



# TOWN OF HUDSON

## Board of Selectmen



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6024 · Fax: 603-598-6481

### BOARD OF SELECTMEN MEETING

August 9, 2022

Board of Selectmen Meeting Room, Town Hall

#### Agenda

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE
4. PUBLIC INPUT
5. RECOGNITIONS, NOMINATIONS & APPOINTMENTS
  - A. Nominations
    - 1) Zoning Board of Adjustment - (2 alternate member terms to expire 12/31/22 and 12/31/24)  
  
Tim Lanphear
  - B. Resignations
    - 1) Zoning Board of Adjustment - (member term to expire 12/31/23)  
  
Gary Dearborn
6. CONSENT ITEMS
  - A. Assessing Items
    - 1) 2022 Elderly Exemption Requalifications: Map 171, Lot 040, 2 Greenfield Drive; Map 204, Lot 064, 15 Burns Hill Road; Map 225, Lot 003, 15 Beaver Path
    - 2) Elderly Exemption: Map 175, Lot 034, Sub 017, 7 Village Lane
    - 3) Disabled Exemption Application - late filing: Map 106, Lot 046, 5 Boyd Road

- 4) Tax Deferral Application: Map 106, Lot 046, 5 Boyd Road
- 5) Tax Deferral Lien Release: Map 178, Lot 13-47, Artie R. Glenn
- 6) 2021 Tax Abatement Application: Map 170, Lot 31, 20 Constitution Drive

**B. Water/Sewer Items - none**

**C. Licenses & Permits & Policies**

- 1) Raffle Permit - Hudson Republican Committee
- 2) Raffle Permit - Hudson Historical Society
- 3) Raffle Permit - Sparkling River Condo Association
- 4) Block Party Permit - 10 -15 Sandalwood Road

**D. Donations - none**

**E. Acceptance of Minutes**

- 1) Minutes of July 26, 2022

**F. Calendar**

- |      |      |  |
|------|------|--|
| 8/10 | 6:00 | Right to Know Committee - BOS Meeting Rom      |
| 8/10 | -    | Planning Board - CANCELLED                     |
| 8/16 | 7:00 | Municipal Utility Committee - BOS Meeting Room |
| 8/17 | 6:00 | Library Trustees - Hills Memorial Library      |
| 8/18 | 7:00 | Benson Park Committee - HCTV Meeting Room      |
| 8/22 | 7:00 | Sustainability Committee - Buxton Meeting Room |
| 8/23 | 7:00 | Board of Selectmen - BOS Meeting Room          |

**7. OLD BUSINESS**

**A. Votes taken after Nonpublic Session on July 26, 2022**

- 1. Selectman Guessferd made a motion, seconded by Selectman McGrath to seal the nonpublic meeting minutes of July 26, 2022. Carried 3-1. Selectman Morin opposed.
- 2. Selectman Guessferd made a motion to adjourn at 10:13pm. This was seconded by Selectman McGrath. Carried 4-0.

**B. Bush Hill Road Right of Way - Engineering/Public Works - Decision**

8. **NEW BUSINESS**

- A. 103 Wason Road Conservation Commission Land Purchase - Conservation Commission - Decision
- B. 2022 9/11 Observance - Decision
- C. Board of Selectmen/School Board Joint Meeting - Discussion

9. **BOARD LIAISON REPORTS**

10. **REMARKS BY TOWN ADMINISTRATOR**

11. **REMARKS BY SCHOOL BOARD**

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

13. **NONPUBLIC SESSION**

**RSA 91-A: 3 II (a)** The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted. **(c)** Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.

*THE SELECTMEN MAY ALSO GO INTO NON-PUBLIC SESSION FOR ANY OTHER SUBJECT MATTER PERMITTED PURSUANT TO RSA 91-A:3 (II).*

14. **ADJOURNMENT**

**Reminder... Items for the next agenda, with complete backup, must be in the Selectmen's Office no later than 12:00 noon on Thursday, August 18th, 2022.**

Agenda  
8-9-22

RECEIVED  
AUG 01 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

TOWN OF HUDSON  
Nominations & Appointments/Talent Bank Application Form  
(Hudson, NH Residents Only)

Date: 8-1-22

Tim Lanphear 6 Winn Haven  
Name Street Address

5A-1

(603) 603-486-9567 500  
Home Phone Number Work Phone Number

Real Estate  
Occupation (or former occupation, if retired)

Alvirne High school  
Education/Special Interests

Professional/Community Activities

I Enjoy the Community  
Reason(s) for applying

Reference(s)

Please check area in which you are interested in serving, and return this form to  
The Selectmen's Office, 12 School Street, Hudson, NH 03051

- | Member   | Alternate                | Reappointment  |
|--|--------------------------|--|
| <input type="checkbox"/> Benson Park Committee                 | <input type="checkbox"/> | <input type="checkbox"/> Building Board of Appeals           |
| <input type="checkbox"/> Cable Utility Committee               | <input type="checkbox"/> | <input type="checkbox"/> Conservation Commission             |
| <input type="checkbox"/> Municipal Utility Committee           | <input type="checkbox"/> | <input type="checkbox"/> Nashua Regional Planning Commission |
| <input checked="" type="checkbox"/> Planning Board             | <input type="checkbox"/> | <input type="checkbox"/> Recreation Committee                |
| <input type="checkbox"/> Sustainability Committee              | <input type="checkbox"/> | <input type="checkbox"/> Citizens Traffic Advisory Committee |
| <input checked="" type="checkbox"/> Zoning Board of Adjustment | <input type="checkbox"/> |  |

Area(s) of Expertise:

- |  |   |
|--|---|
| <input type="checkbox"/> Architecture/Construction | <input type="checkbox"/> Environmental Planning |
| <input type="checkbox"/> Information Technology    | <input type="checkbox"/> Communications         |
| <input type="checkbox"/> Finance                   | <input type="checkbox"/> Other _____            |

Information contained on this form is available to the public and will be given to the press. The Town of Hudson exercises affirmative action in its employment/appointment practices. Applicants must be Hudson, NH residents. For additional information, call 886-6024. Appointees are required to complete a Financial Interest Disclosure Form (FIDF) in accordance with the Town Code.

Circle One

Yes  No Hudson Resident

[Signature]  
Signature of Applicant

Timothy Lanphear @ Gmail - com  
e-mail address

*Agenda*  
8-9-22

**Malizia, Steve**

---

**From:** Buttrick, Bruce  
**Sent:** Friday, July 29, 2022 8:35 AM  
**To:** Gary Dearborn  
**Cc:** Malizia, Steve; Goodwyn, Tracy  
**Subject:** RE: ZBA Resignation

5B-1

**RECEIVED**

AUG 01 2022

TOWN OF HUDSON  
SELECTMENS OFFICE

Gary,  
Respectfully, I will forward to the appointing authority (BOS) via Town Administrator.

Thank-you for your service to the Town.

Bruce

**Bruce Buttrick**  
*Zoning and Code Enforcement*



**Town of Hudson**

Land Use Division  
12 School Street  
Hudson, NH 03051  
Ph: (603) 886-6008  
F: (603) 594-1142

---

**From:** Gary Dearborn <gdearborn@myfairpoint.net>  
**Sent:** Friday, July 29, 2022 8:24 AM  
**To:** Buttrick, Bruce <bbuttrick@hudsonnh.gov>  
**Subject:** ZBA

**EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.**

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Bruce Please accept this e-mail as my resignation from the Zoning Board of Adjustment effective this date. Gary Dearborn

Agenda  
8-9-22



# TOWN OF HUDSON

Office of the Assessor



Jim Michaud  
Chief Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)

[www.hudsonnh.gov](http://www.hudsonnh.gov)

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

6A-1

TO: Board of Selectmen  
Steve Malizia, Town Administrator

DATE: August 9, 2022

FROM: Jim Michaud, Chief Assessor

**RECEIVED**

**AUG 04 2022**

TOWN OF HUDSON  
SELECTMEN'S OFFICE

RE: Elderly Exemption Re-qualifications

I recommend the Board of Selectmen sign the PA-29 form granting Elderly Exemptions to the property owners listed below. The residents have provided the proper documentation to show they qualify for this exemption.

- Richard Dunphy – 2 Greenfield Dr. – map 171/ lot 040
- James Porter – 15 Burns Hill Rd. – map 204/ lot 064
- Theresa Smith – 15 Beaver Path – map 225/ lot 003

***MOTION: Motion to grant Elderly Exemptions to the property owners referenced in the above request.***



**TOWN OF HUDSON**  
Office of the Assessor



*Agenda*  
*8-9-22*

Jim Michaud  
Chief Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)

[www.hudsonnh.gov](http://www.hudsonnh.gov)

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**6A-2**

TO: Board of Selectmen  
Steve Malizia, Town Administrator

DATE: August 9, 2022

FROM: Jim Michaud, Chief Assessor

**RECEIVED**

**AUG 04 2022**

TOWN OF HUDSON  
SELECTMEN'S OFFICE

RE: Elderly Exemption:

7 Village Ln. – map 175/ lot 034/ sub 017

I recommend the Board of Selectmen sign the PA-29 form granting an Elderly Exemption to the property owner listed below. The resident has provided the proper documentation to show they qualify for this exemption.

Candace Dearborn-Paradise - 7 Village Ln. – map 175/ lot 034/ sub 017

***MOTION: Motion to grant an Elderly Exemption to the property owner referenced in the above request.***

Agenda  
8-9-22



# TOWN OF HUDSON

Office of the Assessor



Jim Michaud  
Chief Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)

[www.hudsonnh.gov](http://www.hudsonnh.gov)

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

6A-3

TO: Board of Selectmen  
Steve Malizia, Town Administrator

DATE: August 9, 2022

FROM: Jim Michaud, Chief Assessor *jm*

**RECEIVED**

**AUG 04 2022**

TOWN OF HUDSON  
SELECTMENS OFFICE

RE: Disabled Exemption Application – late filing

5 Boyd Rd. – map 106/ lot 046

The Assessing Department received a late application for a Disabled Exemption on July 29, 2022. The applicants have provided a letter requesting the BOS to consider their late application under the provisions of RSA 72:33 I-a, “accident/mistake/misfortune”. I am recommending that the BOS accept the late application for Disabled Exemption, especially given the tax deferral application that was submitted under separate cover. The applicants also meet the income and asset requirements to qualify for the Disabled Exemption.

I recommend the Board of Selectmen accept the late filing under the provisions of RSA 72:33 I-a, “accident/mistake/misfortune” and also sign the PA-29 form granting a Disabled Exemption to the applicants listed below.

Thomas Barnes and Susan (Fairfield) Barnes – 5 Boyd Rd. – map 106/ lot 046

***MOTION #1: Motion to accept late Disabled Exemption filing under RSA 72:33 I-a.***

***MOTION #2: Motion to grant a Disabled Exemption to the property owners referenced in the above request.***





# TOWN OF HUDSON

Office of the Assessor

Jim Michaud  
Chief Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)

[www.hudsonnh.gov](http://www.hudsonnh.gov)



*Agenda  
8-9-22*

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

6A-4

**TO:** Steve Malizia, Town Administrator  
Board of Selectmen

**FROM:** Jim Michaud, Chief Assessor *JM*

**DATE:** August 09, 2022

**RE:** Tax Deferral Application- map 106/ lot 046  
5 Boyd Rd.

**RECEIVED**

**AUG 04 2022**

TOWN OF HUDSON  
SELECTMEN'S OFFICE

Please grant and sign the attached Tax Deferral Application for the property owner listed below:

Susan Fairfield – 5 Boyd Rd. – map 106/ lot 046

The applicant has provided all required documentation to adequately demonstrate her financial hardship. The requested amount of this Tax Deferral does not exceed 85% of the assessed value (per RSA 72:38a).

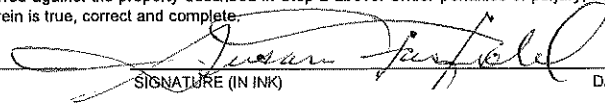
***MOTION:***

***Motion to grant a Tax Deferral for the property owner referenced in the above request.***

**PLEASE SIGN IN BLACK INK**

FORM  
**PA-30**

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
**ELDERLY AND DISABLED TAX DEFERRAL APPLICATION**  
DUE MARCH 1 FOLLOWING THE NOTICE OF TAX

	OWNER AND APPLICANT INFORMATION					
STEP 1 OWNER AND APPLICANT NAME AND ADDRESS	OWNER					If required, is a PA-33 on file? <input type="radio"/> YES <input type="radio"/> NO
	APPLICANT'S LAST NAME SUSAN FAIRFIELD					MI
	APPLICANT'S LAST NAME FAIRFIELD			APPLICANT'S FIRST NAME SUSAN		MI
	APPLICANT'S LAST NAME			APPLICANT'S FIRST NAME		MI
	STREET ADDRESS 5 BOYD RD					
	MAILING ADDRESS (if different from above)					
CITY/TOWN Hudson					STATE NH	ZIP CODE 03051
PROPERTY LOCATION						
STEP 2 PROPERTY LOCATION	STREET 5 BOYD RD					
	CITY/TOWN HUDSON				COUNTY HILLSBOROUGH	
	NUMBER OF ACRES 1.07	TAX MAP 106	BLOCK 046	LOT A4959	BOOK 5,392	PAGE 1,442
STEP 3 TO BE COMPLETED BY PROPERTY OWNER	(a) Tax year for which the deferral is requested <u>2017-2021</u>					
	(b) Amount of requested tax deferral <u>\$35,726</u>					
	(c) Amount of tax bill <u>\$35,726</u>					
	(d) Is the applicant:					
65 or older and has owned homestead for five (5) consecutive years; or <input type="radio"/> YES <input type="radio"/> NO						
Receives benefits under Title II or Title XVI of the Federal Social Security Act and has owned homestead for one year; and <input checked="" type="radio"/> YES <input type="radio"/> NO						
Living in the home? <input checked="" type="radio"/> YES <input type="radio"/> NO						
STEP 4 OWNER SIGNATURES	I understand that upon approval of this application by the municipal assessing officials, a lien shall be created against the above described property, pursuant to RSA 72:38-a. My signature below indicates my agreement with the obligation incurred against the property described in Step 2 above. Under penalties of perjury, I declare that I have examined this document and to the best of my belief the information herein is true, correct and complete.					
	SUSAN FAIRFIELD					
	TYPE OR PRINT NAME		SIGNATURE (IN INK)		DATE	
	TYPE OR PRINT NAME		SIGNATURE (IN INK)		DATE	
	TYPE OR PRINT NAME		SIGNATURE (IN INK)		DATE	
TYPE OR PRINT NAME		SIGNATURE (IN INK)		DATE		

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
**ELDERLY AND DISABLED TAX DEFERRAL APPLICATION**

<b>STEP 5</b> APPROVAL BY THE MORTGAGEE	By signing below, the mortgagee signifies that they do approve and are duly notified that upon approval of this application by the municipal assessing officials, a lien shall be created against the above described property, pursuant to RSA 72:38-a, III.		
	<u>Donald B. Drouin</u>	<u>Paula M. Drouin</u>	
	NAME OF MORTGAGE HOLDER		
	<u>Donald B. Drouin</u>	<u>Paula M. Drouin</u>	
	SIGNATURE OF OFFICER OR AGENT FOR MORTGAGEE	TITLE	DATE

**TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS**

<b>STEP 6</b> AMOUNT OF TAXES DEFERRED	(a) Amount of tax deferred in prior years	\$59,551
	(b) Amount of tax deferred in current year	\$35,726
	(c) Total amount of taxes deferred [6(a) + 6(b)]	\$95,277

<b>STEP 7</b> PERCENT OF EQUITY VALUE ENCUMBERED	(a) Enter the percentage of total equity value of the property encumbered in prior years	16.9%
	(b) Enter the percentage of total equity value of the property encumbered in current year	10.1%
	(c) Percentage of total equity value the property encumbered for: All Years [7(a) + 7(b)]	27.0%

<b>STEP 8</b> MUNICIPAL DECISION		GRANTED	DENIED	AMOUNT	DATE
	<input type="checkbox"/> Elderly Tax Deferral	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="text"/>
	<input checked="" type="checkbox"/> Disabled Tax Deferral	<input checked="" type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="text"/>
For Deferrals: This page must be returned to the property owner after approval or denial, on or before July 1, following the date of Notice of Tax as defined in RSA 72:1-d, by first class mail. (RSA 72:34, IV)					
Reason for Denial					

<b>STEP 9</b> APPROVAL OF A MAJORITY OF SELECTMEN / MUNICIPAL ASSESSING OFFICIALS	<u>KARA ROY</u>	
	PRINT / TYPE NAME OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL	SIGNATURE (IN INK) OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL      DATE
	<u>ROBERT GUESSFERD</u>	
	PRINT / TYPE NAME OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL	SIGNATURE (IN INK) OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL      DATE
	<u>DAVID S. MORIN</u>	
	PRINT / TYPE NAME OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL	SIGNATURE (IN INK) OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL      DATE
<u>MARILYN E. McGRATH</u>		
PRINT / TYPE NAME OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL	SIGNATURE (IN INK) OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL      DATE	
<u>BRETT GAGNON</u>		
PRINT / TYPE NAME OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL	SIGNATURE (IN INK) OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL      DATE	
PRINT / TYPE NAME OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL	SIGNATURE (IN INK) OF SELECTMEN / MUNICIPAL ASSESSING OFFICIAL      DATE	



# TOWN OF HUDSON

Office of the Assessor

Jim Michaud  
Chief Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)

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6A-5

TO: Board of Selectmen  
Steve Malizia, Town Administrator

August 9, 2022

FROM: Jim Michaud, Chief Assessor 

**RECEIVED**

**AUG 04 2022**

RE: Tax Deferral Lien Release  
Map 178 Lot 13-47 – Artie R. Glenn

TOWN OF HUDSON  
SELECTMEN'S OFFICE

The property account above had a Tax Deferral lien placed on it in 2019. The Finance Department has confirmed that that lien has been paid off in full. The attached lien release, developed in past examples by our legal counsel, needs to be signed by the Board of Selectmen (in black ink) and recorded at the Hillsborough County Registry of Deeds so the lien will be released as a matter of public record.

***Draft Motion:***

***Motion to approve a Release of Lien for Elderly and Disabled for Map 178 Lot 13-47, Artie R. Glenn, as recommended by the Chief Assessor.***

---

**RELEASE OF LIEN  
ELDERLY AND DISABLED**

Now comes the Town of Hudson, a municipal corporation situated in the County of Hillsborough, State of New Hampshire and releases the tax lien asserted on property Formerly owned by Artie A. Glenn, located at 50 Mobile Drive in the Town of Hudson, New Hampshire and recorded in the Hillsborough County Registry of Deeds as follows:

**Tax Year**

2016, 2017 & 2018

**Lien Recorded**

Book 8826 Page 1951

The property released from the above lien is also described as found on Tax Map 178 Lot 13-47 dated this 9th day of August, 2022.

