

HUDSON, NH BOARD OF SELECTMEN

Minutes of the September 05, 2023 Meeting

1. CALL TO ORDER - by Chairperson Roy the meeting of September 05, 2023 at 7:00 p.m. in the Hudson Community Center, located at 12 Lions Avenue, Hudson, New Hampshire.

2. PLEDGE OF ALLEGIANCE led by Budget Committee Chairman, Norm Martin

Chairman McGrath asked that all remain standing and said We're going to have a moment of silence in honor of Mr. Bob Clegg. Our community received stunning and heartbreaking news with the passing of Bob Clegg. Our sincerest condolences to his wife, Priscilla, and his family and friends. Bob has left a tremendous void that cannot be filled, and he shall never be forgotten. May his soul rest in eternal glory and peace. Bob served many roles over the years in Hudson and most recently as a Budget Committee member. Thank you very much.

3. ATTENDANCE

Board of Selectmen: Dillon Dumont, Bob Guessferd, Marilyn McGrath, Dave Morin, Kara Roy

Staff/Others: Steve Malizia, Town Administrator; Elvis Dhima, Town Engineer; Jill Laffin, Executive Assistant

4. NEW BUSINESS

A. Town Hall Relocation Opportunity

Chairman McGrath began by saying, we're here to talk about a relocation opportunity, and it's a discussion I'll recognize Mr. Malizia to go through what's being proposed, and then we'll take questions.

Town Administrator Steve Malizia began by saying, so there were packets at the table. I think we've run out, but essentially the packet will mimic or this will mimic, the screen will mimic what you have in the package. So if you didn't get one, I'll be basically going through the slides pretty much verbatim. So I'll start at the beginning. So slide one, the 2020 Town Capital Improvements Plan and the 2020 pardon me, the 2006 Master Plan and the 2020 Master Plan identify the need for the expansion or relocation of Town Hall to meet the needs of the community. Just a little history, Town Hall was originally built in 1965 and expanded or renovated in 1974, 1987, 1988 and 1996. As many of you remember, the building also used to be the police station until 1996, when the police moved to their facility on Constitution Drive.

The current town hall is not fully handicapped accessible. In other words, not totally ADA compliant. Current meeting rooms cannot accommodate large meetings. Residents must go between levels for customer service or to pay bills, and employee security could be improved and there is limited space for records retention and the possibilities for the facility. Expansion of the facility is limited. Just to put it in perspective, the current town hall is approximately 12,000ft² and sits on 1.3 acres, including the attached fire station we took. Just to put it into further perspective, we looked at possibly expanding the building on the west side, which is where the employee parking is. If you're looking at the front of the building, it's to the left. But the loss of parking would be an issue. As anybody who's been there when it's busy, you can see what I'm talking about. There's not a dearth of parking. We considered or we've talked about or it's been thought about adding a second story, but we're not sure if the current structure could support that second story. It may be possible to expand it to the area adjacent to the handicap ramp on the east side of the building, which is the fire station side. There could be up to 2400ft² on two levels, at the cost of about \$450 per square foot. This option may be in the million to \$1.2 million cost range. This would not correct all the building's current deficiencies but would allow for additional meeting space and putting all customer service operations on the same level.

Just a quick graphic. If you see the red area, that's the area I'm talking about, you may be able to squeak out an addition, but again, you're just continually adding to the same 1965 structure. The reason that the Board of Selectmen are holding this meeting to discuss an opportunity that has arisen to relocate and construct a new town hall facility on properties located at the corner of Central Street and Lowell Road. To orientate yourselves, the Firefighter Memorial is right basically at the corner that the highlighted area there in red there. I believe three properties that are owned by the same entity. That's where we're talking about possibly relocating. Clearly a very visible location and a very prominent location in town.

The properties are approximately 2.8 acres, are in the business zone, are owned by the Sousa Realty Group. We have an opportunity to work with the owner of the parcels through a long term land lease agreement to construct a three level, which would be a lower level, a ground level main floor and a third story 12 to 13,000 square foot town hall. The benefits of new construction would be full ADA compliance and accessibility meeting room facilities capable of accommodating large meetings. All customer service functions on the main ground floor level, improved security and parking for approximately 130 vehicles, which is more than the community center which is here can accommodate. In addition, the property and new building would serve as a focal point for the community, with the location being closer to the center of town and easily or more easily accessible from all areas of town. The next slide. This is not a final plan. This is just an idea of what we're looking at. The building would be in black. The parking you could see there clearly, again, not engineered. This is basically a rough sketch. Just to give you an idea, this is the parcel. This is what an overlay of that may look like.

So just to just to kind of move this discussion along. The cost to construct a 12,000 to 13,000 square foot building is estimated to be 4.5 million, which is about \$350 per square foot. With site work costing \$1 million and half a million budgeted for furnishings and IT hardware and software for a total estimated cost of \$6 million. So I looked at a couple of options. The first year cost for a 20 year \$6 million bond would be 548,000 625,000, which is approximately \$0.12 on the tax rate. The total cost for the bond over the 20 years, including interest, would be 88.7 million, with a total tax rate impact of \$1.79 spread out over the 20 years. So that's the bond repayment. Add it all up over 20 years, it's \$1.79. There are also may be another option to use a portions of the town's unassigned fund balance, which is also known as surplus, to reduce the bond to a \$3 Million ten year bond. The first year cost of this would be \$406,875, which is approximately \$0.09 on the tax rate. And the total cost for that bond, including interest, would be \$3,637,500, with a total tax rate impact of \$0.74 spread out over ten years. So there may be an option. We have a pretty robust surplus fund balance. We were able to return some money to the fund balance from a contingency we had put aside for a utility case that basically we settled. So we have some money that's in there that's more than we need to carry for our surplus.

So moving along the property owner is not at this point is not interested in selling the property. They're interested in a long term land lease. So we looked at 30 years as a as a first term and obviously we would want to do probably at least two renewals on that. But the cost for the initial 30 year land lease would be \$14,583 per month or \$175,000 on an annual basis for years one through five, and then the lease cost increases by 10% for every subsequent five year period. An example, year 6 to 10 would be \$192,500 years, 11 to 15 would be 211,000 750,000 for a total initial 30 year lease cost of \$6,754,694. The first five years of the lease tax rate impact would be approximately \$0.04 per year, with a subsequent 10% increase every five years. And then, as I said, we'd be looking for additional renewal terms which would be negotiated in a lease After the initial 30 years, the total cost of construction and land lease would be \$10,392,194 for a ten year construction bond and a 30 year land lease, or \$15,554,694 for a 20 year construction bond and a 30 year land lease. The tax rate impact would average \$0.07 per year for the ten year bond option or \$0.10 for the 20 year bond option. And I believe the Board of Selectmen would like to hear from you, the residents and voters. Your thoughts, questions and comments on this opportunity.

