

HUDSON, NH BOARD OF SELECTMEN
Minutes of the September 26, 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** was led by Town Administrator Steve Malizia.

3. **ATTENDANCE**

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

Staff/Others: Steve Malizia, Town Administrator; Shawn Murray, Fire Chief; Mark Broth, Esquire; Toni Weller, Library Director; Library Trustees—John Knowles, Connie Owen, David Jelley, and Gail St. Cyr; Jane Bowles; Ray Rowell; Jean Serino; Ashley Smith, Telegraph; Doug Robinson, HLN

4. **PUBLIC INPUT**

Jean Serino, 118 Robinson Road, said she wanted to publicly thank Kathleen MacLean. During Ms. Serino's surgery and convalescence, Selectman MacLean was there for her all the time, brought her groceries, came to the hospital, bought her presents and people ought to know that. Ms. Serino also thanked Michelle Champion and Linda Kipnes for breaking her out of the nursing home at midnight that she didn't want to be in, against the advice of the person in charge. Those are the only three who really helped her, so she just wanted to thank them.

Continuing, Ms. Serino said she has a public access TV program called *The Conversation with Jean Serino*, and last year, she did a program in which she interviewed the candidates for Selectman, which was accepted rather well; people liked it. She invited the two Senatorial candidates, Barbara Lowery and Bob Clegg, to be on a program with her, either alone or together to debate, and anyone running for the State Legislature who would like to be on the program. It would either be half hour for each person or she would group them, depending on the time. It would be on either the second and third weekend, either Saturday or Sunday afternoon, in October, probably at Town Hall. If anyone is interested, her number is 889-4744. Selectman Jasper asked if she would be making the tapes available to cable TV in Pelham, Litchfield, Londonderry and Auburn. Ms. Serino thought that was a great idea and believed when she did the show with Selectman Jasper and Lou D'Allesandro, it was sent to Manchester for them to air up there. She will talk to Mike about it because he will have to make all the copies.

Selectman MacLean thanked Ms. Serino for making the effort to do these programs because it is a great asset and a good service to the community—and it's a lot of work. Ms. Serino said she was also working on another program. Her minister, Steve Eddington of the Unitarian Church, is the president of the Interfaith Alliance, and she thought it would be a great idea to get a Rabbi, a Priest, a Minister and a Unitarian, because they are Protestant, but not Christian, and an Imam—a Muslim holy man--and have a roundtable debate. The world seems to be having a holy war and people are becoming more dispirit, rather than together in community, that it would be a service, and she thinks it would be an interesting program—so that's in the works.

5. **NOMINATIONS & APPOINTMENTS**

A. **Sewer Utility Committee** (1 Alternate, term to expire 12/31/08)

B. **Solid Waste Study Committee** (3 Members, two terms to expire 12/31/08; one term to expire 12/31/07)

C. **Zoning Board of Adjustment** (1 Alternate, term to expire 12/31/07)
Dennis White, 11 Mountain View Drive

Chairman Maddox said Mr. White was unable to be present tonight. Selectman MacLean said Mr. White's previous communication indicated that if he was nominated, he would arrange his schedule so that he would be present for meetings. It seems like he is excited to do this, and the sooner the Board nominates him, the sooner he will arrange his schedule to get to the meetings. He has been the only candidate for the past couple of meetings. Selectman Jasper said it was important that the Board knows the people they put on various boards, at least by sight, and to have the opportunity to ask them some questions. In this case, Mr. White has indicated an interest in a number of committees, several of which have vacancies. If he can never make it to a meeting, perhaps that is an indication of his inability to go to other meetings. Chairman Maddox asked the Town Administrator to contact Mr. White to find out when he can come to a meeting.

6. **CONSENT ITEMS**

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

A. **Water/Sewer Items**

1) Sewer Utility Abatement, Ref. No. S-07-04, S-UTL-07-04, 56 Rangers Drive, in the amount of \$76.19, with recommendation to grant.

2) Sewer Utility Abatement, Ref. No. S-07-05, S-UTL-07-03, 8 Sousa Boulevard, in the amount of \$17.86, with recommendation to grant.

B. **Licenses & Permits**

1) Sign Permit Application for the Seniors to place a sign at Veterans' Memorial Bridge site to advertise their Annual Craft Fair, referred to the Road Agent for proper placement.

2) Raffle Permit for Knights of Columbus, Monetary prizes, to be awarded 25 weeks after approval.

C. Acceptance of Minutes

- 1) Minutes of the Board of Selectmen’s Workshop on September 5, 2006
- 2) Minutes of the Board of Selectmen’s Meeting on September 11, 2006

D. Calendar

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| Sep 27 7:00 Planning Board in CD Meeting Rm | Oct 16 5:00 School Board in BOS Mtg Rm |
| Sep 27 7:00 Seniors in BOS Meeting Room | Oct 17 7:00 BOS in BOS Meeting Room |
| Sep 28 1:00 Trustees Trst Funds--BOS Mtg Rm | Oct 17 7:00 Cable Committee in Lunch Room |
| Sep 28 7:00 Open Space--BOS Meeting Rm | Oct 17 5:00 School Bd in CD Meeting Room |
| Sep 28 7:30 ZBA in CD Meeting Room | Oct 18 7:00 BOS in BOS Meeting Room |
| Oct 02 6:30 School Board--BOS Meeting Rm | Oct 18 5:00 Water Utility in CD Mtg Rm |
| Oct 03 7:00 BOS-BOS Meeting Rm | Oct 18 7:00 Library in CD Meeting Room |
| Oct 04 9:00 Highway Safety--CD Meeting Rm | Oct 19 7:30 Budget Committee--BOS Mtg Rm |
| Oct 04 7:00 Planning Board in CD Meeting Rm | Oct 19 5:00 School Bd in CD Meeting Rm |
| Oct 09 Columbus Day -Town Hall closed | Oct 23 7:00 BOS in BOS Meeting Room |
| Oct 10 7:00 BOS in BOS Meeting Room | Oct 23 7:00 Conservation Cmsn-CD Mtg Rm |
| Oct 10 5:00 School Bd in CD Meeting Room | Oct 24 7:00 BOS in BOS Meeting Room |
| Oct 11 5:00 School Bd in BOS Meeting Room | Oct 24 5:00 School Bd in CD Meeting Room |
| Oct 11 7:00 Planning Board in CD Mtg Rm | Oct 25 7:00 Planning Board in CD Mtg Rm |
| Oct 12 6:30 Rec Committee @ Rec Center | Oct 26 7:00 Open Space in BOS Mtg Rm |
| Oct 12 5:30 Sewer Utility in BOS Mtg Rm | Oct 26 7:30 ZBA in CD Meeting Rm |
| Oct 12 7:30 ZBA in CD Meeting Room | Oct 31 6:00 – 8:00 Trick or Treat in Hudson |
| Oct 14 5:30 HFD’s Medals/Awards Night, VFW | |

7. OLD BUSINESS

A. Votes taken after Nonpublic Session on September 11, 2006

- 1) Motion by Selectman Jasper, seconded by Selectman Massey, to seal the Nonpublic Minutes carried 5-0.
- 2) Motion by Selectman MacLean, seconded by Selectman Jasper, to hire the following people for the 06-07 basketball season: Ed Peterson as Instructional Program Director for the fee of \$900; Dave Yates as Basketball Director for the fee of \$2,100 and as Teen Basketball Director for the fee of \$750; Ceff Torres as Assistant Basketball Director for the fee of \$1,500; and Patricia Barry as Basketball Administrator for the fee of \$500, carried 5-0.

B. Library Facility

John Knowles, Chairman of the Library Trustees, was recognized who, in turn, recognized Richard Smith of Adams & Smith Architects, part of Beacon Associates, who worked on the design of the new library. The last time the Library Trustees were before the Board, they requested—and received—authorization to look into the property on Route 102, next to Alvirne, as a possible site for a new library building, with the condition the Trustees come back by October 15, with a proposal of what they would do with that property—and that is the reason they are back, three weeks early. To hire the architect, they used impact fees that the Selectmen also approved. The architects have looked at the site, have looked at needs, have talked to staff and have done design work. The Trustees also hired a surveyor, who did an actual survey of the property because they couldn’t find any that had been done. A lot of work has also been done by the Building Committee, chaired by Jane Bowles and comprised of some Trustees, some Library staff members and various other people who have a background or knowledge of building. This committee has worked non-stop and has been of great assistance to everybody, providing a lot of information for the architects, etc.

Continuing, he said he wanted to answer a couple of questions, the first of which was, “Why are we looking for a new library? Why do we need one?” On one of the handouts, there was a chart with figures, which summarized why they need a new library. It compared what they had in 1909, when the building opened, and what they have now. He then calculated the increases, not as a percentage, but as a factor, because the increases are large. The population in 1909 was 1,300; now it’s approximately 25,000, or 19 times larger. The circulation (the number of items that get checked out of the building) in 1909 was small, less than 1,000 (estimated), and now they are circulating 22,000 or a factor of 21 or 22 times what it was then. The number of volumes has gone up by a factor of almost 16. It would have gone up more, but there is no more room to put any more books than that. Every time they buy a new book, they have to chuck something else; they have to make painful decisions. The library space went up from 3,600 to 5,300 which includes the two trailers, an increase of one and a half. The use of the library has gone up 10 to 12 times as much as the size of the library has gone up. They have demand for services, but not the space to provide them. If it was just a matter of the building getting older, they could easily fix it up; it just isn’t large enough.

“Why do they need to do it now?” Actually, they’ve needed to do it for decades. There was a proposal that came forward in 1980 that made it onto the ballot. It didn’t pass, and they’ve been trying ever since. There is some pressure right now because they are about to lost the two trailers that are well beyond their anticipated projected life already. They are putting more and more money into just keeping them open, not even making major repairs. They are at their end of their life, which could be at any time, now. The next question was where to put the library. Up until fairly recently, the idea has always been to do an expansion on the current site. Obviously, there isn’t room on the existing

lot, but over the course of several years in the late 90's, they went to the voters twice and got two warrant articles approved for land purchases, 47 and 49 Ferry Street, which are Town-owned. There would probably be enough space to build an addition there. A couple of years ago, they did a design for an addition, and there are a couple of good reasons to build there. It would be nice to have that historic building as part of the library and the general location is as close to the center of Town that you can get, in terms of the major arteries. They've got Town Hall, the Library, the School Administration building, a couple of elementary schools across the street, Library Park are all in that one location, so it would be reasonable to try to consolidate that as the center of Town. So why aren't they still trying to build there? The original idea was to build a library, based on an evaluation study, given the population, etc. That was the basis for the design that was done on that site. The problem is that design was at a very rough estimate. It would be at least \$7 million, possibly more, as construction costs go up. That was the figure they put into the CIP, at one point. When that was proposed, the reaction was not positive. Neither the Selectmen nor the Budget Committee nor the CIP wanted anything to do with that project. Rather than not have a new library at all, they went back and rethought it and came back with a proposal for about half of that—which has a couple of consequences. They get a lot less library, but still well worth doing. Instead of building a library that would last for 50 years, in terms of size, they would probably have to expand it at some point in the future. It would be twice the size, however, of their current facility.