APPROVED BY HUDSON, NEW HAMPSHIRE BOARD OF SELECTMEN

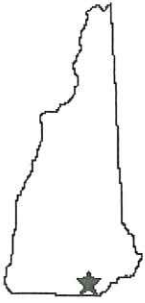
\_\_\_\_\_  
Kara Roy, Chairperson

\_\_\_\_\_  
Robert Guessferd, Vice-Chairman

\_\_\_\_\_  
Marilyn E. McGrath

\_\_\_\_\_  
David S. Morin

\_\_\_\_\_  
Brett Gagnon



# TOWN OF HUDSON

Office of the Assessor

Jim Michaud  
Chief Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)

[www.hudsonnh.gov](http://www.hudsonnh.gov)



*Agenda  
8-9-22*

6A-6

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

To: Board of Selectmen  
Steve Malizia, Town Administrator

August 9, 2022

From: Jim Michaud, Chief Assessor *[Signature]*

**RECEIVED**

**AUG 04 2022**

Re: 2021 Abatement Application  
Tax Map 170 Lot 31 – 20 Constitution Drive

TOWN OF HUDSON  
SELECTMEN'S OFFICE

The Assessing Department is introducing a proposed abatement settlement that has been successfully negotiated between the property owner and the Town on this 2021 property tax abatement appeal. The Subject property is located at 20 Constitution Drive and was assessed for \$4,339,300 for the 2021 tax year, with a corresponding equalized market value of \$6,085,975 for the 2021 property tax year ( $\$4,339,300 / .713$  – State of NH – DRA - 2021 Assessment ratio).

The property owner's taxpayer representative opined a value in the range of \$4,000,000 based on other ice hockey rink sales, other ice hockey rink assessments, and overall market data.

The department is now in receipt of the 2022 assessment of this property for purposes of the 2022 revaluation, the estimated market value of this property for 2022 is \$4,084,100. So, by inference of the new 2022 market value estimate, the Town is implicitly already in agreement of a market value in the range of \$4,000,000 for the 2022 tax year. The application of last year's ratio to this years value, in essence to bring the 2022 market value estimate back to the 2021 tax year, we would be in agreement of an assessed value of \$2,911,963 ( $\$4,084,100 \times .713$ )

The attached recommended settlement details as follows;

1. The taxpayer has agreed to a value reduction from an assessed value of \$4,339,300 down to an assessed value of \$2,911,963 for the 2021 tax year only. The property owner is barred from pursuing any further appeal of the property for the 2021 tax year, as well as barred from appeal for any assessments for the tax years of 2022-2025, barring any appeals resulting from good-faith adjustments to the assessed value in those intervening years

This negotiated proposal contains benefits to both the Town and/or the taxpayer that include:

- Risk avoidance of further litigation costs, estimated at \$5,000;
- Risk avoidance of additional appraisal consulting fees, estimated at \$5,000;
- Risk avoidance of ongoing and future abatement overlays;

The settlement proposal is recommended as being in the best interest of the Town as it is proactive in nature and has substantiated financial benefits (avoidance risk) to the Town. I have attached the applicable abatement forms to be considered for signing, as well as the attached settlement document to be considered for signing.

***Draft Motion:***

***Motion to approve the attached abatement and settlement for property taxes, for the 2021 property tax year, for Map 170 Lot 31 – 20 Constitution Drive, as recommended by the Chief Assessor.***

PROPERTY TAX ABATEMENT / ~~SUPPLEMENT~~  
TOWN OF HUDSON, NEW HAMPSHIRE

ACCOUNT # 9958 (Finance Acct# 4101)

DATE: August 9, 2022

PROPERTY OWNER NAME(S): TSD Hockey Group LLC  
PROPERTY LOCATION: 20 Constitution Drive  
MAP / LOT / SUBLOT: Map 170 Lot 31

REASON: As per settlement document

TO: ROGER ORDWAY Jr., TAX COLLECTOR:

PLEASE ISSUE AN **ABATEMENT**, WITH ANY INTEREST, OF THE **2021**  
PROPERTY TAXES ON THE ABOVE-REFERENCED PROPERTY.

RECALCULATE AS FOLLOWS:

	<u>ORIGINAL VALUE</u>	<u>CORRECTED VALUE</u>
LAND	\$857,100	\$573,657
BUILDING	\$3,371,800	\$2,259,392
YARD ITEMS / FEATURES	\$117,900	\$78,914
TOTAL VALUE	\$4,346,800	\$2,911,963
EXEMPTION(S)	\$0	\$0
NET TAXABLE VALUE	\$4,346,800	\$2,911,963
GROSS TAX	\$94,032.63	\$63,102.24
NET TAX	\$94,032.63	\$63,102.24

**NET ABATEMENT: \$30,930.39**



HUDSON BOARD OF SELECTMEN

\_\_\_\_\_  
KARA ROY, CHAIRPERSON

\_\_\_\_\_  
ROBERT GUESSFERD, VICE-CHAIRMAN

\_\_\_\_\_  
MARILYN E. McGRATH

\_\_\_\_\_  
DAVID S. MORIN

\_\_\_\_\_  
BRETT GAGNON



## SETTLEMENT AGREEMENT

This Settlement Agreement is made and entered into by and between TSD Hockey Group LLC and the Town of Hudson ("Hudson"), a municipality with an address of 12 School Street, Hudson, New Hampshire 03051. TSD Hockey Group LLC and Hudson are referred to collectively hereinafter as the "Parties" and individually as a "Party."

WHEREAS, TSD Hockey Group LL has filed an abatement application for the 2021 tax year of its property tax assessment of TSD Hockey Group LLC's real property located at 20 Constitution Drive, Hudson, New Hampshire 03051, which is also identified at Hudson Tax Map 170 Lot 031-000 ("20 Constitution Drive");

WHEREAS, absent this Settlement Agreement, TSD Hockey Group LLC would likely seek an abatement of its tax year 2021 property tax assessment by Hudson of the Property via the NH Judicial System as well as, subsequent years tax assessments; and

WHEREAS, the Parties have agreed to resolve their differences on the terms below;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. With respect to 20 Constitution Drive, Hudson, NH, Tax Map/Lot 170-031-000, the Parties agree that the assessed value for the 2021 tax year shall be adjusted from \$4,339,300 TO \$2,911,963.
2. The Parties agree that the 2022 assessed value of \$4,084,100 shall be utilized as the assessed value for 20 Constitution Drive by Hudson for the tax years 2022 forward, unless revised in good faith pursuant to RSA § 75:8 or until a municipal-wide reassessment.
3. For the tax year 2021 Hudson shall provide a refund in the amount of \$30,930.39, plus statutory interest of 6% from date of final payment of 2021 taxes ("Refund"). Hudson shall remit the Refund within thirty (30) days of approval of this Settlement Agreement by the Hudson Board of Selectmen and TSD Hockey Group LLC.
4. TSD Hockey Group LLC agrees to forego filing any abatement application and/or further appeal to Superior Court and/or BTLA with respect to the tax year 2021.
5. TSD Hockey Group LLC further agrees to forego filing any abatement application and/or appeal with respect to the tax years 2022, 2023, 2024, and 2025, provided that, Hudson utilizes the assessed value at \$4,084,100 for these tax years. TSD Hockey Group LLC reserves the right to file for an abatement and/or appeal an abatement denial in the event that the assessment is revised in good faith pursuant to RSA § 75:8, or in the event of a municipal-wide reassessment.
6. TSD Hockey Group LLC does for itself and for its administrators, successors, and assigns, remise, release and forever discharge Hudson from and against any claims, demands, damages, actions, causes of action, costs, expenses and damages, appeals, or suits, at law or in equity, of

whatever kind or nature, that were or could have been asserted with respect to municipal real estate taxes in the pending appeal. Hudson does for itself and for its administrators, successors, and assigns, remise, release and forever discharge TSD Hockey Group LLC from and against any claims, demands, damages, actions, causes of action, costs, expenses and damages, appeals, or suits, at law or in equity, of whatever kind or nature, that were or could have been asserted in the pending Appeal. All claims which are the subject of this Release are settled and resolved with prejudice.

#### General

7. Each Party shall bear its own costs and fees.

8. Nothing in this Settlement Agreement shall be construed as an admission of liability by either Party. This settlement is the compromise of a disputed claim. The assessed value associated with this Settlement Agreement shall not constitute an admission by either Party of the market value of TSD Hockey Group LLC Property, and neither Party shall assert such assessed value as an admission to any person.

9. The undersigned certify that they have read this Settlement Agreement and fully understand its terms and voluntarily sign this Settlement Agreement for the purpose of making a full and final settlement of all released claims, counterclaims, and causes of action, as set forth more fully above.

10. This Settlement Agreement shall take effect as a contract immediately on execution by all the Parties.

11. This Settlement Agreement contains and constitutes the entire understanding and agreement among the Parties respecting their settlement and supersedes and cancels all previous negotiations, agreements, commitments and writings in connection herewith.

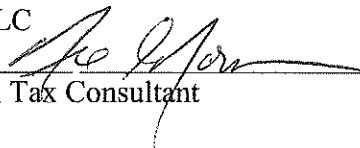
12. Each Party warrants and represents for itself that (a) it has full power, legal capacity and authority to enter into and perform this Settlement Agreement, (b) all proceedings required to be taken and all consents required to be obtained to authorize the execution and performance of this Settlement Agreement have been properly taken and obtained, and (c) this Settlement Agreement constitutes the legal, valid and binding obligation of that Party, enforceable in accordance with its terms, and shall be binding on the Parties' successors and assigns. Each individual signing this Settlement Agreement on behalf of a Party expressly warrants and represents that he or she has the full authority to sign on behalf of such party for the purpose of duly binding it to this Settlement Agreement.

13. This Settlement Agreement shall be governed by the laws of the State of New Hampshire, without regard to its choice of law principles.

14. This Settlement Agreement may be executed in counterparts, which shall then be read together and shall constitute for all purposes a single, binding agreement.

15. No representations or warranties have been made by either Party to the other or by anyone else except as expressly set forth in this Settlement Agreement, and this Settlement Agreement is not being executed in reliance upon any representation or warranty not expressly set forth herein. IN WITNESS WHEREOF, the Parties hereto have set their hands:

TSD Hockey Group LLC

  
\_\_\_\_\_  
Date By: Rex Norman, Tax Consultant

PO Box 4222

Windham, NH 03087

(603) 234-4469

Town of Hudson

By and through the Chairperson of its Board of Selectmen,

\_\_\_\_\_  
Kara Roy, Chairman, Hudson NH Board of Selectmen

12 School Street

Hudson, NH 03051

(603) 886-6024

## SETTLEMENT AGREEMENT

This Settlement Agreement is made and entered into by and between TSD Hockey Group LLC and the Town of Hudson ("Hudson"), a municipality with an address of 12 School Street, Hudson, New Hampshire 03051. TSD Hockey Group LLC and Hudson are referred to collectively hereinafter as the "Parties" and individually as a "Party."

WHEREAS, TSD Hockey Group LL has filed an abatement application for the 2021 tax year of its property tax assessment of TSD Hockey Group LLC's real property located at 20 Constitution Drive, Hudson, New Hampshire 03051, which is also identified at Hudson Tax Map 170 Lot 031-000 ("20 Constitution Drive");

WHEREAS, absent this Settlement Agreement, TSD Hockey Group LLC would likely seek an abatement of its tax year 2021 property tax assessment by Hudson of the Property via the NH Judicial System as well as, subsequent years tax assessments; and

WHEREAS, the Parties have agreed to resolve their differences on the terms below;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. With respect to 20 Constitution Drive, Hudson, NH, Tax Map/Lot 170-031-000, the Parties agree that the assessed value for the 2021 tax year shall be adjusted from \$4,339,300 TO \$2,911,963.
2. The Parties agree that the 2022 assessed value of \$4,084,100 shall be utilized as the assessed value for 20 Constitution Drive by Hudson for the tax years 2022 forward, unless revised in good faith pursuant to RSA § 75:8 or until a municipal-wide reassessment.
3. For the tax year 2021 Hudson shall provide a refund in the amount of \$30,930.39, plus statutory interest of 6% from date of final payment of 2021 taxes ("Refund"). Hudson shall remit the Refund within thirty (30) days of approval of this Settlement Agreement by the Hudson Board of Selectmen and TSD Hockey Group LLC.
4. TSD Hockey Group LLC agrees to forego filing any abatement application and/or further appeal to Superior Court and/or BTLA with respect to the tax year 2021.
5. TSD Hockey Group LLC further agrees to forego filing any abatement application and/or appeal with respect to the tax years 2022, 2023, 2024, and 2025, provided that, Hudson utilizes the assessed value at \$4,084,100 for these tax years. TSD Hockey Group LLC reserves the right to file for an abatement and/or appeal an abatement denial in the event that the assessment is revised in good faith pursuant to RSA § 75:8, or in the event of a municipal-wide reassessment.
6. TSD Hockey Group LLC does for itself and for its administrators, successors, and assigns, remise, release and forever discharge Hudson from and against any claims, demands, damages, actions, causes of action, costs, expenses and damages, appeals, or suits, at law or in equity, of

whatever kind or nature, that were or could have been asserted with respect to municipal real estate taxes in the pending appeal. Hudson does for itself and for its administrators, successors, and assigns, remise, release and forever discharge TSD Hockey Group LLC from and against any claims, demands, damages, actions, causes of action, costs, expenses and damages, appeals, or suits, at law or in equity, of whatever kind or nature, that were or could have been asserted in the pending Appeal. All claims which are the subject of this Release are settled and resolved with prejudice.

#### General

7. Each Party shall bear its own costs and fees.

8. Nothing in this Settlement Agreement shall be construed as an admission of liability by either Party. This settlement is the compromise of a disputed claim. The assessed value associated with this Settlement Agreement shall not constitute an admission by either Party of the market value of TSD Hockey Group LLC Property, and neither Party shall assert such assessed value as an admission to any person.

9. The undersigned certify that they have read this Settlement Agreement and fully understand its terms and voluntarily sign this Settlement Agreement for the purpose of making a full and final settlement of all released claims, counterclaims, and causes of action, as set forth more fully above.

10. This Settlement Agreement shall take effect as a contract immediately on execution by all the Parties.

11. This Settlement Agreement contains and constitutes the entire understanding and agreement among the Parties respecting their settlement and supersedes and cancels all previous negotiations, agreements, commitments and writings in connection herewith.

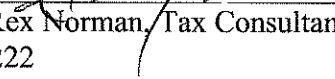
12. Each Party warrants and represents for itself that (a) it has full power, legal capacity and authority to enter into and perform this Settlement Agreement, (b) all proceedings required to be taken and all consents required to be obtained to authorize the execution and performance of this Settlement Agreement have been properly taken and obtained, and (c) this Settlement Agreement constitutes the legal, valid and binding obligation of that Party, enforceable in accordance with its terms, and shall be binding on the Parties' successors and assigns. Each individual signing this Settlement Agreement on behalf of a Party expressly warrants and represents that he or she has the full authority to sign on behalf of such party for the purpose of duly binding it to this Settlement Agreement.

13. This Settlement Agreement shall be governed by the laws of the State of New Hampshire, without regard to its choice of law principles.

14. This Settlement Agreement may be executed in counterparts, which shall then be read together and shall constitute for all purposes a single, binding agreement.

15. No representations or warranties have been made by either Party to the other or by anyone else except as expressly set forth in this Settlement Agreement, and this Settlement Agreement is not being executed in reliance upon any representation or warranty not expressly set forth herein. IN WITNESS WHEREOF, the Parties hereto have set their hands:

TSD Hockey Group LLC

  
\_\_\_\_\_  
Date By: Rex Norman, Tax Consultant  
PO Box 4222  
Windham, NH 03087  
(603) 234-4469

Town of Hudson  
By and through the Chairperson of its Board of Selectmen,

\_\_\_\_\_  
Kara Roy, Chairman, Hudson NH Board of Selectmen  
12 School Street  
Hudson, NH 03051  
(603) 886-6024



*Agenda 8-9-22*  
**RECEIVED**  
**JUL 22 2022**  
TOWN OF HUDSON  
SELECTMEN'S OFFICE

6C-1

**RAFFLE PERMIT**

Hudson, New Hampshire

Name of Organization Hudson Republican Committee

Address 24 Woodcrest Drive

Raffle Benefit of Hudson Republican Committee's various funding

Date & Time of Raffle Dec 21st 2022

Raffle to be held at VFW 15 Bockes Rd. Hudson

Prizes Firearms, spa package, various gift cards,

Date of Ticket Sales Aug 10th 2022

*(must be **after** date of Board of Selectmen approval)*

Applicant's Signature/Address/Phone Number

*Michael Trafaglia*  
Applicant's Signature

Michael Trafaglia  
Applicant's Printed Name

24 Woodcrest Dr. Hudson, NH  
Address

781.632.3626  
Phone Number

Approved on \_\_\_\_\_ by

HUDSON BOARD OF SELECTMEN

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

(Fax completed for to 603-598-6481 or e-mail to [lweissgarber@hudsonnh.gov](mailto:lweissgarber@hudsonnh.gov), with Raffle Permit in subject line.)

Agenda 8-9-22



RECEIVED

JUL 26 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

6C-2

**RAFFLE PERMIT**

Hudson, New Hampshire

Name of Organization: Hudson Historical Society

Address: 211 Derry

Raffle Benefit of: upkeep of Hill House

Date & Time of Raffle: Sales in August; raffle Christmas through January

Raffle to be held at: HCTV

Prizes: Weekdays \$25, weekends \$50, holidays \$100

Date of Ticket Sales: August 12, 2022  
*(must be after date of Board of Selectmen approval)*

Applicant's Signature/Address/Phone Number

Joyce Hurd

Applicant's Signature

Joyce Hurd

Applicant's Printed Name

12 Merrimack St., Hudson

Address

(603) 889-1213

Phone Number

Approved on: \_\_\_\_\_, by

HUDSON BOARD OF SELECTMEN

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

(Fax completed form to 603-598-6481 or e-mail to [lweissgarber@hudsonnh.gov](mailto:lweissgarber@hudsonnh.gov), with Raffle Permit in subject line.)



