



HUDSON, NEW HAMPSHIRE BOARD OF SELECTMEN

Minutes of the January 27, 2026 Budget Review Meeting

7:00 PM

Board of Selectmen Meeting Room, Town Hall

Attorney-Client Session pursuant to RSA 91-A:3, (a) & (b) beginning at 6:30 p.m.

Regular meeting will begin immediately after Non-Public Session

1. **CALL TO ORDER** – by Chairman Dumont the meeting of January 27, 2026 at 7:10 p.m. in the Selectmen Meeting Room at Town Hall.

All right, this time I'm going to call the order of the meeting of the Board of Selectmen meeting of January 27, 2026 and the Board of Selectmen meeting room at Town Hall to order at 7:21 p.m. We did hold a non-public session before this meeting. All motions that were taken during that non-public session will be read into the record after this meeting. First up will be the Pledge of Allegiance.

2. **PLEDGE OF ALLEGIANCE** – Selectman Guessferd

Chairman Dumont: I apologize, I'll ask you all to please remain standing. At this time, we're going to take a moment of silence for Marilyn McGrath, a former Board of Selectmen member as well as a longtime civil servant for the town of Hudson, so I'd just like to take a moment to remember her. Thank you.

3. **ATTENDANCE**

Board of Selectmen: Dillon Dumont, Bob Guessferd, Dave Morin, Xen Vurgaropoulos and Heidi Jakoby.

Staff/Others: Town Administrator – Roy Sorenson; Fire Chief – Scott Tice; Development Services Director – Elvis Dhima; Public Works Director – Jay Twardosky; Chief Assessor – Jim Michaud; School Board Liaison – Dan Kilgore; Executive Assistant – Lorrie Weissgarber.

4. **PUBLIC INPUT**

Chairman Dumont: Next up, we do have public input. Does anybody in the audience wish to address the Board on any issue which the Board has control of at this time? Please state your name and address for the record.

Patti Langlis, 22 Stonewood Lane: I'm here just because I want to bring to your attention, and I know Mr. GuesSferd probably has brought this to your attention, I attended a Planning Board meeting back on the 14th of this month. I've attended them before, so this wasn't my first time, and I was so embarrassed to be a resident of Hudson sitting in that meeting. I was so taken back by some of the members on the Planning Board who were extremely rude to employees here from the Town Hall. Elvis was in attendance, and Brooke Duboik, our Town Planner, was in attendance. So disrespectful to them. Couldn't name them, couldn't call them by their right names. Just so dismissive. I truthfully was embarrassed. I'm gonna say yay for appointing people to a Board, especially a Planning Board. You have to know what you're doing. You can't just be Joe Schmo and show up and think you know how to look at plans or anything to that effect. So I'm all in favor of that, but I also don't know what the Selectmen, who has say over people on certain Boards when they become disrespectful to our Town employees. So, I'm just putting that a bug in your ear. I know I wasn't the only one that felt that way. Maybe I'm the only one that will stand and speak up, but we expect our children in this town to be respectful, and we wonder why we have kids that are misbehaving all the time. Well, their parents are sitting on that Planning Board. So, thank you very much for hearing me out, and I appreciate all of you for what you do. And I'll see you Saturday. Thank you.

Selectman Guessferd: I just want to say that she mentioned I was there, and I feel exactly the same way. That's all I want to say.

Chairman Dumont: Okay. Do we have anybody else in the public that wishes to come up and speak at this time? Mr. Barthelemy, I apologize for not naming you as one of the Cemetery Trustees. I missed you in the back there.

Dan Barthelemy, 2 Hedgerow Drive: That's fine, thank you.

Chairman Dumont: I know I was going to miss somebody.

Dan Barthelemy: I'm not here as a Cemetery Trustee today, just as a resident. So, thank you for having me. I'm here to talk about agenda item 8J, which is the Town Hall improvements. I understand that a lot of folks are talking about building a new Town Hall, and ultimately that may be the best thing for this town. I also understand that there's not a large appetite to put money into a building that we may not occupy in a few years. However, I want to remind everyone that it is important to separate future planning from current civil rights obligations. We'll see in the packet that North Point has prepared that it will cost along the order of a few hundred thousand dollars to bring this building to basic ADA compliance. This is not an expansion. This is not a modernization. This is baseline legal and moral access. If a disabled resident wanted to attend this meeting and could not do so safely and independently, then the town is denying equal access to its own democratic process. I'm not here to argue against a new Town Hall. I'm here to ask that the town not functionally lock out its disabled residents from participation and defer it to a future capital project. Thank you.

Chairman Dumont: Thank you. Anybody else in the audience that would wish to come up and speak?

Scott Levesque, 130 Greeley Street: I'm not familiar with how these work.

Chairman Dumont: So just come on up to the recorder if you don't mind, state your name and address, and go ahead.

Scott Levesque: I'm not sure if this is the correct time to address the solar. There was something about solar tonight that was going to be spoken on. Is this okay?

Chairman Dumont: This is the time to do it.

Scott Levesque: So just some thoughts. I had some things. I'm not quite sure why the town is choosing to consider this. But apparently right now there are 36 states that offer exemption for solar. Fourteen offer, based on localities, some exemptions for solar. So, 36 are full exemption, 14 are partial or none. My thoughts on solar are that the residents that are doing this are doing it for probably one of two reasons. One, because they want to be environmentally conscious and be green and reduce carbon emissions and things like that. The other is to lock in energy cost pricing. With that, many people have paid a lot of money to have their solar systems put in. I have three friends in New Hampshire, not in Hudson, but in New Hampshire, who have put solar in their home. And instead of locking in a decent rate, they're actually paying 50% more for their electrical costs because the system isn't providing what they said it was. So now they have an added burden of paying for that additional. And it's not uncommon. The other aspect that solar brings to the table is that the panels have a limited life. They have a 25-to-30-year lifespan before they really start having massive degradation. And there's a significant cost to the homeowner to remove them or replace them. So, it's a depreciating asset. If you're going to tax it, you have to understand that it's depreciating on the home, the value of it's depreciating each year. And so how does that work out when an average cost to replace or remove the panels is anywhere from \$11,000 to \$28,000 for an average home to remove the panels? That's without putting new ones in yet. And so, to me it seems like there's an additional burden to these homeowners to be environmentally conscious in that they're already bearing an additional cost to do something that seems right to the environment, for the environment. And to add taxes to that just puts a negative spin to me on these people. They're already bearing costs above and beyond what many people are not doing, having solar on their homes. And so, I'd like that to be a consideration. I would like that Hudson not be remembered as somebody who is bringing additional tax burdens to the people that are already often burdened for their conscience of trying to be green, environmentally green. And so, I have a couple of documents I can leave with you with the information on it that I pulled up. It's not... I think that's pretty much it.

Chairman Dumont: Thank you very much and I do apologize. We are holding a public hearing on the solar exemption. Your input, well valid here. just want to let you know if you have anything else additional there will be a public hearing specifically on that. It's the first item on our agenda. Either situation is fine. I just want to let you know, I'm assuming that's probably what you were looking to speak during that.

Scott Levesque: Yeah, I don't know how this works.

Chairman Dumont: And I apologize, I should have clarified before you started. Thank you very much. Alright, is there anybody else in the audience that would wish to speak on anything we have control of at this time? Not seeing any, I will close the public hearing portion or the public input section at 7:33 p.m. Alright, next up is recognitions, nominations and appointments. We do have a late add. We have a resignation of a Zoning Board member, Tim Lyko. So, I will ask him, he's here in the audience, I'll ask him to come up and speak on his resignation.

Tim Lyko, 8 Daniel Webster Drive: Yes, I unfortunately have to resign from the Zoning Board of Adjustments because my passion has always been on the Planning Board. That's what got me into the town volunteering and everything. I've been patiently waiting for an opening and I just got accepted to be an alternate job. Unfortunately, I cannot do both boards at the same time because there's already a member who's doing both boards. So, I had to pick and I thought about it for a while and I decided I wanted to stay with planning. Fortunately, as much as I do enjoy zoning, it's funner than people think it actually is. My passion is with planning so I decided to go with that. But I just wanted to come here and let you guys know why I was resigning and to thank you all for your confidence for voting for me in the first place and I'll carry it on to the next board.

Selectman Jakoby: Thank you.

Chairman Dumont: Thank you very much, appreciate it.

Selectman Morin: Do you need a motion to accept his resignation?

Chairman Dumont: Yes, sir.

[Selectman Morin made a motion, seconded by Selectman Guessferd to accept Tim Lyko's resignation from the Zoning Board of Adjustment, with the Board's thanks and appreciation. Motion carried, 5-0.](#)

5. **RECOGNITIONS, NOMINATIONS & APPOINTMENTS**

A. **Recognitions** – None

B. **Nominations**

- 1) Benson Park Advisory Committee – Evan Maloney, *member request*
 - o One (1) member vacancy to expire April 2028
 - o One (1) member vacancy to expire April 2026

Chairman Dumont: All right, next up we have Benson Park Advisory Committee. Evan Maloney for a member request. Is Evan here tonight? Come on up. All right, go ahead if you'd like to tell us a little bit about yourself.

Evan Maloney, 10 Evergreen Drive: Sure, absolutely. So, thanks for having me. I've lived in Hudson for about two years so I know I'm a relative newcomer compared to a lot of folks but have really enjoyed my experience here. I've really appreciated the community and I've been looking for opportunities to get more involved in town. My partner happens to be one of the supervisors of the checklist so she encouraged me to look at the boards and committees as a way to kind of start getting more involved. And when I did that, Benson immediately jumped out to me because when we moved to town, Benson very quickly became kind of one of my favorite places in town. I'm over there with my dog Radcliffe all the time. You can see him, he's famous upstairs, he's one of the dogs of Hudson. So, I think in addition to being just a really good recreation venue or really good community gathering venue, I think it's just such a cool story, Benson. I grew up outside of Boston and I remember as a little kid coming up to Benson when it was still the zoo with pictures of me and when that closed, I think it very easily could have been lost as a public space, sold to developers, otherwise lost as a public space. So, I think it's such a great success story for the town that it's been maintained in that way and it's something that I'd be kind of excited to contribute to. A little bit more about my background, I'm a college administrator, so I work at, I'm a dean at a health sciences institution up in Manchester. I also have some kind of non-profit board experience. I'm currently the clerk of the board at Mechanics Hall down in Worcester, which is a kind of arts and event venue. And I think

a lot of the skills I gained in those spaces, particularly in terms of kind of event planning, community engagement, marketing communications, strategic planning, are things that I think could contribute positively in terms of bringing folks together in a positive way in support of the mission of Benson. Do we have any questions or comments for Evan?

Selectman Jakoby: I fully support his application. He helps to, your credentials help to round out a lot of the things we're looking at for the advisory board. I support your application, so thank you.

Chairman Dumont: I'd also like to extend my thanks. We always appreciate someone stepping up to volunteer, so thank you very much for submitting your name. And again, like I tell everybody else, there's a lot of boards that need some support, so if you're looking to take on a dual role, please take a look at the list and let us know if you're interested in anything else. If there's no other questions or comments by the Board, typically what we do is we take this under advisory and we'll make a motion at the following meeting, unless the Board deems otherwise appropriate at this time. So, with not seeing anything, thank you very much for coming in. And you don't have to come to the next meeting if you don't want to. You'll be notified, but feel free to come on in if you'd like to watch the meeting or see the motion.

Selectman Guessferd: Thanks for stepping forward.

- 2) Benson Park Advisory Committee – Ellen Griffin, member request
 - o One (1) member vacancy to expire April 2028
 - o One (1) member vacancy to expire April 2026

Chairman Dumont: All right, next up we have another member request from Benson Park Advisory Committee, Ellen Griffin. Is she in the audience? Come on up. If you could just tell us a little bit about yourself.

Ellen Griffin, 23 Roy Drive: Thank you for having me, first of all. I've lived here for almost 40 years. I am looking to find some way to get involved with the town. It would be my first time being involved with the town other than Little League and those kinds of things as my kids grew up here. I've been involved on school boards and as a board of directors for a dog rescue. In my professional life I've worked for Royal Phillips for now 42 years. My current role is a quality manager. I've also held many administrative types of positions, which is one of the reasons that I applied for the secretary position for the board. I think Benson's is just a wonderful charter for this town, and I'd love to see it continue for years to come.

Chairman Dumont: Any questions or comments?

Selectman Jakoby: I just wanted to say that Ellen as well was at our last meeting so she test drove a meeting before putting in her application. She's done her due diligence. I appreciate it and there's great excitement around her wanting to be the secretary and help us manage all the data that comes through.

Chairman Dumont: Thank you very much. Same thing to the other gentleman. We'll take it under advisement. We'll make a motion at the following meeting. You don't have to come unless you'd like to participate or watch the motion. But we will let you know.

Ellen Griffin: Thank you very much.

Chairman Dumont: We did get, and I had Roy send it out in an email, we did get another piece of public input if it's okay with the Board. I think it would be appropriate just to read that into the record. I apologize for going a little bit out of order. As long as nobody's against that I'll have Roy read that in.

