

HUDSON, NH BOARD OF SELECTMEN
Minutes of the November 28, 2006 Meeting

1. **CALL TO ORDER** by Chairman Richard J. Maddox at 7:00 p.m. in the Selectmen's meeting room at Town Hall.

2. **PLEDGE OF ALLEGIANCE** led by School Board Chairman David Alukonis.

3. **ATTENDANCE**

Selectmen: Richard J. Maddox, Shawn N. Jasper, Kenneth J. Massey, Kathleen R. MacLean and Benjamin J. Nadeau

Staff/Others: Steve Malizia, Town Administrator; Priscilla Boisvert, Executive Assistant; Jim Michaud, Assessor; Sean Sullivan, Director of Community Development; Richard Gendron, Chief of Police; Cecile Nichols, Town Clerk/Tax Collector; Representative Andy Renzullo; David Alukonis, Chairman of the Hudson School Board; Randy Bell, School Superintendent; about 10 Vocational Tech students; Alida Weergang; Dorothy Jacobs; James Stafford-Rodgers; Donald LaForest; Older Persons Advisory Council members Len Lathrop, Andrea Perreault, Rhona Charbonneau, and Lucille Boucher; Ashley Smith, Telegraph

4. **PUBLIC INPUT**

There was no response when Chairman Maddox asked if anyone wanted to address the Board on any issue.

5. **NOMINATIONS & APPOINTMENTS**

6. **CONSENT ITEMS**

Motion by Selectman MacLean, seconded by Selectman Jasper, to accept the consent items, A-D, carried 5-0.

A. **Assessing Items**

2006 Abatements/Supplemental Bills for Map 174/Lot 034, 2 Abbott Street and Map 174/Lot 035, 4 Abbott Street, with recommendation to approve.

B. **Licenses & Permits**

- 1) Raffle Permit by Alvirne Friends of Music for December 7 at 8:00 p.m. at Alvirne Gym—gift baskets, event tickets, holiday items and handcrafts
- 2) Outdoor Gathering Permit by Alvirne High School Friends of Music to hold a Chili Festival on the grounds at Hills House on Route 102 on June 3, 2007 from 11:00 a.m. – 3:00 p.m.
- 3) Raffle Permit by Alvirne Friends of Music for June 3, 2007 at 3:00 p.m. at the Bronco Belly Bustin Chili Fiesta—assorted prizes to be donated by local businesses
- 4) License to purchase Scrap Metals by Granite State Salvage Co., Inc., recommended by the Chief of Police
- 5) Petition & License for two replacement poles on Lowell Road, #4AAGBG (290/56S & 290/55S)
- 6) Petition & License for pole on Dracut Road (103/8S)

C. **Acceptance of Minutes**

Board of Selectmen's Minutes of November 14, 2006

D. **Calendar**

11/29 7:00 Budget Committee in BOS Meeting Room
11/30 7:00 Budget Committee in BOS Meeting Room
11/30 7:00 Open Space Committee in CD Meeting Room
12/02 9:00 a.m. Budget Committee in BOS Meeting Room
12/04 6:30 School Board in BOS Meeting Room
12/05 7:00 Board of Selectmen Workshop in BOS Meeting Room
12/06 9:00 a.m. Highway Safety Committee in CD Meeting Room
12/06 7:00 Budget Committee in BOS Meeting Room
12/06 7:00 Planning Board Workshop in CD Meeting Room
12/11 7:00 Budget Committee in BOS Meeting Room
12/11 7:00 Conservation Commission in CD Meeting Room
12/12 7:00 Board of Selectmen in BOS Meeting Room
12/13 Last day to accept zoning petitions
12/13 7:00 Budget Committee in BOS Meeting Room
12/13 7:00 Planning Board in CD Meeting Room
12/14 5:30 Sewer Utility Committee
12/14 6:30 Recreation Committee @ Rec Center
12/14 7:00 Budget Committee in BOS Meeting Room
12/14 7:30 ZBA in CD Meeting Room
12/18 6:30 School Board in BOS Meeting Room
12/19 7:00 Cable Committee in CD Meeting Room
12/19 7:00 Budget Committee in BOS Meeting Room
12/20 5:00 Water Utility Committee in BOS Meeting Room
12/20 6:00 Library Trustees in CD Meeting Room
12/21 7:30 Budget Committee in BOS Meeting Room
12/21 7:00 Open Space Committee in CD Meeting Room
12/25 Town Hall closed for the Christmas Holiday
12/26 7:00 Board of Selectmen in BOS Meeting Room
12/27 7:00 Budget Committee in BOS Meeting Room
12/28 1:00 Trustees of the Trust Funds in BOS Meeting Room

12/28 7:00 Budget Committee in BOS Meeting Room
12/28 7:00 ZBA in CD Meeting Room

7. **OLD BUSINESS**

A. **Votes taken after Nonpublic Session on November 14, 2006**

Motion by Selectman Jasper, seconded by Selectman MacLean, to seal the nonpublic minutes carried 5-0.

Motion by Selectman Jasper, seconded by Selectman Massey, to adjourn at 11:47 p.m., carried 5-0.

A phone poll was conducted by the Community Development Department on 11/17/06 to address the request by the Greater Hudson Chamber of Commerce to place a temporary banner at Taylor Falls Bridget to advertise their annual charity auction & dinner on 12/7 at 6:00 p.m. at Kings Court Banquet Hall. The request was approved by a vote of 4-1. Selectmen Massey, Jasper, MacLean & Nadeau voted in favor; Selectman Maddox voted in opposition.

B. **Joint School Board/Town Project (8 Pine Road)**

Town Administrator Steve Malizia said there was a request from the School Department that the Board of Selectmen reconsider their vote to pull the property at 8 Pine Road from the project, saying that School Board Chairman David Alukonis and Superintendent Randy Bell were present to speak to that.

Selectman Massey said as the maker of the original motion, he moved to reconsider the decision the Board made on October 10, 2006, seconded by Selectman Nadeau.

Selectman Jasper said he'd vote for the motion because he was willing to discuss the matter, but he still had concerns that he'd like to have addressed in the final analysis. Chairman Maddox said a letter was also sent to Mr. LaForest, who owned property abutting 8 Pine Road.

Vote: Motion carried 5-0.

Chairman Maddox asked Mr. Alukonis for a brief overview of this project. Mr. Alukonis said it was close to three years that they first considered working in partnership with the Town to offer an opportunity for the Building Trades program at Alvirne to locate one of the modular homes that they build at the high school on a Town-owned property. Both the Board of Selectman and the School Board considered that option and both boards agreed to it, entering into a memorandum of understanding, or an agreement, and they have been working toward that end since that time. The Board of Selectmen offered the School a number of lots that were available, which were evaluated and, with the help of John Conrad, the Building Trades instructor, the 8 Pine Road lot was chosen. Since that time, they got a variance from the Zoning Board and approval from the Conservation Commission concerning wetlands. They received an opinion from Town Counsel regarding the title to the property and they also submitted the certified plot plan, which shows where the house would be located and the breezeway and the garage on that lot. They are ready for the building permit. Bob Haefner, a member of the Conservation Commission, has spoken with the students. A lot of time and hours have been put into this project by the students, who have been involved with the process, and by the Town, and he believes this project should move forward to conclusion.

Selectman Jasper realized there was a stamped plot plan, but his concern was that it was done from the center of the road, 25', which clearly would not have been the case at the time the original deed was done and Mr. LaForest has a marker that the Town has gone beyond. It is a lot of record, regardless of what the square footage is and, in fairness and in erring on the side of fairness, if they go forward with this, the back lot line should go no further than the iron pipe. The issue of the side is less of a concern. Mr. LaForest has not presented a certified plan that he told the Board they would be getting, so he didn't have any basis to go on. The original deed was "more or less," and clearly took 150' out of there. With the curvature of the road, he didn't know if it made any difference or not, but in measuring the 150', they should be going to the center of the road and following the curvature. He didn't know if that would end up any different or not than going where the surveyor did. In order to be true to what the original deed was, that's the way that it should be measured. If they do those two things, that takes care of his concern and does not change the status of the lot. He was on the Board when they Town took that house and, at the time, they did not feel it was a buildable lot. Since then, it has gone through all of the proper channels—the ZBA and Conservation Commission—and, since that time, it has become a buildable lot. If those two issues can be taken care of, and his understanding is the garage would be eliminated, that would move it over. Regardless of what happens, there is a potential for litigation on that side lot line and if they put the house over a little further, so that if there was anything to happen in the future, the house would not be in a disputed area. Then they should move forward.

Selectman Massey said his concern all along was whether they would be able to convey a clear title to the property. Based on the input from Town Counsel, they have assurances that the title can be issued with title insurance, which would guarantee, from the Town's perspective, that if there were any disputes down the road, the title insurance company would be the one paying any legal expenses. He recognized that there can be differences of opinions on stamped plans, but the Town does have a stamped plan from a licensed land surveyor. He asked Selectman Jasper what

he expected that wasn't already taken into account. Selectman Jasper appreciated the fact that they do have a stamped plan, but if that was always the end of it, none of these cases would ever go to court. They had an issue on Robinson Road where the Town owned some property, probably in the 30's, 40's and 50's, and somebody had a new survey done and all the lot lines shifted 15 feet, and it was a big mess. Ultimately, the Town ended up giving up some land to correct the mistake, even though it was all certified. It turned out not to be exactly as it was supposed to be in the original plan. Here, the surveyor quite clearly made an assumption that the Town had a right of way on Pine Road, and most of the old roads do not have right of ways and the courts have said, in the absence of an actual deeded corridor, the property owner owns to the center line, and that is his property line. On the stamped plan they have, there is a setback of 25 feet from the center line, assuming that the Town did, in fact, have a deeded right of way out there. Even though it is a stamped plan, he made an assumption, but he didn't know what it was based on he didn't know what, but given the location of the iron pipe, and given that discrepancy, he is saying they should err on the side of caution because that 25 in the back doesn't affect anything at all, and say the back lot is that iron pipe. That's all. Just use that as the back lot and measuring his 150 feet of frontage, come out to the center line, which the original measurements would have been taken from, and measure over 150 feet. He didn't know if the lot narrows out or does something else; he didn't know if that 150 feet is affected by coming to the center line and then following the curve. It may come out to exactly the same place. If they do those things, then they have done something reasonable. Mr. LaForest's original deed said so many feet, more or less, and 150 feet was taken from the more or less. He asked if he made himself clear on what the problem was, and if he answered Selectman Massey's question.