**RECEIVED**

**JUL 26 2022**

TOWN OF HUDSON  
SELECTMEN'S OFFICE

July 26, 2022

Kara Roy, chairman

Brett Gagnon

Bob Guessferd

Marilyn McGrath

Dave Morin

The Hudson Historical Society would like to hold a calendar raffle ----The raffle will run for Christmas Day of this year and the month of January 2023. Winning numbers will be drawn on HCTV. Sales of the calendar will start in August. Price of the calendars are \$20.00.

Thank you for your consideration

Hudson Historical Society



Joyce Hurd

603 889-1213



Agenda 8-9-22  
**RECEIVED**

**AUG 03 2022**

TOWN OF HUDSON  
SELECTMEN'S OFFICE

6C-3

**RAFFLE PERMIT**

Hudson, New Hampshire

Name of Organization: SPARKLING River Condominium Association

Address: 14 Dove-ton Lane

Raffle Benefit of: SPARKLING River Condominium Association

Date & Time of Raffle: ~~8/14/22~~ 9/14/22 - 6PM-9PM

Raffle to be held at: Community Center - 44 Leybridge Drive Hudson NH

Prizes: resident TO receive half of funds collected

Date of Ticket Sales: 9/14/22

(must be after date of Board of Selectmen approval)

Applicant's Signature/Address/Phone Number

Luz Paszko  
Applicant's Signature

Luz Paszko  
Applicant's Printed Name

27 Cricketfield Lane Hudson, NH 03051  
Address

603-548-5911  
Phone Number

Approved on: \_\_\_\_\_, by

HUDSON BOARD OF SELECTMEN

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

(Fax completed form to 603-598-6481 or e-mail to [lweissgarber@hudsonnh.gov](mailto:lweissgarber@hudsonnh.gov), with Raffle Permit in subject line.)

## Weissgarber, Lorrie

---

**From:** Sparkling River Activity <sparklingriveractivity@gmail.com>  
**Sent:** Wednesday, August 3, 2022 1:25 PM  
**To:** Weissgarber, Lorrie  
**Cc:** Mike Morrissey  
**Subject:** Permit for 50/50 raffle  
**Attachments:** permit request.pdf; nar.jpg  
  
**Categories:** Red Category

**EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.**

Hello I have attached a request for a 50/50 raffle at our clubhouse on September 14, 2022. The winner will receive half the funds collected, and the association will receive the other half. The purpose is to raise money for goods and items needed for our new clubhouse.

I have attached the permit and a flyer. You can also see the event displayed on the home page of [sparklingrivercondos.com](http://sparklingrivercondos.com). If you have any questions, please feel free to contact me.

Thank you for your consideration  
Liz Paszko  
Activities Director  
Sparkling River Condominium Association  
27 Cricketfield Ln, Hudson, NH 03051



## Night at the Races

you are invited  
to all the festivities

Wednesday  
September 14, 2022

Food Served at 6 PM  
Post time at 7 PM  
BYOB / 50/50 Raffle

Ticket Price \$10 - Entry fee, sandwich & soda

Agenda 8-9-22

RECEIVED

JUL 29 2022



# TOWN OF HUDSON

## Board of Selectmen



TOWN OF HUDSON  
SELECTMEN'S OFFICE

6C-4

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6024 · Fax: 603-598-6481

### Block Party Permit

Name: Kelly McKinnon Date: 7-21-2022  
 Address: 11 Sandalwood Rd. Phone: 781-760-0583  
 Block Party to be held at: between 10 and 15 Sandalwood Rd.  
 Date and Time of Block Party: Saturday, August 27, 2022 noon-6:00 pm  
 Rain Date: Sunday, August 28, 2022

- All of the affected neighbors, within at least 500 feet, have been notified of the event and written approval gained from a majority.
- Street to be blocked with traffic cones and barricades, available from the Highway Department (886-6018), and positioned to warn the motoring public, but, not so as to prevent access by emergency vehicles.
- The dispensing, possession, and consumption of any alcoholic beverages must be done in compliance with all applicable laws, regulations and ordinances.
- The hours of the requested permit must be restricted to the stated times.
- If music is played, it is to be kept to a reasonable level so as not to disturb the residents in the vicinity. Music is to cease at 6:00 pm.
- A copy of the Party flyer is attached.

This permit should be acted upon by the board of Selectmen at least 30 days prior to the event. Exceptions may be granted, however, at the discretion of the Board of Selectmen.

Approved  Disapproved  by the Chief of Police on 8-4-22

[Signature]

Approved  Disapproved  by the Board of Selectmen on \_\_\_\_\_  
 Provided all of the aforementioned conditions have been met.

\_\_\_\_\_  
 Chairman

\_\_\_\_\_  
 \_\_\_\_\_

Completed form can be faxed to: (603) 598-6481 or e-mailed to: [lweissgarber@hudsonnh.gov](mailto:lweissgarber@hudsonnh.gov)

Form approved by BOS 9/27/05



# SAVE THE DATE

Pinewood/Ironwood/Sandalwood Association (PISA)

Block Partaaaaay

Saturday, August 27<sup>th</sup>

Rain Date: Sunday, August 28<sup>th</sup>

Live Music, Food,

Adult Games, Kids Games and more!!!

It will be Bring Your Own Drinks

We will provide food for a small donation.

More info to come.

Theme:

*Jimmie Buffett*

If you are interested in joining in on the fun we'd love to get an idea of how many people are up for a great day.

**Please email [lisakcro@comcast.net](mailto:lisakcro@comcast.net) to give us a heads up if you may be joining us and if you are interes ted in helping out in any way.**

HUDSON, NH BOARD OF SELECTMEN

Minutes of the July 26, 2022 Meeting

1. CALL TO ORDER - by Chairperson Roy the meeting of July 26, 2022 at 7:00 p.m. in the Selectmen Meeting Room at Town Hall
2. PLEDGE OF ALLEGIANCE led by Kate Messner, Sustainability Committee member
3. ATTENDANCE

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

Selectman Gagnon participated remotely.

Staff/Others: Jerry Bento, RTK Committee; Jim Michaud, Chief Assessor; Craig Putnam, Hudson Electric Aggregation Committee; Diane Cannava, Cable Committee; Elvis Dhima, Town Engineer; Bill Collins, Conservation Committee Chairman; Rob Buxton, Fire Chief; Gary Gasdia School Board Representative; Jill Laffin, Executive Assistant

Town Administrator, Steve Malizia had an excused absence for this meeting.

4. PUBLIC INPUT - there was none
5. RECOGNITIONS, NOMINATIONS & APPOINTMENTS

A. Resignations

Right to Know Committee

Town Staff Member - Joe Tessier

Town Resident Member - Flo Nicolas

Chairperson Roy explained, we have two resignations from the Right to Know Committee. Town Staff Member, Joe Tessier, and Town Resident Member, Flo Nicolas.

Selectman McGrath made a motion, seconded by Selectman Gagnon to accept the resignation of Joe Tessier from the Right to Know Committee with the Board's thanks and appreciation. A roll call vote was taken. Carried 5-0.

Selectman Guessferd made a motion, seconded by Selectman Morin to accept the resignation of Flo Nicolas from the Right to Know Committee with the Board's thanks and appreciation. A roll call vote was taken. Carried 5-0.

B. Nomination

Right to Know Committee

Town Staff Member - Lt. Steven McElhinney

Selectman McGrath made a motion, seconded by Selectman Morin to appoint Lt. Steven McElhinney as the Town Staff Member of the Right to Know Committee. A roll call vote was taken. Carried 5-0.

Selectman McGrath then said, and I'd like to make a comment because I think that he's an excellent choice because he served on the CALEA committee and did a wonderful job with that.

Chairperson Roy then said, just so you know going forward, because we have somebody attending remotely all of our votes have to be by roll call. So we will continue that.



6. CONSENT ITEMS

The Chairperson asked, does anyone have anything they'd like removed for separate consideration? Selectman McGrath asked to remove Consent Items 6A-3 and 6C-2. Selectman Morin made a motion, seconded by Selectman Guessferd to approve Consent Items A1, 2, 4, B, C1, D, E and F. A roll call vote was taken. Carried 5-0.

Chairperson Roy then recognized Selectman McGrath who said the person Harriet Sevigny of 2 Fairway Drive. And the reason for that is that, as some of you know, or maybe all of you know, I use Nashua Transit to take me to appointments over in Nashua. And she happened to be on a couple of the trips that I made on that. And she talked about, because we live in the same area of town, she'd talk about the vote on the golf course property. And I never talked to her about it, but I feel the need to at least mention it. And if anybody has an objection to me voting on her request, I'll gladly step down. Selectman Morin said, No objection. Selectman Guessferd said I have no objection. Selectman Gagnon was asked and he did not have an objection either.

Chairperson Roy said do we want to do both of them now or do you? Selectman McGrath said I'll do the other one. So the other one is. 6C-2 for Mr... I don't even know what the name is. Tougjas? Chairperson Roy replied, I guess I'll take that. Selectman McGrath then said so I don't know this person, but I'm questioning the, the proposed location of sales. He's going to go door to door knocking on doors. And I don't know that that's appropriate. And like I said, I don't know this person. I don't know if he's going all over town or just in one area. But that concerns me. So I won't I won't vote in favor of it if a motion is made to approve it. But that's my reasoning.

Selectman McGrath said, do you want to see my copy Mr. Guessferd. Selectman Guessferd replied, No, I've got it. It's just there's a couple of pieces on this. I'm just trying to figure out if there was any more detail than there is. There's really not. It just says educational products. Do we know anything more about this? Chairperson Roy said he put a Southwestern Advantage edition here to reference. Executive Assistant, Jill Laffin then said, the individual does have a valid Hawker Peddler license from the State. Selectman Guessferd said I see it was approved by the Police Department as well. So. Selectman McGrath said I just have a concern about knocking on doors, knocking you know, going to people's doors, disturbing them at home and as opposed to having a location where they can at least inform the neighborhood, maybe that they're going to be having those sales and have them come to him if they're interested. I just... They used to do that a long time ago, knock on doors. And I it was never a good thing.

Selectman Guessferd said I haven't seen a lot of it recently. Chairperson Roy said neither have I. But yeah, you used to see it a lot more. Does anybody else have anything? Mr. Gannon, do you have anything? Selectman Gagnon replied, No, ma'am, I do not. Chairperson Roy asked, does anybody want to make a motion?

Chairperson Roy asked, does anybody else have any comment or questions? Does anybody want to make a motion to?

Selectman McGrath made a motion to deny consent item 6C-2, Hawker Peddler License for Johan Tougjas. Motion failed for lack of a second.

Selectman Morin made a motion, seconded by Selectman Guessferd to approve consent item 6C-2, Hawker Peddler License. A roll call vote was taken. Carried 4-1. Selectman McGrath opposed.

Seeing no further questions Selectman Morin made a motion to accept consent item 6A-3, Elderly Exemption Re-qualifications. A roll call vote was taken. Carried 4-1. Selectman McGrath opposed.

A. Assessing Items

- 1) 2022 Elderly Exemption Application Requalification: Map 178, Lot 13-100, 22 Mobile Drive
- 2) 2022 Elderly Exemption Application Late Filing: Map 174, Lot 26, 4 Cummings Street
- 3) Elderly Exemption Re-qualifications: Map 160, Lot 097, Sub 002, 44B Windham Road; Map 246, Lot 030, 2 Fairway Drive; Map 191, Lot 134, 5 Bay Street; Map 152, Lot 032, 29 Copeland Drive
- 4) Current Use Lien Releases: Map 187, Lot 10-18, 249 Standish Lane; Map 187, Lot 10-19, 245 Standish Lane; Map 187, Lot 10-20, 241 Standish Lane; Map 187, Lot 10-21, 237 Standish Lane; Map 187, Lot 10-22, 233 Standish Lane; Map 187, Lot 10-23, 227 Standish Lane

B. Water/Sewer Items - none

C. Licenses & Permits & Policies

- 1) Raffle Permit - Hudson Police Relief Association
- 2) Hawker Peddler License -Johan Tougjas

D. Donations - none

E. Acceptance of Minutes

- 1) Minutes of July 12, 2022

F. Calendar

7/27	7:00	Planning Board - Buxton Meeting Room
7/28	3:00	Trustees of the Trust Funds - Buxton Meeting Room
7/28	7:00	Zoning Board of Adjustment - Buxton Meeting Room
8/2	6:30	Board of Selectmen Workshop - Hills Memorial Library
8/3	8:30	Highway Safety Committee - Buxton Meeting Room
8/3	7:00	Budget Committee - Buxton Meeting Room
8/8	-	Conservation Commission - CANCELLED
8/8	7:00	Cable Utility Committee - HCTV Meeting Room
8/9	7:00	Board of Selectmen - BOS Meeting Room

7. OLD BUSINESS

A. Right to Know Policy - Second Draft/Update

Chairperson Roy recognized Jerry Bento of the Right to Know Committee. Mr. Bento began by saying Good evening, everyone. With me is John Dubuc, also a member of the team. First, I'd like to start off by saying extending a big thank you to attorney, now Judge Joe Tessier and Flo Nicolas for all the work that they did on this committee. Without their invaluable input, this draft policy would not be in the state it is today. Big thank you for them. A big loss to the committee with both of them. We'd also like to welcome Lieutenant McElhinney to the committee, look forward to working with him as we continue work on the final document, which is due to the Board of Selectmen at the end of September.

Mr. Bento went on to say and soliciting members for the committee. If anyone knows someone interested in the committee, if they could come to the next meeting, which is going to be the beginning of August. We're firming up a date right now. We'd like to meet with them and have members of the public join our committee. Selectman McGrath asked, how many members? Just the one. Mr. Bento replied, just the one that's appointed by the committee. The four committee members nominate that person and bring it to the Board for the appointment. Selectman McGrath replied, okay thank you. Mr. Bento then said as many people as possible that are interested.

Mr. Bento then said as we look at the draft policy that you have in front of you. Its 16 pages, I believe made a lot of progress since the first draft at the end of May. Two particular, one particular section that I'd like to bring to your attention is Section 2.0 obtaining public information. A lot of work was done on the sections regarding requesting, gathering and organizing, completing a request and applicable costs. I consider this section crucial to the day to day operation of the policy. One item that we will be adding to the policy that's not in there today is the update to RSA 91:A related to the New Hampshire's new ombudsman that will hear right to know complaints. That's a new addition I was just notified of a couple days ago. Selectman McGrath asked, where is that added? Mr. Bento replied, it is not added. We will be adding it. Selectman McGrath replied, oh, it's not added. Mr. Bento said the final revision will have that in there. Selectman McGrath replied, thank you. Mr. Bento then said I just received that a couple of days ago and we haven't had an opportunity to go through it and put it and make sure that it's indicated in there so the public knows the appeal processes that are available to them.

Mr. Bento then said it's a wordy document and you folks have a lot on your plate, but we will entertain questions at this time, if you have any for us. And we'll also look forward to any questions that you think of tomorrow when you get home, which happens to all of us. There's three ways that I see that you can submit questions. One, you can go directly to Selectman Gagnon, who's on the committee. You can send it to myself. I'm the only Bento in the Town of Hudson email directory. John Dubuc, who's the only Dubuc in the Town of Hudson email directory. Or we have a group Right to Know in the Town of Hudson email directory that will hit every single member. Tomorrow we'll get Lieutenant McElhinney added to that directory. So that's the ways to get to us, get questions to us, and we look forward to the questions. We need to have a good, strong document going forward. And input is critical to that. So are there any questions today?

Selectman Guessferd said I don't have any questions per se. But I do want to echo, I guess, what you said when you brought forth the first draft. It was a document that was kind of written by different people and it was kind of disjointed. This is it's exponentially better. I mean, it's organized well. You have your up-front information and then chronologically the things that have to be done. And it's I'm very impressed with the progress that you have made in the last month or two since the first draft. So I looked through it. I want to look through it in more detail. Obviously, I don't have any specific questions at this point, except I do have one comment at the top of every page in your header. It says denial template. I think that's probably needs to come out. Chairperson Roy said yeah, it looks like it's a footnote that we just stuck on. Selectman Guessferd said that was my only initial comment. So. Mr. Bento replied and it's a team effort to get to that point where. But thank you.

Chairperson Roy asked Selectman McGrath, do you have any questions? To which Selectman McGrath replied, I'm going to read the final document because this is its too wordy. And, you know, there's no point in me reading it and then finding out that they've made changes to it. So I'd rather just read the final document. And if I have questions or comments, I'll certainly share them with you.

Chairperson Roy asked Selectman Gagnon, do you have any questions or comments? Selectman Gagnon replied, not too many questions this time. I'd like to thank the committee, those leaving the committee and those joining the committee. I think we've been working very well together. We've, as its' been stated, come a long way. I feel pretty proud of what's what's in the document. It tries to hit on a lot of key points that we have seen as being issues in the past. And we're also trying to include some amendments or some attachments to this document, which will include applications for town

hall right to know requests. Eventually the police right to know requests. So this really will be an all-encompassing document. And I'm really proud of the team. I think we're we're really taking strides. We're keeping to the time frame, which has been tight but possible. So I'm really think we'll have something quite good, maybe even more documents in the state that other towns could potentially utilize once this group is completed their work. So thank you to all of the people involved.

Chairperson Roy said I just want to echo you guys have done a great job in putting this together. I actually do have a question. I've been trying to form my head, so I'll probably email it to you so that you understand what I'm trying to ask you. But yeah, you guys have done a great job. And I know both Judge Tessier and Miss Nicolas will be will be sorely missed on the committee. They were great assets. And I'm sure Lieutenant McElhinney will fill in quite nicely. If nobody has anything else. Thank you very much.

8. NEW BUSINESS

A. 2022 Property Revaluation

Chairperson Roy recognized Chief Assessor, Jim Michaud. Mr. Michaud began by introducing Mike Torello, vice president of appraisal operations for VGSJ which is Vision Governmental Solutions, Incorporated, which we just call Vision. He's the primary appraisers responsible for the reevaluation this year, along with other staff members.

The Board has a copy of my memo as well as a copy of information that Mike is going to speak to. This is our first reassessment since 2017. We know that the real estate market has been quite active, especially so over the last three years. We're doing it in 2022, as we are required to do it once every five years by constitutional law and statutory law. So we had no choice to wait till the sixth year because we had to do it within five. So we're like a number of other communities in the state, communities that went through reassessments in 2020 that saw steep increases in values, assessed values, communities that went through the process in '21, that saw steep increases. And here we are in 2022. Like other communities that are going through it this year, we're looking at steep increases in assessed value. We're required to meet full and true market value for as of April 1st. That is our assessment date. It's not July 26th. It's April 1st. So beyond that, this is the eighth reassessment that the town has gone through since 1968. It is the fifth that I've been involved in. So my staff has been through this before. Administrative Aide Amy McMullen has been through at least four of them here, and then Mike Rotast has been through a number of reassessments in other communities and reevaluation companies that he worked with. With that I'll introduce Mike Torello. Thank you.