Roy Sorenson: Okay. To Chairman Dumont and the entire Board. We humbly request that you censor Mr. Victor Oates or we humbly request the expulsion of Mr. Oates to the planning board or we humbly request the dismissal of Mr. Oates to the planning board. Why have you seen his recent display in libelous behavior towards the chair of the planning board? It was beyond disgraceful. Hudson has some wonderful people serving our community and then we have people that behave like Mr. Oates. Hudson could be better. At times similar behavior has been

directed towards applicants too. If Victor Oates behaved that way in his professional career, what would upper management feel compelled to do? He would be removed from any sport if he displayed even a few of the things he did at the recent planning board meeting reference in meeting January 7th, 2026. His recent behavior, his slanderous and libel remarks towards the chair of the planning are inexcusable. He acted like a petulant child. His behavior was arrogant, angry, repulsive, combative and rude towards the chair and also towards his fellow board members. And this is not the first time. Another example of his behavior was a month or so back. He stormed out of a planning board meeting after one of his unprofessional and rude tirades towards the chair and subsequently his fellow board members take off your crown. We do not govern in our great town of Hudson with a crown. We govern in a body. Those like Mr. Oates who want to rule this town as if a king or queen with their own self-serving interests will always fail in the end. And the ones who ultimately lose will always be the citizens of our town and our great town of Hudson. You wonder why we are struggling for people to step up to volunteer. You wonder why voter turnout is low. Hudson is great. Hudson can do better. Please consider how a business would consider such behavior in a professional world slash career and act accordingly. Thank you. I request you read this into the record so it is included in the minutes. Sincerely, Janie Freedom, 40 Ledge Road, Hudson, New Hampshire. A resident for almost half a century.

6. CONSENT ITEMS

Chairman Dumont: Thank you. We'll go back to the normal order of business and move on to consent items. Does any member of the Board wish to remove any item for separate consideration? I'm not seeing any. Do we have a motion to approve consent items 6A through 6F?

Selectman Vurgaropoulos made a motion, seconded by Selectman Jakoby, to approve consent items 6A - 6F. Motion carried, 5-0.

A. Assessing Items

- 1) Current Use Lien Release
- 2) 2025 Property Tax Abatement Application
- 3) Abatement
- 4) Pro-rated Tax Abatement
- 5) Supplemental Property Tax Bills
- 6) Veterans Tax Credit
- 7) All Veteran Tax Credit

B. Water/Sewer Items

- 1) Water Abatements

C. Licenses & Permits & Policies

- 1) Tag Day Sales – Girl Scouts of the Green and White Mountains
- 2) Hawker/Peddler – The Blushing Rose

D. Donations – None

E. Acceptance of Minutes

- 1) January 13, 2026

F. Calendar

01/27	7:00	Board of Selectmen	BOS Meeting Room
01/28	7:00	Planning Board	Hills Memorial Library
01/31	9:00am	Town Deliberative Session	Hudson Community Center
02/04	7:00	Budget Committee	Buxton Meeting Room
02/07	9:00am	School Deliberative Session	Hudson Community Center
02/09	7:00	Conservation Commission	Buxton Meeting room
02/09	7:00	Cable Utility Committee	Hudson Cable Access Center
02/10	7:00	Board of Selectmen	BOS Meeting Room

7. OLD BUSINESS

A. 2027 Statistical Revaluation Bid Award – Assessing/Decision

Chairman Dumont: Next up we have Old Business which is the Statistical Re-Evaluation Bid Award and I will recognize the Chief Assessor, Jim Michaud.

Jim Michaud: Good evening. Good evening, Board members. Sorry I could not make the prior scheduling of this but I thank you for allowing me to come forward at this meeting. So, the assessing department went out to bid for general re-evaluation services for the 2027 tax year and we advertised it in the newspaper. We advertised it through the NHMA website. We also sent six direct bids to contractors that perform this work and we received back two bids. One from a company I've never heard of before Precision Consulting Firm, LLC and the other one from Vision of BGSi who did our last re-evaluation. In going through the bids and evaluating them versus what the RFP bid said Precision Consulting just doesn't it doesn't measure up. They've never done a re-evaluation in New England never mind New Hampshire. They did not name any of the staff that they would be using. They're not approved by the State of New Hampshire Department of Revenue to do re-evaluation work and do assessing work. So that has left us with Vision which is fine. They're a quality company. They've done re-evaluations. Their packet speaks for itself. They've done re-evaluations throughout New England Manchester as well as throughout New Hampshire. So, I'm asking the board to award the bid to Vision for 2027 to do the re-evaluation, the general re-evaluation services. I actually do have a contract as well. It's been approved by the state. I don't have the form yet from them, but the contract's been approved by the state. They have no issues with it I should say. Our lawyer has looked at it. They have no issues with the contract. I've looked at it. We went back and forth. We've changed a few minor things and actually the contract's for \$200,800. So, it's a little bit under what they bid because they had too many days of support that if we don't need it, why pay for it? And I'm here for any board's questions.

Chairman Dumont: Questions, comments from the board members? Motions?

[Selectman Guessferd made a motion, seconded by Selectman Morin, to award the 2027 Full Statistical Revaluation bid to VGSI, Inc. Division at a contract price not to exceed \\$205,000, as recommended by the Chief Assessor. Motion carried, 5-0.](#)

Jim Michaud: Thank you. And I wanted to say that the funds are coming as a memo since they're coming from the Capital Reserve Funds for property re-evaluation.

8. NEW BUSINESS

A. Public Hearing: Solar Exemption Proposed Cap – Assessing/Decision

Chairman Dumont: Thank you very much. Next up for New Business, we have the public hearing for Solar Exemption Proposed Cap. At this time, we've already gone over this, I think I will just recognize that the public hearing will open at 7:46 p.m. and if anybody would like to speak on this matter, come on up.

[Deborah Putnam, 59 Rangers Drive](#): I was present at the hearing in Concord January 20th regarding repealing the solar energy systems tax exemption. Mr. Michaud handed out a copy of the letter as instructed by the BOS to each member of the ST&E committee declaring the Hudson BOS's opposition on the grounds that voting for the bill would take away local control. Mr. Michaud explained the basis for the letter in clear terms to the committee members. Craig and my statement to the BOS during the first public hearing noted twice that passing such legislation would take local control away from towns and cities across the state. My statement to the ST&E committee on January 20th made clear that I, as a regular citizen and owner of a solar array, am concerned about the loss of local control. To my knowledge, I was the only person present to present and answer questions who was not involved professionally in some manner. I did receive notification today and I quote, more than a dozen homeowners, local town officials and advocates testified against the bill citing its threat to local control, investment certainty and cost-saving clean energy projects. More than a hundred plus online comments were

submitted in opposition with almost no support expressed. I am unaware of the results of the executive session held this afternoon. But, as this is a public hearing, I wish to express the fact that the proposal by Selectman Guessferd and quickly supported by Selectman Jakoby for the BOS to express opposition on the basis of losing local control was and is the correct path to take. It is my hope that the Board of Selectman will use its legal right to set a cap so as to protect the town in light of the large building projects in the near future. Thank you for your time.

Chairman Dumont: Thank you very much. Anybody else in the audience that would like to speak on the solar exemption proposed cap?

Jim Michaud: Can I get some background from today's executive session?

Chairman Dumont: Yeah, let's wrap up the public hearing portion and then I was going to have you come up and speak. Sorry, is there anybody else that wanted to speak again on this? So, I will close the public hearing on that at 7:49 p.m. And I will recognize Mr. Jim Michaud to come on up and speak on behalf.

Jim Michaud: Thank you, Board members. So, speaking directly to the ordinance, I believe at the next meeting is when you would be scheduled to formally adopt the ordinance. Is that the sequencing, Mr. Sorensen?

Roy Sorenson: We want to do it tonight.

Jim Michaud: And you have it in front of you? Speaking to the Science and Technology Energy Committee hearing that was last week. And then today they had the exec session. They voted 10-6 in favor of forwarding to the House floor a repeal of the solar exemption statewide. So that's for next week. It will be on the regular calendar. It's not posted yet. Next week if we don't have any snowstorms. So that will be up for a full House vote. And that would repeal the solar exemption in every single community. It's not about Hudson. It's about all the communities. So that would be effective for the next tax year. It doesn't affect this property tax year. So, you can go forward on the cap and it's a process as we know. If it leaves the House successfully in terms of what the committee wanted, then it goes to the Senate. The Senate will have a public hearing and then the Senate will have its choices. Does it want to forward it as presented by the House? And then it goes to the Senate floor and then it would go to the Governor. Do they want to amend it or do they want to kill it? So, those are the options, right? We're still in the third inning maybe of where this bill will go. And that's what I'll have to say on that.

Chairman Dumont: Any questions or comments of Mr. Michaud? So, this was our second public hearing. It's within the authority of the Board of Selectmen to make a motion at this time.

[Selectman Guessferd made a motion, seconded by Selectman Jakoby, that the Board of Selectmen hereby Re-adopt the Solar Exemption and Ordinance 16-01, through Chapter 306, Article XI, as presented and duly publicly noticed. Motion carried, 5-0.](#)

B. 2027 Target flow Center appraisal Contract – Assessing /Discussion

Chairman Dumont: So, the new cap on the Solar Exemption is adopted. All right. Next up we have the 2027 Target Flow Center Appraisal Contract. I'll turn it back over to Mr. Jim Michaud.

Jim Michaud: Thank you very much. We have an existing relationship with our Public Utility Valuation Consultant, this company we've had since 1992, but specific to the Target property, they conducted the appraisal for the property known as Target for April 1st of 2025. They're under contract to do the separate appraisal for this year April 1, 2026. And as we go into our re-evaluation mode, we want to cover ourselves for this property for April 1, 2027. And so that Option 1 is what's in front of you tonight. Option 1 for \$10,000 for the appraisal on the property for April 1, 2027. We anticipate there won't be a tremendous amount of work done from 27 to 28, so that's why they're holding the price at \$10,000 for April 1, 2028. That is an option. That's not what you're assigning tonight, if you were to sign or approve. And then we anticipate that the property would be almost 100% complete for April 1, 2029, and that is also another option that's part of this contract proposal. So, obviously if things change and they move faster or they delay, right, so we have some functionality, some flexibility there. So, the proposal in front of you with this company, they've done work on similar style buildings like this around the United States, not just New England, and they have a good working relationship with our staff. We've gotten a lot of information

from engineering, inspectional services. They've mouthed the property a number of times. They're a quality organization, and they know what they're doing. And this is a significant property, obviously, right? This is our largest single property taxpayer in one geographic location already. So, Eversource is spread throughout the community. They're our largest taxpayer overall, even with only three of the rates out of four that they're charged under state law. But we feel that it behooves the Board of Selectmen to look out for this property and make sure that we're going to have a quality appraisal on it. I'm not wishing for any appeals on this property, but it's just too big to ignore. If I was a tax rep, I'd be all over it. So, we have to be ready, and this is a way of getting us ready. And I would accept any questions of the Board.

Chairman Dumont: I just have one general question about the property. You mentioned that this is the largest taxpayer we have in the area. What is their taxable value currently?

Jim Michaud: So, for April 1, 2025, \$133.7 million, which represents almost \$2.3 million in 2025 tax dollars.

Chairman Dumont: For the entire year?

Jim Michaud: For the entire year. That's correct. So, using last year's tax rate times last year's value, we do expect a very, very significant increase in the value on this property. Because think of April 1, 2025, there wasn't a building there. There was footings, there was a tremendous amount of site work and prep work. Obviously, we have a good, at least, shell of a building, if not more, for April 1, 2026. We've been coordinating with Wright Engineering, who's our inspector engineering firm that's on the ground. And we're looking forward to going back out with them this coming April.

Chairman Dumont: And do you have an anticipation of where that value will come in for next year, or is it too early to tell?

Jim Michaud: You know, it would not be responsible for me to do an estimate before the estimate comes in. You've seen the numbers that were thrown about at the planning board meeting. Those were not my numbers. I did not appraise this property. I have not appraised this property. I do have to be, you know, just imagine, \$133 million, site work and land, and now we have this really significant building. I can't give you a number.

Chairman Dumont: That was the answer I was expecting, but I never heard SASS. Thank you, Mr. Chair.

Selectman Vurgaropulos: When it was all said and done, the proposed was \$5 point something million a year, right?

Chairman Dumont: I believe you're correct, but I would also point to Mr. Michaud. That wasn't obviously done by the town staff in Portland. And as we all know, things are a lot more expensive now than they were then.

Selectman Vuragropulos: Yep.

Selectman Jakoby: Yeah, so, obviously at each stage of this process, so now there's a building, some roads. It's not occupied, so then there'll be another point, and that's why Mr. Michaud has pointed out the 2029 year for the public to know that's what we're what Clayco and Target said would probably be when they might request the occupancy.

Jim Michaud: That's correct.

Selectman Jakoby: And that would change it.

Jim Michaud: There was a meeting last week, and they were talking about spring of 2029 to be operational.

Selectman Jakoby: Yep.

Jim Michaud: We know that's a statement in time. That's their timeline.

Selectman Jakoby: But that would change the appraisal once they're occupied.

Jim Michaud: Once they're occupied, they're going to have the full fit-out of the interior with all the mechanized equipment, and it'll look a lot different than a shell. It'll be a lot more operational.

Selectman Jakoby: So just so the taxpayers know. Thank you.

Chairman Dumont: I guess just to clarify, it's not necessarily the occupation, but it's the finished building that creates that change.

Selectman Jakoby: Oh, good question.

Jim Michaud: When the certificate of occupancy comes in?

Chairman Dumont: Yes.

Jim Michaud: I'm going to rely upon inspectional services and the fire chief for that. I don't get involved in CO.

Chairman Dumont: No, what I'm saying is the appraisal is not necessarily based on use. It's based on the finish of their structure.

Jim Michaud: Whatever the stage is, as of April 1st of each year. So, they might not be fully, fully done by April 130, just because that's our assessment date. They're not tracking our assessment date. They're following whatever schedule they have.

Chairman Dumont: Thank you. Any other questions, comments, motions? Hopefully someone's got something.

