



TOWN OF HUDSON

Board of Selectmen

12 School Street
Hudson, New Hampshire 03051

Roy E. Sorenson, Town Administrator
rsorenson@hudsonnh.gov · Tel: 603-886-6024 · Fax: 603-598-6481

BOARD OF SELECTMEN MEETING

February 10, 2026

7:00 PM

Board of Selectmen Meeting Room, Town Hall

Non-Public Session under RSA 91-A:3, (a), (b) & (c) beginning at 6:00 p.m.

(Regular meeting will begin immediately after Non-Public Session)

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ATTENDANCE**
4. **PUBLIC INPUT**
5. **RECOGNITIONS, NOMINATIONS & APPOINTMENT**
 - A. **Recognitions** – None
 - B. **Nominations** – None
 - C. **Appointments**
 - 1) Benson Park Advisory Committee – Evan Maloney, member request
 - One (1) member vacancy to expire April 2028
 - One (1) member vacancy to expire April 2026
 - 2) Benson Park Advisory Committee – Ellen Griffin, member request
 - One (1) member vacancy to expire April 2028
 - One (1) member vacancy to expire April 2026

6. CONSENT ITEMS

A. Assessing Items

- 1) Supplemental Property Tax Bill – 12 Groves Road
- 2) Supplemental Property Tax Bill – 11 Gabrielle Drive
- 3) Supplemental Property Tax Bill – 20 Boyd Road
- 4) Current Use Lien Releases
- 5) Certification of Yield Taxes Assessed/Timber Warrant

B. Water/Sewer Items – None

C. Licenses & Permits & Policies

- 1) Pole License – Ferry Street
- 2) Pole License – Tracy Lane
- 3) Pole License – Gowing Road

D. Donations – None

E. Acceptance of Minutes

- 1) January 27, 2026
- 2) January 31, 2026 Deliberative Session
- 3) January 31, 2026 Post Deliberative Session

F. Calendar

02/10	7:00	Board of Selectmen	BOS Meeting Room
02/11	7:00	Planning Board	Buxton Meeting Room
02/16	** Town Hall Closed – President's Day**		
02/17	7:00	Municipal Utility Cmte.	BOS Meeting Room
02/18	6:00	Library Trustees	Hills Memorial Library
02/19	7:00	Benson Park Advisory Cmte.	Hudson Cable Access Center
02/23	7:00	Sustainability Advisory Cmte.	Buxton Meeting Room
02/24	7:00	Board of Selectmen	BOS Meeting Room

G. Legal Services Agreement – *Development Services/Informational*

7. OLD BUSINESS

A. Hawker/Peddler and Vendors Licenses Update – *Development Services/Decision*

B. Benson Dog Park – *Administration/Discussion*

8. NEW BUSINESS

A. Friends of Benson Park – *Administration/Decision*

B. HCTV Revenue Update FY26 Q3 Payment – *HCTV/Presentation*

C. Request to Use Capital Reserve Account – *Police/Decision*

D. Use of Donation Funds – *Police/Decision*

E. Request to Release Public Safety Funds – *Police/Decision*

F. Requests for Change Order for Tower Truck – *Fire/Decision*

G. Requests to Release Target Public Safety Funds – *Fire/Decision*

- 1) Request to Release Target Public Safety Funds for Tower Truck Equipment

- 2) Request to Release Target Public Safety Funds for Tower Truck Operator Training
- 3) Request to Release Target Public Safety Funds for Rescue Airbags
- 4) Request to Release Target Public Safety Funds for Replacement Hose
- 5) Request to Release Target Public Safety Funds for Phase 1 of the Training Facility Development-Surveying and Due Diligence
- 6) Request to Release Target Public Safety Funds for Training – Large Commercial Building Fires

H. New Financial Software – Administration/Discussion

9. SELECTMEN LIAISON REPORTS/OTHER REMARKS

10. REMARKS BY TOWN ADMINISTRATOR – Presentation

11. REMARKS BY SCHOOL BOARD

12. ENTER NONPUBLIC SESSION (if necessary)

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. **(c)** Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.

13. ENTER PUBLIC SESSION

14. ADJOURNMENT

Reminder ...

Items for the next agenda, with complete backup, must be in the Selectmen's Office no later than **12:00 noon on Thursday, February 19, 2026.**

5C1



How may we help you?

Submission #98

[Print](#) [Resend e-mails](#)

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

Submission information

Form: [Board & Committee Application](#)

Submitted by Visitor (not verified)

Mon, 01/12/2026 - 12:42pm

69.43.119.2

Date

Mon, 01/12/2026

First Name

Evan

Last Name

Maloney

Street Address

10 Evergreen Drive

Home Phone

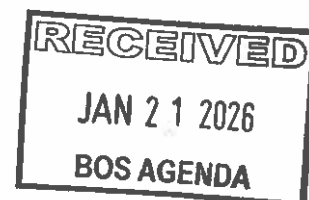
508-847-9362

Work Phone

603-314-1704

E-mail Address:

evanmaloney08@gmail.com



Education

Doctorate of Education (EdD) in Higher Education Administration

Occupation (or former occupation if retired)

University Administrator

Special Interests**Professional/Community Activities**

Clerk of the Board of Trustees at Mechanics Hall (Worcester, MA)

Reference

Garland Mann-Lamb (current Hudson Supervisor of the Checklist)

Reason for Applying

I am excited to submit my application for membership on the Benson Park Committee. After moving to Hudson in spring of 2024, the park quickly became a favorite spot in town for me (and my dog, Radcliffe). The park brings so much to our community as both a recreation space and a location for community gathering. The transition of the space from a privately owned zoo to a public recreation space is a great success story for the Town of Hudson and the region. Too often, when businesses like this fail, the space is left to fall into disrepair. Benson's incredible success as a public community space is a testament to the hard work of our town leadership and the dedication of the Benson Park Committee and other volunteers. I would be excited and proud to continue this great work as a member of the Committee. I believe my professional experience as a college administrator, my experience as a non-profit board member, and my personal affinity for Benson as a public space would allow me to contribute positively to the Committee's important work.

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

Member

Please select area of interest

Benson Park Committee

Areas of Expertise

- Communications
- Other

Are you a Hudson, NH resident?

yes

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



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12 School Street | Hudson, NH 03051 | (603) 886-6000



How may we help you?