Mr. Torello said thank you. I've presented a document for you to review, but I'm just going to go through it quickly and just hit on some of the major points in the process that we did and then some of the results and some of the statistics from the sales and what they indicated.

So we did complete a preliminary evaluation of all the properties, excluding the utilities, which would be done by another firm. We did a complete review and analysis of all the properties, and this included updating construction costs, land values and income rates for the commercial properties. So we've qualified all the sales that we looked at and we've developed a new land curve. This is the curve that we set for the community, for the residential. We set one for the commercial and the residential. And then what we do is that's for the average type property. Then we make adjustments for neighborhoods and site and so forth, positive or negative. So the increase for the land indicated over the five year period about a 50% increase. So that was about 10% a year. And then there's also that's for the primary land that supports the building and the sites. And then if there's any excess land that has a much lower price on it at \$6,000, the new primary price for an acre is \$170,000. It was approximately \$110,000 or \$115,000 last time. Once we've accomplished setting the land and the neighborhood adjustments and the site adjustments, we've then gone on to look at the buildings. We've set up what are considered base cost rates. Again, they're based on an average construction

and of average property, and those have gone up about 45% from around \$95 to \$100 a square foot to \$145. We used local construction costs, Marshall and Swift, which is a manual type rate system. So combining all those factors and then looking at characteristics like building size, age, quality of construction, all the components, we get new market values at 100%.

Mr. Torello went on to say we've tested all this to the sales that have occurred since 4/12021. We've tested them right up to 7/15. So it could be up to date with close sales right past the date and right before the date of valuation of 4/1 as the State will review these sales all the way through 10/1 when they do the equalization. So below the lower part of the document I have the old two new and indicate single family properties have gone up on average 60% over the five year period. The residential condos 45%. Two families, 60%. Three families, 58%. Apartments, 55%. Vacant land, 50%. Commercial, about 16%. Industrial 20%. Mixed use 30%. And the manufacturing homes have gone up quite a bit at 80%. But you have to realize that they were at about \$30,000 or \$40,000 and now they're at about \$70,000. So percentage wise it was a big increase. But they're smaller costs, obviously.

On the residential styles, the typical styles, the split levels, which we do not have a lot of, but they went up the most at 68%. Colonial 62%. Raised Ranch 62%. Modern Contemporary 61%. Cape 60%. New Englanders 56% and Bungalows 54%. So basically in that 60 range. Mr. Torello went on to say so the next page I have combined sales with a single families, the condos. The condexes that we use. The mobile homes, two families, vacant land. So we had about 474 sales during that time period and we're now at 100% of value. Now we rate the consistency of the data based on two elements. One is called the coefficient of dispersion. All that is is like the bell curve you had in school. If the numbers low, everything's tight and there's good equity, the number should be between five and 15%. Right now we're at 7.67%. So that's a good low number. And then the other thing that we look at is the price related differential, and that's very simple. Comparing high price properties to low price properties, make sure they're equitable also. So this number is at 99.6. If you're at 100, you're equitable. If you're at a lower number, 98 or 103 past there, then there could be some inequities with the lower and higher price properties. So these are the standards that we look at when we set the values. And we've come within all of the IAAO, which is the Assessors Association standards to meet for this required revaluation.

The only other item I put in here was a little bit more detail on the types of residential properties. So you could just see some of them don't have a lot of sales, but a lot of them do like the ranches, 99% colonials, 102%. Capes, 99%. And you get to condo/townhouses, 96%. Ranches. What we need to do with these subgroups is to be within 90 to 110% within these, they're all within about 5% of the range of the 100. So again, these are all the requirements of just keeping everything consistent and making sure that we have all the different types of properties and the sizes, the age, everything consistent with the requirements of the State Department of Revenue.

The last thing I want to show you is the sales date quartiles. So this shows the trend in property values that are still increasing. So basically from 2021 second quarter, we had a ratio of 102. So what this means is that as the ratio goes down, the assessments stay the same, so the sale prices go up. So you can see that there's still a pattern of increasing value in the community through each quarter. So the end of the first quarter or the end of the quarter four 2021, we're at 101. 2022 we're at 97 and then sales that have occurred past the valuation date were at 91. So you're still seeing that this is somewhat of an increase. We were required to be at 100% for 4/1/2022. And so we're right in that range with those two quarters of 101 and 97.

Mr. Torello went on to say, so what this tells us is that sales are still going up to the point of around July. However, as you're aware of when deals are made, it takes 60 to 90 days to close. So those are really indicators of property sales. You haven't seen that maybe with the increase in the interest rates and slow down a little bit that the next few months will monitor and that might start to level off a little bit. We're starting to see more properties for sale and less bidding wars that we saw before. So we think that the plan, hopefully that the sales level off and when they do the equalization study, it may be a couple of percent lower, but we'll still be in a pretty good place.

So we plan to finalize the values. Now they are complete. So the assessor's office and myself have now been going through the old two new reports, checking quality errors and so forth, making sure everything looks good. And we should be wrapping that up in the next day or two and we'll probably be mailing out on Friday and they'll probably hit next Tuesday and then we'll start setting up. We went and looked at the library today, for doing hearings. We're also going to do them by phone. So whatever's comfortable for people at the library, we'll have the glass shields and so forth for protection and masks, hand sanitizer. If people more comfortable with doing it by phone, they have the opportunity to do that. We also allow people to mail information in or email information into us, and we'll review that, consider that as a hearing also. So those will run probably starting in about a week. Getting time for people to make the calls. We'll start around the eighth and then wrap up around the 22nd. So a little over two weeks, we'll be doing hearings. We'll make sure everyone gets a hearing. If we have to go another day or two after that. We'll do that. We'll make sure that it's there.

So basically in 2017, the average sale price was about \$260,000. Now it's about \$415,000. And that's really over the five year period. As Jim had said, the last 17 going into 18 and 19, the increases weren't as strong. It's the last three years it's been almost like 12% to 14% a year. And I just did seven of these last year. And a lot of your brother and sister communities, Manchester, Bedford, Amherst, many of them, and they were all in that 50%, 55% increase also. And again, the commercials that just don't go up as fast, they were in the 15 to 30 range, just like you are. So these numbers are very consistent to the other communities that we did last year. Last year for the visits, we had about five or 6% of the population come in to do hearings. Chairperson Roy asked, so would you anticipate the same? I guess that would be a better question for Jim.

Chief Assessor Jim Michaud replied, to dissipate the same percentage turnout for informal hearings? I would expect that. I would also point to his history is very immediate. Right. He did a bunch last year and our similar socioeconomic area. I would expect it to be similar. I like the fact that they're doing some telephonic hearings both for people's time, as well as their concern over being in person. So that's an added element that's been special for a lot of communities. We definitely I included some copies of pages that indicate what happens to the tax rate after reevaluation. Tax base goes up, tax rate goes down. Consistently over the course of the last eight re-evaluations we went through, except for one year where we did it after the Great Recession. Tax base goes down. Tax rate goes up. So it's math. And we also included some area communities that went through the reassessments last year, what their 2020 tax rates were. What their '21 tax rates are. Down a lot. I wish I could tell everybody what the tax rate is going to be. I can't Steve Malizia can't, Lisa Labrie can't. The State of New Hampshire can't until they get all the data elements in October of this year, October, November. I don't expect for us to get our revised rate until that time frame later, October, early November.

Mr. Michaud continued on to say, there is a component of this that Mike spoke to public utility valuation and telecommunications, cell towers and the like. So that's George E. Sansoucy, PE LLC. They're responsible for those values there to get them to us by August 15th by contract. They have all the data elements that they need and they will handle their own hearings. They will handle their own mailings of new value. They typically do most all of their hearings telephonically with the various public utility companies and the cell tower companies.

You know, the last really, really large significant increase that we had of this magnitude was in 2002. And that was our last revaluation where we changed software. But more importantly, in 2002, it had been 11 years since the last reassessment. So we saw really numbers similar to this in that time frame. It doesn't help today. It just means we've been through this kind of significant activity before. We're next required to do a reassessment within five years of this year, 2027. The Board of Selectmen, the Budget Committee and the voters have approved funding our capital reserve account for property revaluation. We would have enough money in there, I would expect, by 2024 if the real estate market took a, took a turn either way, right down or up to the point where the board would say, boy, we really need to readjust things. Right. Again, that doesn't help today, but it may answer some people's questions about what if this heated market takes a dive? What do we do then? Well, the Board of Selectmen would have that policy decision to make at that point in time. We're not

required to do it except once every five years. But if we did do it, say, in two years, we wouldn't be required again until five years from then. So it's kind of a moving five years, right?

Mr. Torello then said there are communities that do it sometimes, maybe two or three. Bedford has been doing it. I think they just felt that they were increasing so fast. If they did it in between it, then the next time they did, it wouldn't be as shocking.

Chairperson Roy said, Selectman McGrath, did you have a question? Selectman McGrath replied, no, I didn't have a question. I had a comment. So doing another reevaluation, if the market tanks, which I anticipate that it's going, to base on what's happening in Washington or what's not happening in Washington that we're going to see property values really take a hit because the prices are going up so quickly. And then I expect that they're going to go down just as quickly and that will have an effect on the tax rate.

The other thing the other comment that I want to make is that I think that we should, if we can push up getting the numbers available to the property owners of what the revaluation is going to do to their property and what the tax, the potential tax rate, or real tax rate is, then they'll have adequate time to prepare for it because I don't think it's... personally, I don't and it doesn't have anything to do with you, I don't think. But pushing up the notification of the effect on their taxes, when we're in, we're in a period of time where everything is going up, all of the costs are going up, groceries are going up. And until there's a change in Washington, that's going to continue and there's a possible again, possible recession. But by some estimates or some commentary that I hear, we're in it now, and that's going to have a real effect on the country and on the properties. And people that have bought high may not be able to get rid of their property, but the value is going to go down. And then whatever loans they've taken out to buy that property, that's going to have an effect on them, too. So I think that we're in such a precarious time and throughout the country that we need to be able to if taxes are going to go up, we need to at least notify the residents that are affected by that as soon as we possibly can.

Chairperson Roy asked, does anybody have anything else? Selectman Gagnon said, I do. Selectman Gagnon then said, Thank you. Gentlemen, I had a question for you. You spoke about an appeal process, a two week window. Forgive me. Unless I missed it, but can you explain how someone does go about appealing on this process and what that appeal looks like? In short?

Mr. Michaud replied, sure. I'll take the first part of that. So we'll be entering what's called the informal hearing process. We sent out a notice of what's called preliminary valuation, and folks will take a look at it. We'll have our information up on our website. We'll have the new database up on our website. We'll also have printouts in our office and at the Rodgers Memorial Library. And folks will see what their neighbors are assessed, that they'll see what they're assessed, that they'll look at discrete data about their property. Finished basement. Central Air fireplace. Do we have the correct information? And then they'll look at the sales that we're going to have. We have sales books. So we're going to identify the properties that have sold. So I own a ranch. I'm going to look at some other ranches and similar neighborhoods. And so they're going to get an idea from that as to whether or not their assessment is reasonably fair or not. For folks that aren't in the real estate market, they may not be familiar with what the properties are selling for in their neighborhood and around the community. And the sales books that we'll have available both online and in person will give light to that and our assessment database.

Beyond the informal hearing process, everybody that comes in for an informal hearing, whether in person or telephonically, they're going to get notified the value changed or if it didn't change, they're going to get notified. After that then we enter into submitting our data to the state of New Hampshire through an MS-1 form, required form, and we report to the state gross valuations, and that leads to the tax rate. Once the tax rate comes out, we send our tax bills, expected in November. Then we enter the property tax abatement process, which is by state law. And folks have until March 1st of the following year to file an abatement application. And we do expect an elevated amount of abatement applications. In every revaluation year we have them. So that's the first part, which is the informal

hearing process with Vision. The second part is the abatement process at the local level, and Vision is under contract to assist us and provide us review function for those local abatement applications as well. Chairperson Roy said can I ask a follow up question? So what would a homeowner have to show if they wanted their valuation changed, for instance? Mr. Michaud replied, So let's say your ranch at \$400,000 and you've got a 1,500 square foot ranch on a half-acre parcel, and you found other ranches that have sold for \$330,000, \$340,000 within the range of April 1st of this year. You might want to take that kind of sales information, bring it in and say, how does this line up with the value that you presented here? You know, with the volume of data we have, we actually have a lot of sale data. The more sales you have, the better off you are as an appraiser. It gives you a greater degree of confidence in what you were doing, and the numbers reflect that. But to answer your question, assuming your discrete data is correct, we have you down if you finish basement, etc. People are going to use sales to try to show their.... go ahead. Chairperson Roy said so is that one if there's any data that's not correct, is that the form that you would bring that forward, like the finished basement? You know, you have it as a finished basement and there's no finish base any. Mr. Michaud replied, that's correct. Anything incorrect, we love to fix things. If there's anything that's incorrect, we want to fix them in the informal hearing process. That way we don't end up with an abatement process. Some folks will make it into the informal hearing process with that kind of information. Others we're going to see later in the abatement process. But this is a really valuable part of the process, having the informal hearings and we're paying for it. Right. It's part of the contract and they're going to staff it well. I can't speak highly enough of Linda Pilla for letting us use the Memorial Library. Its air conditioned that's important and it's a beautiful building. And she has a pretty good meeting, really good meeting space set up for us. And we went over there today to do a dry run.

Chairperson Roy asked, Selectman McGrath, did you have a question? Selectman McGrath replied, Yeah, I did. So, Jim, you mentioned having the tax bills out in November. That doesn't always happen. It didn't happen this past year because they didn't get out until well into December and I don't remember the date, but I do know that we had people coming in complaining that they hadn't gotten their tax bill. They didn't know they wanted to do something with it. And that might have been the.... Well, I know that the tax bills were late. I do know that. I think I'm I think I'm. Mr. Michaud said you're correct. Selectman McGrath then said well, I am about that. But I was going to add in the.. it was when the absentee ballots were late, that was another issue that people were complaining about. So I was conflating the two. But in my mind.

Mr. Michaud then said, in a in a in a in a non-revaluation year, we typically have our tax rate before November 1 and we try to get the bills out before November 1. In a revaluation year. We tend to get an extension on March one because we want to work through the informal hearing process completely. And so November is the goal, right? We definitely want to have them out certainly before the end of the calendar year. And I don't think that's ever occurred here that we in any recent time that we got it out after the first of the year, it's illegal to do it. But November is my aspirational goal. If I could say October, I would. But November is really where I want to be. If and no later then. And don't forget, we're depending upon many different entities. We could have all our ducks in a row, but if other parts of the total tax rate don't have their forms in necessarily on time or what have you, and we're depending on the Hampshire Department of Education having their numbers into the DRA, the county, there's many different parts that are outside our control. We did everything right. We're waiting for other people.

Selectman McGrath then said, well, I know this. This past year, the DRA was waiting for information and the components in Hudson were the School and the Town needed to get their numbers in. The Town had their numbers, but I think that they were waiting for the School. And so, you know, if one is dragging their feet for whatever the reason is, then the tax bills end up going out late. People are getting ready for the Christmas holidays, Hanukkah, all of the all of the holidays that that are most expensive to them. And then they have to have if it's a new year for tax, a tax rate, then they have to scramble to get that that money in. And it's just, you know, we need to be we need to be more aware of that and the impact that it has on people. And this year in particular, because of the high prices of food and everything else, we need to. Be really cognizant of that and do the best that we possibly can to get those tax bills in their hands early.



Mr. Michaud responded saying, I agree with you. I don't disagree with you at all. I know we want to get them out accurately. And so you have that twin pressures of accurately and get them out quick. Right. One fortunate part of this fiscal year is state money. We're expecting additional rooms and meals that we didn't have before. The state revenue picture is better than it was last year. That's factual data from the New Hampshire Municipal Association and from our own legislators. I don't have what the numbers increase numbers are, but it's a lot better than the other side of the coin. And I think our motor vehicle revenue has been pretty well. So, you know, it's going to be a process that we're going to go through. And it's never easy to have this large of an increase in value. And we work with the Board, we work for the taxpayers and all three of us, and by extension, indirectly Vision. So we work together for the project.

Chairperson Roy then said thank you. Does anybody else have anything? Seeing no further questions she then said, thank you very much. Thank you for coming in.

#### B. CPCNH Joint Powers Agreement Amendment

Chairperson Roy recognized Craig Putnam of the Hudson Electric Aggregation Committee. Mr. Putnam began by saying Good evening to the Board and to the public. I'm Craig Putnam, and I'm the director member representing Hudson to Community Power Coalition of New Hampshire. I have with me Kate Messner. The two of us form the Hudson Electric Aggregation Committee, and I have two items for tonight, if I may. The first is a proposed amendment to the Joint Powers Agreement, which Hudson has already signed. And then the second item is basically an update on where we're at with the process and expected timeline.

So we'll do the first one, the proposed amendment to the Joint Powers Agreement. So just to brief people, so you recall what we're about, CPCNH is a New Hampshire nonprofit Joint Powers Agency. It was incorporated last fall, and the mission is to foster resilient New Hampshire communities by empowering them to realize their energy goals. And the Hudson Board of Selectmen authorized the town manager to sign the Joint Powers Agreement, and that was executed on November 23 last fall. So what is the CPCNH and what's the JPA or Joint Powers Agreement about? It's basically an interim municipal contract which includes the CPCNH corporate charter as well as bylaws and the CPCNH at the moment governed by one county and 18 member municipalities through their appointed representatives, myself and Kate, as alternate.

So now to the details of this of this amendment. Most of the JPA articles may be amended by a two thirds majority vote by the members present at any meeting, in particular the CPCNH annual meeting. But Article 16 of the JPA is one of four articles that may only be amended by unanimous consent of the members governing bodies. So all of the municipalities. The original Joint Powers Agreement stipulated that it could itself could only be amended at the annual membership meeting, which takes place in April. The CPCNH is in this very aggressive startup phase right now. And so I'm going to skip ahead here for a second on the slides, because what's going on is, is that the Joint Powers Agreement, because it currently reads, can only be amended at the annual meeting that's seen as being somewhat of a potential bottleneck or a roadblock to the rapid growth that CPCNH and wants to achieve. So the particulars of the amendment is to remove that, that constraint. So what I have up here at the moment is the actual markup of the amendment. The red line strikethrough and bold Italian underlined is the added language. And effectively what it does is it removes that constraint that the JPA, the Joint Powers Agreement, can only be amended one time a year at that annual meeting. So any proper, properly formed board meeting with a quorum and still abiding by the rest of the constraints on how the JPA may be amended are all still in play.