Selectman Guessferd made a motion, seconded by Selectman Morin, to award the 2027-2031 Target Flow Center (TFC) Appraisal Contract to George E. Sansoucy PE, LLC, at a contract price of \$10,000 for the April 1, 2027 valuation date, as recommended by the Chief Assessor. The contract contains optional extensions for valuations at the April 1, 2028 tax year date as well as the April 1, 2029 tax year date. Motion carried, 5-0.

**C. 2027-2031 Public Utility and Telecommunications Property Reassessment Contract –
Assessing/Discussion**

Chairman Dumont: Thank you very much. Next up, Public Utility Telecommunications Property Reassessment Contract. Mr. Michaud, take it away.

Jim Michaud: Thank you very much. George E. Sansoucy, P.E., LLC is an appraisal and engineering firm that we've been contracted with since 1992, since before I got here. This is a five-year contract for the valuation of public utility property starting April 1, 2027 and four more April 1st and also for the valuation of telecommunication properties such as cell towers, Northern New England Telephone, formerly known as Consolidated, as well as Comcast use of the right-of-way, Xfinity. Our prior contract was \$26,000 a year. This contract is \$28,000 a year. I consider that hurry up and sign because they didn't go up that much, right? For the board's information, I haven't done the memo on this yet, but we had a very significant court case with Eversource along with about 40 or 50 other communities. That decision has come down in our favor. We had scheduled a set aside a million dollars in exposure. We have about \$28,000 in exposure versus the million. So, we, conservative, plan for something might really happen. So I haven't done the memo on this yet because the rehearing deadline has just passed so the board will be anticipating that. There's a public document, that decision, and this is that same company. We've been through successful court cases with them, twice now with Eversource, and also with Tennessee Gas Pipeline Company, transmission company in the 90s. We really look forward to continuing our relationship with this company, and this will set us up for the next five April 1 tax years for this really significant part of our tax base as well, this niche property. And we have a lot of transmission corridors in addition to distribution utilities and right-of-way. So, we have quite a bit of value in public utility property and of course that serves to offset how much expense does that give you. They don't send any kids to school or anything. There's no calls for police service usually on a transmission line. So, it's really good to have that tax base in our community.

Chairman Dumont: Any questions? Questions? Comments?

Selectman Jakoby made a motion, seconded by Selectman Vurqaropoulos, to award the 2027-2031 Public Utility and Telecommunications Property Appraisal Contract to George E. Sansoucy PE, LLC, at a contract price of \$28,000 per year of the contract, as recommended by the Chief Assessor. Motion carried, 5-0.

Chairman Dumont: Thank you very much.

Jim Michaud: Last thing I have, which is not on the agenda, but Mr. Sorensen and I discussed it, is there is a bill in the legislature to remove the governing body's vote and remove the school board's vote on the budget committee and make it ex officio in every sense of the word. That public hearing is this Friday at the House Municipal and County Government at 10:10 a.m. I know that this Board or prior iteration went to court to enforce the Board's vote on the budget committee. Of course, that was a local sort of thing. This would change it for the whole state that the Board of Selectmen would no longer have a vote on the budget committee and neither would the school board. It's got a lot of sponsors on it and I didn't know if the Board was aware of this bill. I'm just raising awareness. Again, that's kind of like the third inning, right? It's the House public hearing. I'm sorry, the House committee public hearing, etc. I'm just bringing that.

Selectman Jakoby: What is the number of that one again?

Jim Michaud: House Bill 1137. It is public hearing on January 30th, this Friday. The House's location is now Granite Place in Concord. It's no longer the place you always used to go to. The House committee is Municipal and County Government committee. The prime sponsor of this bill is chairman of that committee and there are no Hudson sponsors on this bill, I might add. It just isn't. That's important though.

Selectman Jakoby: Thank you for bringing that forward.

Jim Michaud: Thank you very much. Thank you.

D. Winter Operations Update – DPW/Discussion

Chairman Dumont: Alright, next up we have winter operations update. The public works director, Jay Twardosky. Before we do that, I do want to just recognize, I know I reached out to you, Mr. Twardosky, but I just want to commend you and your guys for everything you did through this last storm. Tremendous effort. I bounced around quite a bit throughout the entire storm and Hudson exceeded expectations.

Selectman Jakoby: As always.

Chairman Dumont: Far better than a lot of other communities around us, that's for sure. Thank you.

Selectman Guessferd: I'm sure you have an updated budget now, right? Updated numbers?

Jay Twardosky: Yes I do. As you all know, it's been a real busy first half of the winter so far. We've got about eight weeks, at least eight weeks of winter left to go. We've been out now, as of yesterday, 21 times. All last year we were out 23 times for the entire year. Needless to say, that's really done a number on the budget. Going into winter, our total overtime is \$200,000 for the year. That's winter, summer, spring, fall, everything. We went into this winter with right around about \$160,000 left. As of yesterday, we're minus \$22,000. It's been a real busy. Every single storm, almost every storm is nights, weekends, a couple ice storms requiring us to be there all night long, not being able to send guys home, get them the rest they need. It's been tough. That's why we're here tonight, just to let you know that we're pretty much in the red. We're about 50% used on the install budget, and sand we're just about out of that budget also. We're about \$10,000 left in there. That being said, on a good note, two of our three brand new trucks arrived just in time for this storm. They've actually exceeded our expectations. The guys, they've been phenomenal for this storm. The third one should be here in the next week or so. Then we can get to finish applying for the rebate for the DERA grant, which is the max they're going to give us is \$225,000, \$126,000 and some change. There's also the scrappage fees in there that what we get from scrapping them, it's mandatory that we scrap them, they'll take that off the top. The scrap price and the grant itself should equal \$225,000 in change. That'll be done relatively soon.

Chairman Dumont: Those trucks do look good going down the road, I'll tell you. I saw them out there being used. They look fantastic.

Selectman Guessferd: You just need to get the logos on them.

Jay Twardosky: They're on. Insurance is on them, logos were on them, and everything before we got them out on the road. We went with stainless steel dump bodies and plows this time. That way they're the life of the truck. We don't have to replace them later on like we've had to in the past. That's a big cost. To be able to have that for

the life of the truck and not have to put big ticket items back in the trucks to keep them longer, it's a savings in the long run.

Chairman Dumont: When you do go and you file the DARE grant, let me know when you get everything filed and put forward. I'd be happy to reach out to Dave Wheeler, the Executive Counselor, for that. I'm trying to see if we can push that along. Same thing for the other Selectmen, any support like we've done in the past when it comes to even the tenure plan or any of that, it speaks volumes.

Jay Twardosky: Absolutely.

Roy Sorenson: One of the things we'll do, you'll see tonight my revenue expenditure report, and I'll obviously keep track of this as we go and I update each month regarding Public Works and where they may be at any point in time. I don't want to curse Jay or his team. They did a great job. It's still January. We've seen these patents before. I know firsthand, trust me.

Chairman Dumont: They're expecting a few other Nor'easters.

Roy Sorenson: You said it, not me. He said it.

Jay Twardosky: They're already saying this next one is most likely going to be what they call a bomb cyclone. Depending on where it sets up, it'll rapidly intensify. They really can't predict what it's going to do, but it could be another one just like this last one.

Roy Sorenson: The last one we started out with, 1-3 we were getting, right?

Jay Twardosky: Correct. 1-3 if we were going to get that. It just kept building and building. We were out 31 hours straight this time around. Sent the guys home for some rest. Came back in at 3 o'clock this morning and cleaned everything up. Now hopefully they're home getting some good rest.

Roy Sorenson: I think one of the things we did this year too for the Board and then the budget committee to support it obviously is we did break out that separate extreme weather account. I think it's certainly going to benefit situations like this into the future. I'll talk a little bit about Article 13. That'll be at the deliberative as well. You'll see that tonight. But I think moving forward, it's setting public works up where while this is a direct effect on what's happening right now, it's not penalizing him on other parts of his budget. He still will have that. It'll certainly help out.

Jay Twardosky: That's why when we came in for budget, we're slowly trying to build up that overtime budget just to get up to where we need to be. Just to put things in perspective, next town over only has 12 guys versus our 27 guys. Their overtime budget is right around \$374,000.

Selectman Guessferd: Where?

Jay Twardosky: Londonderry. So, they have two separate line items. They have about \$170,000 in the winter and then the rest is in their summer items. Almost twice as much overtime budget as we do with half the guys. So, we're a little behind the eight ball on that one.

Chairman Dumont: Any questions?

Selectman Guessferd: Thank you very much, sir. And again, thanks for the great job. Pass the that along to the guys, okay?

Jay Twardosky: Thank you very much.

E. Target Public Safety Fund Strategic Plan Update – Fire/Discussion

Chairman Dumont: As you guys may recall, a couple months back we had asked the fire chief for an update on his safety fund strategic plan, so I will recognize Fire Chief Scott Tice.

Chief Tice: Thank you, Mr. Chair. Good evening, everyone. So, yes, tonight I am here to review the project made to date on the plan for utilizing the target public safety funds with the intent to come back at the next meeting. I think some of these projects are ready to go, so I'll come back at the next meeting with motions to start moving

forward with some of these. So, this plan, I'm trying to align this plan with our strategic plan that we're currently developing and also with the development agreement. So, the two goals that are stated in this plan are two of our three goals from our strategic plan, and those are to be a highly professional organization through strong leadership and management skill development and practices and to be operationally excellent all hazards fire department that protects the community in all emergency situations. I should back up. The development agreement talks about training and equipment, so that's why I'm trying to narrow this plan. This is much more of an operations-based plan than the entire strategic plan. Our objectives under this plan is to utilize the target public safety funds to purchase equipment and provide training to improve our emergency operations by addressing our weaknesses and be prepared to respond to the risks we expect to encounter. This will give us a higher level of public safety and a safer work environment for our employees. We're also looking to use these funds to do projects and buy equipment that would otherwise be bought or paid for through the operations budget, providing a relief to the taxpayers of Hudson. So, the assumption is the fire department is going to respond anytime we're called and deal with any emergency situation we're called to. So, we're looking to assess our foreseeable incidents through a needs assessment. We're looking to add training and equipment to address those emergency situations or identify outside resources that we can draw upon to deal with those emergency situations, and we're developing policies and procedures to provide guidance to our employees. The SWOT analysis is targeted through operations, and I don't know if you guys want me to read through all that or not, or if we want to look at the projects under this.

Chairman Dumont: I'll ask the Board members. Me and you have already had conversations about this, so I'm good, but does anybody have...

Selectman Jakoby: Initiatives.

Chief Tice: All right, so these are mostly in order of priority. There's a couple that I would shift around before I finalize the document, but one of the priorities would be operator training for the tower truck. So, the tower truck that is currently being built is a much different truck than our current ladder truck and the previous ladder truck, so I would recommend that we would do one day of training. We're going to get training from the manufacturer, but that's really geared towards operating that truck. You know, this lever does this to do this pull this button or push this button. We would add one day of training for each group on strategy and tactics and operations. It's a mid-mount tower as opposed to a rear-mount ladder, so it's just a much different truck that we need a little bit more training on. We still need to update or purchase some of the equipment on that to outfit that truck, so that would be one of my top priorities. Our current lifting airbag system is outdated, so that would be one of my top priorities is get that replaced. The hydraulic rescue tools, we still have a couple years before those become obsolete, so that could be a project that waits a little bit. We do have a lot of stuff over the next year that we could be looking at in this plan. We've done a lot to update our hose, our supply hose. The larger hose is in good shape, and we've done a lot to address our tack hose or the smaller hose that we use to actually put the water on the fire, but there's a little bit more hose that's dated that needs to be replaced, so I would recommend that we move forward with that project. This also provides some benefits to our operations where it's better hose, allows us to put more water on the fire in a shorter period of time. We're very well-versed in fighting fires in single-family homes, two-family homes, apartment buildings, but we're a very young department. One of our weaknesses is commercial buildings, and I recommend we do some training on commercial buildings and looking at the warehouse building the size of Target and some of these other bigger buildings. There's a lot of considerations operationally that aren't like a normal structure fire, so I would like to bring in training for each group on those classes. We have a plan where we'd like to move forward with a local training facility. This isn't a big fire academy level training facility. It's a building that we would build with Connex containers that would allow us to do upper floor training. Right now, we use Burns Hill, the Burns Hill facility. We do a lot of our training there, but it's a single-floor building. It's kind of limited. We also can't do live fire training there, so we'd be looking to develop a facility in some of the other areas. Communities are doing this. There's a building similar to this up at the fire academy where we'd use Connex containers, build a replica of a building that we could then use for training. We wouldn't have to worry about damaging one of our facilities, taking our gear and our equipment through any living spaces in our facilities, that sort of thing. We would like to do this. There's a piece of land between Public Works and the Kirby building. It's a wooded lot. We would like to explore that piece of property

to locate this. The first step would be to do some engineering on this, so that's one of the things I'd be looking forward to doing if the board would be in agreement with this project.

Selectman Vurgaropulos: Chief, I've got one question for you. Is that right? The National Fire Academy is in Nashua?

Chief Tice: Nashua or the Fire Academy.

Selectman Vurgaropulos: So, for us to do this training right now, it's \$300 an hour?

Chief Tice: It is.

Selectman Vurgaropulos: So, if we were to potentially move forward on this project, we would have a chance to possibly make that a service that we could create revenue source to?

Chief Tice: There is a possibility for that as well.

Selectman Vurgaropulos: Thank you.