The next question was where to build it. The current site is an option, but there are problems, one of which is the asbestos. Ferry Street is all fill, a lot of which is asbestos. The question is how big a problem that is. If they keep the property as residential, it really isn't. If the land is left undisturbed, they are OK, because most of the asbestos is not on the surface. However, if something is built there, even a parking lot, that means demolishing the two houses that are there, or moving them, and that would cause major disruption of the ground. Also, in order to get proper drainage in a parking lot, a certain amount of digging has to be done, again, disrupting the land. It is a problem, and a fairly expensive one—probably \$200,000 or more, for just a parking lot. If they were building a \$7 million library, they'd be able to work in the \$200,000 somewhere, but when looking at \$3.5 million, \$200,000 becomes a big chunk of that money—and that's the number they are looking at to build a library.

There are a couple of other issues, too. If they wanted to build a library there, what would the practical process be? There isn't a lot of extra space in that area. Once they pulled out the two trailers, they wouldn't leave a lot of space for construction equipment, construction storage, and whatever activities they are doing. It would mean having to shut down the library at that site for the duration of the construction. There would be no place for people to park, and it would not be a good idea for them to be running through construction to get in. Maybe they could move the library some place else for a year or a year and a half, but that would not be cheap. They'd have to find a place, and then they'd have to do it, which is not an easy job. That is a negative factor for keeping the library at that location. Even though people preferred that site, they've always been looking for alternative sites, and have looked at a number of sites over the years, none of which worked, for one reason or another.

The Alvirne site is, basically, the remnants of the circumferential highway. It was State land that the Town got. The School District got some of that land for Hills Garrison School. The piece between Hills Garrison, Alvirne and 102 is the end of that long strip, and it's owned by the Town. They wouldn't have to deal with purchasing land, in terms of cost or process, which they had to go through to get the Ferry Street properties. It's not just Town-owned property, but it's a pretty good site. As far as they know, it's a buildable site. They don't anticipate there is any ledge under there, it's not a wetlands and there is no asbestos there. It is convenient in a lot of respects. It's easy to get to, on a major thoroughway, and people can find it easily. There is already an access road off 102, and they can just run a driveway off of that. It has some of the advantages of the current site; right next to the high school and an elementary school. They can get some of the synergies with the school that they had at the current site, especially with Alvirne. There are all kinds of ideas floating around. It's not a convenient site for the people who live in the south end of Town, but there are no alternatives. There are traffic problems on 102 at certain times of the day, but the library isn't used as much during those rush hour times.

In general terms, the site looks good, so they got a design, based on the initial approval of the Selectmen, which is what they have with them tonight. They also have gone through a conceptual review with the Planning Board. A small hitch is that wetlands were discovered on the property. Right along 102, there is a ditch which meets the definitional requirements of being wetlands. Even if you take a 50' buffer around the wetlands, the building, as designed, would not infringe on that, but it comes very close. When construction is being done, equipment will be run through there, so they would have to go into that area a little bit. So, they started the process of going through the Conservation Commission of getting approval to do that. Once they are done, they could leave it like it is.

There are a couple of questions that haven't been completely resolved. One is what to do with the Ferry Street properties. Even when they bought them, if the library wasn't built there, they would simply resell them, as they are perfectly good residential properties. They recently got a couple of appraisals, to see their current worth.

(Start Tape 1-B)

They are worth considerably more than when the Town bought them, but they can't sell them right now. They need to retain those buildings until they get a new building because they're being used for storage and certain staff activities. The two properties were approximately between \$450,000-\$500,000. The problem with asbestos isn't a problem if the properties are sold as residential. In a worst case, they might need to put some loam over some areas. The other question is what would happen to the current building. The Hills Memorial Library was built by Alfred Hills, which was approved by Town Meeting. The land on which it is located was donated by Kimball Webster, who also donated

the Webster School building, now the SAU. It doesn't specify use for the library, but he does say in the deed that the property needs to be retained as a Town use, so they couldn't just sell the property off. The building is one of the Town's treasures. If the library moves to a new site, they don't have the money or the staff to keep the current building running as a library. The Trustees sent out a survey several months ago, and one of the questions in that survey was what people wanted to see them do with that current building, if the library moved to another location. In response to that, the Trustees got several suggestions. They also had a public meeting in which they announced they'd like people to come and tell them what they'd like to see done with that building. They also met with Town Hall staff and passed the question around to all of the departments to see if anyone had any conceivable use for the building, just to get ideas. They don't have the answer right now; it's something they will have to work out, as they go along. The Selectmen will have an important say in what it ends up being, and they need to work together on that. One idea was to use part of the building as a historical/genealogical collection of some sort. If that was run by the library, it wouldn't be open all the time, but it could be open limited hours, or by appointment. Another suggestion was to use it as a meeting space. The Children's area downstairs is a good-sized room which, at one time, was the Town Meeting room. It would be possible to have meetings in the upstairs rooms, too, but it would have to be reconfigured, depending on the use. There is a big stone fireplace up there and wooden beams, so it would make a very nice meeting room. Another possibility is using the downstairs as office space. The Police Chief suggested that might be a good site for a neighborhood sub-station.

People always ask if more staff will be needed when moving to the new building, but they don't think so because the proposed building, although substantially larger, is much more efficient. Currently, they have an old building on two floors, plus two trailers--four different physical locations that need to be controlled. If, a few years from now, the library becomes busier, they may have to ask for more people, but it would be because of increased use or demand, and not because of the move. Moving on to the design phase, Mr. Knowles turned it over to Richard Smith.

Mr. Smith said they've gotten a sense of what the issues are and, as with many towns, there is a question of trying to stretch resources as much as possible. In order to do that, they revisited the program from 2003 to develop a new design, and back up from the number back in the fall, asking how big a building they could build for that sum of money, and what they could do with that building. They tried to build a building, getting as much bang for the buck as they could for the Town. There are over three acres on the proposed site, and it is a good site for a library, as it allows for future expansion of the building. The site is the wooded area between the Hills-Garrison School drive and Alvirne parking lot. There are a lot of trees and not too much topography, except for a hole that looks like an old gravel mining pit. Tom Sommers kept a close eye on that back in the Spring when there was so much rain, but there was never any standing water there, which suggests they are looking at sand and gravel--good building material and good drainage material. They wanted to make sure everyone was on board with the concept before they go ahead with the geo-tech work. However, they are confident they don't anticipate encountering any difficulty. Most of the rest of the site is gently sloping. There are a couple of artificial, very limited wetlands in the drainage ditch along the road. They developed a building footprint, designed for future expansion, both north and south. They have the ability to have an entrance off the drive into Hills Garrison, which means the library traffic gets off of 102 before turning in and out, so it's a very nice traffic situation. The building would have a lot of visibility, some prominence and presence in Town. There is room in back of the site for parking and looking at developing 55 spaces, and the ability to develop another 17 spaces, and as an over-spill, there is the Alvirne parking lot. (Mr. Smith used visual displays during his presentation.)

The new facility is more than doubling the current space, but they are putting it in a place where everything feeds off a central access point, so there aren't doors and entries all over the place, that have to be controlled, which makes staffing the building more efficient. People will come in to a main entrance. On the right is a multi-purpose room, which can operate when the library is closed, so meetings can be held off-hours. On the other side is the children's room, with a direct connection, so for large programs, both rooms can be used. Straight ahead is the main circulation desk, with staff backing up the desk, instead of having staff all over the place. Then they move into the main adult services area, with a reference desk. They have sight lines to see out to the entrance. Library staff will be able to see between the desks, so they will know what's going on in the building, everywhere, all the time. Pointing to his diagrams, he indicated where the stacks would be and a reference area with computers. Today, there is a severe crunch with computer utilization, so the new building will be able to provide far more computer stations, and they will look at wireless access, so people can bring their laptops in. There is a big increase in the size of the children's room. Typically, children's room account for close half the circulation of most of the suburban libraries they work with. Right now, they are severely under-served by the space they have.

There was a discussion a little while back relative to adding a basement to this project that would allow more options in terms of mechanical equipment and a better ability to service the equipment and to feed and distribute to other parts of the building. It will greatly improve the planning on the main level, not to have to deal with mechanical or electrical rooms there. It would also allow them to connect, at some point in the future, when an addition is put on. They would move the basement over one bay, so it is more directly in the center of the building, better able to connect to future expansion and get more centralized distribution of heating, A/C, etc. The architectural character of the exterior is in a woody setting, trying to use some shape and form of the current building, to give some recall of the original library building, which is a wonderful part of the character of the Town. They want to see if they can carry some of that into the new design--gables, stone, arched windows.

They are still in draft stage on mechanical equipment, but they would be building this to current standards, as far as design materials, insulation, energy conservation, etc. In the current building, they are spending over \$3 per sq. ft. per

year for energy costs. A couple of years ago, they did a building for Rowley, MA of a library almost the same size as this proposed building, and that design is costing \$1.14 per sq. ft. for energy costs. The savings are quite dramatic by introducing modern equipment, insulation, etc. Both the design and construction on the new site can be carried out very efficiently and they can plan for future expansion. The nature of the site is such that they can create an access from the Alvirne side. It would be possible to do an expansion in the future, and maintain library services at the same time. There are a lot of pluses to the design and to the site and they think this would be a great asset to the Town. Other towns that have libraries they've built for them have been very well received and hoped they could do the same thing for Hudson.

Selectman Jasper thought this was a wonderful proposal. His father served on the first committee that had its report in 1980, so this has been a long process. He hoped this Board and the townspeople supported it, as well. A long time ago, when he was very young, they used to haul sand out of that pit for use on the farm, and it was very pure sand in there. Someone in the audience asked him if that was legal. Selectman Jasper said it was back then, and certainly, the statutes of limitations would have run out by now.

Selectman Massey said he echoed Selectman Jasper's comments. This is a nice looking building and it does evoke images of the existing building. He did have some questions, though. He asked if the cost estimate the architect was producing was based on cost escalators given that they said they are not anticipating moving in for two to three years from now. Mr. Smith said they were hoping they would have the estimate tonight, but they weren't able to get it ready in time. Once they have the estimate, they will go over it with him, what he is seeing in the current trends in cost, and they will give recommendations on how much escalation the Town should carry, based on two or three years out. He hoped everyone understood that this is kind of a crystal ball-gazing exercise. The cost escalator estimate will be included. Selectman Massey asked if it would include the fit-up of the building. Mr. Smith said yes. Selectman Massey said the internal drawings show what the renderings look like, which is siding with some field stone on the bottom. The colored drawings, however, show that will be a brick façade. He thought that for purposes of perception being reality that the color renderings should be changed to show it's siding, not brick. Mr. Smith said on different printers, the tint comes out differently. Selectman Massey said he was looking at two separate sets, and they both suggest that.

Selectman Massey said it is indicated that by doing the basement they way they are going to do it, they would eliminate the elevator, but wouldn't they need an elevator to bring heavy materials, if they had to replace a boiler, or for staff personnel, who are not able to use stairs. Mr. Smith said they were proposing this would be storage. Selectman Massey said he understood that, but for no other reason than if a staff person who is working there needs to go down there, and they can't use the steps, how are they going to get down there? Mr. Smith said if it was the Town's pleasure, they could certainly design an elevator for it, but it will cost at least \$100,000. They suggested a book lift, which is about \$20,000. Selectman Massey said his comment was just for consideration. Continuing, Selectman Massey said the document they were looking at indicates the circulation is approximately 120,000. In the "Then and Now," they indicate the circulation as 21,600 and he asked what the difference was in those two charts. (Background discussion not discernable.)