Submission #99

[Print](#) [Resend e-mails](#)

[Previous submission](#)

[Next submission](#)

Submission information

Form: [Board & Committee Application](#)

Submitted by Visitor (not verified)

Tue, 01/20/2026 - 9:29am

155.190.17.5

Date

Sat, 01/17/2026

First Name

Ellen

Last Name

Griffin

Street Address

22 Roy Drive

Home Phone

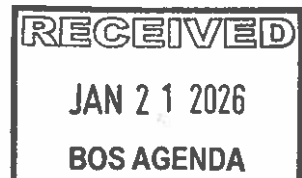
603-921-4049

Work Phone

978-409-5706

E-mail Address:

emgriffin429@gmail.com



Education

BS Business Management

Occupation (or former occupation if retired)

Recall Program Manager

Special Interests**Professional/Community Activities**

School Board - IJS & NCRJHS, BOD Mary's Dogs Rescue

Reference

Lindsey Gratiano

Reason for Applying

Volunteering in the community to help preserve Bensons.

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

Member

Please select area of interest

Benson Park Committee

Areas of Expertise

Communications

Are you a Hudson, NH resident?

yes

[Previous submission](#)

[Next submission](#)



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12 School Street | Hudson, NH 03051 | (603) 886-6000

**TOWN OF HUDSON****Assessing Department**

12 School Street
Hudson, New Hampshire 03051

James A. Michaud, CAE, CPM, Chief Assessor
jmichaud@hudsonnh.gov · Tel: 603-886-6009 · Fax: 603-598-6481

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Jim Michaud, Chief Assessor *hm*

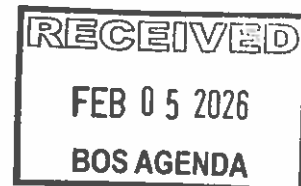
Date: February 10, 2026

Re: Supplemental Property Tax Bill
12 Groves Farm Road – Tax Map 235 Lot 012-002

Recommended Motion: To approve a pro-rated supplemental tax bill, for taxable property on town-owned property, for the 2025 tax year, for Map 235 Lot 012 Sublot 002, 12 Groves Farm Road, as attached and as recommended by the Chief Assessor.

The referenced property has a Verizon Wireless easement site and taxable improvements located on the site of the Groves Farm Water Tank, effective for as of 6/20/2025 for the 2025 property tax year. The lease the Town entered to on this property allows for a supplemental tax bill to be issued for the part of the tax year that the improvements became activated, 284 days of the property tax year. The departments public utility/cell tower/telcomm valuation vendor George E. Sansoucy PE LLC, was able to conduct the valuation of this property and it is their appraisal, \$468,000, subsequently equalized, for which the attached pro-rated supplemental tax bill is based upon.

2025SuppBill12GrovesFarmRdVWireless



**TOWN OF HUDSON****Assessing Department**

12 School Street
Hudson, New Hampshire 03051

James A. Michaud, CAE, CPM, Chief Assessor
jmichaud@hudsonnh.gov · Tel: 603-886-6009 · Fax: 603-598-6481

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Jim Michaud, Chief Assessor *h*

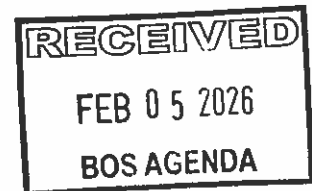
Date: February 10, 2026

Re: Supplemental Property Tax Bill
11 Gabrielle Drive – Tax Map 131 Lot 046

Recommended Motion: To deny a veterans tax credit on this property retroactively (as allowed by law), and issue a supplemental property tax bill, for the 2025 tax year, for Map 131 Lot 046, 11 Gabrielle Drive, as attached, as recommended by the Chief Assessor.

The above property incorrectly received an Optional Veterans Tax Credit (\$600.00), for the 2025 property tax year. This property was not the principal place of abode of the veteran for the April 1, 2025 assessment date. This has been confirmed by the veteran, in addition to confirmation of the former spouse of the prior qualified veteran. In as much as residency, in the Town of Hudson, for as of April 1 2025, is a necessary prerequisite in order to receive a the veterans tax credit, the tax credit needs to be retroactively denied and a subsequent supplemental tax bill issued. The statutory references for disqualification from the property tax credit program is found under RSA 72:33 I, for supplemental tax bills the statutory cite is RSA 76:14.

2025SuppBill11GabrielleDr



**TOWN OF HUDSON****Assessing Department**

12 School Street
Hudson, New Hampshire 03051

James A. Michaud, CAE, CPM, Chief Assessor
jmichaud@hudsonnh.gov · Tel: 603-886-6009 · Fax: 603-598-6481

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Jim Michaud, Chief Assessor *hm*

Date: February 10, 2026

Re: Supplemental Property Tax Bill
20 Boyd Road – Tax Map 106 Lot 036

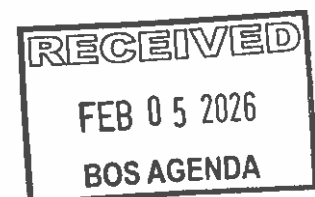
Recommended Motion: To deny a veterans tax credit on this property retroactively (as allowed by law), and issue a supplemental property tax bill, for the 2025 tax year, for Map 106 Lot 036, 20 Boyd Road, as attached, as recommended by the Chief Assessor.

The above property incorrectly received an Optional Veterans Tax Credit (\$600.00), for the 2025 property tax year. The property owner receiving the vet credit is a surviving spouse of a veteran, however, RSA 72:29 V (attached) states in pertinent part:

“The term "surviving spouse" as used in RSA 72 shall not include a surviving spouse that has remarried.”

The surviving spouse was re-married prior to April 1 2025 and was no longer eligible for the veterans tax credit, by law, for at minimum the 2025 property tax year. This fact pattern has been confirmed by the property owner and she is aware of the pending supplemental tax bill. The tax credit needs to be retroactively denied and a subsequent supplemental tax bill issued. The statutory references for disqualification from the property tax credit program is found under RSA 72:33 I, for supplemental tax bills the statutory cite is RSA 76:14.

2025SuppBill11GabrielleDr



72:29 Definitions. –

I. The word "resident" as used in RSA 72:28 , RSA 72:28-b, and RSA 72:28-c shall mean a person who has resided in this state for at least one year preceding April 1, in the year in which the tax credit is claimed.

II. The term "residential real estate" for the purposes of RSA 72:28-34, inclusive, shall mean the real estate which the person qualified for an exemption or a tax credit thereunder occupies as his principal place of abode together with any land or buildings appurtenant thereto and shall include manufactured housing if used for said purpose.