Selectman Roy spoke up saying, Madam Chair, Madam Chair, can I ask a couple of questions? To which Chairman McGrath replied, yes, of course. Selectman Roy then asked, so is there an advantage, I guess Mr. Malizia I'm directing this. Is there an advantage to leasing over purchasing in this instance? The Town Administrator replied, in this instance, the landowner is not interested in selling the property. The landowner is interested in leasing. So while it may be better to purchase

something, I don't believe it's an option in this case. Selectman Roy then asked and then to the 30 year lease, I guess. Where did the 30 years come from? The Town Administrator replied that was the initial discussion we had with the landowner that's probably subject to be negotiated or changed, but that's what the landowner first offered to put on the table. Selectman Roy then asked, and is there an option to negotiate a right of first refusal? The Town Administrator replied there will always be options to negotiate all kinds of things. Again, this is just very high level. It's an opportunity to see what folks think about it. Selectman Roy replied, Okay. That's that's all I have. Thank you. Okay.

Chairman McGrath asked anyone else on the Board have any questions or comments? If not, we'll open it up to the public. Please come up to the microphone, identify your give us your name and address and the comments. Initial comments should be limited to no longer than five minutes.

Brian LaPlant, 25A Quail Run Drive

My question is not about the building itself, but the land lease. I have supported everything in this town from pay raises to additions, renovations. You got me on the building. I can support that. I cannot support the land lease. It's not an investment. We're throwing money away. Is there any other options? Chairman McGrath replied, well, this this came up and we had the opportunity to hear from the landowner, and that was his proposition was to lease the land. We thought that it was necessary to let the voters be heard because people have expressed concern about this property in itself and whatever might be, might go there at some point. So we thought that where it was proposed to lease the land, we'd at least put it before the voters and let them decide. We're we're not obligated. We haven't obligated ourselves, nor have we obligated any any of the townspeople to this prospect. We just thought that it was necessary because it because it's such an identifiable property and in such a prestigious location that we thought that it was necessary to bring it to you. Mr. LaPlant replied, Okay. Thank you.

Peggy Huard, 13 David Drive

Good evening. Peggy Huard 13 David Drive. I don't even know why we're here tonight. Why the town is even entertaining this proposal. Because in my opinion it is unconstitutional. I'd like to read part of the New Hampshire Constitution into the record. Article Ten of the New Hampshire Bill of Rights. And yes, that is part of the Constitution. "Government was created for the common benefit, protection and security of the whole community and not for the private interest of any one individual family or class of individuals." This transaction undoubtedly benefits one individual, one family and one class of individuals. I haven't spoken to a single person in the in the community that supports this. This is going to pose an undue burden on the taxpayers while greatly benefiting a family, a small family, a small, small group of people. So with that said, nothing else should even be considered because this should have been thrown out at the table.

A couple other points I'd like to make. If you look at the plan the majority of the land lease it looks like the land lease is accommodating 130 parking spots. Take a look out in this parking lot tonight. We couldn't even fill this room and that parking lot for this controversial meeting. Why are the taxpayers going to pay for 130 parking spots that aren't even going to be used? Secondly. Was this concern about the town hall needing improvements or a new space when the police renovation came along? Because I'm not sure how many people would have voted for the police station if they knew we were going to be faced with now a new construction for town hall. So you need to get your master plan in order. So when we're voting for one, we see the whole thing.

We also have the two roads. Even though that property is zoned for business, lining that property on both roads are residential properties. And quite ironically, I walked and knocked on those doors today and I got two people home and do know that they didn't even know that this project was going to was being proposed and they didn't even know tonight was a public hearing. That's how well you did communicating to the public. I'd like to see a list of ADA non-compliance. I've been in just about every single area of the town hall, so I'd like to understand the space space restrictions because I think that everyone looks pretty comfy there. Take a look at what some of your residents go to work in. You're a bunch of spoiled, entitled individuals looking for entitlement, as far as I'm concerned. I

don't see the need. I don't see that this is for the community. I see that this is for a small group of individuals, the employees of the town of Hudson. And it doesn't benefit us as citizens or the community at all. Thank you.

Sandy Levasseur, 6 Glasgow Circle

I have to disagree with Peggy. Unfortunately, I'm a little dubious about the lease business. The location I think, is great. I think we really need.... we are the 10th largest town in the State of New Hampshire and it's time we had a town hall that shows it. I go into the town hall as a Checklist Supervisor. Periodically, I share an office with two other departments. We have one desk between three people. There is no bathroom on that floor. There is one male and one female restroom up on the first floor. The IT people, their offices are the old jail cells when the police department was here. And for a town of our size that's growing continually, I think that we should have something to show for the size of our town and that it's growing. And I have spoken to many people who are in favor of a new town hall and not just the people that work there, people that come in to do their business in the town hall, especially at tax time. I've been in there and I have seen the line out the door and I've seen many elderly people standing in line and there is no place for them to sit while they're waiting. They're leaning on their canes. They're leaning up against the wall. I can go on and on. And I'm not just saying these things because I occasionally go in there to work, but as a Checklist Supervisor, when we go in there to work, we have no room in our office to do what we have to do. We have to go to the lunchroom to put our books together for the election. So anyway, I just want to show that I am in favor of a new town hall and not an addition. Thank you.

Phil DeCologero, 53 Sullivan Road

I'm a resident of 53 Sullivan Road. I was just looking at the packet, and I'm flying a little bit blind. Is there an alternative than feasibility analysis that residents have access to that was supposed to be done for this project? Chairman McGrath deferred to the Town Administrator who replied, the short answer, the short answer is no, because this opportunity just came up. So that's why we're putting it out just to see if there's any sort of interest in this proposal. Mr. DeCologero then said, I know how tough this job must be, so I appreciate actually the communication ahead of time. But if we had done that when the Capital Improvement Plan had requested it, because I believe that three years ago, it said that an analysis would be done, we wouldn't kind of be scrambling right now. Chairman McGrath responded, well, we're not really scrambling. Mr. DeCologero interjected saying, and I and I really do. I... this isn't...I like that you're doing this and I realize this is an opportunity. And so there's no judgment here. Chairman McGrath replied no, no, and I'm not taking it...but this isn't...we did this, we just got this information and we thought that it was necessary to bring it before the voters just so that they'd be aware of what the discussions and for full transparency, because people like to throw that word around a lot. And you know so we thought that it was necessary to hold this meeting so that people were aware that we have this opportunity. We're not we don't want to make the decisions for everybody else, you know. So I thought that this was... I thought, as well as discussions with the other Board members, that that this would be a good opportunity for the people to find out at least that this this is being sort of proposed. Mr. DeCologero replied, I appreciate that. You're welcome. My question would be, if it would be possible to do something like that, I would feel more comfortable as a voter to see exactly what our existing town hall would allow, because if we're going to invest five plus times the amount of money that we could to renovate that building into a facility that would sit on land that we wouldn't own, it's a little bit concerning, especially because 30 years comes quickly when we look at the last renovation of the building happened less than 30 years ago. I assume conditions may change. My only other unrelated questions to that was just also what the median tax bill increase would be to support option two. Because while I appreciate the sense, I think that as people line up at tax time, regardless of how they feel about the building, they're probably going to be more irritated that tax bill that spiked. The Town Administrator replied, so if you had a \$400,000 house, \$0.09 would add \$36 to your annual bill. Mr. DeCologero replied okay, thank you.

Chairman McGrath addressed folks waiting to speak saying, Mr. Dobens, you've been standing up a couple times to speak. Selectman Roy and Selectman Morin corrected the Chairman stating that was Mr. Crowley waiting to speak. Chairman McGrath replied, Crowley Sorry, I get I get the two of you confused at times. I apologize.

