

HUDSON, NH BOARD OF SELECTMEN

Minutes of the February 8, 2022 Meeting

1. CALL TO ORDER - by Chairman McGrath the meeting of February 8, 2022 at 7:00 p.m. in the Selectmen Meeting Room at Town Hall
2. PLEDGE OF ALLEGIANCE led by Hudson resident, James Crowley
3. ATTENDANCE

Board of Selectmen: Marilyn McGrath, Bob Guessferd, David Morin, Kara Roy, Brett Gagnon

Staff/Others: Steve Malizia, Town Administrator; Rob Buxton - Fire Chief; Tad Dionne, Police Captain; Elvis Dhima, Town Engineer; Gary Gasdia, School Board Chairman

4. PUBLIC INPUT

Before beginning Public Input Chairman McGrath said, I have a public service announcement. We're mask free. If you'd like to take your masks off, we're below the threshold of, I don't know where we are but I've been told...comments among the attendees in the room that the COVID-19 case number in Town is currently at 68. The Chairman then said, everybody's happy so let's get the meeting going so we can be extra happy and leave early.

James Crowley, 4 Fairway Drive

Mr. Crowley started by saying several weeks ago. I asked the Board of Selectmen for help to obtain an opinion letter from the Town Assessor on property value impacts for a project currently in review by the Planning Board. It was clearly stated by the Assessor in a response letter. Why this would be problematic for Assessor's Office to do so on this and other projects in Hudson. I agree with this finding that an independent third party should do these types of evaluations. So first, I want to. I would like to thank Selectman Gagnon for all his behind the scenes efforts to obtain the Assessor's Office opinion letter. I would also like to thank the Chairperson McGrath, for requesting the Planning Board to actually require the developer to provide an expert third party property value impact study. The reason I bring all this up is because in the current environment of national constant criticism, I want to balance it somewhat with some hometown calming compliments. I believe the Board of Selectmen has shown they not only care about Hudson, but are willing to make the extra efforts to make it a great place to live. And I want to publicly thank you all for doing this.

Chairman McGrath responded saying, thank you, Mr. Crowley. That's very nice. Ok, next. Yes, I should remember your name, but I'm not certain that I do so. All right.

Dean Sakati, 11 Fairway Drive

Mr. Sakati started by saying is it alright if I pass something out? To which the Chairman replied, sure. Mr. Sakati passed out a handout outlining his comments to the Board this evening. Mr. Sakati then said, hopefully, this will be a lively discussion or upbeat discussion. So what I put before you is a straw man, a light proposal. And what I'd like to do is, you know, this all started a couple of months ago in one of these meetings watching what was transpiring. And I saw Mr. Brian Groth, our Town Planner, speak to the concept of partnering with a landowner or a landowner would sell a piece of property to the town and we could create a local park. And I thought it was great to think about ways to increase green space, and I thought it was very progressive of Mr. Growth. And it got me thinking and reflecting about the predicament that we're now in in Hudson, and it brought forward a couple of questions. And that is, how do we sustain our town's character? How do we retain our green space? How do we build a stronger community? How do we retain and create

high quality jobs? How do we increase recreational opportunities and how do we promote real progress? So it got me thinking, you know, what could we do? What's the art of the possible as a town? And so I'm going to put this out here. So the opportunity could be that the Town of Hudson that we that we may have a unique opportunity at some point in the near future to retain the the rural suburban nature of Hudson and southern New Hampshire by acquiring the Green Meadow Golf Club through a private public partnership. And the partnership would involve the golf club basically being transformed into a regional recreational complex that includes golf, upscale dining, river activities on the river itself an outdoor theater, walking trails and winter sports. We're at a moment financially where obviously we're very strong. I heard a couple meetings ago that we haven't really used much of our debt limit, and we're also at a moment where interest rates are essentially the lowest they've been a 20 year. Mr. Malizia, what does it, maybe a 20 year bond would be two to two and a half percent? Is that about right? And so there's an opportunity to potentially raise financing and this is really a unique situation to buy this property because in most cases, towns buy a piece of property, but it really has no revenue. It has a lot of other value, but it doesn't have revenue associated with it. So the question really is are the revenue opportunities enough to pay for the bond and what makes it a relatively low risk investments? Is the fact that not only could the potential earnings pay off all the debt, but also to, if anything, was ever like for if the town changed its mind, it could sell it and it wouldn't get less value.

Mr. Sakati continued saying, you know, the economy continues to do well and Hudson continues to be at a at a as I think I heard Mr. Farley say a few weeks ago that we're really at the like, we're at the center of where it's where things are happening, right? So it's not going to lose value, as is my point. And we have the ability to retain existing the jobs that are on the golf course today, high quality jobs, as well as creating additional local jobs. So the background here, so I think, you know, Hudson, southern New Hampshire, we're at a crossroads. To date, we balance the benefits of our proximity to Boston, the metropolitan area. Yet we've been able to retain our rural character because we've just been outside the range of the urban sprawl. But now it's starting to catch up and it's starting to it's it's, you know, it's affecting us in ways that never had before. And I think we see it most recently with, you know, the proposal to build the Hudson logistics centers where there's two and a half million or 2.7 million square feet of industrial warehousing space for on a 440 acre parcel of land. I don't think anyone in the town could have imagined a project of such magnitude being proposed in our residential community and as a consequence with, you know, that project specifically, it's hard to not imagine that we're going to be overwhelmed with traffic, with unsightly buildings as well as noise and light pollution. But here's the good news is I believe and this is really supposed to be a good news story, right? Is that there's another path, there's another path for Hudson, and that is to approach the Friel's and to offer to buy the property, presumably at the same market price that it that it's being proposed to sell at today. We would again use the same. We'd use the existing income from the properties to pay the debt. We would engage the private sector basically to help us create this recreational center, which again would include, you know, golf dining at several locations, river activities including kayaking, boating crew and outdoor theater where people can sprawl out almost like what you have in Greeley Park riverfront walking, maybe some running trails. It could be augmented. I'll get into in a second with things like indoor golf simulators, winter sports, right to increase the revenue that the property, you know, from what it currently produces, as well as an outdoor ice skating rink, which would be an area for people to gather with music and concessions, and for families to come and be able to enjoy themselves. So the concept really again is to is to finance it through low interest bonds. It'd be too likely, but this is all in flux that would need a lot more development or development of a plan. It would be to retain one 18 hole golf course, take the other golf course, reduce it to nine. Make an executive course. From what I understand from people who have worked there is that you don't really get the full benefit with two golf courses like you just don't use the full supply of of golfers. So you could reduce it to a nine hole executive course and it'd probably sustain the current revenues. But what that would do is that free up some more property and maybe some reconfiguration so that that riverfront could be utilized in a constructive way. We would add golf simulators to make league play, which is, you know, a lot of a lot of folks actually participate in the league play there. I remember being at the transfer station and the gentleman that was helping me, he was very disappointed at the golf. You know that he thought the golf course was

