



# 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

September 26, 2023

7:00 PM

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
6. CONSENT ITEMS
  - A. Assessing Items - none
  - B. Water/Sewer Items - none
  - C. Licenses & Permits & Policies
    - 1) Pole License - Eversource - One (1) Pole on Dugout Road
  - D. Donations
    - 1) Pallet Racking from Life is Good to Hudson Fire Department
    - 2) Three Airdyne Bikes (used) from Best Fitness, LLC to Hudson Fire Department
    - 3) \$200 to the Recreation Department from Eagle Scout Kenneth Chafe of Troop #20 Hudson
  - E. Acceptance of Minutes
    - 1) Minutes of September 05, 2023
    - 2) Minutes of September 12, 2023
  - F. Calendar

09/27	7:00	Planning Board	Buxton Meeting Room
09/28	6:30	School Board- Board of Selectmen	Barnyard Café (Alvirne)
09/28	7:00	Zoning Board of Adjustment	Buxton Meeting Room

10/03	7:00	Board of Selectmen/HEAC Workshop	BOS Meeting Room
10/04	8:30	Highway Safety Committee	BOS Meeting Room
10/04	7:00	Budget Committee	Buxton Meeting Room
10/09	-	Columbus Day	Town Offices Closed
10/09	7:00	Cable Utility Committee	HCTV Meeting Room
10/10	7:00	Board of Selectmen	BOS Meeting Room

**7. OLD BUSINESS**

A. Votes taken after Nonpublic Session on September 12, 2023

1. Selectman Morin made a motion, seconded by Selectman Dumont to promote John Dowgos to the position of Traffic Technician at Grade XIV, Step 4, \$31.22 per hour, in accordance with the Hudson Public Works Employee contract. This promotion will be effective September 17, 2023. Carried 3-0.
2. Selectman Dumont made a motion, seconded by Selectman Morin to authorize the Public Works Director to advertise for a truck driver/laborer. Carried 3-0.
3. Selectman Morin made a motion to adjourn at 7:48 p.m. This was seconded by Selectman Dumont. Carried 3-0.

**8. NEW BUSINESS**

- A. Public Hearing - Town Code Ch. 317 Vehicles and Traffic - Memorial Drive
- B. State & Local Cybersecurity Grant Program Application - IT - Decision
- C. Emergency Management Equipment Contract Awards - Fire Department - Decision
- D. Request to Rescind Motion to Hire Firefighter/EMT - Fire Department - Decision
- E. Southern NH RC Club - Capped Landfill Use - Information
- F. Town Hall Relocation Committee - Selectman Roy - Discussion

**9. SELECTMEN LIASON REPORTS/OTHER REMARKS**

**10. REMARKS BY TOWN ADMINISTRATOR**

**11. REMARKS BY SCHOOL BOARD**

**12. NONPUBLIC SESSION**

**RSA 91-A:3 (II) (a)** The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted. **(b)** The hiring of any person as a public employee.  
*(THE SELECTMEN MAY ALSO GO INTO NON-PUBLIC SESSION FOR ANY OTHER SUBJECT MATTER PERMITTED PURSUANT TO RSA 91-A:3 (II).)*

**13. ADJOURNMENT**

Items for the next agenda, with complete backup, must be in the Selectmen's Office no later than 12:00 noon on Thursday, October 5, 2023.



# TOWN OF HUDSON

## Engineering Department

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

*Agenda*  
*9-26-23*



6C-1

RECEIVED

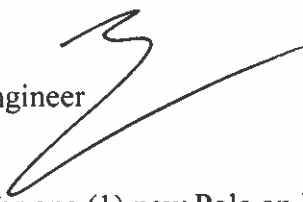
12 2023

TOWN OF HUDSON  
SELECTMENS OFFICE

### INTEROFFICE MEMORANDUM

DATE: September 5, 2023

TO: Steve Malizia, Town Administrator  
Board of Selectmen

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

RE: Petition and Pole Licenses for one (1) new Pole on **Dugout Road** in the  
Town of Hudson, as per attached for PSNH, dba Eversource Energy

The attached Pole Petition and License from PSNH, dba Eversource Energy, is for a new pole on located on Dugout Road in Hudson.

The Public Works and Engineering Departments have both reviewed it and are recommending that this Pole License be approved.

Thank you.

**Motion:**

**To approve the Petition and Pole Licenses from PSNH, dba Eversource Energy, for one (1) new pole located on Dugout Road.**

Enclosures



# TOWN OF HUDSON

## Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### INTEROFFICE MEMORANDUM

**TO:** Elvis Dhima, P.E., Town Engineer  
Jay Twardosky, DPW Director


**FROM:** Doreena Stickney, Administrative Aide

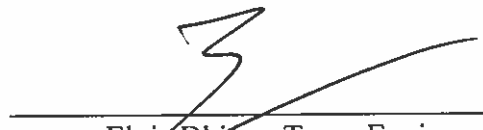
**DATE:** September 8, 2023

**RE:** Petition and Pole License for one (1) new Pole on **Dugout Road** in the Town of Hudson, as per attached for PSNH, dba Eversource Energy

Attached please find one (1) Pole License Petition from PSNH, dba Eversource Energy, for a new pole on Dugout Road in Hudson. Please sign below to verify that you have reviewed and approve this license.

Thank you.

  
\_\_\_\_\_  
Jason Twardosky, DPW Director

  
\_\_\_\_\_  
Elvis Dhima, Town Engineer

Attachments

**PETITION AND POLE LICENSE  
PETITION**

Manchester, New Hampshire


September 8, 2023

To the Town of Hudson, New Hampshire.

PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY requests a license to install and maintain underground conduits, cable and wires, and maintain poles and structures with wires, cables, conduits and devices thereon, together with such sustaining, strengthening and protecting fixtures as may be necessary along, and under the following public ways:

License one ( 1) pole(s), 104/10X on DUGOUT RD in the Town of Hudson.

**PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY**

BY:   
Pam Gaudreault, Licensing Specialist

**LICENSE**

Upon the foregoing petition and it appearing that the public good so requires, it is hereby

**ORDERED**

This 8th day of September, 2023, that, PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY be granted a license to erect and maintain poles and structures, with wires, cables, conduits and devices thereon, together with sustaining, strengthening and protecting fixtures, in the public ways covered by said petition. All of said wires, except such as are vertically attached to poles and structures, shall be placed in accordance with the National Electrical Safety Code in effect at the time of petition and/or license is granted.

In accordance with the requirements of RSA 72:23, I (b), this license is granted to the licensee(s) subject to the condition that the licensee(s) and any other entity using or occupying property of the Town of Hudson pursuant to this license shall be responsible for the payment of, and shall pay, all properly assessed real and personal property taxes no later than the due date. Failure of the lessee to pay the duly assessed personal and real estate taxes when due shall be cause to terminate said lease or agreement by the lessor. Furthermore, in accordance with the requirements of RSA 72:23, I (b), the licensee(s) and any other entity using and/or occupying property of the Town of Hudson pursuant to this license shall be obligated to pay real and personal property taxes on structures or improvements added by the licensee(s) or any other entity using or occupying property of the licensor pursuant to this license.

The approximate location of the poles and structures shall be shown on plan marked EVERSOURCE No. 21-1675, dated 9/7/2023, attached to and made a part hereof.

Town of Hudson, New Hampshire

Town of Hudson, New Hampshire

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Received and entered in the records of the Town of Hudson, New Hampshire, Book \_\_\_\_\_, Page \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Town Clerk

**PETITION AND POLE LICENSE  
PETITION**

Manchester, New Hampshire


September 8, 2023

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Pam Gaudreault, Licensing Specialist

**LICENSE**

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Town of Hudson, New Hampshire

Town of Hudson, New Hampshire

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Received and entered in the records of the Town of Hudson, New Hampshire, Book \_\_\_\_\_, Page \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_

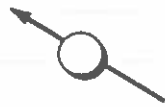
Town Clerk

# POLE LOCATION PLAN

EVERSOURCE DATE	<u>09/07/2023</u>	LICENSE NO.	<u>21-1675</u>
MUNICIPALITY:	<u>Hudson</u>	STATE HWY. DIV. NO.	<u>5</u>
STREET / ROAD:	<u>DUGOUT RD</u>	STATE LICENSE NO.	
PSNH OFFICE:	<u>Nashua</u>	WORK REQUEST#	<u>13564286</u>
PSNH ENGINEER:	<u>Kris Nacos</u>	WORK FINANCIAL #	<u>80523297</u>
TELCO ENGINEER:		TELCO PROJECT #	

INDICATE NORTH WITH AN ARROW

Pole Numbers		Pole Sz-CI	Eq BH	INSTALL		REMOVE	REF	100% LTS	JO	100% TEL	Span	DIST FROM EOP	Remarks	DOC REQ
LTS	TEL			POLE	PB									
104/10		45'-2									8'		REPLACE POLE W/45'-2 INSTALL PUSH BRACE	M
104/10X		40'-2									8'		INSTALL NEW 40'-2 POLE W/ANCHOR	M M



In accordance with the requirements of RSA 72:23, I (b) this licensee(s) and any other entity now or hereafter using or occupying municipal property pursuant to this license shall be responsible for the payment of, and shall pay, all properly assessed real and personal property taxes no later than the due date. Failure of the licensee(s) to pay duly assessed personal and real property taxes when due shall be cause to terminate this license.

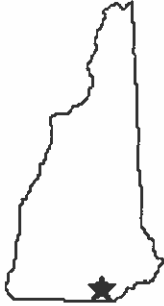
Furthermore, in accordance with the requirements of RSA 72:23, I (b), the licensee(s) and any other entity using and/or occupying property of the municipality within the Town of Hudson pursuant to this license shall (unless otherwise exempt under RSA 72) be obligated to pay real and personal property taxes on structures or improvements added by the licensee(s) or any other entity using or occupying property of the municipality within the Town of Hudson pursuant to this license.

The license granted herein, and the duty to pay properly assessed real and personal property taxes, shall apply to any other entity, now or hereafter, using or occupying municipal property pursuant to this license. The duty to pay properly assessed real and personal property taxes shall apply both to the owner and joint owner of any such pole or conduit, or an attacher to or user of said pole or conduit, pursuant to permission or by agreement of the owner of said pole or conduit. Within 90 days of the adoption of this amendment, the licensee(s) and any other users, occupying or using municipal property pursuant to this license, shall be responsible for notifying the Clerk of the Town of Hudson as to the use of the poles and conduits hereby licensed. Such notification shall include the following information: the identification number and location of all poles and conduits being used or occupied by any additional parties other than the named licensee; the property and equipment attached; and, the name and address of each such party using, attaching to, or occupying said poles or conduits.