James Crowley, 4 Fairway Drive

I'd like to thank the Board of Select for this opportunity. Especially impressed with somebody's better health from what I've seen in the past. But anyway, my first concern is like Board of Select Roy, why is the opportunity limited to leasing instead of purchasing the 2.8 acres from Sousa Realty? And thanks for your explanation on that. But quite truly, I find leasing to be a major negative versus permanent town ownership of this location. My next question is this a limited time offer from the Sousa Realty Group with a sunset date associated with it? Additionally, all detailed leasing terms and required execution dates should be made public for full transparency. This is needed more than just bonding and estimated tax rate increases to make a completely informed decision. So will we ever see thus, if we ever get that far? A lease language.

Chairman McGrath recognized Town Engineer, Elvis Dhima who said, we've been told that we can wait until March of 2024, or as far as March of 2025 to see which way the voters want to go. Again, there's no decision being made here. This is simply to get the temperature to which way people want to go. If the feeling tonight is that you don't feel that this is a good idea, it's not going anywhere. If the intent tonight is that we should move forward, the Board, then the Town, the Board of Selectmen will have to work with the land owner to see if there's something can be done to be forward to put put forward in March of 2024 to see which way we want to go. So there's no decision made here. It's just simply trying to get a temperature.

As far as the feasibility study for the previous person, Phil had asked, we don't want to spend any money on a feasibility study if the feeling tonight is that we don't want to move forward, so we don't want to spend money on something that, you know, you don't think it's a good idea to pursue. Hopefully that answer that question. But that's where we're at. We have until March 2024 or March 2025, if you want to move forward. If not, it's done tonight. Does that answer your question? Mr. Crowley replied pretty much don't spend a dime, find out what's going on first. That's my translation.

My next question Has anyone determined if any other towns in New Hampshire lease the land their town hall is located on? Will Hudson be a first? Has anyone even investigated details of a possible existing town hall leases that exist out there? What is their language? What do they use? Are there any clauses or rights to a future land purchase? That's what I would be looking for in this lease. The Town Administrator replied, I believe we've found that there's some communities may be up to the north, small communities that lease out of like strip malls, that that type of deal. I don't believe any community in our population tier or even close to our population tier is in any sort of lease agreement. The only couple examples I could find were smaller communities, mostly up north that may be leased in a strip mall type of thing, but they probably have a much less robust operation than we do. Mr. Crowley then said, Okay. And just a statement, like you stated earlier, the Hudson Police Station is no longer at this old town hall site and it is not centrally located. Why does a town hall have to be centrally located, especially since it doesn't even have completely permanent ownership of its location? That's what I stumble with. The Town Administrator replied, the location proposed is not far from town hall. So, I mean, we're not, not centrally located. This is just a much more visible, prominent property that I think is easily accessible and would be easily identifiable on the major commuting roads. But it's not any more or less central than where we are now. I will say that the voting district line is right on Central Street or right in that area. So it is more central, but it's not that much more central. Again, it's just the prominence, I think, of the property and, you know, the visibility of the property.

Mr. Crowley then said, As I understand it, the proposal is for a 12,000 square foot multi-level building on this 2. acre site with 130 parking spaces and a traffic and topographically challenging location as far as I'm concerned. If this is to be a community focal point, why not locate this facility where all the parking could be more multifunctional and used after business hours and weekends? The new focal point should have room for expanded community needs in addition to public functions such as

outdoor recreation venues. The proposed location has limited visionary options that are larger, more accommodating site could provide. At this point Mr. Crowley's cell phone was ringing. He then said, sorry, I got a telemarketer. I forgot to turn this off. But I just. I don't know. I will continue. Has any analysis been completed to determine long term expansion capabilities for the proposed Central Street site? Again, you haven't spent any dollars, so I think I know the answer.

Mr. Dhima replied, right. So the question you have is basically, do you want to put money into this if from the very beginning you don't think this is the way to go? The feasibility studies can be quite a bit of money. You know, it could be as much as \$30,000 - \$50,000 depending on what you get into. You also talking about a complex more than a town hall, as you was mentioning earlier. That's a little bit more than what the Board discussed about this particular location. So I think what you're envisioning is a little different to what the Board is bringing up tonight. Tonight is only a town hall and parking adjacent associated with it, not a town hall slash multifunction site to handle other things as well. And in some communities have done that. When they've done the town hall, the public works, PD, fire all that. This is a little different. This is just simply the town hall and the parking associated with that. Mr. Crowley replied well, but we first started out here, your the slides were showing master plan and stuff like that. Master plan is sort of like visionary thoughts. I find we could use more visionary here in that why go to this particular site where there's probably other existing sites that could be more into a campus type thing in future expansion. You don't have to do it now. See, like the need right now seems to be a better town hall. But we've already seen in this town you don't have to centrally locate different functions and we still survive. That's my point there. But next, I guess, thanks for answering questions, though.

Chairman McGrath interjected saying, we can't go on. I mean, we've got a five minute limit on comments, initial comments. You can come back up after other people have had an opportunity. Mr. Crowley replied okay thank you. Chairman McGrath replied, thank you Mr. Crowley. Selectman Roy then said, Madam Chair, can I ask a question? Chairman McGrath replied, yes, of course. Selectman Roy then asked, is there any land the town owns that would be available to accommodate? The Town Administrator replied, I don't believe there is. We have conservation land, but that's restricted. I'm not aware of any parcel that that we own. Mr. Dhima added, not not where I'm aware of. We have Town Forest. We have conservation land, but nothing significant in a location that can accommodate this. Mr. Crowley then said, well for me. We're already up 10 million plus here. It seems like a lot of flexibility for that kind of money. I'll come back later.

Chris Landry, 25 Beachwood Road

Hi, Chris Landry, 25, Beachwood Road. I have a couple questions. What would the plans be for the existing building? Is there anything going there? And and the fire station as well? I don't know if the Fire Department plans on continuing in that building for a long time or, you know, what would the offset be there? The Town Administrator replied, so given that within the last few years we've done significant investment in the Central Fire Station, I believe the Board's vision, or at least the Board's thought at this point would be to take the Town Hall building, move the Fire Administration from the property that we bought on the corner, put them over there. So they're all basically in one complex and that would be surplus to the town's needs. We could sell it. Furthermore, I also envision at the old Oakwood Recreation facility, we're using that for record storage. We could move the record storage out of there and that facility would become surplus to the town's needs. And it could either be offered maybe to the School or sold outright. So I think the town hall, I don't I don't think at this point anybody's looking to sell it or get rid of the building because it is attached to the fire station and it probably would still provide value. And particularly you could put the Fire Administration folks over there. You could still use two meeting spaces there for maybe some of the meetings. If you have overflow. I mean, you know, there's all kinds of committees that meet all days of the week. That certainly would be an opportunity for them to still meet there. It's still got the cable. It's still, you know, usable. But I believe that if we did that, the Fire Administration building would become surplus to the town's needs and there's no need to keep it. And again, the Oakwood facility. Mr. Landry replied, that makes sense. And I'm fairly supportive of looking for something for the town hall. I understand the limitations there and things like that.