Selectman Massey said none of the books at the Hills Memorial—Alvirne Hills—are under any environmental controls. However, if they move everything to the existing library, would they have to consider environmental controls for the future, which would impact the cost of running that building because, even if it were not staffed on a full-time basis, and just opened for genealogy purposes on some limited basis? If they want to preserve the books, they'd still have to have some kind of environmental controls. That's another consideration. His final question was if the Trustees had any additional comments or considerations about locating the Ann Seabury Memorial on this property. Mr. Knowles if he meant the fountain. Selectman Massey did. Mr. Knowles said he's heard nothing about that. He tried to contact Ms. McGrath, and he got a message back, saying she got the message, but he has not heard from her. It would work, though. (Talking over each other.) Selectman Massey said looking at it from Route 102, and the other would be in front of the parking lot, because they clearly can't put it in front of the building on the entrance. Mr. Knowles said one of the drawings did show the possibility. (Talking over each other.) Selectman Massey said he's convinced even more today than when they had the discussion about two months ago that it is inappropriate to put that fountain on Library Park. It just wouldn't be conducive to, #1, nobody is going to see it. They could ask 100 people in Town where the Lenny Smith Memorial bench is, and you might find, possibly, one, and only if that person was on the Planning Board. The point is, if they are going to have it there, it needs to be something that people can recognize as Ann's contributions to the Town. He still thinks the library would be the most appropriate place, if Ms. McGrath is so inclined.

Selectman MacLean thinks it is a beautiful building and a nice area. A library is the spirit of the Town that shows the character of the community. If the Board approves it, and the people vote for it, it would be great.

(Start Tape 2-A)

She asked, if they go to the voters for a \$4 million bond, if the Ferry Street properties would be given to the Town, and if the money would go to the Town. She confirmed that the money from the buildings would not be in addition to the bond. Mr. Knowles said that was their intent. The properties were bought for a library and they'd have no use for the buildings once they move into the new facility. Selectman MacLean asked if it was a wash, going for a \$3.5 million bond and keeping the properties for themselves. Selectman Massey said the answer to that is that you could only go for that if you had the additional monies in hand at the time the warrant article was passed. Unless they were to put the property up for sale now, it's unlikely it would be sold in time for putting it on the warrant. Selectman MacLean asked, then, if the request would be for \$4 million. Mr. Knowles said no more than that, and it might not be that much.

Selectman Nadeau said this was one of the better plans he's seen. It looks nice from 102, and as long as the price tag is under \$4 million, they should be all set. Mr. Knowles said he wouldn't go for that either. They need to get, not only the Board of Selectmen and Budget Committee's approval, but 60% of the voters, so they are aware of the price tag; and they don't want to press their luck.

Selectman Jasper said, in regard to the bond and the buildings, ultimately there are a couple things. One suggestion is to put the money in trust to pay operating costs of the old library, which may not be a bad idea. The other thing that could be done, even though they may have to borrow \$3.7 million, they could then structure the bond in such a way to have an early payoff on some of the principal, so they could pay it down and end up with a lower annual cost. Until they sell the buildings, they won't be able to guarantee anything. Right now, they are seeing property prices falling. With that, construction is also falling, which may help them in this cost. A lot of that is home building, but there are going to be residual effects, no doubt, into the commercial end. That should help, keep the inflation factor down.

Selectman MacLean asked if the Board was going to have to have all of the details of what the old building was going to be used for, etc., in order to go to the voters with the new library proposal. She thought it was a waste of time to focus on something, other than getting the new library passed. Chairman Maddox thought they were two separate issues. They are asking the voters to pass a bond to build a new library. It would be a good idea to know what possibilities to use the old library for, but that wouldn't be anything the voters would hang their hats on, one way or the other, if they were going to vote for the bond. Selectman MacLean wondered if it was possible that the heirs to the estate of the current library would tell the Town they've had the building for 100 years, and why don't they sell it to a nice dentist so they can have their practice in that beautiful building that stays the same architectural gem that it is, but keep the money. She asked if that was a possibility. Mr. Knowles said theoretically, if there was an heir they could find, but it's not the building; it's the land. Conceivably, they could tear the building down—God forbid—and put up a fire station, and they would be well within the conditions of the deed. It would be a Town building. They can't sell it to someone else. Selectman MacLean said the building has to stay, because it's a historic building. She thought there were stipulations that prevented that from being torn down, anyway. Mr. Knowles thought they probably could, but would have to go through a lot of paperwork—just as they would have to do if they sold it.

Selectman Jasper said Kimball Webster died in 1915, and he has an awful lot of heirs, and an awful lot of them are still in Town. If they've been following what's going on with the Chandler Library, the likelihood that everyone would agree is next to nothing. One of the reasons the library addition hasn't passed after all of these years is people do not want to touch that building. No matter what they tried to do, it took away from the character of that building, and was/would be shot down by the voters. By the time they go to Town Meeting, there had better be a plan for the reuse of that building because that's something that people want to know. A month or so ago, he mentioned about the house on the corner--\$40,000. How many parking spaces are you going to get? How much is it going to cost to mitigate the asbestos? The Selectmen, at that time, didn't have the answers and felt no one would object to buying that house and the land for \$40,000. They didn't do their homework. They *have* to do their homework. People won't vote for something if they don't know what is going to be done with that building. They need to have a plan, and it will involve the Town as well as the library. He is very much in favor of the genealogical aspect of it. Most libraries have sections devoted just to that. The Hills House still has most of the Greeley Free Library books, some of which are in boxes in the attic. Being in a building with nearly constant temperature is a lot better than being in an attic or in boxes in a back room. That's a terrible situation for those books. To do that is still far better than what they are currently doing. That's something that needs to be discussed, and there needs to be a plan, or the proposed library is in jeopardy, just by the very nature of building a new building and leaving the other one.

Mr. Knowles said he agreed with that pretty much, but how do they get to that idea? Selectman Jasper said with a workshop. Chairman Maddox said they need to have numbers of what it would cost to renovate that building. All of the things in that building that are nearly 100 years old need to be upgraded. It's not as simple as replacing a "library" sign with "meeting space." It will cost about \$1 million to get that building up to code, whether it's used for genealogy, or whatever—so he will be the skunk at the picnic. He said all along that he supported the \$3 million, and the sale of the houses. Now, it's up to \$4 million. The library is a good idea, but the number keeps creeping up. When people go into the voting booth, are they going to spend \$4 million for a library? He thinks they are creeping up to a number that won't be supported, at some point. Mr. Knowles said an idea to use the proceeds for the sale of the Ferry Street houses is for the renovation of the old building. That would be a way to have the cash up front, without adding it to the tax rate. In effect, they'd be adding it to the bond. The \$4 million figure is not set in stone yet. If there is any way they can do it, it will be less than that—but it might be more than \$3.5 million. They are still working on the numbers.

Selectman MacLean said she might be the other half of the skunk. If the Board gives their approval of this, it means they think it is financially responsible and doable, etc. But if the voters don't support \$4 million, it will never be less because, a year from now, it will cost more for the same thing; or they will have to go for a smaller library for the same amount of money. It's either one of two things. They either don't want a new library, period; or \$4 million is too much. If \$4 million is too much, it's always going to be too much because it will only get higher. If this still fails by the voters—and she already has people calling her, asking why they are thinking about putting the library back on the ballot because the voters have already said no—they need to do something else. They need to work with the old library because people just don't want it. She plans to vote in favor of this.

Chairman Maddox said, having served as liaison to the Library last year, he has great appreciation for what the Library Trustees and Building Committee have done and he didn't want to dampen their enthusiasm. He just wanted to say to everyone that, at some point, that number always creeps up, even though it is always for a good reason. He knows the hard work they've put into it. Earlier this year, the Board of Selectmen gave them a date, and they met it, so he didn't see a problem. They need to finalize it and come in at budget time when they do have a number for the warrant. He thanked all of the people for working tirelessly on this, trying to convince him this is a better number.

Mr. Knowles said they are scheduled to come before the Board on October 18 and asked if that was when they wanted the warrant article. Chairman Maddox said he expected a hard and fast number, at that time.

Chairman Maddox declared a brief recess, reconvening at 8:27 p.m.

C. Economic Development Conference After-Action Report

Chairman Maddox said Mr. Cole sent him an e-mail that said he would not be here this evening, due to some issues with inviting the guests and the Board not giving him questions. He didn't feel it necessary for him to be here. He asked if the Board wanted to talk about it, or just move on.

Selectman Jasper said he did want to talk about it a little bit. His understanding was that he was sent questions, although he didn't. First of all, it is inappropriate for the Board to have to sent questions in advance to anyone who was coming before them. That's a bad precedent and not how it has even been done and he didn't think this ought to be a special exception for one person. If he had technical questions, things he thought would involve research, he could understand doing that. His only question is based on the recommendations and conclusions is why would they want to do this again? The only real recommendation is to have another conference again, and that does not seem to be a terribly sensible thing to do. He was fully expecting that there would be specific things that came out of this conference that would say, "The Town of Hudson needs to do A, B, C & D to foster a better relationship with the business community. A, B, C & D needs to do these things to attract more businesses, or a specific type of business to the Town of Hudson." That the conference be a regularly scheduled event, co-sponsored by the Board of Selectmen and the Hudson Greater Chamber of Commerce is the primary recommendation which, to him, isn't a recommendation of any substance. Without having Mr. Cole present to be able to discuss this, they are left with a report which was, in fact, written not by Mr. Cole, but by the Community Development Department, so he is at a loss, sort of back to square one, feeling the only thing they should probably be doing is keeping the lines of communication open with the Chamber and inviting them to share directly with the Board any thoughts they might have because nothing of any actual value came out of the report, in terms of what the Town of Hudson can do to move forward with economic development.

Selectman MacLean wasn't sure they needed a yearly conference, considering it was a number of years between the first and second conference, but it might not be a bad idea to hold one every five years, or three years, so each Selectman has one conference at least once. To her, what came out of the conference, the "bad," is what the focus should be at the next conference. If something needs improvement, they have a few years to work on those and see how they plan out. Then, have a conference, and make that be part of the discussion groups and see how things have improved. Also, relative to the "future," the things that are considered the future, is it still something they need to consider? Five years from now, this will be the past... like the new library. If they wait five years, that won't be the future any more, that will be the past and it can be revisited and looked at, etc. She didn't think it was a bad thing to have, but probably not yearly. It was quite an undertaking and took up a lot of time and effort by a lot of people. She doesn't agree with Selectman Jasper that nothing came out of it. The suggestions came out of it and they are good.