III. "Exemption" as used in RSA 72 shall mean the amount of money to be deducted from the assessed valuation, for property tax purposes, of real property.

IV. The term "tax credit" as used in RSA 72 shall mean the amount of money to be deducted from the person's tax bill.

V. The term "surviving spouse" as used in RSA 72 shall not include a surviving spouse that has remarried, but if the surviving spouse is later divorced, his or her status as the surviving spouse of a veteran is regained. If the surviving spouse remarries and the new husband or wife dies, he or she shall be deemed the widow or widower of the latest spouse and shall not revert to the status of a surviving spouse of a veteran.

VI. For purposes of RSA 72:28, 28-b, 28-c, 29-a, 30, 31, 32, 33, 35, 36-a, 37, 37-a, 37-b, 38-a, 39-a, 62, 66, and 70, the ownership of real estate, as expressed by such words as "owner," "owned" or "own," shall include those who have placed their property in a grantor/revocable trust or who have equitable title or the beneficial interest for life in the subject property.

VII. The term "theater of operations service medal" for the purposes of RSA 72:28-34 shall mean any medal, ribbon, or badge awarded to a member of the armed forces which establishes that the member served in a theater of war or armed conflict, as determined by the director of the division of veterans services with written notification to the department of revenue administration.



TOWN OF HUDSON

Assessing Department

12 School Street
Hudson, New Hampshire 03051

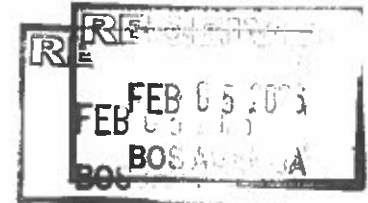
James A. Michaud, CAE, CPM, Chief Assessor
jmichaud@hudsonnh.gov · Tel: 603-886-6009 · Fax: 603-598-6481

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Jim Michaud, Chief Assessor

Date: February 10, 2026

Re: Current Use Lien Releases



Map 151 Lot 059 Sublot's 007/008/009/010 & Map 152 Lot 070 & 071

Recommended Motion: Motion to approve the attached Current Use Penalty Lien Releases for Map 151 Lot 059 Sublot 005,007-010 & Map 152 Lot 070 and 071, as recommended by the Chief Assessor.

Background:

The attached Current Use Lien Releases are for the above referenced sites and is open for the BOS's review and consideration. The parcels coming out of current use, the remainder of the Windsor Lane subdivision, have either had foundation footings installed/foundation holes dug and/or they represent sites that constitute less than 10 acres of contiguous undeveloped land under identical ownership, all of which are incompatible for the sites to remain in the current use (RSA 79-A) program.

The Subject properties range in size from 1.017 AC to 1.79 AC, all in the current use program prior, located in an area of well/septic utilities. The sites are approved for 2 living units each and, with no condo docs currently recorded, they are legally duplex sites. We have reviewed the subdivision documents that created the parcel; reviewed vacant residential building lot land sales from 2022 forward, including; a vacant residential building lot sale (.33 AC) on Gillis Street that sold for \$170,000; 2 vacant residential lot sales on Speare Road for \$170,000 a piece; a land sale with demo cost burdens on Washington Street for \$192,000, as well as using the latest assessed values from the 2022 revaluation, as ratio adjusted.

The subject sites almost all represent lots with extraordinary amounts of required site development costs associated with them, some \$100,000 +/- of structural fill, compacting materials costs, and general fill, in addition to expected costs of septic/well install, driveway prep etc, to enable the sites to accept building envelopes, septic system etc. The estimated value for land use change tax purposes, taking into account those extraordinary on-site costs, ranges from \$200,000 per site to \$100,000 per site, times 10% land use change tax percentage for each land use change tax bill.

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

STEP 1 - LAND USE CHANGE TAX TO BE BILLED TO:

☒ **PROPERTY OWNER(S) OR** ☐ **RIGHT OF WAY RESPONSIBLE PARTY LISTED BELOW:**

PLEASE TYPE OR PRINT	LAST NAME/CORPORATION/TRUST NAME HILL, LLC	FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	MAILING ADDRESS 21 CONTINENTAL BLVD		
	MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054

STEP 2 - PARCEL IDENTIFICATION OF DISQUALIFIED CURRENT USE LAND

PLEASE TYPE OR PRINT	(a) RIGHT OF WAY LAND USE CHANGE TAX - PROVIDE NAME OF LANDOWNER ON WHICH THE RIGHT OF WAY IS LOCATED			
	(b) ACCESSIBLE STREET LOCATION 41 A & B WINDSOR LANE		MUNICIPALITY HUDSON	COUNTY HILLSBOROUGH
	(c) TOTAL ACRES OF PARCEL 1.435	PARCEL TAX MAP AND LOT # 151-059-007 ACCT#12062		DEED BOOK AND PAGE # 9829 614
	(d) CHECK ONE BELOW: <input checked="" type="checkbox"/> PARTIAL RELEASE <input type="checkbox"/> FULL RELEASE <input type="checkbox"/> RIGHT OF WAY LAND USE CHANGE TAX			

NOTE: A separate land use change tax (LUCT) must be submitted for each separate parcel of land.

STEP 3 - DOCUMENTATION AND FEE FOR PROPERTY TO BE ENROLLED IN CURRENT USE (CU)

(a) Owners Name When Land Was First Recorded in Current Use: ERWIN N. CROSS	DEED BOOK AND PAGE # 3216 364	
(b) Total Number of Acres Originally Enrolled in Current Use	34.1	
(c) Total Number of Acres Previously Released Since The Original Recording	6.8498	
(d) Number of Acres Subject to the LUCT Per This Assessment	1.435	
(e) Number of Acres Remaining in Current Use [3(b) minus 3(c) and 3(d)]	25.815	

FORM
A-5

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL
 (continued)

STEP 4 - ASSESSMENT OF LAND USE CHANGE TAX

(a) Narrative Description of the Disqualification: LOT LESS THAN 10 ACRES OF LAND CONTIGIOUS UNDER IDENTICAL OWNERSHIP	
(b) Actual Date of Change in Use (MM/DD/YYYY)	2/5/2026
(c) Full and True Market Value at Time of Change in Use	\$ 140,000
(d) Land Use Change Tax [Step 4(c) multiplied by 10%]	\$ 14,000

STEP 5 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

STEP 6 - BILL LAND USE CHANGE TAX TO:

(COMPLETED BY MUNICIPAL ASSESSING OFFICIALS)

LAST NAME/CORPORATION/TRUST NAME HILL, LLC		FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
MAILING ADDRESS 21 CONTINENTAL BLVD			
MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054	
(b) Actual Date of Change in Use (MM/DD/YYYY)		2/5/2026	
(c) Date of Land Use Change Tax Bill (MM/DD/YYYY)			
(d) Full and True Market Value at Time of Change in Use		\$ 140,000	
(e) Land Use Change Tax Due		\$ 14,000	

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

(continued)

STEP 7 - CHECKS PAYABLE AND MAILED TO: (COMPLETED BY MUNICIPAL TAX COLLECTOR)

(a) MAKE CHECKS PAYABLE TO: TOWN OF HUDSON		
(b) MAIL TO: TOWN OF HUDSON, CO/O CHRISTINE STROUT-LIZOTTE, TAX COLLECTOR		
MAILING ADDRESS: 12 SCHOOL STREET		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051
(c) MUNICIPAL TAX COLLECTOR PHYSICAL OFFICE LOCATION: 12 SCHOOL STREET, HUDSON NH 03051		
(d) MUNICIPAL TAX COLLECTOR OFFICE HOURS: 8 AM - 4 :30 PM MONDAY THRU FRIDAY		
(e) LAND USE CHANGE EXEMPT FROM RECORDING RSA 79-A:7, I (c): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(f) RECORDING FEE: INCLUDE A SEPARATE CHECK IN THE AMOUNT OF \$ 20.68		
PAYABLE TO: HILLSBOROUGH COUNTY REGISTRY OF DEEDS		
(g) PAYMENT OF THE LAND USE CHANGE TAX IS DUE NO LATER THAN 30 DAYS AFTER MAILING OF THIS BILL. INTEREST, AT THE RATE OF 18% PER ANNUM, SHALL BE DUE IF THE TAX IS NOT PAID ON OR BEFORE: _____		

STEP 8 - ACKNOWLEDGEMENT OF PAYMENT (COMPLETED BY MUNICIPAL TAX C OLLECTOR)

TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE OF MUNICIPAL TAX COLLECTOR (in black or dark blue ink)	DATE OF PAYMENT

FORM
A-5W

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
WARRANT FOR LAND USE CHANGE TAX

STEP 1 - TAX COLLECTOR'S WARRANT FOR LAND USE CHANGE TAX IN THE MUNICIPALITY OF:

NAME OF MUNICIPALITY TOWN OF HUDSON		
STREET ADDRESS 12 SCHOOL STREET		
MAILING ADDRESS		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051

STEP 2 - COLLECTION OF LAND USE CHANGE TAX

(a) State of New Hampshire, County of: HILLSBOROUGH	
(b) To: CHRISTINE-STROUT-LIZOTTE	Municipal Collector of taxes
(c) for the municipality of: HUDSON	In said County.
(d) In the name of said State you are directed to collect the LAND USE CHANGE TAX in the list herewith committed to you, amounting in all of the sum of: \$ 14,000 Interest at 18% will be assessed after 30 days.	
(e) Given under our hands at 7 PM	
(f) This day of FEBRUARY 10 2026	
(g) LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY BARRETT HILL LLC	
LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY MAILING ADDRESS 20 CONTINENTAL BLVD, MERRIMACK NH 03054	
(h) MUNICIPAL TAX MAP 151-059-007	LOT NUMBER ACCT#12062

STEP 3 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

STEP 1- LAND USE CHANGE TAX TO BE BILLED TO:

☒ **PROPERTY OWNER(S) OR** ☐ **RIGHT OF WAY RESPONSIBLE PARTY LISTED BELOW:**

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	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	MAILING ADDRESS 21 CONTINENTAL BLVD		
	MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054

STEP 2 - PARCEL IDENTIFICATION OF DISQUALIFIED CURRENT USE LAND

PLEASE TYPE OR PRINT	(a) RIGHT OF WAY LAND USE CHANGE TAX - PROVIDE NAME OF LANDOWNER ON WHICH THE RIGHT OF WAY IS LOCATED			
	(b) ACCESSIBLE STREET LOCATION 40 A & B WINDSOR LANE		MUNICIPALITY HUDSON	COUNTY HILLSBOROUGH
	(c) TOTAL ACRES OF PARCEL	PARCEL TAX MAP AND LOT #		DEED BOOK AND PAGE #
	1.319	151-059-008	ACCT#12063	9829 614
	(d) CHECK ONE BELOW: <input checked="" type="checkbox"/> PARTIAL RELEASE <input type="checkbox"/> FULL RELEASE <input type="checkbox"/> RIGHT OF WAY LAND USE CHANGE TAX			

NOTE: A separate land use change tax (LUCT) must be submitted for each separate parcel of land.

STEP 3 - DOCUMENTATION AND FEE FOR PROPERTY TO BE ENROLLED IN CURRENT USE (CU)

(a) Owners Name When Land Was First Recorded in Current Use: ERWIN N. CROSS	DEED BOOK AND PAGE # 3216 364	
(b) Total Number of Acres Originally Enrolled in Current Use	34.1	
(c) Total Number of Acres Previously Released Since The Original Recording	8.2848	
(d) Number of Acres Subject to the LUCT Per This Assessment	1.319	
(e) Number of Acres Remaining in Current Use [3(b) minus 3(c) and 3(d)]	24.4962	

FORM
A-5

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL
 (continued)

STEP 4 - ASSESSMENT OF LAND USE CHANGE TAX

(a) Narrative Description of the Disqualification: LOT LESS THAN 10 ACRES OF LAND CONTIGIOUS UNDER IDENTICAL OWNERSHIP	
(b) Actual Date of Change in Use (MM/DD/YYYY)	2/5/2026
(c) Full and True Market Value at Time of Change in Use	\$ 100,000
(d) Land Use Change Tax [Step 4(c) multiplied by 10%]	\$ 10,000

STEP 5 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

STEP 6 - BILL LAND USE CHANGE TAX TO:

(COMPLETED BY MUNICIPAL ASSESSING OFFICIALS)

LAST NAME/CORPORATION/TRUST NAME HILL, LLC		FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
MAILING ADDRESS 21 CONTINENTAL BLVD			
MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054	
(b) Actual Date of Change in Use (MM/DD/YYYY)		2/5/2026	
(c) Date of Land Use Change Tax Bill (MM/DD/YYYY)			
(d) Full and True Market Value at Time of Change in Use		\$ 100,000	
(e) Land Use Change Tax Due		\$ 10,000	