Chief Tice: One situation that we've seen in the past and we could see in the future looking at what we have for weather predictions and the climate predictions is the severe weather changes in the severe weather. They're calling for periods of drought and periods of excessive precipitation and kind of these wide changes. We saw last year what could happen with a lot of precipitation. My concern is we could start seeing this more and more plus the river that we have about 7 miles of river front that we're responsible for and we see that seasonally as an issue. So, there's some steps that I would like to take to better prepare us for that. We're ready to move forward with the boat. One of the things that I've been trying to work on is training, boat operator training that goes along with the boat because it doesn't make sense to buy a boat and not have the proper training to go along with it. One of the things I've found looking into this and describing to the instructors how we plan to operate this, they wanted us to be swift water rescue certified before they do the boat training. So that's one of the things I've been working through. I have found an instructor who will come in and incorporate swift water aspect into the boat operator course. So, while I think we still would be looking at some sort of swift water training, in the future we don't need to hold the boat up and boat operator training up for that. So that's a project that I would see moving forward with in the near future. For other rescue training, we're still looking to work regionally again. It's a high risk, low frequency event. It's not practical for a community our size to try to handle these types of incidents all on our own. It's labor intensive, it's training intensive, it's equipment intensive, and I think working on a regional basis provides a much better way to absorb those costs and spread those costs out. But I think we still have to have some basic level of training locally and what we're looking to do is develop our own people to be instructors. And then that would give us, it would be I believe more cost effective to do some of the basic training with our own instructors. It would provide flexibility scheduling wise, because when you try to work with outside instructors coming in, you're very limited. Schedule wise, especially when we come in and we have a busy day, we lose that day of training. It also gives us the flexibility, how we run the programs. So, up above we talked about the awareness level, the operations level, the technician level. You bring outside instructors in, they're going to want to do a full, you know, if you bring them in for an operations level class, they're going to want to do a full operations class, and sometimes some of those classes cover a scope beyond what we need to do, whereas if we have our own instructors we can run our own program, we can hit the pieces that we feel are applicable to Hudson. So, we would be looking down the road swift water rescue, so swift water rescue training would be shore-based operations, not some of, they can get into the technician level, which I think would be beyond us locally, or base, which would be covered in the swift water class. And then any of the other training disciplines we would look at developing down the road, working again regionally as much as possible in developing our own instructors to teach at a more basic level locally. So, the rest of this is still in development, and I foresee this taking a while to develop, but I would like to be able to come back and discuss next time moving forward with some of these projects to get started.

Chairman Dumont: Thank you very much. I just want to add real quickly, I talked to the chief about this obviously before putting it on the agenda, and he did inform me that it wasn't a finalized plan, but we thought it would be a good idea to bring it forward, give you guys kind of an overview as to what was coming up throughout his

department. He did inform me he still had some things to work on, but I told him that I think that this was appropriate.

Selectman Morin: I also spoke with the chief on this, and I just want to point out a couple things. That first of all, we initially talked regional. This money was given to the town of Hudson to take care of the town of Hudson, and that's the plan the chief's put together. So, that money from Target that was given to us is going to come back to our citizens and our fire department. Second of all, he talked about training our own people. We've already seen the benefit of that with the ladder operations class that he's been running. We had our own people that have trained on it, so all our people are constantly trained in it, and I've seen Londonderry, Windham, and Nashua so far participate in our classes because of our instructors. So, that's a huge thing in itself. Chief, how much money total is all this out of the Target money?

Chief Tice: It was roughly \$350,000.

Selectman Morin: So, that's \$350,000 that the taxpayers don't have to pay because we have this money.

Chief Tice: Correct.

Selectman Morin: Second thing is everything that you're asking for here is a need, and we've put off a lot of it because of the cost, and we don't want to raise the taxpayers. How long would it take if we didn't have this money to get all of this stuff on the list? How many years?

Chief Tice: Some of it we would never do. This is giving us an opportunity to do things that would never get done simply because there's levels of needs. Some things are needed more than others, so while it might be a need, we never get to get to it because you're always trying to cover the bigger needs. This gives us, and I think it's a very exciting opportunity to really change our operations for the department in the future that's going to provide a higher level of public safety for the people and a higher level of safety for our employees. I think the training and equipment that this is going to provide is really going to take our department to the next level. I am trying to do it in a manner that is conscious of also future budgetary obligations because it's easy to start programs, but down the road you've got to keep up with the training and you've got to keep up with the equipment, and I'm trying not to get so deep into it that we develop those issues down the road that some board and some chief are sitting here saying, well, now I need to replace all this equipment. I'm trying to do what's really geared towards what we need in Hudson, what we should be able to do here in Hudson without going overboard.

Chairman Dumont: I appreciate the comments from Selectman Morin, and one of the big things that sticks to me and what Selectman Vurgaropoulos pointed out is the training facility and the possible revenue generator there. Not only do we get a public safety benefit, your guys get a benefit from what's being made available to them as well, and we have a possibility to bring in some other communities and replenish hopefully that program for the future so when issues do come up with budget items there's some money to offset some of that cost. So, I really appreciate everything that you brought forward here at this point.

Chief Tice: Did I move too fast? I realize now that I'm done that maybe I went through that too fast.

Selectman Jakoby: I want to say, I don't think you went too fast because you kind of prepped us in our last conversation. I think you brought back exactly what we asked for, and I appreciate that there are still pieces that you're working on because you're doing your due diligence and really doing what's now and what's to come so I think this is right on point and thank you Chairman Dumont for allowing him to present it in this intermediate form.

Chairman Dumont: I commend him, he put a lot of time into it and wanted to make sure that he was doing what the Board asked so, job well done.

Selectman Vurgaropoulos: Thank you.

Chief Tice: Thank you very much. I will be back next week to discuss this. Hopefully get some projects, next week.

Selectman Guessferd: A couple weeks.

Selectman Jakoby: You can take four. Two or four.

Selectman Morin: Remember, this is the only time you get to do these PO's and not worry.

Chairman Dumont: See you Saturday Chief.

Chief Tice: I appreciate it, thank you. See you Saturday.

F. Public Hearing: Hawker/Peddler/Vendor Licenses Update – DDS/Decision

Chairman Dumont: Alright, next up we have the public hearing for the Hawkers/Peddlers permit, as you know we had Mr. Dhima make some updates to it so I'll have him speak to those first and then we'll get into the public hearing.

Elvis Dhima: Thank you, Mr. Chairman, good evening, everyone. We had our first public hearing on the last meeting there was some feedback, that feedback was put on paper with some of the definitions that we've added I got another comment I'd like to add to it when we get into the after the public hearing I guess about it but long story short I heard some of the concerns you had and I'm going to go over some of the examples we go in but we added the short term vendor and then we added the seasonal vending. The way the new rules call is if someone wants to come in and do an event for one day they don't need a permit if it's just one day. If someone comes in and does an event for three or four up to seven days, they will need a permit but they don't need a plan. If someone comes in and says I'd like to be at three locations at least, you know, like no more than four hours and jump around you don't need a plan. You can do the permit but you don't need a plan. You get into the site plan, minor or major site plan when you start doing something permanent like a month long or six months long so you have a lease now with a property owner and that's basically it in a nutshell with the rules that you have in front of you. The one thing I'd like to add on the definition is that the zoning administrator, so you have the definitions and the last one is seasonal vending at the very end of that I'd like to add a separate item that says the zoning administrator shall be responsible for determining the applicable definition under which the applicant falls under. So, when an application comes in, we can basically say hey you're a seasonal guy, you're basically a short-term vendor and at that point we can make a decision if you need a plan or not. That way it's clear so long after we're gone people behind us can figure out alright that's who was making the decision so it doesn't come to the board to make a decision, it's already done by staff. And that's about it and we'll make sure the language is correct. In addition to that you can, after the public hearing you can add comments to as well if you want to add something to it as well, it's still open.

Chairman Dumont: Alright, so that's about it.

Selectman Morin: Do we have any right now that would require a site plan?

Elvis Dhima: Yes.

Selectman Morin: Where?

Elvis Dhima: All of them, even though we've been doing them wrong.

Selectman Morin: All of them?

Elvis Dhima: Yeah. We've been doing them wrong. That was kind of one of the reasons why we're reviewing these.

Selectman Morin: OK.

Elvis Dhima: So that's not something we're adding to it, that's something that we're not enforcing it.

Selectman Morin: I'm just trying to picture when you're saying a site plan, that's why I asked.

Chairman Dumont: And that's the reason why this came up, so if you look at how it was worded traditionally, it does have a section in there that talks about site plan and it goes into a lot more depth than I think what anybody on this board pictured or even past Boards. Maybe some time back in, I don't know, 80s or 90s, whenever it was written, but a lot of Hawkers/Peddlers, permits, they were simple. I just constantly think of even the boot drive, I think that they always followed for one or filed for one, but there's no...

Elvis Dhima: If it's for one day, it's not applicable to them, it's a special event. Again, if an ice cream truck wants to come in because Mr. Sorenson, it's his birthday and he wants to treat himself, they're not going to need a permit either. For me, he's probably going to require one, but now, this one provides relief that's currently not in right now. But the issue we had, Selectman Morin, is that we're not following our own rules, so part of that is kind of like putting it out there, and I want to say too that anyone that gets impacted by this, if they still have that, they're going to have a six-month grace period. We're not going to go in and beat them up, because this is something on our end that we need to fix, and we're going to provide everyone a six-month grace. I think there's a couple of them right now.

Selectman Morin: That's what I wanted to picture, which one we were talking about, so I could understand.

Elvis Dhima: So, let's take one, there's a coffee shop on 326 Derry, which the new gym is right now, which is basically right across from the North Grille. That particular person, that side just had an approval because they're now a gym versus before something else. That person came in, she had to put in basically, she didn't do it, but on the next one, she'll have to show that on the site plan, there's two parking spaces that she's actually parked on right now. That's about it. That meeting as I stated, takes one of the Board of Selectmen, the Chairman of the Planning Board, and the staff. It's a minor site plan. Now another thing that came up too is, once you get that for that site, and let's just say that person moves on, and you go in there, you don't have to come in for another site plan. It's already basically recorded in as such for vending purposes. So that's a nice thing about this system now. Once you go through and it's already like an approved minor site plan, that indicates that it's got an approval for that kind of use, you don't have to come back, so it's a one-time thing. So that's kind of what we're trying to get to. You don't have to come in every time there's a new vendor, like a new use. They'll come in for the license, but they don't have to go through the site plan. Part of the problem is we're not enforcing what we have on the books. It's not new. It's something we should have done all along that we're going to start doing it. Does that make sense?

Selectman Morin: No, it makes sense. I was just trying to picture again somebody out there that's doing this and where they are.

Elvis Dhima: On the next run we'll tell them, hey, these are the rules. We're going to notify them after this saying, hey, these are the rules. This is what we expect you to do six months from now, but you're all set for six months. So, hopefully six months, give them enough time to make the necessary changes. I think that's fair for everyone involved.

Chairman Dumont: All right. I have a couple of comments, but I think like Mr. Dhima said, it would be appropriate, so we'll open up the public hearing. We'll go through that process. We'll close it, and then we'll go to comments. So, at this time, 8:32 p.m., I will open up the public hearing on the Hawker/Peddler vendor licenses update. Is there anybody in the audience that would like to speak on this once, twice, three times?

Not seeing anybody. I will close at 8:32 p.m., so open and close. Real quickly, I had a conversation with Mr. Dhima about this. I'm happy to see the changes. One carve-out, I haven't had a chance to actually write anything that I would envision. So, you have short-term vending and seasonal vending that's broken out in there. I would like to see them just, you know, my opinion is that they currently would follow the same application for licensure, which I don't think was the intent by Mr. Dhima. And just to simplify for whoever comes in the future, my concern, trying to see where I thought it was, would be with number six under that section of applications for licenses. So right now, if I'm reading this from the outside in, I know what, you know, Hawker/Peddler/Itinerant Vendors, short-term vending and seasonal vending is, but then I go to applications for licensure, and, you know, it talks about a site plan. I would envision that those two uses, short-term vending and seasonal vending, would not require the site plan. And we're talking about the people like you spoke to that are bouncing around, you know, he may, you know, you see the food trucks that go from site to site, they're there for a couple hours a day. You know, those companies, and so I'm looking to see if we can figure out a way to carve that out or possibly make it exempt from, I guess, even number six. And then the other thing that I talked with Mr. Dhima about, that was actually his suggestion that I think is very wise. For those easy, quick permits, I don't see why they need to come in front of the Board to Selectmen. I would see administrative review and sign-off by Mr. Sorensen. I think that that would streamline things for that. I believe it's within our authority to do that. Those are the two thoughts that I had on that. I wanted to see what you guys thought.

Selectman Jakoby: I had the sign-off. I think that's definitely important. And I see within the wording that we need to put some sort of wording to do what you said. You know, maybe is it exempt from number six or in number six you put those two forms are exempt.

Chairman Dumont: That's kind of what I was saying. That might be the easiest way. You mentioned those two names and they're defined earlier. That would still require them obviously to go through staff review. It would just be the site plan for those ones.

Selectman Jakoby: So short-term vending and seasonal vending.

Elvis Dhima: Seasonal vending needs, because it's long-term. So short-term vending would be excluded.

Chairman Dumont: Alright, yes.

Elvis Dhima: So, something about the effect that ...

Selectman Jakoby: So, in number six. At the end of six.

Elvis Dhima: So short-term vending shall be excluded from this requirement.

Selectman Jakoby: Yes.

Chairman Dumont: I hate to get complicated, but you may want to... My only concern is together with a zoning determination I'm just trying to think do you believe you'll still need a zoning determination for those two? Or do you think that when the zoning administrator determines that they fit under that definition that that's fine?