Chairman Maddox said if they are going to do this, the Community Development Department needs to put the money into the budget. It cost \$1,200 to fund that last one. Selectman Jasper said, again, he didn't really know what came out of this. If they look at the "bad," which are the things they normally would want to concentrate and improve on. These are the areas he expected to see some sort of recommendation on. They could take any five people off the street and come up with the first two. The bad, the continued increase in traffic. They all know that; no suggestion to do anything. Limited roadway network. Again, they know that. The bad, two other things which he thinks are specific to the business community, and probably any five people who have had to deal with the Town would tell you this. The land use process, the Planning Board and the sign ordinance. The problem is, even on those two very specific things, there is something they could put their hands around and say, "here is something we think you ought to do to make this process better; here's what we think you ought to do to amend your sign ordinance," but there's nothing there but two bullet points. He could have told the Board these things. He can tell them in five years if these things have gotten better, if they'd like. The future? A new library, and they are working on that. Benson's reuse? They are working on that. Become more business-friendly? Well, that ties back into two of the bad things and, again, how do they do that? There are no recommendations. These are things specifically that the Chamber of Commerce could be doing within their network, themselves. They don't need to have an economic conference for the Chamber to give them suggestions, but the specifics are lacking. He didn't know where to go from here if no one is willing to step up to the plate and say, "we want to begin a dialogue with you about what you can specifically do," because all this is doing is pointing out the things that are already known quantities to begin with.

D. Job Description for Information Technology Director

Town Administrator Steve Malizia said at a previous meeting, the Board members asked them to modify, update and/or refine the job description for the Information Technology Director in attempt to better align certain qualification skills, knowledge and duties under more appropriate headings.

Selectman Massey said to address the one specific item that was brought up, Page 2, Item 14, under B-14, they did discuss this with the labor negotiator, and he said this is standard language in almost every job description he is aware of. The more specific you get, the less ability you have to get things done. His recommendation was to leave it as is. Selectman Jasper said he was fine with that and, as much as he hates the politically-correct chairperson, because every female chairman he's ever worked with prefers to be called Madam Chairman, he won't argue about that—but it would be chairperson *of*, not chairperson *to*. Chairman Maddox said the last page indicates *Chairman*, and thinks they ought to be consistent. Mr. Malizia so noted. After that correction is made, they can begin the advertising process.

Motion to approve the job description for Information Technology Director, as corrected, and to advertise/post the position by Selectman Jasper, seconded by Selectman Nadeau.

Selectman MacLean said this came up the other night at the Budget Committee, although they haven't hired anyone yet. This person is being hired to help "get our house in order," because there was some thought that the whole joint Town and school thing would be organized, and then hire someone to fit into that plan. She asked if this wasn't the Town's attempt to achieve that goal. Selectman Massey said the goal of hiring this individual is to be the person who is responsible for the IT functions of the municipal operations—the Town government. Where that could then lead is that if there are any possibilities for joint collaboration, that individual would be responsible for working with the school counterparts to make that happen, and make recommendations to the Board of Selectmen. Chairman Maddox said they'd have the next economic conference before the Town and the school have the same IT director. They are two different setups; two different needs. To do the liaison with the schools is a step forward that they didn't have in the past. Selectman Massey said some of those conversations have already started, primarily in the area of telecommunications, which is an area that's an opportune moment for both the Town and the school to collaborate because of some cost considerations and some intercommunication capabilities.

Vote: Motion carried 5-0.

Selectman Massey said, just for the record, he thinks they are talking about advertising it at the level that was indicated in the original memo, which was the \$66,000 - \$75,000 range. Mr. Malizia said that's what was proposed. Selectman Massey said and that they would report to the Town Administrator and be a department head. Chairman Maddox said they were all still on board with that.

E. Joint Town/School Project at 8 Pine Road

Town Administrator Steve Malizia said it has been a long time since they touched base on this project. There was discussions previously about a joint school-town project on this piece of property which the Town took for tax deed some years ago. The Vocational School students built a house, which they'd like to site on that property. To that effect, they went to the ZBA to get a waiver for a wetlands encroachment; not to put the building or the garage in the wetlands, but to work in the buffer. They went to the ZBA at the end of March, and the ZBA granted them a special exception, with conditions of approval. One of the conditions was to have a stamped, surveyed plan of the property, which the Town received on September 14, that indicates it conforms with the zoning, setbacks, etc. There was some question from an abutter who stated that the property lines were not correct, or there was some possible dispute from the past. That abutter has produced no documentation whatsoever and no plans to refute the plan the Town received. Prior to the Town issuing a building permit, he thought it would be important for the Board to touch base on this project again, rather than act in haste and repent in leisure. That's why it's on the agenda tonight.

Selectman Jasper said he regretted not knowing that the plan was not available. When he goes through his agenda packet, he doesn't refer to the agenda, which is what he should have done. At one point, Mr. LaForest had engaged Maynard & Paquette and Selectman Jasper had occasion to speak with Mr. Maynard this summer, who indicated that there was a discrepancy of several feet; not a huge amount.

(Start 2-B)

He didn't know why Mr. LaForest didn't forward that information, but he'd like them to contact Mr. LaForest and tell him that we have a plot plan done and give him one last opportunity to submit his, and give the Board the opportunity to see if they match up before they go ahead with this project. He'd like to see this deferred until their next meeting. Mr. Malizia said he'd have Sean Sullivan contact Mr. LaForest. In May of 2006, Mr. Maynard faxed a copy of an unstamped plan to the Community Development Office. Selectman Jasper said it doesn't do much good if it isn't stamped. They need to tell Mr. LaForest that unless he gets the Board a stamped plan to compare, then the stamped plan is all the Board has to go with.

Selectman Massey said he wanted to provide some background. They were here tonight because last year, the School Department and the Town agreed to collaborate on a project that would take the house that was being built by the Voc Ed students and locate it on a piece of Town property, and the proceeds of that sale would be shared between the Town

and the School Department. They've had sufficient time that, if Mr. LaForest felt that he really had an issue, he would have provided the sufficient documentation. This building can't sit much longer on school property. It's going to have to be moved to Pine Road. He would not be in favor, under the circumstances, of waiting to find out if another plot plan exists. From his perspective, he thinks they should move forward.

Selectman Jasper thought that was funny, since Selectman Massey is the one who used the phrase, "Act in haste, repent in leisure." He believes that Mr. LaForest thinks he has provided the documentation to the Town, and the Town has done nothing in the interim. Out of fairness to the abutter, who believes he has an issue, he may, having visited the site and done some pacing off. Selectman Jasper would like to be 100% sure that they are not in a situation where Mr. LaForest comes back, after the fact, with a certified plan, and they find that the building is within the setback. He didn't think contacting him and waiting until the next meeting to allow him the opportunity to look at this plan and have his engineers say whether he is going to stamp his plan or not is too much. They've been waiting all this time, anyway. As a matter of fact, he spoke to Steve about this issue a couple of weeks ago, and asked where they were at, and Steve's answer to him was the Town hadn't heard anything back from the school, so he let it go. If, at the time, Steve said they had a plan that didn't show any difference, he would probably have taken the initiative to try to contact Mr. LaForest. But this is the first he's seen of it. When he came in Sunday to get his packet, he brought it home, and didn't even at that point have the opportunity to see the plan. He'd really request they make sure they're doing the right thing. This one is stamped, but that's what they make lawyers for—to hash out the differences—and maybe Mr. Maynard's is going to agree with this, and there is no problem. They should find out. Selectman Nadeau would also like to put it off till the next meeting.

Motion by Selectman Nadeau, seconded by Selectman Jasper, to defer this until October 10, 2006.

Selectman MacLean said she was ready to vote for this because she thought this is what was needed, the golden ticket—the stamped plan, and that was it. How often do plans not coincide? Selectman Massey said there is a piece of property on Derry Road that's now being constructed for the Southern NH Medical Center. When the abutter had his surveyor survey it, he came up with his lot line; when SoNH's surveyor surveyed it, he came up with another one, and there was a dispute. It turned out that the methodology that one was using was different than the other one and, as a result, it did result in a difference of opinion, so it boils down to where you start with your survey point and, if you start from the wrong point, you are going to wind up with the wrong answer. So yes, it can happen. It's on that basis that he's going to support Selectman Jasper's thinking.

Selectman Jasper said unless somebody goes back to an ancient monument, the contours of the land really make a huge difference because 15' flat is a lot different than 15' with a crest, and that's how things really change. You have to go far enough back to go to an ancient monument, particularly stone wall, and work from that piece of property forward. If they don't do that, they often end up in discrepancies.

Vote: Motion carried unanimously.

F. Volunteer Recognition Program

Selectman Ken Massey said there have been lots of issues, but to summarize, he thinks it is important that they never lose sight of the fact that volunteers are in integral part of making a town like Hudson work. Yes, they have their regular employees and they are doing a great job, but there are a lot of things in Town that don't happen unless you have volunteers that are willing to spend their time and talent to help the Town move forward. The difficult in all of these are the memorialization or institutionalizing of such a recognition program and, in looking at all the various options that were either discussed two meetings ago, or has been brought to him by a member of the community, Item #3, he balanced what individual recognition would be versus the ability for future boards of selectmen to carry forward, because there's nothing worse than starting a program of they type, and then not continuing it, because it gives some indication to individuals that maybe they are not appreciated. It is for that reason that he was recommending to the Board that they do the fourth option, which is to create a Volunteer Recognition Week on the first week of May every year, and that the Board have a proclamation, so proclaiming that week, at the last meeting in April, and that the proclamation would be prominently displayed in Town Hall for the whole year. The cost would be minimal and it's a lot easier to memorialize or institutionalize that type of an activity than it is of any of the other three. The logistics of Comedy Night are extremely time-consuming and the material may not be suitable for everybody that would participate. The logistics of the other two fall somewhat in the same category. His recommendation to the Board is to proceed with Item 4.

Selectman Jasper appreciated the work that Selectman Massey has done on this. He won't disagree that #4 is a nice token, but he didn't think it really does anything specifically for the people because it's so generic and there are weeks for everything now. Probably every week of the year is dedicated to something, and most of them aren't aware of it. He would tend to think a combination of #1 and #4 would be appropriate. They have the Community Center and they could have every chairman of the various committees, which are easily identified, send a list to the Board, who could invite the appropriate people. He thinks they could do something fairly easy. With graphics now, they have a listing of people who volunteered and their names could appear on a screen in the Community Center, rotating through, letting everybody know who has volunteered for what, how many years they've been volunteering. Once that is established, that is pretty easy to update. At least, that has a little bit more meaning for the individuals and a sign that the Town

appreciates them. Just to put out a volunteer week, 10 people in Town might actually know about it. He would go with #1 and #4, and that's where he's at.

Selectman MacLean said to expand on #4, a framed proclamation is nice, but maybe besides just having a proclamation and a frame displayed, they could actually send a note to all the volunteers, thanking them. A personal note, or even with a little certificate in it, or something. That way, it's a little bit more personal and still frugal with other people's money. She would say #4, slightly amended.

Chairman Maddox said his favorite is #2, because that was his idea. It comes down to logistics. Do they have the staff to be able to do it? That's where he's coming from, and he can see Steve shaking his head. Mr. Malizia said the worse thing in the world is to mess it up and he's concerned that in trying to do something, with all good intentions, that somebody will be forgotten, or something will be omitted, then they are worse off than if they didn't do anything. The Town doesn't have an HR Department—he is it. Selectman Jasper said that's why he was suggesting department chairman and committee chairman develop a list. Mr. Malizia said realistically, the burden doesn't fall on them. In all honesty, the natural inclination is it's going to come right back to staff, and it will either be him or Priscilla. They can put their toe in the water and start with something to see if they can do that properly. If they can get out proper certificates or letters or a proclamation to everybody. See if they can do that properly and, if that works, they can always revisit it and try to do the next step. In the past, the Town has tried to do things to recognize either employees or employees and volunteers, and it has fallen by the wayside.