As a condition of this license, the licensee shall, on an annual basis, beginning on February 1, 2015, provide the Clerk of the Town of Hudson with a complete list of each entity attaching to, or using any pole or conduit licensed hereunder. Said list shall be updated annually and shall include the following information: the identification number and location of all poles and conduits being used or occupied by any additional parties other than the named licensee; the property and equipment attached; and, the name and address of each such party using, attaching to, or occupying said poles or conduits. In the event that attachments and/or equipment is removed during the course of the year, written notification, containing the specifics thereof, shall be provided to the Town Clerk.

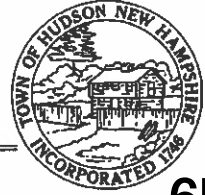
The changes to the within license set forth in the preceding paragraphs shall take effect April 1, 2014 and shall remain in effect until changed in accordance with the requirements of RSA 231:161163.





# TOWN OF HUDSON FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



6D-1

Emergency 911  
Business 603-886-6021  
Fax 603-594-1164

RECEIVED

Scott Tice  
Chief of Department

SEP 12 2023

TOWN OF HUDSON  
SELECTMENS OFFICE

TO: Marilyn McGrath  
Chairperson, Board of Selectmen

FR: Scott Tice   
Fire Chief

DT: September 11, 2023

RE: Donation Acceptance – September 26, 2023 BOS Public Agenda

Please place the following item on the above-indicated agenda from the Fire Department:

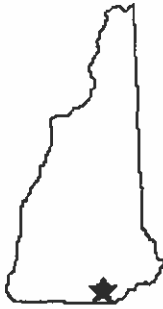
We received notice from Life Is Good of their offer to donate pallet racking to the Hudson Fire Department. These are used items with minimal value that were not going to be used in their new facility and would need to be disposed of.

We would like to accept this donation as the racking would be used in our Burns Hill facility to provide us with the appropriate equipment for better organized storage.

We would request the Board of Selectmen accept this donation with thanks. Upon your acceptance we will forward them a thank you for this donation.

**Motion:**

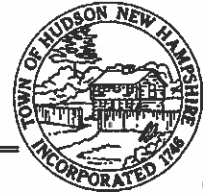
**To authorize the Fire Chief to accept the donation of pallet racking from Life Is Good.**



# TOWN OF HUDSON

## FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



*Agenda*  
*9-26-23*

6D-2

Emergency 911  
Business 603-886-6021  
Fax 603-594-1164

RECEIVED

SEP 21 2023

Scott Tice  
Chief of Department

TOWN OF HUDSON  
SELECTMENS OFFICE

TO: Marilyn McGrath  
Chairperson, Board of Selectmen

FR: Scott Tice  
Fire Chief

DT: September 21, 2023

RE: Donation Acceptance -- September 26, 2023 BOS Public Agenda

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Please place the following item on the above-indicated agenda from the Fire Department:

We received notice from Best Fitness LLC of their offer to donate three (3) Airdyne Bikes to the Hudson Fire Department. These are used items with minimal value that were no longer in use and were planned to be disposed of.

We would like to accept this equipment to further expand our options within our fitness rooms at each station. We will ensure that the bikes are in working order and are free of any damage that may pose a safety risk to our members before we position them.

I would also like to recognize FFOP Logan Falk for his efforts in coordinating this donation and supporting the department's efforts in growing our physical standards.

We would request the Board of Selectmen accept this donation with thanks. Upon your acceptance we will forward them a thank you for this donation.

**Motion:**

**To authorize the Fire Chief to accept the donation of three (3) Airdyne Bikes from Best Fitness LLC.**



# TOWN OF HUDSON

## Recreation Department

Community Center 12 Lions Ave Hudson, NH 03051 Phone: 603-880-1600



*Agenda*  
*9-26-23*

**6D-3**

TO: Steve Malizia  
FROM: Chrissy Peterson  
DATE: September 20, 2023  
SUBJECT: Selectmen Meeting Agenda Item

**RECEIVED**

SEP 20 2023

TOWN OF HUDSON  
SELECTMENS OFFICE

Could you place the following item on the agenda of the next Board of Selectman Meeting:

Eagle Scout Kenneth Chafe, from Troop #20 of Hudson, would like to make a cash donation of \$225 to the Recreation Department.

Request the BOS accept this donation to be put in the Hudson Recreation donation account.

Thank you,

Chrissy Peterson  
*Recreation Director*

## HUDSON, NH BOARD OF SELECTMEN

## Minutes of the September 05, 2023 Meeting

1. CALL TO ORDER - by Chairperson Roy the meeting of September 05, 2023 at 7:00 p.m. in the Hudson Community Center, located at 12 Lions Avenue, Hudson, New Hampshire.
2. PLEDGE OF ALLEGIANCE led by Budget Committee Chairman, Norm Martin

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

3. ATTENDANCE

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

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

4. NEW BUSINESS

- A. Town Hall Relocation Opportunity

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

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

The current town hall is not fully handicapped accessible. In other words, not totally ADA compliant. Current meeting rooms cannot accommodate large meetings. Residents must go between levels for customer service or to pay bills, and employee security could be improved and there is limited space for records retention and the possibilities for the facility. Expansion of the facility is limited. Just to put it in perspective, the current town hall is approximately 12,000ft<sup>2</sup> and sits on 1.3 acres, including the attached fire station we took. Just to put it into further perspective, we looked at possibly expanding the building on the west side, which is where the employee parking is. If you're looking at the front of the building, it's to the left. But the loss of parking would be an issue. As anybody who's been there when it's busy, you can see what I'm talking about. There's not a dearth of parking. We considered or we've talked about or it's been thought about adding a second story, but we're not sure if the current structure could support that second story. It may be possible to expand it to the area adjacent to the handicap ramp on the east side of the building, which is the fire station side. There could be up to 2400ft<sup>2</sup> on two levels, at the cost of about \$450 per square foot. This option may be in the million to \$1.2 million cost range. This would not correct all the building's current deficiencies but would allow for additional meeting space and putting all customer service operations on the same level.

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

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

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

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

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

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

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

Brian LaPlant, 25A Quail Run Drive

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

Peggy Huard, 13 David Drive

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

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

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

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

Sandy Levasseur, 6 Glasgow Circle

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

Phil DeCologero, 53 Sullivan Road

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

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

James Crowley, 4 Fairway Drive

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

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

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

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

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



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

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

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

#### Chris Landry, 25 Beachwood Road

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

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

Normand Martin, 3 Edgar Court

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

Mike Tranfaglia, 24 Woodcrest Drive

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

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

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

Will McKee, 55 Willow Creek Drive

Hi. Will McKee, 55, Willow Creek Drive. I appreciate you all being here to take questions and comments. I think this relates probably to the second to last gentleman that was up here in regards to space. We heard the catalysts for the project and the top three seemed to be ADA compliance, space and well, now I'm not remembering the third one, so..Mr. Dhima said parking? To which Mr. McKee replied parking. Yeah. Thank you. So what we saw was 12,000ft<sup>2</sup> current building, is that correct? The Town Administrator replied yes. Mr. McKee went on to say, proposed new building would be between 12,000ft<sup>2</sup> and 13,000ft<sup>2</sup>, at least with a huge parking expansion. I'm curious if you could expand a bit on the future proof that a 12,000 to 13,000 square foot. Office would be because expansion does seem to be one of the catalysts and we're seeing Hudson blow up pretty substantially, and I anticipate it to continue doing so. Mr. Dhima replied we can go bigger on the square footage. So the idea is to have a three story building. And basically the idea was trying to compare apples to apples, current town hall versus new one. You have to remember that usually the idea is the bigger the building, the more people you can jam in it. We're not trying to do that. Just simply trying to get it a different location with parking that you can basically don't have to worry about having a parking space here or not. The parking spaces we already have in. It's not really to standards as far as the size goes. So you'll see a lot of people coming with trucks that cannot park anywhere they need to park or they want to park. We are competing with traffic that's coming out of the Central Station with ambulances, about 4500 calls, I think, a year. You are competing with school buses and the traffic related to the School Department as well. So there's a lot of that going on. You are adjacent to 80 to 85,000 vehicles a year at the at the triangle, Library Common, if you want to call it. So there's a lot of that going on in there. But the square footage for the building is not fixed. It's just simply something that we looked at. You can go bigger, but with that increasing footprint comes the cost as well. So we have to be careful with. That's why Mr. Malizia put down \$350 a square foot, basically. You can go 15,000, 20,000. There's just a cost. So that's we're trying to keep it close to what we have for footprint. Mr. McKee replied, okay, great. Thank you. That works.

Ted Trost, 63 Rangers Drive

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

Len Segal, 6 Beachwood Road

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

it, you'll get flak from the taxpayers for the cost of doing that for one, and it seems a little unnecessary. Whatever square footage a design should be should be adequate for the current staff that you have and some projected staff at least for ten years. So you only do this project once. I'm not in favor of putting a Band-Aid on the current building. Anything that was built back in the 50s and 60s realistically is obsolete. And I doubt very seriously you could put structurally another level or two on top of what you've got because the buildings structurally weren't built for that. Now, as far as leasing goes, yeah, I'm in favor of buying rather than leasing. However, and this info comes because I happen to be friends with the former postmaster in the town I lived in in Massachusetts, and the post office was a small building. The town grew significantly and it was wedged in between a couple of other buildings and they had no room to expand. And in talking with them, I found out, first of all, the post office doesn't own the building. They lease the building. It's actually leased by I think GSA does the leases for all the government, federal government properties, and that seems to be normal. In other words, that's the way they do business. Now, I lived in that town for 44 years and I drove by it the other day on the way to and from doctor's appointment in the Boston area. And I can tell you that still there in the same place and whoever owns the property hasn't kicked them out. I wouldn't anticipate that you'd get kicked off the property and that the current owner of the land decides, no, when your lease is up, you're gone. You may, during that 30 year period, have the opportunity to purchase. The other thing is one of the things, you know, try to negotiate with them. A price that's worth more than what they would think that the the land is worth currently to actually purchase the land. You know, everyone someone said it earlier, everyone has their price, you know, see if that can be done. But I wouldn't wholesale throw the idea out to to build on a leased property. It's not ideal, but it certainly isn't terrible. Now, one concern I would have is access to and from the property off of Central Street at that location, people take the corner and all of a sudden cars are coming out at you. Visibility probably would not be great and it might be another location for accidents that we don't need more. So something to look at. I don't know. You may want to take them out onto Melendy. Yeah, you know, but you know, things to consider. I appreciate the opportunity that you're giving us to go over this proposal. And I agree with you up front. You know, you don't want to spend a ton of money on consultants and studies first, but I think some flak that you're going to get is you're taking a structure which is inadequate. That's 12,000ft<sup>2</sup> and you're going to replace it with another structure that's 12,000ft<sup>2</sup> at a cost of, what, \$10 million and change and stuff. I think the taxpayers are not going to really want to see it that way. You've got to show the improvements. A fair amount of square footage is taken up by elevators as an example. You know, you just can't squeeze it in there. You know, the town I lived in, the the town hall was totally inadequate, non-ADA 100 different ways. And they ended up just knocking the damn building down and building a new one because you get to a certain point. And then the other thing is what are the new laws that might be coming up that are even more restrictive than the current ADA laws? So things to consider when you're building a building and you want it to last 30 or 40 years before you have to rebuild. Thank you.