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

(continued)

STEP 7 - CHECKS PAYABLE AND MAILED TO: (COMPLETED BY MUNICIPAL TAX COLLECTOR)

(a) MAKE CHECKS PAYABLE TO: TOWN OF HUDSON		
(b) MAIL TO: TOWN OF HUDSON, C/O CHRISTINE STROUT-LIZOTTE, TAX COLLECTOR		
MAILING ADDRESS: 12 SCHOOL STREET		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051
(c) MUNICIPAL TAX COLLECTOR PHYSICAL OFFICE LOCATION: 12 SCHOOL STREET, HUDSON NH 03051		
(d) MUNICIPAL TAX COLLECTOR OFFICE HOURS: 8 AM - 4 :30 PM MONDAY THRU FRIDAY		
(e) LAND USE CHANGE EXEMPT FROM RECORDING RSA 79-A:7, I (c): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(f) RECORDING FEE: INCLUDE A SEPARATE CHECK IN THE AMOUNT OF \$ 20.68		
PAYABLE TO: HILLSBOROUGH COUNTY REGISTRY OF DEEDS		
(g) PAYMENT OF THE LAND USE CHANGE TAX IS DUE NO LATER THAN 30 DAYS AFTER MAILING OF THIS BILL. INTEREST, AT THE RATE OF 18% PER ANNUM, SHALL BE DUE IF THE TAX IS NOT PAID ON OR BEFORE: _____		

STEP 8 - ACKNOWLEDGEMENT OF PAYMENT (COMPLETED BY MUNICIPAL TAX C OLLECTOR)

TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE OF MUNICIPAL TAX COLLECTOR (in black or dark blue ink)	DATE OF PAYMENT

FORM
A-5W

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
WARRANT FOR LAND USE CHANGE TAX

STEP 1 - TAX COLLECTOR'S WARRANT FOR LAND USE CHANGE TAX IN THE MUNICIPALITY OF:

NAME OF MUNICIPALITY TOWN OF HUDSON		
STREET ADDRESS 12 SCHOOL STREET		
MAILING ADDRESS		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051

STEP 2 - COLLECTION OF LAND USE CHANGE TAX

(a) State of New Hampshire, County of: HILLSBOROUGH	
(b) To: CHRISTINE-STROUT-LIZOTTE	Municipal Collector of taxes
(c) for the municipality of: HUDSON	in said County.
(d) In the name of said State you are directed to collect the LAND USE CHANGE TAX in the list herewith committed to you, amounting in all of the sum of: \$ 10,000 Interest at 18% will be assessed after 30 days.	
(e) Given under our hands at 7 PM	
(f) This day of FEBRUARY 10 2026	
(g) LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY BARRETT HILL LLC	
LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY MAILING ADDRESS 20 CONTINENTAL BLVD, MERRIMACK NH 03054	
(h) MUNICIPAL TAX MAP 151-059-008	LOT NUMBER ACCT#12063

STEP 3 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

STEP 1 - LAND USE CHANGE TAX TO BE BILLED TO:

☒ **PROPERTY OWNER(S) OR** ☐ **RIGHT OF WAY RESPONSIBLE PARTY LISTED BELOW:**

PLEASE TYPE OR PRINT	LAST NAME/CORPORATION/TRUST NAME HILL, LLC	FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	MAILING ADDRESS 21 CONTINENTAL BLVD		
	MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054

STEP 2 - PARCEL IDENTIFICATION OF DISQUALIFIED CURRENT USE LAND

PLEASE TYPE OR PRINT	(a) RIGHT OF WAY LAND USE CHANGE TAX - PROVIDE NAME OF LANDOWNER ON WHICH THE RIGHT OF WAY IS LOCATED				
	(b) ACCESSIBLE STREET LOCATION 30 A & B WINDSOR LANE		MUNICIPALITY HUDSON	COUNTY HILLSBOROUGH	
	(c) TOTAL ACRES OF PARCEL	PARCEL TAX MAP AND LOT #		DEED BOOK AND PAGE #	
	1.788	151-059-009	ACCT#12064	9829	614
	(d) CHECK ONE BELOW: <input checked="" type="checkbox"/> PARTIAL RELEASE <input type="checkbox"/> FULL RELEASE <input type="checkbox"/> RIGHT OF WAY LAND USE CHANGE TAX				

NOTE: A separate land use change tax (LUCT) must be submitted for each separate parcel of land.

STEP 3 - DOCUMENTATION AND FEE FOR PROPERTY TO BE ENROLLED IN CURRENT USE (CU)

(a) Owners Name When Land Was First Recorded in Current Use: ERWIN N. CROSS	DEED BOOK AND PAGE # 3216 364	
(b) Total Number of Acres Originally Enrolled in Current Use	34.1	
(c) Total Number of Acres Previously Released Since The Original Recording	9.6038	
(d) Number of Acres Subject to the LUCT Per This Assessment	1.788	
(e) Number of Acres Remaining In Current Use [3(b) minus 3(c) and 3(d)]	22.7082	

FORM
A-5

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL
 (continued)

STEP 4 - ASSESSMENT OF LAND USE CHANGE TAX

(a) Narrative Description of the Disqualification: FOUNDATION ON SITE	
(b) Actual Date of Change in Use (MM/DD/YYYY)	2/5/2026
(c) Full and True Market Value at Time of Change in Use	\$ 180,000
(d) Land Use Change Tax [Step 4(c) multiplied by 10%]	\$ 18,000

STEP 5 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

STEP 6 - BILL LAND USE CHANGE TAX TO:

(COMPLETED BY MUNICIPAL ASSESSING OFFICIALS)

LAST NAME/CORPORATION/TRUST NAME HILL, LLC		FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
MAILING ADDRESS 21 CONTINENTAL BLVD			
MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054	
(b) Actual Date of Change in Use (MM/DD/YYYY)		align="center"> 2/5/2026	
(c) Date of Land Use Change Tax Bill (MM/DD/YYYY)			
(d) Full and True Market Value at Time of Change in Use		align="right">\$ 180,000	
(e) Land Use Change Tax Due		align="right">\$ 18,000	

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

(continued)

STEP 7 - CHECKS PAYABLE AND MAILED TO: (COMPLETED BY MUNICIPAL TAX COLLECTOR)

