey congratulated him and wished him well on whatever he is going to be doing.
- It's always nice to be able to report that there still are folks who you'd like to do business with them. In the recent storms, there was some damage to the Police Station roof. Barrett Construction, who did the original roof, did the repairs at no cost to the town, saying they stand by their work.
- Most everyone has probably read in the HLN a couple of Thumbs Down about the Police Department. The paper used to indicate that if people had problems, to please call the Police Chief, Fire Chief or Highway Department, depending on what the problem was. Unfortunately, people think that just because they see a cruiser sitting primarily on Lowell Road and Sagamore, they are twiddling their thumbs or taking a coffee break. If they had called the Chief, they would have learned that Lowell Road has the worst traffic problem in town and Sagamore Bridge is not exactly a parking lot. At certain times of the day, it's a speedway. They've had people clocked at well over 80 mph coming eastbound. How do you prevent crime? How do you prevent accidents? How do you prevent people from speeding? You create a deterrent. One way to do that is to have an officer present where these things

are occurring. The police officers are not just sitting there, twiddling their thumbs. They are looking for aggressive drivers. Last week, there was an accident that occurred there. Two pickup trucks decided to have a drag race and one of the trucks went airborne. At the very top of the westbound sign, there are scuff marks—that's how high that truck was when it hit the sign, which was all because of aggressive driving. The directed patrols are also looking for unregistered vehicles, speeders and the aggressive driver. Yes, there are patrol cars sitting there, but the officers are working, many times, deterring crime. He'd love to have everyone say they're not going to drive over there in that kind of thing because if I do, I may get picked up. If it stops, great.

▪Congratulations to Pat Broderick, who was awarded the "Looking beyond a Ticket" award for good police work.

▪On June 2, the police, in conjunction with some work that Sam's is doing, is going to be holding a child ID program. He encouraged parents to take advantage of this. The ID kit allows parents to fingerprint their child and there is pertinent information to be filled out. Parents keep that and if anything ever happens to the child, that information can be handed to the authorities. There will also be a dentist there who will be doing dental ID for the parents, as well.

▪On the real Memorial Day, Wednesday, May 30, at 9:00 a.m., the Cemetery Trustees are going to hold a ceremony at Blodgett Cemetery, which is right in front of Nottingham West School, and is one of the four town cemeteries. Some of the Blodgetts have done some research and discovered that one of their ancestors, Joseph Blodgett, who is buried there, was a Revolutionary War veteran, and he was never recognized for that. He encouraged all Board members to attend as a way to honor one of the old-timers in town.

Selectman Maddox

▪He and Selectman Massey met with VHB, at the request of the Board. Disappointingly, only Marty Kennedy showed up and not somebody higher up in the organization. He expressed the disappointment with VHB's output—the information and detail that should have been coming out from the consultant. Marty stated that he wanted to wait until it was further along in the process to start disseminating some of that. Both sides aired their differences. Mr. Kennedy stated that their hearts were in the project and that a lot of things the town didn't see were being done in the background. Selectman Maddox told him it would have been nice to get a several page update as to what those things were.

Motion by Selectman Maddox, seconded by Selectman Nadeau, to direct Sean Sullivan, Director of Community Development, to draft a letter to VHB, outlining that meeting, for review by Selectmen Maddox and Massey.

Selectman Maddox said he wanted this to be a part of the official record, and Mr. Sullivan took notes of that meeting. Something that states the town has some concerns, what Mr. Kennedy stated they would have done differently, etc. and try to move this thing forward.

Vote: Motion carried 5-0.

Motion by Selectman Maddox, seconded by Selectman Nadeau, that Mr. Sullivan send a letter to VHB requesting the following:

- 1) a dollar breakdown through May 17 of monies expended on behalf of the town;
- 2) their observations of what went right, what went wrong, and ideas for improvement going forward;
- 3) a price for putting together numbers for the road between Lowell Road and 111;
- 4) a price for numbers at the top 10 intersections that were studies as part of the RiverPlace project.

Selectman Maddox said they did learn some things about the first phase of what is going to happen at Green Meadow, and they need to move forward from that. They've all talked about what if. Now it's time to get a price from VHB for what it would take, as far as how much ledge would have to be blasted, how much fill would need to be brought in, what the wetlands impact is—not an exact number to build that roadway, but in general terms, so they have a number to be able to put on the table. Right now, it's all just supposition. Same thing with the top 10 intersections. What would it take? How would that be done? They need to have something concrete and he thinks it is time to start putting some of that together.

Selectman Robinson asked if he was looking for some more definitive data from VHB from the studies they have already done for the town, what they haven't provided, as yet. Selectman Maddox said not particularly. He didn't think they were ever asked to do those last two items. The first thing was to give an overview of what they should have seen, or could have seen, to do a better job as far as transmitting that information. He didn't think they were ever asked for numbers.

Selectman Massey asked that the question be divided between the first two and the second two items. Selectman Maddox said he was agreeable to that. Chairman Jasper said, for the future, these were supposed to be liaison reports and this is more of an other business item. He allowed the question to be divided.

Vote on Items 1 & 2 of the motion carried 5-0.

Selectman Maddox said the second part of the motion was to ask Mr. Sullivan to write a letter, asking for a price for them to put numbers together. What that would cost to do for connecting Lowell Road to 111 and the top 10 intersections, as identified by them during their traffic studies for RiverPlace.

Amendment by Selectman Massey, seconded by Selectman Maddox, to include what the deliverables would be and the time required to do it.

Chairman Jasper said he was concerned because they haven't given VHB a great deal of specificity to come up with giving the town a deliverable. They haven't specified a two-lane road; they haven't discussed how many intersections they want to have. There are five road crossings there, but it doesn't necessarily mean they have to have five intersections. For instance, Speare Road, when the circumferential was originally going to be built by the state, back in the 80's, the state had decided that, rather than have a bridge over Speare Road, it would be dead-end so it would become two roads. He originally didn't like that idea, but the more he thought about it, it might be a preference for the residents there because they would not become a cut-through for a lot of the traffic. People would be forced to go further down Kimball Hill Road and get on to the intersection. The other intersection he had in mind is the Trigate. The town map shows the town owns an additional piece of property that parallels the state right of way. It comes out on to Musquash. It is conceivable that Trigate could be dead-ended in one spot and re-diverted down on to Musquash, so they wouldn't have another intersection. That would leave them with only three intersections. He didn't know if that was desirable or not, but it could be incorporated into what they look at—but the Board hasn't given any details of what they are looking for.

Selectman Maddox said that would at least be a start. Selectman Massey said he thought it would be the layout of a two-lane road, to minimize the impact to the wetlands, which means a curvy road would be acceptable, the cost of those five intersections and what the alternative cost would be and the feasibility and the amount of estimated construction costs that it would take, which would include some of the things Selectman Maddox talked about, which was any dredge and filling, rock removal, ledge, if there is any, etc.

Vote: Motion carried 5-0.

- The Community Development still plans to scan documents. For a number of years, they have attempted to get a program because all the filing cabinets are filled to the brim with drawings and all of the plans that have happened in town. After a year, they are still trying to get somewhere with this. He is sure the Town Administrator is working in the background on this, but they are coming up on the end of the fiscal year for the first amount of monies that was allocated. They need to come together and put a plan together with the new IT Director to either buy the equipment with those dollars, or whatever they need to do to get a plan put together so the monies that are already appropriated don't lapse because it has been two years, and to start moving these things forward. The ultimate goal is, rather than going to the counter at Community Development is to be able to click on line the plans for any parcel in town, probably by map and lot number. They need to move this forward. There seems to be a "what if" mentality. They just need to find a speck they can live with and send it out for bid so this can move forward. It will probably fall to the Town Administrator to shepherd this before the end of June and they have to decide whether they can encumber it for a second time.