Selectman Jasper said if they do #4, then it has to be something along the lines that Selectmen MacLean has suggested because they can't simply put up a proclamation that it is Volunteer Recognition Week, and then not actually recognize anybody specifically. They could recognize people with five year increments of service, put out the letter to the chairman, department heads, put the onus on them, and if anybody forgets, it's going to be them and they will be more careful the next time around, if somebody comes in and says they heard so and so got a certificate. That's how some of this is going to flesh itself out—and will have to. They will have mistakes the first year. Then they simply write them out a certificate and send it along and say here, sorry, thank you. But they've got to do something specific.

Selectman MacLean said, and to save even more money on stamps, all the liaisons to their committees can hand deliver them at the meetings, with a hand-shake and a smile, with sincere appreciation. They might not get everyone; the rest they'd have to mail out, but it's a very small thing the Selectmen, themselves, can do. Take their own time to go to the meetings, certificate in hand, and recognize the people.

Chairman Maddox said they are now getting into the logistics of keeping track of when they are going to do all of this. As much as he likes #2, they need to have a mechanism in place to do this. The Town Administrator is already telling them they don't have the staff to be able to track sending it to the chairpeople, who rotate regularly. They don't know because it's their first year, so they skip over it. It becomes self-defeating for the Selectmen. Selectman Jasper said maybe they could ask for a volunteer. Selectman Massey said he who proposes, disposes. Selectman Jasper said that was Mr. Cole's rule. Selectman Massey so no, it was his. Selectman MacLean said the Selectmen liaisons can attend meetings and thank people, smile and shake hands and tell them they are appreciated, without certificates.

Selectman Massey said he'd make a commitment to the Board that he made that night that, as long as he is on the Board, would be willing to coordinate this. His concern is, at some point in time, he won't be on the Board. If they start something, he didn't want it to fall by the wayside. He would make the commitment that if the Board wants to do #4, with individual certificates for certain—do the same, five, ten and 15—he would gladly be the logistic person to make it happen, as long as he is a Selectman. Chairman Maddox said that's guaranteeing him a job for life, suggesting they defer this to give Selectman Massey a chance to flesh this out. Before they commit to something, see what it is going to take to facilitate that. It will still have to be put on a medium to send it out, or however they are going to do it. Are they going to be given to the liaisons to hand out? Selectman Massey said he'd come back on the 10th with a plan to implement it.

Motion by Selectman Massey to defer to the 10th, with a plan specific for implementation of Item #4, seconded by Selectman Nadeau, carried 5-0.

G. Fire Department--Ladder #2 Engine

Fire Chief Shawn Murray said he was present to continue the discussion on the ladder truck engine. As part of the backup, he forwarded some additional information to the Board. The mechanics from the Highway Department talked further to New England Detroit Diesel and, as a result of that, Chief Murray provided the Board with a further breakdown of the labor and parts between the in-frame rebuild and the rebuilt engine. He also made up a list of questions the Board was interested in having answered, and the answers to those questions. After reviewing all of the material again, his recommendation is to go with an engine rebuild. There is basically a \$9,400 difference between an in-frame rebuild and rebuilt engine. Given prior conversations in workshops relative to renovating fire trucks around a 10-12 year period, they would be best served by going with a rebuilt engine for a total cost, which would include the rebuilding of the transmission and a five-year extended warranty on the engine for an additional \$2,000 for a total cost of \$45,250 versus the in-frame overhaul, which includes the transmission rebuild, at a cost of \$35,850.

Selectman Nadeau asked the Chief if, after he spoke with Claude from the Highway Department, if he got back the results of the tests on the oil and the anti-freeze. Chief Murray said no, they were expecting them today, but as of 4:00, they hadn't received them. He hoped they would be in tomorrow. Selectman Nadeau said that's a pretty important thing when they are looking at motors, and what could actually be wrong with the motor, versus going through all of this stuff that they don't really have to go through if it's not what it really is. Chief Murray said it provides additional information, but it's not the tell-all about the situation of the engine.

Selectman MacLean appreciated getting all of the information and read through all of it. What she was looking for from the last meeting was what the mechanic says they should do, and it says that New England Detroit Diesel recommends what they recommend, but of course, they are recommending the most expensive one, which she figured they would. But the Chief trusts them and they, obviously, know what they are doing. It says they recommend the engine replacement because they think the Town can get another 10 years out of it, and also another five-year warrant out of it. That's what she was looking for, even though the Chief sort of told them that himself. She was really hoping to get it from somebody neutral.

Chief Murray said, to clarify, New England Detroit Diesel is not recommending any of the three. There were asked for three options. Their rationale for using a rebuilt engine was based on the conversation that if you were going to go out and refurb the fire truck, you're better served, if you're looking to get five or 10 years out of it, to put a rebuilt engine in. They are not recommending any of the options; they just provided them. When the Chief asked for further explanation of why they thought a rebuilt engine was better, they said, based on their conversations with the Town, if the Town was thinking of renovating that, trying to get five or 10 years more out of it, the Town would be best served by going with a rebuilt, in the long run.

Chairman Maddox asked what the date of replacement was for the ladder truck. Chief Murray said 2010. Selectman Jasper said, to follow up on Selectman MacLean's comments, it doesn't say who said what, but the first page quite clearly says New England Detroit Diesel recommends engine replacement. Chief Murray said that was in response to his question that if the Town was going to rebuild/renovate/extend the life of that ladder, why they would recommend a rebuilt engine. Selectman Jasper said he was going to vote for the rebuilt engine. Although it says a 20% differential in price, \$2,000 of that is for the warranty. If it was his money, he'd probably gamble and save the \$9,400 but it is taxpayer money. What concerns him is they don't get a full look at what's in there, and that's the thing that really concerns him if they don't have a full look at what is wrong, but this is one of those things that may be penny wise and pound foolish. He's not thrilled about how he is going to vote, but this is the recommendation and they will have a five-year guarantee. He hopes they never have to use that, but the unknown factor makes him too uncomfortable.

Selectman Nadeau just didn't think they should be making this decision without all the information. How much oil is it really burning? What is the problem? Does it have a blown head gasket and that's why it's burning the oil? They don't have all of the answers to the questions.

Motion by Selectman Nadeau to defer until October 10, 2006 until they get more information from the oil test and they can look into it more, seconded by Selectman MacLean.

Selectman MacLean said she didn't know anything about head gaskets and oil burning, and asked if it could be that simple, adding that Selectman Nadeau sounds as if he's had experience with that. Selectman Nadeau said it could be that simple, or the rings could be shot on one of them. It could be a couple of different things. The simplest thing is to replace the motor at \$40,000, but do they want to spend \$40,000 today when \$12,000 could get them another 10 years? In defense of Selectman Nadeau's thinking, it says that oil is pumping from cylinder kit of the #2 right cylinder. She didn't know what that means, but said it may indicate worn out seals or rings. Maybe that is what is wrong; she didn't know. She asked if they wait, if they would get the answers to that.

Chief Murray said they are already two weeks into this because this is the second time he's come back to the Board. The oil sample and coolant sample may come in tomorrow. If it reveals what the problem is, he will be back in two weeks to see if the Board will decide then. Then it takes at least three to four weeks to order a new engine. Then it will take another three to four weeks to tear the ladder truck apart because they have to literally take the cab off of the ladder truck. It's not just a tear-down. They have to tear the cab off, lift it to get at the engine, so they are talking another eight weeks out. Selectman Nadeau said the truck could still be driven the way it is. Chief Murray said he has made the decision not to drive that truck; it is parked in the bay until a decision is made of what is going to happen to it.

Selectman MacLean said if it is something simple and only costs a few dollars—considerably less to repair—then they would still be looking at replacing it in 2010, a few years from now. But if they rebuild it now for less than it would take the rebuild it in 2010, if that's what they decided, they'd be giving themselves another seven years from 2010, so she didn't know. She asked if the Chief could come back at the Board's workshop meeting, which is only a week away instead of two weeks. If they get the diagnosis in two days, they could make the decision at the workshop on the 3rd. It's only a week. Chairman Maddox said the motion could be amended; he didn't think it included a date. The tough question is what the test would show. His mechanical knowledge doesn't go that far into diesel engines, so he is relying on what they have in front of them. He noted there was a gentleman in the audience who was raising his hand and asked him to have a seat at the guest table and to provide his name and address.

Robert Lawrence said he owns a company in Windham Heavy Equipment, saying he spoke to the Deputy Chief about replacing the engine in the truck with a Caterpillar engine, which would be a retrofit Cat. It would be a little more money, but they would guarantee 10 years out of the truck. Chairman Maddox said that was a whole new wrinkle to this. No one knew that was coming. He thought Mr. Lawrence was going to provide some technical expertise. Mr. Lawrence said he was a Detroit technician, as well as a Caterpillar technician and a (not discernable) technician. Chairman Maddox said he could submit that but, at this late date, he wasn't sure. Mr. Lawrence said he just wanted to throw that out; it's the Board's decision.

(Start Tape 3-A)

Chairman Maddox said there was already a motion on the floor. Selectman Nadeau included the date of October 10.

Selectman MacLean asked Mr. Lawrence thought the oil leak could be a seal. Mr. Lawrence said no, the engine is worn out. It has almost 10,000 hours. It's worn out. An engine is a maintenance item that wears out, just like anything else. It's time to put a new engine in the truck.

Selectman Jasper said he understands analyzing the oil, but he wasn't sure what it was going to show. He just blew a head gasket, and when you do, you know you've blown a head gasket. You don't have any power left and you're pretty much done. That's why he was on the side of the highway. So that's clearly not the problem. While 10,000 is not a lot of hours on a highway, it's a lot of hours on the short haul. He can't see that he will be in any different position because, ultimately, he wants to see that truck rebuilt. Probably when it was gone for all those repairs, they should have talked about the body and some other things because that will be the other component that needs to happen. They're going to need some body work on that truck to get another 10 years out of it. Chief Murray agreed, saying it's not anything significant, at least right now—just cosmetic. Selectman Jasper said this is where they need to plan and maybe put some money in the budget this coming year for the body work. He has got to put this in perspective. The Chief has an overall budget of about \$4 million, and they are talking a difference of \$9,000. The Town has a payroll of \$196,000 and some weeks, it's over \$225,000 gross payroll, and they are arguing about \$9,400. They are in a lot better shape with a new engine, and he has got to go with that. He really didn't care what the oil analysis says.

Selectman Massey said he wasn't going to support the motion for much the same reasons, especially since the longer the engine stays out, the more vulnerable they are and there is only a certain amount of good will they can rely on neighboring communities for mutual aid. He will vote against the motion.

Amendment by Selectman MacLean to defer until October 3, 2006. Chairman Maddox didn't think they needed to be that formal; it was either going to be the 3rd or not. He asked if it was going to be the third. (No audible response.)

Vote on the motion to defer till the 3rd failed by a vote of 2-3 by a show of hands. (No audible identification of the vote.)

Motion by Selectman Massey, seconded by Selectman Jasper, to authorize the Fire Chief to have the ladder truck engine and transmission rebuilt at a cost not to exceed \$45,250, as outlined in the September 22, 2006 spreadsheet.

