



# 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

February 22, 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. Appointment
    - 1) Conservation Commission - (2 alternate member terms to expire 12/31/22 & 12/31/23)  
Carl Murphy
6. CONSENT ITEMS
  - A. Assessing Items
    - 1) Elderly Exemptions: map 247, lot 108, 3 Elder Street; map 145, lot 009, 1 Bridle Bridge Road
    - 2) 2021 Property Tax Abatements: map 161, lot 3-2 & map 118, lot 44 - 127 Barretts Hill Road & 38 David Drive
    - 3) Elderly Exemption Re-qualifications: map 156, lot 039, 16 Phillips Drive; map 156, lot 006, sub 051, 9A Taunton Lane; map 198, lot 054, 1 E Street; map 178, lot 021, 79 Speare Road; map 167, lot 010, 9 Power Street; map 216, lot 018, sub 010 17A Holly Lane; map 175, lot 034, sub 016, 10 Pond View Drive

- 4) Disabled Exemption Re-qualifications: map 178, lot 013, sub 031, 87 Mobile Drive; map 177, lot 004, 20 Kimball Hill Road
- 5) Veteran Tax Credit: map 248, lot 091, 1 Crestwood Drive

**B. Licenses & Permits & Policies**

- 1) Raffle Permit - Trinity LLC dba The Bar
- 2) Raffle Permit - British Cars of New Hampshire
- 3) Outdoor Gathering Permit - Antique British Car Show

**C. Donations**

- 1) \$5,000 Donation from Anonymous to Hudson Police Department

**D. Acceptance of Minutes**

- 1) Minutes of February 8, 2022
- 2) Minutes of February 12, 2022

**F. Calendar**

2/23	7:00	Planning Board - Buxton Meeting Room
2/24	6:30	Candidates Night - Hudson Community Center
2/24	7:00	Zoning Board of Adjustment - Buxton Meeting Room
2/28	7:00	Sustainability Committee - Buxton Meeting Room
2/28	7:00	Citizens Traffic Advisory Committee - BOS Meeting Room
3/01	7:00	Board of Selectmen - BOS Meeting Room

**7. OLD BUSINESS**

**A. Votes taken after Nonpublic Session on February 8, 2022**

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

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

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

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

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

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

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

8) Selectman Morin made a motion, seconded by Selectman Gagnon to adjourn at 8:56 p.m. Carried 5-0.

**8. NEW BUSINESS**

- A. Open Space Resources
- B. Feasibility Study for Lowell Road to Route 111 (Central Street)
- C. Water Utility Cyber Security Grant Application
- D. Sewer Utility Cyber Security Grant Application
- E. Hudson - Pennichuck Water Wholesale Water Supply Contract
- F. Fiscal Year 2021 Audit Report

**9. REMARKS BY TOWN ADMINISTRATOR**

**10. REMARKS BY SCHOOL BOARD**

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

**12. 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, February 24, 2022

Agenda e-2022

RECEIVED  
FEB 01 2022 5A-1  
TOWN OF HUDSON  
SELECTMEN'S OFFICE



How may we help you?

## Submission #56

[Print](#)   [Resend e-mails](#)

[Previous submission](#)

[Next submission](#)

### Submission information

Form: Board & Committee Application  
Submitted by Visitor (not verified)  
Wed, 01/26/2022 - 7:23pm  
73.17.182.70

**Date**

Wed, 01/26/2022

**First Name**

Carl

**Last Name**

Murphy

**Street Address**

14 Hilindale Dr

**Home Phone**

603 595 8512

**Work Phone**

603 545 1688

**E-mail Address:**

crmglok@gmail.com

**Education**

Bachelor of Finance

**Occupation (or former occupation if retired)**

Facility Manager

**Special Interests**

running, hiking, kayaking

**Professional/Community Activities**

**Reference**

Donna Murphy

**Reason for Applying**

To Whom it may concern,

I am a longtime resident of Hudson and would like to contribute to the town by volunteering. I have particular interest in land conservation, and I am a regular visitor to Bensons and Musquash Parks.

Sincerely,

Carl Murphy

**Please check the area in which you are interested in serving:**

Alternate

**Please select area of interest**

- Conservation Commission
- Zoning Board of Adjustment

**Areas of Expertise**

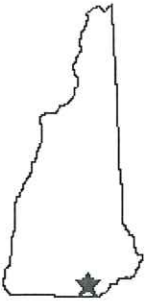
- Architecture
- Construction
- Other

**Are you a Hudson, NH resident?**

yes

[Previous submission](#)   [Next submission](#)





**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: February 22, 2022

FROM: Jim Michaud, Chief Assessor

RECEIVED

FEB 16 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

RE: Elderly Exemptions:

3 Elder St. – map 247/ lot 108  
1 Bridle Bridge Rd. – map 145/ lot 009

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.

James and Amparo Tobin - 3 Elder St. – map 247/ lot 108  
Hope Gibbs - 1 Bridle Bridge Rd. – map 145/ lot 009

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



# TOWN OF HUDSON

Office of the Chief Assessor

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



6A-2

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

To: Board of Selectmen  
Steve Malizia, Town Administrator

February 22, 2022

RECEIVED

From: Jim Michaud, Chief Assessor

FEB 16 2022

Re: 2021 property tax abatements - Pro-rated Assessments for Damaged Buildings  
Map 161 Lot 3-2 & Map 118 Lot 44 - 127 Barretts Hill Rd. & 38 David Dr.

TOWN OF HUDSON  
BUILDING OFFICE

The two properties above both suffered unintended fires, for Barretts Hill Rd. on 7/9/2021 and for David Dr. on 12/8/2021, that caused the properties to be uninhabitable. A state law, RSA 76:21, mandates that as long as the applicants have filed their abatement applications within 60 days of the fire event (or by March 1<sup>st</sup> whichever is later), the fire caused the properties to be unoccupied, and the fire was unintended, that the property owners are eligible for a pro-ration of property taxes (attributable to the building only) for the remainder of that tax year. The property owners, and properties, (both of them) meet all of the above criteria, the prorations go from 7/9/2021 (Barretts Hill Rd.) and 12/8/21 (David Dr.) through 3/31/22, the end of the property tax year for 2021. The properties have obtained permits to rebuild but the properties will not be able to be reoccupied prior to March 31, 2022. The attached abatement form tallies up the prorated property tax amounts, for the buildings only, to be abated as per state law.

***Motion: To approve an abatement for prorated 2022 property taxes for Map 161 Lot 3-2, 127 Barretts Hill Rd. and Tax Map 118 Lot 44, 38 David Dr., as per the attached abatement forms, as recommended by the Chief Assessor.***

127BarrettsHill38DavidDrProratedAbate

Agenda  
2-22-22



# 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: February 22, 2022

FROM: Jim Michaud, Chief Assessor

RE: Elderly Exemption Re-qualifications:

- 16 Phillips Dr. – map 156/ lot 039
- 9A Taunton Ln. – map 156/ lot 006/ sub 051
- 1 E St. – map 198/ lot 054
- 79 Speare Rd. – map 178/ lot 021
- 9 Power St. – map 167/ lot 010
- 17A Holly Ln. – map 216/ lot 018/ sub 010
- 10 Pond View Dr. – map 175/ lot 034/ sub 016

RECEIVED

FEB 17 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

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.

- Rita Shea - 16 Phillips Dr. – map 156/ lot 039
- Robert Daigle - 9A Taunton Ln. – map 156/ lot 006/ sub 051
- Judith Martin - 1 E St. – map 198/ lot 054
- Philip Parker - 79 Speare Rd. – map 178/ lot 021
- Lois Kopiski - 9 Power St. – map 167/ lot 010
- Blanche Aubin - 17A Holly Ln. – map 216/ lot 018/ sub 010
- Arlene Blouin - 10 Pond View Dr. – map 175/ lot 034/ sub 016

***MOTION: Motion to grant Elderly Exemptions 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  
2-22-22*

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

6A-4

TO: Board of Selectmen  
Steve Malizia, Town Administrator

DATE: February 22, 2022

FROM: Jim Michaud, Chief Assessor 

RECEIVED

FEB 17 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

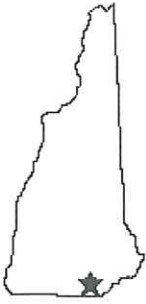
RE: Disabled Exemption Re-qualification:

87 Mobile Dr. – map 178/ lot 013/ sub 031  
20 Kimball Hill Rd. – map 177/ lot 004

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

Paul Matthews - 87 Mobile Dr. – map 178/ lot 013/ sub 031  
Paul Doucet - 20 Kimball Hill Rd. – map 177/ lot 004

***MOTION: Motion to grant Disabled Exemptions 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  
2-22-22*

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

6A-5

TO: Board of Selectmen  
Steve Malizia, Town Administrator

DATE: February 22, 2022

FROM: Jim Michaud, Chief Assessor *jm*

RE: Veteran Tax Credit:

1 Crestwood Dr. – map 248/ lot 091

RECEIVED

FEB 17 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

I recommend the Board of Selectmen sign the PA-29 forms granting a Veteran Tax Credit to the property owner listed below. The resident has provided a copy of their DD-214 verifying that they qualify for the credit.