So it basically it's just saying give the give the ability, the board, the ability to amend it, if needed, at times other than in the April annual meeting. So this was this turned out to be a little bit of a surprise that we had this problem. The bylaws can be amended any time, but the JPA itself could only be

amended at the one meeting. And so we just want to reconcile that that conflict, if you will, and get them both so that they can be amended any time. CPCNH's legal counsel has looked at the proposed amendment and they don't have any problem with it. They think it's reasonable. Well drafted. The board itself has unanimously approved this change to the JPA and that happened at the April annual meeting, which was the only time that it could be approved. And now, because it's a change to the Section 16, it must be also approved by all of the member municipalities. So we need to have Hudson sign on and approve this. I believe I'm correct in saying that five out of the 19 have so far approved it. And so this is in process throughout all of the towns I have, if it please. The board has suggested motion. And so I don't know whether you want me to read that or it's in the packet.

Chairperson Roy said yeah, yeah, and I'll, I'll open it up to the Board. If anybody has any questions or comments.

Selectman Morin was recognized and said the coalition. Is that just Hudson or is that throughout the state? Mr. Putnam replied, the coalition consists of 19 municipalities. And if you pardon me for a second, I'll switch to the other presentation in advance. Here's the list of the current members and where they are around the state. Selectman McGrath said so that's an eye chart. But for me, that's wearing, uh, not bifocals, but. Well, we are cheap. They're just, they. They're cheater glasses and they don't work on that and my eyes don't work on that.

Selectman Morin asked, are all the communities listed here doing the same thing you're doing? Mr. Putnam replied, yes, that's what's required. Each one of the communities that's a member of CPCNH has to approve. Selectman Morin then said so they're making a proposal to all their boards of selectmen, councils or whatever. Mr. Putnam replied, exactly. And I believe five so far have approved it and, and it's in process for the rest.

Selectman Guessferd asked, nobody's disapproved then yet? Mr. Putnam replied, No one has disapproved it yet.

Chairperson Roy asked Selectman Gagnon, if he had any questions. He replied, no, Madam Chair, I do not. I support everything Mr. Putnam is doing and looking to accomplish.

Seeing no further questions from the Board Selectman Gagnon made a motion, seconded by Selectman Guessferd to approve the amendment to Article XVI, Section 2 of the Joint Powers Agreement of the Community Power Coalition of New Hampshire, as presented in the agenda package this evening. A roll call vote was taken. Carried 5-0.

Mr. Putnam then said, now to the second part. So what I wish to do is basically give you an update on our progress to date in the Hudson Electric Aggregation Committee. And I almost made the mistake there. We have gotten, we the committee, have been a little loose with the E for the second word. And it was officially recognized as Hudson Electric Aggregation Committee. That's what the Board of Selectmen voted to create. And somehow we got a little loose and started calling it energy instead of electric. And so we're trying to be a little more disciplined on that. So forgive me if I slip. So again, just to reiterate, CPCNH is a Joint Powers Agency nonprofit, and it's a Governmental Joint Powers Agency. So just recently, in the past nine months since we joined, five additional municipalities have joined the membership. So we're collectively at 19 at the moment, 18 municipalities in one county. And that brings us to approximately 20% of the state's population being represented through CPCNH and there's many more communities that are in the queue and that are interested.

Selectman McGrath spoke up saying, I have a correction for you. The Hudson Board of Selectmen authorized the town administrator as opposed to town manager. Mr. Putnam replied, oh, okay, sorry. And made the correction on the slide he was presenting. Thank you. My display changed here and we'll go up to an additional community. As of Thursday, Peterborough will be joining CPCNH. Just as a side note, the nature of the CPCNH board and how it's formed will change once we exceed 21 communities. So we're approaching that inflection point. And so after once, once the 22nd

community joins, then it's not automatically that every community has a representation on the board. The board has voted on the communities, the communities that represent the board. So back to the chart which we've seen and that we'll get updated as of Thursday when Peterborough joins.

So we've been the Hudson Electric Aggregation Committee has been very active on various CPCNH committees and activities, but the bulk of our work of late has been in drafting the electric aggregation plan for your review coming up I hope quite soon. What we're working on is a late August date for getting that draft to you. And I understand that the Board has working sessions from time to time. Chairperson Roy said occasionally we have we have workshops. Mr. Putnam replied, yeah, we might want to do a workshop. It is a sizeable document. It is presently 72 pages in length. Chairperson Roy responded saying so I would suggest that you start you would coordinate that with Mr. Malizia and just so you're aware we may be fading into budget season at that point. So you might want to reach out to him sooner rather than later and. Mr. Putnam replied, will do. Thank you.

Mr. Putnam went on to say, this is a graphic that is from the electric aggregation plan. And basically it's a timeline that's progressing from left to right. So we have a coalition established this joint power agency that was CPCNH in itself just last fall. Hudson approves the Joint Powers Agreement that happened also last fall, the Board of Selectmen basically directed the had the Hudson Electric Aggregation Committee created, which is a subcommittee of the Sustainability Committee. So that was this item here is done and the electric aggregation plan is in process. And so we're kind of thinking about where we're at in a timeline. We're sort of about here at the moment. This is sort of where we are today. Things that need to happen in the relatively near future is the Committee needs to adopt the plan after some public hearings. So we're in the process of getting educational materials organized and ready to have public sessions to present this. Selectman McGrath then said just a question. Is that supposed to be in our packets? Mr. Putnam replied, that slide that slide should. Selectman McGrath replied, it is not. So that's why I'm asking if it should be. Mr. Putnam then said I thought I had gotten this version of it to you, but I will get this PowerPoint to you so that you can see it.

Mr. Putnam went on to say and then at some point and this would be later in the spring when we have the town meeting, then the intent is to have the plan to you folks work with you get the Board of Selectmen so that they're comfortable with the electric aggregation plan so that we can then have a warrant article put together for the residents to vote on in the spring.

Selectman McGrath then said, so I have another question. So if anyone is making a change to their electric billing, I'll state it that way, doesn't that have to be done by August 1st? Because I just made a change. And it was... I was told that they're going up on the is it the service part of your electric bill is going to be doubling in. Selectman Guessferd said supply. Chairperson Roy said the state just approved that. Selectman McGrath then said but I mean don't you...again, you know again this is another eye chart for me, but I thought the electric aggregation plan was part of that, wasn't it? Mr. Putnam replied, no. So. So Eversource goes to market twice a year to purchase power for, for the communities that it represents. So. Hudson, Eversource is the default supplier for Hudson. They go mid-winter and there's about a ten day window when they are basically negotiating contracts for the next six months and then they repeat it again in the summer. And then that that new set of pricing in contracts takes place in late summer through the fall. That's what's happening shortly. August 1st is that new set of contracts that Eversource has purchased for electricity that takes effect starting August 1st. That's entirely separate from the electric aggregation. Selectman McGrath said okay. That's separate from what you're proposing. Mr. Putnam replied, well, what the electric aggregation plan is about is the town voting to not use Eversource as the default supplier any longer. The town itself would contract and partner with... would partner with companies that let contracts for purchasing power for the residential customers of Hudson. And so someone in Hudson would no longer have Eversource as their default supplier. You would still be able to choose to use Eversource if you wished. You would be able to choose to buy power from a competitive electric supplier as you can now. So none of that changes. What would change is who's the default supplier? It would no longer be Eversource. Eversource would still be responsible for delivery and transmission and billing and manning the customer help line all of the other things that they do they would continue to do. If

Hudson votes this in. What changes is one line on your electric bill, which says where did the power come from? Selectman McGrath replied, so similar to the... what I just changed the supplier portion of the bill. Correct. So is that what this is going to be, the supplier portion? Mr. Putnam replied, right, it's the supplier portion, right. And it's similar to what you've done. You, if I'm correct in understanding you chose to use a competitive supplier and not Eversource. Selectman McGrath replied I did. And that and you have to sign sort of a contract and you can choose whether it's 24 months, 48 months, 36 months. It also applies to not just residential properties, but some of the commercial properties as well. Mr. Putnam replied, right. And I want to be careful when we say it's similar because under the Community Power Plan, there's no contract. You can come or go from using what would will become known as Hudson Community Power if this is approved by the voters, you can come or go from that anytime you wish. Basically on a billing boundary, like a monthly boundary. Selectman McGrath then said I just want to if anybody is doing the same or under the same understanding that I have, that that they know about that as opposed to.

Mr. Putnam then said so what what needs to happen and is part of the planning going forward. Go to the next slide here is that there will be education sessions that we will hold so that people understand what's what's being proposed so that they're understanding what it would be that they're voting for or against with the warrant article in the spring. And the whole idea is, is that we can do better than Eversource. We can buy power at a lower price than Eversource. And this has been this is not new. It's new in New Hampshire to be able to do this. But communities around the country have been doing this for decades.

Selectman McGrath then said I just wanted to because I just made the change. I wanted to make sure that if someone else does the same that they need to know about that. Mr. Putnam replied, sure. And. This is part of the education process that we will go through. Selectman McGrath replied, you know, and it's great. It's just that there's other changes that they can make as well. Mr. Putnam replied, sure. And they can. And nothing prevents people from making those changes now. They could go to a competitive supplier now and then later on when that contract is over, they could switch to Hudson Community Power or back to Eversource. Selectman McGrath replied, Okay. Thank you.

Mr. Putnam then said so I apologize that these slides weren't in your packet. I want to stress that there's a couple of things that are... that are going on a little bit in parallel with the work that we're doing here. Let's so we're on the slide here. And this assumes that we're past the town meeting in spring, that it has been approved by the voters. So, Hudson Community Power has been approved. At that point, next spring, there'd be a startup activities for Hudson Community Power. And one of the things that needs to also happen in somewhat in parallel with all of that is the New Hampshire Public Utilities Commission needs to adopt rules. Actually, that's happening right now, and those rules are finally being finalized. Expected finalization of those is in August. So this is actually a not next spring activity. This is this is happening sooner, which is great. And the New Hampshire PUC also needs to approve the electric aggregation plan that Hudson has written. And that is kind of dependent on the PUC having finalized its rules, which has been holding up the show for a number of communities here for a while with their. And then key is and I don't want to get into the details of this because it would take far too long for tonight. But the Select Board will at some point, if this is approved by the voters need to adopt some cost sharing agreements and risk management policies because the Town basically is going to be working with an external, let's call it, a broker to purchase power for the residents that are on that are on the new plan, the Hudson Community Power Plan.

And now this is even further down the process. But at some point we need to get data from the utilities, from Eversource in our case and start procuring power. More public outreach and then converting, basically converting people over to the Hudson Community Power and away from Eversource. And so there's all sorts of education that needs to take place as part of all of that process. But this is, this is well down the road from, from where we are now. And so we're looking at eventually, you know, the program launch. And I would hazard a guess that it's at the earliest it would be fall of 2023 that we'd be looking at launching this. Because if we have the warrant article approved in the spring, I think the earliest that we could actually be stood up and running and ready to go would be in the fall. And there's a couple of windows each year, both spring and fall, when it's sort of

an optimal time to start up a community power program. And that has to do to some extent with what does Eversource go to go to market as well. But those would be professionals that are making those decisions, not people here. Okay.

Mr. Putnam then said so just to summarize quickly, what we've been doing is editing and reviewing drafts of the electric aggregation plan that's going on now with the intent of bringing a draft of the plan to the Board of Selectmen by, I'm hoping, late August. We have been and will continue to be talking to candidate power provider organizations, making absolutely no commitments at this point, obviously, and doing due diligence. And we'll continue to do that in anticipation of the warrant article passing next spring, we'll be working with the Board of Selectmen through the fall and understanding that we're overlapping with budget season to get to the electric aggregation plan to the point of where the Board is happy with it. And then at that point we would go forward with putting it to the PUC that could actually be done ahead of the voters approving the warrant article because they both have to happen in order for anything to go live. We'll be developing materials for educating the Hudson voters through the fall. We started this past spring. We'll be continuing to work on that through the fall. I believe that we need to go back and believe we need to have the warrant article formed by early November. Am I correct in that if it's Board sponsored? Yes? Okay. Some public education sessions through the fall and winter at some point in the probably in the spring. That could happen prior to the town meeting. But it could happen after there's it could work either way. Would recommend come back to the Board with recommendations on who we think the town might want to partner with for a provider organization. And then assuming that the electric aggregation plan is approved by the Hudson voters, we'd work with the Board to partner with the selected power provider organization and then eventually execute on standing up Hudson Community Power. There's a lot of detail there. And I apologize that you didn't have all the slides ahead of time. Chairperson Roy replied, that's okay. Does anybody have any anything else? Any questions?

Selectman McGrath said I'll just offer my packet to you so that you can see what we got. Chairperson Roy asked, Selectman Gagnon, do you have any questions or comments? Selectman Gagnon said the only comment I'll make is just a reminder to the public who's listening to this very technical conversation. This is something the town facilities have done for years. And I think Mr. Putnam and Ms. Messner here are trying to do the same thing for the residents. So it's nothing super new, but hopefully it'll be justice to our residents and small business as it is to town facilities. Thank you. That's all. Chairperson Roy said, I just want to say thank you for all your work. And this is a lot of work and I appreciate. Mr. Putnam replied, it's a labor of love. Working towards is lower electric rates.

### C. Comcast Franchise Agreement Renewal Recommendation

Chairperson Roy recognized Hudson Cable Committee member, Diane Cannava who was filling in for Cable Coordinator, Jim McIntosh. Ms. Cannava began by saying, how do you Board members? I am Diane Cannava. I'm the clerk on the HCTV Cable Utility Committee. And I think I drew the short straw tonight. Everybody seems to be out of town and I'm not. So bear with me, please. It is my pleasure to be here. You have, I believe already it has been submitted the renewal agreement between the Town and Comcast. And it did come with a cover letter from Jim McIntosh, Media Director and Mike O'Keefe, who is the Chairman. So I'd just like to highlight some points of that letter and then give you a chance to ask any questions.

The current cable television agreement between the Town and Comcast expired in March of 2022, but does remain in effect. The now proposed renewal agreement was negotiated by Mike O'Keefe, the Chairman of the Hudson Cable Utility Committee, Jim McIntosh, HCTV Media Director, and Steve, Malaysia. Town Administrator, with Comcast senior manager Brian Christiansen. As part of the renewal process, the Cable Utility Committee held a public hearing on July 11, 2022. The

committee members reviewed the proposed agreement and offered some changes that were incorporated into the final document. Substantive portions of the current agreement remained unchanged. Some modifications were made to the renewal agreement that included HCTV to acquire a fourth television access channel, which will support high definition programming. The franchise fee Comcast pays to the Town increased from 4% to 5%, and this is the highest limit allowed by law. There will be, this will be for the renewal of this term of this agreement for ten years. It will be paid to the town quarterly, 80% for the Community Utility Committee, and 20% goes into the Town. There were a lot of outdated sections, as you can imagine, and technical references that were removed and updated from the document. And also certain language was updated to reflect the current law and FCC rulings, but not part of this franchise agreement. Comcast did agree to offer qualifying senior citizens a discount on their monthly bill. All parties involved in this negotiation process believe that the proposed renewal represents a fair agreement, and they recommend that the Board of Selectmen, as a franchise authority, approve and sign this non-exclusive franchise agreement with Comcast. So I open it up to any questions with my liaison to the Committee, Bob Guessferd. He can help me out if there's anything technical I don't get.

Selectman McGrath was recognized and said I have a question. You mentioned, Diane, that senior citizens were able to get a discount. Can you tell me the process that they would have to go through to get that that discount and the age limit? Ms. Cannava replied, I have a letter here. Selectman Guessferd said the letters in the packet. It's the third page, says Xfinity. Selectman McGrath said oh, so that's the one from Brian Christiansen. Ms. Cannava replied, yes. Selectman McGrath then said so it's \$2 per month. And they have to be 65 or older. Should I read this letter into the record for people that are watching this and don't? Chairperson Roy said, if you like. Selectman McGrath said, I think I think we should. Ms. Cannava said I can do that.

“Discount available to eligible Hudson senior citizens. Comcast will voluntarily offer a discount equal to \$2 per month off Digital Extra. The discount will be for those persons age 65 or older who are head of household and receiving SSI or Medicaid. A qualifying subscriber must be able to show proof of such qualifications. Acceptable documentation would be the following proof of age: driver's License, birth certificate or passport. Head of Household: lease deed, town Tax Bill. Receiving SSI or Medicaid benefits under Social Security.”

Selectman McGrath then said so is that...is it just Medicaid or Medicare that they would? Chairperson Roy said this just says Medicaid under Social Security? Selectman McGrath replied, no, it does. But I mean, I mean, wouldn't they want to offer it to Medicare people that are receiving Medicare? Chairperson Roy said because to be honest, I don't know what's the difference between them. Selectman McGrath replied, well, Medicaid is a it's for insurance purposes for health care. And so isn't Medicare. Chairperson Roy replied, right. But isn't one for 65 and older or that qualify for Social Security? And the other one is...Selectman McGrath replied, I don't know. School Board Chairman Gasdia replied, Medicaid is for if you have a certain income level. So Medicare, anyone can get. You can make... you can have \$1,000,000 in your bank account and still get Medicare. But Medicaid, you have to have certain qualifications. So if you qualify for that, you'll meet whatever income requirements that Comcast has.

Ms. Cannava added, I believe this reflects what they do with other towns, the exact same qualifications. Selectman McGrath replied, that doesn't make it right. Ms. Cannava replied, no, it doesn't. But I'm glad we found out about it. Chairperson Roy then said, I think just to be clear, under Medicaid, you would automatically meet whatever income threshold Comcast has put in for that discount. If you're if you're receiving Medicaid. If you're receiving Medicare, that's not necessarily so. You could you could have other income. Selectman McGrath replied, I just you know, it should be if it's available to senior citizens, it doesn't matter what kind of income. This is my thought that it shouldn't be limited to just people that are receiving Medicaid. Chairperson Roy replied, I don't know that I disagree with you, but it's a private Comcast is a private company, so they can make whatever rules they want. Selectman McGrath replied, yeah, I know that. But what's so what's you know, I used to say to people at the Planning Board level, you can do something, but it doesn't make it the

right thing to do. And that's this it's not necessarily the right thing, but they have the right to do it. So that's my point. Selectman Guessferd said it's a good point. Selectman McGrath replied, I think so.

Seeing no further questions from the Board, Selectman Guessferd made a motion, seconded by Selectman Morin to approve the nonexclusive Comcast Franchise Renewal Agreement dated July 26, 2022. A roll call vote was taken. Carried 4-1. Selectman McGrath opposed. Selectman McGrath then said I'm just going to comment, my reason for my nay vote was based on my comments.