Mr. Malizia said about three weeks ago, he met with Sean Sullivan and Lisa Nute and they are well aware of the timeframe. They are working to put together specs and bids so they can get something out so the money can be encumbered. That has been made a priority because of the actual funding lapse. It's a work in progress. Selectman Maddox said he was making this a matter of record so everyone knows that is a goal. Chairman Jasper said it sounds like it is under control.

- Relative to Green Meadow, Selectman Maddox said everyone has read in the paper about RiverPlace, that W/S has pulled out. Tomorrow night, the Planning Board is still going to meet at the Community Center, and there will be the continuation of Green Meadow, because the Friels are still moving this forward. There will be some possible development moving through the system, so the jubilation may be premature because that parcel will still continue in some fashion. It's a very attractive 400-acre parcel, being right on the border. This is not going to go away, so they need to continue forward with keeping track of this. There was a question on whether or not the town should keep the Green Meadow web site up; he hoped that information will be kept available to the Hudson citizens.

Selectman Robinson

- The Cable Utility Committee has come up with a promotional piece that will be mailed out to all of the charitable organizations in the town of Hudson. The Cable Committee wishes to partner with the various organizations in town to help them promote themselves on HCTV.

- The Recycling Committee has united with the Cable Committee and, within the next two weeks, a video will have been produced, which will involve a round table with the executives from Corcoran and Pinard, talking about why the town is recycling. Kevin Burns will also be involved. There will be a video clip about what is not recyclable, showing examples. The owners of Pinard and Corcoran have agreed to recycle trash, on television, from a family of six, to show how it is actually done.

Highway Department:

- The town is 100% swept, including the school parking lots, which has saved the town a lot of money. The sweeper is making a second pass on the north end of town, which had been done earlier in the season.
- The water main extensions have been completed and tested on Hunter Lane and Gregory and the pavement has been completed on Belknap and sections of Robinson Road. Shimming was done on Baker Street, Cummings Street, Merrimack Street, Kenyon Street, Gambia Street and Campbello Street.
- The grounds on the various fields within Hudson are being cleaned up—Jette Field, Greeley Field and the two at Memorial Field. The improvements at Greeley Park, including a retaining wall, paved walkways, paved bleacher areas, a new barrel and park benches have been completed. It's an on-going process for the Highway Department.
- The Road Agent has ordered 1,500 more recycle bins, which are located at the garage and are free to all who wish to go pick them up.

Selectman Jasper

- He has touched base with all of the Board members about a staffing plan. He has asked the Chief to come forward at the Board's June 5th workshop for a full discussion of that staffing plan, which he hoped wouldn't take too long.
- Relative to Benson's, he along with Selectman Maddox, Steve Malizia, Sean Sullivan, Atty. Hodes and various folks from the state of NH met at Benson's, particularly the Haselton Barn, to talk about his historic preservation aspects of it. A little progress was made, but some concerns still remain. He asked Atty. Hodes to put together a complete document, outlining the town's position, so they can go forward. This is still not moving at an acceptable place. The problem is he doesn't have a document in hand, which delineates the town's position. Once he has that document, he'll get copies to the Board members so they can have a discussion. After he has the document, he anticipates talking with Executive Councillor Wiczorek, DOT and the Governor about the town's position.

Selectman Massey said he was a little perplexed because the state *has* been told the town's position; the town attorney *has* communicated what is acceptable. When he saw the latest correspondence, he realized they (the state) still doesn't get it about historic preservation. He didn't know how many times they (the state) have been beaten over the head with what the town felt was acceptable language, but they continue to insist upon absolute, total adherence to historic preservation standards. From Day One, they've been told that's a non-starter. The attorney should say, in no uncertain words, if they don't get that, there's no deal.

Chairman Jasper said that's pretty much where they are at. The latest language started out pretty good because it just said, "to use as a guideline," but then it goes on to talk about the historic features. When he spoke to them, they agreed that the clapboards on the barn are a historic feature. They went round and round. As it was left, they were to come back with a specific list of the historic features that they were concerned about. From the town's perspective, the documents have gone back and forth, with a little give and take, but he didn't have a clear and concise document that is not all marked up, a document that he can shop around with to anybody to show where they are at. That's what he's trying to get, so he's looking forward to that.

- Concerning 7-Eleven, Tom Sommers and Cynthia May have developed three different versions of parking scenarios. The one he liked the best had all of them going into the current area where the eight parking spaces are. It creates an area off of that, which gives them the maximum number of parking spots. Since it is the 7-Eleven's site, he gave the contact information to Tom. They scanned in the plans and he was going to call the gentleman and then e-mail him the plans to see which one they like. He hoped by June 12, they would have an answer back.
- On Stop & Shop, a letter has gone back to the state on getting the particulars taken care of so they can have an agreement there. That letters should have gone out a couple of years ago because nothing will happen there until they do have an agreement.

Chairman Jasper called a recess at 8:30 p.m. The meeting resumed at 8:40 p.m.

Motion by Selectman Massey, seconded by Selectman Nadeau, to change the Order of the Day and take up Items D & E carried 5-0.

D. Award of Bid for Police Department's Accident/Crime Van

Police Chief Gendron said in the upcoming fiscal budget, the Police Department has been approved to purchase a replacement vehicle for the ambulance they acquired from the Fire Department. The replacement would be a 2008 box type van. They went out to bid in the Union Leader, Telegraph and HLN. They received inquiries from Liberty Chevrolet, Mirak Chevrolet, MacMulkin Chevrolet, Herb Chambers Ford and another company that takes bids and submits them to all dealerships. Bids were opened on May 4th and the Town Clerk's office. One bid was submitted by MacMulkin for a 2008, 3500 series cutaway van, which will be ordered from the factory. The van will be shipped direct from the factory to Rhode Island, where the box will be installed, and then brought back to Hudson for work. The budgeted amount was \$30,000; the bid came in at \$30,351.

Motion by Selectman Massey, seconded by Selectman Nadeau, to award the bid for a 2008 commercial cutaway van with a 16' supreme body for \$30,351 to MacMulkin Chevrolet of Nashua, NH, as recommended by the Chief of Police and Finance Director.

Chairman Jasper asked if Selectman Maddox wanted to eat a little crow because he didn't think the department could purchase a van for that amount. Selectman Maddox said he wasn't finished yet and noted that it was over budget by \$351. He called the Police Chief the master of trade-ins and asked what was going to happen with the current box truck. Chief Gendron thought their best bet was to auction it off. Someone may want to outfit the interior and use it to transport their motorcycles, or something like that. Trading it in wouldn't have yielded more than \$500 and that's just a guess. Nobody wants this vehicle. Selectman Maddox said tell them for \$351 they can have it. Chairman Jasper said Selectman Maddox thought it was going to cost \$45,000 for a vehicle like this, so the \$351 over was still pretty close.

Selectman Nadeau said the state has a surplus auction every spring and fall. Chairman Jasper said that was last weekend. Mr. Malizia said the town was probably going to hold its own auction in late summer because Kevin is going to have some vehicles popping out of his fleet.

Selectman Maddox asked what the Police Department was using now for an emergency van. Chief Gendron said they are using two Trail Blazers, loaded up in the back, just to get them through. After they get the new van, one of the Blazers will go to Services and one to Detectives, and they also carry specialized equipment.