Jonathan Falorni - 1 Crestwood Dr. – map 248/ lot 091

***MOTION: Motion to grant a Veteran Tax Credit to the property owner referenced in the above request.***



RECEIVED

FEB 07 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

Agenda 2/7/22

6B-1

**RAFFLE PERMIT**

Hudson, New Hampshire

Name of Organization: Trinity U.C. d/b/a The Bar

Address: 26 Burnham Rd

Raffle Benefit of: Various Charities

Date & Time of Raffle: Last Sunday every month

Raffle to be held at: The Bar

Prizes: Meat Packages

Date of Ticket Sales: Day of

(must be after date of Board of Selectmen approval)

Applicant's Signature/Address/Phone Number

Judy LaFerriere - Monk  
Applicant's Signature

Judy LaFerriere - Monk  
Applicant's Printed Name

26 Burnham Rd Hudson  
Address

(978) 837-0515 (cell)  
Phone Number

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

HUDSON BOARD OF SELECTMEN

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

\_\_\_\_\_  
Selectman

See attached  
Sample

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



# Meat Raffle



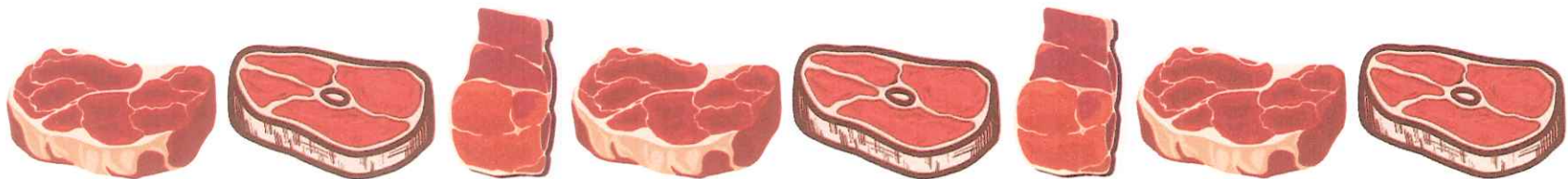
Starts: February 27th @ 4 PM

\$10.00 to enter - includes 1st set of cards

Additional cards are \$5.00

5 Rounds w/ a separate Raffle at end - \$5.00 for ticket

**All proceeds go to St. Judes Children  
Hospital**



Agenda  
2-22-22



6B-2

**RAFFLE PERMIT**

Hudson, New Hampshire

Name of Organization: British Cars of New Hampshire  
 Address: John Geise, Treasurer, 153 Crooked S Road, Lyndeborough, NH 03082  
 Raffle Benefit of: High Hopes Foundation of NH & The New Hampshire Food Bank  
 Date & Time of Raffle: Saturday, July 23, 2022 11am to 2pm  
 Raffle to be held at: British Cars of NH 25<sup>th</sup> Annual Show of Dreams @ Alvirne Hills House Field  
 Prizes: Various - Car Related, Non-Car related items donated by BCNH Club members & businesses from All over New England  
 Date of Ticket Sales: Saturday, July 23, 2022  
 (must be after date of Board of Selectmen approval)

Applicant's Signature/Address/Phone Number

Diana S. Stanley for BCNH  
Applicant's Signature

Diana S Stanley  
Applicant's Printed Name

BCNH % Diana Stanley 64 North Shore Dr. Ctr. Barnstead, NH 03225  
Address

603-568-9795  
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 [weissgarber@hudsonnh.gov](mailto:weissgarber@hudsonnh.gov), with Raffle Permit in subject line.)



## DESCRIPTION OF RAFFLE

### Distribution of Tickets:

Tickets will be sold on Saturday, July 23, 2022 at the British Cars of NH 23rd Annual Show of Dreams at the Alvirne Hills House Field from 10am to 1pm. Tickets will be sold to show participants and spectators. Proceeds from the raffle to benefit High Hopes Foundation of NH and the New Hampshire Food Bank.

### Drawing Date:

Saturday, July 23, 2022 to begin at 11am to 2:00pm

### Prizes:

Various car related items, household items, jewelry, gift certificates and items donated by club members, local shops and artisans.

### Sample of ticket:



**OUTDOOR GATHERING PERMIT**  
(Chapter 253 of the Hudson, NH Town Code)



*Agenda*  
*2-22-22*

6B-3

Type of Activity Charity Fundraiser/Antique British Car Show  
Date & Time of Activity Show set-up Friday, July 22, 2022-Day of Show Saturday, July 23, 2022  
Site (address) of Activity Alvirne Hills House Field, 211 Derry Road, Hudson, NH  
Name & Address of Company conducting Activity British Cars of New Hampshire  
C/O John Deise, Treasurer, 153 Crooked S Road Lyndeborough, NH 03082

I certify that all state regulations regarding this request have been met:

Signature of Officer of Company conducting Activity \_\_\_\_\_ Date \_\_\_\_\_

Name, Address & Phone No. of President/Manager \_\_\_\_\_

State of Incorporation (if incorporated) \_\_\_\_\_

Name & Address of Registered Agent (if corporation) \_\_\_\_\_

Name of Local Organization sponsoring Activity British Cars of New Hampshire

*Diana S. Stanley*  
Signature of Officer of Local Organization sponsoring Activity \_\_\_\_\_ Address c/o Diana Stanley  
64 North Shore Dr. Ctr. Barnstead NH  
03225

603-568-9795 \_\_\_\_\_ dstan1950@gmail.com

Phone Number \_\_\_\_\_ e-mail Address \_\_\_\_\_

†Signed letter of authorization from establishment where the event will be held must be provided with application. (BOS consensus 7/22/08)

†Proof of Insurance—Certificate must be provided w/application, setting forth policy limits, activity & location of activity.

!! Please note that the application, with attachments, must be submitted at least 30 days prior to the event !!

e-mail completed form to [dgraham@hudsonnh.gov](mailto:dgraham@hudsonnh.gov) or FAX to 603-598-6481

\*\*\*\*\*

**For Office Use Only**

Attachments to permit application: 1) Report of town Building Inspector/Health Officer, ensuring site of proposed activity is suitable, with minimum sanitary and safety requirements having been met, with signoff/clearance from the Fire Chief and Police Chief; 2) Signed letter of authorization; 3) Proof of insurance certificate.

Proof of public notice.

\_\_\_\_\_  
Date approved by Board of Selectmen

\_\_\_\_\_  
Chairman, Board of Selectmen

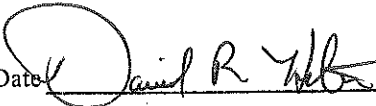
OFFICE USE ONLY

Applicant \_\_\_\_\_ Date of Event \_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_ Building Permit Req'd \_\_\_\_\_ Street \_\_\_\_\_

SANITARY APPROVALS

Stipulations Provide portable toilets

Health Officer/Date  2-15-22

FIRE SAFETY

Stipulations \_\_\_\_\_

Fire Dept./Date  2-15-22

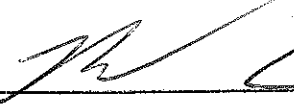
ZONING

Stipulations \_\_\_\_\_

Zoning Administrator/Date  2-15-22

BUILDING

Stipulations \_\_\_\_\_

Building Inspector/Date  2-15-22

POLICE DEPARTMENT

Stipulations \_\_\_\_\_

Police Chief/Date  2-17-22





RECEIVED

FEB 04 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

February 3, 2022

To: Steve Malizia  
Fax# 603-598-6481

Dear Steve:

British Cars of NH has been approved by Hudson School District to use the Alvirne Hills House Field for the 25<sup>th</sup> Annual Show of Dreams scheduled for Saturday, July 23, 2022 from 10 am to 3 pm

Attached please find the following to be presented to the Hudson Board of Selectmen

- Outdoor Gathering Permit Application
- Raffle Permit Application
- Description of the Show of Dreams
- Description of the Show of Dreams Raffle
- Copy of the Hudson School District Approval
- Copy of Certificate of Insurance to the Town of Hudson, NH (an updated certificate of insurance will be faxed once received in May of 2022)

Please let me know if any other information is required.

Please let me know if the Town of Hudson makes any changes to the Outdoor Gathering regulation due to changes in the COVID variants.

Thank you for your time and consideration.

Best Regards,

Diana Stanley

BCNH Show of Dreams Committee

Email: [dstan1950@gmail.com](mailto:dstan1950@gmail.com)

Cell: 603-568-9795



**British Cars of New Hampshire 25<sup>th</sup> Annual Show of Dreams  
To Benefit High Hopes Foundation of NH  
&  
The New Hampshire Food Bank**

**Date: Saturday, July 23, 2022**

**Place: Alvirne Hill House field**

**211 Derry Road, Hudson, NH 03051**

**Time: 10am to 3pm**

**Description of Show**

**Set-up**

The Set-up crew (club member volunteers) will begin the set-up process on Friday, July 22<sup>nd</sup> . They will layout the field designating the placement of the show cars and spectator parking, plus the placement of the registration, raffle, regalia, DJ, vendor and charity organization canopies.