Mr. Landry went on to say, I do, as previous speakers, I do have some concerns about the the land lease. Looking at one question, I had a particular question there was it looks to me like those properties are assessed at around \$650,000-ish thousand dollars total, something like that. It looks to me like the lease terms they're talking about are as if that property was significantly more expensive than that. I understand that selling price of properties is probably higher than the assessed rate, but I think this is like an order of magnitude higher. So if I could get that kind of deal on land I own, I don't think I'd be interested in selling either. So while I while I appreciate the the location as a good location, I'm not sure that's a good deal. But I'm also not saying that I think we should just dismiss it outright. I think maybe, you know, need some more negotiation, need to look at some alternatives for other land that might be purchasable in other areas of the town that might not even be considered. Now, there may be some piece of property that someone would be willing to sell for a reasonable rate. So I'm not opposed to a feasibility study to investigate that because I think it would, you know, and I don't know how far we go, but I think that it would behoove the town to figure out what the best deal is and not just jump on this because that piece of land looks great. One one question, one last question before I go tax wise on that land, I assume they're paying taxes, which is probably on the order of \$10,000 a year or something like that. Based on that assessment, I don't know if that's accurate, but but if that land was developed, would the value of that land, the assessed value of that land increase? Would the tax income increase? I'm not sure how that works when the development is on leased land. And would that somehow offset the cost of some of. The Town Administrator replied I'm certainly not an assessor. I would say that the land would still be taxable. But would it be, would you yield enough money to cover the lease? Probably not. Mr. Landry replied I know it wouldn't cover the lease, but would it increase and do some offsetting? The Town Administrator replied it may, But again, I'm not an assessor. Mr. Landry then said, I think I think that as you continue to look at this, you need to take all that into consideration before any final decision is made. But in general, my first impression as others is that the lease deal as presented is probably not in the best interest of the town. And we. But that doesn't mean just because that seems to be the general feeling in the room here tonight, that doesn't mean we should just dismiss completely looking at alternatives for a town hall renovation or replacement or moving, because I think there probably are other alternatives, whether that could be renegotiated with that particular landowner or whether we can find another piece of land close by that's developed, maybe not even for sale today, but maybe everything's for sale for the right price, Right? So so that maybe someone would be willing to make some other deals. So I'd encourage the Select Board to continue to look at that and look at some of these alternatives. Chairman McGrath replied thank you very much, sir.

Normand Martin, 3 Edgar Court

Thank you, Madam Chairman. Members of the Board. Norman Martin, 3 Edgar Court. I have to say that this is a great proposal. I'm apprehensive about the land lease, but there are people that don't think this is needed. Having a functioning town, having a functioning town hall is really important. You hire people with expertise. Town Engineer. We have people, the Town Planner and all those people. That office is very small. We can't I don't think you can put another person in there. If you needed to put another person in there. Then you have the sewer lady, the young lady in sewer that works there and that one office. And then we have another lady who does our welfare officer, and she can hardly I know it's private. It's really, she works very hard to keep everything private, but I think it could be more private. And get in and see the functioning's of Town Hall. I know that you don't think the town needs a new town hall, but it is small there. Very small and they don't have enough room for much of anything. And I think a functioning town hall would have a Town Administrator has an office and a conference room like the Police Chief has an office and a conference room. But I will I don't know if I'm saying this straight or if anything's happened in Salem, but if you look at Salem's Town Hall, it hasn't grown either. It the town has outpaced the growth of town hall. The town hall is probably smaller than what we have, and they're still operating. But I'm not against the proposal. It's just that I if I own that piece of land, I'd run into the deal with you, too. So thank you.

Mike Tranfaglia, 24 Woodcrest Drive

Good evening. Mike Tranfaglia, 24 Woodcrest Drive. So right off the top though, like most people, the land leasing is kind of the fly in the ointment. But I had a couple of questions regarding the proposed design for I'll just call them the the current location and the and the new location. How long would each of those plans be relevant before we're having another meeting like this? I would assume the current location would be like, I'm just spit balling, ten years before we say, okay, now we need to renovate or expand again opposed to the new location, which you might be 20 years before you have to have this conversation again. Is there any kind of or are we not that far along yet? Selectman Roy spoke up saying, I think it would go to population growth. So, you know. You know what I mean? We'd have to figure out what the population growth was for the last ten years and then kind of extrapolate that forward to the next ten years. Because because it's a good point. I mean, do we do we every ten years add something or? Right? Mr. Tranfaglia replied, Yeah. I don't know if it was 10 or 20, whatever the projected. I asked the same question when they were renovating the current police station, and I believe they said this current design is projected to be good for at least 20 years before we have to look at it again. And like you say, you know, population growth and I don't know how accurately we can predict that, but. If we were to stay with the current building, how difficult would that be to bring it up to ADA compliance? Opposed to a new one where you're starting with a blank piece of paper here.

The Town Administrator replied, well, anything is possible with money, so we'd have to really look at how much money that would totally cost. I'm not aware that you have to bring it totally up to ADA compliance, but if you add on to it or or renovate, I think that's where you run into those issues. Certainly the restroom types of things, elevator, an actual elevator type of setup. We have the ramp, but you have to look at, you know, not that it's a problem, but thresholds and entryways and all of that sort of thing. Those are all important if you're renovating or remodeling something.

Mr. Tranfaglia replied, All right. And just a couple of more questions. I mean, how long can we realistically I'll use the term "put it off" so we can how long can we put it off and maybe look at this again. I mean, how what's the sense of urgency with this project, I guess, is what I'm really asking? The Town Administrator replied well this location, I think the Town Engineer mentioned, has probably a shelf life. In other words, there's a it's not a threat, just the way the reality is that at some point in time, the developer will do what the developer or the owner what he's going to do. So that has a shelf life that's no more than the election after next. Mr. Dhima agreed saying Yeah, I would say March 2024. The Town Administrator said they're not going to go past that. As far as the current town hall, we own it. We can take our sweet time doing whatever we want with that, as long as we can fit everybody in there. Mr. Tranfaglia then said, And just spit balling here, is there a possibility of doing a temporary town hall will since the town owns the property at the current town hall. I'll just speak in extremes here. Tear it down, build from the ground up, do four stories or whatever the town ordinance allows, and say, for example, be in this building for however long. I mean, just out of the box kind of thing. The Town Administrator replied I guess you'd have to go rent or lease something. You probably need something pretty significant because you still want to provide all the same customer service functions. What you try to avoid is putting everybody in little kingdoms here, little, little buildings here and there because, oh, you've got to go over to that building. Oh, now you've got to go across town to that building. So you're looking for like the perfect the perfect lease building. Mr. Tranfaglia then said can you actually put two more floors on the current town hall? The Town Administrator replied, don't know. Don't know because it wasn't built for that in the first place. You know, you built this stuff in the 60s. I don't want to be upstairs. I don't want to be downstairs either. But, you know, you don't know that. But it's a, it's a good location. I'm not denying that. But you don't get any more parking out of that. You're going to still be restricted to to the parking sort of thing. So you may have all this wonderful space. You're going to be parking further away to attend a meeting. Not a big deal for me, but for folks who have mobility issues, that's a bigger deal. Mr. Tranfaglia then said, just as a note on the on the busiest day I've ever been to town hall, I've never had an issue finding parking. The Town Administrator replied you should come back sometimes at the end of the month, at lunchtime. I can't even find a parking spot. Mr. Tranfaglia replied that's all I have at the moment. Thank you for your time. Appreciate it.