Chairman Maddox said he was going to vote in favor of this because it was going to be a \$1 million piece of equipment to replace. If they can buy eight to 10 years on this vehicle—and he'd ask the Chief to take a look at those cosmetic items—he was more worried about wiring harnesses, if they've got the cab off, and those kinds of things. They've had some problems in the past with wiring harnesses causing some trucks to just stop, just to take a look at that while they've got this machine apart. He thinks it is a worthwhile investment to move this thing out from 2010 to 2018, maybe 2020, if they are lucky, which saves the Town a lot of money in the long run. If they don't replace the engine, they are going to be sitting there three years from now, going damn, we saved \$9,000 and now it's going to cost us \$30,000 to replace it again, anyway.

Vote: Motion passed 3-2, by a show of hands. Selectmen MacLean and Nadeau voted in opposition.

8. NEW BUSINESS

A. Planning Board Tax Map Update Account—Fund Request

Assessor Jim Michaud said he was present to discuss an opportunity that presents itself, once again, to the Town of Hudson. In November 2005, Senator Gregg's office had obtained a \$500,000 grant to contract with Pictometry, Inc., to conduct a regional flyover of Hillsborough and Rockingham Counties at oblique angles and the Town of Hudson has an opportunity to test drive this product for two years at a cost of \$1,250 or about \$1.67 a day. What is Pictometry? It is the name of a privately held firm out of Rochester, NY and their product name is the same. Pictometry is the unique patented information system that combines aerial imaging with state of the art software system that has the ability to provide visual information, unlike any other systems available today. While Pictometry libraries contain straight-down images, like ordinary aerial imaging, over 80% of Pictometry's images are oblique, taken from angles, so that features can easily be seen in their entirety. Pictometry is going to be an enhancement to GIS; it doesn't replace it. The first major installation was in 1993 in Arlington, VA and in 2005, they had expanded to over 100 counties. They also developed touch-screen software interfaces for use in first responder vehicles. The software is taught at the National Fire Academy and in 2005, the company secured a five year agreement with Microsoft to provide aerial imaging through Virtual Earth. The Town would be receiving what is light years ahead of what is available on Virtual Earth,

with virtually little comparison between the two. The flyover the two counties is scheduled for November 2006, with deliverables in the Spring 2007. There was an on-site demonstration of the software for about 20 staff members last summer. They also went over to Nashua when they had a demonstration for other communities. Last Friday, he, Steve Malizia and Vin Guarino went to Nashua for another demonstration. In addition to receiving the images for the Town of Hudson, they'd also be able to receive images for any community in Rockingham or Hillsborough County. In terms of mutual aid, they would definitely benefit in having the images for Pelham, Nashua and Litchfield. Imagine a situation that you have an industrial fire in Nashua and we're called in for mutual aid. Before Hudson even goes over the bridge, they can see 12 angles, 12 pictures of the industrial building at different points, and how that might aid fire command staff. It turns night into day and winter into summer. It gives good, clear views of buildings, forests, etc. in the communities and it has a lot more clarity. Right now, each pixel on the image is 7" on the ground. With this flyover, it will be reduced to 4". In spite of that, they still won't see anyone's license plate or anyone's face. They saw that on the demonstration on Friday. In addition, if they were to have some sort of natural or man-made disaster, Pictometry would come over, like they did for Katrina, and fly it for free—taking the hard drives out of the plane and bringing it to FEMA, or whomever was managing the disaster, at the time. The product will give people in Town government the tools to work smarter. It's a labor enhancement, a labor productivity tool. In terms of being able to handle it hardware-wise or IT-wise, Vin Guarino says they can. They get a hard drive that gives them all of the data, with unlimited ability to put it on any server, any PC, for Town purposes. They can't go out and sell it on the internet or on e-Bay and sell images. They lease the data. Whether or not the Town buys into it, Pictometry is going to fly, and they will sell it to Microsoft and whoever they sell their product to, subject to their agreement. The only question is if the Town wants to give itself the ability to buy into it \$5,000 cheaper than in January. He wished he could show it to the Board. Both Chiefs have seen it and signed the memo, along with him.

Chairman Maddox said it was, basically, a loss leader at this point. They are saying it's \$2,000 for this cycle, and then it will be \$14,000 the next two-year cycle. Mr. Michaud said at the end of two years, spring of 07 to spring of 09, they have three choices to make. They want to do flyovers every two years. Stuff changes every month. They could decide to re-up for the new flyover and get new images, while they still have access to the old images, and that would be the \$14,000. Or they could say not much has changed in Hudson in two years, they will give the Town about 20%, if they keep using the same images, it would cost 20% of the \$14,000 or about \$2,800 to keep using those images, and then the Town has those images forever. At the end of two years, the Town doesn't like it, return it to them—no harm, no foul. Or the Town says they love it so much, they are going to do another flyover at \$14,000 and in two years, it will probably be less. Or, they say they are going to keep the same images and re-up for \$2,800. Chairman Maddox asked if it would be the Town's forever, after the \$2,800. Mr. Michaud said from the November 06 flyover, those images would be the Town's forever.

Selectman MacLean said that was her question, about the \$14,000 and if they get to keep the pictures—but it will cost another \$2,800 to keep the pictures. If they just loved it and everyone in Town just uses it, and it's invaluable, he said it didn't replace the GIS, but could it? Instead of doing the GIS flyovers, just do this, instead? Mr. Michaud said they asked that question of Angelo Marino in Nashua and he is not of the opinion that this replaces GIS; that's not the design of the Pictometry product, and he hasn't heard of communities replacing the GIS with this, but that's not to say what the future is going to hold, if they come out with a product that integrates their existing GIS data. To date, they've been told it doesn't replace GIS. Selectman MacLean referred to the example Mr. Michaud used about being called on to fight a fire in Nashua, and she couldn't envision everyone in the Fire Department, gathering around a computer before they get into the truck before they go to fight a fire. She didn't think they use GIS for those things. It is usually used more in the Community Development and Engineering Departments, for things like that, not necessarily for emergencies. The \$1,200 is a great deal, but it's almost like a tease. If they really like it, but don't want to spend the \$14,000, then they will be sad. Mr. Michaud said emergency command staff absolutely uses available data; they are directing traffic. Selectman Jasper could probably shed some light on that. They are not out fighting the fire, but directing the people who are fighting the fire, or conducting the emergency drill. He has two pages of uses, involving law enforcement, 9-11, Homeland Security, Fire Departments, Engineering, Transportation, Assessing—it's only limited by imagination.

Selectman Massey said he asked the Town Engineer that very question, and the difference between the aerial flyover that they did last year and this is that when they do the aerial flyover, they have coordinate maps on the ground, and as the flyover occurs, they do it in a grid fashion, and they map it to the coordinates on the ground, so that when they update the database in the GIS database, they have the coordinates on the ground synchronized, so they have a completely accurate picture of the lots. So, the answer is they are different. They provide a different perspective. One is a top down; the other one is a side view. But the side view does not map to the coordinates on the ground. When he saw this, the same question occurred to him about the \$14,000 and he always answers the questions, when someone is putting free money in front of him, if he would spend the money, if he didn't have the free money? In other words, if Pictometry came to them and said, "You can have this for \$14,000," would he spend the money? In his conclusions, in knowing what they have with the top down, and the fact they've only basically had it for a couple of years now, he would not be willing to spend \$14,000 on an additional piece of software. To him, the \$1,500 is misleading because what they are really asking is if they want to commit the Town to future purchases. Make no mistake about it, if everybody thinks this is great, they're going to see a line item in the 2009 budget, or the 2010 budget, for \$14,000. His conclusions are he would not support this because he wouldn't support the \$14,000 cost.

Selectman Jasper tended to agree with what Selectman Massey said. He is having a hard time figuring out how this is going to be helpful for police and fire on the ground, what it's actually going to do and how many applications there are. The other thing he is trying to figure out is how they are going to access it. They used to have a command trailer so the Fire Department could have computers and stuff, but they don't have that. He is wondering how they would access this in a usable format, on the scene. If they put it on a laptop, will it be useful, or for what? He doesn't even know what they are going to use it for. If a building is on fire, what is it going to tell you? I know what this side looked like before it was on fire. He's not sure where that gets them. Or, if someone is running around the building, he can go to his laptop and figure out where the door is on the side, versus running around the building to see where the door is. He didn't know what it was buying them. He's also going back to thinking about how much money they are already spending on technology in Town, how much they are committed to in the next few years. He didn't think they ought to do this without looking at that whole piece because, in his business he tends to say he is insurance poor because it seems like all his money is going for insurance, whether it's health insurance, or liability insurance, or fire, or whatever, and he's beginning to think the Town is becoming technology-poor, that all their money is going for technology and he's not really sure what it's getting them at the end of the day, in some of the aspects. He's sure it's a wonderful product. He didn't need any convincing it's giving them some real good information. Somebody has got to tell him what they are going to do with the information.

Mr. Michaud said his sense was that it's really not worth continuing trying to convince the Board. He wished he had it in front of them to show them because a picture is worth 1,000 words. Chairman Maddox said he was the third one in the "no" pile, at this point. If they already have the GIS map, what benefit would they get from looking at a different screen, other than they can look at it from angles. Mr. Malizia said it's three dimensional, as opposed to flat. If someone wants to determine where exists and entrances are, someone probably isn't going to run up to a building. As far as fire goes, maybe pre-planning. He's not saying they would use it on the ground all the time. The other thing is they have no aerials of any other town in the area, and they do Litchfield dispatching and work for Litchfield. With Pictometry, once you are in, you can have any other town in Rockingham or Hillsborough County. That is an enhancement they don't currently have.—and he didn't want to pay to fly over Litchfield, but they do a lot of work for them. From the perspective of the Fire Department, it would be useful for mutual aid. The Town frequently sends fire trucks to Litchfield. For short money, it's an enhancement to what they already have. He agreed that a picture was worth 1,000 words; he saw the product.

Chairman Maddox said the cost of the software was the short thing; it's all the training that goes with it. Again, they got to look at the \$14,000 number to see how much, percentage-wise, this is going to cost them in training and man hours to get up to speed, get it into all the vehicles, etc.

Chief Murray was recognized and said the Fire Department and the Police Department did sign off on this because they were before the Board two years ago. Jim is correct in saying that if they leave here tonight with anything, perhaps the Board can defer it until they can see a demonstration of the program. The current GIS system has really helped a lot in just being able to look at parcels of land. Earlier this summer, down in the south end of Town, a lot of illegal fireworks were found stored in a garage on the property. They used the GIS at that time to pre-plan that building until they could clear it of the fireworks. With GIS, they are able to plot evacuation distances, what they felt would be the hazardous area, and the is true with the Pictometry. They can do a lot of pre-planning with it. It doesn't necessarily have to be in the apparatus, but it provides an extra tool to be able to pre-plan buildings, which is what they do with businesses in Town, knowing where fire protection systems are, sprinkler systems, dimensions of buildings, what exposures may be present. The Fire Department just got the IMC software and Pictometry is compatible with that. The Fire Department won't come in next year to ask for \$14,000 in software to continue the program, but he believes that this technology, when available with a grant like this, will certainly enhance their operations. At the very least, if there was a possibility that the Board would be interested in seeing how it operates, it would give them a better perspective on how valuable it is going to be Town-wide.