On Saturday, July 25<sup>th</sup> (aprox.7am) the volunteers will arrive to set up the canopies, tables, flags, banners & signs. The individual vendors will arrive to do their own set up. Restroom Trailer & Handicapped Accessible Port-a-Potty and Dumpster will be delivered and picked-up by the company providing the facilities.

The set-up of the show is usually completed by 9am.

## Show Car Arrival

The show participants usually begin to arrive around 9:15am to 9:30 am for the 10am opening of the show and continues until noon.

Spectators will be parking in the field to the Right of the Alvirne Hill House and the show participants will be parking to the Left side.

BCNH is in contact with the Hudson Police Department to arrange a police detail for traffic control on Route 102.

The Show opens at 10am. At that time, the raffle ticket sales begin, car participants begin to judge and vote on their favorite cars. The vendors will open their booths.

High Hopes Foundation of NH and NH Food Bank representatives will be speaking at various times during the day to present the goals and needs of each charity to encourage donations and volunteering. In addition to the funds donated to High Hopes and NH Food Bank, BCNH also invites other charity organization to attend the show to promote their individual causes. BCNH supports these charities with free vendor spaces.

Good New Garage has attended the show to encourage people to donate cars to be refurbished for families who need transportation to and from work. Honor Flight New England has attended the show for the past four years to encourage WWII and Korean War Veterans to take the Honor Flight to Washington DC to see the WWII and Korean War memorials. They also encourage volunteers to escort veterans on this emotional one day trip. This year, BCNH has invited "Bring Back the Trades" a non-profit from the Seacoast area which supports students in their efforts to seek an education and a career in the trades.

At 11:00 am the raffle ticket drawings begin. The raffle will end at 2:00pm.

Trophies are presented at 2pm

Show closes at 3pm. The club members will breakdown the tents and tables, remove trash, the vendors will pack-up. The field is usually cleared by 5pm. The Restroom Trailer & Dumpster will be picked up on Monday July 25<sup>th</sup> or Tuesday July 26<sup>th</sup>.

# IN HOUSE FACILITY USE/RENTAL APPLICATION

DIRECTIONS: The information requested is necessary for managing facility usage and to assure that your needs are met. Complete Section I and II and submit the form to the school administrative office at least 14 days prior to the proposed activity. A Certificate of Liability must accompany this form proving coverage for general liability and property damage insurance totaling \$1,000,000/\$2,000,000 aggregate with the Hudson School District listed as additional insured. The certificate holder should list the Hudson School District, 20 Library Street, Hudson, NH. THIS APPLICATION WILL NOT BE PROCESSED UNLESS THE CERTIFICATE OF LIABILITY IS ATTACHED.

## SECTION I - APPLICANT INFORMATION

Name of Organization: British Cars of New Hampshire  
 Contact Person and Telephone #: Diana Stanley  
 Street Address: 64 North Shore Dr.  
 City, State, Zip Code: Ctr. Barnstead, NH 03225  
 E-mail address: dstan1950@gmail.com  
 Activity Description: British Cars of NH 25th Annual Show of Dreams Charity Fundraiser  
 Number of Anticipated Participants: 400 Number of Supervisors Provided: 40  
 Estimated Hours: 8Am to 1pm / 7Am to 5pm Time: Friday 8Am to 1pm / Sat 7am to 5pm  
 Activity Date(s): Friday July 22, 2021 / Sat. July 23, 2021 S M T W R F S  
 Facilities Requested:

Alvirne High School, 200 Derry Road, Hudson, NH - Telephone: 886-1260  
 \_\_\_\_\_ V114 \_\_\_\_\_ Cafeteria \_\_\_\_\_ Tennis Court  
 \_\_\_\_\_ Classroom \_\_\_\_\_ Gym \_\_\_\_\_ Checkers  
 \_\_\_\_\_ Field(s) \_\_\_\_\_ Library \_\_\_\_\_ Checkers Kitchen (additional form)  
 \_\_\_\_\_ Music Room \_\_\_\_\_ Track X Hills House field

Hudson Memorial School, 1 Memorial Drive, Hudson, NH - Telephone: 886-1240  
 \_\_\_\_\_ Cafeteria \_\_\_\_\_ Gym \_\_\_\_\_ Multipurpose Rm  
 \_\_\_\_\_ Classroom \_\_\_\_\_ Library  
 \_\_\_\_\_ Field(s) \_\_\_\_\_ Other

Hills Garrison School, 190 Derry Road, Hudson, NH - Telephone: 881-3930  
 \_\_\_\_\_ Cafeteria \_\_\_\_\_ Gym \_\_\_\_\_ Other  
 \_\_\_\_\_ Classroom \_\_\_\_\_ Library \_\_\_\_\_ Field(s)

Dr. H. O. Smith School, 33 School Street, Hudson, NH - Telephone: 886-1248  
 \_\_\_\_\_ Library \_\_\_\_\_ Cafeteria  
 \_\_\_\_\_ Classroom \_\_\_\_\_ Gym

Library Street School, 22 Library Street, Hudson, NH - Telephone: 886-1255  
 \_\_\_\_\_ Café/Gym \_\_\_\_\_ Classroom \_\_\_\_\_ Other

Nottingham West School, 10 Pelham Road, Hudson, NH - Telephone: 595-1570  
 \_\_\_\_\_ Cafeteria \_\_\_\_\_ Gym \_\_\_\_\_ Other  
 \_\_\_\_\_ Classroom \_\_\_\_\_ Library \_\_\_\_\_ Field

Hills Memorial Library, 18 School Street, Hudson, NH  
 \_\_\_\_\_ Conference room

Equipment requested: Tables, Picnic Tables, Trash Barrels, Fence Posts, Elec Power

I certify that I have read and understand the regulations governing the use of the Hudson School District facilities, and my organization does not engage in any activity prohibited by School District Policy. I agree to accept personal responsibility for ensuring the compliance with these regulations during use of school facilities under this request. I affirm that all statements made by me on this form are true, complete and accurate to the best of my knowledge and belief.

**FACILITIES RENTERS USING ANY HUDSON SCHOOL DISTRICT BUILDING, PLEASE BE AWARE OF THE FOLLOWING RULES: NO USE OF TOBACCO PRODUCTS, NO ALCOHOLIC BEVERAGES ON SCHOOL PREMISES, AT ANY TIME, IN/OUT OF THE BUILDING. FOOD/DRINK ALLOWED IN CAFÉ ONLY.**

Printed Name and Title: Diana S. Stanley - BCNH Show of Dreams Committee  
 Signature and Date: Diana S. Stanley 10-6-2021

IN HOUSE FACILITY USE/RENTAL APPLICATION

SECTION II - REQUIRED DOCUMENTATION/APPROVALS

This form will not be processed until all documentation has been submitted. If the proposed activity will fill the requested facility to more than half of capacity, the police and fire departments must be notified. This is the sole responsibility of the renter.

Set up Requirement: BCNH will do preliminary set up Friday July 22 2022 Trash Bins, Table Picnic Tables, access to Elec Power will be required of Friday July 22, 2022 & Saturday July 23, 2022

BCNH will contact Hudson Police Dept. to schedule a Police Detail for Traffic Control.

SECTION III - PROCESSING ACTIONS

After this request has been received/approved at the building level it must be sent to the Central Office for processing:

School Administration Approval: Signature Karen Bonney Date 7/6/22  
Facility Office Approval: Diana Loder Date 7/10/2022

All necessary documentation has been received and checked:  Yes  No  
Facility is available on this date:  Yes  No  
Equipment is available on this date:  Yes  No  
Extra Personnel Coverage required for this time/date:  Yes  No

Hours of custodial time required: \_\_\_\_\_  
Fee Total: \_\_\_\_\_

Business Administrator Approval: [Signature] Date 7/24/22

After the request has been processed by the Central Office, the original request should be filed in the Finance Office, Facilities office, and copies routed to the participating schools.

Confirmed w/ Historical Society - all set w/ them -  
Approved by the Board 7/24/22



NORTAME-39

JWARRINGTON

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/18/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER J.C. Taylor Insurance 320 South 69th Street Upper Darby, PA 19082	CONTACT NAME: JTW	FAX (A/C, No):
	PHONE (A/C, No, Ext): (800) 345-8290	
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Twin City Fire Insurance Company	29459
INSURED  North American MGB Register c/o Terry Allen P.O. Box 876 Downers Grove, IL 60515	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	


**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			39SBAAC4995	5/2/2021	5/2/2022	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 2,000,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
								\$
							COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE			39SBAAC4995	5/2/2021	5/2/2022	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$ 1,000,000
							PER STATUTE	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 British Cars of New Hampshire  
 Car Show  
 7/23/22  
 Alvirne Hill House Field  
 211 Derry Rd (Route 102)  
 Hudson, NH 03051

This Certificate of Liability is contingent on the renewal of the current policy on 5/2/22.