#### D. Lowell Road Bridge Project - Amendment #2 - DES Permit Fees

Chairperson Roy recognized Town Engineer Elvis Dhima. Mr. Dhima said, good evening Chairperson and members of the Board. I'm here before you this evening Thank you, Chairperson Roy. Good evening, everyone. As you recall about a meeting or two meetings ago, I was in front of you asking you for an amendment number one on this related to engineering services, related to the dredge and fill permit for Lowell Road lining. That particular bridge Lowell Road is on the red list. Long story short, when you submit a dredge and fill, we have two things to look at. Mitigation that they're required related to the wetland. And the other piece is the fee related with this permit. Talking to the state, going back and forth on them, we agree that there's no mitigation required on this project. And the other piece was the fee. We tried really hard to have them waive the fee because this is basically a town project. We waive our own fees for our own projects, but it appears that do not have a process in place for that and they have never done before try to explain to them this is ARPA funds, it's related to infrastructure. And long story short, we tried and the fee still stays in place. So that said, I'm in front of you tonight to ask you for an amount not to exceed \$1500. We budgeted \$50,000 for the engineering phase. And we are right now with the approval of this amount at \$42,200. And hopefully this is the last surprise because I remember you, Selectman Guessferd, asking me last time, is this the end of it? And I think I said yes, what state is that keeps on giving. So hopefully this is it. That said, we're still under budget and we've done a lot of homework. We're ready to file and this is the only thing that's waiting for the completion of the permit phase. But that said, I'll take any questions you might have.

Selectman McGrath asked so this is just for dredging and filling? Mr. Dhima replied, correct. So this is basically the state saying, yes, you can do the work, upstream and downstream related to this brook. And thank you for the fee. Selectman McGrath said, it's surprising to me that the fee is as low as it is. You would expect it to be much higher. Mr. Dhima said, it has been in the past. And we'll talk about the next item to a little bit, how that comes into play. But basically what they're charging is about \$0.40 per square foot of a permanent wetland that they believe is permanent. We believe it's temporary, but that's for another day.

Chairperson Roy asked, Selectman Gagnon if he had any questions. He replied, not at this time. Thank you for asking. Chairperson Roy then said so I just want to be clear. This is this is part of the ARPA money. Mr. Dhima replied, 100%. You're correct. Chairperson Roy said I just want to make that clear to the listening audience. Does anybody have anything else? Selectman McGrath made a motion, seconded by Selectman Morin to approve amendment number two to the Lowell Road Bridge project related to permit fees in the amount of, not to exceed \$1,500, which brings the total contract amount to \$42,220 using account #7201, which is our ARPA funding. A roll call vote was taken. Carried 5-0.

E. Merrill Park Proposed Parking Area & Repair of Existing Boat Ramp

Chairperson Roy again recognized Town Engineer Elvis Dhima. Mr. Dhima also introduced Bill Collins, Chairman of the Hudson Conservation Commission. Mr. Dhima began by saying So with that said, as you all know, Merrill Park is a town park and within this park is an existing boat ramp that's primary use for kayak access and primary access for the Fire Department at this time. It's in need of repair. You need preservation because right now there's some significant issues out there. In addition to that, there's some other improvements that Conservation Commission has taken upon themselves to present to the Board and recommend. And one of them is introduction of an eight vehicle parking area adjacent to this boat ramp/kayak access. With that said, we have had multiple discussions back and forth how to tackle it because this is not going to be an easy one. So with that said, what we're trying to do, what we're trying to propose to the Board of Selectmen is the same approach we did with our Musquash parking area, which is the Engineering Department doing this in-house to keep the costs low and doing this at our time when we can. Get the permit that we need for this, which is going to require a Shoreland Protection. Figure out what that permit will be, what it will take, come up with something that the state and us can work with and come up with a boat that's approximately ten feet wide that will be accessible to everyone, residential, better access for the Fire Department and their equipment to get into it and see where it takes us. And with that said, Mr. Collins is here to take any questions with me and answer as many questions we have.

Chairperson Roy asked does anybody have any questions. Selectman Gagnon replied, I do, Madam Chair. And quickly. Forgive me, gentleman. There was some discussion on the books about Hudson Logistics Center sometimes or potentially paying for some of this work. Just briefly, can you explain if there is any tie in still how you're anticipating that tie in or not anticipating it with what you're currently proposing? Mr. Dhima replied, I just want to be clear, this will be 100% related to the existing boat ramp, that's more like a kayak and for small boats. The boat ramp you're referring to, Selectman Gagnon, is state of the art boat ramp that will be utilized in a different location than the existing one. And funds related to that project, if it ever comes back, will be focused on a different brand new boat ramp that will be heavy duty motorized vehicles, not this particular boat ramp that we're focusing on. Does that does that answer your question? Selectman Gagnon replied, yes, I believe so. Thank you. Mr. Dhima replied, Sir. You got it.

Chairperson Roy said, I do have a question. Is there digging involved in this project? Mr. Dhima said or asbestos? Mr. Collins replied, right. So we're looking to put a small parking area in there to open it up a little bit. For people to come and go make it more accessible. Means more people using it means less vandalism happening at the park. So there's a possibility of some stump removal, but most of the grades will be brought up to grade. Not dug down to grade. Mr. Dhima then said so to answer your questions, there will be possible digging, yes. Related to the stamp removal. With that said, myself and the Civil Engineer are both certified to handle certain levels of asbestos inspection on the site or identifying that if it's there. So when we get to that phase, which is a construction piece, one of the staff from Engineering Department will be there to assess if that's the case or not. We do not believe overall, the information that's provided, that there is asbestos at the area that we're planning to utilize. As Mr. Collins said, our approach is to not take any chances and build up this parking area and I'll go down. But there will be some minor cuts and fills there, especially when it comes to the boat ramp itself.

Chairperson Roy said, so, I mean, I just want to be clear, I'm not opposed to a project, but I don't want us to have liability. Right. Or large unanticipated costs because we have to do an abatement project. Right? Mr. Dhima replied, absolutely. And right now, the only phase we're committed to this point right now is the design, the approach and the permit. If we can't get that far, then obviously there's no discussion whatsoever required for the construction phase because we don't know what the state is going to come back to, especially what we will be dealing with. But my understanding is that if we get those three phases complete, you know, the approach, the permit and the Con Comm covering the cost associated with that, then we'll come back to the Board of Selectmen and have a discussion about what the construction will be like and the funding for it. Because right now this is not



on the Town. Right now this is a venture that the Conservation Commission is taking upon them to address this need.

Chairperson Roy then said and then my other question then would be, what's the time...what timeline are you looking at? Mr. Dhima replied, when we filed last time for a Shoreland Protection, it was outside of the 150 foot buffer. It was not as complex as this one and it took about somewhere between 3 to 4 months. So we're hoping to have an answer and some kind of direction by the end of this calendar year if we get to work within a week or so. We've also got some big projects coming online, construction projects coming to as well. So this will have to be fit in to our schedule, but I'm hoping we get a positive response from the state by the end of calendar year. That's a goal. We'll get that done. We can regroup, figure out what the next move is. And in the spring of 2023, we can figure out what we're going to undertake once we figure out what the funding is.

Chairperson Roy asked, anybody else have anything? Selectman Gagnon said I do, Madam Chair. Gentlemen, one last question for you. I know I think we've been aware of some vandalism, some deforestation, I guess, as you will in that area. You may have said it already on Mr. Dhima, but do you have any general plans that you can explain to us where you may try to help protect the bank of the river from wash away due to any current or previous destruction or removal of trees or shrubs and that kind of thing on the bank. Mr. Dhima replied, so there's two, there's two parts to your question. The erosion that that has to do more with what's going on with the river activity over there and something beyond our control. We know that the river bank did not look like that 20 years ago. That's my understanding on people that have been here longer than I have. One thing we're trying to do is we're going to introduce boulders along the drop, the riverbank there. So if anyone is venturing around there with a vehicle, they'll have some kind of stop mechanism to it short of a guardrail. But as far as the as far as the trees being out there illegally or without any without us knowing about it, that's something that we're going to keep an eye on. And we're hoping if this project moves forward, then there's a lot of activity out there by public that that vandalism will actually go away because this spot will be visited more often by everyone. Who knows, maybe even I can hit the kayak or there there's a boat ramp I can get access to never know at lunchtime. But it's noted Selectman Gagnon. It's noted.

Mr. Collins added, there were two trees cut down or maybe two and a half trees that were on a small peninsula that kind of jutted out off the side of the bank. And I mean, that's an easy fix with a couple of replanting of trees once we get the project going and that would be part of it. My big concern really is we really haven't seen the erosion along the river's edge because we haven't had a lot of high water. And the construction will be of a nature that will kind of prevent further erosion from happening. It'll be compacted gravel tiered down. And it's in an area that's protected from the currents because the currents flow north to south. This is kind of on an easterly side of the riverbank. We'll call it in a nook along First Brook. So there's definitely a lot less erosion in there. Mr. Dhima then said the answer to that is we'll have to determine based on the permit Shoreland Protection to how many trees we need to put back or how many trees we need to take down. We don't expect to do a lot of that. We're going to try to stay away as far as possible from doing any further cutting, but depending on what the permit will take, typically at times in the past when I was in private sector, they'll ask you to plant new plants because they do a 50 by 50 grid approach to everything you do. So we'll have to see how that plays out. But I, I would not be surprised if they ask us to put some, some plants back in there, so we'll have to figure out where. Chairperson Roy asked, you all set, Mr. Gagnon? Selectman Gagnon replied, thank you. I believe that answered my question. Yes, very much. Thank you, gentlemen.

Selectman McGrath made a motion, seconded by Selectman Guessferd to move forward with this project and authorize the Town Engineer to be the principal for this project. A roll call vote was taken. Carried 5-0.

Selectman Guessferd made a motion, seconded by Selectman Morin to authorize the Town Engineer to file for the Shoreland Protection permit with NHDES. A roll call vote was taken. Carried 5-0.

Selectman McGrath made a motion, seconded by Selectman Morin to authorize the Public Works Director to assist with construction of this project. A roll call vote was taken. Carried 5-0.

F. Fire Dispatcher Resignation

Chairperson Roy recognized Fire Chief Rob Buxton. Chief Buxton began saying, Good evening, Chairperson Roy, members of the Board. Tonight, I bring forward the notice of resignation from dispatcher Anthony Patti. Dispatcher Patti has been a member of the organization for the last three years. He's leaving to go west and work in the city of Nashua. So he has tendered his resignation effective July 31st, 2022. So I would ask the Board to accept his resignation with thanks and appreciation. Seeing no questions from the Board, Selectman McGrath made a motion, seconded by Selectman Guessferd to accept the letter of resignation from Dispatcher Anthony Patti effective 0800 July 31, 2022 with the Board's thanks and appreciation. A roll call vote was taken. Carried 5-0.

Selectman McGrath made a motion, seconded by Selectman Guessferd to authorize the Fire Chief to advertise the Dispatcher position. A roll call vote was taken. Carried 5-0.

G. Seagrave Fire Apparatus Contract Amendment

Chairperson Roy again recognized Fire Chief Rob Buxton. Chief Buxton began by saying before you this evening, Chairperson Roy and members of the Board, I provide you a copy of the amended terms of the contract. As you're aware, we had received a request for a surcharge from Seagrave Fire Apparatus in the amount of \$89,165. And you had authorized us to come to terms with them regarding the amendment. And in this document this evening, which has been vetted by David Lefevre, you'll notice that we'll receive credit for any outstanding interest that has been received since the truck has been pre-paid for. They are extending the limited warranty on the truck from two years to three. They are going to provide an in-process inspection in the month of September. And if the truck is not on site prior to the end of October, which is the drop dead date to remove truck 36 and service, they will provide us with a loaner and at their own cost. So those are the terms that we bring forward to you this evening. And I'm asking for authorization to sign the document and move it forward.

Chairperson Roy asked, does anybody have any questions? Selectman McGrath then said so, so any support that I offered for this, I'm changing that. I've heard from the Finance Director and I understand that, Steve, Malizia doesn't approve of using ARPA funds. The ARPA Funds Committee didn't vote on this, as I understand it. The money is supposed to be used for infrastructure and not trucks and capital reserves should be used for this. So I'm taking my vote of approval away and the others can do what they wish. But I'm not supporting that.

Chairperson Roy then asked, does anybody else have anything? Selectman Gagnon said, Selectman McGrath, can you explain your thoughts a little more? I mean, the vote currently is just to talk about the contracts. I'm interested in your thoughts there, but is it right to do it in this motion or is there another motion or another discussion we should have about what you're speaking of?

Selectman McGrath replied, I don't know that. But I do know that I've been told since the last meeting that I talked to the Finance Director. I talked to her today, and she doesn't support this at all. She was on the Committee and the, ARPA Committee and they didn't approve this. And they should they should have been presented with that because you're asking to use ARPA funds. And \$2.6 million of the ARPA funds that were given or donated to the Town, two point million is committed. So there's

money there's a little money left. But that's supposed to be used for infrastructure, not for trucks. And the capital reserve account, which I understand has, has money in it in your account. And that should be used as opposed to this. So that's my reason. Steve Malizia's on vacation this week. I can't talk to him, but it's my understanding that he didn't approve that either.

Selectman Gagnon replied, thank you for that explanation. Chief? Can you speak to that a little bit too kind of add some clarity to what she's talking about, please? Chief Buxton replied, sure. Absolutely. The original ARPA group sent you four projects. The expenditure, any additional expenditures, no different than the pavement for the transfer station, are in the authorization area of the Board of Selectmen and there is no need to go back to the ARPA group. There is no capital reserve money available for this project. The capital reserve money that is available is for repair and refurbishment and is not for purchasing. There is a capital reserve account for purchasing, which is a vote of the public which would not take place until next March. So that does not make itself available for this project as we see fit. See here today in front of you. And to the comment about the Town Administrator, he was in support of this prior to his leaving for vacation with no issues. So he worked with me and Dave Lefevre on this. So that's those are the comments that I have. Selectman Gagnon replied, thank you very much, sir.

Selectman Guessferd was recognized and said do we do we think that this would have been brought up by our attorney or anybody else? I mean, I want to make sure we're not going to officially violate anything. Chief Buxton replied, no. So I went to a company called Guidehouse, which is the state contractor for ARPA money, as I expressed during our last meeting, and asked if this would be an expense that would be authorized, and they said yes, that it would be authorized.

Selectman McGrath then said but it wasn't presented to the ARPA committee. Chief Buxton replied, it was not sent to the ARPA Committee. Chief Buxton replied, it was not sent to the ARPA Committee, no. Selectman McGrath then said when did the ARPA... you (Chairperson Roy) were on the ARPA Committee. Chairperson Roy replied, I was not. Selectman Gagnon and Selectman Morin were. Selectman McGrath then said and you're the liaison to the Fire Department, correct? Chairperson Roy replied, I am. Selectman McGrath then said so this the contract that we signed with the truck manufacturer, when was that signed? Chief Buxton replied, that would have been signed in 2020. Selectman McGrath then said so you could have easily gone to the ARPA Committee. Chief Buxton replied, the request for the surcharge came in two weeks ago. Chairperson Roy replied, yeah, we had at our last meeting. Selectman Guessferd added a little over two weeks ago. Chief Buxton replied, so we didn't... the surcharge was not part of the original contract. That's why we're amending the contract.

Selectman McGrath asked so where were the funds coming for the truck originally? Chief Buxton replied, the funds for the truck was the lease purchase that was authorized by the board and is part of the budget and the default budget. Selectman McGrath replied, said so it's part of the budget. So this this increase could have been part of the budget, too. Chairperson Roy replied, but we didn't know about it. Selectman McGrath replied, no, but now we know about you're using ARPA funds. Chairperson Roy replied, right. But when we signed the contract, we didn't know that they were going to come to us no later.... Selectman McGrath interrupted saying I understand that part of it. But there's money within the budget you could use. I think that there's money in the budget. Chairperson Roy replied, we're in a second default budget. To which Selectman McGrath replied, I understand. I understand that but it's too bad that Steve's not here.

Chief Buxton then said we presented three options. The last time that we had conversation on this one was to use contingency money, which Steve and I had recommended you not do this early into the budget season. Number two was to basically authorize the over expenditure of earned time buyback funds, which we also chose not to look at. And we said we weren't looking to go there. And the third option was to look at utilizing the ARPA funds, which the Guidehouse gave us the green light, that that would be an appropriate utilization of the funds. Selectman McGrath then said so couldn't you have gone back to the ARPA Committee and asked them to amend their whatever vote

they had. Chief Buxton replied, that was that was not the direction the Board gave me when we talked about this the first time.

Selectman Morin was recognized and asked, are we in any time restraint with this new amendment to the contract? I owe this to them forthwith. Chairperson Roy asked does anybody else have any questions on this. Seeing no further questions, Selectman Guessferd made a motion, seconded by Selectman Gagnon to authorize the Fire Chief to sign the amendment to order terms with Seagrave Fire Apparatus for the purchase of one unit of Seagrave Custom Fire Apparatus, for model TB50CA Marauder II Pumper number S07L25. A roll call vote was taken. Carried 4-1. Selectman McGrath opposed.

Selectman Gagnon made a motion, seconded by Selectman Guessferd to authorize the Fire Chief to use American Rescue Plan funds not to exceed \$77,165 for the payment of the agreed upon amendment with Seagrave Fire Apparatus. A roll call vote was taken. Carried 4-1. Selectman McGrath opposed.

## 9. Board Liaison Reports

Selectman Guessferd: The only thing, as we saw the big work of the community of the Cable Commission was the contract. So I think that was a great move forward. That contract had kind of lapsed, so I'm glad we were able to get that done tonight.

With regard to Rec, summer program is halfway over. Everything's going well, all kinds of good activities going on. Anybody looking to sign up for soccer? Soccer signups are closed, but there is a waiting list and we need officials so anybody can officiate soccer, go into the Rec Department and put in an application.

summer programs for men's and women's softball are going well and heading toward the playoffs and senior center is things are going along there there's some pretty good activities for the seniors going on there. There's a few field trips and everything is going well there so on those.

Regarding the Planning Board, we've had a couple of projects approved in the last meeting. Tomorrow night we'll be looking at the final phases of Shepherds Hill, which has had kind of a complicated past, so that that will be on the agenda for tomorrow night, an application, acceptance and review. That's all I got.

Selectman McGrath: I just have a couple of things. I talked to Chief Dionne and they've received quotes for the addition to the police station. They're currently going to be reviewing those and probably have a report back to us for either the next meeting or the meeting after.