Will McKee, 55 Willow Creek Drive

Hi. Will McKee, 55, Willow Creek Drive. I appreciate you all being here to take questions and comments. I think this relates probably to the second to last gentleman that was up here in regards to space. We heard the catalysts for the project and the top three seemed to be ADA compliance, space and well, now I'm not remembering the third one, so..Mr. Dhima said parking? To which Mr. McKee replied parking. Yeah. Thank you. So what we saw was 12,000ft² current building, is that correct? The Town Administrator replied yes. Mr. McKee went on to say, proposed new building would be between 12,000ft²and 13,000ft², at least with a huge parking expansion. I'm curious if you could expand a bit on the future proof that a 12,000 to 13,000 square foot. Office would be because expansion does seem to be one of the catalysts and we're seeing Hudson blow up pretty substantially, and I anticipate it to continue doing so. Mr. Dhima replied we can go bigger on the square footage. So the idea is to have a three story building. And basically the idea was trying to compare apples to apples, current town hall versus new one. You have to remember that usually the idea is the bigger the building, the more people you can jam in it. We're not trying to do that. Just simply trying to get it a different location with parking that you can basically don't have to worry about having a parking space here or not. The parking spaces we already have in. It's not really to standards as far as the size goes. So you'll see a lot of people coming with trucks that cannot park anywhere they need to park or they want to park. We are competing with traffic that's coming out of the Central Station with ambulances, about 4500 calls, I think, a year. You are competing with school buses and the traffic related to the School Department as well. So there's a lot of that going on. You are adjacent to 80 to 85,000 vehicles a year at the at the triangle, Library Common, if you want to call it. So there's a lot of that going on in there. But the square footage for the building is not fixed. It's just simply something that we looked at. You can go bigger, but with that increasing footprint comes the cost as well. So we have to be careful with. That's why Mr. Malizia put down \$350 a square foot, basically. You can go 15,000, 20,000. There's just a cost. So that's we're trying to keep it close to what we have for footprint. Mr. McKee replied, okay, great. Thank you. That works.

Ted Trost, 63 Rangers Drive

Thank you very much. I think this is an interesting opportunity. Oh, I'm sorry. Ted Trost, 63 Rangers Drive. I think this is an interesting opportunity, and I think it's really great that you're seeking input, and I'm grateful for that. I do recognize that we do need a new town hall, and I think we need a town hall that reflects not only who we are, but where we want to be in the future. And I think that also that the need for a central location is important but doesn't need to be a major consideration when considering sites. If we find a really great site other than this one, that's not as central. My personal opinion is we're a small town and people can find their way from one side to the other for the occasions where they need to come in. I don't think it makes sense to pay for a building that may not be ours in 30 years. I'm very uncomfortable with the leasing concept, especially where we have to pay the building, pay to, to build the building. I think we should be looking at at ownership rather than leasing. I think we should again, maybe consider the current property. Temporary space one of the things we could consider is something like the portable classrooms that the school used. I imagine that there are other configurations that are designed more for office spaces that perhaps could go more vertical and could fit into the kind of the grassy area between. That's Chase there and and the parking lot maybe. And maybe by going vertical, we could get some more parking spaces than we have now. Take down the current town hall and build what we need on that location. Just a thought. The other thing I want to point out is we do have other options for other properties if we decide we want to go forward with this if needed. And maybe we have the ability to use eminent domain to find the most appropriate property for us if that's necessary. That's all I have.

Len Segal, 6 Beachwood Road

Len Segal, Beachwood Road. Thanks for the opportunity to discuss this. A couple of things. I'm not really in favor of taking the 12,000 square foot current structure, if you will, and building instead another 12,000 square foot structure. Having been in a fair number of little corners of our current town hall and seeing how cramped some of the people have to work in, I don't think the 12,000ft square foot is adequate for the staff that you have currently and then adding on to a building ten years after you built

it, you'll get flak from the taxpayers for the cost of doing that for one, and it seems a little unnecessary. Whatever square footage a design should be should be adequate for the current staff that you have and some projected staff at least for ten years. So you only do this project once. I'm not in favor of putting a Band-Aid on the current building. Anything that was built back in the 50s and 60s realistically is obsolete. And I doubt very seriously you could put structurally another level or two on top of what you've got because the buildings structurally weren't built for that. Now, as far as leasing goes, yeah, I'm in favor of buying rather than leasing. However, and this info comes because I happen to be friends with the former postmaster in the town I lived in in Massachusetts, and the post office was a small building. The town grew significantly and it was wedged in between a couple of other buildings and they had no room to expand. And in talking with them, I found out, first of all, the post office doesn't own the building. They lease the building. It's actually leased by I think GSA does the leases for all the government, federal government properties, and that seems to be normal. In other words, that's the way they do business. Now, I lived in that town for 44 years and I drove by it the other day on the way to and from doctor's appointment in the Boston area. And I can tell you that still there in the same place and whoever owns the property hasn't kicked them out. I wouldn't anticipate that you'd get kicked off the property and that the current owner of the land decides, no, when your lease is up, you're gone. You may, during that 30 year period, have the opportunity to purchase. The other thing is one of the things, you know, try to negotiate with them. A price that's worth more than what they would think that the the land is worth currently to actually purchase the land. You know, everyone someone said it earlier, everyone has their price, you know, see if that can be done. But I wouldn't wholesale throw the idea out to to build on a leased property. It's not ideal, but it certainly isn't terrible. Now, one concern I would have is access to and from the property off of Central Street at that location, people take the corner and all of a sudden cars are coming out at you. Visibility probably would not be great and it might be another location for accidents that we don't need more. So something to look at. I don't know. You may want to take them out onto Melendy. Yeah, you know, but you know, things to consider. I appreciate the opportunity that you're giving us to go over this proposal. And I agree with you up front. You know, you don't want to spend a ton of money on consultants and studies first, but I think some flak that you're going to get is you're taking a structure which is inadequate. That's 12,000ft² and you're going to replace it with another structure that's 12,000ft² at a cost of, what, \$10 million and change and stuff. I think the taxpayers are not going to really want to see it that way. You've got to show the improvements. A fair amount of square footage is taken up by elevators as an example. You know, you just can't squeeze it in there. You know, the town I lived in, the the town hall was totally inadequate, non-ADA 100 different ways. And they ended up just knocking the damn building down and building a new one because you get to a certain point. And then the other thing is what are the new laws that might be coming up that are even more restrictive than the current ADA laws? So things to consider when you're building a building and you want it to last 30 or 40 years before you have to rebuild. Thank you.