Alex Woodyard, 14 Pasture Drive

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

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

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

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

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

#### Victor Oates, 77 Sousa Boulevard

Victor Oates, 77 Sousa Boulevard. You mentioned that the 12,000ft<sup>2</sup> in 2022, we had a staffing study done and the consultant that we paid stated that they recommended conducting a space study before proceeding with any further plans. I've looked online and I haven't been able to find that space study. Has that space study been completed? And if so, did that space study say that we should keep the building the same size? Did it say that we should go bigger or smaller? What were the conclusions of that space study? The Town Administrator replied there wasn't one. Mr. Dhima added I'm not aware of a space study being done. Mr. Oates replied is there a reason it wasn't done? I mean, we paid a consultant to do a staffing study. Their recommendation was before proceeding forward with any sort of plans around a new town hall, we should do a space study to confirm what it

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

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

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

Heidi Jakoby, 94 Gowing Road

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

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

Joann Laccase, 1 McKinney Drive

Hi, my name is Joann Lacasse. I live at 1 McKinney Drive in Hudson. Sorry. This is the first time I'm speaking. All my questions have been answered tonight. Thank you. But for the opportunity that's being proposed in front of us tonight for this one particular site, which is a lovely site, I have to say that with the leasing, the land is not a very good idea for the Town of Hudson. I think it's we're better off to either knock down the current town hall that we have and build a bigger one, although that's got problems or even look for a different site and build on that 12,000ft<sup>2</sup> that we have currently. I realize that it's not enough space for for the town hall, especially in the future. And I know we're going to have to look at. I don't need a feasibility study to say that we are going to need a larger building for for the offices, for to support the town. So just wanted to let everybody know that that's my thoughts are. Thank you very much.

Adam Garside, 19 Burnham Road

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



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

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

William Abbott, 48 School Street

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

Peggy Huard, 13 David Drive

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

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

Chris Landry, 25 Beachwood Road

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

One last comment that occurred to me is I know on the school side, I was on a School Board 100 years ago. Some schools were built or proposed and there's a whole bunch of different ways where the core of the building supported a larger building. Okay. And that maybe is a potential here where you build a building where the, you know, the heating plan and the and the basic plumbing and all that could could support an expansion. And the internal layout of the building would be an expansion. So you could easily expand, you know, relatively easily at some cost, of course, but without having to redo the whole core of the building. So that may give you some life to the building, you know, for the 20 year time frame, whatever it is, where you say we're building a 12,000 square foot building, but we can very easily add on another 3000ft<sup>2</sup> without affecting really what's already there. So I'd urge you to consider that as well. So thank you.

Len Segal, 6 Beachwood Road

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

Lisa Webber, 3 Hilindale Drive

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

Richard Watson, 21 Sunland Drive

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

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

James Crowley, 4 Fairway Drive

I'll try to keep it short, but that's not my strong point. But if I may, Chairman, I'd like to put in a plug. I see a lot of people out here that are better at speaking and thought processes than I am. We have an open position on the Planning Board. Please consider it. Okay. I just. If you haven't guessed by now, I just can't go for leasing over ownership. Maybe one more thought, and that is that if we lease then, say, 30 years from now, there's going to be more development in Hudson. There will be less areas or openings to go to for an alternate focal point town hall. I think that should be something to be thought about in the equation as well. I just quite honestly, I simplistically, I see 12,000ft<sup>2</sup> of existing 12,000ft<sup>2</sup> new with a little more parking space. I just don't see where that's visionary. I think there's other things we can do in this town for this kind of money. I guess I'll end with that other than. Thank you for hearing me. Thank you again. Think about the Planning Board. We need you.

Lisza Elliot, 6 Alvirne Drive

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

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

5. ADJOURNMENT

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

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

\_\_\_\_\_  
Marilyn McGrath, Chairperson

\_\_\_\_\_  
Dave Morin, Vice Chairman

\_\_\_\_\_  
Kara Roy, Selectman

\_\_\_\_\_  
Bob Guessferd, Selectman

\_\_\_\_\_  
Dillon Dumont, Selectmen

HUDSON, NH BOARD OF SELECTMEN  
Minutes of the September 12, 2023 Meeting

1. CALL TO ORDER - by Chairman McGrath the meeting of September 12, 2023 at 7:00 p.m. in the Selectmen Meeting Room at Town Hall.

2. PLEDGE OF ALLEGIANCE led by Hudson Boy Scout Alex Taylor

3. ATTENDANCE

Board of Selectmen: Dillon Dumont, Marilyn McGrath, Dave Morin

Selectman Roy and Selectman Guessferd both had excused absences.

Staff/Others: Steve Malizia, Town Administrator; Elvis Dhima, Town Engineer; Jay Twardosky, Public Works Director; Scott Tice, Fire Chief; Jim Paquette, Deputy Fire Chief; Dr. Dan Moulis, Superintendent of Schools; Keith Bowen, Memorial School Principal; Jack Madden, Benson Park Committee; Scott Anderson, Benson Park Committee; Police Lieutenant Patrick Broderick; Jill Laffin, Executive Assistant

4. PUBLIC INPUT - There was no public input.

5. RECOGNITIONS, NOMINATIONS & APPOINTMENTS - None

6. CONSENT ITEMS

Selectman Dumont made a motion, seconded by Selectman Morin to approve Consent Items A, B, C, D, E, & F. Carried 3-0.

A. Assessing Items

- 1) Current Use Lien Release: map 211, lot 65-1, 52 Burns Hill Road
- 2) 2022 Supplemental Tax Bill: PILOT Agreement, map 109, lot 10, 300 Derry Road

B. Water/Sewer Items - none

C. Licenses & Permits & Policies

- 1) Raffle Permit - Friends of Benson Park
- 2) Raffle Permit - Hudson Republican Committee
- 3) Pole License - Eversource - One (1) Pole on Atwood Avenue

D. Donations - none

E. Acceptance of Minutes

- 1) Minutes of August 22, 2023

F. Calendar

09/13	7:00	Planning Board	Buxton Meeting Room
09/14	7:00	Budget Committee	Buxton Meeting Room
09/19	2:30	Supervisors of the Checklist	Town Hall Lower Level
09/19	7:00	Municipal Utility Committee	Buxton Meeting Room
09/20	6:00	Library Trustees	Hills Memorial Library

09/20	7:00	Electric Aggregation Committee	Rodgers Memorial Library
09/21	7:00	Benson Park Committee	HCTV Meeting Room
09/25	7:00	Sustainability Committee	Buxton Meeting Room
09/26	7:00	Board of Selectmen	BOS Meeting Room

7. OLD BUSINESS

A. Votes taken after Nonpublic Session on August 22, 2023

- 1) Selectman Guessferd made a motion, seconded by Selectman Morin to authorize the Director of Community Media to hire Kristen Parziale as an intern in the Hudson Community Television Alvirne High School CTE Television Intern Program with a compensation rate of \$14.00 per hour. A roll call vote was taken. Carried 5-0.
- 2) Selectman Guessferd made a motion to adjourn at 9:34 p.m. this was seconded by Selectman Morin. A roll call vote was taken. Carried 5-0.

8. NEW BUSINESS

A. Proposed Eagle Scout Project

Chairman McGrath recognized the Town Administrator who said, we have a proposal that Mr. Taylor is an Eagle Scout candidate and he's proposing a project on the Robinson Pond Recreation Area. If you're familiar with Robinson Pond, there's an area that's heading in to the left. Boy Scouts camp there frequently. They have their campfires there. And I think Mr. Taylor is here to talk about an Eagle project that he's looking to do. I did check with the Fire Chief and to the Recreation Director, and I believe Mr. Twardosky. So everybody was good with it. But he's here to speak to you about his project.

Mr. Taylor addressed the Board saying, Hello. My name is Alex Taylor and I am a Life Scout in Troop 20. I'm here in front of the Board today to discuss a possible Eagle Scout Service opportunity. And I want to start off by a show of hands. How many people have been to the Robinson Pond camping area? Thanks. So I'm going to start off by passing out these photos for everybody to look at. So these are photos I went out and took. This is what the Robinson Pond fire pit looks like right now. As you can see, it's a lot of vegetation, debris and the fire pit is rocks and there's a lot of tripping hazards and overgrowth of vegetation. So what I want to do is I want to for my project, I want to clear all that vegetation and debris. I want to flatten out the ground to make it level so it's no longer a tripping hazard. And if you flip to the last two photos, that's an idea of something I would like it to look like at the end. It's a 13-ish foot circle to make an fit an inflammable so it won't, so nothing will catch on fire and it's going to be the fire pit in the middle. So we would remove all of the vegetation, the debris, everything like that. So it is a safer fire pit for the people of Hudson to have a safe time while having fires without having any trouble. And this project is very much still in the planning phases. Nothing is set in stone. So that is just something that I think it would end up looking like. But nothing is set in stone. So does anybody have any questions?

Chairman McGrath replied, I have a comment. It looks beautiful. And I think that I mean, I don't go to Robinson Pond. I don't know that I've ever been there. I've lived in town all my life but haven't been there. But that's going to be beautiful. Mr. Taylor replied thank you. Chairman McGrath then said, think that it's a worthy project for you. Seeing no further questions from the Board, Selectman Morin made a motion, to approve the proposed Eagle Scout project at the Robinson Pond Recreation area to construct a safer fire pit ring for the future Scouting campouts. Carried 3-0.