<b>CERTIFICATE HOLDER</b>  Town of Hudson, NH 12 School St Hudson, NH 03051	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER J.C. Taylor Insurance 320 South 69th Street Upper Darby, PA 19082	CONTACT JTW NAME:	
	PHONE (A/C, No, Ext): (800) 345-8290	FAX (A/C, No):
	E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Twin City Fire Insurance Company		29459
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		


**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

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A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			39SBAAC4995	5/2/2021	5/2/2022	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 2,000,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMPI/OP AGG	\$ 4,000,000
								\$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			39SBAAC4995	5/2/2021	5/2/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$			39SBAAC4995	5/2/2021	5/2/2022	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$ 1,000,000
							PER STATUTE	OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
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	AUTHORIZED REPRESENTATIVE 

RECEIVED

Agenda  
2-22-22

TOWN OF HUDSON FEB 17 2022

Police Department

TOWN OF HUDSON  
SELECTMEN'S OFFICE

Partners with the Community

1 Constitution Drive, Hudson, New Hampshire 03051  
Voice/TTY (603) 886-6011/Crime Line (603) 594-1150/Fax (603) 886-0605



6C-1



William M. Avery, Jr.  
Chief of Police

Captain Tad K. Dionne  
Operations Bureau

Captain David A. Cayot  
Special Investigations Bureau

Captain David A. Bianchi  
Administrative Bureau

To: The Board of Selectmen  
Steve Malizia, Town Administrator

From: Tad Dionne, Captain 

Date: 17 February 2022

Re: Agenda Item – 22 February 2022

**Scope:**

The police department would like to meet at the next scheduled Board of Selectman meeting on 22 February 2022. A resident who wishes to remain anonymous would like to donate \$5,000 for deposit in our Police Donation Account. The majority of this donation will pay for training.

**Motion:**

To accept the donation in the amount of \$5,000.00 from the anonymous resident.



A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY



HUDSON, NH BOARD OF SELECTMEN

Minutes of the February 8, 2022 Meeting

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

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

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

4. PUBLIC INPUT

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

James Crowley, 4 Fairway Drive

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

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

Dean Sakati, 11 Fairway Drive

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Selectman Roy said right. I mean, there's still a lot going wrong with on with the Hillwood project, right? Because I think that is going to be your your biggest nut. Is that it depends It's there are a lot of it depends. Yeah. You know, because obviously if if they prevail, then...Mr. Sakati replied, and listen, I mean, I literally had someone say to me the other day, Right, and I don't want to divulge. I've obviously, I mean, I only was involved with Boston Business, you know, two years ago. Now I've got to know people at state. I've got to know people in neighboring towns, and a lot of people have a lot of question marks. You know, they they they believe that it's a massive, massive project that a lot of the challenges haven't even been identified yet. And you know, I know it's tied up in court and I know that, you know, they you know, I'm sure that Hillwood would love to paint a picture that's just a bunch of pesky people that that are protesting it. But that's not true. Right? It's just not factually correct. Right. I think what you find is, you know, a thousand people have signed a petition. A lot of people you wouldn't even imagine. There's people that just said, like like like they don't even know what's happening, you know, I mean, it's Like, but I'm sure. Selectman Roy replied saying, so, so and I understand all that I just wouldn't want you to put like a ton of effort into it. And then, you know, Hillwood prevails and it's all for naught, right? Like, you know, unless there's, you do that and then there's an alternative for maybe another location for a project like this or something. You know? Mr. Sakati replied, of the things you know and I don't, you know, as I'm thinking this through and I think through every angle, right? I think about how you all might respond to this, right? Obviously, the contract thing was one of the things that's the biggest, you know, if I'm in anyone's shoes is the biggest, you know, is the biggest challenge. But you know, listen, maybe, maybe Hillwood, you know, for all I know, like, you know, I would be willing to work with Hillwood to see if there's another location. You know, if I'm sitting in Hillwood shoes, I'm probably looking back and saying, I use the template that works really well in rural America. I come in four months later, I break ground. I'm good, right? I get my approvals and I move on right and I do a good job. I think they're credible firm. However, I think they get like, it's just again, it looks great on paper. You come in with this massive project, you know, presumably someone's told them, Yeah, yeah, this will work. This will work, right? I mean, I don't I wasn't in the meeting in Concord, the the private meeting in January of 2020. So I don't know what that tone was, but I'm sure it was divulged there. But that's, you know, you know, that's, you know, they could be in a position that they that they're thinking that this probably isn't the best location, the best place. It just has hair on it from their perspective. And maybe, as Amazon said, we have the next dot all lined up. Maybe they move with Hillwood to the next dot and everyone, you know, and everything's good.

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

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

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

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



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

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

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

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

Jim Dobens, 4 Eagle Drive

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

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

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

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

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

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

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

5. RECOGNITIONS, NOMINATIONS & APPOINTMENTS

A. Nomination Interview

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

Carl Murphy

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

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

B. Appointment

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

Michael Lawlor, incumbent alternate member

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

6. CONSENT ITEMS

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

A. Assessing Items

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

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

B. Water/Sewer Items - None

C. Licenses & Permits & Policies

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

D. Donations - None

E. Acceptance of Minutes

- 1) Minutes of January 25, 2022

F. Calendar

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

7. OLD BUSINESS

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

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

B. Defining Relationships with Town Employees

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

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

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

8. NEW BUSINESS

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

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

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

B. COVID-19 Update

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

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

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

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

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

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

Carried 5-0.

C. HPD - Request to Advertise for PT Crossing Guards

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

D. FY2023 Town Warrant and Warrant Article Speaker Designation

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

E. January Revenues and Expenditures

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

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

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

9. Remarks by the Town Administrator

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

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

10. Remarks by the School Board

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

11. Other Business/Comments by the Selectmen

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



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

Selectman Morin: all set thank you.

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

Chairman McGrath: I have nothing for this evening.

## 12. Nonpublic Session

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

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

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

### Motions made after nonpublic session

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

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

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

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

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

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

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

13. ADJOURNMENT

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

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

\_\_\_\_\_  
Marilyn E. McGrath, Chairman

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Bob Guessferd, Vice Chairman

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David Morin, Selectman

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Kara Roy, Selectman

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

HUDSON, NH BOARD OF SELECTMEN  
Minutes of the February 12, 2022  
Special Meeting of the Board of Selectmen  
Immediately following Deliberative Session

1. CALL TO ORDER - by Chairman Morin the meeting of February 12, 2022 at 1:00 p.m. in the Hudson Community Center.
  
2. ATTENDANCE  
  
Board of Selectmen: Marilyn McGrath - Chairman, Bob Guessferd - Vice Chairman, David Morin, Kara Roy, Brett Gagnon  
  
Staff/Others: Steve Malizia, Town Administrator; Jill Laffin, Executive Assistant
  
3. CONSIDERATION OF RE-DESIGNATION OF WARRANT ARTICLE RECOMMENDATIONS
  - 1) Selectman Gagnon made a motion, seconded by Selectman McGrath to recommend Warrant Article 10, General Operating Budget, as amended. Carried 5-0.
  
  - 2) Selectman Morin made a motion, seconded by Selectman Roy to recommend Warrant Article 18, Police Safety Equipment Capital Reserve Funding, as amended. Carried 5-0.
  
  - 3) Selectman Guessferd made a motion, seconded by Selectman Morin to recommend Warrant Article 21, Revised Property Tax Exemption for the Elderly. Carried 4-0-1.
  
  - 4) Selectman Guessferd made a motion, seconded by Selectman Roy to recommend Warrant Article 22, Revised Property Tax Exemption for the Disabled. Carried 5-0.
  
  - 5) Selectman Roy made a motion, seconded by Selectman Guessferd to recommend Warrant Article 23, Revised Property Tax Exemption for the Blind. Carried 5-0.
  
4. ANY OTHER BUSINESS - No other business.
  
5. ADJOURNMENT

Motion to adjourn at 1:02 p.m. by Selectman Morin, seconded by Selectman Guessferd, carried 5-0.

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Marilyn McGrath, Chairman

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Robert Guessferd, Vice-Chairman

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

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Kara Roy, Selectman

\_\_\_\_\_  
Brett Gagnon, Selectman

*Agenda*  
2-22-22

**Malizia, Steve**

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**From:** Bill Collins <bcoll66956@comcast.net>  
**Sent:** Friday, February 4, 2022 12:05 PM  
**To:** Malizia, Steve; McGrath, Marilyn  
**Cc:** Morin, Dave  
**Subject:** BOS Meeting, February 22, 2022

8A

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

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Hi Marilyn and Steve,

I'm writing to see if I could add a topic of discussion concerning land use to the BOS meeting scheduled for February 22, 2022. The Conservation Commission recently received public input concerning hunting on town land and the commission feels its time to address the topic. With Hudson's ever growing population and development encroaching upon our open space the commission feels that protecting land use rights is a topic of utmost importance.