going away two years ago, and he says, that's where I play. That's the only place I have to play. I'm really disappointed. I said, well, get out there and make your voice heard, right? It's so we could. Golf simulators would extend that play for these same leagues for four, you know, through throughout the year, we would we would keep the employees of the golf course and the management. We would create a management company that would administrate the golf course. We would add recreational activities again. I mentioned the River Walk, a park extending the length of the property along the river with upscale. Imagine upscale restaurants and some professionals would help us design this, whether it goes, you know, if the golf course weaves between it like you see down south quite often or whether it's it's separate is all is all you know that would all be planned. We would. We would have restaurants again. There would be, you know, things like you could have the town common, which would have a space for, say, a beer garden where folks could sit and again relax and tie it into the local community, where local craft beer manufacturers producers could come and host their products. Right. So you could you could tie it back into the local community. You could then tie it back to a farmer's market, right? So local, you know, folks that are in Litchfield or Hollis or Hudson could come and basically sell their product. There won't be a lot of product. There wouldn't be a lot of profit in this. But what it would be is a strong sense for community back to the original principles. And then we'd have the opportunity to host artists or craft folks that want to, you know, to to to share or to sell the things that they produce. Water access, we mentioned the boat ramp. The boat house to support crew kayaking and aquatic sports and thinking about when you think of things like a boat house thinking about extending it to high schools. So again, tying in the community, so you know, they would be able to host and they'd have the space to be able to to race and to do their to do their athletics. It could also support local colleges or or local community colleges. Ice skating rink. We mentioned music, concessions. You know, imagine outdoor fire pits, winter sports would be cross-country skiing. And you know, a lot of, you know, western mass. They actually produce snow on a golf course so that people and people pay and they do the cross-country skiing. Imagine snowshoeing. Imagine sledding and tobogganing, again with some manmade snow so that it can. It can be more productive throughout the winter seasons. And then places where people can you know where they can, where they can buy concessions all throughout scattered throughout. And those same concessionaires would still be available for golfers during the summer. You know, also open for discussion would be things like would you host a hotel? You know how much, you know, maybe there's some light development and of retail. You know, there could be another an upper 50 or 55 condo type complex, maybe some clean office space. So that's really the concept.

And then when you look at the elaborate on that, maybe for a moment is some of the some of the partners imagine winter sports, golf and ski warehouse. Imagine restaurants. Imagine the Michael Timothy Group. Imagine T-Bones, the Copper Door. Imagine the common man, you know, competitive and collegiate crew. Imagine Bishop Guertin. Imagine the Broncos. Imagine Nashua and Hollis, you know, for golf simulators. We already talked about that, Dahard has a business. Maybe he would want to extend that. The river walk. I would encourage, you know, we would talk to, you know, upscale firms like Halverson, who's proposed the Nashua River Walk and has worked on it. And they've done. If you go to their website and if you click on the link or insert the the the the URL that's in the document, you can go and see some of the projects they've done. They've done Po Square in Boston, and they were actually back in the day they were actually the ones that were supposed to be the the landscape engineers that were supporting the lifestyle center, right? So having been an abutter and the lifestyle center, folks approaching me. They were great. I mean, they they did just a class act. They came in with great renderings of what things would look like from every angle and all the different plants and everything that they would that they would put in. But they do. They're very thoughtful. If you go to their site, you'll see just how what great work they do, and they've done a bunch of work in New Hampshire.

Mr. Sakati continued on saying, we already talked about financing municipal bond issuance, but we could also extend it to look at state and federal funding as well to help augment the overall funding scenario. I would also encourage the Friel's to join this. This partnership and what we would do in turn, is build a museum and we build a small museum to honor the heritage, their contribution to golf over the last 40 50 years. You know, they have really put it on the on the map in New Hampshire,

they've extended to the Cape and beyond. And what we would do is we'd honor that heritage by building this museum, which would also include locker rooms for again, four high schools for those same schools to be able to to leave their equipment for golf, for their golf teams. And then they in turn would be using the golf course. In the document that gave you some financing scenarios. And again, I want to reiterate that it's low risk because that is a revenue producing property with the opportunity to create more revenue. So that's the plan is I can talk about next steps, but maybe I just pause for a second to see if there's any questions or thoughts.

Chairman McGrath said, I have a question for you. Have you approached any of your neighbors concerning this because they were opposed to some of the other plans that were currently or not currently, but before the Planning Board in the past? And they were definitely in opposition. So if you don't have buy-in from your own neighbors...Mr. Sakati replied, I think I could very much so get nearly 100% endorsement from them. Chairman McGrath again said, so, so the question is, have you talked to your neighbors? Mr. Sakati replied, I have talked to several of them, yes. Chairman McGrath replied several. Mr. Sakati then said several that are very outspoken. And it was put by one of them today who's very outspoken and I would call a true leader is, you know, you know, was to the paraphrasing that this makes a lot of sense. But I don't want to put words in anyone's mouth that's going to be unfair. Chairman McGrath replied, right, because you have to count on those words. Mr. Sakati replied, I have no doubt. I mean, listen, let's be I mean, to be completely real, like, I mean. Choose my words carefully here, right, but the neighborhood's been dealt an awful lot. Awful. I mean, it's unimaginable to me what this neighborhood has been asked to stomach. I think given the alternative, I can't see. Chairman McGrath replied, I mean, listen, you know, I ask that because I was on the board, I was on the Planning Board when the first the first plan came in, the one that I forget what it was called, but anyway. Yes, the lifestyle center. And I don't know if I don't think I was on when the second one came in or when they even talked about it. But I mean, but if you don't have buy-in from your own neighbors, then it's going to be its. I'm just I'm trying to be as honest with you as I can be. If you don't have buy in from your own neighborhood and all of the people in that in that general area, you're going to have a really hard time getting buy in from the rest of the community that that isn't really affected by this. Mr. Sakati replied to the Chairman saying, that's an extraordinarily fair ask. And I would before, you know I would, I would gladly, literally go door to door and get everyone to sign a pledge that they would be supportive of this. Chairman McGrath replied, they don't have to sign a pledge. I'm just, you know, I'm trying to be, you know, like, you're coming before us and we're supposed to rep, we this this group here, and I know that we all don't. But we're supposed to represent the entire town, all all of the residents of the town and the people on the north end of town that really don't care about this. You know, it doesn't it doesn't affect them. People in the south end, I can tell you that it's going to affect me, but I'm still I'm trying to be as open minded as I possibly can be. And so, you know, you need to have, We need to have that assurance that if we're going to, if we're going to go out and we're going to try and get the entire community to buy in, you need to do your fair share and see if your own neighborhood is going to accept them.

Mr. Sakati continued saying, And I would, I would. Again, I feel so strongly about this. It's not just my neighborhood. I would say that it's well beyond that. If you just think about, you know, the safe Hudson website, right? It's like a thousand people. You go there and you look at the site where people, I was literally on there the other day looking at at all the testimonies. I mean, there's a lot of impassioned, there's emails that come into that site for all kinds of stuff. Right? Just people that feel really, really strongly. Most of it's never published because it maybe it's, you know, it's maybe a little too much flavor to it or whatever, right? But it's it's there is there is a mood in this town, and I think a lot of people don't feel like they have a voice. So I don't I wouldn't even just say our neighborhood. I think we could go well beyond our neighborhood. I actually think the folks in the North, they are. And I think it's naive to believe that they're not burdened by the current proposal. And frankly, I've often said the perverse irony here is I go out of my neighborhood. I turn right. I go through Tyngsboro. I don't I mean, I wouldn't have to deal with the traffic someone who's coming in from the north. It's awful. Absolutely awful. I can't imagine again, I don't want to. I want to be careful with my words, right? Because I'm trying to be positive here. But I think there's a lot of challenges, you know, with

with that. And again, I would be more than willing to personally make sure that people are very, very not even signing a petition, but really heartfelt out there in the streets supporting it.