Vote: Motion carried 5-0.

E. Request by HPD to apply for Grants:

1) \$23,688 for a State of NH Justice Assistance Grant for Communications Equipment

Police Chief Gendron said this grant is administered by the city of Nashua; they take care of all the reporting and distributing of the funds. That's how this grant works' one entity has to be responsible for it and Nashua agreed to do that. This amount is what Hudson's share is and there are no matching funds with this grant. It's money based on crime stats and it can be used for police equipment. They are just about done with their communications system. If there is money left over in that account, he has 20 portable radios (out of 45) that still need to be coded to allow them to scramble. That alone is about \$20,000.

Motion by Selectman Robinson, seconded by Selectman Massey, to authorize the Police Department to apply for the FY 2007 JAG grant in the amount of \$23,688, as recommended by the Chief of Police, carried 5-0.

2) \$2,898 for a NH Highway Safety Agency Grant for Hudson Route 111 Corridor Enforcement Patrols

Chief Gendron said the state has identified the Route 111 corridor as a route that has quite a few collisions, some of which are caused by speeding, driver inattention, aggressive drivers and drunk drivers. This calls for 15 four-hour patrols, daytime, evenings and late nights.

Motion by Selectman Maddox, seconded by Selectman Robinson, to authorize the Police Department to apply for the FY 2007 JAG grant in the amount of \$2,898, as recommended by the Chief of Police, carried 5-0.

Selectman Robinson congratulated Chief Gendron for consistently coming before the Board with grants, consistently looking for ways to save the town money, and thanked him for his hard work.

B. Town Clerk/Tax Collector (Upcoming Vacancy)

Chairman Jasper stated, for the viewing audience, that the Town Clerk has submitted her retirement notification, effective June 30, 2007. She did that a little earlier than planned when she became aware that when the Town Clerk/Tax Collector leaves office, an audit must be performed. Recognizing that the town's books close on June 30, she decided it would be in the best interest of the town if she did not put them through two audits. They are all appreciative of her putting her personal plans secondary to what makes good fiscal sense for the town. Procedurally, when a Town Clerk/Tax Collector leaves, the deputy becomes the acting Town Clerk/Tax Collector. At this time, there isn't anyone who has been officially designated by the Board of Selectmen. When he spoke with Ms. Nichols yesterday, she was recommending that Patti Barry be appointed as the Deputy Town Clerk/Tax Collector, but the Board does not have that official notification in writing. The purpose of the Board's discussion tonight was to decide what procedure they want to use for advertising the vacancy. After she retires, they have 30 days in which to make an appointment, which will be effective until the March election, which also happens to be the end of her normal term. The Board has the option of advertising in-house, since this is an appointed official. The Board could simply say they were going to do X, then do it. They could advertise in-house, or they can advertise internally and externally. At this time, the discussion is how the Board wants to handle that. Chairman Jasper said Mrs. Nichols was very concerned about the fact that her retirement is June 30 and taxes are due July 1. She has, very graciously, offered to be a consultant to the town for that period of time, at her regular rate of pay, on a per diem basis. She does not want to leave the Acting Town Clerk/Tax Collector on her own, someone who has never been through a tax collection process. If the Tax Collector just walks away on tax day, they could be in a world of hurt. She is doing a great service, as she always has, to the town.

Selectman Massey said he saw no evidence that the town ever voted to create a position called Town Clerk/Tax Collector and a lot of what they were looking at is predicated on having such an authorized function. Mr. Malizia said Town Meeting did

that in 1976, which Atty. Buckley mentioned in his letter to the Board. Selectman Massey said someone who is in that position through March of next year stands a strong chance of being elected to that position, so he thinks they should advertise for any and all citizens of Hudson, who wish to apply, and what the requirements for the job are, and then interview those candidates in June for appointment by August 1.

Motion by Selectman Massey, seconded by Selectman Maddox, to advertise for the position of acting Town Clerk/Tax Collector in the appropriate local media for any Hudson citizen who is interested and meets the qualifications.

Chairman Jasper asked, if the Board decides to do this, to please only do it if the intent is to potentially appoint someone who has never worked a day in that office. He could not, in good conscience, put somebody into that position who has not been working upstairs with the staff that is there now. That would be irresponsible. They will be putting someone in there, more or less, as a trustee. There will be an election in March and the voters will get to decide who they want. Whether that person is qualified or not qualified will be irrelevant to that process, but this is an office that handles over \$47 million a year in taxpayer funds through motor vehicle registrations, taxes and other fees. This is unlike any other position and probably the single most important job they have, handling all of the taxpayer funds, except for the few that are off line. This Board should not take a chance and hope that they get it right. This person really needs to be experienced, and the only experience for being a tax collector is to be a tax collector. His preference is for someone who has been in the office for years, as was the case when Cecile took over, would be applying for the job, but the one person who wants it has been on the job since January. She has really learned the ropes and has done an excellent job and is being recommended by Cecile. That is the only responsible course for this Board to take. While it may seem good to say they should open it up to the world, unless that's their real intent, they should not put everybody through this process.

Selectman Robinson said Cecile has been the Town Clerk/Tax Collector for nearly 20 years and she knows what the requirements and qualifications of that position are. He spoke with her on Monday about this. That office is the town's cash register. It has \$42 million coming into that office. It's a very busy office and those girls up there do a wonderful job for the town of Hudson. He echoed Chairman Jasper's sentiments. They are going into tax season the day after she retires, and they need to hit the ground running. They need to have a very skilled person up there, who knows how the town works, who knows the system and who already has a relationship within the town, with other departments, including Assessing, and knows Cecile's routine. Her tax collection rate is over 99%, one of the highest in the state. If she has faith in a certain individual, the Board should support her. While normally, he'd be on the side that thought the job should be posted, this position was an exception.

Selectman Massey said he was motivated by the fact that when someone runs for this position, if they are elected, they may or may not have any experience. It's up to the voters to make that decision. When he said to open it up to all citizens, he didn't expect that anybody could apply. They'd have to have a set of specific requirements and some of them would have to revolve around the ability to manage a cash business to understand the requirements of reporting. He would be surprised to have very many qualified applicants, if they set the criteria right. He wasn't at that level, but he thinks, given the importance of the job, he'd hate to think there is somebody out there that might be the right person and, because they don't give him the opportunity... and he didn't have anybody in mind, at this point, because he didn't know how everyone out there would fit, relative to being able to manage a cash business, but... and it's no reflection on anyone in the office, either. It's simply reflecting something that Selectman Maddox has said—sometimes it's worthwhile to go out there and see what's out there. Recognizing the importance of this job, he thinks they have to craft the qualifications such that they are not going to get very many applicants because there aren't that many people who would meet the criteria.

Chairman Jasper said that's part of the problem; they don't have any criteria. They can't pull out of a drawer the criteria for posting for the position of Town Clerk/Tax Collector. This is an 8 ½ month appointment. If they don't put someone in until the beginning of August, it will be a 7 ½ month appointment. First of all, they won't get the opportunity to try them out, and that's his big concern. If this person was going to be in a tenured position, like a Chief of Police or Fire Chief, that would be the way to do it, but now they are going to ask somebody to come up with the criteria for an interview process that, in all likelihood, they will end up right back where they are because there's no way to tell, and even if there is, they are going to terribly upset a whole office upstairs. What the voters do is what the voters do and everyone recognizes that. But the Selectmen, the five managers of the town, if they say this isn't the right person for the job and bring in anyone from the outside, and thrust someone from the outside in there, it's going to have a negative impact. It's going to be tough enough on that office. They've gone through an awful lot of chances in the last few months, some of which have not been very pleasant, due to health and retirement issues. They have to think about the staff and give them some certainty and support. That's another reason he is not in favor of the motion.