Elvis Dhima: I think that's fine.

Chairman Dumont: So, we can exempt them in totality from number six.

Elvis Dhima: So, at this point the zoning administrator still gets to sign off on this form. So, my understanding and my take on it is that it's his responsibility to determine if that's allowed or not and where and how and what they need. So, I don't think we need to go through another step. We can if you wish to do so, but my take on it is he's making a zoning determination and the second is reviewing the application as far as I'm concerned. Because that's why I think the zoning administrator gets to sign off on this permit versus me or anybody else. But if you wish to change it, I'm open to it. I just feel like it's another step, he's already doing it as it is.

Chairman Dumont: That's fine and I agree. Like I said, I'm trying to think we've all had this conversation, me and you have had this conversation when everybody's gone and moved on or you bring somebody new in or an assistant that starts handling these things or even someone that's just reading it online. You want them to be able to understand it without the less calls you get, right? The more time you can go dig up some of that free money we've been talking about.

Selectman Jakoby: Where do you want to put the approval?

Chairman Dumont: That was going to be my next question.

Elvis Dhima: So, I would say I'm just trying to figure out where it would be feasible. I will find a spot for it. Maybe I'll put another license required and then add some language there related to basically anyone that's a short-term vendor. I'll work something out. If we agree on allowing Mr. Sorensen or the town administrator to sign off for short-term vending, I'll work that out for you. We don't have to do it right now. And I'll make sure that you guys all see it before we put it on the website.

Chairman Dumont: And since we're giving more work to Mr. Sorensen, do you have any thoughts on that?

Roy Sorenson: I was just saying that he'd make a good quarterback handing off stuff. Which you love, by the way. I thought it was supposed to be the other way around.

Elvis Dhima: I will work it out, I will work out the language. We'll work it out. This is nice. Thank you.

Roy Sorenson: Teamwork.

Elvis Dhima: One way, right? I will work out that language. I'll send it out to make sure we're all comfortable with it. And I'll have the town administrator sign off for short-term.

Selectman Jakoby: Is there the town administrator or your designee?

Roy Sorenson: I would say in the absence of me.

Selectman Jakoby: I'm trying to give you a little out there somewhere.

Roy Sorenson: Yes, we could.

Selectman Guessferd: Or delegate.

Roy Sorenson: Yeah, we could.

Selectman Jakoby: Or delegate.

Roy Sorenson: It's fine.

Selectman Vurgaropulos: He's going to take a day off every time.

Elvis Dhima: He's not allowed as far as I'm concerned.

Selectman Jakoby: I think to your point, if it gets crazy, then delegate someone.

Chairman Dumont: It does happen from time to time.

Elvis Dhima: I can work that out.

Roy Sorenson: Does the Board want to take a motion on that? Or do you want to change it?

Chairman Dumont: It would be if the Board is comfortable with moving forward with a motion it would be to approve the changes as amended, I guess on this date, right?

Roy Sorenson: Yeah, as recommended. It comes in the last sentence anyways. Just read it in full.

Selectman Jakoby made a motion to approve the changes to Chapter 232 Hawkers/Peddlers/Vendors/Solicitors Ordinance and License form as recommended by the Development Service Department and the Board of Selectmen.

Chairman Dumont: So, we have a motion. Do we have a second? Seconded.

Selectman Guessferd: I just want to make sure we're doing things the right way here with regard to the public hearing. We made a lot of changes from the last few. A lot of times when you do that, it kind of redoes the first hearing. Does this count as the second hearing now or do we still need to do a second hearing on this? I'm just asking the question. I want to make sure we do this right.

Roy Sorenson: You could. If you make the changes and you bring the document back as discussed here tonight, you can reaffirm that. Public hearing aside, you've had to. You've instructed him. The public hasn't spoken.

Selectman Guessferd: That's all I'm asking, I just want to make sure.

Roy Sorenson: But since there could be some changes in what we talked about tonight to see it redlined like this, you could bring it back that last time and approve it. So given that ...

Selectman Jakoby: I can withdraw the motion.

Roy Sorenson: And then we'll bring it back at the next meeting.

Selectman Jakoby: Would you rather withdraw the motion?

Selectman Guessferd: I would rather.

Selectman Jakoby: I withdraw the motion. So, I make a motion that we review the hawkers, peddlers, vendors, license solicitor's ordinance at our next meeting with the revisions requested.

Selectman Morin: I don't think we need a motion. Just defer it to the next meeting. That's all.

Selectman Jakoby: We could do it either way.

Selectman Vurgaropulos: I withdraw that motion.

Selectman Jakoby: I made a motion on purpose.

Chairman Dumont: So, motion made by Selectman Jakoby, is there a second to that motion?

Selectman Vurgaropoulos: I would second it, but if we're going to withdraw it...

Chairman Dumont: There's a second, it's ...

Selectman Jakoby: Well, I'm leaving it.

Chairman Dumont: Motion has been made. Motion has been seconded. Is there any discussion on that?

Selectman Jakoby made a motion, seconded by Selectman Vurgaropoulos, to review the Hawkers, Peddlers, Vendors License Solicitor's Ordinance at our next meeting with the revisions requested. Motion carried, 5-0.

Chairman Dumont: It's six in one hand, half a dozen in the other. I don't think it hurts one way or the other. And I would agree. I think you could do it either way. The biggest part of that RSA when I read it is to make sure you hold two public hearings on that subject, which we did. So, this will be suspended.

G. Public Hearing: 2026 Exotic Aquatic Plant Control Grant – DDS/Decision

Chairman Dumont: All right. The next step is the public hearing on the 2026 Exotic Aquatic Plant Control Grant. We'll turn it over to Mr. Dhima.

Elvis Dhima: We started the year with a legendary grant. More money from the state. As you've noticed, back in the old days, we used to do about 25%, then it was 30%, then it became 40%, and now it's up to 50%. I think less and less communities are doing this, so the part of money that's available is being spread out even, you know, I think better if you ask me. So, we're getting a grant for about \$47,500. The first step for you tonight under this current item is to have a public hearing, accept the money, and then on the next item we're going to sign that to the contractors that we have in on the next item. With that said, I'll take any questions you might have, but as you all know, these are basically something we do every year. It has to do with chemical treatment and the divers going out and actually pulling the weeds. It's something we do every year. It will never go away, but we're managing it, and it's not getting any worse, and that's the whole point. Basically, every year we tackle different areas, and as long as it's within the same scope of work as previous years, then we're doing our job. The state continues to support us. With that said, I'll take any questions you might have.

Chairman Dumont: All right. Just like the last one, what we'll do is we'll open up the public hearing first, so I will open up the public hearing on the Exotic Aquatic Plant Control Grant at 8:43 p.m. Is there anybody in the audience that wishes to speak on this matter? Not seeing anybody, I will close the public hearing at 8.43. Turn it over for questions before the board. Motions? Is there any select or more?

Selectman Morin made a motion, seconded by Selectman Jakoby, to accept the Exotic Plant Control Grant up to \$47,990 from NHDES for Diver-Assisted Suction Harvesting services and herbicide treatment for Robinson and Ottarnic Ponds for the spring of 2026. Motion carried, 5-0.

H. Contract Approval for DASH and Herbicide Treatments – DDS/Decision

Chairman Dumont: Next up, we have the contract approval for DASH and Herbicide Treatments. Mr. Dhima.

Elvis Dhima: Thank you, Mr. Chairman. This contract can be handled by the state. The way it works is they pick the contractor, and there's not a lot of them. It's only about three or four. These are the ones we've used in the past that work very well, so they're the ones that submit a proposal to the state, state picks them, and they basically tell us these are the guys you should hire. We come here, we hire them, we cut the PO, and then we get the grant reimbursement as long as we obviously follow recommendations from the state. With that said, that's basically it in a nutshell. You have two recommendations tonight. One to assign it for the you know, the principle for this as they're required by the grant, and then second one is to actually approve their contracts. And I'll take any questions you might have.

Roy Sorenson: No, I would add, so let's just, if we can do this in one motion, so whoever makes this motion, start with motion number two, and then put motion number one at the end. All right.

Selectman Jakoby made a motion to approve and sign the attached 2026 contracts for Solitude Lake Management for Herbicide Treatment for Robinson and Ottarnic Ponds up to \$69,630. Aqualogic for DASH work for both Robinson and Ottarnic Ponds up to \$26,350. And to assign the Development Services Director as the principle for this grant and contract.

Chairman Dumont: So, I was going to offer a friendly amendment, if you could just add in that last part.

Selectman Jakoby: I'm going to add that last part.

Chairman Dumont: If you don't mind just reading that as a record.

Selectman Jakoby made a motion, seconded by Selectman Morin, to approve and sign the attached 2026 contracts for Solitude Lake Management for Herbicide Treatment for Robinson and Ottarnic Ponds up to \$69,630. Aqualogic for DASH work for both Robinson and Ottarnic Ponds up to \$26,350. And to assign the Development Services Director as the principle for this grant and contract. The cost for these contracts will be covered by the NHDES exotic aquatic plant control grant at a 50% cost match up to \$47,990. And the town portion will be covered through the conservation commission professional services account 5586-252. Motion carried, 5-0.

I. Belknap Road Extension – Right of Way Purchase – DDS/Decision

Chairman Dumont: Belknap Road Extension, Mr. Dhima.

Elvis Dhima: I don't know if you want to jump in on this one and give everyone a quick update on what the status of this project is on the 10-year I mean on the 10-year plan and you know folks involved with this and maybe we should need to send a big thank you to everyone involved with this.

Chairman Dumont: So, obviously once the 10-year plan gets finalized it then becomes a house bill. That house bill is 2026 that was heard in front of public works and highway last week on the 22nd. I did go there. There was no opposition thankfully. I spoke in support about it. It was actually commended by the chairman for how quickly I made it and it seemed to go a long way that we would just be a good success story for them. So, I think that we have support there. I'm not aware of their executive session if they've held it on that bill yet. But I will find that out and get that back to Mr. Dhima. And then just like any other bill once that executive session happens it will go to the floor. Most likely I think the next one will be on February 5th. That will be the house and then after that vote it will go over to the Senate and it will become their bill from there. So, we'll keep an eye on it but so far so good.

Elvis Dhima: Yeah. so thank you Mr. Chairman. So, everything has been working out to plan. So, big thanks to Senator Carson, Executive Counsel Dave Wheeler, and our state representative Selectman Dumont, Representative Ulery and Kim Rice as well. Played a very helpful role trying to get this through and just work the room over there at the big city. We try to but we don't belong there. It's their territory but no it was a great group effort and I wouldn't be done without all the folks that got this through at the last minute and I found out that Nashua lost a few projects and I told them thank you for the money it will be good. That was a good feeling. I was hoping Salem too but that wasn't the case. I don't think they have any anyway so you don't have to worry about that but no it was a big win. I mean think about it. It was hundreds of millions of dollars of cut and this is one of the few projects they made it in back into the list when they were cutting hundreds of millions so it's a big win for the town it's a big win for the taxpayer and it's going to be a safer project.

Chairman Dumont: The other thing that I would like to add to that and to pat Mr. Dhima on the back as well as the other staff to his point not only was there over 100 million that was cut from it there was also 300 million in asks over and above that that was denied and through the preparations and the process that him and staff took as a town was able to get that work back into that plan that was no easy feat whatsoever so I do want to say Hudson is doing a very good job at finding that as I call it that free money. I mean at the end of the day it is coming from somewhere but without their support and their process Hudson wouldn't have been in the picture.

Elvis Dhima: It's \$2.5 million, \$2.53 and it's a big deal.

Selectman Guessferd: Thank you Elvis.

Elvis Dhima: A big win for the town that's for sure. Off to a great start for 2026. So, with that said again one of the things that sold this project is we were shovel ready. So, we've been negotiating in the right of way and we're going to have the certificate off the right of way hopefully done after the purchases happen which is usually something that takes forever I will say a big thank you to both owners, Mickey's Pizza and the Suzy's Diner. They've been great to work with. We hired a third party just to make sure that if we go through a federal audit, if we, you know, now that we're going to get the project through that we follow that process so there was no Mickey Mouse, it was done by a third party so we basically offered them about 8% more than the market value which is right on point and the total amount is about \$210,000. I went back to the planning board, I asked them to raise it from \$210,000 to \$260,000 and with that said about \$475,000 was used for professional services to have that third party consultant come in and do the appraisals and then the \$210,000 is going to go to both owners. One is going to be \$120,000 and the other one is going to be \$90,000 for the right of way and all the easements we need related to this project. So, it was probably the smoothest process I've seen being involved with all the projects I had to deal with. It was very easy to work with and a big thank you to both of them. It wouldn't be possible without them. You would go through Eminent Domain and have gone down that road before and very painful and expensive but it was very good to work with.

Selectman Vurgaropulos: I'm ready to make a motion.

Chairman Dumont: Alright he's ready to go.

Selectman Vurgaropulos: I want to say thank you to Elvis and his team. I know you guys work very hard and the famous words shovel ready. They seem to be working for us, keep them going.

Chairman Dumont: Everybody loves a success story.

[Selectman Vurgaropulos made a motion, seconded by Selectman Jakoby, to approve the purchase of the necessary right-of-way and permanent easements and temporary easements for properties located at 76 and 88 Lowell Road in the amounts of \\$120,000 and \\$90,000 respectively. Funding shall be appropriated from corridor funds 2070- 000- 701, Zone 1 tariff traffic improvements, and 2070- 000- 702, Zone 2 traffic improvements, as recommended by the Planning Board and the Development Services Director. Motion carried, 5-0.](#)

J. Status Update on Town Hall Improvement and Available Properties – DDS/Discussion

Chairman Dumont: Alright, next up we have the status update on Town Hall Improvement.