Chairman McGrath then said, let me just say one more thing and this and this is something that you can do some research on. And you know, the Friel, not the Friel, the friary property that everybody is up in arms about now that you know that they're talking about developing, the town had an opportunity to buy that a number of years ago. I went to that meeting. My mother was alive then and she went to that meeting. I took her because I wanted her to vote and we voted to buy for the town, to buy the property, that failed. And people in this town ever since have bemoaned the fact that they didn't buy it because you wouldn't be in that situation today with the development going in the same with the Friel property. If that, you know, if you could have been more happy with the first development, you wouldn't be in this position today. So I'm just I'm pointing that out to you so that you're aware of it. And you know, it's it's something that I don't know. I I don't know what to tell you.

Mr. Sakati replied saying, Yeah, so what, just to add a little bit to that, right? But just the neighborhood is not monolithic, right? I have no doubt that I can get support like the lifestyle center. I wasn't opposed to it. I met with them numerous times. They came to my office in Boston. We reviewed. I said, Listen, it's real simple. This is I'm concerned about traffic, I'm concerned about noise, I'm concerned about light and I'm concerned about trespass. And that's it. Like, if you solve those things, that's the difference between me being on board and off board, right? As as as as an abutter. Right. And I think the challenge with that property is is that it's almost too good to be true. It's large, it's in a great location. And so it's enticing. And this is what happens. These large developments come in and they want to do something really big, but it doesn't fit. It doesn't, you know, it's for lack of a better word. It's landlocked. It's you've got to cross bridges, you've got to, you know, it just doesn't work as perfectly. And I'm sure I mean, I certainly don't want to speak for Hillwood, but you know, I was thinking about how does everyone stand on this? How would the Friel's feel? How would Hillwood feel? You know, for all I know, Hillwood may be like. Thank you, let us out of here. You know, I mean, it's like they, you know, they had expectations of building, you know, to start building in four months. We're now two years later and it just, you know, I mean, I have to imagine that they're incredibly frustrated. And yeah, they can blame the residents and stuff. But it's not the residents. It's it's that these are really challenging projects. They're huge, they're massive and they have problems and complications of that anyway.

Chairman McGrath said, I'm going to open this up to the rest of the Board so. Yes, of course, Mr. Gagnon. Selectman Gagnon said, Thank you, Madam Chair. I actually had a note here from the last time you spoke at our last meeting. It says, talk to Dean Sakati about ideas moving forward, and I didn't get around to emailing you and asking those questions. But here you are presenting your presentation and on a high level, you know, it sounds wonderful. But I guess my job here is to be a little bit of constructive criticism and to really talk business. So although I like what you're putting down, I'm only back at the beginning. And so to me, if you're buying land you a purchase and sale. So if HLC is a purchase and sale with the Friel's, they're locked into a contract. I correct, right? So the I don't know if they even have the option of backing out. They break that contract, will they be sued for breach of contract? And obviously, they're dealing with some, some big, some big heat. You know, they they'll take a lot from that. So that to me would be, how do we even get over that? So if that opens up, forgive me that opens up, then I would love to hear more about your idea and proposals. And maybe it could be the time when we actually do make a difference and do some future planning, even though it will be difficult as history has shown. But that, to me, is my kind of my locking points. How in the world do you get this back to a clean slate to start over again?

Mr. Sakati responded saying so if you notice on the front, there's no project name on it. I mean, I was thinking of calling it Doug Flutie, you know, a Hail Mary, right? Basically throwing it towards the end zone. And the reason isn't because I think the idea actually the more I work through, it seems to make a tremendous amount. It make more sense than I would have ever thought as I started grinding through it. And this was all inspired by when when I saw Brian up here speaking to, you know,

purchasing a piece of land. I just didn't know that we could do that and how it all works and then started doing research. And you know, and others have thrown in a lot of ideas. But the point is is, I'm sure there's a contract. I'm sure it's it's folks that are locked up. I'm sure they're locked up for a period of time, whether two years is that period or whether it's shorter than that, whether there's points where they can exit. I don't know. And no one's obviously going to tell me. But that's where, you know, it reminds me I was talking to someone on the way up here and it was, you know, reminds me of sports, right? When you play basketball or soccer and you're always taught with discipline to to to follow through on your shot because you never know when things won't work out. And I've been on the business side, I've been on numerous transactions where we've been trying to buy a company and literally waking up at five o'clock in the morning to find out the deal that you just spent months on and you literally thought you won, to see in the, you know, in the FT and The Wall Street Journal that it went to another bank, right? I mean, it's like it's heartbreaking, right? And this stuff happens right? And so I guess my point is is being around the hoop if if the town believes in this, if I can get people to believe in a vision, to share a vision and unleash people's imagination, then it might work.

Selectman Roy was recognized and said So I guess like on the surface, I think these kinds of projects are great ideas. I think that they help attract young families and have a better we have a more robust community because of it. Right. I also agree with your point that it's the whole whole community that is concerned about all of the big projects that come here. It's not just one part of town. So obviously, we got this tonight. I think it's a sort of a good start. I have lots of questions about how this how this would work, but I think Selectman Gagnon's right in that you would first have to have that property for sale again, essentially. And I'm sure, as you know, one of the simplest ways to do that is they can agree to sever the contract, right? The two parties can agree. That's right. To set the contract. But I think that again, I like it on the surface, I think there needs to be a lot of vetting on how how it will work and and how we would get buy in from it, from the entire town.

Mr. Sakati replied to Selectman Roy saying, and listen, I would classify this in the category like I called it a straw man. It's like a teaser. It's, you know, it's it's it's hopefully a well thought out advertisement, right? Of what the art of the possible is. And then there's a whole bunch of work that would have to go, you know, like next steps, obviously, and you can see check one is to discuss with the Board of Selectmen just to get a reaction. Like if everyone booted me out of here, then I kind of know that it's unlikely that I can get partners. Unlikely. I can get the Friel's. Unlikely, you know? You know, it changes the complexion. But the next step would be to assemble as a business development collaboration group within Hudson. Professionals. Anyone that wants to come together and help construct and build, you know, break into workstreams and create what that future could be, and in turn, hopefully that helps create support as well. You know, and then and then start moving, talking to partners with first movers. So hypothetically, you know, with any one of those restaurant groups, you talk to them, are you willing to be an anchor tenant and then start working through what that could possibly be? You know, start maybe even a marketing and public relations campaign discussed with the Friel family at the appropriate time. develop the financial model, the business, the full business plan and execution model, you know, create a grassroots campaign to socialize the concepts and then the pressure test, you know, for ultimate viability because no one wants to get to do a bad deal and then and then just collaborate to deliver the best outcomes for this town. And I think what I want to be careful to is we asked a lot of questions about me as an abutter to the to the property? I don't think. And I think I've answered too many of them because it's not really. It's although I can get everyone on sides, it's not an abutter or it's not a local community like a local, like a neighboring community thing. It's a Hudson thing, right? Which I think tremendous benefit for the town, everyone's property values. There's a huge amount of benefit here and it'll define our future. And as someone said to me when I was kind of pressure testing even this plan, they said, this is something that people there think this is really kind of neat. And they said this is something that future generations could truly enjoy and look back at our legacy collectively that we did something great for this town.