Selectman Robinson said in his world, he calls it entitlements. Just because someone has worked for him for a period of time does not entitle that individual to a specific promotion or raise. What is different about this is that an individual has been identified by her immediate supervisor, who states this person has leadership skills and is able to maintain the development of the staff. Millions of dollars will be coming in in the month of July. Mr. Malizia interjected it would be about \$21.5 million. Selectman Robinson said that's a ton of cash and they need a Pedro Martinez on the mound.

Selectman Maddox said then one of the criteria is capable of being bonded. Jobs in town halls aren't even advertised. They are just moved through the system. They should see if there are qualified people in the community that fit the ability to be the Tax Collector/Town Clerk. He didn't disagree that there probably going to be only three people, but at the least, they should open it up and it wasn't just automatic.

Chairman Jasper said if they do this, the majority of the Board needs to come up with that criteria, needs to come up with a plan as to how this is going to be handled because he didn't have a clue to know what the requirements are. You have to be certified by the state to handle motor vehicle registrations, etc. He didn't know what the process was, or if the Town Clerk/Tax Collector has to be certified for that right away. Certain requirements have to be met in order to do motor vehicle registrations. Otherwise, people will have to go someplace else, but he didn't know what the particulars of that are. If Patti was sitting in the room right now, he wouldn't know who she is. He met her one time at the town elections, but he doesn't remember what she looks like. He has no particular interest in this one individual; it's Cecile and her ability to understand the operation and know what needs to happen that motivates him. This isn't like any other posting for any other position in the town. Patti Barry, who is going to apply for the position and is going to be the Deputy Town Clerk, and he didn't intend to get into personalities, so whoever is appointed from that office is giving up their job security, in all likelihood, because he expects that if they were to appoint somebody from that office, before March, they'd be filling that position. If the person they appoint from that office takes the position and then runs, and the elected Town Clerk is not that person, the person who loses is out the door. By agreeing to do this, they're giving up their job security, so this is not at all like any other situation. He thinks he has covered all of the bases he wanted to.

Mr. Malizia said they've got two elections coming up, too, which is an important component of that office, and he didn't know who would train that person to run them. Chairman Jasper agreed, adding that the first one was going to be a presidential primary.

Vote: Motion carried 3-2. Voting in opposition were Selectmen Jasper and Robinson.

Chairman Jasper said they need another motion relative to criteria; what they are going to be advertising for. Selectman Robinson asked if there was a job description on file. Mr. Malizia said not that he was aware of, other than having to be open four hours a month, minimum. Chairman Jasper said they have to collect taxes and take the minutes at Town Meeting. Selectman Robinson suggesting meeting with Cecile to help them out. Chairman Jasper asked who "we" was. Selectman Robinson said the liaison. Selectman Maddox said he tried to meet with her today, but she was not in; she had already made another commitment, but he wouldn't mind going to see her. Selectman Robinson said he'd tag-team with him.

Chairman Jasper appointed a committee of two to come back to the Board on June 5, with a job description and criteria for posting and interviewing.

C. Community Development Department Staff

Chairman Jasper said this item was postponed until the Board's meeting on June 5 because the Community Development Director was not present, due to a death in the family.

Selectman Robinson asked about the possibility of updating the job summary from 12/9/97 to make it more timely of what the job really entails. He was sure that responsibilities, requirements and technology has changed in the last 10 years that would make this job description obsolete. Mr. Malizia indicated that was the old one; the new, updated version was also included in the packet.

Chairman Jasper said Mr. Sullivan was requesting that they upgrade to Administrative Assistant, and he has provided an updated job description. If the Board is leaning towards doing that, then there really isn't a need to update the job description.

Selectman Massey said this was a case of putting the cart before the horse. They instructed the Community Development Director, several months ago, to come back with a proposed reorganization and to upgrade somebody from one type to another type, without knowing what the organization is going to look like, is doing it in reverse order. The Board instructed him and Selectman Massey was still expecting to see what his proposed organizational chart is going to look like so they could then determine if this is the right issue. Chairman Jasper said that point was well taken and that was his general recollection, as well. Mr. Malizia said he didn't recall that; Mr. Sullivan might have talked with Selectmen Maddox and Massey, but not in a public meeting. Selectman Massey objected, saying no, they sat right here. Mr. Sullivan had put together his organization chart and they said it needed work and asked him to come back. Mr. Malizia said that was a private meeting, in which he was included, not a public meeting. Selectman Maddox said it was when he was still chair, so it was awhile ago.

Chairman Jasper said regardless of who said what, this is a reorganization. Selectman Massey said it's not a reorganization if somebody says they want to take Person A and change them from Position A to Position B. That's simply a promotion in place. Chairman Jasper said Mr. Sullivan did clearly say, at some point here in this room, that this gave him an opportunity to reorganize, so the Town Administrator needs to work with Mr. Sullivan to provide the Board with an organizational chart.

Selectman Massey said he, personally, would not entertain a discussion on this request until they've approved Mr. Sullivan's reorganization. Chairman Jasper said nothing would preclude that from happening in the same evening. Selectman Massey agreed, but they'd have to approve the organization first, and if he had the other in his back pocket, that was OK.

Chairman Jasper said they could go on the assumption that if they do not approve the reorganization chart and the upgrade of the position, then he would have to come back with an updated job description for secretary/receptionist, which they could approve at a later date.

Motion by Selectman Nadeau, seconded by Selectman Robinson, to postpone this until June 5, 2007, at which time they will expect the Community Development Director to provide the Board with a reorganization chart.

Selectman Maddox said they were starting to turn their workshops into meetings, rather than using them for the purpose he originally thought they were going to be used for, to expand the ability to talk about the Seniors or departments. Now, they are just taking up regular business. He didn't see why this can't wait until the next regular meeting. Chairman Jasper disagreed, saying to work on a reorganization plan, a job description for the Town Clerk/Tax Collector and a Fire Department plan for staffing Robinson Road, are ideal subjects for a workshop. Selectman Maddox said they were, then, in disagreement.

Selectman Nadeau asked if the Seniors were coming in to that workshop, too. He was told no, that was on June 26.

Vote: Motion carried 4-1. Selectman Maddox voted in opposition.

9. **OTHER BUSINESS/REMARKS BY THE SELECTMEN**

Selectman Nadeau said he had none.

Selectman Massey said he was all talked out.

Selectman Maddox said he'd make up for Selectman Massey.

●Relative to what everyone has read in the papers about W/S Development and Green Meadow, there now is a new plan that they are going over to Nashua, where there will be some expansion at Pheasant Lane and the Packard site. That's fine; that's a business decision on their part, but this Board needs to do whatever it takes to make that a project of regional impact because it is 600,000 sq. ft. at the Packard site and he's not sure of the numbers at the mall. That traffic, whether it is to Green Meadow or across the river over to Nashua, is still going to go through Hudson. The Board needs to do anything it possibly can to mitigate the traffic impacts to the town of Hudson, even if it means having the attorney look into an intervenor status—whatever it takes to have it declared a project of regional impact is what they need to do. The town also needs to send the consultant or staff to those meetings in Nashua to make sure Hudson's interests are known and dealt with. They need to push forward with what needs to be done. Chairman Jasper asked for the Town Administrator's opinion.