For your information I have include a link to the "Land Owners Assistance" program sponsored by the New Hampshire Fish and Game that could help address concerns by local residents, anglers and hunters so that all get the most out of our limited open space resources. I have reached out to Fish and Game and spoke with Mark Beauchesne, Promotions Coordinator and he has agreed to attend the meeting with more details.

<https://wildlife.state.nh.us/landshare/>

Thank you in advance for all considerations.

Bill

*Thank you!*

# NEW HAMPSHIRE LANDOWNERS



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In New Hampshire, hunting is a tradition deeply rooted in the access to private lands, which is a privilege granted through your generosity. Since over 70% of land in the state is in private ownership, without the resources that you and other property owners provide, the opportunity to hunt would not be available to many outdoor enthusiasts.



**THIS PROJECT WAS SUPPORTED** by Wildlife Restoration Grants administered by the U.S. Fish and Wildlife Service, Wildlife and Sport Fish Restoration Program:  
*Partnering to fund conservation and connect people with nature.*

## **DON'T JUST PASS THE BUCK!**

Protect New Hampshire's natural resources — report wildlife law violators.



**24-HOUR HOTLINE:  
1-800-344-4262**

**wildnh.com/ogt**



### **LANDOWNER RELATIONS PROGRAM New Hampshire Fish and Game Department**

11 Hazen Drive • Concord, NH 03301  
603-271-6355 • [wildnh.com/landshare](http://wildnh.com/landshare)

The N.H. Fish and Game Department receives Federal Assistance from the U.S. Fish & Wildlife Service, and thus prohibits discrimination on the basis of race, color, national origin, disability, age and sex, pursuant to Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, Title IX of the Education Amendments of 1972, and the Age Discrimination Act of 1975. If you believe you have been discriminated against in any program, activity or service, please contact or write the U.S. Fish & Wildlife Service, Division of Wildlife and Sport Fish Restoration, 4001 N. Fairfax Drive, Mail Stop: WSFR - 4020, Arlington, Virginia 22203, Attention: Civil Rights Coordinator for Public Programs.



New Hampshire Fish and Game Department

# OPERATION LAND SHARE



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## **NEW HAMPSHIRE FISH AND GAME'S LANDOWNER RELATIONS PROGRAM**

assists landowners with concerns or issues in sharing their land with hunters, anglers, and other outdoor users

**WILDNH.COM/LANDSHARE**

**Operation Land Share** was developed to assist landowners with issues commonly experienced when sharing their land with hunters, anglers, and other outdoor users. More information about Operation Land Share and other resources available from NH Fish and Game's Landowner Relations Program can be found by visiting [wildnh.com/landshare](http://wildnh.com/landshare).

Landowners who participate in Operation Land Share are provided assistance in the form of access-management signage specifically designed to address typical issues landowners experience when sharing their property with hunters and other outdoor users. Fifteen complimentary signs are available to landowners participating in Operation Land Share. The only requirement of landowners is that they agree to leave the majority of their property open to hunting.

To enroll in Operation Land Share, please visit [wildnh.com/landshare](http://wildnh.com/landshare) or contact the Landowner Relations Program at 603-271-6355 or email [landownerassistance@wildlife.nh.gov](mailto:landownerassistance@wildlife.nh.gov). The program is here to help and appreciates your generosity.

# OPERATION LAND SHARE Signage Program\*

**HUNTERS**

*The opportunity to hunt on this property is a privilege provided through the generosity of this landowner.*

- DO NOT HUNT NEAR RESIDENCES, BUILDINGS, OR LIVESTOCK.
- DO NOT DRIVE OR WALK ACROSS CROPS.
- DO NOT CUT OR DAMAGE TREES.
- CLOSE ALL GATES.
- CARRY OUT ALL TRASH.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

New Hampshire Fish and Game Department  
11 Hazen Drive, Concord, NH 03301-9028 | 603-271-6355  
[wildnh.com/landshare](http://wildnh.com/landshare)

**OLS 001 INFORMATIONAL**  
Identifies landowner and reminds user that access is a privilege provided through landowner's generosity.

**SAFETY ZONE**

**NO HUNTING BEYOND THIS POINT**

Hunting on this property is a privilege provided through the generosity of the landowner who requests that for safety reasons NO HUNTING take place beyond this point.

PLEASE RESPECT THE LANDOWNER'S REQUEST  
Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

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**OLS 002 SAFETY ZONE**  
Restricts hunting around homes, buildings and other areas for safety purposes.

**HUNTING PERMITTED**

*The opportunity to hunt on this property is a privilege provided through the generosity of this landowner.*

PLEASE RESPECT THE LAND

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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**OLS 003 HUNTING PERMITTED**  
Encourages use of property by hunters.

**NO VEHICLES BEYOND THIS POINT**

**FOOT TRAFFIC ONLY**

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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**OLS 004 NO VEHICLES**  
Prohibits all vehicle use and restricts access to foot travel.

**NO MOTORIZED VEHICLES BEYOND THIS POINT**

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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[wildnh.com/landshare](http://wildnh.com/landshare)

**OLS 005 NO MOTORIZED VEHICLES**  
Prohibits motor vehicle use and permits use by mountain bike users and pedestrians.

**DO NOT BLOCK THIS ACCESS**

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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[wildnh.com/landshare](http://wildnh.com/landshare)

**OLS 006 DO NOT BLOCK ACCESS**  
Prohibits parking in roadways or in front of gates.

**NO PARKING**

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

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**OLS 007 NO PARKING**  
Designates no parking zones.

**PARKING PLEASE PARK IN THIS AREA**

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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[wildnh.com/landshare](http://wildnh.com/landshare)

**OLS 008 PARKING PERMITTED**  
Designates parking areas.

**CAUTION LIVESTOCK IN THIS AREA**

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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**OLS 009 CAUTION LIVESTOCK**  
Cautions hunters that livestock are in the area.

**CAUTION HORSES IN THIS AREA**

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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**OLS 010 CAUTION HORSES**  
Cautions hunters that horses are in the area.

**BOWHUNTERS RECOVER ALL ARROWS SHOT INTO FIELDS**

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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**OLS 011 BOWHUNTERS**  
Reminds bowhunters to recover arrows.

**CAUTION WORK AREA**

People are working in this area

Hunting is a privilege provided through the generosity of the landowner.

Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

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**OLS 012 CAUTION WORK AREA**  
Cautions hunters that workers are in the area.

**CAUTION MULTI-USE RECREATION AREA**

People in this area may be participating in hunting and other forms of outdoor recreation.

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**OLS 013 CAUTION MULTI-USE RECREATION AREA**  
Cautions hunters that other outdoor users are recreating in the area.

**NO TRASH DUMPING**

ILLEGAL DUMPING IS OCCURRING ON THIS PROPERTY

Hunting on this property is a privilege provided through the generosity of this landowner.

If you observe someone dumping trash, please provide the landowner with a description of the individual and vehicle.

Operation Land Share - Landowner Relations Program

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**OLS 014 ILLEGAL DUMPING**  
Identifies areas where illegal dumping is occurring and asks outdoor users to report violators to the landowner.

**ANGLERS**

Fishing access through this property is a privilege provided through the generosity of the landowner.

DO NOT CUT OR DAMAGE TREES  
CARRY OUT ALL TRASH  
RESPECT THE LAND

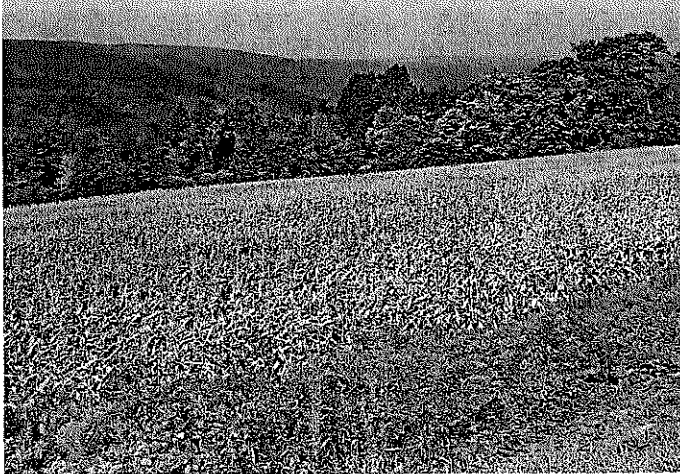
Remember your actions represent all outdoor users and inappropriate behavior may result in a loss of access for everyone.