Mr. Sakati said, Mr. Morin please, you don't have any questions? Selectman Morin replied, I have a lot, but. Mr. Sakati replied, bring them on at your leisure. Selectman Morin replied, you can talk traffic impact on the town. You know what I'm saying? So we're not there yet.

Selectman Guessferd then said, really, the only thing I want to say is thank you for all the work you did to put this together. It is intriguing. As Selectman Morin said there's a lot of questions. And, you know, a lot of unknowns. But it's again, I it's obviously taken taking you some time to do this. And I think we all appreciate that effort. You know, and it's like I said, there's a there's a lot of things to kind of unscramble here, I guess for me. Yeah. Thank you.

Mr. Sakati then said so you know what? You know, I don't you know what? I was kind of hoping I don't know if it's appropriate to ask for even like a straw poll vote, like a people generally like, is it like, you know, obviously for Mr. Morin's response, that's booted out of here? Right? It feels. Selectman Morin replied, no and that's an incorrect response because I just got it ten minutes ago. I've just heard a presentation, so I can't give you an answer. That was an unfair statement. Mr. Sakati replied, Ok. I apologize for that. Is is. But I don't know if you know, is it worth me continuing to go to the next step and starting to get volunteers together? It's a chicken and egg, I know.

Selectman Roy said right. I mean, there's still a lot going wrong with on with the Hillwood project, right? Because I think that is going to be your your biggest nut. Is that it depends It's there are a lot of it depends. Yeah. You know, because obviously if if they prevail, then...Mr. Sakati replied, and listen, I mean, I literally had someone say to me the other day, Right, and I don't want to divulge. I've obviously, I mean, I only was involved with Boston Business, you know, two years ago. Now I've got to know people at state. I've got to know people in neighboring towns, and a lot of people have a lot of question marks. You know, they they they believe that it's a massive, massive project that a lot of the challenges haven't even been identified yet. And you know, I know it's tied up in court and I know that, you know, they you know, I'm sure that Hillwood would love to paint a picture that's just a bunch of pesky people that that are protesting it. But that's not true. Right? It's just not factually correct. Right. I think what you find is, you know, a thousand people have signed a petition. A lot of people you wouldn't even imagine. There's people that just said, like like like they don't even know what's happening, you know, I mean, it's

Like, but I'm sure. Selectman Roy replied saying, so, so and I understand all that I just wouldn't want you to put like a ton of effort into it. And then, you know, Hillwood prevails and it's all for naught, right? Like, you know, unless there's, you do that and then there's an alternative for maybe another location for a project like this or something. You know? Mr. Sakati replied, of the things you know and I don't, you know, as I'm thinking this through and I think through every angle, right? I think about how you all might respond to this, right? Obviously, the contract thing was one of the things that's the biggest, you know, if I'm in anyone's shoes is the biggest, you know, is the biggest challenge. But you know, listen, maybe, maybe Hillwood, you know, for all I know, like, you know, I would be willing to work with Hillwood to see if there's another location. You know, if I'm sitting in Hillwood shoes, I'm probably looking back and saying, I use the template that works really well in rural America. I come in four months later, I break ground. I'm good, right? I get my approvals and I move on right and I do a good job. I think they're credible firm. However, I think they get like, it's just again, it looks great on paper. You come in with this massive project, you know, presumably someone's told them, Yeah, yeah, this will work. This will work, right? I mean, I don't I wasn't in the meeting in Concord, the the private meeting in January of 2020. So I don't know what that tone was, but I'm sure it was divulged there. But that's, you know, you know, that's, you know, they could be in a position that they that they're thinking that this probably isn't the best location, the best place. It just has hair on it from their perspective. And maybe, as Amazon said, we have the next dot all lined up. Maybe they move with Hillwood to the next dot and everyone, you know, and everything's good.

Selectman Gagnon just said, So just to two questions, I think for me, if I was in your shoes to know when the cutoff spot is, you have to answer two probable questions would be, you know, what are the different possible probable avenues that would release the contract of current? So, you know, this could happen as a 50% chance that could happen. So I'll give a percentage of those chances.

That's obviously question one. And then question two is funding. So before you start with with expanding on the ideas, which you know, you have some great ideas, very creative that are innovative, I think people would like them. It's the money, obviously. Look at how much grants are out there, where could they come from and just ballpark it, but you're talking, you know, a hundred million dollars. You've got a ballpark, a lot of different funding ideas. So I think if you came back with some, here are some realistic funding ideas, you know, with good probability. And then you show that there's a probability of this for the contract to be, you know, cancelled or multiple avenues, then we at least know how possible is it for those for those options to happen? And then if that does happen, where could we begin to even think about funding? Once those two questions are answered, then I would be in support of rip roaring with this and seeing what the whole community would like to see. But those are the two biggest hurdles.

Chairman McGrath asked Mr. Sakati so did you get what you needed to sort of...Mr. Sakati replied, And and yeah, I mean, I bet my my my ultimate ask would be for everyone to say, Yeah, go forth, go to, you know, go to anyone and say, the Town of Hudson is behind us. But I think it sounds like there's probably a little bit more, you know, wood to chop here, you know, so I, you know, I put together a partnership once in my professional career where we had to bring a bunch of different parties together, and I compared it to being at a pool party where everyone's kind of shy and professional and to get them to jump into the pool is really hard. But once you get one to jump in, then everyone jumps in. So the further, you know, the more support in general that folks show, whether it's the anchor tenants, whether it's, you know, maybe folks in the state or federal that are willing to give grants, you know, you know, the town itself. The showing of support in itself builds momentum, which in turn flavors or drives the outcome in a sense. So.

Chairman McGrath then said, so, so let me just throw one wrinkle into this because it just came to me. Yeah. So, you know, you need to get buy-in from the community, the entire community. You're not going to get 100% but you know, the majority of people. And. If you don't get that. If you get people that were just it occurred to me when I looked over and I saw a Gary, he's part of the school, he's on the School Board. And the school, I think I think it's fair to say and correct me if I'm wrong, that the school is eagerly anticipating the money that they're going to be getting if Amazon or Hillwood gets built in some form or fashion. Is that a fair statement? Mr. Gasdia replied, well, well, I don't think it's. It hasn't been budgeted, right? So I don't think that that that's there. To be honest, it's not something we've really talked about because even with whatever it is that would come to the school, I don't believe the school itself was actually involved in any of those discussions as far as what it would be used for. I thought I heard plenty of discussion at the last School Board meeting that I went, I'm not school board, but deliberative session or when they voted, they were anxiously anxiously anticipating the money that they would that the school would be getting from Amazon/Hillwood. Mr. Gasdia replied, So at the deliberative that was talking about the Esser grant money. Chairman McGrath replied, no, this is I'm going back, I think, pre stroke, so. Mr. Gasdia then said, I don't know. I can tell you that during our budget conversations, it is never it is never come up. But you know, but I do think to you to the point I think that you're making, though, is that for some people in town, that is going to be some part of the equation, right? That there are things that with this project, that they have been promised. And I think that's just a hurdle that, like everything else, right? It's it's it's one of the million hurdles that you're going to have. Chairman McGrath replied but I mean, that's that's the point, you know, are they going to a number of people? Let's not put any kind of, you know, a majority or just a few. Some people are going to be looking at that, as you know, great. That's going to alleviate our tax burden. And then others are going to be looking at your proposal and saying, we're not going to be getting that money and we're going to have to be putting out money for this proposal. So, you know, I'm just I'm thinking, I go back to the friary. And that was, I mean, I'm telling you a number of people really wanted that and it failed by just to if we get the number. Do you remember the numbers, Steve? The Town Administrator replied about 25. It was a low number. Chairman McGrath continued on saying a really low number. It was terribly disappointing. I mean, the majority of the people that were at that town meeting, and that's when we had town meetings, not deliberative sessions. And they were they were really disappointed that that didn't pass because they knew what the what the alternative was going to be. But the

development took a long time coming after that, that meeting. But, you know, so some people are going to say, gee, we were in, we were going to get a windfall out of that development and now you're asking us to pay for it. So it's just it's going to be a hard sell, I think, for some people and not so hard for others.