(a) MAKE CHECKS PAYABLE TO: TOWN OF HUDSON		
(b) MAIL TO: TOWN OF HUDSON, C/O CHRISTINE STROUT-LIZOTTE, TAX COLLECTOR		
MAILING ADDRESS: 12 SCHOOL STREET		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051
(c) MUNICIPAL TAX COLLECTOR PHYSICAL OFFICE LOCATION: 12 SCHOOL STREET, HUDSON NH 03051		
(d) MUNICIPAL TAX COLLECTOR OFFICE HOURS: 8 AM - 4 :30 PM MONDAY THRU FRIDAY		
(e) LAND USE CHANGE EXEMPT FROM RECORDING RSA 79-A:7, I (c): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(f) RECORDING FEE: INCLUDE A SEPARATE CHECK IN THE AMOUNT OF \$ 20.68		
PAYABLE TO: HILLSBOROUGH COUNTY REGISTRY OF DEEDS		
(g) PAYMENT OF THE LAND USE CHANGE TAX IS DUE NO LATER THAN 30 DAYS AFTER MAILING OF THIS BILL. INTEREST, AT THE RATE OF 18% PER ANNUM, SHALL BE DUE IF THE TAX IS NOT PAID ON OR BEFORE: _____		

STEP 8 - ACKNOWLEDGEMENT OF PAYMENT (COMPLETED BY MUNICIPAL TAX C OLLECTOR)

TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE OF MUNICIPAL TAX COLLECTOR (in black or dark blue ink)	DATE OF PAYMENT

FORM
A-5W

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
WARRANT FOR LAND USE CHANGE TAX

STEP 1 - TAX COLLECTOR'S WARRANT FOR LAND USE CHANGE TAX IN THE MUNICIPALITY OF:

NAME OF MUNICIPALITY TOWN OF HUDSON		
STREET ADDRESS 12 SCHOOL STREET		
MAILING ADDRESS		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051

STEP 2 - COLLECTION OF LAND USE CHANGE TAX

(a) State of New Hampshire, County of: HILLSBOROUGH	
(b) To: CHRISTINE-STROUT-LIZOTTE	Municipal Collector of taxes
(c) for the municipality of: HUDSON	in said County.
(d) In the name of said State you are directed to collect the LAND USE CHANGE TAX in the list herewith committed to you, amounting in all of the sum of: Interest at 18% will be assessed after 30 days.	\$ 18,000
(e) Given under our hands at 7 PM	
(f) This day of FEBRUARY 10 2026	
(g) LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY BARRETT HILL LLC	
LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY MAILING ADDRESS 20 CONTINENTAL BLVD, MERRIMACK NH 03054	
(h) MUNICIPAL TAX MAP 151-059-009	LOT NUMBER ACCT#12064

STEP 3 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

STEP 1- LAND USE CHANGE TAX TO BE BILLED TO:

☒ **PROPERTY OWNER(S) OR** ☐ **RIGHT OF WAY RESPONSIBLE PARTY LISTED BELOW:**

PLEASE TYPE OR PRINT	LAST NAME/CORPORATION/TRUST NAME HILL, LLC	FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	MAILING ADDRESS 21 CONTINENTAL BLVD		
	MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054

STEP 2 - PARCEL IDENTIFICATION OF DISQUALIFIED CURRENT USE LAND

PLEASE TYPE OR PRINT	(a) RIGHT OF WAY LAND USE CHANGE TAX - PROVIDE NAME OF LANDOWNER ON WHICH THE RIGHT OF WAY IS LOCATED			
	(b) ACCESSIBLE STREET LOCATION 24 A & B WINDSOR LANE		MUNICIPALITY HUDSON	COUNTY HILLSBOROUGH
	(c) TOTAL ACRES OF PARCEL	PARCEL TAX MAP AND LOT #		DEED BOOK AND PAGE #
	1.737	151-059-010	ACCT#12065	9829 614
	(d) CHECK ONE BELOW: <input checked="" type="checkbox"/> PARTIAL RELEASE <input type="checkbox"/> FULL RELEASE <input type="checkbox"/> RIGHT OF WAY LAND USE CHANGE TAX			

NOTE: A separate land use change tax (LUCT) must be submitted for each separate parcel of land.

STEP 3 - DOCUMENTATION AND FEE FOR PROPERTY TO BE ENROLLED IN CURRENT USE (CU)

(a) Owners Name When Land Was First Recorded in Current Use: ERWIN N. CROSS	DEED BOOK AND PAGE #	
	3216	364
(b) Total Number of Acres Originally Enrolled in Current Use	34.1	
(c) Total Number of Acres Previously Released Since The Original Recording	11.3918	
(d) Number of Acres Subject to the LUCT Per This Assessment	1.737	
(e) Number of Acres Remaining in Current Use [3(b) minus 3(c) and 3(d)]	20.971	

FORM
A-5

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL
 (continued)

STEP 4 - ASSESSMENT OF LAND USE CHANGE TAX

(a) Narrative Description of the Disqualification: LOT LESS THAN 10 ACRES OF LAND CONTIGUOUS UNER IDENTICAL OWNERSHIP	
(b) Actual Date of Change in Use (MM/DD/YYYY)	2/5/2026
(c) Full and True Market Value at Time of Change in Use	\$ 200,000
(d) Land Use Change Tax [Step 4(c) multiplied by 10%]	\$ 20,000

STEP 5 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

STEP 6 - BILL LAND USE CHANGE TAX TO:

(COMPLETED BY MUNICIPAL ASSESSING OFFICIALS)

LAST NAME/CORPORATION/TRUST NAME HILL, LLC		FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
MAILING ADDRESS 21 CONTINENTAL BLVD			
MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054	
(b) Actual Date of Change in Use (MM/DD/YYYY)		2/5/2026	
(c) Date of Land Use Change Tax Bill (MM/DD/YYYY)			
(d) Full and True Market Value at Time of Change in Use		\$ 200,000	
(e) Land Use Change Tax Due		\$ 20,000	

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

(continued)

STEP 7 - CHECKS PAYABLE AND MAILED TO: (COMPLETED BY MUNICIPAL TAX COLLECTOR)