Selectman Massey asked what Selectman Jasper would suggest be the remedy. Selectman Jasper said that they have a new plot plan drawn up, using the iron pipe as the back corner. The Town should keep 25 feet for the right of way; keep a deeded right of way there, but simply, that lot would be 25 feet shorter, more or less, wherever that iron pipe is than they now think it was. It doesn't affect the building, as far as the lot being a lot of record, but it prevents further litigation in the future. There isn't any reason why they should put anyone in the future in a position where they have to spend their money to deal with a situation the Board can deal with now just by using the iron pipe as the back corner, and do the measurement for the 150 feet from the center line and see if that changes anything, and they step back 25 feet from that point for the right of way. It makes for a smaller lot, but.

Chairman Maddox said if they use the measurement of 30 feet in front of the house and do some extrapolation to that iron pipe, it is almost 45-48 feet, not 25. Selectman Jasper said he hadn't done that, but he would simply say they don't need to use the iron pipe, but use the original measurement from the center line and create a new back lot because what they are doing is taking 25 feet from Mr. LaForest by doing what they are doing.

Selectman Massey asked what assurances they had that the iron pipe is, in fact, *the* exact point. Selectman Jasper said they should simply knock 25 feet off the current back lot. There would still, perhaps, be a 15 foot discrepancy, but to him, clearly, they are going back 25 feet further than they should be because they weren't using the center of the road. Forget the iron pipe, at this point, if there is a 40 foot difference. He can't explain that, and he didn't want to go there, but 25 feet would account for some of it, and is a reasonable way to go. It costs the Town, essentially, nothing and prevents future litigation. Selectman Massey said he could agree with that, provided that when the land surveyor did the actual surveying, his survey is based on the deed that's at the Hillsborough County Registry of Deeds because if he's using the metes and bounds from there, then he had a clear reason why he picked 25 feet from the center line. If that meets his criteria that there was some kind of deeded right of way, then the drawing would be OK, as is. If not, then he agreed with Selectman Jasper that taking 25 feet off the back end of the property would be sufficient. He didn't think they can just draw a line and submit that to the plan. In order to provide a deed to the new property owner, they would have to have a surveyed plan that has the metes and bounds on it. Just drawing a line wouldn't be sufficient. The surveyor would have to be asked to withdraw it, if his assumption where the property frontage started was not correct.

Selectman MacLean appreciates all the work that everyone did, but she preferred finding another lot. She didn't understand how a family can have a home and live there and have deeds that are stamped, and then all of a sudden, that's not the way it is any more. It would be better if another lot was found that they know is in conjunction with everybody else's paperwork.

Chairman Maddox asked if Mr. LaForest had any additional information. Mr. LaForest said he had a copy of the same plot plan the Board had, so he would use that as a reference. It was stated that he didn't have one done for his property, but he did. He just hasn't filed it because even that is not correct and is different from all the other deeds that are registered with the Town. They don't even coincide with that. They could keep going on and on with posts and deeds and the way the land shifts, but nobody is going to be able to figure it out because the Town took the pins out. The other pins, like he stated before, are there; they haven't moved. They can do look at them. Also, the Town did measurements from the house that was there on the property. The house hasn't moved at all, so those measurements aren't going to change from 1960 to now. The house hasn't moved 10 feet, but if they take the measurements from the Town, you take the measurements from the clearance when the deed and property was changed over to Raymond LaForest, which is how the Town got the property, and they take "this" deed, which was done right after Granger's was done, they will find that all three different surveys are all different. Every single one is different, from the original one to the one the School Board has done, to "this" one. Regarding the pin in the back, that has never been moved. He is not going to get into an argument over that pin. It will have to be decided. But that road was not there, so therefore, the 50 feet that Shawn Jasper is talking about from the middle of the line, that road was taken from the other side of the road, so if he owns this property and you own this property, it was abutted normally. When they go for a roadway, they

take right down the middle, 25 here, 25 there. In this case, because the road ran in such a way that it would have had a curve one way, and then go the other way, they took more of the road from his side. Rather than take the 25 feet, they probably took the whole 35 or 40 or whatever was done at that time. The pin has not changed. The only pins missing on the property are the pins the Town took out. He didn't take them out; the Town took them out. He has no objection to the School Board building, but his feeling is they had 338 feet; it never got changed. The problem with the Town is the Town is taking a measurement from a culvert that was not there, was not in existence. If they measure from the other property, the stone boundary, and do it in reverse, they will find that the marker will go beyond the culvert and the reason is because that land was filled in when the Town was building that road. They can see it. It's not disguised. Nobody is covering it up. It has been that way for 10, 11 years, since the Town has owned it. It seems like they kept going through this every four, five years. Like Shawn Jasper said at the meeting on October 10, nothing dies in Hudson. There was a meeting on October 14, but he was never notified of it, and now they're having another meeting. His contention is the marker lines are off. He hasn't changed his markers. The house hasn't moved. Not only that, there is landfill litigation in there. They say they went to the Town conservation, but he hasn't once heard the School Department say they went to the Wetlands Commission. Have them come down and look at it. The Town of Hudson can't be put above the law. If he can't fill in wetlands, what makes the Town able to do it? Then the Town says it is legal; we didn't do it. We don't know how it got there. But the Town says in all their reports that that land has been filled in. Even when they did the conservation when the School Department was down there, they admitted right in the school reports that fill was brought in there. You can't take something and cover it up and, 10 years later, bring it out and say it's good land; that it has always been good land. The only reason it's good land now is because the Town came in and filled in the land and now they are saying the lines are off. His lines haven't changed and he has the deed from the original owner, which he didn't think maybe anybody, even the surveyors who had done the original deed from Mr. and Mrs. Briand, when that land originally was cut out from "this" piece of property, this was the whole 56. (He passed a document around for the Board to look at.) He never registered "this" because it was wrong. He wasn't going to register anything with the Town where he will commit himself for doing something wrong, and he knows it is wrong. If you take all three drawings he has that are all registered and certified, they are all three different measurements. Now the Town is saying it is right, alleging it has the right measurement. If the Town can't find the pins, how do they know which measurements are what? He understands the School Board has done something and they are sitting on the house, but are they going to violate laws to be able to put a house somewhere it shouldn't be? He didn't know; it was not for him to decide, but he does know that the property had 188 feet; his property line from his pin to where the Town owns should be 188 feet. If the Town is willing to give him that 188 foot frontage, they can have that land and do whatever they want and he will keep quiet about it, but the Town isn't going to give him that 20 feet because they won't be able to put a house on there. That's the reason why the Town is so concerned about getting 20 feet, even though they took the garage off the house. He held up a document and pointing, said this was the wetland line. Part of that went into the garage. The city conservation approved it. There was some talk from October 14 to move the house over 20 feet. If they eliminate the garage, the house is still in the wetlands. If they move the house over 20 feet, the house is going to be in wetlands. Is the Town saying they never brought the fill in? Everything is evident. How many members outside the two Selectmen have walked the property to look and see what is hanging over the banks? "Probably you never have; I know you never have. She hasn't. Mr. Nadeau has and Mr. Shawn Jasper has and the Telegraph has." They can see the debris which is starting to show now because the water, the rain, the runoff, is washing all the dirt off, going into that brook, which runs into Eayrs and Musquash Pond. Whatever debris is under that fill, if it is exposed, they don't know what's under there. He didn't know what his brother put under there. But, if there is something hazardous, where is it going? Right down to Eayrs Pond and Musquash. That's his feeling on it. He's not trying to beat the Town out of the land. He didn't want the land. He knows what is in that land and he didn't want it. God forbid somebody else has to pay good money to get that land. How is the School Board and the young gentlemen present going to learn an education on doing something wrong? He's not knocking the school project and he's not knocking the Town. All he wants to do is protect his land rights and he knows what he owns for land, just as well as every member on the Board owns land and knows what they own for land. It doesn't change 20, 30 years from now. That's what he has to say. It's not going to be the end of it here. If he has to, he will file suit. He will file with the Wetlands Commission, and he didn't think the School Board has mentioned anything about filing with the Wetlands Commission on this property—just the city conservation. Now, they supercede the people here.

Chairman Maddox believed they understood Mr. LaForest's point of view, adding that he has a plan, but not a stamped one. Mr. LaForest said he has a letter saying it is a certified plan, that they will give him a stamped plan, but he's not going to pay for something that is worthless. Chairman Maddox said they were going around a little bit, here, adding that Mr. LaForest said he hasn't visited the site, but he has. He walked around, but didn't go into the hinterlands because it was quite overgrown. The drawing Mr. LaForest just gave him shows that there is 83 feet from the corner of the house to the lot line. He measured it and it appears to be between 80 and 85, so they just need to back up. As far as filling in the wetlands, he checked with Road Agent Kevin Burns who said they only thing they did was fill in the cellar hole; they didn't bring in additional fill in the wetlands. The School Board went to the Conservation Commission.