Mr. Sakati replied, that's right. And one of the things when when you go through the document, there's a little more in there. You'll see that part of the construct is that the proceeds, so you know, if it's net, if it's revenue positive or, you know, cash flow positive, which means, you know, pay off the debt and whatever's left over half would go towards the conservation. So back to the property itself so that it sustains itself as an excellent destination for folks. But the other half could would go back to the we'd go back to the town. So in fact, it would be another revenue source. And you know, there's opportunity to dial in. So, you know, if you put in if you put in hotels or you put in other types of development, light development. So call, you know, maybe it's a lifestyle center light. Then there's the opportunity to, you know, to generate some revenue for the town as well as to have the things you know for the school, like the crew in the golf and other types of sports. Cross Country.

Selectman Roy was recognized and said so I think to Selectman McGrath's point is one of the things I think you would need to show is what the long term revenue would be with the long term impact on quality of life issues. Because I'm not saying that that tax rates and all of those things are important, but people also care about life, life quality of life issues, right? So yes. So I think kind of vetting that out and presenting that way. And then you know what little I read because again, we just got this. There might be a benefit to the school that's there because there's there's the ability for them to use certain facilities and stuff like that that could offset some of the some of the...Mr. Sakati replied the lack of expectations of getting it right. You know, and my guess is that for this to work, it would be because for whatever reason, Hill would probably decided that, you know what this didn't make as much sense as we originally thought. So that literally could be, you know, in some ways, you know, it could be there could be a scenario where the Friel's embrace it and say, Wow, this is actually great because we just maybe we lost, you know, nothing certain in life, right? We lost this big opportunity. But we have another big opportunity or, you know, good opportunity and we have the opportunity to really put our name out. There is, you know, the, you know, just really put our mark on, you know, golf in New England, which is where it should be. When I hear I didn't know the father frail, but I hear great things about, you know, in the travesty of selling the property that he would roll over in his grave, you know, so this is an opportunity to really kind of embrace southern New Hampshire. So anyway, I don't want to, you know, I want this to be positive, and I do recognize that there's a lot of constituents. A lot of tried to at a superficial level are were tried to answer here, but there's a lot more depth that would need to be added before it's a real plan.

Chairman McGrath then said ok, so we should probably call an end to this because we've spent about forty five minutes on it. Mr. Sakati replied thank you so much for your time. I hope it was worth your time. If and if, if there's no, then I can stop to write because it does. I'm doing it all pro bono. Chairman McGrath replied, no, I think that, you know, we're interested in hearing a little bit more and where it goes from here. You know, we're not making certainly not making any promises. But and again, you're going to have to get buy in because if you don't get buy in, this isn't going anywhere. Mr. Sakati responded, Cool. Thank you all for your time.

Jim Dobens, 4 Eagle Drive

Mr. Dobens asked if he could hand something out, to which Chairman McGrath replied yes. Chairman McGrath then told Mr. Dobens you can take the mask off. To which Mr. Dobens replied, my wife will yell at me. She's watching. Mr. Dobens then said, I just want to tell ya I've talked to Dean about what he's proposed and support everything he's billed. I would leave you with crisis causes change which is what's happening to this town and we're responding to it. But disruption, like what he's proposing forces decisions and something like that, very well forces decisions from the developer and the Friel's to make a decision on whether this is really going.

So just for the record, please, I know, just for the record, because we don't have our recorder here today.

Jim Dobbins resided at Eagle Drive for the last 40 years, and I do remember we just missed the vote on buying the Friary land. And I was supportive of the lifestyle center and would be very supportive of what Dean is proposing here. I have a fair amount of background in a lot of the things that he's proposing. I really do want to be more informative as we come in to share information with this Board. I'm not sure if the Board looks at a lot of the things that we're going in. We're looking at in terms of what's impacting our town. But what I'd like to really just get to is, you know, what is the status of the town conducting an overall independent impact study that all the developments that are coming to Hudson will have? I and many others that have talked are not sitting idly by, while predatory real estate commercial developers with their lawyers and state officials, all who don't live here, turn our town or try to turn our town into a commercial and industrial zone. They're all taking advantage of our zoning rules. They are. This Select Board has a responsibility to the residents to protect our quality of life. Most of Hudson's residents and our boards have no clue what is about to happen to this town in their quality of life until it is too late.

I'm well versed on what is going in over there, and it's more massive than what you can think. So they prey on this. I want to talk about one area tonight about real facts and not the misinformation of false promises, which these developers are good at. Let's talk jobs and then what it will lead to is this town will have to deal with it. I'd like to provide you with the handout, which I just gave to you. This is the latest labor force data as released by the state of New Hampshire on January 27, 2022. This is what they use for business economic development. Hudson's unemployment rate is 2.6% I believe it's 2.57. There are only 380 unemployed residents in Hudson, Litchfield, Pelham, Londonderry, Windham and Merrimack have a combined 1,100 unemployed. Toss in Nashua. They have 1,300 unemployed. Add it all up. We have 2,800 unemployed residents in the area. Reality says about 50% of those unemployed are employable for various reasons, health reasons, et cetera. So we have around 1,400 people available for employment. Just two of the proposed projects coming to Hudson, the HLC and Friary require 2,300 workers. In these facilities have a 50% turnover rate per year. So where are all these workers coming from? They could come from our local businesses and take those folks away, and now our local businesses don't have employees. But I don't think so. This impact analysis was never done by the developer and frankly ignored by our Planning Board when it was provided. Transient workers are going to be coming from all over. We were told that there would be minimum inflow from outside of Hudson on our roads. A bunch of developer misinformation. Again, what is this going to lead to? It's obvious it's going to lead to more high density housing due to the simple fact that roughly 60% of Hudson is zoned G, G1, B and industrial. The real estate developers will be pushing for high density housing that is needed, which is why they'll be around to protect that zoning and 50 foot building height during the town's deliberation sessions to make sure zoning and building heights remain. Hudson will need several thousand of these units, similar to those being built at the friary now. And those are absolutely gorgeous, I think, as Hudson is oversold in overpriced housing markets. So high density housing is needed, the developers are licking their chops today waiting to build. Imagine the impact to our schools, roads, traffic, emergency services, crime rate, et cetera. In addition, these facilities are going to require fueling and repair service centers, lodging and food centers, which will put even more strain on Hudson's roads and emergency services.