Mr. Malizia said relative to attending meetings, the town didn't have any real standing, so the first thing would be to have the project declared as having regional impact. He suggested that Chairman Jasper send a letter to the Mayor, requesting that they declare this to be a project of regional impact, and see what the response is. If they agree, OK, then Hudson will probably have a seat at the table. If they say no, then go to the attorney and ask what the options are. Sometimes, it's politically astute to work with people instead of hitting them on the head with a sledgehammer. He has had some minor discussions with Atty. Buckley about it, and that's the prudent course to start—correspondence from Hudson's top elected official to Nashua's top elected official, asking that it be declared a project of regional impact. If they don't respond, or say no, he'll talk to the attorney for his recommendation, which may be having to file something in court. He thinks the best way to proceed is to try to work it out together, and then go from there. Selectman Maddox said he wasn't arguing that point; he just didn't want to miss the opportunity to protect the citizens from the traffic that is still going to be going through Hudson.

Motion by Selectman Maddox, seconded by Selectman Nadeau, that the Chairman sign a letter, drafted by town staff, to the Mayor of Nashua, with a cc to the Chairman of the Planning Board, asking for a regional impact status of the two projects—Pheasant Lane expansion and the Packard site.

Selectman Nadeau asked if a letter should go to the Nashua Planning Board, as well. Chairman Jasper thought just going to the Mayor was sufficient, to begin with. Selectman Massey thought the Nashua Planning Board should be cc'd. He wouldn't want the Mayor decide to say no, for whatever reason, and for the Planning Board not to be aware of the fact that the town of Hudson was interested. Therefore, it would be prudent to cc the Planning Board Chairman. Selectman Maddox was amenable to that.

Vote: Motion carried 5-0.

Selectman Maddox said some of the Green Meadow/RiverPlace meetings, and a number of other committees, other towns, including Nashua, he thought, sent people to those meetings. It would be prudent for the town to send either their consultant or town staff to, at least, have them there to make sure Hudson's interests are protected, as they are going through the process.

Motion by Selectman Maddox, seconded by Selectman Massey, that the town of Hudson send either town staff or their consultant to all meetings regarding Pheasant Lane expansion or the Packard site development.

Selectman Maddox said he just wanted to protect people who complained about traffic going to Green Meadow/RiverPlace. All things being equal, that same traffic coming from 93, Salem, wherever, is still going to be coming through Hudson—not stopping at Green Meadow, but continuing on to the two other sites in Nashua. The Board should do whatever it can to protect Hudson's intersections, the traffic counts, whatever it may be, to have people there to hear what's going on and to protect Hudson's interests.

Chairman Jasper said he should have brought this up on the previous motion—but he didn't have a problem with the Packard development at the old Grace site, but he believed there was really no expansion at the mall. The square footage is roughly the same.

They are filling in the first floor of one building and eliminating 100 parking spots. The square footage is not significantly different. If that is the case, it doesn't warrant sending staff. They are just changing it to a mini lifestyle center and the square footage isn't much different than what is there now. Selectman Maddox asked if they would go just to Macy's, or to the 50 little shops there. They just don't know what it is going to be.

Selectman Massey said before they act on this, they need to be clear on what it is they want that individual to do; and they haven't indicated who the "town consultant" was. Given their experience from the past, he would not want to pay a consultant to go without some very explicit deliverables and action items. He questioned if they were in a position, right now, to do that. They need to pay attention to what's going on there and it may turn out that the Selectmen's representatives to the Planning Board may have to do some of that front end work. In its present form, he cannot support the motion. Not because they don't need to do it, but the motion does not provide any objective criteria for determining they will get what they are paying for.

Selectman Robinson she he couldn't support the motion, either. The idea is great, but clarification is needed on what they are inspecting and what they are expecting. The present consultant has dropped the ball, as far as keeping them abreast of what is going on in town. There will be an expense involved in this, and do they really want their department heads to go across the street for something they don't what they are supposed to look for. If they came up with a set of "what ifs," he would be fully supportive.

Chairman Jasper said, to follow on with the previous remarks, until they get a response back from the Mayor's office, he thinks it would be appropriate for Sean Sullivan to contact the Planning Department in Nashua to find out what process they are going through, what their time schedule is, and what they are looking at. Until they get a little more information, this may be premature.

Vote: Motion failed 1-4. Selectman Maddox voted in favor.

- The Seniors. There was a meeting that the Rec Department and the Seniors attended, and they seem to only be locked on to a building. As they looked at what the OPAC report recommended, there are long-term issues. Where are they headed? That's the kind of thing they should do at a workshop—discuss where they think they are going to be going with the Senior program. Some of them have talked about a bus service and how that is going to work—take them to doctors appointments, or whatever--and how to fund that. Other services that other communities provide, outlined in the OPAC report. Maybe that is a workshop item that they need to do, rather than locking on to the building issue, which seems to be the hot button issue, right now. If there are 1,800 seniors in the town of Hudson, they need to start looking at where they are going to go as a community with providing service for them. He'd be happy to make a motion to see where to take it, but he wanted the Chairman's comments to see if that's something that would be put on an agenda in the near future.

Chairman Jasper said it's a little premature because until they know where the Seniors are going to be and how they are going to be housed, talking about adding on services just confuses the whole process. You need to build a house before you move into it. Selectman Maddox's suggestion was like moving into a house before they even know where they are going to build it. Until they have a permanent solution to the housing of the Seniors, discussing the other services is premature. He didn't disagree in terms of long-term planning, but they are not there yet.

Selectman Massey thought they were probably in the middle of those two positions. When they talk about the Seniors, they are talking about a private organization. In talking with them about the Senior Center, they have recognized that if it's a town-owned building, then it's open to all seniors, whether they belong to the Hudson Senior Council on Aging or not. They also recognize that there may be days when they, as an organization, aren't meeting there, when there might be other seniors who take advantage of the properties, so they've already started to get through this little conundrum. They are talking about a Hudson Senior Center, but it's not a center being built for a private organization. It just happens that the private organization is going to be the major user of that service, right now. They have already been taking the report that was generated by the OPAC and are looking at least one of the recommendations, as a long-term requirement to fill that need for the 1,800, which is this part-time senior coordinator, with the idea in mind they would do things like be grant writers and look out for different types of programs that would appeal to everybody. He didn't think it's too early to talk about that part of it. He kind of set the expectations to them that he thought that, in the words of the Chair, concentrate on the building and not muddy the waters by saying they'd like to have these other things now. As a board, they need to discuss if they need them and the appropriate time to bring it to the voters to approve. It might be worthwhile to have that workshop and, among other things, one of the things they have to spell out is the rules of engagement for the use of that building. That needs to be done before they ever finally send something to the warrant article. They don't want to have the building approved by the voters and then have everybody wondering or questioning or deciding that's not the way it would be operating. The operation and maintenance of the facility have to be part of the original discussions.