Selectman Jasper has no doubt about the technology and the pictures. Although he hasn't seen it, he's read the descriptions and looked at the packet. What he is trying to figure out is what it is actually going to do for the taxpayer. The GIS is a great step and it allows them to do the things they've talked about. He didn't think anything is ever going to replace pre-planning, going on the ground and looking at the physical structure, being able to look at it closely. This isn't going to be able to give the detail necessary to do a huge amount of pre-planning. Even if it did, that would probably be a mistake, not actually being physically at the building, and being up close and personal. He has got to be convinced of what it is going to do for the taxpayer, in the long run. The Town is putting a lot of money into technology and this is another piece of it. GIS is great. They were convinced of that because they were talking about all the things they could map and all the things they could do and pull up. He's also trying to figure out, in an emergency situation, how they are going to access those pictures. Do you have the personnel to sit there and physically do that, versus you get the physical structure in front of you. Steve talked about a sniper on a building. He asked if someone could refresh his memory of the last time they had a sniper on a building in Hudson. Theories are nice, but they could sit there and talk about things that might happen that never will. He just has to have something that says today, we will be able to do this, and it will benefit the taxpayer in this specific way.

Selectman Nadeau said he just came back from Gorham. He went up to a resource management meeting, and one of the towns had this Pictometry, and they were talking about the Mothers' Day flood, how they used it. It made their pre-planning a lot easier because they could see everything three-dimensional. He thinks, for that money, for two years,

they should get it, try it, use it and see if it is going to do anything more for the Town than what they have now, and if it does help out with the Police (talking over each other), they could see things like that. Definitely, for \$1,400 it's a good thing to look at. If it doesn't work, they don't have to spend the \$14,000.

Mr. Michaud said this wasn't taxpayer money. Chairman Maddox said he didn't want to go down that path. Mr. Michaud said outside of the grant money consideration, he's asking the Board for a policy decision to approach the Planning Board to obtain the funds through the tax map funding account. If that's not a good idea, then four departments at \$325. They probably spend more on socks, and this knocks the socks off socks. He thanked the Chief for his comments, thinking maybe they could get Angelo in here or to schedule something in the Nashua auditorium for them to view it.

Selectman Massey said he had a couple of things. They are going to go back in time to a program that was affectionately known as CETA—the Comprehensive Employment Training Act of the early 1970's. The federal government decided they needed to have people trained because of the downturn in the aerospace, so they created CETA, and you could get money from the federal government to hire an individual for your municipal operations—and you'll get the point in a minute—and grant was good for one year. Well, in the town he lived in, and his town wasn't unique, they needed dispatchers in the police and fire departments, so they used CETA money to hire dispatchers. But because you couldn't use that money for that dispatcher for the second year, they were terminated at the end of the first year and hired new dispatchers, in order to keep the money coming because it was free. That's what brings him back to the present. They are not talking about \$1,400; they are not talking about \$14,000. The rule of thumb in software is that the cost of the software is usually about 10% of the total cost of these projects, and the Chair touched upon it. The training that would have to be involved; the objectives. He's said all along that software should not drive their businesses, the businesses should drive the software.

(Start Tape 3-B)

... played around with the Microsoft version of this software. It's fun to play with. You can rotate. You can look. You can smear. It's fun. But quite honestly, the only reason he'd be willing to even entertain a deferral is that he would want to see a comprehensive plan of what the objectives of it are, how it would be used, the cost of the training, and what the implications to the Town, in total, would be. On the basis of just having some people look at it and say it's great, he's not persuaded it's in the best interest of the Town to spend the money. Again, the cost of the software is just the tip. It's figuring out the purposes for it. You should never go off and buy software unless you, first of all, have a business objective that you're trying to achieve and that the software will make that objective achievable.

Chairman Maddox asked what they wanted to do, if they wanted to defer this. Selectman MacLean said she wouldn't mind deferring this, but on what Selectman Massey said, if the Chief could be there and maybe the Police Chief, to show them how they would use this software, as opposed to the GIS. The Fire Chief was talking about using the GIS for the building with the fireworks, and it got the job done. How would it have been different with Pictometry? Maybe if the had some narrative to go along with it... she knows they put themselves in danger because if they can't say no to \$1,250 after they all love it, it may be harder to say no to \$14,000. She saw no harm in deferring this.

Selectman Jasper didn't think his mind was going to change. This is a product they are justifying why they want to have it, instead of thinking they could really use something and the found a product that meets the objective, which is what Selectman Massey said. If the Board decides to defer this, he'd want to know what the technical support would be required; how many man hours is it going to require? What's IT going to have to put into this? How much training? All those things, in order to make it work, to keep people familiar with it. Like any technology, if you don't train on it all the time, and suddenly you're in an emergency situation and you can't remember it. For example, he knows the old emergency number for the Hudson Fire Department—883-7707. There was an accident in front of his house the other night and pulled out his cell phone and said he'd call the old emergency number because he didn't want to go through 9-1-1. He couldn't remember that number because he didn't use it that often, so he called the business line. He calls the business line fairly often, so he knew that number. Chairman Maddox didn't know there was an emergency number. Selectman Jasper said his wife called 9-1-1 and she was on the phone with them forever. It was much easier calling the business line. But that's one of his concerns. What good does it do if they don't train on it all the time because you get in that situation and need it immediately, but haven't looked at it in six months.

Motion to defer by Selectman MacLean, seconded by Selectman Nadeau, until the Assessor can arrange to have someone come and show them, at the October 24, 2006 meeting.

Selectman Jasper said he didn't want to see it; he didn't need to see it. Selectman Massey said he echoed Selectman Jasper's comments. If this motion passes, he would fully expect, in order for him to favorably consider it, there would be a complete business case made for why this software is necessary and the cost, the total cost of implementing it, which would include the training, the on-going training, the IT support, the equipment necessary to keep it, etc., etc. Just to defer it to have them come back and tell them what they would use it for... he wants to know what the business need for it is, and then he would then make a decision, if this passes.

Selectman Nadeau asked if this could be in time for the October 10 meeting. Mr. Michaud said he wasn't going to be here. Chairman Maddox said then it would be October 24 and asked if that was Selectman MacLean's motion. She said yes, and she agreed with Selectman Massey and Selectman Jasper. They want that information. They want to see it, along with backup and details and how and why. Selectman Massey said to be clear, he didn't need to see the software.

He already knows what it does. He's seen some indication of it with the Microsoft version of it. It's the business case that has to be made. Chairman Maddox said he was using Google for Planning Board stuff, and it tilts and it pans and it sweeps and it does all that, and it costs him \$20, so he didn't really care if he didn't use it very much. It's buying into another software package that, over time, will be costly to not only just buy the software, but to maintain the training and whatever to keep it going.

Selectman Jasper said if the dog and pony show comes out of it, he'll vote for it to allow them to bring in the business plan, but if he's going to have to sit through seeing the software, then he's going to vote against it because that's not his issue at all. He's sure it's wonderful technology, and he doesn't need to see it. If they are going to make him see it, then he's voting no. Selectman MacLean said her motion was to actually see it because that's what they want the Board to see. Chairman Maddox asked her to redefine her motion because he thought the intent was for them to come back on the 24th with the information that Selectman Massey was looking for. If they wanted to see it, they could provide a view of it, but several members don't need to see it. Selectman Nadeau said he didn't need to see it, either. Selectman MacLean said she was trying to be respectful of them (staff) because they thought if the Board saw it, it would change their minds, so why not? Selectman Nadeau said he's seen it.

Chairman Maddox said the motion was to defer to the 24th to facilitate the finding of the information that Selectman Massey was looking for. Selectman Massey said it wasn't just him. Chairman Maddox said that the Board was looking for. Selectman Jasper asked Selectman MacLean if that was her motion. She said no, it wasn't. Chairman Maddox asked her what her motion was. She said it was to defer to the 24th till they can have a sample to see how it works. Selectman Nadeau withdrew his second. He wanted just the business plan.

Motion by Selectman Nadeau to defer to the 24th for the business plan aspect of it, with no showing of it, seconded by Selectman Jasper, carried 4-1 by a show of hands. Selectman Massey voted in opposition.

Chairman Maddox said this would defer Item B, as well. Mr. Michaud said they are totally different.

B. Request for Approval on creating Tax Map PDF Files

Assessor Jim Michaud said he was approached by a tax mapping company, Aerial Mapping Survey, to see if Hudson wanted to put their tax maps on the web. Currently, they don't have any geographic representation data out of the web and it seems to be the missing link on the web site for real estate data. They have property assessment data, zoning code—a lot of information out there, but not what your lot looks like and what the measurements are, the frontage, etc. The IT contractor, EagleVue, said Londonderry uses their GIS employee, John Vogl, and he not only converted their tax maps to PDF, he also did an overlay of zoning in color, and of wetlands, and enhanced the tax map out on the web. He proposed to do something for Hudson that he did in Londonderry—convert Hudson's 150 tax maps into a tax map PDF, which can be uploaded to the web site and tax map data will be available 24-7. GIS isn't ready for counter service, much less on the web.

Motion by Selectman Jasper, seconded by Selectman Massey, to approve a contract, subject to Planning Board approval, of use of funds in the Tax Map Update Account #1270-265, for \$750 with John Vogl to create enhanced Tax Map PDF's for web site posting.

Chairman Maddox asked the question they beat to death on the last item. What is the ultimate cost of this, over time? It cost \$750 to convert the tax maps, but if one of them has to be changed for whatever reason, what is it going to cost? Mr. Michaud said he is doing the hard work right now, which is creating and colorizing in the zone lines, the wetland areas. There are going to be new subdivisions and new lots that are going to have to be put out there, new tax maps that need to be added. \$750 divided by \$150—the cost is going to be very, very cheap. It's probably something they could end up doing in-house, at some point, once the new IT director comes in. They might have a plan. This is easy stuff for those in the IT business. He didn't have a factual answer for how much it would cost to update it. Chairman Maddox asked if what they have in-house would be able to support it today.

Selectman Massey said in this case, there is a business need for doing this. People that want to access the Town's web site today are accessing a copy of the Town's data base, and the copy they are referencing is not always accurate. This would provide that, and then the question would be to come back with what it's going to cost to maintain it because they are going to spend the \$750 to have a moment in time picture of the tax maps, but what do they do to maintain it, so they are probably back in the same position. He winds up being in the same position he would be on the other one. He thinks the business case for this is made. The question is what it is going to cost to maintain it.

Selectman Jasper said, unless he's missing something, \$750 to do 150 maps; they can change them once a year for \$750, so he's having a hard time thinking this is going to be any real substantial money and, if it turns out to be, they can always stop doing it. He thinks this is a real service to the taxpayer because he's had occasions where he's wondered who owns a piece of property. They don't know the tax map; they don't necessarily know the street number for something. To be able to go on the web and look, and see, and understand, it makes so much more sense. He assumes this is something they would be able to zoom in on because they can't necessarily read all the little numbers. Mr. Michaud said absolutely; it's Adobe. The handout was samples John Vogl did over the weekend. It's exactly what they have sitting on the counter upstairs. They update about 30-40 maps a year, hard, physical tax maps. That's an idea

of the cost. They have some economy of scale right now because they're getting the home-town discount a little bit from Mr. Vogl; he's local, doing this on the side. Aerial can do it. The just didn't offer all the enhancements John is.