All of our G, G1 business and industrial zones will allow it. And it could be in your backyard. I do urge all residents to look where they live in the adjacent zoning to their property. It may surprise you. All the wage money will be heading out of town and all the tax revenue will be eaten up by the cost burden of these facilities. The traffic and transient workforce, it always is. You can see what's happened in Hudson already. The real facts around traffic and congestion, pollution, noise and roadway impacts will come to light in the real study. So I implore this board to get the real facts. But I can assure you that all of these outsiders will be here to tell you what's best for you in our town. Yet they will not have to live in the mess they create. Just watch the attack that takes place during the town's deliberative session by these predators, and I'll let this town become a dumping ground for others. By the way, I'd like to know where all the air pollution, traffic, noise and water monitors are

going to protect our resident's quality of life. Should these facilities get built, something the planning board failed its residents on when it should have been asked for. Thank you for your time.

Chairman McGrath asked, anybody have any questions for Mr. Dobens? Selectman Gagnon replied, no. very interesting. Thank you. Chairman McGrath then said by the way, were you being facetious when you talked about the beautiful? I've been told that. Not in my world.

5. RECOGNITIONS, NOMINATIONS & APPOINTMENTS

A. Nomination Interview

- 1) Conservation Commission - (2 alternate member terms to expire 12/31/22 and 12/31/23)

Carl Murphy

Chairman McGrath recognized Mr. Murphy and asked him do you want to tell us a little bit about yourself and why you're interested in this? Mr. Murphy replied saying, Thank you. Yeah, I've been a resident of Hudson for about 30 years. Raised three kids in the town. They've grown up and moved out of the house. So I have a little extra time on my hands and I would like to give back to community by volunteering. I live my property of butts, actually the new Pelham Road Conservation Area and my wife and I are frequent visitors of Squash Park and Bentsen's as well. So I like to see the town stay as it is with plenty of recreational land. And yeah, I think I would like to volunteer and help out in that commitment.

Chairman McGrath then said Great. Thank you. Anybody have any questions for Mr. Murphy? No, if not, we. So we have a policy where we we won't vote tonight on your on your application. We'll vote at the next meeting. So if you want to come back, I mean, we're done with the interview process. It's just a matter of vetting the candidates.
Thank you very much.

B. Appointment

- 1) Planning Board - (2 alternate member terms to expire 12/31/22 & 12/31/24)

Michael Lawlor, incumbent alternate member

Selectman Morin made a motion, seconded by Selectman Guessferd to appoint Michael Lawlor as an alternate member of the Planning Board with a term to expire 12/31/24. Carried 5-0.

6. CONSENT ITEMS

Chairman McGrath asked does any member of the Board wish to remove any item for separate consent. Selectman Morin made a motion, seconded by Selectman Roy to approve consent items A, B, C, D, and F. Carried 5-0.

A. Assessing Items

- 1) Veterans Tax Credit: map 183, lot 001, , 88 Central Street
- 2) Solar Exemptions: map 183, Map 001, 88 Central Street
- 3) Disabled Exemption Re-qualification: map 152, lot 005, 107 Barretts Hill Rd.

4) Elderly Exemption Re-qualifications: map 198, lot 001, 7 Wayne St.; map 142, lot 007, sub 021, 22 Oliver Dr.; map 149, lot 001, sub 067 56 Glasgow Cir.; map 216, lot 018, sub 042, 50 Quail Run Dr.; map 165, lot 123, 18 Grand Ave.; map 158, lot 001, sub 009 31 Bonnie Heights Dr.; map 136, lot 006, 5 York Rd.

B. Water/Sewer Items - None

C. Licenses & Permits & Policies

- 1) Raffle Permit - Kiwanis Club Ice Fishing Derby
- 2) Hawker Peddler License - The Blushing Rose
- 3) Tag Day Permit - Girl Scouts of the Green and White Mountains

D. Donations - None

E. Acceptance of Minutes

- 1) Minutes of January 25, 2022

F. Calendar

2/09	7:00	Planning Board - Buxton Meeting Room
2/12	9:00am	Town Deliberative Session - Hudson Community Center
2/12		Board of Selectmen - Immediately following Deliberative Session - HCC
2/12		Budget Committee - Immediately following Deliberative Session - HCC
2/14	7:00	Conservation Commission - Buxton Meeting Room
2/16	6:00	Library Trustees - Hills Memorial Library
2/21		Presidents Day - Town Offices Closed
2/22	7:00	Board of Selectmen - BOS Meeting Room

7. OLD BUSINESS

A. Votes taken after Nonpublic Session on January 25, 2022

1. Selectman Roy made a motion, seconded by Selectman Morin to hire Haley Bassett as a part time HCTV Videographer Regular Special Shift Employee at a rate of \$60.00 per meeting, with every hour over four (4) hours at a rate of \$15.00 per hour. Carried 5-0.
2. Selectman Morin made a motion, seconded by Selectman Roy to approve the Memorandum of Agreement with the Hudson Police Employees Association to clarify the agreement language regarding Master Patrol Officers and to allow for certain previously certified Police Officers or equivalent, to be hired at wage steps commensurate with previous service and to authorize the Town Administrator to sign the MOU. Carried 5-0.
3. Selectman Morin made a motion, seconded by Selectman Gagnon to adjourn at 8:47 p.m. Carried 5-0.

B. Defining Relationships with Town Employees

The Town Administrator was recognized and said this was discussed, I believe near the end of last calendar year. I was directed to work with our Attorney, Mark Roth, a labor attorney, to develop a policy for the Board's consideration regarding employee performance

reporting issue or policy. That's what you have in front of you. It's a basic, simple policy that the Attorney has recommended.

Chairman McGrath asked, anybody have any questions, comments? Selectman Roy made a motion, seconded by Selectman Morin to approve the employment performance reporting policy is prepared by Attorney Broth. Carried 5-0.

8. NEW BUSINESS

A. Terrace View Drive - 8 and 12 Inch Water Main Acceptance

Town Engineer, Elvis Dhima was recognized and said Good evening Madam Chair, members of the Board. If you do a drive down 111 you'll recognize this development taking place related to our residential area 19 lots about 30 units. Part of them start getting the building permits is when water is available, accepted by the town. That's just under three thousand feet linear of eight inch and twelve inch which is done at their cost. They pass all the requirements, they're provided, all the easements with the homeless implements and everything that goes with this and they're ready for acceptance. This has been recommended by myself and Public Works Director. Typically, this goes through the MUC as well, but they're not going to be meeting, unfortunately, due to COVID. So I'm going the Board of Selectmen approval first and going to MUC after for signatures later. So kind of backwards in this case. With that said, it comes with a one year warranty. As I said, about 2,275 linear feet of eight inch main. 515 of 12 inch main four fire hydrants, providing the fire protection at the site. And as I said, it becomes Town property and comes with one year warranty and I'll take any questions you might have.