(Start Tape 1, Second Side)

Mr. LaForest said the Conservation Commission's report states land was brought in to the property and distributed and pushed around. Chairman Maddox said that could have been to fill the cellar hole. Mr. LaForest agreed. Chairman Maddox said they are all guessing what that was. Mr. LaForest said through paperwork, the Town has enough knowledge to know what that property was like when the Town took it over. It was in disrepair. It had iron junk and machinery and everything around. The Town took it that way. They didn't haul it out. He didn't see anything of it and the next door neighbor didn't see anything come out of there. He saw the land get all leveled up and dirt got pushed around. They can see how it comes up. His brother's house was never that high and if you go by the old prints

compared to the new prints, four or five feet of fill is quite a bit. That's all he has to say. The Town is going to do what they want, anyway. (Talking over each other, referring to "this" plan and "that one.")

Selectman Jasper said he was at a disadvantage because he didn't have a deed to refer to. Mr. Malizia produced a copy of a warranty deed before the Town took the property; the previous owner's warranty deed, and it had measurements on it, which was passed over to Selectman Jasper. Mr. Malizia also had a copy of the plan of the property from that time, which Chairman Maddox looked at, saying it showed 77 feet from that house at 6 Pine, where Mr. LaForest's says 83 feet. Mr. LaForest said if they go to 77, it will give them more than 150 feet because they are measuring it from the house and not the porch. That's where they lose the 20 feet.

Chairman Maddox asked if the Board wanted to go back further in their research and engage another engineer, or walk away. Selectman MacLean didn't want to engage another engineer, but thought they should find a different property. The project is good, but not at 8 Pine Road. Selectman Massey wanted to go forward, but wanted to be in sync with Selectman Jasper because he was aware that if you start from the wrong reference point, even though the drawing is accurate, it is off by 30 feet, but it's not going to change the side boundaries. It's simply going to change the depth of the property closer in than what is shown. Chairman Maddox said all of them are showing the iron pipe where it is on the lot. Selectman Massey said the question was if the pipe was the back lot line. He was willing to go forward now, given they have assurances from the title company that they are willing to insure the clear title. That was really what he was looking for. The Town's attorney says the same thing. He just wants to be in sync with Selectman Jasper relative to where the lot line starts, as opposed to where it is today.

Mr. LaForest said he has another one of his brother's property, which the Board didn't have. (Background talking and paper crinkling masked discernable discussion.)

Selectman Nadeau wanted to go forward with the 8 Pine Road project because they were in sync with clear title. Chairman Maddox said there were always hiccups on the Planning Board. How far back do they go? One takes a certain assumption and it throws off the drawings. It's still a lot of record. By eliminating the garage and moving the house over slightly. It is a buildable lot and it is an insurable lot, unless Selectman Jasper, in reading the deed, can find something different. Selectman Jasper said, unfortunately, the only two pins that are mentioned in the deed are the two pins that are no longer there. The iron pipe is not mentioned in the deed, and that's the problem he is having. They don't have anything from the Town showing the layout of Pine Road in 1968. He had a plan he assumed it referred to and showed Pine Road and showed what appears to be a 50 foot right of way, so the iron pins, according to that plan, would have been right on the edge of the 50 feet. Chairman Maddox said which is what the drawing from the School Department shows. Selectman Jasper said and also what Mr. Maynard's latest plans shows. Selectman MacLean said that was an older one. Selectman Jasper said there was a newer one from '06. This one didn't show an iron pipe, so based on the deed not mentioning rear iron pipes, he didn't know what to think. He would really like to get this straightened away so the parties are in agreement. Unfortunately, nothing Mr. LaForest has shown them tonight contradicts what is already in front of the Board. Based on the deed and his own plan. "I'm assuming that is a 50' right of way, and it shows Pine Road; it shows the iron pin in the culvert and I don't think Pine Road has moved since '68. that's the only thing we don't have in front of us to confirm. Has pine Road moved since '68?" Chairman Maddox said his guess would be no, not if those houses were in that location. Selectman Jasper said he wasn't comfortable; he didn't like messes like this, saying they could go ahead and build a house when, obviously, there is disagreement with the abutters and legal action is threatened. Somehow, before they put a house on that lot and open everybody up to litigation, they have an obligation to, somehow, deal with this. That's his problem. As much as they want to go forward with the schools, they would just open another can of worms. They need to have somebody, maybe a court, to step in and say yes, this is it, and too bad, Mr. LaForest. He's not comfortable at all and didn't think it was the way to proceed.

Selectman Massey said based on all of the conversations going on tonight, the only thing he is left to conclude is that the dispute is whether or not the property goes back too far. If they take from the center of the road back, then the back lot line is going to be forward by 25 or 30 feet. But they have a licensed, stamped plan and no evidence has been produced to the contrary that that plan is erroneous. They have an opinion from their attorney that says the title is insurable. They have a letter from the insurance provider who says they are prepared to issue the insurance on that title, so he has no problems moving forward, and he would so move, with one stipulation. That the land surveyor re-examine whether he started from the right point and if he started from the 25 feet off of the center line, to re-draw the line so that he accurately reflects that the ownership is from the center line—but that shouldn't stop them from going forward. Selectman Nadeau seconded the motion.

Selectman Jasper said unless he was mistaken, they were talking two different issues on title. A title is the land in question is free of liens, encumbrances and other types of legal encumbrances against the land, that nobody can come in and claim the land. His understanding is that the actual title insurance, and the guarantee on the title, is merely a research back into the history of the land and has nothing to do with metes and bounds. Unless someone can tell him he is wrong on that, they have to go forward on the assumption that that does not eliminate any challenges to the metes and bounds and does not insure anyone against a claim that would be defended by anyone as to the actual metes and bounds. That is totally different than the title. The title is clear of any encumbrances; there is no question. The Town owns it; they can transfer it. The question is if the land they own exactly where they think it is. Selectman Massey said he accepts all of that, but the Town has a stamped, certified plan that a land surveyor has put their stamp on and said, "this is accurate." Over the last X amount of months, they have had no evidence from any other source that the Town's

plan is inaccurate. It is incumbent upon the other individual that, if this is wrong, to submit a stamped plan that shows a discrepancy. Until they do that, he didn't want to sit here for the next year, hearing that the Town can't do anything because the individual alleges there is a problem. They have to move forward and, if there is a problem, that individual can take the appropriate steps.

Selectman Jasper said he didn't disagree with any of that, but if they do this, and nine months from now when the house is sold and the Town has washed their hands of it, Mr. LaForest comes up with a plot plan for his piece of property that shows what the Town transferred encroaches on what his plan shows. Who is responsible to bear the legal costs at that point? Mr. Granger has a stamp on that, but he didn't think that put him in a situation where he is automatically responsible. That opens up to future litigation from whoever paid or owns the lot, who then has another suit against him, if it's found he was at fault. That's his concern. Don't they just open this up to a series of potential lawsuits without knowing who, ultimately, is responsible for what? The poor person who may buy this lot may ultimately be at risk for some cost. The Board has been warned tonight. He agreed that there was nothing before they he could look at and point out a discrepancy, but they have been warned that the possibility exists, which is an unusual situation. Normally, when there is a transfer of property, you don't have this type of war. Normally, you just go ahead and transfer the property and yes, something may come up, but when somebody may be back in a year, saying they just reviewed the Selectmen's minutes and the meeting tape, and they went ahead, knowing there was this potential, and transferred the property and now I'm sitting here, having to defend the land you gave me. Who is going to make me whole? That's where this goes. He didn't know if that was likely, reasonable or anything, but if it happens, what happens to the new land owner? What does the Town do, say they are sorry? Or is the Town going to defend them in court and then go after the land surveyor. He realized these were all hypotheticals, but what were the answers? Selectman Massey said if it was up to him, he'd defend the homeowner on the Town's dime and if they were found in error, he'd go after the land surveyor.

Chairman Maddox said he has not seen anything that shows this is not a buildable lot, but some legitimate questions have been raised. Anybody can come before them and say the sky is yellow, but they have to be able to prove that. Mr. LaForest has brought forth some information. He asked that this be deferred again—just like another hot dog stand—and talk to the Town Engineer and Town Attorney to have some of the questions answered. There are some discrepancy between that drawings that can be seen, but would that make it an impossible lot to build on? If something was to happen, who would kick in? He thought the motions should be withdrawn and this tabled to December 12 in order to get some answers. The School Department and Town have waited this long, so he thought they could survive for two more weeks.

Selectman Jasper said, if this is deferred, the onus was on Mr. LaForest, saying to him, "Unless you are really dying to wait until we do something, and then sue, you really have an obligation to come forward with a plan that shows something differently, because you haven't done that tonight. You've talked to us. You've told us all the plans are wrong, but you haven't given us one that is defensible and that you're happy with. You have an obligation to do that to help us solve this problem so there is no law suit in the future. I think you really have an obligation to do that. I'm not asking for a response now. I'm asking you to think about that and you've got to give us something." Continuing, he said he sat here during the Robinson Road fiasco when everybody was upset because everybody's lot lines were moving 15 feet, going through all kinds of problems. He didn't want to create a situation like that. That was not a fun time. Luckily, he had some land in an abandoned lot they were able to give up. They need to be sure they are doing this absolutely right, without any problems before they do it. Selectman Massey withdrew his motion; Selectman Nadeau withdrew his second.