Operation Land Share - Landowner Relations Program

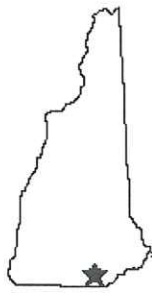
New Hampshire Fish and Game Department  
11 Hazen Drive, Concord, NH 03301-9028 | 603-271-6355  
[wildnh.com/landshare](http://wildnh.com/landshare)

**OLS 015 FISHING PERMITTED**  
Encourages use of property by hunters.

\* SIGN PACKAGE SUBJECT TO CHANGE



Agenda  
2-22-22



# TOWN OF HUDSON

## Engineering Department



8B

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

RECEIVED

FEB 17 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

TO: Steve Malizia, Town Administrator  
Board of Selectmen

FROM: Elvis Dhima, P.E., Town Engineer  
Brian Groth, AICP, Town Planner

DATE: February 16, 2022

RE: Feasibility Study for Lowell Road to Route 111 (Central Street)

Traffic concerns and challenges have been the main focus in Town and continue to be a major point of discussion at the Board of Selectmen and Planning Board. As we continue to make improvements and introduce traffic improvement projects, we have also engaged NRPC services to conduct an updated traffic model for the entire Town. In addition, Hudson representatives have been tasked to ask the state for solution for Lowell Road traffic, mainly caused by Circumferential Highway Bridge connection to Lowell Road.

On February 10, 2022, at the State Public Works Committee, Hudson State Representative Mr. Jordan G. Ulery and Ms. Kimberly Rice represented Town of Hudson regarding demanding traffic solutions on Lowell Road. At that meeting Department of Transportation (DOT) staff were also present, including DOT Commissioner Victoria Sheehan.

Commissioner Sheehan recommended that the Hudson Boulevard be restored on the 10-year plan, under the Amended House Bill 2022, and an analysis be conducted, using federal funds. This study will include the feasibility of the engineering design and environmental impacts, including feedback from EPA regarding the segment of Lowell Road to Route 111.

The proposed funds consist of \$250,000 for 2024 and \$750,000 for 2025 and do not require any funds or financial commitments from the Town. This will be presented at the State Senate and it will be important to provide a letter of support from the Board of Selectmen regarding the feasibility study.

**Motion:**

**To support the feasibility study and to send a letter of support to the NH Senate for the study and/or other alternatives.**



**TOWN OF HUDSON**  
Engineering Department



8C

*Agenda  
2-22-22*

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

DATE: February 7, 2022

RE: Water Utility Cyber Security Grant Application

**RECEIVED**

**FEB 07 2022**

TOWN OF HUDSON  
SELECTMEN'S OFFICE

New Hampshire Department of Environmental Services has funds available for the above which will include the following tasks:

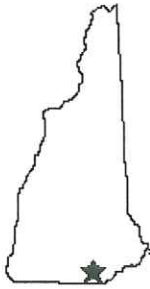
- Task 1: Free cybersecurity vulnerability assessments/penetration testing
- Task 2: Cyber security project implementation

The grant amount is 50,000 dollars and will be funding 100% by state funds. Town Engineer recommendation is to pursue this grant.

**Motion:**

**To approve and authorize the Town Engineer to apply for Cyber Security Grant.**





# TOWN OF HUDSON

## Engineering Department



Agenda  
2-22-22

8D

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

DATE: February 7, 2022

RE: Sewer Utility Cyber Security Grant Application

RECEIVED

FEB 07 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

New Hampshire Department of Environmental Services has funds available for the above which will include the following tasks:

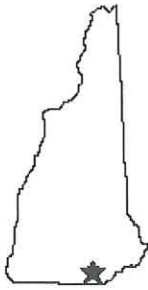
- Task 1: Free cybersecurity vulnerability assessments/penetration testing
- Task 2: Cyber security project implementation

The grant amount is 50,000 dollars and will be funding 100% by state funds. Town Engineer recommendation is to pursue this grant.

**Motion:**

**To approve and authorize the Town Engineer to apply for Cyber Security Grant.**

Agenda  
2-22-22



# TOWN OF HUDSON

## Engineering Department



8E

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

RECEIVED

FEB 17 2022

TOWN OF HUDSON  
SELECTMEN'S OFFICE

TO: Steve Malizia, Town Administrator  
Board of Selectmen

FROM: Elvis Dhima, P.E., Town Engineer

DATE: February 16, 2022

RE: Hudson – Pennichuck Water Wholesale Water Supply Contract

In June 30, 2021 we turned off Dame supply well in Litchfield due to PFOA's state requirements and have been purchasing the required additional water from Pennichuck. The Town worked with Pennichuck to update the E Street Station for winter operation and started discussions related to purchasing a minimum amount at lower price.

While we are working with the NH Department of Environmental Service and Saint – Gobain regarding Dame well treatment we have negotiated a new 2 year contract, with three additional 2 year extensions with Pennichuck. Under the new contract, the Town will be guaranteed one million gallons per day at a much lower rate than the current price. The average annual average savings under the new contract will be over half a million dollars.

In addition, we will ask the Public Utility Commission to allow Pennichuck to provide credit to the Town for the past 12 months.

This contract has been reviewed by Town counsel and will be subject to final Public Utility Commission.

**Motion:**

**To approve the new Wholesale Water Supply Contract, as recommended by Town Administrator and Town Engineer**

## 2022 Wholesale Water Supply Contract

This 2022 Wholesale Water Supply Contract ("Agreement") is made effective as of the \_\_\_ day of February, 2022 by and between Pennichuck Water Works, Inc., a New Hampshire corporation with an address of 25 Walnut Street, Nashua, New Hampshire 03061 ("Company") and the Town of Hudson, acting by and through its Board of Selectmen, with a principal place of business at 12 School Street, Hudson, New Hampshire, 03051 ("Town").

WHEREAS, the Company and the Town are parties to a Wholesale Water Supply Contract dated July 12, 2005 ("2005 Contract"),

WHEREAS, the Company and the Town wish to terminate the 2005 Contract and enter into a new agreement under which the Company would continue to make water available to the Town for purchase at a wholesale rate.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth below, the parties agree as follows:

1. Term. This Agreement shall be binding upon the parties upon execution by both the Town and the Company, but the terms hereof shall not take effect until any necessary approval of the New Hampshire Public Utilities Commission ("NHPUC") has been obtained. This Agreement shall remain in effect for an initial period of two (2) years ("Initial Term"), subject to extension of the term pursuant to Section 2 or termination pursuant to Section 2 or Section 10.

2. Renewal Terms. The term of this Agreement shall be automatically extended for three additional terms of two (2) years each (each a "Renewal Term") unless either party gives written notice to the other, at least twelve (12) months prior to the date on which the Initial Term or any Renewal Term expires, of its intention to terminate the Agreement at the expiration of the Initial Term or the then-current Renewal Term, as the case may be.

3. Delivery Point and Metering. The water to be sold by the Company to the Town under this Agreement shall be delivered by the Company to the Town at the point of interconnection between the Town's water system and the Company's water system on the Nashua side of the Taylor Falls Bridge ("Interconnection Point"). The Company shall, at its own cost, install and maintain metering equipment ("Meter") on the West side of the Merrimack River in the Taylor Falls pumping station located \_\_\_\_\_ feet westerly from the end of the Interconnection Point, which shall be used to measure the quantity of water taken by the Town on a monthly basis. In addition, the Company, which is the current owner and operator of the E Street Interconnect Station in Nashua, shall maintain it at its own cost. For any upgrades to this facility related to a capacity increase for the Town, the Town shall pay a percentage of the total upgrade cost. The Town's percentage shall be calculated by dividing the capacity increase requested by the Town divided by the sum of the capacity requested by the average of the last three years usage by PEU at the Sullivan Road Meter Pit. The percentage contribution by the

Company shall be recalculated each time a station upgrade it required with the calculation being based on each party's usage the year prior to the upgrade being completed.

(a) The Meter shall be inspected and calibrated by the Company in accordance with the applicable regulations of the NHPUC. A copy of any inspection and calibration reports shall be available at the Company's principal office for examination by the Town during normal business hours on reasonable notice from the Town.

(b) The Town may have the accuracy of the Meter tested by an independent third party at the Town's expense at any time, but not more frequently than once each month, provided that the Town gives the Company at least seven (7) days advance written notice of its desire to test the Meter. The Company shall have the right to be present during any such test. If the Meter reads within the specifications established by the NHPUC, the cost of such test shall be borne by the Town. If the Meter does not meet the specifications established by the NHPUC, the cost of the tests shall be paid by the Company, and the Company shall adjust its next bill to the Town accordingly.

(c) In the case of missing or inaccurate flow records due to a faulty Meter or other circumstances, the Company shall calculate the payments due from the Town using a reasonable estimate of the flow based on past records and other relevant data for a comparable period.

#### 4. Expansion of Service.

(a) The Town shall have the right, at its sole expense, to construct and connect transmission mains, main pipe extensions, hydrant branches and service connections located within Hudson to the Interconnection Point, in accordance with all applicable industry engineering standards and practices, to supplement its current service and provide additional service within the Town, but not to provide water service outside of the Town.