Selectman Gagnon was recognized and said oh, I think I know the answer, but just to clarify for me, this is within the sewer district, this? Mr. Dhima replied, no. these are all septic. So they're going to have water, but not town sewer. So they're all going to have septic systems. There's a lot of these out there, unfortunately, but this will have Town sewer. I mean, town water. So don't have to worry about wells, but it'll be on septic, OK? And that happens all the time. You have various when they're on sewer, but on a well, that happens all the time. But yeah, this is one of those one or the other doesn't have to be both. Selectman Gagnon replied, Ok. All right. Thank you. That's all. Selectman Gagnon made a motion, seconded by Selectman Guessferd to accept the Terrace View Drive water main and fire hydrants as recommended by the Town Engineer and DPW Director. Carried 5-0.

B. COVID-19 Update

Fire Chief, Rob Buxton was recognized and said Good evening Madam Chair members of the Board. Hopefully here tonight with some positive news for you for consideration surrounding our COVID 19 efforts over the last few months. Certainly after the holiday season, we saw a tremendous spike from the Omicron variant in Town. Our highlighted highest active case count in the community was on the 14th of January at 439 active cases. We had several almost 100 cases, I think, in the school district at that point alone. So since that time period, we have done certain things like reducing the ability for non-statutory committees to meet. You've been at masking protocol within all of the public buildings, and so you continue those efforts. As we had the discussion back in January, we talked about, OK, what was going to be the peak and what was going to be the downside. So we had predicted by the second week of February that we would be starting to see that downside. Well, today we reached 68 active cases. I think last week when I sat with the school, I

never saw a smile so big because they said Alvirne High School, hadn't had an active new case in three days. So, you know, we're certainly starting to see that downside from December 1st, where we're at 140. We peaked at 439 and today we're at 68.

Chief Buxton continued saying, so I'd like to make some recommendations to you in regards to how we move forward. And then some of them will be an alteration to actually what is in your document this evening because we are falling off so fast. So I think it's time that we continue to encourage our sick employees to stay home. That doesn't change. We don't want anybody to come to work. If you sick specifically with COVID 19, we moved back to a masking recommended standpoint and all public facilities and masking becomes optional for work that we're doing within the workspace. You've spent a substantial amount of time planning and overlaying new workspaces in Town Hall. So whether it was the Assessor's Office or the Clerk's Office, Inspectional Services, land use area, the Fire Administration building, you did some separation paces there to give more space. So I think those are all good. And I had actually asked originally for this evening for you to give consideration to move the number from 75 to 100. And basically what I would make an edit to that to actually say that I think we're at a point that without another variant on the horizon right now that we continue to monitor that. That's part of what I do as your health officer. But we actually sunset our requirement for masking and we make it an optional piece. We have mitigation efforts that are in place. We have vaccine in the area that is more readily available than it has been. We have boosters that are available. We know more about social distancing and how to protect ourselves. I think it's time that we actually make this move. And that we also sunset the COVID 19 Daily Department Head update. So we have a dashboard that we've been tracking, you know, sick leave and COVID cases within each of the divisions. We've educated the department heads and we basically if we see a department that's seen an escalation of greater than 20% of their workforce that they have conversation with the Town Administrator and we give them support. But I think we've kind of move into the management piece of this as we move from pandemic to endemic. And that's where the shift you're seeing from a federal state level. And we're getting ahead of that in partnership with the school district. They made a move last night at their meeting to go back to mass recommended within their facilities, and I think this is a natural progression for us. And I think that we're prepared to do that and we're set up for success. So that would be my recommendation to you this evening. If you're ready to do that and you allow the non-statutory groups to start to meet again, you know.

Selectman Morin made a motion, seconded by Selectman Roy to sunset, the wearing of masks and the daily report, as Chief Buxton has stated, and make that for 8:05pm.

Selectman Gagnon was recognized and said I want to give the Chief a lot of congratulations on the efforts you've been doing. I feel like not only being a selectman, but being in Hudson, you know, you're you're on the forefront of knowing what to do, when to do it. And as I go around to local businesses or other states, I feel like I'm more in the know than many businesses, many people, just because I listen to you. So you do a fabulous job. Chief Buxton replied saying thank you for that. And I would say that we have had a great team and a great partnership with the School District. That has been one of the positives in my eyes that has come out of COVID has been the relationship with the School District and how to exchange information. So thank you for that.

Selectman Roy was recognized and said I just want to know if there's an effect on how the deliberative session is going to look on Saturday. And I think that's probably...Chief Buxton replied, so that would with the with the sunseting of the mask requirement, it would be, you know, the Moderator sets his rules for the public meeting, but it's a public building, so there'd be no mask requirement within the building. Certainly, it's optional. If you want to wear a mask, wear a mask. They'll be hand sanitizer available, those types of things. But the requirement to wear masks on Saturday in my eyes would not be a requirement. Chairman McGrath then said motion has been made and seconded.

Carried 5-0.

C. HPD - Request to Advertise for PT Crossing Guards

Captain Tad Dionne was recognized and said currently, we have two vacancies with the crossing guards and we also have a couple of people on leave. So we're covering our crossing posts every day with either patrol officers or student resource officers. So, I would like to recommend the Board allows us to advertise for part time crossing guards at \$14.50 an hour. Chairman McGrath asked how many how many part time guards are you? The Town Administrator said he needs two and he has two on leave right now. Seeing no questions, Selectman Gagnon made a motion, seconded by Selectman Guessferd to approve the Hudson Police Department adverting for part time school crossing guards at the rate of \$14.50 an hour. Carried 5-0.

D. FY2023 Town Warrant and Warrant Article Speaker Designation

The Town Administrator was recognized and said, yes, Saturday Deliberative Session obviously. And typically, members of the Board of Selectmen introduce warrant articles. Pretty much goes along with the liaison assignments. So what I've done is I've taken the list of articles that need to be introduced by Board members with one caveat the operating budget gets introduced by the Budget Committee chair. All the other ones are done by selectmen, so I've looked at the liaison assignments and basically possible it out with one exception Mr. Guessferd, Selectman Guessferd, but I don't think had any. So I gave him the honor of doing the three assessing was to sort of save you some burden and to give him an opportunity to at least present. So it's fairly equal. This is typically done by consensus. This follows what we've done in the past and I've already prepared your notes. So if you make this by consensus, I'll give you your notes. I'll bring them again on Saturday because you'll probably lose them. But these are some. Some of you will. So these are notes for you to introduce articles. So if this is OK by consensus, I will pass out your notes. Chairman McGrath asked, everybody in agreement? To which the Board was. The Town Administrator said and again, you're free to do something different. But I try to give you the pertinent facts so that when you introduce it to hopefully answer most of the questions upfront, so any other questions? Seeing none, the Board moved on.

E. January Revenues and Expenditures

The Town Administrator was recognized and said So we are seven months through the year or approximately 58%. Again, I continue to watch legal. As you're well aware, we've had some legal issues this year that we are watching. We're not gone over yet and we've got a little bit to go and hopefully things will settle. But at this point in time where we're that's the only area that I am most concerned about. If we need to, we could tap contingency. I believe there's also some unexpended recreation funds, so if need be, we can transfer. That's the one concern I have. On the revenue side, auto still continues to do well 60.5%, so we're running a little bit ahead there. It's just fascinating that that's doing so well. So we're very strong there. So other than that, I don't think I have any concerns to report at this point.