Motion by Selectman Massey, seconded by Selectman Nadeau, to defer any action until the December 12, 2006 meeting, carried 5-0.

C. Older Persons Advisory Council/Hudson Senior Council on Aging

Andy Renzullo, speaking for the Hudson Senior Council on Aging, read the following into the record:

Remarks to Hudson Board of Selectmen. Re: OPAC Report--I am Andy Renzullo. I reside at 2 Heritage Circle. I am here representing the Hudson Senior Council on Aging. I would like to thank the Board of Selectmen for showing the willingness to explore options and work with Hudson's seniors toward a goal of establishing a senior center. Toward that end the Board commissioned a study committee, entitled the Older Person's Advisory Council (OPAC), to advise them as to what other communities are doing and make recommendations. OPAC has completed their work and submitted a report. The Senior Council on Aging has reviewed the report and we are here to discuss it. Before I do that, on behalf of the Seniors' Council, I would like to thank OPAC for their efforts. They have produced a significant body of work that can be used as a starting point as we move forward to bring about the reality of a Senior Center for Hudson. The OPAC report lists recommendations for the facility and for staff. We wish to address both.

The report comes to the conclusion that the most cost effective course of action would be a renovation of the Community Center, with primary emphasis on the building being a Senior Center, with provisions for special uses, such as elections. While we would like to have a "stand alone" building, the Hudson Senior Council on Aging has to agree. Renovation of the Community Center makes the most sense economically. With that as a foundation, we propose we make a positive step to get things moving. On a separate sheet of paper we've

submitted a proposal for a modest warrant article for the next Town Meeting to initiate an engineering/architectural study. Before we discuss that proposal in more detail, let's finish with the remaining recommendations of the OPAC committee. The OPAC committee recommended an ambitious project leading to the establishment of a recreational facility at Robinson Pond. As the report stated, that would be a long range proposal and needs to be fleshed out. While the Seniors' Council hasn't enough information for a formal vote, I think most board members are not opposed to the endeavor and would lend support when the time came. Somehow, however, positive actions on a Senior Center seemed to be tied to this Robinson Pond plan catching up. We don't see the necessity of that. Delaying for another year before anything is done relative to a home for Hudson's Seniors is not a good idea. Finally, the OPAC committee proposed a short term plan to accommodate Senior activities for next summer. This needs a lot more discussion among interested parties to come to a complete resolution on specifics.

The OPAC committee recognized a need for a staff person to provide services to Hudson's Seniors. OPAC presented 3 alternatives outlining models for supervision and relationship to the Town. Alternative #3 most closely resembled the present structure and would be the one the Hudson Senior Center Council on Aging would choose as the starting point to flesh out a framework for the Town/Seniors Council relationship. OPAC also proposes a warrant article for the next Town Meeting to authorize and fund a staff person. The Hudson Senior Center Council on Aging will support the effort. However, we want to state emphatically that the reason the Hudson Senior Council on Aging was formed, and the only reason we've come this far, is to create a Senior Center. Anything else is not on the critical path. That being said, we do recognize that, as we progress, staff help would be a good thing. Thus the Seniors' Council would support the staff person warrant article in conjunction with the warrant article for an architectural/engineering study to examine the renovation of the Community Center.

To recap, the Hudson Senior Center Council on Aging has discussed OPAC's report. They are in general agreement with it with the caveats expressed. Now let's get a little more specific on the proposed warrant article for a community center renovation study.

Mr. Renzullo presented the following proposed warrant article for the Selectmen to consider:

Proposal to Start Action to Create the Hudson Senior Center

Goal: To have a building in Hudson that is designated primarily for the use of Hudson's Senior Citizens. The building would be designated as, and be named, the Senior Center.

Location: The most appropriate Town owned property is the Hudson Community Center.

Rationale: Seniors familiar with location, Plenty of parking, Can accommodate busses for Senior trips
Least expensive option

Proposal: The Selectmen direct an engineer/architect to determine the feasibility of renovating and making additions to the Community Center with the intent of creating a Hudson Senior Center. The engineer/architect would take direction and input from all interested parties.

The needs include: Handicapped bathroom and building accessibility. Examine entrance set-up. Kitchen for meals on wheels. Office space. Storage space. Ability to adopt facility for special events (example: elections). Parking lot layout and lighting for safety. Mr. Renzullo said what he hadn't included, but should have, was a room about the size of the Selectmen's meeting room, about 20 x 40, an ante room of some kind to accommodate smaller activities.

Immediate Action Item: Approval of direct funding for the feasibility study, or Submission of a warrant article by the Selectmen for the feasibility study, or Submission of a warrant article by petition for the feasibility study.

Decision by Selectmen on how to proceed within the time frame available. Representative Renzullo asked what the deadline was for petitioned warrant articles. He was told January 9, 2007. He hoped the Board would tell them if they would put forth this article, or if the Senior Council would have to do a petitioned article themselves.

Possible warrant article: To see if the Town will vote to raise and appropriate the sum of (not to exceed) \$15,000 for an architectural/engineering study to determine the feasibility of renovating and making additions to the Community Center with the intent of creating a permanent establishment of a Hudson Senior Center.

Future Action Items: Once the study is completed and a plan agreed upon and approved, the funding mechanisms for the renovation can be explored, including: Town Support, Senior Council Support, State & Federal Grants, Fundraising, Private contribution.

Selectman Nadeau said when he was on the Budget Committee, they talked about doing a feasibility study for Lions Hall, but he didn't know if one was ever done.

(Start Tape 2-A)

Chairman Maddox said several heads in the audience were shaking. Mrs. Charbonneau said it was purchased, and that was it. Representative Renzullo said Mrs. Charbonneau was on the Board of Selectmen, at the time. Mrs. Charbonneau said along with Selectman Jasper, Howard Dilworth and Ann Seabury. Selectman Jasper didn't recall anything like that but he actually came on to the Board after the article to buy it was approved. He was on the Board when it was purchased, but was not part of the planning process. He asked if Representative Renzullo had a basis for the \$15,000 or if it was just a number he pulled out of the air. Mr. Renzullo said it was just an estimate. They didn't have any professional input. It would be helpful if the professionals in Town could help out on that. Selectman Jasper didn't think \$15,000 was enough. Engineering and architectural fees are generally in the range of 10% of the total

construction cost. They might want to run this by the Town Engineer to see if he has any ideas. At the September Primary, he was talking with Len Lathrop about the possibility of additions to the building, so that would take more than \$15,000 to get there, but there are some ideas out there that makes some sense. He wanted to make sure they have enough money. There's no sense in doing this and then find out they should have had \$20,000 in there.

Selectman MacLean thanked Representative Renzullo for the presentation, but she felt she was under water because his first words were that the Board worked with Hudson Seniors towards a goal of establishing a senior center. She thought the Board formed OPAC so they could learn about what other towns did and get a program together. She had no idea it was to build a senior center. She was confused about that. The other thing is by saying the Town should have a senior center, they don't even have senior activities, so she was thinking they should get some Town-sponsored senior activities going and see how many seniors participate in those activities. If it is successful and wonderful, which she hopes it would be, then they build a senior center. This kind of talk now is like her saying because there are musicians in Town, they should build a concert hall and then put together a community orchestra. That is backwards. They should get a community orchestra going, have some rehearsals, have some success, and then build a concert hall.

Representative Renzullo said there is a senior organization in Town that has a significant number of people, and this is to build a senior center to accommodate all the seniors in Hudson. This will be a way to accommodate that. "I think we will find that as we... this is to get the ball rolling. All this is doing is to get a senior center started, to get the planning started. If you don't feel we need a senior center, I mean... I think we've got a very... I think it's pretty well been decided. There's been enough people who've showed up. I think the OPAC report says there is a large number of people in Town who are seniors." Selectman MacLean understood he wanted to get the ball rolling, but it seems like a slam dunk. She doesn't think he understood what she meant about the Town sponsoring the activities. All the senior activities are wonderful, but they are not related to the Town, or sponsored by the Town, other than using the Town's facilities. She thought they were going to try to incorporate all these things into the Town budget and see how many seniors participate, sort of like the Recreation Department, and then when things build and get bigger, then they would decide they need a senior center, and build it; not the opposite.

Chairman Maddox said the Board started something with the Older Persons Advisory Council. They were taking input and trying to get the data, and opened up the floodgates. The Selectmen are interested and want to do something. Maybe a little over-excitement on their part has overwhelmed her (Selectman MacLean). What the report showed them is that something needs to be done. Selectman MacLean agreed. Chairman Maddox said they just need to decide how to do that. Both sides need to harness in their enthusiasm and not confuse Selectman MacLean.

Selectman Massey said Selectman MacLean was on the right track. On the basis of what the Board asked the OPAC to do, he was prepared to make the following motion—to establish a five-member older persons program committee, and to move to the warrant a request to create a part-time position for 20 hours a week for an older persons program coordinator. Selectman MacLean seconded the motion. Selectman Massey said it was clear that a lot of things have been done, and a lot are being done, but until they have a real focus and money in the budget to get that focus to happen, they are going to be sitting here a year from now, still trying to do it. They may need a building at some point, but before they decide where the building will be, they need to decide what it ought to be. If it's going to be at the current Community Center, there would have to be a concomitant action, what they would do with the Recreation Department, particularly in the summer and in the winter during the weekends. The older persons coordinator, working through the older persons program committee, would be the vehicle to create the kind of activities that Selectman MacLean is talking about, to work with the Hudson Senior Council on Aging for their programs, and to spend time looking for grant money, other areas of state and federal support, and that it would be clearly a program that the Town is sponsoring and is funding and is managing. That's how he thinks they could move this forward. If this motion passes, he would have another motion on what they would do with the existing budget.