B. Public Hearing - Acceptance of Golf Cart Donation for Benson Park Committee

Chairman McGrath recognized Jack Madden and Scott Anderson of the Benson Park Committee. Mr. Madden started off by saying, Okay. Thank you, Chairman McGrath. I'm Jack Madden, the Chair of the Benson Park Committee. And this is Scott Anderson, who is the Chair of our Landscape Subcommittee. First of all, we want to thank Selectman Dumont putting forward this motion to accept the donation of a golf cart from the Green Meadow Golf Course owners. The golf cart is physically on town property. It's at DPW. It's got charger, came with it and I think it was an operator's manual that came with it, too. So so we have the the basics. The purpose of this donation is to allow members of the Benson Park Committee to, you know, more efficiently, go to various places in the park to look at things that may require action, either by our own volunteers, the Friends of Benson's Park Volunteers or the Town DPW. We also are planning to allow the Friends of Benson's Park to use it as well on days when they have the Elephant Barn open. Currently what they have to do is lug the signs down to the entrance gates to Benson's Park that announce that the barn is open, ice cream is available, souvenirs. Et cetera. Et cetera. And then on toward the end of the day, have to walk down and lug the signs back. So if nothing else, this will provide them an opportunity to do that more efficiently.

Selectman Morin was recognized and said my question is, that's going to be a town vehicle. Mr. Madden replied it will be a town piece of property. Selectman Morin replied, correct. And they're not, they're not part of your Committee as a town organization. Where's the liability going to fall? Mr. Madden replied we would have to look into that. Our intent was to actually have a small training class for everybody who would use the vehicle. I don't know if if they have permission from us to use it, is the liability on the town or do they have their own insurance? But I can look into that and....Selectman Morin interjected saying I think it may be on the town because it's a town owned vehicle. We need we need to get that clarified before. Mr. Madden replied, okay. Our intent would be that nobody would operate this vehicle until they have had, you know, a brief instruction session on the operation of it.

The Town Administrator handed out a paper to each Board member and said, Anybody who would use the vehicle would have to sign that waiver if they're not an employee. That's an accident and liability waiver. I checked it with the attorney and it, that would be sufficient. We need to have a license number. We need to have a valid license, and they need to be over 18. So everybody would sign that. Who would possibly be using this?

Mr. Anderson then said, we're going to develop a policy, a written policy. And part of my thought on it was that when the vehicle was used or whatever, someone would sign out saying that they understand the policy and everything and the safe use. There will be things like no excess, no speed over ten miles an hour, no traveling on steep slopes, different things like that. Just it'd be a brief statement that I think the volunteer waiver that is also signed by the Friends of Benson Park members and things probably would come into play with that.

The Town Administrator then said, so if they propagate a policy, it should come to you to approve it. So let them work on a policy coupled with this. You should be covering all your bases. Mr. Madden replied okay, Very good. Can you think of anything else that we would? Mr. Anderson replied, Not at this time, I don't think. Mr. Madden then said, because neither Scott nor I are as ambulatory as we used to be. So getting out to some of the areas of the park and looking at the different the different vegetation and maintenance that might be required in some of the vegetation, this will assist us in getting that done and lining up things for the for the Benson's Park volunteer cleanup days. Do you have any questions?

Chairman McGrath replied, I don't think so. The only one that I have is if this is if if you get this golf cart, no one will be able to use it until this document is signed. And the other policy that you're going to have is in effect. Mr. Madden replied yes, that is correct. The vehicle will be stored in the basement of the former kitchen office building. We have like a riding tractor. Some lawn mowers and other things are stored under there as well. And, you know, Scott's checked and there's sufficient room to include that vehicle in there as well. Chairman McGrath replied, because it's important that no one use it until this is taken care of.

Mr. Anderson then said one of the things by this being an electric golf cart, we're looking to protect the environment a little more as opposed to a gas golf cart that would give off more pollution. Chairman McGrath then said, well, how are you going to? If it's going to be electric? The Town Administrator said it's got a charger that goes with it. They'll plug it into. Mr. Madden added the charger came with it and it's a 115 volt AC standard electric current. We don't have to have special wiring for like 440 or 220 or something like that.

The Town Administrator then said, having said all that public hearing, you need to open the public hearing. Chairman McGrath replied okay I'll open the public hearing at 7:15 p.m. Anyone in the public that wishes to speak in favor or opposed? If not, we'll close the public hearing at 7:15p.m. Seeing no further questions from the Board, Selectman Morin made a motion, seconded by Selectman Dumont to accept the donation of a 2017 Club Car Precedent Electric Golf Cart. Carried 3-0.

### C. Public Hearing - Memorial Drive Closure - Town Code Ch. 317 Vehicles and Traffic

Chairman McGrath recognized Police Chief Tad Dionne and Superintendent of Schools Dr. Dan Moulis. Chief Dionne began by saying, Good evening. Okay, So we are obviously, we came before this Board back in August requesting the street closure of Memorial Drive from Thornton Road to Central Street through the hours of school days through the hours from 7:00 a.m. to 4:30 p.m. And we and you moved it to the public hearing at that time. And this came to the highway staff. Highway safety. Traffic. Yeah, absolutely. I'm sorry. It was to the Board. It was brought. Yeah. We originally brought it to the Highway Safety. Dr. Mullis brought it to the Highway Safety Committee meeting. We also received a memo from Principal Bowen at Memorial School explaining some of the hazards that he has seen over there as well. The Highway Safety Committee is in agreement that this is the way to go about it as well. We voted in favor of that and we've also discussed some options on how we how we go about doing this. And I think even Selectman Morin made some good advice on that, too. We've decided most probably the most plausible way to go through with this is allow the traffic in as as students are getting to school, allow it right in and then after after drop off time would be a time when we actually put sources out there that would indicate that the road is closed. There'll be signage that will be placed there by public works as well, indicating that it is a restricted access roadway from both Central Street and from Thorning. And then, of course, at the time of pickup, it will be just the reverse process. We'll make sure there's nothing in the way traffic will flow in. The parents dropping off will really not know anything differently, but the school will be notifying them as well as restricted access for for school functions, whatever they may be.

Chairman McGrath asked, so have you done anything about notifying parents and anybody else that that's going to take place? Dr. Moulis replied, we have not notified parents yet. We felt that that would be a little bit premature as far as we wanted to get through at least one, if not both public hearings before we did that. So we haven't done too much notification on that front yet, but we will do that. Chairman McGrath went on to say, because I can see people using that access because that's path of least, path of least resistance people take all the time. So, you know, if they're not aware that this is going to take place, then they may just drive through thinking it's like every other day, right? So it's important they be. And it's important to know that there will be a there will be if somebody wants to get through, there's a way through so they're not hitting anything. I mean, that's that's important. So.

The Town Administrator said, so just to put that in perspective, you need to hold two public hearings for this. You're changing the town code. So this is the first of two public hearings. The second one will be scheduled at the next meeting and then the following meeting after that you can then enact this if you so choose to. But this is the public hearing, the first of two public hearings.

Chairman McGrath said we'll open the public hearing at 7:19 p.m. Anyone in the public wish to comment on this proposed change? If not, I'll close the public hearing at 7:19 p.m. about 20s after I opened it. So

we'll hold a second public hearing on September 26th to make sure that's advertised like we did the first public hearing.

Selectman Dumont was recognized and said, I just think it's important to note for the record and obviously anybody watching, obviously it's only closing to through traffic. Like you mentioned, parents will still be able to get in and out if they need to pick their kids up. And there's no residents that live on the road. So there's really not anybody, you know, affected in the immediate area. So I just want in case anybody's watching, just so they know. Thank you. Chairman McGrath replied, thank you. You know, again, I think that a lot of people I don't know because I don't live in that area, so I don't witness it. But I would expect that a lot of people probably do use it as just access that's easy. That's easy for them and they won't be aware of it. Selectman Dumont replied, it'll be a little bit of a learning curve for those ones. Chief Dionne then said and I think to your point and yours, Madam Chair, as well, we will educate people as that's always been our process when we start any new signage is the first. The first go round will be about education. If we see people coming through there and the officers are talking to them, they'll just let them know. They'll just let them know. And then we'll we'll move on as time goes. Chairman McGrath replied, Okay. So the next public hearing will be on Tuesday, September 26th, 2023. Thank you.

D. Request to Advertise - HPD Telecommunications Technician

Chairman McGrath recognized Police Chief Dionne who said, Thank you. We have nine full time telecommunications technicians that work for us now. We are experiencing a vacancy. September 21st, one of our dispatchers is leaving after a long time of service for us. And so we're requesting to get ahead of it. And I think there was a typo in in my memo. It's actually September. That's the anticipated vacancy, September 21st. So we're actually trying to get ahead of it and at least request to advertise for that position, that vacancy. Seeing no questions from the Board, Selectman Morin made a motion, seconded by Selectman Dumont to authorize Chief Dionne to advertise for one telecommunications technician for the Police Department. Carried 3-0.

E. Grant Funded Portable Radio Purchase

Chairman McGrath recognized Fire Chief Tice and Deputy Chief Paquette. Chief Tice began by saying Next up is chief. Seats seat still warm? Good evening, everyone. Deputy Paquette is managing this project so if nobody has any objections, I'd like him to be able to speak to it.

Deputy Paquette then said, So over two years ago, we applied for an Assistance to Firefighters Grant for portable radios. Back in March. of 2023, the Board approved our request to accept the grant, and we're here to actually purchase the radios at this time. We received the Assistance of Firefighters Grant in the amount of \$179,012.73 with a 10% match from the town that we anticipate coming from the the Communications and Infrastructure Capital Reserve Fund. With that, we'll be purchasing 37 portable radios. This isn't replacing all of the radios in our fleet. We actually have more than that. So these are going to be integrated into our program. With that, we'll be purchasing the radio straps and holders to protect them. And what we're looking for tonight is permission to do that. When we did receive notification of the grant, we went through and reviewed the whole process.

As you guys are aware, we've spent considerable amounts of money in the last few years building our infrastructure for radios. The Motorola product is going to allow us to seamlessly transition those new radios in with our old radios, and there won't be any training issues because we're really just dealing with the same radios. So that's what we're looking for permission to do. We went through the State Bid process



to receive the radios. There really is only one vendor through Motorola Solutions and they have the State Contract is where we get our pricing through. So you have the information in front of you for the motions for to purchase the radios, to purchase the chargers and accessories that go with them. And then how we're going to pay for the rest of the 10% match. Chairman McGrath replied, thank you. Anyone have any questions? Seeing no questions, she then asked anyone willing to make a motion to waive Chapter 98-7 Bidding Procedure of the Hudson Town Code for the purpose of purchasing portable radios and associated equipment from the State of New Hampshire bid list. Selectman Dumont made this motion, and Selectman Morin seconded it.