Alex Woodyard, 14 Pasture Drive

Alex Woodyard, 14 Pasture Drive for the record. Like most people here, I will echo the concerns about leasing the land. To me, that seems like we're setting the taxpayers up for a large bill that could be settled now if we could just purchase something. I did have a few pointed questions for the various people in front of me. The first one is what's the current parking capacity of the, of the town hall? Mr. Dhima replied, about 60-63, including handicapped spaces. The Town Administrator asked, is that including the fire station? Mr. Dhima replied it does not include the fire station. They have a dedicated 8 to 10 parking spaces on their end. Mr. Woodyard said so we're looking at roughly doubling the parking, correct? Mr. Dhima replied yes. Because currently right now we have an issues with meeting that capacity. We have more people coming in. Also the other issue is when they have training next door and they have more people at the station, they park either, you know, the parking spaces for staff or they cross the street. So every time there's a special activity next door, it it creates an issue with capacity. All it takes is about 6 or 7 vehicles. And that that basically puts us over the top, Right? Those are the numbers we're looking at. 60 to 70.

Mr. Woodyard then said and then you mentioned the idea of the current town hall does not really have the ability to support a large meeting. Can you guys articulate a little bit more what constitutes a large meeting? Mr. Dhima replied the most recent one would be Hudson Logistics Center that we

had to deal with. The Town Administrator said this. Mr. Woodyard replied so this. Okay. The Town Administrator then said probably about 30 or 35 people. I think that's probably the top end capacity for the two meeting spaces at town Hall. So and they're not connected. Mr. Woodyard replied right, no, I understand that. I just wasn't sure if the vision was okay we want to be able to have a meeting of 150 or 300 people or something bigger than that even. The Town Administrator then said during the Hillwood deliberations, all those meetings had to be held here. I mean, it was certainly Covid going on, but because of the attendance, those meetings were held here, which, which necessitates moving all the cable equipment over here and noticing it from over here, not the end of the world. But you couldn't do those at town hall. Mr. Woodyard replied sure. I understand the pain it is to bring the logistics over here. I'll echo the concern of others. Just it seems like we're building the same 12,000 square foot building somewhere else. It doesn't to me, it doesn't seem like we have 10 or 15 years of future proofing built in, which to me is a taxpayer's concern, is a concern. We're going to have the same problem in five years. You're going to be coming to the taxpayer saying, Hey, we need more money. I'll be honest, I've been in Hudson just over two years, and in those two years I've seen the police station, the the school, and now this. I know the school is coming back. It just seems like the tax bills just keep going up at some end, you know? Wages aren't going up, guys. We don't. Your pocketbooks aren't my pocketbooks. The money isn't limitless. So I guess if you're going to ask for this, I guess I'd like to see some real analysis to what are we doing to make sure this is the right decision for the long term. I mean, people are talking 30 years. The the slide said that the current town hall was built in 1965. So by my rough math, that's 60 almost 70 years ago, 60 years ago, we should be looking at a 60 year lifespan. That's my opinion.

A clarifying question, I guess, for the Town Engineer. You said we had a deadline for this current opportunity of March 24th or March of 25. Which is it? Just to clarify. Mr. Dhima replied I think we should be able to give an answer by March 2024, but I think they're willing to entertain to wait until March 2025. So my take on it is talking about this we should be able to provide an answer by March of 2024. I don't think you need two years to figure out if you want this or not. I think even tonight you probably can get an idea to which way this is going. I don't think we need ten years to figure out if we want one or not. That's kind of the take on it. So I think in six months we should be able or less to provide an answer. And to answer your question, you know, we're talking about money and how we and also we're talking about square footage. Again, we're trying to keep apples to apples. You can always go bigger, but there's just a significant cost that comes with it. That's all. So. Mr. Woodyard replied Right. No, I understand. But again, the proposal is apples to apples proposal, but I'm not sure that's really a future-proof proposal. Mr. Dhima replied We can always go bigger. Mr. Woodyard replied okay.

Mr. Woodyard then said, and I guess the last question I have is, did the developer approach the town or did the town approach the developer about this opportunity? Mr. Dhima replied we approached the developer once they put it out that they were willing or they were in the process of developing the property, we felt that there was a need for it and we reached out and they're willing to entertain it. And that's when the Board made a decision to put this in front of you. But there was a preliminary something, an idea put forward, and we basically got the feeling that they're ready to develop. Why not see if there's a way we can work together? if there's an opportunity. If there isn't, so be it. That's why we jumped on this when that became basically very clear. Mr. Woodyard replied, All right. Great. Thank you.

Victor Oates, 77 Sousa Boulevard

Victor Oates, 77 Sousa Boulevard. You mentioned that the 12,000ft² in 2022, we had a staffing study done and the consultant that we paid stated that they recommended conducting a space study before proceeding with any further plans. I've looked online and I haven't been able to find that space study. Has that space study been completed? And if so, did that space study say that we should keep the building the same size? Did it say that we should go bigger or smaller? What were the conclusions of that space study? The Town Administrator replied there wasn't one. Mr. Dhima added I'm not aware of a space study being done. Mr. Oates replied is there a reason it wasn't done? I mean, we paid a consultant to do a staffing study. Their recommendation was before proceeding forward with any sort of plans around a new town hall, we should do a space study to confirm what it

is we need for the future of the town and what that size should be. The Town Administrator replied two default budgets in a row, certainly didn't give us any extra funding to do any study. Mr. Oates then asked, do you believe that we should be doing that study before proposing building another town hall somewhere in town? No matter where it might be? The Town Administrator replied we could certainly do that. I'm not sure this opportunity will still be there, but that's a possibility. Sure. Mr. Oates replied well, I mean, I don't look at opportunities. I look at the request is for a new town hall. Right? We should never go into that vision with it's got to be here. That's the purpose of the feasibility study. And that is sort of why I think a few people have asked for the feasibility study is you don't put forth a project proposal without the feasibility study because the feasibility study is going to look at. A lot of different versions of where that town hall can be and not a specific plot. Mr. Dhima replied so, so I think you can probably justify a feasibility study if you decide to move forward with either one way or another, you're going to find out that probably after spending \$20,000 or \$30,000 grand or probably more feasibility study is going to say what you have is probably not adequate and you need more room. We kind of already know that. It's not you know, it's not that. Mr. Oates replied correct. But we're asking for the. No, I totally get it. But the idea is why spend the money if we're not going to go anywhere? You know what I mean? You can spend that money, for example, if you decide not to do anything. Again, we're trying to not spend money. If we're not going a certain way, it doesn't make sense. But you do need it at some point. You're absolutely right, no matter which way you go. Yes, a feasibility study will probably give you an idea to how much more you need, if any.