Selectman Jasper said the longer he sits on this Board, the more he comes to realize this is sort of watching the wheel be reinvented over and over and over again. They already have a senior organization that has done a fantastic job for the seniors in Town, providing activities, programming and everything else. If they go back to the 90's, the Town of Hudson was very supportive of that organization and its goal. To that end, the Town of Hudson, specifically for the seniors, knowing that it was being run by the senior organization, began to put money away each year towards the goal of a senior center. Selectman Massey said the Town warrant, the Town voters who put money into that, not the seniors. Selectman Jasper said he thought he had said the Town put money away for the seniors; that was his intent. Then the Lions Club could no longer afford to maintain Lions Hall, so that facility became available. The Selectmen went to the seniors with this opportunity, suggesting to use their money as part of the purchase price. They made a deal with the seniors. Unfortunately, they trusted them and they did not get a contract, in writing, with the Board of Selectmen. Shame on them. Warning to everybody else. Get a contract with the Board of Selectmen. It's in the minutes they were guaranteed two days a week in that facility. Another Board of Selectmen came along and said ha-ha, we're going to put you someplace else. We really don't care what we promised you when we took your money. Here they are now, trying to find a home for the seniors when, in fact, they already had one. Now they get into the philosophical idea of who does things better—private organizations or the government? They've got a private organization out there who is asking for help with a home. They are not asking for a lot of money; just for the home that they were promised and was bought, partly with their money. He sees this as a power struggle. They've got an organization providing programs. They never have anybody coming in and complaining that they don't have anything for the seniors to do. All they hear are people saying they don't have a proper home for the seniors and their programs that currently exist. Now they are saying to

forget them and forget everything in the past and they are going to reinvent the wheel. They are going to set up their own competing senior organization, with new programs and are going to put a lot of town money into it. He feels like he is at the Mad Hatter's tea party. Selectman MacLean said she was a bit overwhelmed, too. She didn't know about all that history, but two days a week is 104 days and they are taking away 18. As a reminder, she didn't vote for that; she voted to keep the seniors there, but it is only 18 out of 104 days. It's an inconvenience, yes, and she would prefer them to be there. If there is a way they can go back, that's fine, too. She thought building a senior center was a lot more money than incorporating the seniors. That way, they can have 365 days a year, minus nine weeks. She thinks it is simpler than it is made out to be, apparently.

Lucille Boucher said they've been having those programs ever since they had the building and they only took it two days a week because they didn't want to be greedy. Other things were going on at that time, such as Bingo and a guy was in there on Sundays. Other people were going to use the hall, so they didn't want to say they wanted it five days a week right away. They started putting programs together, all by volunteerism. Nobody gets paid, but they have fun doing it. Why have the Town put together line dancing when the seniors already have it? They want to be partners with the Town. The seniors line dancing will eventually be line dancing for everyone, including the Town. Selectman MacLean said that was exactly what she was talking about; that's exactly what she wants to do. Mrs. Boucher said Selectman MacLean was saying she was going to put together line dancing, etc., and the seniors already got it going. All they have to do is add more days. Selectman MacLean said that's what she was saying, but if they want the building for five days, they have to coordinate that with the Town, and the activities, so this is the person that would do all that.

Selectman Massey said they have to separate two things. It is clear that there is an organization in Town, a private organization that is privately funded. It does receive some grant money from the Town, but it does operate under its own constitution, its own by-laws and its own officers. It's not accountable to the Town. The Town has no oversight over them. They are free to do whatever they wish to do, and they do it quite nicely. If the Town spends money on senior activities, there needs to be Town accountability. He didn't really care if there was a coordinator, but he thinks that is the right way to do it. When they finally get to their goal, they should be able to distinguish between accountability and the town's money being spent for senior programs and an organization that may benefit from that spending. If they build a building with Town money, it has to be managed and controlled by the Town. It can't be managed and controlled by an organization that has no accountability to the government. He didn't have a problem saying that instead of the Town doing all the work, they put X dollars into the grant program and let that organization manage their programs. There are managing their organization the way they see is necessary. They don't necessarily reflect what the Town may see needs to be done. The only way they can ultimately guarantee accountability is to have the accountability is to have the accountability in a way you can take corrective action, if necessary. That's why it makes more sense to have this person reporting to the Town, but working closely with the seniors. He didn't want to see duplication of activities that this private organization can provide—that would be stupid. They don't need to spend twice the money have the same amount of services. Whether the Board supports the motion or not, they have to be clear they are talking about government spending money versus private organizations spending money, and they can't co-mingle those.

Selectman Jasper said he would support, at the appropriate time, putting more money into the grant. They put money into grants for other organizations. They are asked to come in and provide certain information. They could certainly do that with the senior group, if they were giving them more money, and hold them accountable. The difference here is they are talking about a building which would have a dual purpose. If there are additions made, part of that facility could be dedicated for use by this organization. He didn't know that there was any legal problem with them making an agreement with them to have them have control of that addition. There hasn't been any issue with this today. Certainly, there are details that might need to be worked out. They rent our property all the time. They do things, and if there are real concerns, he's sure they can work with the senior organization to iron those out. If they hire another person, who is this person going to be accountable to? The Recreation Director? Selectman Massey said no, the motion was there would be an older persons program committee, accountable to the Selectmen. Selectman Jasper said yes, and they have so much spare time on their hands to deal with all of the other things. He could see where this was going. The same type of thing could be set up within the senior organization, if that's the goal. He thinks they are reinventing the wheel. They are looking for a facility, not for staff. They've said sure, they'd be glad to have that, but at this point right now, they are doing what they are doing on their own and what he keeps hearing is they don't have the proper facility. He sees the Board looking to jump ahead of the problem. The problem is the facility. They are putting the cart before the horse if they start talking about staffing and programming and they haven't even solved the facility problem. They should take this one step at a time and solve the facility program. That's what Andy came in tonight with and what he has focused on—let's get a facility that works. Let's deal with that whole issue. That's a start on this long-term problem. Not only does nothing ever die in this town, nothing every gets solved overnight, either.

Chairman Maddox agreed that this isn't going to be solved overnight. When OPAC was here, they tried to do that. It's an ongoing process that is going to take some time to build up trust between all of the parties involved. This is a case of Hudson being Hudson, trying to build \$100 building for 85 cents six times. They need to back up and look at what the problems are. The Community Center is just that—a community center. Selectman Jasper said they took "their money." It was taxpayers money of \$88,000 out of the \$300,000. The community has use of that building, also, which is what they've tried to balance. Maybe not in the nicest manner or the nicest way, but the seniors use that building two days a week and if it went to three days a week. The nine weeks in the summer because a problem with the amount of people they were trying to stuff into Oakwood because they didn't want to spend the money to expand that. They need to find

a balance that works for the summer program. Can they hold off for a couple of years? He is of the mindset that they have a great piece of property at Robinson Pond to be able to solve probably both issues, but they are not going to solve it overnight. Selectman Massey's idea of OPAC II, or whatever, and have a facilitator, much like they have with the cable, that facilitates and coordinates all of the various items for the seniors through that committee. These are things they need to work out and they will probably have more disagreements before they have a final plan. This has been a problem for years, at least 15. It won't be solved tonight, but they need to find a way to get there in a shorter time frame, but they won't find it in a quick, snap answer. They all need patience, understanding and a willingness to work together.

Selectman Nadeau said he had a couple of questions on the study they want to do. He asked if they wanted to look at the core facility. Selectman Jasper called for a point of order, saying there was a motion on the floor which they need to dispose of first.

Selectman MacLean said Selectman Jasper said the seniors are looking for a facility. It's the Hudson Senior Council on Aging that is looking for a facility, so what Selectman Massey said was absolutely true. They can't spend community tax money on a private organization. It's like building a facility for the Boy Scouts or a Quonset hall for a private community orchestra. That's not their job. If they want to build a building, that's fine, but if they are going to use taxpayer money to do that, they need to justify it by having some kind of a program first. If they were saying just up the community grant money so they can be supported a little more on their own, that's fine, but the idea of building a senior center is off the table because that's not the Town's job. If they were saying, "here's a little more money for your dreams and schemes," that was another issue.

Selectman Jasper said Selectman MacLean got in trouble with some of her wording—schemes. She said that wasn't a bad thing, but several seniors in the audience disagreed, saying it was a bad thing to say. Chairman Maddox gavelled the meeting back to order. Selectman Jasper said the point he was trying to make was that at this particular time, they do not have a center. Hiring someone to run programs they need to develop in a facility they don't have seems to be putting the cart before the horse. There are ways they can explore, as they had been doing. They bought a building and the seniors had certain use of it. They had certain dedicated space, an office and storage area that was dedicated to them. He didn't see why that arrangement couldn't continue. If they put an addition on to the side of the building, and the seniors had a dedicated area there, and the Town still had use of the rest of the facility for certain activities at certain times, he didn't see why they couldn't continue to work out that relationship. The seniors are in the best position to know what programs they want and the Town can continue to give grant money to that cause without creating a Town bureaucracy.

(Start Tape 2-B)

He didn't think they ought to be hiring anybody else, or forming another committee. They ought to be sitting down with the existing group to see how to make it work so everybody's concerns are addressed. Going off and forming something else just sets up a power struggle between the two groups. He urged everyone to vote against the motion.