Selectman Gagnon was recognized and said Mr. Malizia, you always talk about a lot of times, you know, snow and sand and salt, and that can be a big expense. And you generally say, well, we don't have too much snow storm, so we're doing pretty well and sanding, salting. I guess I looked say a lot of this rain we've been having, I think, forces additional sand and salting because it keeps getting wiped off the road. Are you still comfortable with our budget for this? The Town Administrator replied, yes, the DPW director has not identified any issue. He seems to have a pretty good stockpile at this point in time. He'll fight snow every day. Not a problem. It's the ice that gets you. So at this point, you know, hopefully as temperatures warm up during the day, things you know, clear out, I mean, we're

in February, so we're starting to go the other way. So at this point, he didn't express any concerns about what he has, I think will be OK. Selectman Gagnon replied, Ok, thank you. Chairman McGrath asked, Ok. Anybody else for any questions or comments?

9. Remarks by the Town Administrator

The Town Administrator said The Town Administrator said I'll just point out again just for the public information. The Town's deliberative session is Saturday. This Saturday, February 12th at the Community Center starts at nine o'clock. I also point out that there's we've had the voting ward. The information for the two voting wards is posted on the Town's web page. There's a link right on the front page. To that, we'll have the map at the deliberative session where it was last Saturday, and there'll be a mailer going to every registered voter in the next somewhere in the next two weeks. So it'll be a probably bright, neon colored mailer and it'll go to every registered voter telling them what their voting ward is. For eight thousand registered voters. It didn't change. It's the other seven thousand that that go to Alvine. So eight thousand are still going to the Community Center. That'll be pretty much south of Central, Burnham and Ferry streets. The north part will go to Alvirne, so just pay attention to your mail. If you see that, that's just trying to inform you where you're going on March 8th, when you're voting.

Selectman Roy asked have we started coordinating the sample ballot mailer? The Town Administrator replied we're waiting to finish our part of the sample ballot, we have to wait to the deliberative session. I've Ms. Wolf, I believe, reached out to us. So once we have that piece, we'll be able to do whatever we did last year.

10. Remarks by the School Board

School Board Chairman, Gary Gasdia, was recognized and said I'll keep it quick because Chief Buxton gave away the big, the big thing last night. At our meeting, we did lift masks for anyone over the age of five, basically anyone that's eligible for the vaccine, that's K through 12. The only exception is preschool. We are looking at that, but that was not included. And the big confusion this morning buses is a federal mandate, so we don't have any control over that. If you're on the bus, you still need to wear the mask. But similar to what Chief Buxton said, in the schools, we saw a very big spike earlier in the year and it has just dropped off. And so hopefully that will continue. The deliberative session on Saturday was definitely lively and I really think it's great that so many people showed up. I hope as many show up for the town because it's a great, great opportunity to get involved for people. And then finally, at last night's meeting, we had a presentation from Bill Hugh and who is the director of school counseling, really informative statistics of some of the challenges that our students are facing and frankly, our staff as well on a daily basis. And so just a it's national school counsellor week. So just a thank you to all that they do every day because it's a thankless job, to say the least.

11. Other Business/Comments by the Selectmen

Selectman Gagnon: The power aggregation subcommittee from a Sustainability Committee are continuing to work hard. They have utilized me and Eversource to get some data that they're collecting and trying to kind of graph out and look into. And they're also following a lot of the state laws and the regulations kind of coming forth. So this group is on the leading edge of something in New Hampshire. I'm very proud of what they're doing and they're working very hard to get that accomplished.

Selectman Roy: So the only thing I have tonight is Chairman Gasdia stole a little bit of my thunder. I was really impressed with the number of people that showed up for the school deliberative session, and I would hope to see at least as many at the town deliberative session on Saturday at nine a.m. at the Community Center. That's all I have.

Selectman Morin: all set thank you.

Selectman Guessferd: I just want to reiterate that, yes, show up this Saturday. Be there for the deliberative session. And also, you know, it's a little ways out. About a month out, right? But come out and vote. Make sure your your voice is heard by voting. I'm sure we'll be talking about this a couple more times before the election, but I was I was really impressed with the discourse that took place Saturday. But everybody be safe out there and we'll see you soon.

Chairman McGrath: I have nothing for this evening.

12. Nonpublic Session

Motion by Selectman Gagnon at 8:15 p.m., seconded by Chairman Morin to go into non-public session under RSA 91-A: 3 II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting open, in which case the request shall be granted.(b) the hiring of any person as a public employee. Carried 5-0.

Nonpublic Session was entered at 8:15 p.m. thus ending the televised portion of the meeting. Any votes taken upon entering open session will be listed on the Board's next agenda. The public is asked to leave the room.

Chairman McGrath entered open session at 8:52 p.m.

Motions made after nonpublic session

1) Selectman Roy made a motion, seconded by Selectman Morin to authorize the Fire Chief to extend the probation of Firefighter Patrick Kelly for an additional 3 months with a completion date of May 24, 2022, for a total of 12 months as recommended by the Fire Chief. Carried 5-0.

2) Selectman Roy made a motion, seconded by Selectman Gagnon to authorize the Fire Chief to re-hire Dennis Haerinck for the position of Firefighter/AEMT in the Fire Department at a starting rate of \$21.80 per hour (step 1) with an increase to \$26.49 per hour (step 5) after a ninety-day (90 day) reintroduction period. This assignment will be a non-exempt position in accordance with the International Association of Firefighters Local #3154, as recommended by the Fire Chief. Carried 5-0.

3) Selectman Roy made a motion seconded by Selectman Gagnon to promote David Hebert to the position of Fire Marshal, a non-exempt position, in accordance with the Hudson Police, Fire and Town Supervisors Association, Step 1, with an annual salary of \$82,675 effective February 14, 2022, as recommended by the Fire Chief. Carried 5-0.

4) Selectman Roy made a motion, seconded by Selectman Gagnon to promote Raymond Abair to the position of Building Official, a non-exempt position, in accordance with the Hudson Police, Fire and Town Supervisors Association, Step 1, with an annual salary of \$65,822 effective February 14, 2022 as recommended by the Fire Chief. Carried 5-0.

5) Selectman Morin made a motion, seconded by Selectman Guessferd to promote Lieutenant Michael Davis to the position of Captain at an annual salary of \$102,534.00, in accordance with the Hudson Police, Fire, Town Supervisors Association Contract (Step 4). This elevation in rank would be effective on Tuesday, March 1, 2022. Carried 5-0.

6) Selectman Guessferd made a motion, seconded by Selectman Gagnon to promote Sergeant Kevin Riley to the position of Lieutenant at an annual salary of \$91,607.00, in accordance with the Hudson Police, Fire, Town Supervisors Association Contract (Step 4). This elevation in rank would be effective on Tuesday, March 1, 2022. Carried 5-0.

7) Selectman Gagnon made a motion, seconded by Selectman Guessferd to promote Master Patrol Officer Cody Lambert, to the position of Sergeant at \$39.57 per hour according to the Hudson Police Employee Association Contract (Step 6). This elevation in rank would be effective on Tuesday, March 1, 2022. Carried 5-0.

13. ADJOURNMENT

Motion to adjourn at 8:56 p.m. by Selectman Morin seconded by Selectman Gagnon Carried 5-0.

Recorded by HCTV and transcribed by Jill Laffin, Executive Assistant.

Marilyn E. McGrath, Chairman

Bob Guessferd, Vice Chairman

David Morin, Selectman

Kara Roy, Selectman

Brett Gagnon, Selectmen