(b) For any future expansion of Company services, operations or infrastructure that may affect the Town's distribution system and or storage tanks, the Company shall provide the Town a summary of the planned expansion in writing for Town review and comment. If a Company water main expansion results in a necessary but unplanned upgrade to the Town's distribution system, then the Company shall be responsible for those upgrades.

#### 5. Quantity of Water.

(a) Maximum Daily Demand. Subject to the provisions of Section 5(b) and Section 6, the Town shall have the right to take up to, but not in excess of, two million, one hundred thousand (2,100,000) gallons of water per day ("GPD") at the Interconnection Point; provided, however, that water taken for non-training firefighting purposes and other declared emergencies shall not be counted toward such maximum quantity.

(c) Maximum Peak Demand. At all times, the Town's peak draw at the Interconnection Point shall be limited to 1,460 gallons per minute; provided, however, that water taken

for non-training firefighting purposes and other declared emergencies shall not be counted toward such allowable draw. If PWW, in its sole discretion, determines that, due to circumstances beyond PWW's reasonable control, its water supply is impaired, PWW may, upon twenty-four (24) hours' notice to the Town reduce the maximum volume that may be taken by the Town. PWW will promptly notify the Town when such circumstances cease to exist, and, thereupon, the rights of the Town to take water as set forth in this Section 3(a) shall be restored. In exercising its discretion concerning a reduction in the amount of water thereafter to be taken by the Town, PWW shall afford at least as favorable treatment to the Town as to its other wholesale water supply customers, except insofar as its special contracts, existing on the Effective Date, with such customers or the rules of the NHPUC require a different standard to be applied with respect to such customers. PWW will promptly employ its commercially reasonable efforts to cure such inadequacy or impairment. The Town shall not be entitled to compel PWW to supply it with any specific quantity of water nor shall it be entitled to any damages as a result of PWW's determination that its supply is inadequate or impaired.

6. Increase in Quantity of Water. If the Town wishes to increase the maximum quantity of water that it is permitted to purchase under Section 5, it shall provide the Company with written notice sufficient for the Company to evaluate the capacity of its facilities to produce water to meet such increased demand in light of existing and reasonably anticipated additions to demand on the Company's own system. Such notice shall be given at least one year in advance of the desired implementation date of the increase. The Company shall respond to such a request within ninety (90) days, indicating whether it agrees to provide the additional supply. If the Company agrees to increase the maximum quantity of water that may be taken by the Town, the Company and the Town shall negotiate in good faith to determine the price of any such increase based on the cost of the incremental capacity. If despite such good faith negotiations, the parties are unable to agree on the cost of the incremental capacity, the Company shall not be required to increase the maximum quantity provided for in Section 5. Any increase in the maximum quantity of water to be purchased under this Agreement shall be reflected in an amendment to this Agreement, signed by the parties. Such amendment shall become effective upon execution and shall not require additional approval of the NHPUC.

7. Fees. The Town shall pay the Company the following amounts for the water supplied or to be supplied by the Company under this Agreement:

(a) Demand Charge. The Town shall pay the Company an annual demand charge of \$435,021 (the "Demand Charge") payable to the Company in equal monthly installments. The Demand Charge shall be due and payable without regard to the amount of water actually taken by the Town or any volumetric charges for such purchases. If there is a period of time, one week or longer in continuous duration, where the Company cannot deliver the 1.0 MGD requested by the Town the Demand Charge in that year will be reduced by the number of days where 1.0 MGD is not available to the Town divided by 365 multiplied by the annual Demand Charge.

b) Volumetric Charge. The Volumetric Charge will be \$0.8874 per 100 cubic feet, for a minimum guaranteed of 487,968 CCF per year over a two year period with the start date of the initial two year period being July 1, 2021. The evaluation of minimum guaranteed usage shall be calculated in August of each year and shall look back over the Town's usage for the two preceding years from July 1 to June 30. The Town will be billed each month for 40,107 CCF. If the Town's actual usage for the month is less than 40,107 CCF the difference between the monthly billed volumetric consumption and the Town's actual consumption shall be carried as a credit into the following month's bill. The credit will reduce the next month's billable consumption if the Town's actual consumption exceeds the minimum monthly consumption of 40,107 CCF. The Town will carry any credits due to offset monthly consumption for up to two years. If at the end of any two year the Town has a consumption credit that credit will be reset to 0 for the start of the next two year period. The Volumetric Charge may only be adjusted by the same percentage and at the same time as any future change in the volumetric rates for general metered service, as adjudicated by the NHPUC, which the Company charges to its core system customers in the City of Nashua.

(b) Meter Charge. The Monthly Fixed Meter Charge shall be set at \$42.59 per month and reflects the cost to read and bill the Town on a monthly basis in addition to the cost to test the Town wholesale meters on an annual basis. Thereafter, the monthly fixed meter charge may only be adjusted by the same percentage and at the same time as any future change in the volumetric rates for general metered service, as adjudicated by the NHPUC, which the Company charges to its core system customers in the City of Nashua.

Invoices. The Company shall bill the Town on a monthly basis for water taken by the Town under this Agreement. Payment shall be due on presentation of each invoice and amounts unpaid after thirty (30) days shall be subject to one and one-half (1-1/2%) percent interest per month on the unpaid balance from the date of such invoice.

#### 8. Use of Mains and Boosters.

(a) The Town shall wheel water from the Company through the Town's transmission and distribution mains to limited service areas of Pennichuck East Utility, Inc. ("PEU"), an affiliate of the Company, in Litchfield, Pelham, Londonderry and Windham (limited service areas are as defined in Appendix "A" of this agreement) that are interconnected with the Town's water system, provided that the Company's right to transmit its water through the Town's distribution system shall be contingent upon such use not significantly reducing the pressure in the Town's distribution lines (more than 10% reduction in pressure). For any water wheeled by the Town through the Town's water system for the Company, the Company shall pay the Town the Volumetric Rate plus twenty percent (20%) of the Volumetric Rate set forth in Section 7. In addition, this rate shall be adjusted by the same percentage and effective as of the same dates as any adjustment in the rates paid by core system customers in the City of Nashua.

(b) The Company shall reimburse the Town every year for a percentage of the any capital improvements completed in that year related to the Route 102 Booster station, also

known as Hickory Station, located in Hudson. The reimbursement percentage shall be based on water usage used by PEU in Londonderry via the West Road Meter Pit divided by the total flow through the Hickory Road Booster Station. The Company shall reimburse the Town for any Capital improvements completed over the past 12 months from the date of this contract approval in accordance with the formula defined in this paragraph.

9. Assignment and Sale. The Town agrees that any water provided to it by the Company shall be used only to provide service to customers within the Town who are served by the Town's water system. No water shall be sold by the Town, either directly or indirectly, to any private or investor owned water utility, municipality, village district or individual doing business or residing outside of the Town for any purpose without the Company's prior written consent.

10. Termination. In the event of a material breach of this Agreement by either party, this Agreement may be terminated by giving the breaching Party written notice of termination, which notice shall set forth with specificity the nature of the claimed breach by the other party. The breaching Party shall have 30 days to cure the material breach, during which time the Parties shall make a good faith effort to resolve the dispute informally. Any such termination shall not be effective until three (3) months from the date of such notice. In no event may this Agreement be terminated on less than three (3) months prior written notice, except as may be determined by order of the NHPUC.

11. Miscellaneous.

(a) Dispute Resolution. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, that the Parties are unable, after a good faith effort, to settle informally may be submitted to the NHPUC, or its successor, for resolution.

(b) Severability. If any term or condition of this Agreement is found to be unenforceable, the remaining terms and conditions shall remain binding upon the parties as though said unenforceable provision were not contained herein.

(c) Amendments, Assignment, Governing Law. This Agreement may be amended upon the mutual agreement of the parties, subject to any required approval of the NHPUC. This Agreement may be assigned by the Company to a wholly owned subsidiary or an affiliate under common control with the Company without the prior consent of the Town. This Agreement shall be binding upon and inure to the benefit of the respective successors and legal representatives of the parties. This Agreement shall be governed by and construed under the laws of the State of New Hampshire.

(d) Notices. All notices, requests, demands and other communications given pursuant to this Agreement shall be in writing and shall be deemed to have been given if they are delivered by hand or by nationally recognized overnight courier or mailed by certified or registered mail with postage prepaid to the Town or the Company, as the case may be, at the address first noted above or to such other address as the receiving party may have given written notice to the other party.

(e) Action Necessary to Complete Transaction. The Town and the Company agree to execute and deliver all such other documents or instruments and take any action that may be reasonably required to effectuate the transactions contemplated by this Agreement.

(f) Headings. The headings in each section of this Agreement are for convenience of reference only, and do not form a part hereof and in no way modify or shall be used to interpret or construe the meaning of this Agreement.

(g) Integration. This Agreement constitutes the entire agreement and understanding between the parties regarding the subject matter hereof, and supersedes all prior understandings, agreements, statements and representation, whether written or oral, between or made by the parties. Upon taking effect, this Agreement shall supersede and terminate the First Agreement in its entirety.