Selectman Dumont said I do have one question just for clarification, though. So the reason for waiving the bid process is that the fact that Motorola currently has a State contract now, am I understanding that correctly? Deputy Paquette replied, so we currently use Motorola products across the department. So for not only our critical infrastructure, but also our portable radios as well as our mobile radios, changing vendors changes all of our PM contracts. It changes all of that stuff. So we actually did go through and evaluate different brands, but we made the determination internally that changing brands could pose a safety hazard to the guys who are using them. So picture two guys working in the same environment with two different radios. If anything goes wrong, there's a training issue that has to be addressed. Selectman Dumont replied and I would imagine if you were to switch brands, there would be a cost there as well for retraining and and configuring all of that that different brand into your fleet. Deputy Paquette replied so we're not we're we're purchasing 37 radios and those 37 radios are based on riding positions. We have almost 54 positions in the organization that have portable radios. So we can't replace them all. We're actually going for a grant to replace the other 11 or 12 radios in the next grant process that we're in, but we haven't been notified yet of accepting that. Again, this is going on almost, I think, two years, over two years we will be working on this, trying to get it accomplished. Selectman Dumont replied, Okay. Thank you. Chairman McGrath reiterated, so motion has been made and seconded. Motion carried 3-0.

Selectman Dumont made a motion, seconded by Selectman Morin to authorize the Fire Chief to purchase 37 portable radios with associated charges from 2-Way Communications in the amount of \$176,736.78. Carried 3-0.

Selectman Dumont made a motion, seconded by Selectman Morin to authorize the Fire Chief to purchase 37 radio straps and cases from Homeland-Six in the amount of \$5,889.10. Carried 3-0.

Selectman Dumont made a motion, seconded by Selectman Morin to authorize the Fire Chief to use up to \$17,901.27 from the Communications and Infrastructure Capital Reserve Fund to fund the 10% Town share required per the terms of the grant. Carried 3-0.

Selectman Morin was recognized and said we're going to save some of the old portables for Public Works. Chief Tice replied, I believe we have enough. I don't know that we've discussed Public Works but we can. Selectman Morin replied we talked about it in this meeting before that we were going to do that because they had problems with the holes. They couldn't make communications. Chief Tice replied we'll have extra of the old ones left. Selectman Dumont replied perfect. Deputy Paquette added, The nice thing about this Motorola, with the relationship that we built with them, we don't have to trade any radios in. They gave us the discount for the trade in, but we don't have to trade any radios in it. Just a matter of batteries. Selectman Morin replied talk to the Director. We we had a request for cell phones and we spent \$900,000 on radios. We might as well use \$900,000. Deputy Chief Paquette replied, Yeah, that's not a problem. Chief Tice added, once we do that, we'll get some aside and we'll work with Jess to get them. Get them over to them. Deputy Paquette replied, you mean Jay. To which Chief Tice replied, Jay. Sorry Jay!

#### F. Line Striping Contract Award

Chairman McGrath recognized Public Works Director Jay Twardosky. Mr. Twardosky began saying, Good evening, Board, Madam Chair. We went out for a rebid on the line striping and we got much better numbers than we did the first time. They're well within the our budget and the Finance Director and myself both recommend going with giving the bid to Industrial Traffic Lines, Inc.. The Town Administrator added, who was the low bidder. Mr. Twardosky reiterated, who was the low bidder. Chairman McGrath said The amount is \$56,410.. No sense? To which Mr. Twardosky replied correct. Chairman McGrath replied Thank you.

Selectman Dumont was recognized and asked do you remember what the low bid was for the first time around? Mr. Twardosky replied the low qualifying bid was Right around \$96,000. I don't, I don't have that paper with me tonight. Selectman Dumont replied no, I just I thought it was in the 90s. I just wanted to make sure and I just want to say I appreciate you going back out to bid and saving right around \$40,000, so thank you. Mr. Twardosky replied No problem. Seeing no further questions from the Board, Selectman Morin made a motion, seconded by Selectman Dumont to award the line striping contract to Industrial Traffic Lines, Inc. for the amount of not to exceed \$56,410 and to charge the expense to account # 5552-262. Carried 3-0.

#### G. Resignation Acceptance - Municipal Utility Committee

We received correspondence from one of the Municipal Utility Committee members, Dawn Lavacchia who has submitted her resignation. So at this point, I would accept the resignation with the Board's thanks and appreciation. Selectman Dumont made this motion, seconded by Selectman Morin. Carried 3-0. Chairman McGrath then said, sorry to see her leave.

#### H. Fiscal Year 2025 BOS Budget Meeting Schedule

This is the Board of Selectmen's Budget Review schedule. As you're well aware, every year we conduct budget reviews of all the department budgets. Taking a walk through the schedule is pretty similar to previous years. But in essence, your first meeting reviewing the budgets would be October 12th, which is a Thursday. The following Tuesday, which is the 17th, which is an off Tuesday. And the following Thursday, which is the 19th. Those are the three primary nights to get through all the budgets. We have the luxury of having a meeting on the 24th should we need. That's a regular meeting. But to wrap anything up, the goal is to get the books to the Budget Committee by November 1st, because we will be first this year. November 7th, I think is the first meeting. So we want to try to get, we want, we will have the budget books ready for the Budget Committee. You may still get more articles coming in because they're not all going to be on time. We're negotiating two contracts, for example, but the core budget, the big thick book, we need to get that to the Budget Committee by the first so they have at least some time a week to review it so they can start their deliberation. But this is your schedule, your deliberation, and ultimately leads to the Deliberative Session. The town will again go first and that will be on February 3rd. It seems like it's a ways away, but it comes up pretty quick. So this is your schedule. It's pretty similar to the previous years. I think this pretty much works pretty well for everybody. Not too much on one night, but you get through, you know, the big departments. I think Police is separate from Fire and Public Works. I recommend you approve this. Chairman McGrath asked, anybody have any questions? Comments. If not, anyone wish to make a motion to approve the 2024, pardon should be 2025. I'm looking at the wrong thing. Motion to approve the Fiscal Year 2025 Board of Selectmen Budget Schedule. Selectman Morin made this motion. Selectman Dumont seconded it. Carried 3-0.

I. 2024 Board of Selectmen Meeting Schedule

The Town Administrator was again recognized and said, The Board of Selectmen's meeting schedule. This is your regular and workshop night meeting schedule. It's a little early, but they keep moving the primary back and back and back. So at this point, looks like it's somewhere in the beginning of January. But anyways, housekeeping. We'd like to get the schedule put together. I believe we've captured the elections that will occur next year, so there is no meeting the night before an election. It typically will be held the week before so as to not put undue stress on everybody because I believe you'll have a primary, you'll have the town meeting and then you'll have the probably a state primary and then a presidential election in November. I think you got a lot of elections coming up. But anyways, this is your schedule. This is pretty standard. It's yours to change if you'd like, but this has been the schedule for the last few years. Selectman Morin made a motion, seconded by Selectman Dumont to accept the workshop and regular meeting dates as written. Carried 3-0.

J. 2024 Scheduled Holidays

The Town Administrator was recognized and said, It seems we were doing that. We figured we might as well put the holidays out there. So this is the calendar year holidays that are typically articulated in all the union contracts and or the personnel policies. If a holiday happens to fall on a Saturday, it's usually the Friday before. If it falls on a Sunday, it's the Monday after. But this is the pretty standard holiday schedule that we follow. Again, these are articulated in the union contracts and or the personnel policies. Selectman Morin made a motion to accept the town holidays as written. This was seconded by Selectman Dumont. Carried 3-0.

K. August 2023 Revenues & Expenditures

Town Administrator, Steve Malizia explained, Revenues and expenditures. You're two months into the year, so it's really pretty early to really make any strong judgments other than we encumber things. The legal bill. We encumber the solid waste bill. So when you look at numbers, they're a little skewed because it looks like we spent 100%. That's because we did the purchase order for the whole year. I don't, I don't see anything at this point in the year that indicates any problem. And thank goodness we're on a regular budget. We're not working with a default. So that certainly makes your departments jobs easier. Autos still continue to be very strong. We had a big month last month where 18.3% out of 17, which is where we would be if everything was equal and interest. We're doing great where where we've already pulled in \$137,000 worth of investment interest on a \$25,000 full year budget. So that's that's a real positive. I know people felt the inflation effects, but with the interest rates rising, our investments do better. So those are two fairly positive things I think, in the early going so far.

L. Town Hall Relocation Committee

Chairman McGrath said, Item number 11, the Town Hall Relocation Committee. That was the request of Selectman Roy to put on the agenda. She's not here this evening, so we'll put that on the table. Selectman Morin replied, yeah, table it. Chairman McGrath asked, everybody in agreement to table that? Which they were.

9. Board Liaison Reports/Other Remarks by Selectmen

Selectman Dumont: I don't have too much. We do have a Benson Park meeting coming up next Thursday. Always looking for volunteers for their cleanup days. And I know there's a lot of other Boards and Committees in town that could use a couple of volunteers. So if anybody's out there willing to put your name in and come on down and help out.

Selectman Morin: We had a Con Comm. meeting last night. They have purchased the Tiger Road property for more conservation land. Also, they've been working for a while for trail maps on all the town owned conservation land. They approved a couple of them last night. There's still a few more that they're working on to get approved and that should be coming in the near future.

The Budget Committee will meet on Thursday. That original meeting was cancelled due to the passing of Bob Clegg as he was a member. So they postponed that and it will be on Thursday night.

One other thing I got want to bring to the Board last night was the 9/11 memorial. And I first I got I got to say to the residents that were there in the pouring rain, I was pretty amazed at how many people were there and the pouring rain. And Jill was there also. And it was you know, there was a lot of people that were coming, but there was some question, are we going to reschedule that? Is that something we want to do or just go for the year? The Town Administrator replied the tough part is I don't, I'm just speaking, I don't know if everybody is available. Everybody I don't know if they're available. I don't know what some of the other participants schedule is. I just bring it up because everybody's geared to 9/11, like they keep their calendars clear for 9/11. So I don't know if you're thinking when to do it. You certainly need sufficient time to post it. You don't want to do it like tomorrow. I don't think that's practical. So I just throw that out there for consideration. I don't know which ones are available or which participants would or would not be available.