Mr. Oates replied so if it costs \$30,000 for a feasibility study and we're at the part that we believe that we need a new town hall, should the ask be in March to the voters for \$30,000 to do a feasibility study around a new town hall and not a broader ask for more money just so that we can give that vision and that information to the residents of Hudson. So they have an idea of, you know, we have one consultant that said we needed a space study. We didn't get that completed. We didn't we didn't do a feasibility study. Rather than say that the town hall is going here, it needs, what was it, 130 to 140 parking spaces, something. If we had a feasibility study, that would give us a lot of that data and it would clear up a lot of the ambiguity and a lot of the questions that the residents are having, which is you asking for a new town hall. But we just don't have the data to drive us to say, yes, you need a new town hall. Would you say that's a fair based on prior consultants that we've paid? Mr. Dhima replied I think as Mr. Malizia stated, you know, we we have some time, but we don't have all the time in the world. And the way the government system works right now for certain items, we have to go in front of the voters every March. I think if you get one answer in March, it means that you now be able to do anything with the town hall until you get the study done, which means now you're waiting until March 2025 to figure out if you're going to move forward with this or not. Again, if the feeling tonight is it's not a good idea...Mr. Oates interrupted saying, I think the feeling right now that I heard from sitting back, I can't speak for everybody, is that we're missing a lot of data points. There are a lot of holes that we're looking for answers around. And I think that feasibility study, the space study, would clear up a lot of that ambiguity and provide a lot of answers. So when you're asking the town for \$15 Million over 20 to 30 years, they understand why we're asking for \$20 to \$30 Million. \$15 to \$20 Million over that timeframe. And I guess I can go back to the lease, but my concern with the lease is at the end of the lease, 30 years with the land lease, Could you confirm what happens at the end of that 30 year lease? The Town Administrator replied well, presumably any lease we enter into would have renewal terms or else we wouldn't enter into it because it's not practical to do 30 years. So you'd have new renewal terms negotiated into it for 1 or 2 additional 30 year periods, which would be 60 or 90 years out, at which point any building is probably obsolete. Mr. Oates replied Correct. But the developer could also pull that lease out after 30 years, correct? The Town Administrator replied I wouldn't enter into a lease where the developer could pull out after 30 years. We'd want to have renewal terms...Mr. Oates interrupted the Town Administrator saying but he could. To which the Town Administrator replied Correct.

Mr. Oates then said Okay. Thank you for answering that. Feasibility study. lease concerns. I think that the big thing that I'm getting to is I'm just looking for more data points. And we need I would really like to see on the March ballot a \$30,000 ask for a feasibility study so that we can say where the best place to put the town hall is. Maybe it is in the location that you're proposing to us right now. It very well might be. Maybe this lease is the best option. But I think we need that feasibility study because we paid for that consultant already and they said do a space study and we still haven't done that. Thank you.

Heidi Jakoby, 94 Gowing Road

Hi, my name is Heidi Jakoby. I live at 94 Gowing Road. And I want to also thank all of you for bringing this before the public. Many of the questions that I had on my list have been asked, some of which have been answered, and I appreciate that. The the location is a really interesting location because it is, as you said, right in the midst of our travel. My biggest concern is many people have said is the idea of leasing it. And I was just wondering, as you negotiate or look further into this, the whole concept of lease to own over a long period of time, I've heard that is a thing that does happen in some places, but I think it would be more feasible for me investing money in a building to ensure that eventually we can own the land beneath it. Just a thought.

I did appreciate the thoughts of what could we do possibly on the land we already have and what that could look like. As far as I thought also about the the tearing down, what are some of those out of the box things that we could be thinking about? I think Hudson can be a visionary town and can look at what is possible for a town hall, what would be a state of the art cutting edge town hall. What would that look like and how would that be able to meet our needs for ten, 20 or 30 years? I know that there is talks about additional employees, additional departments and how that might all be configured. So the idea and the concept of a complex is fascinating as well. So is there? It brought me back to some of the thoughts around creating the feasibility study, as the one consultant has said we should do, but is there some other way to create an innovative group to really look at what is possible for a brand new town hall that could carry us forward? As I do know that it is an old building. It is cramped and there are needs that are not being met. So I do appreciate your time and all the questions there. But I think how could Hudson be that innovative town to create something that's going to last us a long time? Thank you.

Joann Laccase, 1 McKinney Drive

Hi, my name is Joann Lacasse. I live at 1 McKinney Drive in Hudson. Sorry. This is the first time I'm speaking. All my questions have been answered tonight. Thank you. But for the opportunity that's being proposed in front of us tonight for this one particular site, which is a lovely site, I have to say that with the leasing, the land is not a very good idea for the Town of Hudson. I think it's we're better off to either knock down the current town hall that we have and build a bigger one, although that's got problems or even look for a different site and build on that 12,000ft² that we have currently. I realize that it's not enough space for for the town hall, especially in the future. And I know we're going to have to look at. I don't need a feasibility study to say that we are going to need a larger building for for the offices, for to support the town. So just wanted to let everybody know that that's my thoughts are. Thank you very much.

Adam Garside, 19 Burnham Road

Adam Garside 19, Burnham Road. Just a few things we talked about or was talked about. Sell off I think it was Lot 39 if there was some moving forward. Who decides if we sell town property? The Town Administrator replied you the voters. Mr. Garside replied Okay. Would it be feasible to tear 39 down to add more parking to the town and then add building space for the individuals that work in that area? The Town Administrator replied anything is feasible with money. Mr. Garside then said the surplus that you were speaking of earlier, would that be available for renovation as you were talking, the surplus that we have in the town? The Town Administrator replied the voters could approve use of that. Yes. Mr. Garside then asked could we do the feasibility study off of surplus as well? The Town Administrator replied with an appropriation at town meeting, yes. Mr. Garside asked okay. Would that be a vote or a town meeting thing? The Town Administrator replied if the Board put it as a separate warrant article, it would be a vote, yes. Mr. Garside replied I'm trying to keep the taxes low on everybody because it's definitely hurting. But it is what it is. And then I just I'm not trying to single anybody out. But you described the lot as prominent. Is there was there a president born on the property or something? I just don't know. What's so prominent about the property?

Chairman McGrath replied, no, it's it's prominent because the Firefighters Memorial is on the corner of that. So I think that that's that makes it prominent to me and prestigious. Mr. Garside replied, I don't... I just... it's tough too with the centrally located thing because I mean I live on Burnham Road. I'm right on the divide of the voting line so I'm in walking distance of here, but I drive to Alvirne, so it's not really a big deal for me to drive. But you know, I know that's, that's tough for some people. Just the centrally located thing. I think it would be more feasible for us to use town land rather than leasing off of somebody, or if we could renegotiate with the individual to possibly lease, to own or or buy the property off of them, if that's a higher cost. I think cost of ownership over that 30 years would be better than. Mr. Dhima replied they won't entertain. As been said earlier, they simply won't entertain. If there was a way to purchase it, you would have been provided with that option tonight. It was not an option.

Mr. Garside then said, I heard that just tossed around, that it was something that was said that we might not like what goes there. I don't think that that's any of the town's business. What goes there. That's up to the property owner. Once we get into the business of telling people what they can do on their own property, I think that's a little bit of an overreach. So yeah. The Town Administrator replied as long as they meet all the planning requirements. Mr. Garside replied yeah, exactly. So. Right. Thank you.

William Abbott, 48 School Street

William Abbott, 48, School Street. I go along with a lot of people in saying about not leasing. I can understand that. I also understand that the Sousa's don't want to sell. That's fine. However, I think if we put our town hall down there on Lowell Road, I think we're just making the traffic situation just that much worse for everybody. Not that it won't get worse if the Sousa's put in something else that cause a traffic problem. But I don't think we as a town should be responsible for making the Lowell Road situation worse. Thank you.