Chairman Jasper said they've talked about there being 1,800 seniors in a town of 25,000 people with 13,800 registered voters. He did not run for this job to be the senior activity coordinator. They are spending an inordinate amount of time on this, and they are talking about spending even more time. They don't write the specs for the Fire Department's ambulance, and they don't do this type of thing with any other department. He expects that in terms of programming and other things, they will have budgetary requests coming forward. The Board doesn't need to get involved with the planning and programming for the Seniors. They are an important group that he has a tremendous amount of respect for, but they need to be independent to the degree that they ask for a bus and a bus route. They have to come forward to the Board with a proposal, which is either approved or disapproved, just like everything else. They are singling out this one relatively small group for consideration of things they don't do for anyone else. They have a lot more important things to do. What they do have to do, at some point, is more clearly identify the relationship between that group and the town because it is a special relationship. It's not a department. If they want to assign everything someplace else, fine, or they can say they are going to consider them to be the folks who are running the senior program, with consideration for X, Y & Z, and simply come forward with

budgetary requests. He didn't want to be sitting there, week after week, month after month, talking about what they need—a bus or a square dance class instead of a line dance class. This is just going well beyond what he cares to get involved in. If the Board wants to discuss this, he won't attend those meetings. This is a huge town and they are getting bogged down in this unbelievably, day after day and week after week, forgetting everything else.

Selectman Maddox said he'd be counterpoint. They've talked in circles, but never gone anywhere. Where does the town think they are going to be? Where does the five people who are elected to lead the town of Hudson see the seniors fitting? Are they going to be under the Rec Department? What guidance and from who will this group come in with budgetary numbers? At some point, the Board has to bit the bullet and decide if they are just going to ignore doing something for the town, or if they are going to put this under the Rec. They put an additional five hours a week into Rec admin support to start doing something for the seniors. Is that something they want to do? Is it going to go under Rec? What is the town's plan for the next several years? He didn't disagree that they've talked about this a lot, but they need to make some decisions. Are they going to do very little and make it go away for awhile? If that's the decision, fine, but they need to talk about what they want to do.

Selectman Robinson said he hears where the Chairman is coming from. The seniors in town, not necessarily OPAC or the advisory committee, but during his campaign, he clearly said the Seniors are entitled to a home of their own. He believes that. The Seniors need to be recognized as an organization unto itself, much like the Rec Department, each with their own budget, activities and agenda, supported by the town. He agreed with having a workshop. If they are going to go down the road with the Seniors, partner with them, and see how they can make that work, if it can work, for the five Selectmen.

Selectman Massey said they were probably all in agreement with where they want to wind up. In his discussions with the Hudson Seniors group, they are concerned that, if the facility gets built, either at the Community Center or Oakwood, they are concerned about the stability and guarantees. While they can't guarantee anything, he thinks they could do something along the same lines as they did with the Hudson United Soccer Club—a 15-year agreement with them for the management of that property at Freedom Field. When is the last time they talked with anyone from HUSC? That has been very well managed. He would envision that's exactly the way, at some level, the management of that building would be. There would be some kind of an agreement drawn up, whereby some of the things they've talked about would be codified so the Board of Selectmen doesn't wind up doing the day to day management of their programs. But the Board needs to provide the overall guidance of how that is all going to work. That's what the workshop should be; not to talk about the nitty-gritty program management, but how it's going to be organized and overseen. The Board would be the overseers, not the managers, in that respect.

Chairman Jasper said he was in agreement with that, not bus routes. They need to talk about the relationship with the group. His vision is that this would be an organization that could maintain a private element and that the town could contract for them to run the senior programs, and they would be the ones who would come forward with development of those. They could come forward for an annual grant and they would provide services to any interested senior. The only part one would have to be a member for was to go to the meetings, or on their private bus trips, etc., but they would be the programming people. That's where they ought to be going, to develop those clear, bright lines. They can do that, prior to having a building, but he was hearing Selectman Maddox talking about developing other things, which he didn't want to get into because the Seniors, through their outreach and working with individual seniors in town, saying there is a need for something, and support this by doing this, and they come forth with a presentation and the Board either approves or disapproves it at budget time, and add it to their grant. That's where he'd like them to go. How they get there, maybe that's a discussion to have with the Seniors, if that's a concept the Board endorses, or if they want to bring the Rec in to see if they'd like to expand into dealing with the Seniors—but that's not their focus and not what they signed up to do. That just complicates things. This is where the Board needs to make a decision. What avenue do they want to pursue? Trying to have a separate Senior program under the Rec Department, or do they want to partner with the current Senior organization.

Selectman Robinson said that would be an excellent discussion to have with Dave Yates and the Seniors. Selectman Massey disagreed, saying good, bad or indifferent, the Senior programs have been well run and even though it is a private organization, they are open to any and all. If the Board so directed him, he would work with them to come up with a suggested protocol for how they could be the point person for senior activities. Once the Rec Department is thrown into it, they get into the question of who has priorities. He didn't think they wanted to go down that road. Selectman Robinson said he stands corrected, that he remembered that coming out in the meeting; they want to define their own destiny.

Chairman Jasper asked if there was an agreement with the parameters he and Selectman Massey outlined. Selectman Maddox said so they can have somewhat of a direction from the Board of where the town of Hudson is going, yes. If that takes a workshop, that's where they should hash it out. Chairman Jasper indicated to Selectman Massey the Board would look to him for guidance in the future.

- Bensons is another topic that needs to be discussed at a workshop, and where they are going to go with that. Some people on the Board want Bensons as a memorial to whatever was, and some of them want it to turn into dirt. They need to decide where the town is going to head and what they are going to spend money on. They've looked at the barn, but until there is a use for the barn, how do they expend tax dollars to do anything to it? The Board needs to decide what they are going to do with that property, if they get it. Do they want to get it if they have to spend hundreds of thousands of dollars for a building that does what? This is an item for a workshop discussion before they keep charging ahead. What is the plan? There is nice master plan for Benson's, but this Board needs to discuss where it wants to go and what they are going to do with it, if they get it.

Chairman Jasper said that's the sticky wicket. This Board. The town, through a previous Board, came up with a master plan that the state paid for. That's what they've been working on. Previous Boards have said they want that referenced in the deed. Master plans are somewhat fluid, and should be, because they don't want an old plan to be referenced. A previous Board asked the voters if they still

wanted to go with Bensons, and they said yes. Right now, they have a view of what Bensons is supposed to be in terms of the Master Plan. If someone wants to do a Master Plan update, put on your Planning Board hat and they can do that. But until such time as the Master Plan changes, that's what they said they were going forward with and what everything is premised on. It's not right for every elected Board of Selectmen to just change the vision. They don't even have the property yet. He knows that Selectman Maddox wants to use the property for town buildings, but he believes it is too late in the game to do that. The \$188,000 purchase price is predicated on the fact that it will be passive recreation, no redevelopment of a commercial nature or a nature that puts fire stations, police stations, etc. there. He is pushing hard to finally get the six year process done. If they suddenly open this up wide, they won't have any money to do it and will have to go back to the voters next March for more money in order to put some unknown building on there, but they don't have a plan for it. Then they will have to go back through the whole planning stage because Selectman Maddox wants other uses for this, to designate a five or ten acre parcel for some other use. Just picking a number, say \$150,000 an acres, so they'll go back in to ask for \$750,000 to purchase Benson's to have a five acre parcel dedicated. It totally changes the dynamics, but it's within the purview of this Board to do that. He thinks they should stay the course. They have a Master Plan they should stay with. The idea was to always take it piecemeal. His feeling on the barn is if they can't get the state to move off the dime, they can keep it. In the Master Plan for the barn, there is a museum. One type is a farm museum and an idea he threw out that was well received at the time was for the Fire Department Relief Association, which has the antique fire trucks and equipment in town, to allow them to have a museum in that barn for that use. None of that is cast in stone, but that's the general use of the building and where that stands. They can open up the discussion to have a workshop to discuss a change, but he didn't think that was a wise thing for them to do.