Selectman Dumont was recognized and said personally, I think it's important for the respect to be paid. I understand that part of it as well. So is it possible for us to reach out to everybody and see their feelings on it before we make a decision? Or I'd be more than happy, obviously, to participate, but what everybody else's feelings are? Chairman McGrath replied well, it certainly is a significant day in our history. It's not something that we ever thought we'd have to have to see that type of misery inflicted on so many people. And I mean, I take it very seriously. And, you know, I listen to I watched some of the programming yesterday and it's just, you know, it's it's a heartbreaking day. And I think a lot of people probably feel the same way. The Town Administrator replied if you want, we could schedule for next Monday and see who can participate, and we'll just go from there. I mean, you may not get everybody, but at least we'll put we'll find out who's available and we'll work around it. If we don't have the full production, at least we'll do the our part.

Selectman Morin asked do you need a motion on that? The Town Administrator replied I would feel more comfortable if you set it for next Monday. Selectman Morin asked is there any meetings? To which the Town Administrator replied well, 6:30 so it's not going to affect. We can actually do it at 6:00p.m. if you want, because frankly, it's getting a little darker. You might want to move it up a little. You might want 6:00p.m.. Chairman McGrath replied well I was I was looking at the sky yesterday afternoon. It was it was really dark before six. The Town Administrator replied yeah, I think, I think the sun sets before, just before 7 or 7. So just for everybody's safety. You have a lot of older folks that go if you set it at six, you know, it's typically 15, 20 minutes tops, right? So if you set it at 6:00 next Monday, we'll just work with who's available to to to come. But I'm not singing the national anthem. I'm going to say that right now. Selectman Morin made a motion to do reschedule the 9/11 Observance Ceremony to 6:00p.m. on September 18<sup>th</sup>. Selectman Dumont seconded this motion. Carried 3-0. The Town Administrator said, we'll get that publicized.

Chairman McGrath: I apologize for my voice. It's got to be something in this room. Because when I leave here, my voice comes back. To which the Town Administrator replied I hope it's not me. Selectman Morin laughed and said I was just going to say, you allergic to Steve? Chairman McGrath replied I don't think so. Not after all these years.

10. Remarks by Town Administrator

Town Administrator Steve Malizia was recognized and said, The only thing I wanted to just point out is it's on the web page, on Facebook, but just real quick, this Friday, there's going to be work at Wason and Lowell Road on the traffic light. They're putting in, I believe the new mast arm up. They'll start at 8:30 a.m. and it's expected to go through 6:00 p.m.. So the lights will be on flash. The police will be there, but there'll probably be heavy delays. So just prepare. We put the word out. Chairman McGrath asked that's Friday? The Town Administrator replied, yeah, you got to get done. So I just wanted to put that out there. I know people maybe watch this and if they see it, they'll realize that they can seek an alternate route or maybe work from home or something. That'll be a good idea. They put it on Facebook, it's on HCTV, it's on our Web page, but just another avenue to get it out there. And you already spoke about 911, so I think that's it.

Selectman Morin was recognized and said directed to the Public Works Director. The guys did a nice job with the memorial, as they always do every year. Thank you. And I'll make a motion to adjourn. The Town Administrator replied, now we have a nonpublic session.

11. Remarks by School Board - No School Board member present.

12. Nonpublic Session

Motion by Selectman Morin at 7:44 p.m., seconded by Selectman Dumont 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 any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted. A roll call vote was taken. Carried 3-0.

Chairman McGrath said, so there's no public in the room. The only person that's present is the Public Works Director, Mr. Twardoswky. So we'll close the door.

Nonpublic Session was entered at 7:44 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 was asked to leave the room.

The Board entered open session at 7:47 p.m.

Motions made after nonpublic session:

1. Selectman Morin made a motion, seconded by Selectman Dumont to promote John Dowgos to the position of Traffic Technician at Grade XIV, Step 4, \$31.22 per hour, in accordance with the Hudson Public Works Employee contract. This promotion will be effective September 17, 2023. Carried 3-0.
2. Selectman Dumont made a motion, seconded by Selectman Morin to authorize the Public Works Director to advertise for a truck driver/laborer. A roll call vote was taken. Carried 3-0.
3. Selectman Morin made a motion to adjourn at 7:48 p.m. this was seconded by Selectman Dumont. A roll call vote was taken. Carried 3-0.

13. ADJOURNMENT

Motion to adjourn at 7:48 p.m. by Selectman Morin seconded by Selectman Dumont. A roll call vote was taken. Carried 3-0.

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

\_\_\_\_\_  
Marilyn McGrath, Chairman

\_\_\_\_\_  
Dave Morin, Vice Chairman

Absent  
\_\_\_\_\_  
Kara Roy, Selectman

Absent  
\_\_\_\_\_  
Bob Guessferd, Selectman

\_\_\_\_\_  
Dillon Dumont, Selectman

DRAFT



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

*Agenda*  
9-12-23



**8A**

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

To: Board of Selectmen

From: Steve Malizia, Town Administrator

Date: August 10, 2023

Re: Public Hearing – Town Code Chapter 317 Vehicles and Traffic – Memorial Drive

At their meeting on August 8, 2023 the Board of Selectmen voted to hold two (2) Public Hearings to discuss amending Town Code Chapter 317-33 Schedule VI: Streets Closed, to close Memorial Drive from Central Street to Thorning Road from 7:00 am to 4:30 pm on school days. The two (2) hearings will be held on September 12, 2023 and September 26, 2023. After holding the public hearings, the Board of Selectmen may vote to amend the Town Code at their next regular meeting on October 10, 2023.

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

*The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.*

**§ 317-33 Schedule VI: Streets Closed.**

In accordance with the provisions of § 317-12, the following streets and parts of streets are hereby closed to all vehicular traffic during the times indicated:

Name of Street	Hours/Days	Limits
<b>*Indicates streets, otherwise closed, on which the following traffic shall continue to be permitted: residents living within the restricted area; school buses picking up or discharging pupils; emergency vehicles or officials en route to emergencies; vehicles servicing homes, schools or utilities in the restricted area.</b>		
<b>** Indicates street, otherwise closed from 7:00 a.m. to 4:30 p.m., school days, from Central Street to Thorning Road, on which the following traffic shall continue to be permitted: school buses, parents, or guardians picking up or discharging pupils; emergency vehicles or officials en route to emergencies; vehicles servicing the school or utilities in the restricted area; any other vehicle on premises for official school business.</b>		
School Street*	7:30 a.m. to 3:30 p.m./ school days	From First Street to Library Street
Memorial Drive**	7:00 a.m. to 4:40 p.m./school days	From Central Street to Thorning Road





Tad K. Dionne  
Chief of Police

# TOWN OF HUDSON

## Police Department

*Partners with the Community*

1 Constitution Drive, Hudson, New Hampshire 03051  
Voice/TTY (603) 886-6011/Crime Line (603) 594-1150/Fax (603) 594-1162



*Captain David A. Cayot  
Special Investigations Bureau*

*Captain Steven McElhinney  
Administrative Bureau*

*Captain Patrick McStravick  
Operations Bureau*

**To:** The Board of Selectmen  
Steve Malizia, Town Administrator  
**From:** Tad K. Dionne, Chief of Police  
**Date:** August 3, 2023  
**Re:** Town Code Chapter 317 Vehicles and Traffic

**§ 317-12 Street Closed: Unless otherwise indicated, the streets and parts of streets indicated in Schedule VI ([§ 317-33](#)) are hereby closed to all vehicular traffic during the times indicated.**

**§ 317-33 Schedule VI: Streets Closed: In accordance with the provisions of [§ 317-12](#), Memorial Drive be added to the streets and parts of streets are hereby closed to all vehicular traffic during the times indicated: \*\* Memorial Drive, otherwise closed from 7:00 AM to 4:30 PM, school days, from Central Street to Thorning Road, on which the following traffic shall continue to be permitted: \*\* school buses, parents, or guardians picking up or discharging pupils; emergency vehicles or officials en route to emergencies; vehicles servicing the school or utilities in the restricted area; any other vehicle on premises for official school business.**

The Highway Safety Committee has recommended closing Memorial Drive from Central Street to Thorning Road from 7:00 AM to 4:30 PM on school days to all traffic except as described in [§ 317-33](#). We are also requesting that Memorial Drive be added to [§ 317-33](#), the schedule of listed streets closed.

We are further requesting that a signs be installed at both of these locations Memorial Drive at Central Street and Memorial Drive at Thorning Road.

**Motion:**

**To forward the above-listed change proposal of [§ 317-33](#) to a public hearing.**

**Selectman Dumont made a motion, seconded by Selectman Morin to forward the above listed change proposal of Chapter 317-33 to a public hearing. A roll call vote was taken. Carried 5-0.**

**(Hearings to take place 9/12/23 & 9/26/23)**



A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY

# Memo

To: Mr. Tad Dionne, Chief of Police  
Hudson Police Department, Hudson, NH

Dr. Daniel Moulis, Superintendent of Schools  
Hudson School District

From: Keith D. Bowen, Principal  
Hudson Memorial School

Date: 10 July 2023

Re: Memorial Drive safety concerns

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There are a few concerns I would like to bring to your attention relative to Memorial Drive and the overall safety of students as they arrive and depart from Hudson Memorial School, as well as during the school day when class activities are conducted outside. These concerns are being brought forward with the hope of being able to put some measures in place that will increase the school's ability to maintain the safety and security of its students and staff during school hours.

Classified as a one-way public road, Memorial Drive brings a great deal of traffic through the school area during the school day that is not conducive to the specific functions necessary to the provision of a safe and secure school day for students and staff. There are various reasons associated with the issue but, primarily is the result of the road being used as a neighborhood cut through or a GPS related shortcut on various navigation applications.

Activity witnessed over time that has occurred are as follows:

- Cars and trucks driving at a high rate of speed past the front of the school building.
- Cars and trucks driving at a high rate of speed in the wrong direction past the front of the school building.
- Near miss accidents on the sharp corner of Memorial Drive between vehicles driving at a high rate of speed and converging on each other at the corner.
- Students walking on the road, due to lack of sidewalks on the Central Street side of Memorial Drive, narrowly missed being hit by a vehicle driving at high rates of speed going the wrong way on the one-way road.
- Students riding bikes and walking to school are moving in and out of traffic due to the lack of sidewalks and bike paths on the Central Street side of Memorial Drive.
- In snowy and icy weather conditions, the road is narrowed, making the safety and security of arrival and dismissal more difficult to maintain, especially when traffic is going in both

directions and students are moving in and out of the traffic to get to school or home on Memorial Drive.