Rep. Renzullo said the OPAC report discusses how towns relate to their senior groups. The report also mentions there is some significant money that the Senior Council has available they would be willing to put toward construction and renovation, in addition to the monies that Selectman Jasper has already mentioned that was earmarked for a senior center by Town Meeting. They are not just coming hat in hand. They want to be cooperative. They haven't said they would not accept or look to staff help, at a future date because eventually, they may need that. They are present so they can move forward on a building; everything else is already in place. They already do all of the other things; they just haven't got a place to do them.

Selectman MacLean said she was willing to support the motion because she thought that's what they wanted. If nobody wants that, then they won't have it. If they want a building that says senior center, because everything is in a name, they are not even close to that, so it seems they aren't making any progress tonight at all. The motion, at least, is progress. Selectman Jasper said the building could be called the Hudson Community Center and Senior Center. It wouldn't have to be a single use name. They are looking for the name in there so people will know where to go. Rep. Renzullo suggested John Bednar Memorial Center. Selectman Jasper said setting up another organization is clearly not supporting the goal they are here for tonight. Selectman MacLean said the seniors are a part of the community, so if it's a community center, that includes the *whole* community. Ms. Boucher said Merrimack calls it the adult community center; in Nashua, it's called the Nashua activity center. Selectman MacLean said she seconded the motion because she thought it was a step in the right direction, but would vote against it, if it's not going to work. Personally, she has many schemes and dreams, herself, and thinks it is a wonderful thing.

Chairman Maddox said he was torn because he didn't disagree with Selectman Massey's basic premise. They heard from the Hudson Senior Council on Aging, so he'd also like to hear from the OPAC, as to whether this is a move they want to make because they were looking at the whole picture, while the Hudson Senior Council on Aging was looking at things from their perspective. He'd like to hear from OPAC, but they can't solve all the problems of in one day.

Selectman Nadeau said OPAC presented three options and it appeared Selectman Massey was going for option one, but the Hudson Senior Council of Aging wants option 3, which he outlined for the listening audience. Chairman Maddox said, during the budget, the Board added 10 hours to the Recreation Center's part time help, which starts July 1, with the thought some of the time could be used for the seniors. Mr. Lathrop said OPAC never worked to set up two separate

entities in the beginning. They felt option one brought them into a model the Town was familiar with, that the Town worked well with, to get additional funding and support for the seniors in Town. While they have a group that runs an excellent program, there are more seniors in Town and if all the seniors available themselves of that program, it would double in size very quickly. At that point, the Town had a responsibility to keep it functional and operational. There was never any misunderstanding that a building was definitely in the goal. They worked hard to say what was the best goal for the taxpayers of the Town, the current seniors who are active in their council, and the majority or minority of the seniors left that aren't active. That's why the renovations of the community center came forward. In all logistical thinking and good marketing, this is a plan, not just in the short run for the seniors, but it's a plan in the long run for the whole Town. As the report established, a lot of this keyed on building a recreation center out at Robinson Pond and it did, as Mr. Jasper warned everyone, had an agreement that was going to be out there in front of the voters that said this is how this relationship would work. This is how the community center would operate. This is who is responsible. The term "home" that Mr. Renzullo and the group refer to is more an understanding of control than "home" in terms of a name. From his work on the Council of Aging, which he no longer sits on, and from the OPAC committee, the seniors need security. They need to have an understanding that they are in control of their own destiny to a certain extent. What has happened over the last few years has, as Mr. Jasper pointed out, been kind of a bad situation. When they talk about a senior center, whatever it is called, they need to know they can go there, that their stuff is still there, that their activities continue, that it feels warm and pleasant, that they have a secure feeling about it—not that the basketball hoops are in the way and the tables aren't put up, or there is something in front of the closet and they can't get their stuff out of it. The report said it would take up to 2011 to come up with a comprehensive plan. The start and the staff was to help build this plan, to market the plan, to get some of the logistics done, while working with the seniors, that volunteers just can't do. They need an ombudsman to represent them when there was some disparity between who had rights and who was making the decision and who was out and who goes where. As the seniors grow, they are going to need more time and more facilities. They've done a lot with the two days a week, but based on that building sitting empty probably two more days a week, if not all three, maybe with this needy population, they should be looking towards a plan that says in the near future, five to 10 years, that they are operating five days a week. To start someplace, they felt that a 20-hour person would start them on that road, so they don't have to use volunteers, who should be enjoying their years, and have run a great program, to give them some relief and to start building and start finding other ways of involving the seniors. That's where the OPAC group came from, and a lot of the OPAC group are people on the Council of Aging. They worked many weeks and had many meetings to come up with a comprehensive plan that, not only took the seniors into consideration, but the taxpayers, who would need to approve a plan of this magnitude in this Town, so they are not spinning their wheels. It's going to take the younger population that supports the rec and are interactive in the rec, the senior population, the mid-ground population that maybe don't do anything and maybe say this is a great plan for the Town and they can move forward with this. But they have to start someplace.

Selectman MacLean thanked Mr. Lathrop for his remarks, which were well said. If Selectman Massey's motion passed, she asked Mr. Lathrop if he thought it was a step in the right direction, or if nothing should be passed tonight and they should wait to hear from OPAC around February. Mr. Lathrop said it was unfortunate that they were sitting here tonight, two days short of December 1, with warrant articles being required by January 9. He thought Selectman Massey's proposal was a great idea that starts moving them forward. It gives them the option of having a staff so they can establish a budget. A budget can't be built this year, but that person could be tasked to bring a budget for the next cycle. It doesn't supersede anything that the Council on Aging is doing. It just dedicates a person to work on some of the minutia that no one else seems to have waylaid through to see how it can work. They can all agree on the goals that are necessary and what the needs are, but there is disagreement on how they get there. Selectman MacLean said the motion called for 20 hours, but the Board already put 10 hours in, so perhaps the motion could be amended to 10. She asked if Selectman Massey would be amenable to that amendment. Selectman Massey said no because he wants to be clear they are talking about an individual that is only responsible to senior activities. He didn't want to get mixed up with a person who has divided loyalties between a recreation program and a senior program. Selectman MacLean asked if they could take out the 10 hours for the rec that they put in. Chairman Maddox said they just put it in a line item for part-time help, but they could look at that.

Selectman Jasper said Mr. Lathrop spoke to the motion, that a staff person was a great idea, but a critical part of the motion was setting up a five person advisory committee, which is not charged with having any interaction with the Hudson Senior Council on Aging. He thought that was setting up competing organizations and didn't think that made any sense. Mr. Lathrop said not necessarily competing, just as OPAC was set up. Many people who volunteered to serve on OPAC were also members of the current Council on Aging. The difference is the word private, the word corporation, the words us and them go away. They become an activity for the Town. He hoped some of the Hudson Senior Council on Aging would also come forward to serve on this committee so, once again, they would have a cross-section of people that have some history and have volunteered with the Town that have an interest in seniors, and that it would be almost an eclectic type of committee that doesn't exclude one or the other.

Selectman Jasper said, in speaking to the motion, he understands what Mr. Lathrop was saying and didn't disagree with that. However, he thinks that the motion is premature and it is only a concept that they would be sending forth in the form of a warrant article, at this time, without having the details of the charge and the membership and all that and this is a problem they tend to get themselves into, moving along too quickly, putting the cart before the horse. They will be doing that again if the motions passes. These are things that take more time and discussion so that everybody involved in the process is comfortable with it. If this is the direction the Board wants to go in, this is a matter for a workshop with the current Senior Council on Aging to really talk about how to move forward, to have that relationship between

the Town and the seniors in Town, and what the goals are. The Board shouldn't be setting the goals for the seniors. They shouldn't be trying to control that through setting up a puppet committee to do their bidding. That won't work. There are a lot of seniors out there who don't participate and a lot of them are never going to because they aren't interested. His parents are seniors, but they don't join organizations like this. Just because everyone isn't participating doesn't mean that it has anything to do with the structure as it currently exists. This just isn't what some people do with their time, and it isn't what they want to do. Until they have some evidence that there is this clamoring for more, or different things, they shouldn't upset the apple care. There are people who are working very hard for the seniors, setting up trips, activities, etc., that are making their lives more enjoyable. The Board ought to be listening, hearing what they have to say, and helping them, not competing, not imposing their will. He is hearing that the Board doesn't care about the current structure, who have spent years and years and volunteered countless hours to make this organization work. The Board needs to be a little more respectful of what they have done and to be asking how the Board can help them accomplish their goals. The seniors need a home and some stability, which was taken away from them. They need to get back to that basic spot. Get them their home back; get them a facility that works for their needs and for the Town's need and the program should be developed off of that.

Selectman Massey said the issue of older persons is one that is going to continue to grow. The fastest growing population in the United States is the over 85 population. It takes a very concerted effort on the part of everybody to do a program that has the support of everybody. He withdrew his motion, not because he thought it was wrong, but because a divided Board of Selectmen going forward to the Budget Committee was not sending a good message. He can count votes, and what he sees happening is not a good vote, if it were to pass. The seconder withdrew, as well. Chairman Maddox said he was probably going to be the split vote, so they made it easier on him. They need to look at option one, which is where they ultimately need to be. He didn't disagree with Selectman Jasper, though, inasmuch as they haven't fleshed it out. They have no idea what that was going to do. Knowing that he who proposes, disposes, he asked Selectman Massey to flesh out his motion more fully. They need to talk with the OPAC group, as well as the Hudson Seniors Council on Aging. This is going to be a collaborative effort, so both Selectmen Jasper and Massey are right. By the motion being withdrawn, he hoped they could continue to have this dialogue. This might not be pretty for those watching on television, but sometimes discussions go round and round. This is an issue that has lingered for a long time, and they are not going to fix it tonight, but they need to keep moving forward.