Motion by Selectman Maddox, seconded by Selectman Massey, to put Bensons on the next available workshop to discuss it and the town of Hudson's plan for it.

Selectman Maddox said the town of Hudson wisely decided to, at least, buy the land, but in looking at the Master Plan for Bensons, and the dollars associated with it, well over \$5 million, he didn't see the town wanting to spend that on Bensons, but that's just his personal opinion. It comes back to the barn. They are going to open a museum for farm equipment? He didn't see it, unless they are going to charge \$100,000 per patron to cover the cost to man it, insure it, build it, etc. Inside, there are more holes than walls, in some cases. They need to have a discussion, five years later, if the town is still going forward with that vision. A Board had to vote to go that way, but is that where this Board wants to go, five years later, with much of those buildings being eaten away every day? The CIP saw the train station and it was creeping towards \$1/2 million to rehab that building for a welcome center for what? Before they purchase this and commit the town's resources and monies, they should revisit this. Yes, he is on a kick to put something there that makes sense, to give people a reason to go there, and he didn't think an antique fire truck was going to draw enough people. He always thought a library would go well there. Security is an issue. They can't secure those buildings. They need to talk about this in a new light of a different time.

Selectman Massey said what the voters voted on whether or not they wanted the Board to continue with Bensons, it was a feel-good motion. Had the motion asked, "Are you in favor of the town moving forward Bensons, if you knew that the town was going to have to spend—and pick a number?", the results might have been different. They all had a vision, but the problem is, in the intervening years, the facilities have deteriorated and one of the questions that has never been addressed is the operating costs. If it's just a set of trails, the cost isn't nearly as significant as if they have to maintain structures, which means custodians, maintenance people, put money in capital reserve funds to keep them up, etc. That's the conversation they have to have. What do they realistically think it is going to cost the town on an annual operating basis to maintain this as a facility that not only has passive recreation components, but has the structures on it, as well. That's why he supports the motion.

Chairman Jasper said any number that is thrown out is a red herring, when they talk about \$5 million or \$2 million, or whatever. The cost is only going to be what they decide they can afford to do on that Master Plan. They could make it like Greeley Park in Nashua—mow some grass, have some trails, do almost nothing, nothing more. They've got the train station, the office building and the Haselton Barn that they've committed to as buildings they need to save. The Old Woman in the Shoe, the Elephant Barn, the Gorilla Cage—which is pretty useless—the old pizza A-frame building, which is probably shot, at this point, so in terms of maintaining buildings, it's not a big deal. He's getting closer and closer to the point where they ought to tell the state to carve out two acres and keep the Haselton Barn, which is the only "elephant" left at Bensons, and it's a big, white elephant and it does concern him. They can maintain it if they can do it in a reasonable manner. They are spinning their wheels until such time as they actually get title to that property. If the Board doesn't want title, regardless, that's a different story. He thinks they can maintain the property at a reasonable price and have the kind of park they should have. That may cost \$200,000 a year to maintain and staff. Whatever they do, until they own that property, is going to be wasting more time because they can't do anything until they own it. He didn't think any of them were willing to put any money into it until they have title in hand.

Vote: Motion carried 4-1. Selectman Jasper voted in opposition.

- Selectman Maddox asked Selectman Massey if he checked with the Chief of Police as to the need of additional officers on patrol. Selectman Massey said he was working on it. He was going to spend some time with Capt. Breault last week, but that was postponed because of the funeral in Laconia. They plan to meet next Tuesday and then he will spend time with the three shift commanders, as a means of understanding how and why they are deploying the way they are. He didn't anticipate coming back with a report until July.

Selectman Robinson said Monday is Memorial Day. Unfortunately, he won't be able to march with the rest of the Selectmen in the parade because he has to work.

- He recognized the Highway Department. For those who have been driving over the Veterans Bridge, a sign was erected about three weeks ago. The guys at the Highway Department did this on their own time, with their own wood and their own supplies, for the town.

They did a wonderful job, and they always do a great job for the town of Hudson—and this was just one of the things they do, and he wanted to recognize them for that, and thank them.

Selectman Massey said Selectman Maddox triggered something in his mind that the Board asked him to look into. He talked to the Chief about the skate park. He is willing to have an officer lock the facility. However, there are several other similar facilities in town, and the solution to the vandalism has been to turn the lights off, at the appropriate time. The lights are on at the skate park from 8:00 p.m. to about 6:00 a.m. The officers can't guarantee that they will be able to lock up at a specific time. If they are not there at 8:00 and a vandalism occurs at 8:15, everybody is going to be upset because the police didn't get there exactly on time. The alternative, as an interim step, to determine if it's effective, between now and July 1, that rather than lock the skate park, they simply turn out the lights at 8:00. When the officers come by now with their alley lights, they can see people that are there and they can go in and escort them out. That's what the recommendation is. First, start with an interim period to see if not having lights on that facility at night is going to work, which is the same thing they've done at the basketball courts at 7-Eleven. They used to play at all hours of the night and when they turned the lights off, all of a sudden nobody showed up to play basketball. There was the same kind of issue at the tennis courts.

Selectman Robinson said it seems ludicrous to think that way, but in this situation and environment, where it's recreation and whether it be tennis courts or basketball courts, or whatever, that the best thing is to turn the lights off. That seems to work, and the Chief would know. A try-out period is a good idea. Selectman Nadeau said it sounds good.

Selectman Maddox said he was going to delve back into his Billerica days and say this is insane, but he's been in that position before. They have a security system that's going to work only if they can see, so he didn't disagree that with a basketball court, where they don't have the security cameras, turning off the light would work. With security cameras, they would be functional only if the lights are on. Many times after meetings when he has left Town Hall after 11:15, there were people in the skateboard park. They were more than willing to do whatever they were doing in the dark.

Selectman Massey said according to the Chief, all of the vandalism has occurred outside of the skate facility—dumping over the trash cans and vandalizing of the vending machines. To his knowledge, and Kevin Burns', there has been no damage to the inside of the fenced in area. That's why he thinks, as a trial period to see if it works, it's worth turning off the lights. The Chief isn't able to guarantee that his officers, on any given night, can get there in a reasonable time to lock it up. He's willing to do it, but he's concerned that the day he doesn't do it, and vandalism occurs, everybody is going to point to the Police Department, saying they didn't do their job. He'd much rather see if turning off the lights works, then everybody wins.

Selectman Robinson said on the night Selectman Maddox referred to, there was one light that was lit, so kids could see. He thinks the Chief deserves the opportunity to see if this will work.

Chairman Jasper said it's not a matter of turning off the lights; it's a matter of not turning them on. Relative to locking the gate, the Board recognized that the Police Department not be able to get there right at 8:00, but the problem now is that they are not locked at all. It's better to be locked at 9:00 than not at all. He's willing to try not turning the lights on and see what happens. He thinks there is enough light in the area for it to be attractive.

Selectman Maddox said the light that was on was the light lighting up the flag poles. It's not as simple as not turning on the lights. Chairman Jasper agreed, saying he didn't think that was going to deter anyone from hanging out there, but he's willing to give it a try. Selectman Massey said if the police see someone there, they are still going to kick them out. Chairman Jasper said there isn't much sense paying for electricity to light up a park that can't be used, anyhow. Why have them on anyhow? He added that Selectman Massey could take that as a directive.

Selectman Massey said he'd come back in July with a report.