Municipal utilities committee didn't meet this this current week or two weeks and they had a lack of a quorum. So and that's understandable because we don't have a full, full board. And that's all I have.

Selectman Morin: Benson's Committee; they're moving forward with getting estimates to remove the asbestos out of there and then move on with plans, whatever they're going to do with that building. Chairperson Roy asked, is that the train station? Selectman Morin replied, yes, the train station. So they're going to be coming forward to this Board, actually with the three things I'm going to talk about. Second thing is the mural in the gorilla cage is starting to chip and flake. So they've got a local artist that has offered to repaint it if the Committee picks up the supplies. So they're going to get \$200 bucks out of their budget and get that done. The park fees, they pretty much come to a conclusion and that will be presented when they come to the Board. They'll be coming to the Board after they get the quote for the asbestos so they can just do everything in one shot.

The Benson's barn. Town Engineer had put a submission into the state preservation group to just put temporary siding on the barn to make it look better to go with the roof. They turned us down. Said that we cannot do that because it will take away from the barn and the historic. So at this point, we're going to stay the way we're at. There's another option they're looking at some type of board that they can put on there. He's going to submit that, see where that comes back and take it from there. Other than that, we're going to have to reside it with which is going to be a lot of money.

The other thing is right now, the Town's under a watering advisory on even days, but we've kind of run into a real big problem with some issues. First issue is in the morning they're coming into finding the main tank on Gordon Street is down to 30% because people are watering. Second issue is there's a pump in Nashua that is down. So we've only got one pump pumping water into Nashua from us and they can't find parts. So we're not getting the normal amount of water we do daily from Nashua, which is limiting our supply. And the third thing is we the cold bane situation, we lost one of our wells. So we're getting into a dire straits here, especially with the severe drought that they just issued in the hot weather and no rain. And at some point, we're probably if things don't change, we're going to have to make this a mandatory water thing instead of instead of advisory. So we just like to get that out to the public, you know, start using water conservation help any way we can because we're getting into bad straits and.

Chairperson Roy asked, maybe get an update on that on the next meeting. Selectman Morin replied, yes.

Selectman Gagnon: Thank you, Madam Chair. A few quick ones tonight. The Sustainability Committee. Well, you heard a lot from them tonight, or at least their subcommittee about power aggregation.

NRPC haven't joined any meetings as of late. But they do have the continuing application process for the ten year plan, which is still open until, I want to believe, beginning to mid-August.

The Chamber of Commerce for everyone out there, just keep an eye on their calendar online. Lots of events they post both in the chamber and with the community as a whole. They do have a Board of Directors meeting on August 16th to be aware of, and that's all I have for you, Madam Chair.

Chairperson Roy: Thank you. And I just have a couple of things. The Town Planner is provide an update on surveys. So we started doing surveys pre-COVID to update the master plan and that kind of obviously came to a halt with the pandemic. So at this point, the NRPC plans to open up follow up surveys by July 29th and run it through August 15th. And they want to have the results of those published by August 22nd. And then in-person and virtual sessions will be scheduled in the September/October time frame, and the draft chapters that have been under are available for review and possibly revised or in the additional outreach and adoption by the Planning Board towards the end of the calendar year. So that's the Planning Board.

And then the only thing I have for the Library is I think I've mentioned the last couple of meetings is National Night Out is August 2nd, they're expanding it. If you watch working together for Hudson, the Library Director goes into detail about what events will be there and the fun that can be had at National Night Out.

10. Remarks by Town Administrator

The Town Administrator had an excused absence from this meeting.

11. Remarks by School Board

Chairperson Roy recognized School Board Chairman Gary Gasdia. Mr. Gasdia said, just a brief update for you tonight. Not too much. This is probably the lull of the school season. Summer Scholars is ending. I will say the partnership between the new Superintendent and the Town is already beginning. He's had a couple of meetings with Chief Dionne and I believe Chief Buxton. So that's nice to hear. I will just make a plea. I know you're trying to get people for officials, but we need help with pretty much any position you can imagine. Teachers, school nurses, custodians, lunch monitors, you name it, we need it. You know, we're putting things in place so the kids will get the education. But class sizes at the high school may be a little bit bigger. We're going to probably have to ask some teachers to cover some extra classes because we are way down. So if anybody knows anybody that's qualified to be a substitute or wants to be a teacher and wants to help out in Hudson, go to our website, sau81.org and there is a list of jobs you can apply for. So that's it.

Selectman McGrath asked, is there a reason for that? Mr. Gasdia replied, well, there's a few. I mean, I'll try not to get too high on my soapbox, but in general, teachers and educators, that whole industry, like a lot of industries, saw a great resignation. And, you know, if I'm being honest, you can make a lot more money and a lot of other towns. And, you know, we need to find a way to be more competitive. And right now, we do okay. And the teachers that are here are phenomenal. But when they leave, it makes it tough to attract new folks because everyone else also has shortages. I believe Nashua has something like 350 openings. And so they have more openings than us and they pay more. So it makes it that much more difficult for us. So it likely has, I would think, something to do with the pandemic when people were able to work from home. Is that part of the reasoning where. I think there's I think there's a lot, to be honest. I think, you know, in general, the number of people going to become teachers nationally is going down. A lot of colleges that are actually reducing or eliminating their teaching programs because enrollments down that pipeline comes through. And I think there's. There's a lot that we've asked our teachers to do that goes beyond teaching. And to do that at the salaries, they're asking that this is not something this is just nationally. And so the pool is there. But, you know, hiring is difficult in every industry right now. And so when you then add that to an area that doesn't get paid much, it just sort of gets, you know, compensated, you know, compounded. That's the word I'm looking for. So it's not a Hudson problem, but for us, it's a Hudson problem. So, you know, but we do have a lot of people, again, you know, to the people that are that are on our staff, they're phenomenal. They will do everything. I don't think the kids will notice it. They'll work more. They'll do all those things. But it's not optimal. So if we happen to know anybody, send them our way.

Selectman McGrath replied that's, uh, it's sad to hear that. I mean, it's. Mr. Gasdia replied it is. Selectman McGrath went on to say you know, from a perspective of, you know, I remember going to school and some of the teachers I thought were great, some of them not so much, but. But society was different than to. You didn't. You didn't have a lot of. Interaction between, you know, you could go to the school meetings, you could have parent teacher night. My mother always went to those, but I don't know now if there's too much involvement or not enough. I just. It's actually. It's it's sad. I mean, I just I find I don't have children, as I keep saying that when we're talking about the school. But I know my nephews went to the Hudson schools. I went to the Hudson schools and am I my family members that live in Hudson? And I just find it I find that to be a sad commentary that we're losing teachers and we're in need of them. And it's not fair. It's that loss and the extra work that's required for the ones that stay. It's not fair to them because then they have to pick up more and maybe they may have issues that they need to attend to when they get home. And it's just it's a sad, sad commentary.

Mr. Gasdia replied, yeah. No, it's tough. And like you said, society is society has changed. And, you know, there are a lot of things we have to do in school now that I wish we didn't have to do. That falls on the teachers, right? Whether it's student safety, whether it's dealing with mental health issues, whether it's dealing with socioeconomic issues. You know, family structures are very different. Family support, yes. We have a lot of parents that because of technology, can stay in constant contact with teachers. But we have a lot of families, unfortunately, or that support isn't there at all and it all falls to

the teacher. So it's a very difficult job. And I think all the ones that that do it and hope there are many more out there that want to come do it in Hudson.

Selectman McGrath replied, right. Well, that so I'm not going to take up a lot of time on this soapbox, but but the pendulum swings. And so, you know, at some point it's going to go back the other way and there's going to be a, you know, an increase in people wanting to be teachers because. Well, I mean, it's it's changed over the years. You know, we didn't have a lot of teachers when I went to school. You know, it was of course, the population was smaller and but it changes and it's involvement in government. Now, we have a pendulum that swung one way where there was a lack of people being interested in attending government or being participatory in government. And now it's swung Green Meadow Golf Course that caused an influx of people that really want to attend. And that's a good thing. But it's going to at some point, it'll swing back again the other way. So it's just it's the times that we're living in. And sadly, it's it's affecting the schools.

Mr. Gasdia then said and again, it's not just teachers pretty much go right down the line, right? So our custodians are working extremely hard because they're short staffed. Our nurses are working hard because they're short staffed, you know, literally go right down the line pretty much every position. But the teachers, of course, are the ones that are front and center that everybody thinks about. So that's it for my cheery update.

12. Other Business/Remarks by the Selectmen

Selectman Guessferd: I'm all set.

Selectman McGrath: I don't have anything more.

Selectman Gagnon: Yes, ma'am. Thank you very much. I want to thank my fellow selectman for allowing me to or have the courtesy of allowing me to remote in. I do really appreciate that. And one slight public announcement, it is my daughter's fourth birthday today. I want to send a shout out to Zoey for her fourth birthday. And that's all I have.

Selectman Morin: Nothing else tonight.

Chairperson Roy: Happy birthday, Zoey. The only thing I have is this board was scheduled for a visioning session on August 2nd. We've had to postpone that. The facilitator for that had a scheduling conflict. So when the new date is established, we'll obviously let everybody no. We can all go to National Night Out.

13. Nonpublic Session

Motion by Selectman Guessferd at 9:08 p.m., seconded by Selectman McGrath to go into non-public session under RSA 91-A: 3 II (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant. A roll call vote was taken. Carried 5-0.

Nonpublic Session was entered at 9:08 p.m. thus ending the televised portion of the meeting. Any votes taken upon entering open session will be listed on the Board's next agenda. The public is asked to leave the room.

Selectman Gagnon, who was participating in the meeting remotely, was accidentally disconnected at the beginning of nonpublic session. Therefore he voted to enter nonpublic session, but did not end up participating in the discussion or subsequent votes.

The Board entered open session at 10:13 p.m.

Motions made after nonpublic session

1) Selectman Guessferd made a motion, seconded by Selectman McGrath to seal the nonpublic minutes of July 26, 2022. A roll call vote was taken. Carried 3-1, Selectman Morin opposed.

14. ADJOURNMENT

Motion to adjourn at 10:13 p.m. by Selectman Guessferd seconded by Selectman McGrath. Carried 4-0.

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

\_\_\_\_\_  
Kara Roy, Chairperson

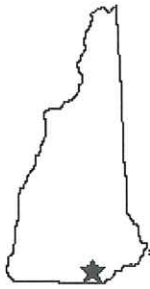
\_\_\_\_\_  
Bob Guessferd, Vice Chairman

\_\_\_\_\_  
David Morin, Selectman

\_\_\_\_\_  
Marilyn McGrath, Selectman

\_\_\_\_\_  
Brett Gagnon, Selectmen





# TOWN OF HUDSON

## Engineering Department



7B

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

TO: Steve Malizia, Town Administrator  
Board of Selectmen

FROM: Elvis Dhima, P.E., Town Engineer  
Jess Forrence, Public Works Director

DATE: August 8, 2022

RE: Bush Hill Road Right of Way Acceptance

RECEIVED

AUG 02 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

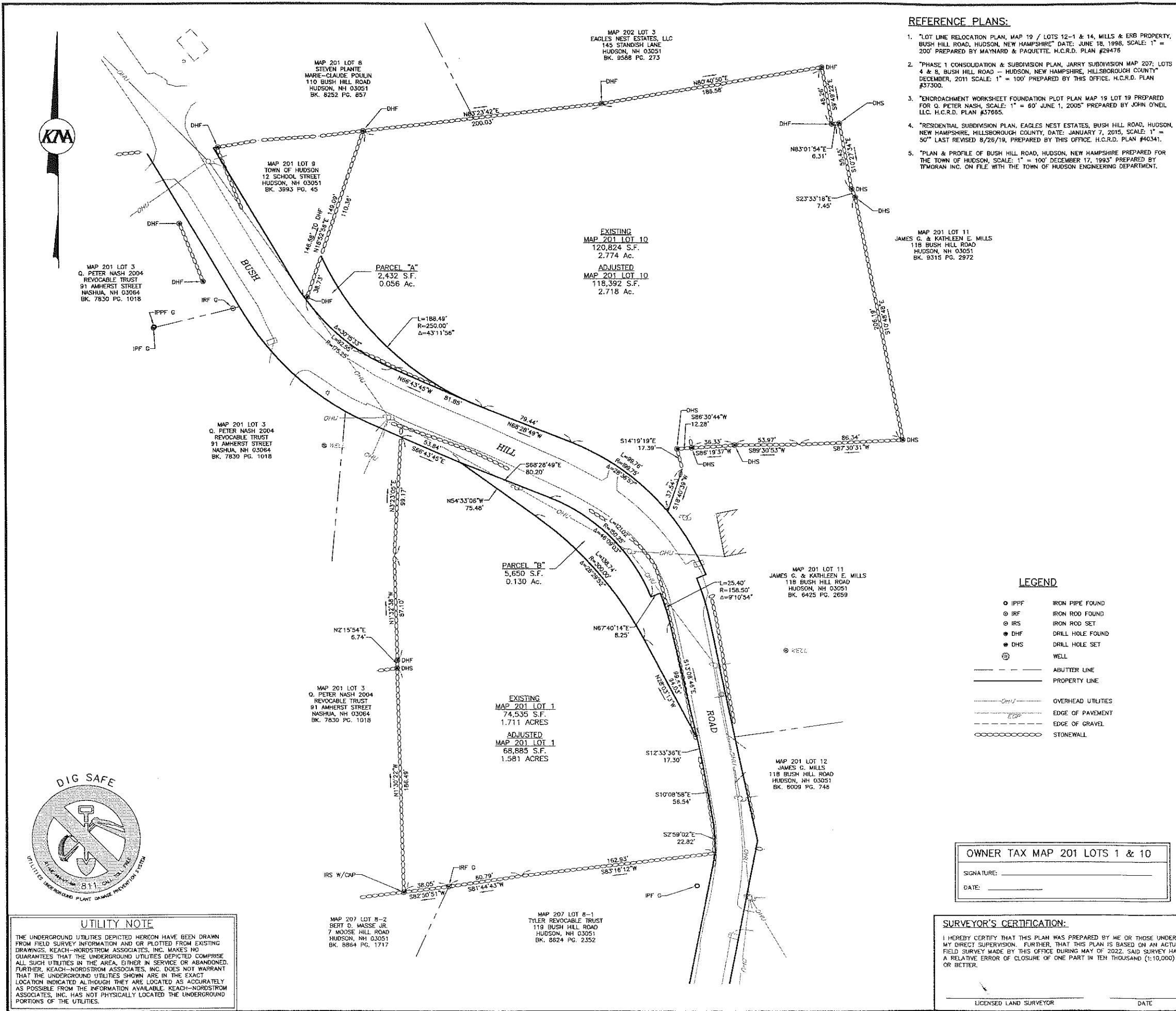
Bush Hill Road is currently a road that has poor sight distance issues due to its geometry and layout. One of the most challenging spots is along the 112-118 Bush Hill Road segment.

At the Board's request, Town staff has prepared the plan indicating the right of way necessary to make the improvements along 112 – 118 Bush Hill Road. The property owner, Mr. Tyler, is willing to donate 8,082 square feet of his property to the Town of Hudson in exchange for the Town completing the necessary improvements by October 2023. Funds for this project will come from the Public Works Department's paving program.

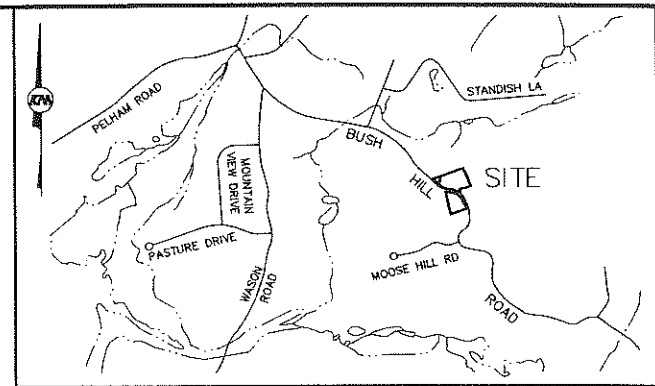
The Town Engineer and Public Works Director's recommendation to the BOS is to accept the land donation.

**Motion:**

To hold a public hearing on August 23, 2022, regarding this donation.



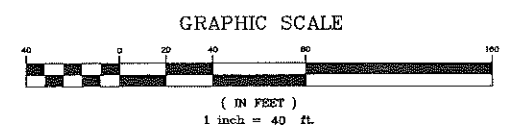
- REFERENCE PLANS:**
- "LOT LINE RELOCATION PLAN, MAP 19 / LOTS 12-1 & 14, MILLS & ERB PROPERTY, BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE" DATE: JUNE 18, 1998, SCALE: 1" = 200' PREPARED BY MAYNARD & PAQUETTE, H.C.R.D. PLAN #29478
  - "PHASE 1 CONSOLIDATION & SUBDIVISION PLAN, JARRY SUBDIVISION MAP 207; LOTS 4 & 5, BUSH HILL ROAD - HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY DECEMBER, 2011 SCALE: 1" = 100' PREPARED BY THIS OFFICE. H.C.R.D. PLAN #37300.
  - "ENCROACHMENT WORKSHEET FOUNDATION PLOT PLAN MAP 19 LOT 19 PREPARED FOR Q. PETER NASH; SCALE: 1" = 60' JUNE 1, 2005' PREPARED BY JOHN O'NEIL, L.L.C. H.C.R.D. PLAN #37855.
  - "RESIDENTIAL SUBDIVISION PLAN, EAGLES NEST ESTATES, BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, DATE: JANUARY 7, 2015, SCALE: 1" = 50' LAST REVISED 8/28/19, PREPARED BY THIS OFFICE. H.C.R.D. PLAN #40341.
  - "PLAN & PROFILE OF BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE PREPARED FOR THE TOWN OF HUDSON, SCALE: 1" = 100' DECEMBER 17, 1993' PREPARED BY TUDORAN INC. ON FILE WITH THE TOWN OF HUDSON ENGINEERING DEPARTMENT.