[Signature Page to Follow]



IN WITNESS WHEREOF, the parties have caused their corporate names to be subscribed by an officer duly authorized and their corporate seals to be affixed.

**PENNICHUCK WATER WORKS, INC.**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name: Larry Goodhue  
Title: Chief Executive Officer

**TOWN OF HUDSON,  
By Its Board of Selectmen**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Selectman

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Selectman

\_\_\_\_\_  
Witness

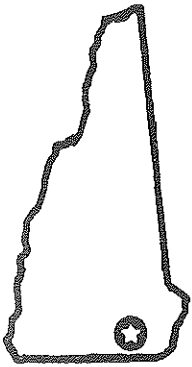
By: \_\_\_\_\_  
Selectman

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Selectman

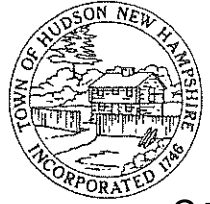
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Witness

By: \_\_\_\_\_  
Selectman



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

*Agenda*  
2-22-22

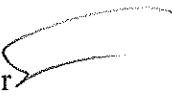


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Stephen A. Malizia, Town Administrator - [smalizia@hudsonnh.gov](mailto:smalizia@hudsonnh.gov) - Tel: 603-886-6024 Fax: 603-598-6481

8F

To: Board of Selectmen

From: Steve Malizia, Town Administrator 

Date: February 16, 2022

Re: Fiscal Year 2021 Audit Report

The Town has received the Audit Report for the Fiscal Year ended June 30, 2021. I am attaching a copy of the Auditor's letter to the Board of Selectmen for your review.

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

Grand Rev



James A. Sojka, CPA\*  
Sheryl A. Pratt, CPA\*\*\*  
Michael J. Campo, CPA, MACCY  
Scott T. Eagen, CPA, CFE  
Karen M. Lascelle, CPA, CVA, CFE  
Christopher W. Johnson, CPA

February 4, 2022

To the Members of the Board of Selectmen  
Town of Hudson  
12 School Street  
Hudson, New Hampshire 03051

Dear Members of the Board:

We have audited the financial statements of the governmental activities, each major fund, and aggregate remaining fund information of the Town of Hudson, New Hampshire (the Town) for the year ended June 30, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated March 3, 2020 and revised January 18, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Ashley Miller Klem, CPA, MSA  
Tyler A. Paine, CPA\*\*\*  
Kyle G. Gingras, CPA  
Thomas C. Giffen, CPA  
Ryan T. Gibbons, CPA, CFE  
Brian P. McDermott, CPA\*\*  
Justin Larsh, CPA  
Patrick J. Mohan, CPA

Significant Audit Findings

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year. We noted no transactions entered into by the Town during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Town's financial statements were:

Management's estimate of the capital asset useful lives is based on historical information and industry guidance. We evaluated the key factors and assumptions used to develop the capital asset useful lives in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the allowance for uncollectible property taxes and the abatement contingency are based on historical data and information known concerning the assessment appeals. We evaluated the key factors and assumptions used to develop the uncollectible property taxes and the abatement contingency in determining that it is reasonable in relation to the financial statements taken as a whole.

**PLODZIK & SANDERSON, P.A.**  
*Certified Public Accountants*

193 North Main Street, Concord, New Hampshire, 03301 \* 603-225-6996  
9 Cedarwood Drive, Suite 10, Bedford, New Hampshire, 03110 \* 603-621-0661  
www.plodzik.com

Management's estimate of the uncollectible ambulance receivables is based on knowledge of past collection rates. We evaluated the key factors and assumptions used to develop the uncollectible ambulance receivables in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the accrued landfill postclosure care costs is based on estimates provided by the Town engineer. We evaluated the key factors and assumptions used, by the Town's engineers, to develop the accrued landfill postclosure care costs in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the net pension liability, deferred outflows and inflows of resources related to pensions are based on assumptions of future events, such as employment, mortality and estimates of value of reported amounts. We evaluated the key factors and assumptions used to develop the net pension liability, deferred outflows and inflows of resources related to pensions in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the other postemployment benefit liability, deferred outflows and inflows of resources are based on the assumption of future events, such as employment, mortality, and the healthcare cost trend, as well as estimates of the value of reported amounts. We evaluated key factors and assumptions used to develop the other postemployment benefits liability, deferred outflows and inflows of resources related to the other postemployment benefits in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Adjustments proposed and approved were primarily of a routine nature which management expects the independent auditors to record as part of their year-end procedures. A list of these adjustments for the general, water, and sewer funds are attached to this letter.

#### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated February 3, 2022.

#### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Town's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

#### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Town of Hudson, New Hampshire's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.



#### **Gift Cards (repeated)**

In review of expenditures of the Town, we identified an instance of gift cards being purchased for Town employees. There was no receipt log or other verification that each gift card was received by the intended recipient. If gift cards are to be purchased, we recommend that the Town develop a system or process in which it can be verified that the gift cards are received by the intended recipient.

#### **Uninsured Deposits**

While reviewing the Town's year-end bank balances and related collateral securing those deposits, it was identified that the collateral was not adequate enough to secure all of the Town's balances at year-end. Custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned to it and in order to better protect itself from this risk, we recommend that the Town work with their financial institutions to ensure bank balances over the Federal Deposit Insurance Corporation insurance limits are properly collateralized throughout the year.

#### **Review and Reaffirmation of Town Policies**

We reviewed the Town's key accounting and financial reporting policies and noted that many of them have not been reviewed or reaffirmed in a number of years. Regular review of key policies should be performed to ensure that policies are still meeting the desired objectives and reflect the latest changes in accounting practices and requirements. As a best practice, we recommend these policies be reviewed every three to five years.

#### **Timeliness of Reconciliations**

In our review of the activity posted to the Town's general ledger it was noted that two balance sheet accounts (cash and property tax receivables) were not reconciled timely over a 6-month period. As a result, additional procedures were performed over the two balance sheet accounts. We recommend management review the cause of the condition and take action to resolve the underlying issues that resulted in the untimely reconciliation of the two general ledger accounts.

#### Other Matters

#### **Implementation of New GASB Pronouncements**

The Governmental Accounting Standards Board (GASB) has issued several pronouncements that have effective dates that may impact future financial presentations. Management has not currently determined what, if any, impact implementation of the following statements may have on the financial statements.

**GASB Statement No. 87, *Leases***, issued in June 2017, will be effective for the Town with its fiscal year ending June 30, 2022. This Statement will improve accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases.

**GASB Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period***, issued June 2018, will be effective for the Town with its fiscal year ending June 30, 2022. This Statement will enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and to simplify accounting for interest cost incurred before the end of a construction period.

**GASB Statement No. 91, *Conduit Debt Obligations***, issued May 2019, will be effective for the Town with its fiscal year ending June 30, 2023. This Statement will provide a single method of reporting conduit debt obligations and eliminate differences in practice.

**GASB Statement No. 92, *Omnibus 2020***, issued in January 2020, will be effective for the Town with its fiscal year ended June 30, 2023. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements.



**GASB Statement No. 93, Replacement of Interbank Offered Rates**, issued in March 2020, will be effective for the Town with its fiscal year ended June 30, 2022. The objectives of this Statement are to address accounting and financial reporting implications that result from the replacement of an IBOR.

**GASB Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements**, issued in March 2020, will be effective for the Town with its fiscal year ended June 30, 2023. The objectives of this Statement are to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs).

**GASB Statement No. 96, Subscription-Based Information Technology Arrangements**, issued in May 2020, will be effective for the Town with its fiscal year ended June 30, 2023. This Statement will improve financial reporting by establishing a definition for SBITAs and providing uniform guidance for accounting and financial reporting for transactions that meet that definition.

**GASB Statement No. 97, Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – an Amendment of GASB Statements No. 14 and No. 84 and a Supersession of GASB Statement No. 32**, issued in January 2020, will be effective for the Town with its fiscal year ended June 30, 2022. The objectives of this Statement will result in more consistent financial reporting of defined contribution pension plans, defined contribution OPEB plans and other employee benefit plans, while mitigating the costs associated with reporting those plans.

We applied certain limited procedures to the following, which are required supplementary information (RSI) that supplements the basic financial statements:

- Schedule of the Town's Proportionate Share of Net Pension Liability,
- Schedule of Town Contributions – Pensions
- Schedule of the Town's Proportionate Share of the Net Other Postemployment Benefits Liability,
- Schedule of Town Contributions – Other Postemployment Benefits
- Schedule of Changes in the Town's Total Other Postemployment Benefits Liability and Related Ratios, and
- Notes to the Required Supplementary Information

Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund schedules, and Schedule of Expenditures of Federal Awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

#### Restriction on Use

This information is intended solely for the information and use of the members of the Board of Selectmen and management of the Town of Hudson, New Hampshire and is not intended to be, and should not be, used by anyone other than these specified parties.

Respectfully,



PLODZIK & SANDERSON  
Professional Association

Attachment:  
Combined Journal Entries Report