Selectman Jasper

- Chairman Jasper said they had all seen former Selectman Cole's e-mail, suggesting the Board might want to think about instituting a Chairman's Dinner. He had told Mr. Cole he'd bring it to the Board for its consideration. He didn't understand what it would accomplish because there isn't any money in the budget for it. It seems it would be hard to get people to come to the dinner if they were charged for the tickets. They could put it in the budget and run it up the flagpole. He's not quite sure where this is headed and asked the Board members what their thoughts were.

Selectman Massey said one of the things that was suggested was to solicit local businessmen for the scholarship fund, but every year they have such a dinner, run by the Hudson Chamber of Commerce, so the Board would be competing against the very people that they are trying to make Hudson a nice place to do business in. He saw it as a duplicative effort, given that the Chamber is doing this, especially if they were going to try to solicit ads from them, and they already got the program they want to support. It was a nice idea, but in thinking about it, there's already something in town that fits that bill.

Selectman Maddox said he thought Mr. Cole was trying to bridge the gap between Selectmen like himself, who has been on the Board only three years, and Selectmen that serves in the late 80's that have a different perspective. He didn't want to speak for Mr. Cole, but he thought that was the intent. He didn't know how that would be managed, logistically. Most of the time when you get off a board, you have no desire to be a part of that whole experience. He didn't know how this would translate. It might be a one-time event, but he didn't know the logistics of how they would invite, and who would remember who they were, and where they are now. It needs more

fleshing out. Maybe Mr. Cole would like to come in and give them a better overview than what he got out of it, but it seemed to him to be a logistical nightmare.

Selectman Robinson said he read it to mean that the Selectmen could work more closely with the businesses in town to get first hand, direct knowledge of their needs and concerns, and include some of the department heads so they'd have a 360 view of what the businesses are looking for in town. This would be on top of the Chamber of Commerce because the Board is the governing body. He agreed with Selectman Maddox that if Mr. Cole wants to pursue this and if he comes up with an idea of how to budget this, he'd love to hear about it. He welcomed him to come in any time.

●Chairman Jasper said his next item was RiverPlace. Something was still going to go in out there, but they may have missed the best opportunity in terms of working with a very large and very well-funded organization to solve some of their global problems, traffic-wise. A lot of people are very reactionary, and he didn't blame them for being concerned. The problem was that a lot of people in town were writing letters and making comments, asking why the Board hadn't done something and why were they letting this happen instead of asking the questions, "How does this work?" and "What's the town's response going to be?" It was a negative reaction, rather than inquisitive. He never really knew how to respond to some of that because it was difficult to get his hands around it and, to some degree, felt these people had already decided this was awful and they were awful for even entertaining it and the Board should take some action that, legally, they didn't have the ability to do. He hoped that with whatever moves forward in the future, that people contact the Board and ask questions before they attack. They don't have the ability in town to say no, the doors are closed; nobody is coming in. They don't have the ability to say there's only going to be single family houses built from now on. They don't have the ability to say nothing else is going to be built on Lowell Road. These are things that, constitutionally, people have rights to. They have rights to their property. There are things the Board can do, but they need to work together better. At the very early meeting, John Cashell said he didn't want to see RiverPlace tear the community apart. That comment was very perceptive and, to a large degree, RiverPlace started to do that because it started to pit people against each other, based on a conceptual plan. They really need to work at things as a community instead of factionalizing. They need to come together. People who had concerns need to recognize that there is a Planning Board, a Zoning Board and a Conservation Commission and the Selectmen are almost always asking for people to serve on those boards. The people who have concerns need to get involved. They need to be part of the solution, not just out there throwing stones at the people who, day in and day out, volunteer to serve in these very often thankless jobs, where people are just apt to criticize them. Hudson is going to change. He wishes Hudson was still the Hudson he remembered in 1965 before they tore down the center of town and put in the second bridge. He wishes it was all farms. When he gets to be 80, he'll probably wish Hudson was like it was in 2007. That's the nature of things. They should all work together to try to address as many of the problems as possible. When they start to accuse the Selectmen of letting this happen, they have to realize that the Selectmen have virtually no role in the planning process, beyond saying yes, you can widen this intersection, or yes, you can put up a traffic light. People have to understand that if they say no, you aren't going to widen our road, no you're not going to put the traffic light in, that development is still going to go in, but without the traffic improvement. There is nothing the Board of Selectmen can do to stop development. Nothing. It's not with the Board's jurisdiction. When people automatically attack them for these things, they have to understand that's not serving any purpose. Even if they attack the Planning Board, they have to understand the Planning Board has to act within the guidelines, and the primary guidelines are the zoning, and the zoning districts have been approved by the voters at the polls. So, people are attacking themselves for what they've allowed to happen. There is a zoning petition process. People have said to rezone RiverPlace, but the problem with that is, it may just end up being spot zoning. It's one big parcel, surrounded by residential on one side, commercial and industrial on the other two sides, and if they try to change that, they will change only that one parcel, and that's probably not sustainable in court because they're taking away rights of the landowner. It's a complicated issue. He has been very frustrated over this because RiverPlace will continue, in some manner. There was no great victory for anybody. The parcel will still be developed, as sad as that it. He wishes it could remain like that, but they don't have the funds to buy the development rights to that. That's not a realistic goal. The price is out of the town's reach. It has already turned down \$2 million a couple of times.

Selectman Massey said the town can't bond the amount of money for that land, or even for the development rights because it would exceed their statutorily imposed limits. Borrowing money to purchase that land was never an option for the town.

10. **NONPUBLIC SESSION**

Motion by Selectman Robinson, seconded by Selectman Nadeau, to enter Nonpublic Session pursuant to 91-A:3 II (a) The dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him, unless the employee affected has a right to a meeting and requests that the meeting be open, in which case the request shall be granted; (b) The hiring of any person as a public employee; (c) Matters which, if discussed in public, likely would affect adversely the reputation of any person, other than a member of the body or agency itself, unless such person requests an open meeting; and (e) Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the body or agency or any subdivision thereof, or against any member thereof because of his membership in such body or agency, until the claim or litigation has been fully adjudicated or otherwise settled carried 5-0 by roll call vote.

Chairman Jasper stated that nonpublic session was entered at 10:22 p.m., thus concluding the televised portion of the meeting. Any votes taken upon exiting nonpublic session would be listed on the Board's June 12 agenda. Open session was entered into at 11:16 p.m.

Open Session Motions:

Motion by Selectman Robinson, seconded by Selectman Nadeau, to adjust Joyce Williamson's rate of pay from \$14.28 per hour to \$14.93 per hour, effective July 1, 2007, carried 5-0.

Chairman Jasper announced that, in nonpublic session, the following two votes were taken and passed:

- 1) Hiring of Vincent Guarino and John Beike to fill the two vacant positions of IT Specialist, at a starting rate of \$66,373, effective 5/27/07 with a 3% increase effective 7/1/07, as recommended by Lisa Nute in her memo of 5/16/07.
- 2) Initiation of legal action against Map 205/Lot 013/00 to effect connection to town sewer.

11. ADJOURNMENT

Motion by Selectman Robinson, seconded by Selectman Nadeau, to adjourn at 11:25 p.m. carried 4-1. Selectman Maddox voted in opposition.

Recorded and transcribed by Priscilla Boisvert
Executive Assistant

HUDSON BOARD OF SELECTMEN

Shawn N. Jasper, Chairman

Benjamin J. Nadeau, Vice-Chairman

Kenneth J. Massey, Selectman

Richard J. Maddox, Selectman

Douglas K. Robinson, Selectman