**VICINITY PLAN**  
SCALE: 1" = 1,500'±

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CREATE PARCELS "A" & "B" WHICH ARE TO BE DEEDED TO THE TOWN OF HUDSON FOR THE RIGHT OF WAY RELOCATION OF BUSH HILL ROAD. PARCEL "A" IS CURRENTLY PART OF LOT 201-10 AND PARCEL "B" IS CURRENTLY PART OF LOT 201-1
  - EXISTING AND ADJUSTED PARCEL AREAS:  

LOT	EXISTING	ADJUSTED
LOT 201-1	74,535 S.F.	68,885 S.F.
LOT 201-10	120,824 S.F.	118,392 S.F.
  - THE SUBJECT PARCELS ARE LOCATED WITHIN THE GENERAL 1 (G-1) ZONE.
  - BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN JUNE THROUGH JULY OF 2022.
  - THE BUSH HILL ROAD RIGHT OF WAY SHOWN HEREON IS BASED UPON PLAN REF. #1 AND IS 2 RDS & 3 RDS WIDE PER TOWN OF HUDSON RIGHT OF WAY RECORDS BOOK 3 PAGE 25 AND BOOK 3 PAGE 56 ON FILE WITH NH DEPARTMENT OF ARCHIVES.
  - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
  - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.



- LEGEND**
- IPPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - ⊙ DHF DRILL HOLE FOUND
  - ⊙ DHS DRILL HOLE SET
  - ⊙ WELL
  - ABUTTER LINE
  - PROPERTY LINE
  - OHU OVERHEAD UTILITIES
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - ⊖ STONEWALL

APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_  
 SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

**RIGHT OF WAY RELOCATION PLAN**  
 MAP 201 LOTS 1 & 10  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER LOTS 1 & 10:**  
 TYLER REVOCABLE TRUST  
 119 BUSH HILL ROAD  
 HUDSON, N.H. 03051  
 BK. 9537 PG. 893

**PREPARED FOR:**  
 THE TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, N.H. 03051

**OWNER TAX MAP 201 LOTS 1 & 10**

SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MAY OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

\_\_\_\_\_  
 LICENSED LAND SURVEYOR

\_\_\_\_\_  
 DATE

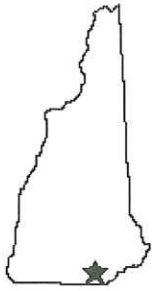


**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 28, 2022      SCALE: 1" = 40'  
 PROJECT NO: 22-0414-1      SHEET 1 OF 1



# TOWN OF HUDSON

## Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-5

8A

### INTEROFFICE MEMORANDUM

TO: Steve Malizia, Town Administrator  
Board of Selectmen

FROM: Elvis Dhima, P.E., Town Engineer  
William Collins, Conservation Commission Chairman

DATE: August 2, 2022

RE: 103 Wason Road Land Purchase (Map 212; Lot 16)

RECEIVED

AUG 03 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

Mr. Malizia,

The Hudson Conservation Commission has been working with a legal representative of the Richard G. Chardwick Trust to purchase the subject property. The total area of this property is approximately thirty-one (31) acres, and it is adjacent to the Town property at 99 Wason Road and the existing Circumferential Highway right of way.

The Warranty Deed document and the Purchase and Sales Agreement were prepared and revised by Town Counsel. This purchase, if approved, will be funded one-hundred percent by Conservation Commission funds.

The Conservation Commission and the Town Engineer's recommendation is to purchase this property at this time.

**Motion:**

To approve the purchase of 103 Wason Road (Map 212; Lot 16), for the amount of \$155,000, as recommended by the Conservation Commission and the Town Engineer.



Please return to:  
Tarbell & Brodich, P.A.  
45 Centre Street  
Concord, NH 03301

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **Richard G. Chadwick, Jr. and Richard G. Chadwick, III, as Trustees of the Richard G. Chadwick Revocable Trust**, said Trust dated August 19, 2003, with an address of 93 Bush Hill Road, Pelham, New Hampshire, **Richard G. Chadwick, Jr., as Successor Trustee of the Frances M. Chadwick Revocable Trust**, said Trust dated August 19, 2003, with an address of 93 Bush Hill Road, Pelham, New Hampshire, and **Kathleen V. Neskey, as Trustee of the Kathleen V. Neskey Revocable Trust**, said Trust dated July 27, 1989, with an address of 128 Bush Hill Road, Pelham, New Hampshire, all as tenants in common, for consideration paid, grant to the **Town of Hudson**, a municipal corporation duly organized under the laws of the State of New Hampshire, with WARRANTY covenants, the following:

A certain tract or parcel of land situate on Wason Road in Hudson, Hillsborough County, New Hampshire, bounded and described as follows:

Beginning at the northwest corner of the premises herein conveyed and at land of Robert E. and Edna L. Moore; thence

1. Easterly by Moore land about four hundred ninety (490) feet to an iron pipe; thence
2. Northerly by Moore land about one hundred eighty-five (185) feet to a stone at an angle in the wall and continuing in the same line along a wall and land of R.E. Hardy seven (7) rods to a stone set on the easterly side of the wall; thence
3. Southeasterly by land formerly of Batchelder about fifty-five (55) rods to the northwest corner of the Susan Cutter lot, so-called; thence
4. South 2° West by said Cutter lot about fifty-five (55) rods to a wall by an old road; thence
5. Westerly by the wall along the old road by several courses seventy-one (71) rods to land

formerly of Burnett; thence

6. North 10° West by said Burnett land thirty-two (32) rods fourteen (14) links to the end of a wall at the Fuller and Steele lot, so-called; thence
7. North 55° West by said Burnett land thirty-seven (37) rods seventeen (17) links to land of Town of Hudson taken for taxes and known as the Soucy lot; thence
8. North 2° West by said Soucy lot about twenty-six (26) rods to said Wason Road; thence
9. Northeasterly and northerly along the southeasterly side of said Wason Road about six hundred forty (640) feet to the point of beginning.

Containing about thirty-six (36) acres and being known as the "Ski Trail Lot" and being composed of the Fuller and Steele Lots of Seven (7) acres, the Half Moon Lot of about (7) acres and the Chase Lot of twenty-two (22) acres.

Subject to Slope and Embankment rights given to the State of New Hampshire by deed dated February 20, 1974 and recorded with the Hillsborough County Registry of Deeds in Book 2347, Page 651.

There is reserved from the above premises any and all rights of way that may exist to persons owning land easterly of these premises or any portion, as such rights of way as may pass over these premises.

Excepting and reserving from the above-described premises:

A certain tract or parcel of land situate in Hudson, in said county and state, on the easterly side of Wason Road, so-called, and bounded and described as follows:

Beginning at the northwest corner of the premises at an iron pipe on the northerly side of a cart road and at land of Robert E. Hardy (formerly of Luther Pollard Meadows Lot); thence

1. Easterly by said Hardy land about four hundred fifty (450) feet, partially along a wall to an angle in the wall; thence
2. At a slight angle southerly but still going easterly about sixty-six (66) feet to a stone set in a pile of stones at a sharp angle in the wall; thence
3. Southerly by land now or formerly of Arthur Smith about one hundred eighty-five (185) feet to an iron pipe; thence
4. Westerly by said land of Smith about four hundred ninety (490) feet to an iron pipe at said Wason Road; thence

5. Northerly by the easterly side of Wason Road one hundred eighty-five (185) feet to the point of beginning.

Containing about two (2) acres, more or less and being a portion of the Half Moon Lot, so-called.

MEANING and INTENDING to describe and convey all of the same premises as conveyed to the Richard G. Chadwick Revocable Trust by deed of Richard G. Chadwick and Frances M. Chadwick, dated March 9, 2004, and recorded at the Hillsborough County Registry of Deeds at Book 7193, Page 2766 (See also Book 8091, Page 2339), all of the same premises as conveyed to the Frances M. Chadwick Revocable Trust by deed of Richard G. Chadwick and Frances M. Chadwick, dated March 9, 2004, and recorded at the Hillsborough County Registry of Deeds at Book 7193, Page 2766 (See also Book 8091, Page 2339), and a portion of the premises as conveyed to the Kathleen V. Neskey Revocable Trust by deed of Kathleen V. Neskey, dated July 29, 2021, and recorded at the Hillsborough County Registry of Deeds at Book 9507, Page 493, being described in full as Tract IV in said deed-

The undersigned trustees of the Richard G. Chadwick Revocable Trust, under declaration of trust dated August 19, 2003, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or are properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

The undersigned successor trustee of the Frances M. Chadwick Revocable Trust, under declaration of trust dated August 19, 2003, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or are properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

The undersigned trustee of the Kathleen V. Neskey Revocable Trust, under declaration of trust dated July 27, 1989, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or are properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

The premises herein conveyed are acquired in the name of the Town of Hudson by the Conservation Commission pursuant to RSA 36-A:4, as approved by a majority vote of the Hudson Board of Selectmen on \_\_\_\_\_, to be managed and controlled by the Hudson Conservation Commission.

THIS IS NOT HOMESTEAD PROPERTY.

This conveyance is exempt from transfer tax pursuant to RSA 78-B:2(I),

Executed this \_\_\_\_ day of August, 2022.

\_\_\_\_\_  
Richard G. Chadwick, Jr. as Trustee of  
the Richard G. Chadwick Revocable Trust

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2022 by  
Richard G. Chadwick, Jr. as Trustee of the Richard G. Chadwick Revocable Trust,

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

\_\_\_\_\_  
Richard G. Chadwick, Jr., as Successor Trustee  
of the Frances M. Chadwick Revocable Trust

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2022 by  
Richard G. Chadwick, Jr., as Successor Trustee of -the Frances M. Chadwick Revocable Trust.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:



\_\_\_\_\_  
Richard G. Chadwick, III, as Trustee of  
the Richard G. Chadwick Revocable Trust

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2022 by  
Richard G. Chadwick, III, as Trustee of the Richard G. Chadwick Revocable Trust.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

\_\_\_\_\_  
Kathleen V. Neskey, as Trustee of the  
Kathleen V. Neskey Revocable Trust

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2022 by  
Kathleen V. Neskey, as Trustee of the Kathleen V. Neskey Revocable Trust.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

\_\_\_\_\_  
Kathleen V. Neskey, individually

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2022 by  
Kathleen V. Neskey, individually.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

Please return to:  
Tarbell & Brodich, P.A.  
45 Centre Street  
Concord, NH 03301

**FIDUCIARY DEED**  
**With Consent of Heirs and Legatees**

KNOW ALL BY THESE PRESENTS, that **Scott Neskey, as Executor of the Estate of George M. Neskey**, with an address of 114 Bush Hill Road, Pelham, New Hampshire 03076, as appointed by the 9<sup>th</sup> Circuit Court-Probate Division-Nashua, Docket No. 316-2022-ET-01155, holder of an undivided one-quarter (1/4) interest in the land with any improvements thereto as described below, and pursuant to the power conferred upon me by the 9<sup>th</sup> Circuit Court-Probate Division-Nashua and every other statutory power for consideration in the amount of Thirty Eight Thousand Eight Hundred Thirty Seven and 50/100 (\$38,837.50) Dollars, hereby grants unto the **Town of Hudson**, a municipal corporation duly organized under the laws of the State of New Hampshire, with an address of 12 School Street, Hudson, New Hampshire 03051, with **FIDUCIARY COVENANTS** all of the Estate's right, title and interest in the one-quarter (1/4) interest in the following described premises:

A certain tract or parcel of land situate on Wason Road in Hudson, Hillsborough County, New Hampshire, bounded and described as follows:

Beginning at the northwest corner of the premises herein conveyed and at land of Robert E. and Edna L. Moore; thence

1. Easterly by Moore land about four hundred ninety (490) feet to an iron pipe; thence
2. Northerly by Moore land about one hundred eighty-five (185) feet to a stone at an angle in the wall and continuing in the same line along a wall and land of R.E. Hardy seven (7) rods to a stone set on the easterly side of the wall; thence
3. Southeasterly by land formerly of Batchelder about fifty-five (55) rods to the northwest corner of the Susan Cutter lot, so-called; thence
4. South 2° West by said Cutter lot about fifty-five (55) rods to a wall by an old road; thence

5. Westerly by the wall along the old road by several courses seventy-one (71) rods to land formerly of Burnett; thence
6. North 10° West by said Burnett land thirty-two (32) rods fourteen (14) links to the end of a wall at the Fuller and Steele lot, so-called; thence
7. North 55° West by said Burnett land thirty-seven (37) rods seventeen (17) links to land of Town of Hudson taken for taxes and known as the Soucy lot; thence
8. North 2° West by said Soucy lot about twenty-six (26) rods to said Wason Road; thence
9. Northeasterly and northerly along the southeasterly side of said Wason Road about six hundred forty (640) feet to the point of beginning.

Containing about thirty-six (36) acres and being known as the "Ski Trail Lot" and being composed of the Fuller and Steele Lots of Seven (7) acres, the Half Moon Lot of about (7) acres and the Chase Lot of twenty-two (22) acres.

Subject to a Slope and Embankment right given to the State of New Hampshire by deed dated February 20, 1974 and recorded in the Hillsborough County Registry of Deeds in Book 2347, Page 651.

There is reserved from the above premises any and all rights of way that may exist to persons owning land easterly of these premises or any portion, as such rights of way as may pass over these premises.

Excepting and reserving from the above-described premises:  
A certain tract or parcel of land situate in Hudson, in said county and state, on the easterly side of Wason Road, so-called, and bounded and described as follows:

Beginning at the northwest corner of the premises at an iron pipe on the northerly side of a cart road and at land of Robert E. Hardy (formerly of Luther Pollard Meadows Lot); thence

1. Easterly by said Hardy land about four hundred fifty (450) feet, partially along a wall to an angle in the wall; thence
2. At a slight angle southerly but still going easterly about sixty-six (66) feet to a stone set in a pile of stones at a sharp angle in the wall; thence
3. Southerly by land now or formerly of Arthur Smith about one hundred eighty-five (185) feet to an iron pipe; thence
4. Westerly by said land of Smith about four hundred ninety (490) feet to an iron pipe at said Wason Road; thence

5. Northerly by the easterly side of Wason Road one hundred eighty-five (185) feet to the point of beginning.

Containing about two (2) acres, more or less and being a portion of the Half Moon Lot, so-called.

MEANING and INTENDING to describe and convey all the premises as conveyed to Richard G. Chadwick, Jr. and Frances M. Chadwick, as joint tenants with rights of survivorship and George M. Neskey and Kathleen V. Neskey, a/k/a George M. Neskey and Kathleen V. Neskey, as joint tenants with rights of survivorship, from the Town of Hudson, dated April 11, 1963 and recorded with the Hillsborough County Registry of Deeds at Book 1729, Page 113. See also deed of Samuel A. Tamposi to Richard G. Chadwick, Jr., Frances M. Chadwick and George M. Neskey and Kathleen V. Neskey as tenants in common dated March 28, 1959 and recorded in the Hillsborough County Registry of Deeds in Book 1563, Page 154.

THIS IS NOT HOMESTEAD PROPERTY.

This conveyance is exempt from transfer tax pursuant to RSA 78-B:2(I).

Executed this \_\_\_\_ day of August, 2022.

\_\_\_\_\_  
Scott Neskey as Executor of the  
Estate of George M. Neskey

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

On this the \_\_\_\_ day of \_\_\_\_\_, 2022, before me, personally appeared Scott Neskey as Executor of the Estate of George M. Neskey, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument, and being authorized so to do, made oath that he executed the same as his free act and deed for the purposes therein contained on behalf of the Estate of George M. Neskey.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

**CONSENT OF HEIRS AND LEGATEES**

The undersigned, being all the heirs and legatees of the Estate of George M. Neskey, late of Pelham, New Hampshire, having an interest in said real estate, do hereby consent to the sale and transfer of the decedent's title to the property described herein situated in Hudson, County of Hillsborough and State of New Hampshire, more particularly described in this deed.

\_\_\_\_\_  
Kathleen V. Neskey, individually and as  
Trustee of the George M. Neskey Revocable Trust

128 Bush Hill Rd., Pelham, NH 03076

\_\_\_\_\_  
Scott Neskey

114 Bush Hill Rd., Pelham, NH 03076

\_\_\_\_\_  
Jody Neskey-Decarolis

148 Bush Hill Rd., Pelham, NH 03076

\_\_\_\_\_  
Tammy Neskey-Camire

144 Bush Hill Rd., Pelham, NH 03076

\_\_\_\_\_  
Paul Neskey

128 Bush Hill Rd., Pelham, NH 03076

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, personally appeared the above-named, Kathleen V. Neskey, individually and as Trustee of the George M. Neskey Revocable Trust, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

\_\_\_\_\_  
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, personally appeared the above-named, Scott Neskey, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

\_\_\_\_\_  
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, personally appeared the above-named, Jody Neskey-Decarolis, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

\_\_\_\_\_  
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, personally appeared the above-named, Tammy Neskey-Camire, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

\_\_\_\_\_  
Notary Public/Justice of the Peace

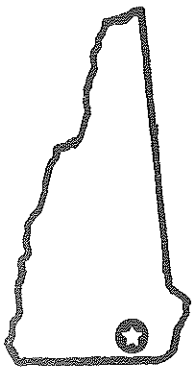
STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, personally appeared the above-named, Paul Neskey, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

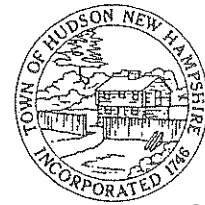
\_\_\_\_\_  
Notary Public/Justice of the Peace





**TOWN OF HUDSON**  
**Office of the Town Administrator**  
12 School Street  
Hudson, New Hampshire 03051

Agenda  
8-9-22




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Stephen A. Malizia, Town Administrator – [smalizia@hudsonnh.gov](mailto:smalizia@hudsonnh.gov) – Tel: 603-886-6024 Fax: 603-598-6481

8B

To: Board of Selectmen

From: Steve Malizia, Town Administrator 

Date: August 2, 2022

Re: 2022 9/11 Observance

Attached please find a draft program for the Town of Hudson's annual 9/11 Observance. This year 9/11 falls on a Sunday. Should the Board of Selectmen vote to hold the 9/11 Observance on September 11, 2022 at Benson Park starting at 9:30 am, the following motion is appropriate:

***Motion: To hold the annual Town of Hudson 9/11 Observance on Sunday, September 11, 2022 at 9:30 am at Benson Park.***

Should you have any questions or need additional information, please feel free to contact me.

**TOWN OF HUDSON**

Board of Selectmen

12 School Street, Hudson, New Hampshire 03051

Nine-Eleven Observance

September 11, 2022

9:30 a.m.

Benson Park

Invocation

National Anthem

Presentation of Colors by Fire and Police Officers

Wreath Laying by Chief of Police and Fire Chief

Presentation of Arms by American Legion Post #48

Patriotic Songs – Alvirne B Naturals

Closing Remarks – Board of Selectmen



# TOWN OF HUDSON

## Board of Selectmen



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12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6024 • Fax: 603-598-6481

8C

August 3, 2022

To: Board of Selectmen

From: Chairperson Roy

Board of Selectmen/School Board Joint Meeting

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Discussion regarding a meeting between the Board of Selectmen and School Board.