Elvis Dhima: Thank you, Mr. Chairman. So, one of the things we went over I want to say late last year was alright we did the fact. We had some recommendations from them. What do you go from there? Some of the things we looked at was properties we already have and what makes sense and what doesn't make sense and what we're looking at. Basically, we have identified 162 Ferry Street which has come up. It's served by town water and gas. It's about 4.7 acres buildable and some of the cons is it does not have town sewer so it'll probably take about half a million dollars to get it there which is basically a cost. It appears that that site had some questionable dumping prior to us taking it over which is basically what was standard back in the old days so we could be looking at some significant mitigation costs. So, about a million dollars even though we own the property we might have to put into it if we want to do something there. And then obviously the road geometry is a bit tough there. The site distance could be an issue in the site. Another property we looked at is 193 Derry. This is where the new library is but the frontage that we'll be using is not on Derry but it's on Webster Street. This is one long, very long strip. It's very weird. The problem with this particular one or the challenge with this one is it's got town water, town sewer it's about 3.8 acres but it's a very unusual shape. It's narrow and long so it would be very difficult to put a building there like the way you would see it like when you have the front end it would have to be like sideways like almost like a Dunkin Donuts drive-thru. So, there's some cons over there. The only way it would make sense if we purchased a property next to them and that could be somewhere between \$200,000 to \$600,000. Again, we have a piece of property that's going to need some additional cost if we want to do a new town hall utilizing

buildings that we have. So, before we close you know this chapter I guess when it comes to properties, I think one thing we need to look at is any private properties that are out there that might be worth looking into if anyone is willing to entertain it. And that way we can say we looked at what we have. We looked at what was out there. It's over. Now we've got to focus on something else. There is two properties there that I've reached out to and on the next meeting I'm going to have something official for you as far as cost and what they're looking to do. This is again both purchases. There's no there's no leasing. We know how people feel about that. So, these are basically straight out we buy property and call it a day. And then the board can figure out if it's worth entertaining it or not. It'll be over a period of years trying to find very reasonable conditions for us if we decide to go that way. I should say if you decide to go that way. That way we have all the pieces for what we have what's out there and then close that chapter. The other piece that you directed me to do was look to what the cost is associated with doing some improvements to the town hall. NorthPoint was assigned with this task and as you can see there's a report there but what it comes down to is four different improvements that you can do right away. The first one is the vertical lift or the wheel. It's not really an elevator to get access from basically right across from the Board of Selectmen office to the Board of Selectmen meeting room for about \$45,000. There's a stair lift removal and replacing the new one where it gets you access from the first floor to the box room for folks that go to Planning Board. That's about \$25,000. If you want to start getting into taking walls down and start redoing the countertops and all that throughout the building, you're looking at about \$60,000. If you really want to go wild and start tearing walls for bathrooms, you're looking at about \$120,000. I would say the countertops and the bathrooms are very it could lead to other things once you start opening things up, especially in an old building like this. I think if you want to entertain at a minimum, it would probably just be the vertical wheel and the lift platform on the other side. That gives folks the ability to come to the basement. As I said, I'll take any questions you might have.

Selectman Vurgaropulos: Thank you. I think we had Dan Barthelemy come in earlier speaking to exactly the ADA issues. Obviously, we're still looking for a home but what are we going to do here? The vertical lift that you said would address one issue but to my knowledge there's no ADA bathrooms in this building, correct?

Roy Sorenson: Correct.

Selectman Vurgaropulos: We would have to address that with it because I would love for us to be ADA compliant because everybody should have the right to be at a meeting if they choose to. We wouldn't be able to look away from that, I don't think.

Chairman Dumont: I did have similar conversations. Mr. Dhima and as you guys know the ending result of THAC was to take a look at these. I think regardless of even if voters supported a new town hall and I think that's being optimistic but that's years away. I would agree and I've shared this with Mr. Dhima. I think at the very least we need to look at the stair lift as well as the elevator on our side over here. What makes me feel more comfortable about those with this older building is basically like a shell. You remove the elevator that's there, you put the new one in. Exposure to the unknowns is limited and same thing with the stair lift on the other side. Not against the ADA. I'm thinking that maybe we may need to look a little bit further out for that only because I don't know what we're going to find when we do open up those things which was a big concern that was highlighted during the THAC meetings. While I'd like to say that that's the cost, my gut tells me it ends up being a significant amount more.

Selectman Jakoby: One of the things I think the first things I would agree are the lifts and the stair issues. I think it would be important though to get some other commercial lift and elevator companies in. Many of them do actually free assessments and free looks to get a sense of what else is possible. There's so much new equipment out there. I think NorthPoint's estimate is probably on point but I would really like to see what are some of those options out there, especially if some of them will come in and do at least a free look which is my understanding. I think that's really great. I think the ADA bathroom is an interesting thing. I think that would be a longer discussion and we would need to put out again to really look at where that would be and what that would look like. To me that would be the next step or the counters might be more important. I would be curious what the public thinks which is more important moving forward. I think the lifts are critical for access.

Chairman Dumont: I was going to ask you kind of segues into my question. You don't think there's any kind of grant out there for ADA for municipal bodies, do you?

Elvis Dhima: It's a good question, Mr. Chairman. I haven't looked into it. We haven't got into it. I will say that the town did receive about \$70,000 or \$80,000 for improvement to the building related to energy efficiency. We got new windows. We got insulation. We got LED lights that you guys did not make the cut. This is still from World War II, but if you go to the planning board it's nice. It is. Very dim lights. They're all nine yards. So, I would look into that. Absolutely. I don't see a problem with that at all and I'll report back. There's no motions for you tonight here as you'll see. This is just more status update and get a feel to which way you want to go. I'll do both and to Selectman Jacoby's, if you want to focus on the two things which we talked about, access to the... I can go out there and get three quotes, you know, official quotes that we can look into what makes sense that doesn't and we still don't have to pull the trigger, but at least you'll have three because they're all under \$50,000 so we can just get three quotes and move forward. So, I can do that and also get the numbers about what those... if there is property out there that makes sense for us.

Chairman Dumont: Mr. Sorensen, did you have anything?

Roy Sorenson: No, he covered it.

Selectman Vurgaropulos: Thank you, Mr. Chair. Just a quick question, looking at the Northpoint plans, is there any reason why we're still maintaining a shower in this building?

Elvis Dhima: That was from when the jail was down here. It's not functioning. It's not functioning. I don't believe you can use it.

Chairman Dumont: I was going to say Roy's here 24-7.

Selectman Vurgaropulos: I know, I can see his cots in the diagram. I'm just saying like...

Elvis Dhima: I know... and the drain doesn't work.

Selectman Vurgaropulos: I know it's going to be a later discussion like the ADA bathroom stuff, but if we're looking for the new lift and stuff, I don't think it's a hard ask, depending on what's in the back closet right there, to flip that orientation around and make an ADA compliance bathroom. I believe the code is you only require one for...

Elvis Dhima: Correct, for the building.

Selectman Vurgaropulos: So, I think there's an opportunity there without exposing ourselves to potential... Ah, too much. I think that might be something we might want to look at.

Elvis Dhima: So, to your point, Selectman Vurgaropulos, if we provide access in the basement, that would be ideal to basically utilize without opening any walls. To convert that to... I don't even think we have to get to the closet. I think it might be big enough to accommodate. And what we can do is make it unisex. So, it's available to that, to both sexes, and that will help. Also, what I will also do is, if we have access now on the other side of the building, take the men's bathroom, that's big enough, and convert it to again, a unisex bathroom, and take down the wall that basically is for the toilet, and just tear the... There's like portable compartments there. Take those down, convert it to one big room that you can move around with a wheelchair. Now we're not tearing down the walls upstairs. Keep everything downstairs. And now that you have access downstairs, you can tell folks, put some signs in, handicap bathroom downstairs.

Selectman Vurgaropulos: That's what I was thinking, because I know we're scared about what's inside these walls, but I think that might be...

Elvis Dhima: That would minimize it. They'll still have to go and do some plumbing, but at least we're not starting taking room away from something else.

Selectman Guessferd: Tearing stuff apart.

Elvis Dhima: Yeah. Because I don't want to come in here and say, it's this much, and open the walls and be like, hey, by the way, dinosaur. I mean, nothing good will come out of starting taking walls down in this building. I'm just being upfront about it. Too many changes.

Selectman Vurgaropulos: Get a little creative, you know?

Elvis Dhima: Just cover it up. Put it back together the way it was. I don't want to know.

Chairman Dumont: And I appreciate the point. What I would suggest, at least the way that I kind of would suggest, I would keep the focus, the primary focus right now, on getting people down here. And then, you know, if you have some time to take a look at those, that would be our next step.

Elvis Dhima: Phase two. So, phase one will be these two. I'll get the three closed, I'll come back, and then the other one...

Chairman Dumont: If we do run into any unforeseen problems, well, then that kind of goes out the window. So let's focus on getting people down here, and then we can go from there.

Elvis Dhima: Okay. Sounds good. So, I will come back at some point, either the next meeting or two, with some real numbers about phase one, if we want to call it out. We'll go from there.

Chairman Dumont: Sounds good. Thank you.

Elvis Dhima: Thank you, guys. I think that's it, right?

Chairman Dumont: That's it.

Elvis Dhima: Finally. I'm the last one again. What's up with that?

Roy Sorenson: Nice job.

Elvis Dhima: You need me for Benson or are you good?

Roy Sorenson: I think you might stick around. Why not, right? You've been here. You're here.

Selectman Jakoby: You were at the meeting.

Selectman Guessferd: Just as he thought he was out, we pulled him back in.

K. Benson Park – Administration/Discussion

Chairman Dumont: It's a good thing there's a shower here. All right. Next up, we have the Benson Park. I will recognize Mr. Sorenson.

Roy Sorenson: All right. Thank you, Mr. Chair. So, myself, Selectman Jacoby, and our Development Services Director met on Benson Park. We talked about numerous things, and given that, there are some items here of particular interest, and perhaps urgency, for that matter. Selectman Jacoby did ask me to add this as an agenda item. And with that, I'll turn it over to Selectman Jacoby.

Selectman Jakoby: So, as the liaison to the Benson Park Advisory Committee, one of the things that has come up, both in public input and other ways, has been the maintenance of the dog park that is at Benson Park. So, we did a lot of research, both Mr. Sorensen and I, looking into that, and we had public input last meeting, also from the public. And what we found was that there was an original lease to a non-profit. The non-profit was taking responsibility for the dog park, for the maintenance, for the insurance, for the liability, and for all of that. And they raised money, and they put up the fence, and that was all approved by the Board of Selectman back in 2012? 2010?

Roy Sorenson: Yeah, somewhere in there.

Selectman Jakoby: And I had read the minutes from that meeting, and it's interesting because Mr. Jasper was the quote that I remember, and his main concern was that if that non-profit goes away, what happens to the park? Because the town is not in the business of having a dog park. So, that's kind of where we are. The non-profit went away. We were not able to find any discussions at any other Board of Selectman meetings about the transfer from the non-profit back to the town. And that's where we are. And the concerns have been, you know, many of you they mentioned it last time, whereas the leaves, you know, DPW wasn't cleaning the leaves, wasn't mowing. We've had volunteers and a great community of people that have really maintained that park without that non-profit and without us in that means either.

Chairman Dumont: Alright. So, based on the knowledge that you guys have all gathered, what would be your recommendation at this time?

Selectman Jakoby: Well, you know, after talking to the attorney as well, is that what really needs to happen is the question is, can we find a new non-profit to possibly take over the park? In the meantime, as a town, I'm not sure it's in the best interest of our taxpayers or of us to continue to have it open. So, the question would be, do we close it for the time being and then seek a non-profit to possibly take it over? I know there's, you know, non-profits in Nashua and other places. There were people here who had some great ideas on how to fund it. And that was one of the things when I spoke to the attorney as well, he was very concerned about the liability and the cost of maintaining the dog park.

Chairman Dumont: Alright. Do you have anything to add to that, Mr. Dhima? Since you hung out, I don't know. Get all the players involved here.

Elvis Dhima: We spoke to Public Works Director as well, Mr. Sorensen and myself. The feeling is the same. In a nutshell, we basically close it for now. It's not indefinitely, and if someone wants to come forward and they want to show that they're interested, they're set up right, and they want to have a contract with the town, so be it. But for the time being, shut it down for now.

Selectman Guessferd: We are going to get a lot of negative feedback on that. You know that.

Elvis Dhima: Also, from Londonderry.

Selectman Jakoby: I mean, there was a great public input to your point, and that's my hesitation. Because there is a community there that does use it regularly.

Selectman Guessferd: On the other hand, maybe some people in that community might step forward and say, you know, maybe we should do something here. Since we can't seem to do anything else with it at this point until we figure all this out.

Selectman Jakoby: Even if the town takes it on, then it's important for us to make sure that we have all of our insurance and our liability and our rules in place.

Roy Sorenson: Plus, you'd have budgetary items as well.

Selectman Jakoby: We'd have to include it in our budget.

Chairman Dumont: Speaking of insurance, obviously it did make me feel comfortable that the one lady that did come here from Londonderry was asking who she could sue.

Selectman Morin: We've already heard concerns to some of the residents that were here last week about safety and falling. So, until that's fixed, I mean, they brought it to us that there's already safety concerns. So, that's one issue. And when this was all started, Jana, who was the dog officer at the time, came forward and said that the town should not accept this because there were too many issues that she had looked into and that we shouldn't be involved. The town should not be involved in a dog park.