(a) MAKE CHECKS PAYABLE TO: TOWN OF HUDSON		
(b) MAIL TO: TOWN OF HUDSON, CO/O CHRISTINE STROUT-LIZOTTE, TAX COLLECTOR		
MAILING ADDRESS: 12 SCHOOL STREET		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051
(c) MUNICIPAL TAX COLLECTOR PHYSICAL OFFICE LOCATION: 12 SCHOOL STREET, HUDSON NH 03051		
(d) MUNICIPAL TAX COLLECTOR OFFICE HOURS: 8 AM - 4 :30 PM MONDAY THRU FRIDAY		
(e) LAND USE CHANGE EXEMPT FROM RECORDING RSA 79-A:7, I (c): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(f) RECORDING FEE: INCLUDE A SEPARATE CHECK IN THE AMOUNT OF \$ 20.68		
PAYABLE TO: HILLSBOROUGH COUNTY REGISTRY OF DEEDS		
(g) PAYMENT OF THE LAND USE CHANGE TAX IS DUE NO LATER THAN 30 DAYS AFTER MAILING OF THIS BILL. INTEREST, AT THE RATE OF 18% PER ANNUM, SHALL BE DUE IF THE TAX IS NOT PAID ON OR BEFORE: _____		

STEP 8 - ACKNOWLEDGEMENT OF PAYMENT (COMPLETED BY MUNICIPAL TAX C OLLECTOR)

TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE OF MUNICIPAL TAX COLLECTOR (in black or dark blue ink)	DATE OF PAYMENT

FORM
A-5W

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
WARRANT FOR LAND USE CHANGE TAX

STEP 1 - TAX COLLECTOR'S WARRANT FOR LAND USE CHANGE TAX IN THE MUNICIPALITY OF:

NAME OF MUNICIPALITY TOWN OF HUDSON		
STREET ADDRESS 12 SCHOOL STREET		
MAILING ADDRESS		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051

STEP 2 - COLLECTION OF LAND USE CHANGE TAX

(a) State of New Hampshire, County of: HILLSBOROUGH	
(b) To: CHRISTINE-STROUT-LIZOTTE	Municipal Collector of taxes
(c) for the municipality of: HUDSON	In said County.
(d) In the name of said State you are directed to collect the LAND USE CHANGE TAX in the list herewith committed to you, amounting in all of the sum of: \$ 20,000 Interest at 18% will be assessed after 30 days.	
(e) Given under our hands at 7 PM	
(f) This day of FEBRUARY 10 2026	
(g) LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY BARRETT HILL LLC	
LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY MAILING ADDRESS 20 CONTINENTAL BLVD, MERRIMACK NH 03054	
(h) MUNICIPAL TAX MAP 151-059-010	LOT NUMBER ACCT#12065

STEP 3 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

STEP 1 - LAND USE CHANGE TAX TO BE BILLED TO:

☒ **PROPERTY OWNER(S) OR** ☐ **RIGHT OF WAY RESPONSIBLE PARTY LISTED BELOW:**

PLEASE TYPE OR PRINT	LAST NAME/CORPORATION/TRUST NAME HILL, LLC	FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	MAILING ADDRESS 21 CONTINENTAL BLVD		
	MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054

STEP 2 - PARCEL IDENTIFICATION OF DISQUALIFIED CURRENT USE LAND

PLEASE TYPE OR PRINT	(a) RIGHT OF WAY LAND USE CHANGE TAX - PROVIDE NAME OF LANDOWNER ON WHICH THE RIGHT OF WAY IS LOCATED			
	(b) ACCESSIBLE STREET LOCATION 18 A & B WINDSOR LANE		MUNICIPALITY HUDSON	COUNTY HILLSBOROUGH
	(c) TOTAL ACRES OF PARCEL 1.38	PARCEL TAX MAP AND LOT # 152-070-000 ACCT#12066		DEED BOOK AND PAGE # 9829 614
	(d) CHECK ONE BELOW: <input checked="" type="checkbox"/> PARTIAL RELEASE <input type="checkbox"/> FULL RELEASE <input type="checkbox"/> RIGHT OF WAY LAND USE CHANGE TAX			

NOTE: A separate land use change tax (LUCT) must be submitted for each separate parcel of land.

STEP 3 - DOCUMENTATION AND FEE FOR PROPERTY TO BE ENROLLED IN CURRENT USE (CU)

(a) Owners Name When Land Was First Recorded in Current Use: ERWIN N. CROSS	DEED BOOK AND PAGE # 3216 364	
(b) Total Number of Acres Originally Enrolled in Current Use	34.1	
(c) Total Number of Acres Previously Released Since The Original Recording	13.1288	
(d) Number of Acres Subject to the LUCT Per This Assessment	1.37	
(e) Number of Acres Remaining in Current Use [3(b) minus 3(c) and 3(d)]	19.591	

FORM
A-5

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL
(continued)

STEP 4 - ASSESSMENT OF LAND USE CHANGE TAX

(a) Narrative Description of the Disqualification: LOT LESS THAN 10 ACRES OF LAND CONTIGUOUS UNDER IDENTICAL OWNERSHIP	
(b) Actual Date of Change in Use (MM/DD/YYYY)	2/5/2026
(c) Full and True Market Value at Time of Change in Use	\$ 150,000
(d) Land Use Change Tax [Step 4(c) multiplied by 10%]	\$ 15,000

STEP 5 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

STEP 6 - BILL LAND USE CHANGE TAX TO:

(COMPLETED BY MUNICIPAL ASSESSING OFFICIALS)

LAST NAME/CORPORATION/TRUST NAME HILL, LLC		FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
MAILING ADDRESS 21 CONTINENTAL BLVD			
MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054	
(b) Actual Date of Change in Use (MM/DD/YYYY)		align="center"> 2/5/2026	
(c) Date of Land Use Change Tax Bill (MM/DD/YYYY)			
(d) Full and True Market Value at Time of Change in Use		align="right">\$ 150,000	
(e) Land Use Change Tax Due		align="right">\$ 15,000	

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

(continued)

STEP 7 - CHECKS PAYABLE AND MAILED TO: (COMPLETED BY MUNICIPAL TAX COLLECTOR)