Currently, we utilize a set of cones to maintain some level of a barrier system to create a more safe and secure entry and dismissal from school at the front of the building. This works to an extent but can be easily ignored and driven through and has been at various times. Although we are working out a newer system of sawhorses and signage for the next school year, it would be extremely helpful to restrict access to Memorial Drive during the school day from 7:00am to 4:30pm when students are arriving and departing.

In conclusion, it is our hope that with your help, we can establish some restrictions to the use of the road which will help us limit traffic during school hours and increase our ability to maintain a more safe and secure environment for our students and staff as they enter and exit the building, as well as throughout the school day.

Thank you for your time and consideration on this matter.

Respectfully Submitted,

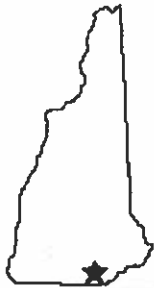


Keith D. Bowen

Principal

Hudson Memorial School

*Agenda*  
9-26-23



**TOWN OF HUDSON**  
Information Technology Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6000, ext 1229 • Fax: 603-881-3944

**8B**

**RECEIVED**

SEP 20 2023

TOWN OF HUDSON  
SELECTMENS OFFICE

To: The Board of Selectmen  
Steve Malizia, Town Administrator

From: John Beike, IT Director

Date: September 21, 2023

Re: Grant Application – State and Local Cybersecurity Grant Program

The IT Department is requesting permission to apply for the State and Local Cybersecurity Grant Program.

Grant support is available for any entity that qualifies as a "Municipality" under New Hampshire RSA, including K12 education.

Motion: To authorize the IT Director to apply for the State and Local Cybersecurity Grant Program.

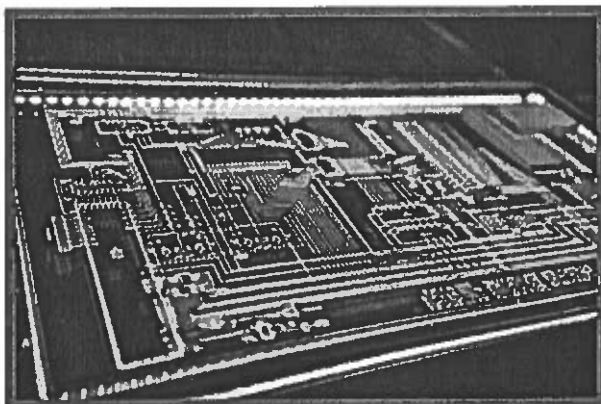
# State and Local Cybersecurity Grant Program

*Helping New Hampshire cities, towns and school districts improve their cybersecurity.*

The State and Local Cybersecurity Grant Program (SLCGP) is funded by the U.S. Federal Government within the Infrastructure and Investment Jobs Act (IIJA) specifically, by Title VI-Cybersecurity – Subtitle B – State and Local Cybersecurity Improvement Act.

The State of New Hampshire's SLCGP has been formed to coordinate the investments resulting from the federal funds and to manage the projects and other components resulting from the program.

The New Hampshire Cybersecurity Planning Committee formed in October 2022 and wrote the New Hampshire SLCGP Cybersecurity Plan. The Plan was submitted to DHS/CISA and has been approved.



## **Project 1:**

### **Cybersecurity Plan Refinement**

*(Cybersecurity Planning Committee Only)*

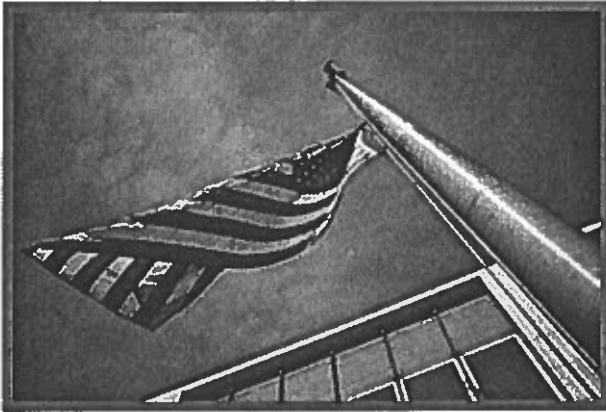
This project resources program management services for the NH Planning Committee and facilitation of future NH SLCGP Cybersecurity Plans refinement.



## **Project 2:**

### **Tokens for Multi-Factor authentication**

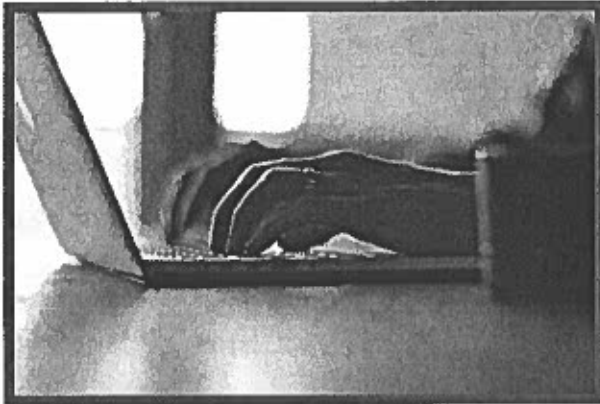
This project provides hardware tokens and professional services that municipalities, special districts and K-12 Schools can use to implement multi-factor authentication (MFA) in their technology environments. MFA reduces cyber risk by requiring users to provide two or more verification factors to access an application or an online account.



### **Project 3:**

#### **Migration to .gov Domain**

The US Department of Homeland Security and the US Cybersecurity and Infrastructure Security Agency are recommending that all government agencies, including K-12 schools, migrate to a .gov web domain to protect against cyber threats and gain the advantage of additional cyber services. This project will procure and oversee professional services for use by local entities to help them migrate from existing web domains to .gov.



### **Project 4:**

#### **Security Training Courses**

This project will increase the skills and personal cybersecurity certification levels of IT Employees across New Hampshire municipalities, special districts and K-12 Schools.

Agenda  
9-26-23



# TOWN OF HUDSON

## FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



8C

Emergency 911  
Business 603-886-6021  
Fax 603-594-1164

**RECEIVED**

Scott J. Tice  
Chief of Department

SEP 21 2023

TOWN OF HUDSON  
SELECTMENS OFFICE

TO: Marilyn McGrath  
Chairperson, Board of Selectmen

FR: Scott Tice  
Fire Chief *[Signature]*

DT: September 21, 2023

RE: September 26, 2023 – BOS Public Agenda

Please place the following item on the above-indicated agenda from the Fire Department:

At the October 25, 2022 Board of Selectmen's meeting, the BOS authorized the acceptance of \$137,944 of funding from the Homeland Security Competitive Grant to support the purchasing of Emergency Management equipment.

Request for Proposal's (RFP's) were advertised through the Town's website, Union Leader Newspaper as well as a direct email to multiple vendors locally. Attached to this memo we have included the Request for Proposal/Bid Checklists as required by Town Code Chapter 98-7B, see attachments A, B & C.

- RFP's were produced for the following equipment;
- o (2) Full Matrix Message Sign Boards
  - o Trailer Mounted Diesel Generator
  - o Lighting tower with onboard 20kw standby generator

### Message Sign Boards

We received three bids for this purchase. Please see the summary listed for each below as well as the recommendation.

1. Signs Now NH submitted a bid for \$76,800 for two message signboards (\$38,400 each). This bid did not meet all of the requirements and requested exceptions. The bid submitted was also not notarized as requested.
2. American Flagging LLC submitted a bid for \$35,000 for two message signboards (\$17,500 each). This bid met all of the requirements with the exception of the warranty period. We requested a 5-year warranty and they provided a one-year warranty period.

3. ADA Sales and Rentals out of Bow, NH provided a bid of \$31,900 for two units. Each unit would cost \$15,950. They were fully compliant with all of the specifications and had a very short lead time for delivery and training.

With the information provided, I would recommend that we purchase the two Message Sign Boards from ADA Sales and Rentals of Bow, NH using the Bid provided in the amount of \$15,950 each for a total of \$31,900 delivered.

### **Diesel Generator**

We received a single bid from Technology International of Lake Mary Florida In the amount of \$90,400.00. The bid amount is over \$30,000 more than the suggested retail price of the unit. There are multiple discrepancies with the bids submitted by this company, as the "mobile light tower" bid and the "diesel generator" bid are comingled and not accurate for submission. In addition, there are several bid requirements that are not met or exceptions are required. The bids for each contained within the individual packages are incorrect, for this reason, we recommend that we reject this bid.

In the interim, we worked through local vendors and obtained direct pricing from the manufacturer for this equipment in an attempt to purchase this equipment directly through the manufacturer or utilizing a purchasing/state bid list. We obtained the following quotes:

1. Malley Electric
 

Mobile Diesel Generator	\$57,615.71
Freight	\$ 782.00
<u>Wire Transfer Fee to Mfg</u>	<u>\$ 50.00</u>
Total for Generator	\$58,447.71
  
2. Energy Systems/ Generac Mfg Direct
 

<u>Mobile Diesel Generator with freight</u>	<u>\$56,750.00</u>
Total for Generator	\$56,750.00

With the information provided, I would recommend that we purchase the generator directly from Generac using the Sourcwell Contract with Energy Systems in the amount of \$56,750.00 including freight.

### **Mobile Light Tower**

We received a single bid from Technology International of Lake Mary Florida In the amount of \$23,730.00. This bid shows a unit cost of \$28,730.00 and a total cost of \$23,730.00. This \$5,000.00 discrepancy is significant and we cannot determine which figure is accurate. This submission also includes discrepancies with the documentation as discussed with the previous bid. The lack of attention to detail, accounting, and double-checking their submission does not provide comfort or security with a significant purchase like this. For this reason, we would recommend that we reject this bid.

In the interim, we worked through local vendors and obtained direct pricing from the manufacturer for this equipment in an attempt to purchase this equipment directly through the manufacturer or utilizing a purchasing/state bid list. We obtained the following quotes:

1. Malley Electric
 

Mobile Light Tower (8 kW, not 20 kW)	\$14,085.40
Freight	<u>\$ 782.00</u>
Total	\$14,867.40



2. Generac Mfg Direct	Mobile Light Tower	\$ 27,126.50
	Freight	<u>\$ 2,213.00</u>
	Total	\$ 29,339.50

With the information provided, we would recommend that we purchase the light tower directly from Generac using the Sourcewell Contract in the amount of \$29,339.50. The 8kW generator that powers the unit quoted by Malley is too small for our needs and is not what the grant was awarded for.