Selectman Guessferd: Now the actual land that it sits on is our land. It's town land. Is there any concern, and maybe we should ask the question of the lawyers, Dave, and just, you know, is there any sort of doctrinal call of apparent authority or that sort of thing? And I think that's why shutting it down makes more sense because if something does happen in there, quite frankly, and even if we aren't responsible for the park per se, if it appears that way, if it's on our land, are we liable either way? I mean, right now, if something happened today, even though we don't maintain it, are we liable right now? I don't know if we are or not.

Selectman Morin: I would assume that they're going to come for the big dollars.

Selectman Jakoby: Yeah.

Elvis Dhima: There's nobody else that was liable at this point.

Selectman Guessferd: We're the ones that have that, yeah. So, yeah. As much as I'd hate to do it, it may be the best way to do it to protect the town and our citizens.

Chairman Dumont: So, I have a question because I was concerned as we were going through everything, and I don't know if you guys were able to look into it at all, but about when that park got transferred from the state's possession to the town, there was a significant amount of restrictions that were put in place from the deed.

Elvis Dhima: Correct.

Chairman Dumont: And I remember when I was sitting on Benson Park, the advisory committee, there was talk about trying to do some planning around other recreational uses, not the dog park, and one of the problems we ran into was that actually being a restricted use. Is the dog park even allowed to be in there?

Selectman Jakoby: I did ask our attorney that, and he said yes.

Chairman Dumont: That it is allowed to be in there.

Selectman Jakoby: That it's state's passive recreational things. And even in the deed, it talks about fishing, it talks about ice skating, it talks about a whole bunch of things that are not happening there. Even what kinds of buildings and structures we can add to the property. So, there is a lot in there, and there's, the attorney did not feel it was not allowed on the property.

Elvis Dhima: Another interesting piece, and I have to look, is so they carved out the senior and the HCTV, so that was carved out, so I don't remember if this was part of that parcel, or it's still so that one, they had to go back to the state and ask them to carve that piece out so they could put the building, because it wasn't allowed. Right. So, they carved that out, out of the Benson, and then they were able to put the building after. But I don't, I can't answer that right now, if the dog park is part of that parcel they carved out, or it's part of the Benson. There's stuff there that's been done that shouldn't have been done, but it's kind of happened through the years, like including the gazebo building, and a couple other things, but.

Selectman Jakoby: Mr. Sorensen and I, we looked into this for the warrant article, so it is part of the Benson Park property. That's how the warrant is written, that it is, that parcel is part of the Benson Park property, and we looked into that for the warrant article.

Chairman Dumont: The other thing, just to clarify whoever is still watching at 9:12 p.m., and obviously for the members that are in the audience, currently the way the park is, members can walk their dogs through the park, correct?

Selectman Jakoby: Correct.

Chairman Dumont: I just wanted to make sure everybody was aware of that, because obviously you're going to get a lot of people that, if it goes this way, that show up to that park and have nowhere to go.

Selectman Jakoby: Well, you can walk your dogs through the park, but they just have to, they're supposed to be leashed.

Elvis Dhima: On a leash.

Selectman Jakoby: The benefit of the dog park was that they could be unleashed, and there's an opportunity for owners to get to know each other.

Chairman Dumont: I understand that too, but I would also imagine that there's a significant amount of people that don't have room to exercise their dogs, which is another part of the issue too.

Elvis Dhima: It's closed temporary. Look at it that way. If something changes, someone wants to come back, have at it. You can have another shot at it, but it's got to be set up right.

Selectman Jakoby: Right.

Elvis Dhima: Right now it's not.

Chairman Dumont: Alright. Which way does the Board want to go? Motions? Comments?

Selectman Guessferd: You need to make a motion to close the park?

Roy Sorenson: You'll need a motion, yes.

Chairman Dumont: Form a motion, because it's a town property.

Selectman Vurgaropulos: I'll make the motion. I know nobody wants to make it.

Chairman Dumont: A motion by Selectman Vurgaropulos.

Selectman Vurgaropulos: I make a motion to formally close Benson temporarily. Nope. Not Benson. To close the dog park located on the Benson ...

Selectman Jakoby: Hudson Dog Park. That's the proper name, right?

Selectman Guessferd: Temporarily.

Selectman Vurgaropulos: Yeah, I'm trying to get to that.

Elvis Dhima: You're doing great, by the way.

Selectman Guessferd: You're getting there.

Selectman Vurgaropulos: To formally close the Hudson Dog Park temporarily to a future date to be determined. I don't know what else you need to put in there.

Chairman Dumont: No that's fine. Motion by Selectman of Vurgaropulos. Do we have a second?

Selectman Jakoby: Second.

Chairman Dumont: Do we have any other discussion? All those in favor?

Selectman Jakoby: Can I just ...? It is with a heavy heart that I brought this to this committee because it has been running with awesome volunteers that I want to thank that have kept the dogs safe and the people safe. So, this was a very hard thing for me to bring. But I think it's in the best interest of taxpayers and the community.

Roy Sorenson: Before you take the vote, discussion? Yes. So, action items in the interim?

Chairman Dumont: So, if we can, so I think that the appropriate way would be let's handle the motion that's on the floor and identify those action items after the motion is taken up. So, we have a motion, we have a second. There's no other further discussion.

[Selectman Vurgaropulos made a motion, seconded by Selectman Jakoby, to formally close the Hudson Dog Park temporarily to a future date to be determined. Motion carried, 5-0.](#)

Chairman Dumont: Now, appropriate action items, I don't know if we need a motion first, but with a simple consensus, what I would say instruct DPW to place signage on the park.

Selectman Vurgaropulos: Website and locks.

Selectman Jakoby: Website.

Chairman Dumont: I would say update the website as well as locks like Selectman Vurgaropulos pointed out.

Selectman Vurgaropulos: Tough question. I don't think anybody really wants to do it, but we have to do it for safety and liability until we can figure out a better action plan.

Chairman Dumont: I think that hopefully the discussion needs to be had one way or the other and hopefully that there's a solution, possibly maybe a better outcome than what we all imagined. I like the idea actually in conversation with the Executive Assistant, Lorrie Weissgarber, she pointed out to me a non-profit that does it out of Nashua that seems to be running very well. When you have the people that are closest to it taking care of it and maintaining it, it normally works out for the better. Maybe we can try to end up with something like that. Whether it be there or even on a private piece of land, that might be more suitable for it. But I would hope that the discussion is had by all parties.

Selectman Morin: I would assume probably already you guys are taking a beating. But I'm also going to assume after listening to how passionate the people were in that park that somebody will come soon and step up.

Selectman Jakoby: Can I just have one other comment? I have been looking at other non-profits in the area and one of the things that I would highly recommend is for people to reach out to them to see if they want to expand. That's an easy way of doing it. We are looking into it's not a closed subject for me. So, if anybody knows me, I keep trying to find good answers. And my other question to the public is, is there a better location for it? Because I know there's been a lot of concerns about how small it is and the topography and the terrain.

Chairman Dumont: The topography is not ideal.

Elvis Dhima: It gets washed away a lot.

Selectman Jakoby: So, I put that out to the public as well.

Chairman Dumont: Alright, we'll move on to the annual report.

Selectman Jakoby: Oh, I have one other thing for Benson Park. So that was one. Sorry, the other thing is having worked with the Friends of Benson Park, they will be requesting to come before this Board to discuss the Elephant Barn and the renovations that they're moving forward. They've met with many of the members of our staff already. A selectman... I mean... Our meeting with Roy Sorenson and Elvis was to request that NorthPoint come and do a presentation to us so that we can approve because we have to approve whatever moves forward for the friends of Benson.

Roy Sorenson: I was contacted today by Natalie. So, we can put that...

Selectman Jakoby: So that will be coming forward. And that's just two items of the many that will be coming regarding Benson Park. But we'll leave it there. How's that for today?

L. Annual Report – Administration/Decision

Chairman Dumont: Thank you. Alright, next up is our annual report. I will recognize Mr. Sorenson.

Roy Sorenson: Alright, so as the Board is aware this time of year, we look to... we're obviously finalizing the annual report. Therefore, we're looking for an individual that we believe is worthy of a dedication to that person. This year, we do have a candidate. It's Dorothy Carey. She's a town employee. She lived in Hudson as well. She's the executive secretary. She's the chief of police. She began a career in 1987 and retired in 2014. 27 years of dedicated service. She passed away last September 2025. On that note, I did talk to the chair about this, and I know he shared that with the rest of the board. So, with that, you do have this formal action in front of you if you wish to take it and to make that dedication.

Selectman Morin: How long before you go to print?

Roy Sorenson: We've got a couple... three weeks?

Selectman Jakoby: With Marilyn just passing away. We've done multiples in the past.

Chairman Dumont: I would ask you, and me and Mr. Sorensen did have this conversation. We were actually anticipating having this tonight. Initially, that was the same thing he had mentioned. I thought, well, yeah, let's put both of them on there. And then I just wanted to ask on the question of the Board, with her passing in 2026, is it more appropriate to have the 2026... I know we're not... let's kind of jump into the next year, but is it more appropriate, given the timeline, for it to be dedicated then? I don't think that there's anybody that doesn't want to support that. I just didn't know, you know, do we put them together, or do we separate them out, given the dates that unfortunately happened?

Selectman Morin: I just think a year away, you know what I mean? After the fact.

Chairman Dumont: I'm perfectly fine with it either way. I think that it's important for the two of them to be acknowledged and recognized. I don't know if there's really a right or a wrong. It's kind of whatever we're comfortable with.

Selectman Jakoby: I do find when you do recognition of people who have passed, I think doing it this year would be much more meaningful to the community as a whole, since it would be you know, this election she had run just last year. I think there's a lot of reasons to do it now instead of waiting, so I would want her on this year's.

Selectman Guessferd: And to that end, I concur, but I'm thinking that maybe an additional thing we should do is contact her niece. And just say, we want to dedicate this year's annual report to her. Thank you for letting us know. And would it be okay if we did that? Because it's new, right? For the family, so sometimes these things aren't always cut and dried like that, but yes, I think it's probably just perfunctory, but I think we should also say that before it comes out, and say, we'd like to do this for your honor.

Chairman Dumont: I think that would be perfectly appropriate. I have no objection to that and I concur with everybody's thoughts. Alright, so with that, do we have a motion?

[Selectman Morin made a motion, seconded by Selectman Guessferd, to dedicate the 2025 annual report to Dorothy Carey and Marilyn McGrath. Motion carried, 5-0.](#)

M. December FY26 Revenue and Expenditures – Administration/Informational

Chairman Dumont: Alright, next up we have the 2026 Revenue and Expenditures for December.

Roy Sorenson: Alright, so I'll bring your attention to the big board up there, and I'll walk you through where we are to date. General Fund, so this is through December now. This isn't including January, so 50 percent. Looking at general fund, we're running at 61 percent. Soil, we're at 62. And water, we are at 72. So, you'll see how those play in. I'm just going to show you though, obviously a big part of this is encumbrances. So, if you look at the general fund, you're just shy of 3 million, which is encumbered. That affects that number, 559 in the soil fund, and 650 roughly in the water fund. If we break it down even further to take a look at each department individually and how they're running at this point, you'll see how they kind of shape up against the 50 percent mark. So, there's a lot above it, and again, it's not something that is out of the ordinary. You would see this every year anyway. So overall at 100 percent, we have a little about 10 percent encumbrances. So, you take the encumbrances out, and we're kind of right where we want to be, a little bit north of 50 percent. So, running right along. Encumbrances, expenditures. So, this could be a combination, whether it's encumbered or fully expended, but you can see the larger numbers that are in there. Again, this is your 10 percent. This is the bulk of what's going to be showing on the overage versus the 50 percent where we should be. Revenue. We'll take a look at revenue. Again, 50 percent. We are at 57 percent, so we're ahead of that, which is good. See the motor vehicles continue to be on the positive side, which is good. Vehicle sales are still up, and if we just back out and look at some of the items in particular, FY25 and 26. I put the highway block grant up there because that's a big number, and you can see to date we've only taken in 175 versus last year at this time, so a little bit under 350. Ambulance as well. We've got to reconcile on that end, and our investment interest continues to go extremely well, as you can see, and we've talked about this time and time again. Cable franchise fee is lower, and that'll continue to trend lower. Of course, that could change, or it won't change as far as the revenue that comes in, but how we fund the HCTV given the election that's coming up in the warrant article for that. This time of year, six months in, this is where you really want to take a look at your salaries. In doing so, police, 31 percent of our budget is PD, 28 percent fire, 22 percent DPW. Those are your three big departments. Your salary swings in those departments, whether it's vacancies or overtime, you're going to see a lot of movement there, and then the general fund making up the rest of the 19 percent. So, right now, fire, 49.7 percent. So, they're trending right where they should be. Police is trending a little high, 52.6. We did have a couple major retirements in there, as you know, Chief Dionne. That would be taken up in there, as well as Animal Control Officer Jana. She also retired as well. DPW, 51.1 percent. That's going to go up significantly when my next report comes in. You heard Mr. Twardoski today talking about overtime. General fund, 49.5, so that's trending right where it should be as well. If you just balance it out, typically, I went over this with the Board last year, so where you're in the black versus where you're in the red, it kind of gives you that 30,000-foot look of where you should be and how you might be able to make that difference up in the budget. If we compare it to last year, you can see in black where we stood in 25. Actually, I'm sorry. I'm going to run through the vacancies right now. These are subject to change based on some of the actions we took tonight, but fire's got four. PD's got four. DPW's doing good. They have zero. We

have one in the general fund. Here's where you were last year in the black. We bring in this year so you can kind of see what's happening, right? FIRE's doing better than they were last year. PD's up a little, as I explained. DPW's going to continue to go up, I think, and I'll hone in on that over the next couple months as well. General fund, right around 50%. So still doing well there. That's it. Questions?