Selectman Jasper moved forward to the warrant an article to see if the Town will vote to raise and appropriate the sum not to exceed \$15,000 for an architectural engineering study to determine the feasibility of renovating and making additions and improvements to the community center, seconded by Selectman Nadeau.

Chairman Maddox asked if they could hold off for one more meeting in order to get more information. He appreciates that Representative Renzullo picked a number, but is that the number they want to go with before they talk to the Town Engineer to come up with a more reasonable number? Selectman MacLean asked if that was the route they wanted to go, since they haven't hashed everything out yet. The same argument used for not supporting the last motion could be used for this motion. Chairman Massey asked if there was a motion on the floor. Chairman Maddox said yes. Selectman Nadeau agreed this should be deferred to December 12 in order to talk to the Town Engineer to see what the number should be because \$15,000 might not be enough.

Motion by Selectman Jasper, seconded by Selectman Nadeau, to table till December 12.

Selectman Massey said before they table it, he thinks it is important that the Board agree on the goal because if they don't agree with the goal, and they put the warrant article in, and it doesn't result in what they think it ought to be, then they've created problems. He believed the motion was to create an addition to the community center and that addition would be used primarily as a senior center facility, but would not preclude the current facility from being used for all of its existing programs. Selectman Jasper said that would be his intent, in the short run. In the long run, he supports establishing a facility at Robinson Road. One of the things he's never liked about having the rec at the community center is there aren't any fields there—nothing but a bunch of pavement. In the short run, until that happens, there is going to have to be some give and take, but they can create a situation where there is permanent areas set aside for the seniors during the summer. The intent would be to have a permanent senior center, but he also envisions that there are going to be other activities that will always take place there. They would probably still have Halloween parties at that facility and teen dances once in awhile there. He didn't see that as a conflict.

(Start Tape 3-A)

Vote: Motion carried 5-0.

Ms. Boucher said she has been talking with Dave and they are hoping to be able to work out something for the summer. Selectman Massey assumed she was talking about the Oakwood facility. Ms. Boucher said maybe the Rec Department could switch one of his days because on Thursdays, there are hardly any kids there. They are mostly out on trips. Selectman Massey said there might be additional monies needed that would have to be put into the budget. Mr. Malizia didn't think there would be.

At 9:00 p.m., Chairman Maddox declared a recess. The meeting resumed at 9:13 p.m.

D. Assessing Warrant Article

Assessor Jim Michaud said at the Board's last meeting, he was asked to come back with proposed wording for a warrant article to combine two part-time positions that current exist in the Assessing Department into one full-time position. Mr. Malizia handed out an amended version that reflected Atty. Buckley's opinion. If the article passes, the two existing part-time positions would be eliminated. Hopefully, with that wording, it will pass. The \$44,462 includes wage and benefits and is currently within the Assessing Department.

Chairman Maddox said Mr. Michaud has been before the Board countless times, saying he is understaffed. He couldn't understand how one 40-hour position was better than two 30-hour positions because he'd be losing 20 hours. Mr. Michaud said they need stability, which they get with a full-time employee—knowledge of the position and longevity. In assessing, they are dealing with people and with statutes, trying to explain them to people. A full-time person would stay longer and will have gone through the cycles of revaluations and requalification of exemptees. Most of the departments aren't staffed with part-timers because of the importance of the operation takes a full-time commitment. They don't get that with part-time positions. He used part-timers because those positions were available, which were transferred over from the Fire Department, but that was only to be a stop-gap solution. He'd like the full-time position to be administrative because that person is dealing with confidential information and, if necessary, field work can be contracted out. Chairman Maddox asked if the intent was to farm out 20-30 hours. Mr. Michaud said the intent was to wait and see what the voters say in March, assuming this goes to the ballot. He would then assess the needs at that time and find out if there was any access money. They are entering a property value update year and hoped that much of the outside work on the cyclical data collection would be done by the time they got that update done. He has not addressed what would happen after, if this passes after being on the ballot for the seventh time. There's not enough money in the budget to farm out the balance of work that needs to be done. Chairman Maddox saw this as two strikes—reducing the amount of staff hours and increase the cost to the taxpayers by combining the two positions, and then going to the outside. He asked Mr. Michaud how long his part-timers have been with him. Mr. Michaud said the one that just left was there for four and a half years and the other has been with him for about three years. Chairman Maddox believed that these were part-time positions, which they were when they were applied for. He could almost understand going for a third part-timer, but this proposal doesn't make any sense to him. This full-time person is an admin person, not someone who has some schooling and whatever.

Selectman Massey said Mr. Michaud wasn't before them because this is something he wants to do; it's because over the last 10 years, every warrant article that has gone to the ballot, many with a recommendation by the Board of Selectmen and the Budget Committee, have been voted down. He has a Gordian knot. Mr. Michaud is looking for a way to get this to work, and he is being creative. Perhaps this is the way to do it to provide him with some stability. Selectman Jasper said the problem is that people don't want assessors. The Board has been unable to prioritize and say this is a position that is absolutely needed. Police and fire are always on the ballot, too, and the voters will choose to vote in favor of someone who will put out their house fire or protect them over someone who assesses their property. Assessing is at the bottom of the list. At some point, if they are going to continue sending new positions to the ballot, which he supports, some year assessing personnel will have to be the only new positions requested. That way it would be clear to the voters that the Board thinks this is the number one priority. The Board are like kids in a candy store, wanting everything and the voters are like the parents, slapping their hands, saying no, you are not getting everything you want today. Selectman Massey said that's how they got the water clerk. On the third try, the Board agreed that that would be the only position put forward that year. Selectman MacLean agreed with Chairman Maddox, saying Mr. Michaud's proposal seemed more costly, not just because of the benefits, but more work will need to be contracted out. In that sense, she really didn't like it, but would support it if Mr. Michaud recommended it. Discussion continued.

Chairman Maddox said he couldn't comprehend the logic of this proposal, so he could not support it. Some jobs are part time, and that's just the way it is. Selectman Jasper said he couldn't say he disagreed, but Jim has done a great job for the Town in pretty tough circumstances over the years and, while he didn't necessarily follow the logic, he'll trust him on this, but he didn't want Mr. Michaud to come back whining, saying it didn't work, that he was in worse shape than he was before.

Motion by Selectman Massey, seconded by Selectman MacLean, to forward to the Warrant, Article AA Conversion of Two Part-time Positions to One Full-time Administrative Aide, carried 4-1. Selectman Maddox voted in opposition.

8. NEW BUSINESS

A. Public Hearing/receipt of a \$8,000 donation from Selectman Kathleen MacLean to the Town's Poor Account.

Chairman Maddox opened the public hearing at 9:26 p.m. and asked if anyone in the audience wished to speak on this item. There was no response, so he closed the hearing.

Selectman Jasper thanked Selectman MacLean for this generous donation. He's not sure how this is going to work, mechanically, and how it was going to be spent. Mr. Malizia said it's going into a separate donation account, which they can spend down to zero. He assumes it would be first in, first out. The next \$8,000 worth of expenses would probably come out of this donation account. That would be the most logical way to do it. Chairman Maddox thought it would be an overflow account. If they went over that line item, it would cover it. Mr. Malizia said no, because if they spend the donation account, and there is money left in the other account, that would revert to surplus, which is an overflow. Selectman Massey thanked Selectman MacLean, but she was giving him the high sign, so he wouldn't say

any more. Chairman Maddox concurred, saying Selectman MacLean never failed to bring smiles and confusion to their faces. Selectman MacLean has put her money where her mouth is. She has said she was here to help and didn't think she should get paid, so she returned most of her salary she received as Selectman back to the Town. Selectman Massey said she was in character, because she rounded down. Chairman Maddox wished she had just given it to the paper accounts in the budget. Selectman MacLean said because she didn't think of that.

Motion by Selectman Massey, seconded by Selectman Nadeau, to accept the donation, with the Board's thanks and appreciation, carried 4-0. Selectman MacLean abstained.

B. Acceptance of a \$1,000 donation from Princeton Technology Corp. to the Hudson Recreation Department
Motion by Selectman MacLean, seconded by Selectman Nadeau, to accept the donation, with the Board's thanks and appreciation, carried 5-0.

C. Acceptance of a \$700 donation from Wal-Mart to the Fire Department for the purchase of Safety Vests
Motion by Selectman MacLean, seconded by Selectman Nadeau, to accept the donation, with the Board's thanks and appreciation, carried 5-0.

D. Contract Town Planner
Community Development Director Sean Sullivan handed out an updated version of the proposal for a contract town planner, increasing the pay from \$25 an hour to \$40, with no benefits. Mr. Sullivan said he has been working with his liaison, Selectman Massey, to put this proposal together. He anticipates a 70-page site plan to be filed very shortly, i.e., December 06, for the Green Meadow project. That will place a significant strain on the duties of the current town planner. Along with this new plan, the average growth will continue. He'd like to hire a contract town planner to begin in January for 40 hours a week, through June 07. He will be meeting with the Budget Committee on December 19 for a warrant article that will be a full-time position. This contract person would be expected to step up to the plate immediately and assist the town planner, so the current town planner can focus primarily on the complexities of the Green Meadow project. He has spoken to the developer, who has committed to paying for the cost of this position. Selectman Jasper questioned the increase from \$25 an hour to \$40. Selectman Massey didn't think they would attract a qualified person at \$25 an hour, if they had to pay for their own benefits. Selectman Jasper asked if the \$40 rate was based on something—NRPC or the Municipal Association. Selectman Massey said it was based on what they are currently paying the IT contractor and he felt a planner would be in that same ballpark. Selectman Jasper was not comfortable with guaranteeing employment through June 30, in the remote possibility that W/S Development pulls out of the project. Mr. Malizia said they could say for a period not to exceed June 30, or something about a two-week notice, something to give them a way out. Selectman Jasper said the flip side is if the warrant article isn't approved, but he thought the contract would be easy enough to extend.