The final summary of this award is as follows:

Message Sign Boards (2)	ADA Sales & Rentals	Unit	\$31,900.00
		Total	<b>\$31,900.00</b>
Mobile Diesel Generator	Energy Systems	Unit w/freight	\$56,750.00
		Total	<b>\$56,750.00</b>
Mobile Light Tower	Generac Mfg	Unit	\$27,126.50
		Freight	<u>\$ 2,213.00</u>
		Total	<b>\$29,339.50</b>
	<b>Grand Total</b>		<b>\$117,989.50</b>

**Should the Board concur with our recommendations, the following motions would be appropriate:**

**Motion #1:**

**“Authorize the Fire Department to award ADA Sales & Rentals of Bow, NH, the low bidder, the contract for the purchase of (2) Message Sign Boards in the amount of \$31,900.00” as recommended by the Fire Chief.**

**Motion #2:**

**“To reject the sole bid from Technology International and authorize the Fire Department to award Energy Systems the contract for the purchase of a Mobile Diesel Generator using the Sourcewell contract in the amount of \$56,750.00 which includes freight” as recommended by the Fire Chief.**

**Motion #3:**

**“To reject the sole bid from Technology International and authorize the Fire Department to award Generac Manufacturing the contract for the purchase of a Mobile Light Tower using the Sourcewell contract in the amount of \$29,339.50 which includes freight” as recommended by the Fire Chief.**



# TOWN OF HUDSON

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



## Request for Proposal/Bid Checklist

Department: Fire Department

Project Name: Homeland Security Grant Purchase - Message Sign Boards

Date: 08/01/2023

Budget: Grant Funding by NH HSEM

Was This Project Advertised? Yes  No

Where? Union Leader / Online

Was it delivered to four vendors/contractors? Yes  No

If No, reason why: RFP was sent to multiple vendors, we received 3 qualified bids from the RFP

If Yes, list of vendors/contractors delivered to:

1.) Signs Now, NH

2.) American Flagging Company

3.) ADA Sales and Rentals

4.) \_\_\_\_\_

Selected Contractor/Vendor: ADA Sales and Rentals

Award Amount: \$31,900 (2 units)



# TOWN OF HUDSON

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



## Request for Proposal/Bid Checklist

Department: Fire Department

Project Name: Homeland Security Grant Purchase - Mobile Diesel Generator

Date: 08/01/2023

Budget: Grant funding by NH HSEM

Was This Project Advertised? Yes  No

Where? Union Leader

Was it delivered to four vendors/contractors? Yes  No

If No, reason why: \_\_\_\_\_

If Yes, list of vendors/contractors delivered to:

- 1.) Mason Electric
- 2.) Malley Electric
- 3.) Generac through Sourcewell Bid
- 4.) Energy Systems

Selected Contractor/Vendor: Energy Systems / Generac (Sourcewell Municipal Bid List)

Award Amount: \$56,750



# TOWN OF HUDSON

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



## Request for Proposal/Bid Checklist

Department: Fire Department

Project Name: Homeland Security Grant Purchase - Mobile Light Tower

Date: 08/01/2023

Budget: Grant funding by NH HSEM

Was This Project Advertised? Yes  No

Where? Union Leader

Was it delivered to four vendors/contractors? Yes  No

If No, reason why: \_\_\_\_\_

If Yes, list of vendors/contractors delivered to:

- 1.) Mason Electric
- 2.) Malley Electric
- 3.) Generac through Sourcewell Bid
- 4.) Energy Systems

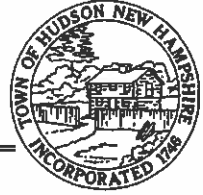
Selected Contractor/Vendor: Generac (Sourcewell Municipal Bid List)

Award Amount: \$29,339.50



# TOWN OF HUDSON FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



*Agenda  
9-26-23*

**8D**

Emergency 911  
Business 603-886-6021  
Fax 603-594-1164

**RECEIVED**

Scott J. Tice  
Chief of Department

SEP 12 2023

TOWN OF HUDSON  
SELECTMENS OFFICE

TO: Marilyn McGrath  
Chairperson, Board of Selectmen

FR: Scott Tice  
Fire Chief *[Signature]*

DT: September 11, 2023

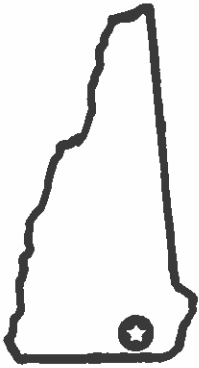
RE: September 26, 2023 BOS · Public Agenda

As you are aware, at the July 11, 2023 Board of Selectman's meeting I presented a motion to hire Joseph Walker for one of the open Firefighter positions. He was scheduled to begin on September 11, 2023. We received an email on notice on September 7, 2023 from Mr. Walker stating that he was no longer moving forward with his employment with Hudson Fire. No reason was given in his email and he did not return any further correspondence from us.

Should the Board of Selectmen vote to accept my recommendation, the following motion is appropriate;

**Motion # 1:**

**"To amend the motion made at the Board of Selectman's meeting of July 11, 2023 – motion by Selectman Morin, seconded by Selectman Guessferd, carried 4-0 to hire Joseph Walker for the position of Firefighter/EMT in the Fire Department at the contracted salary of \$22.43 per hour (step 3). This assignment will be a non-exempt position in accordance with the International Association of Firefighters Local #3154. Adding that, prior to his scheduled start date of September 11, 2023, Mr. Walker decided not to move forward with his employment with Hudson Fire, therefore creating an open position."**



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

*Agenda*  
9-26-23



**8E**

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

To: Board of Selectmen

From: Steve Malizia, Town Administrator

Date: September 21, 2023

Re: Southern New Hampshire RC Club

The Southern New Hampshire RC Club has requested to be placed on the board of Selectmen's September 26, 2023 agenda to provide information to the Board of Selectmen regarding their use on the capped landfill at West Road that is currently being evaluated for a possible solar farm.

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

### Southern New Hampshire RC Club (Wagner Field) - Hudson NH

- A non-profit RC club chartered for the promotion of building and flying radio controlled model aircraft located at the capped landfill currently under proposal for a solar farm



- Recognized by the FAA as a FRIA (FAA Recognized Identification Area) – federally approved model flying site
- Chartered by the Academy of Model Aeronautics since 1966
  - SNHRCC has been flying at the Hudson closed landfill since 2000 (previously in Litchfield)
  - The AMA provides 1.5 million dollars of liability insurance for RC clubs
- 2 runways, 1 helipad, solar powered charging and two shelters
  - The club maintains the grass, and the road when town is unable



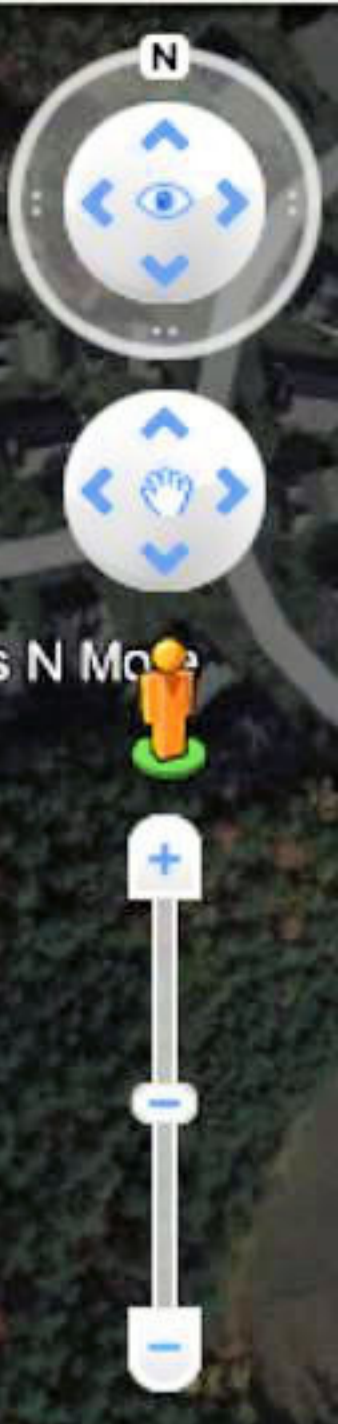
- 52 Members; 11% are Hudson residents
- Members include veterans, aspiring and current airline pilots, youth, aerobatic competitors, engineers, retirees, etc



- Test sight for products developed for several RC companies
- Practice site for World Champion in RC aerobatics
- Filming site for Tailheavy Productions, a locally based RC video production company with over 200k subscribers on social media
- Available to all ages interested in aviation



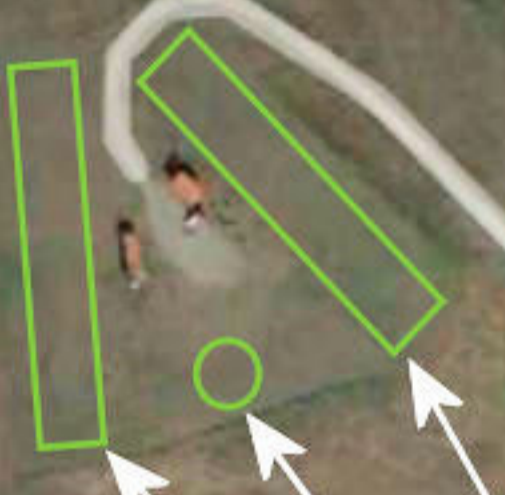




KMHT  
Approach Corridor

2000'  
2000'

SNHRCC Runways and Heli Pad



Wagon Wheels Mini Donuts

Continental Dr

Continental Paving Batch Plant

Continental Paving

Old Landfill Rd

West Rd

PTP Machining

Fleet Ready Corporation & Hino of Hudson

AJ's Sports Bar Grill

Hudson Hilltop Self Stor

Eastern Propane & Oil

Dunkin'

Irving Oil

Melissa Hoffman Dance Center

North Side Grille

Google Earth



# TOWN OF HUDSON

## Board of Selectmen



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

8F

September 18, 2023

To: Board of Selectmen

From: Jill Laffin, Executive Assistant

Re: Town Hall Relocation Committee

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Selectman Roy has asked that "Town Hall Relocation Committee" be added to the September 25, 2023 Board of Selectmen agenda. Selectman Roy will lead discussion on this item.