Chairman Dumont: As always, thank you very much. Any other questions from the Board?

Selectman Guessferd: No.

Chairman Dumont: Alright, so with that we will roll into selecting a liaison and reports. I will start with Selectman Vurgaropulos.

9. SELECTMEN LIAISON REPORTS/OTHER REMARKS

Selectman Vurgaropulos: I've got nothing to report at this time.

Selectman Morin: The school board meeting was canceled due to the storm, so there's no he may have a report, but this will be from the meeting. A while back we had talked about dedicating Central Street Route 111 to Bob Clegg. The signs are completed. The state completed those, and if you come into Hudson from Windham, there's a wooden stake, and then there's one over here by the bridge, the Hudson sign. So, this week, they said as long as the weather, they should be putting the signs in. Speaking with the family, they asked if we could do the dedication service on April 8th, which was his birthday. That depends on weather and things of that nature, but that's what they requested, so I'll make a motion that we hold the ceremony to dedicate Route 111 to Bob Clegg on April 8th, 2026. We just will have to figure out a time and things of that nature.

[Selectman Morin made a motion, seconded by Selectman Jakoby, to hold the dedication ceremony for Bob Clegg on April 8th. Motion carried, 5-0.](#)

Roy Sorenson: I just want to say... can you still see those stakes out there where they marked them off?

Selectman Morin: I didn't really look today when I went by.

Roy Sorenson: Given the snow, you know.

Selectman Morin: They said depending on weather. Hopefully they get them in before this weekend in case we get another one.

Chairman Dumont: I just want to say I appreciate you taking that on because I know that there was some miscommunication. I received an email along with Mr. Sorenson about delays with that whole thing. A lot of parties involved with it. Very much appreciated to see that across the finish line. Thank you very much. I know the family. It means a lot to them.

Selectman Jakoby: Yes. I had missed it on the calendar. The Sustainability Committee meeting was also cancelled this Monday and I believe it's been rescheduled to February 2nd. There's another storm coming in on Sunday so I'm not sure that's going to happen. As I said, there's a lot of moving parts for Benson Park. We are looking more closely at the deed. We'll be seeing that there is more able to be done there than I think most of the community realized. The key is a lot of these things need either a non-profit or a subgroup that's willing to go out and make them happen. I'll be bringing more of that forward as time goes on.

Selectman Guessferd: Yes. A few things. Library meeting last week. Not really much to report there. They have hired somebody who's focusing in on social media policy. The reason why I bring this up is I asked them to contact Mr. Sorensen and make sure that hopefully we can be on the same page there.

Roy Sorenson: If I may, we did get some and I did get an inquiry on that. On our end I think they're going to build it on their end, but it's something we're going to have to work on.

Selectman Guessferd: I wasn't sure if we had done anything on it yet.

Roy Sorenson: They did send me some stuff, but I'll send it off to legal as well.

Selectman Guessferd: That's really the only thing from the library. Let's see. Three applications tomorrow night we're going to be reviewing with the planning board. That's in the Buxton room. It's in the community center because we anticipate having quite the crowd tomorrow night. There's a few that seem to have garnered a bunch of interest. Two of them are coming back and the first time they showed up there was a lot of folks that were there. We anticipate we don't want to exceed the fire codes in that room over there. We're going to go to the community center for that. Stay tuned on that. Then Rec, which is always the fun part of my report. We've got the comedy show I mentioned last time. The tickets are still on sale. It's for the 21st of February. Get some seats, get a table, whatever it is. It's a great, fun community event. Then if you're a senior, they have just planned and finalized the third international trip. Probably a lot of people don't know that they've been going on international trips. This one is going to be in September of 2026, this year. It will be to Greece. I think a lot of people are clamoring to chaperone that, but we can't do that. Patrons have the information and there seems to be a good amount of interest. I would imagine there would be. Anybody who's interested can find information on the Rec Department website. You can get it all there and find out more. I may steal somebody's thunder here at some point, but please remember that this week, Friday at 5 o'clock, is the end of the sign-up period for town boards and elected offices. If you're interested, there are openings on pretty much almost every elected board. Please consider stepping forward. We saw a couple of people here tonight step forward to be on the Benson's Committee. We're always happy to have other people step forward and go into the election process. Again, that will close at 5 o'clock on Friday. Don't everybody show up at 4:55 p.m. on Friday. Michelle will be very busy if that's the case. Of course, the deliberative session is on Saturday. I'm sorry, I'm taking your mic. I see you've got a bunch of other stuff there. You're going to be covered. The town's is this week on Saturday at 9 o'clock, and then the school's next week at 9 o'clock. I don't think we can emphasize it enough to show up, to be there, be a part of the process. You have the ability to change things at this meeting if you want to change it. We get enough votes. There's all kinds of great things that you can get from that. That's my... I'm going to get off the soapbox now and hand it back off to the Chair.

Chairman Dumont: I'll just speak briefly. Had Zoning Board, that was relatively uneventful, but a small agenda that we worked through over there. As I stated earlier, Mr. Dhima had me bring it up during the meeting, but I was going to state that Belknap Road was looking good. I think we have plenty of support up at the Statehouse. We'll keep moving that forward. I want to echo that the Deliberative Session this Saturday, the 31st at 9 a.m. at the Community Center, our form of government, being an SB2, is one of the most transparent, most involved forms of government that's available in the state of New Hampshire. I would encourage everybody to get involved and come out to the Deliberative Session and make their voices heard. It's the best way to know what's going on in your community and to try to move forward with things. With that, I will turn it over to Mr. Sorenson.

10. REMARKS BY TOWN ADMINISTRATOR

Roy Sorenson: Thank you, Mr. Chair. TA report. Last, actually two weeks ago, January 13th, myself and the Chair went to the swearing-in and award ceremony for PD that also included the formal swearing-in of our new Chief, Chief Cayot, as well as promotions to lieutenants and captains, and some new folks as well that they're bringing on board. So, very good. They've got a diverse bunch there, if you're looking at senior folks versus younger folks, and bringing new people in. And they're certainly replacing two people, as I mentioned, with Chief Dionne and Jana, our animal control officer. So, there's a wealth of knowledge they're replacing, but it seems like they have some really good people that they've put in place. So, kudos to them as they continue to move forward. I talked about this a little bit earlier with Jay Twardosky who was here, and this is something that I'll work with the Chair on, and it can be anyone from the Board that has to do this, but looking ahead to the deliberative, this came up with the Budget Committee in that the language in the current Article 13 was kind of wonky, which it was. Now, we had that submitted to DRA. We've since cleaned it up. Member Jasper mentioned that, okay, if we can get the language cleaned up, the Budget Committee will probably endorse this warrant article. That being said, that's the current language. What we would do is, and I'll make this descriptive enough, I would want someone from the Board to make this motion on the floor. We're going to take that language out, and we're just going to put that language in. Alright, so it reads a lot cleaner versus what was there before, and this has already been approved by DRA, so we're good to go. Alright, this is important. This fund is an expendable trust fund. This is going to help extreme weather, so it's not just, as I mentioned before, snowstorms. It could be anything. We get

hit with floods, hurricanes, whatever it might be. So that's something I will work with whoever it may be that presents, and we'll go through that on Saturday.

CPCNH has released their rates, and we do have this up online as well. Just as a comparison, the Eversource default rate is going from 11.2 to 11.3. CPCNH is going from 13.419 to 14.663. That is their basic rate. These rates over here are their more green rates, as they call it, that you can opt into if you want to. Those are much higher. You can see them this year versus last year. Again, I know this has been a topic of discussion. You can opt out if you were opted in, and it's pretty user-friendly to do so. You can go online. You can call them, whatever it might take. That's the decision of the consumer. So, we put that out there as well just to let everyone know. We mentioned this, first session of annual town meeting, delivery session coming up this Saturday. I think the weather looks good. We do have the snow date in there. Maybe the snow is coming on the back end on to Sunday. I want to thank Selectman Guessferd for showing up on Friday and to all the board members, Board of Selectman, budget committee members, to get to the office and get things signed. The reason we did that was because of the snowstorm. In theory, we didn't have to do it until Monday. I really didn't want to send Selectman Guessferd out into 20 inches of snow. It didn't matter. The schools were closed anyways. I know he would have done it, though, if he had to.

Selectman Guessferd: He would have posted it either way.

Roy Sorenson: Whatever it takes. We did work with the schools, too, so we kind of put this together, kind of patching things together on Friday and everything got posted, which is great. So, everything's up to the public. Our stuff's posted online. I'm not going to speak for the schools. I'll let Mr. Kilgore do that, but I'm sure theirs is as well. And then the town vote, March 10th. And again, I don't want to say the word. That bad four-letter word that begins with an S. But I've seen voting days also succumb to the weather as well. So, we'll see what happens. Stay tuned, as they say. And then finally, just January recognition. These are staff with January anniversaries. Tracy Connie, 38 years at PD. Pretty impressive. Oh, I lost my signal. Let me go back up. Come on. Technical difficulties. Oh, well. Anyways. Folks, thank you for your service. As I mentioned, Tracy Connie, a PD, 38 years, so I think that's worth recognizing. And then you can see some other folks in there anywhere from 11 years and under, so kudos to them. And that's all I have right now. Thank you.

11. REMARKS BY SCHOOL BOARD

Dan Kilgore: Thank you, Chairman Dumont. As Mr. Morin alluded to earlier, our meeting that was scheduled for last night was canceled due to the weather. The regular meeting will take place on February 2nd. I want to highlight that the Alvirne CTE open house will be tomorrow, January 28th at 5:30 p.m. until 7:30 p.m. As the father of an incoming Alvirne freshman, I will be in attendance along that line. At our last school board meeting on January 5th, the student liaison reported the school phone restrictions ban going into further effect and students adjusting to that. She reported that there's been quite a bit of flexibility in that. At our January 5th meeting, we also discussed the 26-27 schedule, and we voted on the drafts of the warrant articles, which then, of course, went to the budget committee meeting that was held to the public on January 8th. I encourage people to go back and kind of look at those as well for the results of how they voted and what not, because I didn't come as prepared as I thought I did tonight. Along the same lines, our deliberative session for the schools is February 7th at 9 o'clock at the community center. I've said this at budget committee meetings, I've said this at school board meetings, I'm going to say it at a select meeting. I echo what Mr. Guessferd and other selectmen have said. Please show up to these meetings. Your voice is important. I would like to further encourage students who are voting age at Alvirne High School, please come to these meetings. Our decisions affect you and they affect future classes, so please come to those meetings as much as you can. Another line, more personally, I want to commend the DPW for keeping our streets clear and send congrats. I read on Facebook, Jim Lappin who is a firefighter with the Hudson Fire Department, 23 years full time, is on his way to retirement, I believe, so I want to give him kudos on that, and that's all I have at the moment.

Chairman Dumont: Thank you very much. Next up are non-public motions to be made. I will turn it over to Mr. Sorenson to read the first one into the record.

12. MOTIONS MADE IN NONPUBLIC

Selectman Morin made a motion, seconded by Selectman Jakoby, to accept the retirement notice of Fire Prevention Officer, Steve Dube, effective April 24, 2026. Motion carried, 5-0.

Selectman Vurgaropulos made a motion, seconded by Selectman Morin, to reassign Building Official Raymond Abair, to the position of Fire Prevention Officer, a non-exempt position, in accordance with the Hudson Police, Fire and Town Supervisors Association, Step 4, with an annual salary of \$79,800, as recommended by the Fire Chief. Motion carried, 5-0.

Selectman Morin made a motion, seconded by Selectman Guessferd, to promote Building Inspector Mark Cataldo Lever, 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 \$75,436, as recommended by the Fire Chief. Motion carried, 5-0.

Selectman Jakoby made a motion, seconded by Selectman Vurgaropulos, to authorize the Fire Chief to post and advertise for a full-time Building Inspector position at an hourly rate of \$29 to \$31.07 per hour, in accordance with the Teamsters Local 633 Town of Hudson Support Staff Contract, as recommended by the Fire Chief. Motion carried, 5-0.

Selectman Morin made a motion, seconded by Selectman Guessferd, to accept the resignation notice of Administrative Aide II, Paula Orendorf, effective January 23rd, 2026, and to pay out her remaining earn time, as recommended by the Fire Chief. Motion carried, 5-0.

Selectman Morin made a motion, seconded by Selectman Guessferd, to authorize the Fire Chief to post and advertise for a full-time Administrative Aide II position in the Inspectional Services Division with an hourly rate of \$22.85 to \$24.48 per hour, in accordance with the Teamster Local 633 Town of Hudson support staff contract, as recommended by the Fire Chief. Motion carried, 5-0.

Selectman Morin made a motion, seconded by Selectman Vurgaropulos, to accept the retirement notice of Firefighter/EMT James Lappin, effective January 23rd, 2026. Motion carried, 5-0.

Selectman Morin made a motion, seconded by Selectman Guessferd, to adjourn at 9:45 p.m. Motion carried, 5-0.

13. ADJOURNMENT

Recorded by HCTV and transcribed by Lorrie Weissgarber, Executive Assistant.

Dillon Dumont, Chairman

Bob Guessferd, Vice-Chairman

Xen Vurgaropulos, Selectman

Heidi Jakoby, Selectman

Dave Morin, Selectman