Selectman Massey said the developer needs to pay this money up front because the workload they are going to place on the Town is so large, this other individual is needed to get other stuff done. They may have a hard time attracting someone if they know they can be terminated on short notice. He'd prefer a 30-day cancellation. Selectman Jasper said two weeks is the normal time. Chairman Maddox said 30 days would be better because if the person is doing the plans for the next planning board meeting, he would be in a longer cycle than two weeks. Selectman Jasper agreed to that, saying they didn't know all the details, either. He didn't know if this was going to be paid in one check, or if it was going to be every month. Mr. Sullivan hoped the former, rather than the latter, and he would encourage them to agree with that. It's a cleaner way of doing it. They already made a \$15,000 deposit, which the Town has been drawing from for a traffic study, so he thought they'd made good on this commitment, too. Selectman Jasper didn't doubt that, but he wanted to protect the Town as their fiduciary duty to the Town. Selectman Massey said they need to ask for the money up front and put it in an escrow account.

(Start Tape 3-B)

Chairman Maddox said this is purely to be able to facilitate continuing on with other town business because this is not the only project going on, and the Planning Board has a full agenda. Mr. Cashell's plate is already full, so mandating that the developer needs to finance this isn't a big issue. The Town's attorney said this can be done, but it will be a Planning Board function, once the plan is on the table. This is to get the ball rolling so someone is available for January when the second meeting is tentatively scheduled. Mr. Sullivan said they have received the traffic report for Phase 1, and it's very thick. In concert with the consultant, he will be back to the Board's workshop to talk in more detail about that element.

Motion by Selectman Massey, seconded by Selectman Nadeau, to approve the task description for a contract Planner, as well as the proposal to hire a contract Planner to assist the Town Planner, carried 5-0.

9. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Kathleen MacLean didn't have any remarks.

Ken Massey said the Board has had at least two occasions in the last month or so where a sign permit request has come in, either on the day they were holding the event, or past the deadline for submission to the Board. In his almost four years on the Board, he has yet to see a sign or raffle permit denied. Rather than create problems, such as they had with the phone poll because none of them knew what the others were going to say, and since they are all vetted by appropriate Town staff, he thought the Board could

delegate the responsibility to the Town Administrator the ability to sign for sign and raffle permits on its behalf. Selectman Jasper thought they could do that with signs, but he didn't think the Board could delegate its responsibility on raffle permits. If they could, it would be well worth it, which was the consensus of the Board. Mr. Malizia said he would exercise the same judgement as the Board. He would not approve anything that was untoward, or would do anything that would put the Town in a position that was adverse to its best interest. Chairman Maddox said that's why he didn't vote for the phone poll, which came at a time when he was involved with something else with his job. He thought this was a good idea, too. Selectman Massey said it reduces the cycle by about two weeks. This would eliminate the problem when someone, who submits something in good faith, misses the cutoff date by one or two days.

]Selectman Massey said he wouldn't steal Selectman Jasper's thunder, but he did recall that when he first came to Town, Leon Malouin was a Selectman and he enjoyed his time on the Zoning Board that he and the rest of the members of the Board appointed him to. He was sorry when Mr. Malouin stopped being a Selectman. The Town was better for him having served.

Ben Nadeau said he didn't have any comments tonight.

Shawn Jasper said it was with sadness that he noted the passing of former Selectman Malouin. He didn't realize that he has been quite ill before speaking with his wife at the March election, and he was sorry to hear about that. Selectman Jasper never had the pleasure of serving on a board with him, but he was always aware of him. He was a very imposing man, having come from a military background and always have that military bearing. During those very tumultuous days in the 70's, he really had quite a presence in Town and a man Selectman Jasper always considered to be of high integrity and always served for the best interest of the citizens of Hudson. Over the years, he had many conversations with him at elections about what was going on. Mr. Malouin always maintained a real interest in the Town. It was with sadness that Selectman Jasper saw that he had left this world and moved on to the next. Selectman Jasper said he was better for having known him and the Town is better off for having had him serve. He also got to thinking about how few former Selectmen from the days before the Town Council are left in Town—four or five have moved out of Town. Selectmen before 1995 are only him, Jim Hetzer and John Lawrence and that's a scary thought. The ranks are thinning far too quickly.

Rick Maddox said next week, they are having their joint meeting with the Planning Board and, without objection, he would like to move to the Community Development Meeting Room, which has more space and more seating. It will still be televised.

]One of the pleasures of being chairman is he is invited to a number of different functions. The VFW invited him to say a few words at the flag pole they put at what, at one time, was the Town center. Selectman Massey said it's still called Center Common. Chairman Maddox said everyone just drives by it as they go by Cahill's and sit at the light. As they are sitting in traffic and see the flag pole there, they should all say "thank you" to the Veterans that came back and got involved in Town government and those that did not make it back from the conflict they were sent off to. That is one of the better parts of being chairman—he gets to do a number of things he probably would not otherwise think to go to, although he did miss the arrival on Santa. He forgot all about it, but with 60° weather, one is hardly thinking about Santa Claus.

Selectman Massey said long ago and far away in 1917, two ladies in Town made a bequeath to the Town to maintain Center Common. At the time, they contributed \$75, which in 1917 was a very generous sum on money. The interest is to be used to maintain Center Common. In this day and age, they are getting about \$3.15 a year, but the real important thing is somebody back then made an interest in the Town that was to be long-lasting and there is a trust fund for the maintenance of Center Common and a point in time to say thank you to those two ladies back in 1917, who made that contribution to the Town.

]Chairman Maddox said the Selectmen are the Town Fathers and, as they sometimes read in the papers, are the creator of all evil, when people look at their tax bills or the growth in Town—but it's not always the Selectmen. The Town, through its Planning Board, has enacted a growth ordinance. The Selectmen, as the Water Commissioners, had a moratorium on water in the south end. Unfortunately, growth is going to happen. Hudson is a great place to live in and have a business, so more and more people want to come here. That's the down side of being a great community. As much as everybody bemoans the fact that growth is going to happen, that there is a new mall going up on Lowell Road where there was once a farm, that is, unfortunately, progress. There is always a balance and having served on the Planning Board for the last 10 years, it sometimes is a difficult balance between the landowner's rights within Town zoning to do a number of items on that property versus the concerns of the abutters, which the Planning Board looks out for, and what is in the best interest of the Town. Ultimately, this is New Hampshire, part of the United States, and people have a right to do certain things on their property. As much as everyone would like the Selectmen to, somehow or other, become Brigadoon and disappear except for once every 100 years, growth in Hudson will happen. Hopefully, through the hard work of its many Town boards, the Town will keep its small-town flavor. There are currently 24,566 people in Hudson, and there will be more. As the Chairman of the Town Fathers this year, he encourages people to get involved. The Planning Board will be having public hearings when a number of these places come on board, when people can come down and speak on them. There is a delicate balance of the land owner's rights, the abutters and the Town, as a whole.

10. **NONPUBLIC SESSION**

Motion by Selectman MacLean, seconded by Selectman Massey, to enter Nonpublic Session under 91-A:3 II under (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; and (d) Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community, carried 5-0 by roll call vote.

Chairman Maddox stated that Nonpublic Session was being entered into at 9:55 p.m., concluding the televised portion of the meeting and that any votes taken upon exiting Nonpublic Session would be listed on the Selectmen's next meeting agenda. Open session was entered into at 10:53 p.m.

Open Session Motions

Motion by Selectman MacLean, seconded by Selectman Jasper, to hire Patty Barry as a temporary, full-time employee in the Town Clerk's Office for a 6-month period, from December 4, 2006 to June 1, 2007, at \$13.32 per hour carried 4-1. Selectman Maddox voted in opposition.

Motion by Selectman MacLean, seconded by Selectman Jasper, to make a temporary increase in hours, from 29.5 to 40 hours per week, for Amy McMullen, part-time secretary, for a limited time, to end upon the Town vote on March 13, 2007, carried 4-1. Selectman Maddox voted in opposition.

Motion by Selectman MacLean, seconded by Selectman Jasper, to give a temporary salary increase and position reassignment to Amy McMullen, part-time secretary, to Administrative Aide, from Step 4, \$15.01 to Step 2, \$15.33, for a limited time, to end upon the Town vote on March 13, 2007, carried 4-1. Selectman Maddox voted in opposition.

Motion by Selectman Massey, seconded by Selectman MacLean, to hire Kalie L. Lydon as the Police Prosecutor, a non-union position, effective December 3, 2006 at \$62,000; \$64,000 on April 1, 2007 and \$66,000 on July 1, 2007, with 15 days of vacation per year, carried 5-0.

Motion by Selectman MacLean, seconded by Selectman Massey, to forward to the FY2008 warrant, the multi-year contract negotiated between the Board of Selectmen and the Hudson Police Union, AFSCME Local #3657, for wage and benefit increases, carried 5-0.

11. ADJOURNMENT

Motion by Selectman Jasper, seconded by Selectman Massey, to adjourn at 10:55 p.m., carried 5-0.

Recorded and transcribed by Priscilla Boisvert
Executive Assistant

HUDSON BOARD OF SELECTMEN

Richard J. Maddox, Chairman

Shawn N. Jasper, Vice-Chairman

Kathleen R. MacLean, Selectman

Kenneth J. Massey, Selectman

Benjamin J. Nadeau, Selectman