Peggy Huard, 13 David Drive

Well, having heard the discussion back and forth, there are a couple of questions that I still have that weren't asked or answered. And you talk about building a meeting space there. What is the potential for moving the Deliberative Session to that building and voting to that building? Would that be something? Would we no longer use this as a meeting space and voting space? And would that be moved to that building? Mr. Dhima asked are you talking about a meeting area at the new facility? Ms. Huard replied right. You're talking about a meeting area with more parking spaces than here. So would we actually move voting there? The Town Administrator replied I don't see voting going there. But possibly Deliberative Session given on the attendance we get you probably could fit in there. As The Town Administrator was speaking Ms. Huard was saying but possibly Deliberative Session and Public Hearings. Okay. Mr. Dhima then said, you can also see that as additional parking for major election events that will probably be at the Lyons Ave, but could be providing additional spillover lot for for additional parking. As you know, that can be pretty you know during major elections here.

Ms. Huard went on to say so a couple of comments I heard. So they you keep saying they won't sell. They won't sell. They only want to lease. This property has been vacant for a number of years. So if you tell them unequivocally, no, we're not going to lease, we're only going to do business if we buy from you. Mr. Dhima replied we tried. This has been...Ms. Huard interrupted Mr. Dhima to say that should have been an unequivocal no, we're not going to do this. Mr. Dhima replied we tried. Ms. Huard said this is not something that should be entertained. So I want to remind the Board of Selectmen of the oath you took to uphold the Constitution and make sure you understand what that means and the consequences of what happens when you don't uphold your oath. Thank you.

Chris Landry, 25 Beachwood Road

Chris Landry. I just had a couple of additional comments as I was listening here. One is I think that, you know, this come up a couple of times, about 12,000ft versus 12,000ft. And I think that as part of your analysis and I appreciate we're very early here and, you know, and you haven't had time to think this all through, but as we talked before about using some space in the old building, you may effectively have more than 12,000ft. If you can use part of the old building for storage or some non-critical functions or something like that. So it may not be a 12,000 or 12,000 foot direct comparison. So I think that's that's a good thing to think about. Another thing, anyone who's been around the town for a while, both on the town side and the school side, I think a lot of proposals like this for a lot of money have failed because the presentations weren't completely prepared. And I wouldn't expect that tonight. I understand it's early and everything, but before you take it to the voters, you want to make sure you've done all your homework and looked at all the options and stuff like that.

One last comment that occurred to me is I know on the school side, I was on a School Board 100 years ago. Some schools were built or proposed and there's a whole bunch of different ways where the core of the building supported a larger building. Okay. And that maybe is a potential here where you build a building where the, you know, the heating plan and the and the basic plumbing and all that could could support an expansion. And the internal layout of the building would be an expansion. So you could easily expand, you know, relatively easily at some cost, of course, but without having to redo the whole core of the building. So that may give you some life to the building, you know, for the 20 year time frame, whatever it is, where you say we're building a 12,000 square foot building, but we can very easily add on another 3000ft² without affecting really what's already there. So I'd urge you to consider that as well.
So thank you.

Len Segal, 6 Beachwood Road

Len Segal, Beachwood Road. A couple of thoughts. You know, as someone said, they only lease, they won't sell. Look at it this way. Let's say my house is worth \$600,000. Someone comes up to me and says, I'll offer you a million. Guess what? I don't plan on selling, but guess what? Yep, I'll sell it. My point being, when they're adamant that they're not going to sell, if you throw more money at them and it ends up less than the lease costs over 30 years. Another idea to float maybe is what about leasing to buy? In other words, the 30 year lease. But you have the option of purchasing the land after ten years, for instance. Something they may think about. In other words, throw some options out there rather than looking at it and saying, nope, they aren't going to sell. They only want a lease. You know, think outside the box. That's all I have to say. Thank you.

Lisa Webber, 3 Hilindale Drive

Hi, Lisa Webber, 3 Hilindale Drive. I'm hearing a lot about this leasing thing. I'm completely against leasing, and the reason being that Sousa I believe, I could be wrong, owns the property that Market Basket is on. And from what I understand, they can't expand. So why would we buy or lease an area that we would not be able to expand on because this town will grow? It is inevitable. So that's all I wanted to say, is let's get rid of this leasing idea. Thank you.

Richard Watson, 21 Sunland Drive

Good evening. Richard Watson 21, Sunland Drive. I'm definitely against the leasing as well. It doesn't sound like he wants to play ball to sell, so let them keep it. Let them do something else with it. Let them lease it to someone else. I would think that we have more opportunities within town to be able to maybe look around. I mean, everybody's had some pretty interesting ideas. I mean, even if it meant to split up some of the departments to go, I don't know how it all operates. But as far as the leasing goes, I would be totally against the leasing and the traffic concern in that area. Who's going to be responsible if we have to change traffic patterns, we have to put in lights. That's all going to be

on us, the taxpayers. Mr. Dhima replied I already take care of that (traffic patterns/lights), so don't worry. I got the patterns. We're good on that. Check on that. Mr. Watson laughed and said thank you.

James Crowley, 4 Fairway Drive

I'll try to keep it short, but that's not my strong point. But if I may, Chairman, I'd like to put in a plug. I see a lot of people out here that are better at speaking and thought processes than I am. We have an open position on the Planning Board. Please consider it. Okay. I just. If you haven't guessed by now, I just can't go for leasing over ownership. Maybe one more thought, and that is that if we lease then, say, 30 years from now, there's going to be more development in Hudson. There will be less areas or openings to go to for an alternate focal point town hall. I think that should be something to be thought about in the equation as well. I just quite honestly, I simplistically, I see 12,000ft² of existing 12,000ft² new with a little more parking space. I just don't see where that's visionary. I think there's other things we can do in this town for this kind of money. I guess I'll end with that other than. Thank you for hearing me. Thank you again. Think about the Planning Board. We need you.

Lisza Elliot, 6 Alvirne Drive

Hi, Lisza Elliott. I live on 6 Alvirne Drive. I just had one question for the Board. Do we own this property that we're in right now? The Town. Chairman McGrath asked this property that we're sitting on today? Ms. Elliott replied yep. To which the Chairman replied yes. Ms. Elliot then said, Okay, and the parking lot across the street? To which Chairman McGrath replied, I believe so. Ms. Elliott replied, we own that, too. Okay. That's all I needed to know. Thank you very much.

Chairman McGrath asked anyone else? Seeing no further public input, she went on to say If not, if not, I guess we can call an end to this meeting. I think we got some relevant information that it seems to me that from what I've heard, that most people, most people that have gotten up and spoken, they're opposed to a lease option. I don't know that if anybody else feels the same way, but that's what I took from from all of the people that got up and spoke. That that's the, that's the one deterrent to this plan. But we wanted to present it to the voters and and get the feeling of of the voters that came out. I would have liked to have seen a much larger crowd. But I'm happy with, I'm happy with the crowd that we got and I'm happy for the comments that we received. So thank you very much. At this point Selectman Guessferd made a motion to adjourn at 8:26p.m. This was seconded by Selectman Morin. Carried 5-0.

5. ADJOURNMENT

Motion to adjourn at 8:26 p.m. by Selectman Guessferd seconded by Selectman Morin. Carried 5-0.

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

Marilyn McGrath, Chairperson

Dave Morin, Vice Chairman

Kara Roy, Selectman

Bob Guessferd, Selectman

Dillon Dumont, Selectmen