Selectman MacLean said it would be a good service to update it yearly, but if it ends up being too costly, they can always say that information is not available for certain tax maps, if things change too fast. Mr. Malizia said they always should put a disclaimer on it, such as don't make any legal decisions based on these tax maps, but it gives a representation and some guidance. Folks are always looking for this data, and if it can be provided to people's homes 24-7, they don't have to come down to Town Hall. It's a service for the community. Selectman Jasper said and they will be bothering Mr. Michaud and his staff a lot less.

Selectman Massey said to pull it further, the top down maps they currently have are only being planned to be updated every seven years, with the flyovers. Even if they do this every seven years, it would be consistent with the top down maps. Even though he thinks they are going to wind up with an on-going maintenance cost, he thinks that the front end, the business need is there, and the money is short. If they are looking at \$750 for 150 maps, as Selectman Jasper said, they are not talking about a lot of maintenance costs. On balance, this one does warrant passing tonight.

Vote: Motion carried 4-1. Selectman Maddox voted in opposition, saying they should be consistent.

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

Kathleen MacLean said she didn't have any remarks.

Ken Massey said he had a press release that the Community Development Director asked him to present to the Town tonight that is on the web site right now. Effectively, the Town will be conducting mosquito control operations Thursday evening, September 28, starting at about 9:00 p.m., spraying the at-risk areas in Town, which have been identified as Alvirne High School, Hills Garrison Elementary School, Memorial School, HO Elementary School, Library Street School and Nottingham West Elementary. The spray will be applied to the vegetated perimeter areas of these schools and recreational fields will provide extended mosquito control for several weeks. If anyone has any questions, they should call the Community Development Department as to the type of insecticide that's going to be used and any specific areas that they have concerns about. It will occur Thursday night, September 28, at approximately 9:00 p.m.

Updates on the IT world. They completed two billing cycles with the Water Utility for the Munismart. The next area they are working on is the sewer. They have a window of opportunity right now to convert over to Munismart on the sewer for October. If they miss October, they will have to wait until January, in order to put the bills out. They are working hard to get the bills on to that system for the October billing cycle, but if they miss it, then it won't be until January that they can actually do that cut-over because the bills are quarterly.

In the case of the uninterrupted power supply, the IT world made the decision that it would be cheaper and more cost effective and solve the problem as easily by putting individual UPS systems on each of the PCs in Town, as opposed to the original idea of doing a single UPS system. They ordered the 30 UPS systems and have started to deploy them right now. The Town is going to spend approximately \$10,000 less than what was in the budget in order to make that happen.

The policy group for computer usage met last week and it was agreed that they would have a draft ready for the Board to review at the second meeting in October, which is what they are working towards. It may take them a little longer in order to make it work. One of the areas it turns out they make sure they cover is that because in the case of the Police Department, their accreditation is dependent on how they maintain their records. They have to be clear that the policy they put in place for the entire Town is reference in some manner, shape or form in their written policy on the accreditation side. It's not something that's going to be hard to achieve. It's just that they had to make sure they accommodated that.

In the case of the PCs, the second round for the total 10 they are going to be purchasing this year, have been purchased and are now being deployed. At the moment, the e-mail system is on hold. They probably won't do anything with that until after the IT Director is on board because there are enough of the other issues that need to be resolved first.

In the Engineering world, James Way Bridge, the membrane has been laid down and they expect to do the paving of that bridge at the end of this week.

The River Road final paving has been done. They did some touchup yesterday and, as far as he knows, the looping project is completed.

The shop drawings on the booster station have been signed off by the Engineering Department. Manufacturing has started and they are still looking at December for the system to show up on site. Everyone who may be interested, or listening, they are actually going to build the pump station off site and it will then be trucked in and set down on the pad. It's easier that way because they will be doing all the testing at the manufacturing site.

The final seeding has been done on the Wason Road project. They will do the final paving next spring, which is standard. On a new road, the initial paving is done one year and the final paving is done the following year. The connections for anybody on Wason Road and Holly Lane will be possible, once the booster station is in place. So, even though they've made the connections to each one of those units—the connection being putting the stub to their property line, the actual ability to connect into the Town water system will be possible only after the booster station is in place.

There is going to be a recommendation from the Sewer Utility Committee to have the Town, in the FY08 budget, which is coming up, put money in there to extend the line to Hunter, Colson and Gregory and there will be a cost estimate. He's not certain if it will be handled as a warrant article, or whether it will be part of the operating budget, but they are going to recommend to the Board that they entertain that project.

They are working on the bid spec for the South End water tank and, right now, the estimate is that the bid spec will be available in the November/December timeframe. The delay has been due to the fact they were not able to get on the site and do the test borings until they got the green light from the owner that they could go on site.

The Gordon tank—they are planning to come in October to do the inspection work that they are going to coordinate with Pennichuck Water. It will be out of service for some period of time. Right now, they are estimating about a week, but it is felt there won't be an impact on the Town's delivery system because, by then, the irrigation systems will have been turned off in Town. In the summertime, that is where the major water usage is coming from. As a matter of fact, they've seen in the monthly volumes of water coming in from Pennichuck, they've been significantly lower this summer than they have been in the past because of all the rainy weather.

Finally, Sunshine Drive—They took over the responsibility for completing that project. They used the bond money that was there, and that's the reason why the bond money is there, and they've completed that. The work was done very nicely, according to the Town Engineer, by Tate Bros. That was another area where something needed to be done, and they took the bond money and did the work.

Ben Nadeau said it's that time of year, again—Fire Prevention Week, October 8 – 14. The Hudson Fire Department is joining with Papa Gino's and Wal-Mart to remind local residents how to prevent cooking fires in homes. Papa Gino's at 77 Derry Road, on Tuesday, October 10, from 5:00 – 9:00, will be handing out pizza to the children and handouts from Fire Prevention and they will be doing it at Wal-Mart at 254 Lowell Road on October 12, from 5:00 – 7:00. The Hudson Fire Department will be having an Open House on Monday, October 2, from 5:00 – 8:00 at the Central Fire Station and if more information is needed, call them at 886-6021 and ask for the Fire Prevention Division.

The OPAC--Older Persons Advisory Committee--is on time with October 15th date.

Jasper said this is his 12th year on the Board of Selectmen, over the many years, and people have asked him how it is going this year. He has had the pleasure of saying this is the most enjoyable year that he has ever had on the Board of Selectmen. They have been able to disagree agreeably and leave with no acrimony. He was, however, very disappointed two weeks ago and, because he was quite upset, he stayed quiet at the time, not wishing to regret any of his words. He didn't think there was anything that was done intentionally by anyone on the Board, or by anyone on Town staff, but he's not pleased with what happened, at all. He knows that the Chairman was surprised by how it happened, and having the chance to look into it, they had an applicant, Mr. Cole, for alternate to the Planning Board. Now, the deadline for the packet is Thursday at noontime. That application didn't come in until Monday, so the Chairman wasn't even aware of it. No member of the Board, that he knows of, was even aware of it. He actually did ask Selectman MacLean—he ran into her—if she was aware that it was in the packet, and she wasn't. And so that was very strange that it made it before them in and of itself because that, essentially, violates the closeout for having dealing with business. There was no emergency to put a Planning Board alternate on. He had requested that they wait until tonight's meeting to vote on that, and he had some questions. Mr. Cole declined to come in to this meeting, even though the Chairman had questions for him. He didn't believe he would have come in for that seat, either, but as they all know, Mr. Cole has a particular interest in the Green Meadow project. Well, there isn't anything wrong with sitting on the Planning Board and having that interest. However, when somebody has a demonstrated interest in a project, they should not be seated and, had he had the opportunity, and had the Board had the respect for his concerns and said they didn't need to do this, some of that may or may not have come out, but what he also had the chance to do, not knowing previously, was to look at the statute, and the statute is very clear that if you do not maintain the same standard that a juror would have to maintain to sit on a jury trial, you cannot be seating on a land use issue. Mr. Cole, by statute, is not qualified to sit on the Green Meadow case, and it's not anything he said at the Planning Board. It's the e-mails he has generated, where it has been quite clear that he has a bias in that case. And that's where they could have been better prepared. He thinks they do need to have a discussion about that, in general, not just him,

specifically, but in maintaining that judicial standard on cases because they get sued occasionally. They have problems, occasionally. This is the largest thing anyone in New Hampshire has ever seen, and he thinks they have to make sure that their process is done right, and that's what he's concerned about. It's not about any ill feelings he may have towards Mr. Cole.

(Start Tape 4-A)

It is are they going to maintain the integrity of the Town. These people probably have more money available to them than this Town has available for lawsuits, so they have to be very careful about how they proceed, and Mr. Cole is the one who said, "we have to get this right, we've only got one shot at it, and we have to get it right," and he agrees with that. Part of getting it right is making sure the members they have seated on the Planning Board meet that judicial standard. He would, ultimately, just ask again—when he was thinking about it tonight, Ben had a question about the oil, and they didn't defer that because they had decided that's a little different; they can look at that and say they've got an emergency vehicle out of service, and sometimes you have to move a little quicker—but when it's an alternate to a Planning Board, or probably any member of any land use board, or any other board, unless you have so many members resign and you have all these vacancies, you can wait, and you can give the courtesy to the other member to get his questions answered, and that courtesy was lacking two weeks ago. He hoped that they can remember that in the future, and show that courtesy when members have questions. And there are going to be cases, again, where there is a timeliness to it, but it wasn't here. Again, though, he has really enjoyed this last six months that he has been on the Board more than any other six months he's ever served on a Board of Selectmen. He hoped they would take this as it was intended. Selectman MacLean said yes, he loves them all. Chairman Maddox said the Chair does take Selectman Jasper's input; again, it's a learning experience for sitting up at the front of the room. He's used to causing more trouble from the side, but he will take that under advisement.

Richard Maddox said Saturday, September 30, is dump day from 8:00-2:00 on West Road. It's getting close to the end of the year and time to get rid of all those leaves they've got stacked up. (Ben would know because he's there all the time.) It's a service that the Town provides to get bags of leaves out of the yard. There is one left in October, and maybe one more in November.

Finally—the gentleman to his left—that people keep asking who he is, the guy that keeps rolling his eyes. Steve Malizia is the Town Administrator, and Chairman Maddox wanted to thank him for the last six months. He is the guy that keeps everything going, day to day. The Board of Selectmen is seen on television—always interesting—but they only meet three Tuesdays out of the month. Steve is the man who fields the calls, works with the department heads and really has done a great job of keeping the Board as sane as they can. Part of the success of this being a good year is the Town Administrator kind of keeps everything going in a natural flow. They are not always going to agree with him, but he's a good man to have by his side. Mr. Malizia expressed his thanks, adding that the Town has good staff, too—many people that make the organization move forward.

10. NONPUBLIC SESSION

Motion by Selectman Nadeau, seconded by Selectman Massey, to enter Nonpublic Session under 91-A:3 II (a) The dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted; 91-A:3 II (b) The hiring of any person as a public employee, carried 5-0 by roll call vote.

Nonpublic Session was entered into at 10:25 p.m. Chairman Maddox stated the televised portion of the meeting was concluded and that any votes taken after Nonpublic Session would be on the Board's next agenda. NPS was terminated at 11:45 p.m.

Motion by Selectman Jasper, seconded by Selectman MacLean, to seal the Minutes of the Nonpublic Session carried 5-0.

11. ADJOURNMENT

Motion by Selectman to adjourn at 11:46 p.m., carried 5-0.

Recorded by Mike O'Keefe, Cable Committee Chairman.
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