(a) MAKE CHECKS PAYABLE TO: TOWN OF HUDSON		
(b) MAIL TO: TOWN OF HUDSON, C/O CHRISTINE STROUT-LIZOTTE, TAX COLLECTOR		
MAILING ADDRESS: 12 SCHOOL STREET		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051
(c) MUNICIPAL TAX COLLECTOR PHYSICAL OFFICE LOCATION: 12 SCHOOL STREET, HUDSON NH 03051		
(d) MUNICIPAL TAX COLLECTOR OFFICE HOURS: 8 AM - 4 :30 PM MONDAY THRU FRIDAY		
(e) LAND USE CHANGE EXEMPT FROM RECORDING RSA 79-A:7, I (c): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(f) RECORDING FEE: INCLUDE A SEPARATE CHECK IN THE AMOUNT OF \$ 20.68		
PAYABLE TO: HILLSBOROUGH COUNTY REGISTRY OF DEEDS		
(g) PAYMENT OF THE LAND USE CHANGE TAX IS DUE NO LATER THAN 30 DAYS AFTER MAILING OF THIS BILL. INTEREST, AT THE RATE OF 18% PER ANNUM, SHALL BE DUE IF THE TAX IS NOT PAID ON OR BEFORE: _____		

STEP 8 - ACKNOWLEDGEMENT OF PAYMENT (COMPLETED BY MUNICIPAL TAX C OLLECTOR)

TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE OF MUNICIPAL TAX COLLECTOR (in black or dark blue ink)	DATE OF PAYMENT

FORM
A-5W

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
WARRANT FOR LAND USE CHANGE TAX

STEP 1 - TAX COLLECTOR'S WARRANT FOR LAND USE CHANGE TAX IN THE MUNICIPALITY OF:

NAME OF MUNICIPALITY TOWN OF HUDSON		
STREET ADDRESS 12 SCHOOL STREET		
MAILING ADDRESS		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051

STEP 2 - COLLECTION OF LAND USE CHANGE TAX

(a) State of New Hampshire, County of: HILLSBOROUGH	
(b) To: CHRISTINE-STROUT-LIZOTTE	Municipal Collector of taxes
(c) for the municipality of: HUDSON	in said County.
(d) In the name of said State you are directed to collect the LAND USE CHANGE TAX in the list herewith committed to you, amounting in all of the sum of: \$ 15,000 Interest at 18% will be assessed after 30 days.	
(e) Given under our hands at 7 PM	
(f) This day of FEBRUARY 10 2026	
(g) LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY BARRETT HILL LLC	
LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY MAILING ADDRESS 20 CONTINENTAL BLVD, MERRIMACK NH 03054	
(h) MUNICIPAL TAX MAP 152-070-000	LOT NUMBER ACCT#12066

STEP 3 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

STEP 1- LAND USE CHANGE TAX TO BE BILLED TO:

☒ **PROPERTY OWNER(S) OR** ☐ **RIGHT OF WAY RESPONSIBLE PARTY LISTED BELOW:**

PLEASE TYPE OR PRINT	LAST NAME/CORPORATION/TRUST NAME HILL, LLC	FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	MAILING ADDRESS 21 CONTINENTAL BLVD		
	MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054

STEP 2 - PARCEL IDENTIFICATION OF DISQUALIFIED CURRENT USE LAND

PLEASE TYPE OR PRINT	(a) RIGHT OF WAY LAND USE CHANGE TAX - PROVIDE NAME OF LANDOWNER ON WHICH THE RIGHT OF WAY IS LOCATED			
	(b) ACCESSIBLE STREET LOCATION 10 A & B WINDSOR LANE		MUNICIPALITY HUDSON	COUNTY HILLSBOROUGH
	(c) TOTAL ACRES OF PARCEL 19.6 INC OP SPC	PARCEL TAX MAP AND LOT # 152-071-000 ACCT#12067		DEED BOOK AND PAGE # 9829 614
	(d) CHECK ONE BELOW: <input type="checkbox"/> PARTIAL RELEASE <input checked="" type="checkbox"/> FULL RELEASE <input type="checkbox"/> RIGHT OF WAY LAND USE CHANGE TAX			

NOTE: A separate land use change tax (LUCT) must be submitted for each separate parcel of land.

STEP 3 - DOCUMENTATION AND FEE FOR PROPERTY TO BE ENROLLED IN CURRENT USE (CU)

(a) Owners Name When Land Was First Recorded in Current Use: ERWIN N. CROSS	DEED BOOK AND PAGE # 3216 364	
(b) Total Number of Acres Originally Enrolled in Current Use	34.1	
(c) Total Number of Acres Previously Released Since The Original Recording	14.50	
(d) Number of Acres Subject to the LUCT Per This Assessment	19.6	
(e) Number of Acres Remaining in Current Use [3(b) minus 3(c) and 3(d)]	0	

FORM
A-5

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL
(continued)

STEP 4 - ASSESSMENT OF LAND USE CHANGE TAX

(a) Narrative Description of the Disqualification: LOT LESS THAN 10 ACRES OF LAND CONTIGUOUS UNDER IDENTICAL OWNERSHIP, INC. OPEN SPACE	
(b) Actual Date of Change in Use (MM/DD/YYYY)	2/5/2026
(c) Full and True Market Value at Time of Change in Use	\$ 150,000
(d) Land Use Change Tax [Step 4(c) multiplied by 10%]	\$ 15,000

STEP 5 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

STEP 6 - BILL LAND USE CHANGE TAX TO:

(COMPLETED BY MUNICIPAL ASSESSING OFFICIALS)

LAST NAME/CORPORATION/TRUST NAME HILL, LLC		FIRST NAME/CORPORATION/TRUST NAME BARRETT	INITIAL
MAILING ADDRESS 21 CONTINENTAL BLVD			
MUNICIPALITY MERRIMACK	STATE NH	ZIP CODE 03054	
(b) Actual Date of Change in Use (MM/DD/YYYY)		2/5/2026	
(c) Date of Land Use Change Tax Bill (MM/DD/YYYY)			
(d) Full and True Market Value at Time of Change in Use		\$ 150,000	
(e) Land Use Change Tax Due		\$ 15,000	

FORM
A-5

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPALITY LAND USE CHANGE TAX BILL**

(continued)

STEP 7 - CHECKS PAYABLE AND MAILED TO: (COMPLETED BY MUNICIPAL TAX COLLECTOR)

(a) MAKE CHECKS PAYABLE TO: TOWN OF HUDSON		
(b) MAIL TO: TOWN OF HUDSON, C/O CHRISTINE STROUT-LIZOTTE, TAX COLLECTOR		
MAILING ADDRESS: 12 SCHOOL STREET		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051
(c) MUNICIPAL TAX COLLECTOR PHYSICAL OFFICE LOCATION: 12 SCHOOL STREET, HUDSON NH 03051		
(d) MUNICIPAL TAX COLLECTOR OFFICE HOURS: 8 AM - 4 :30 PM MONDAY THRU FRIDAY		
(e) LAND USE CHANGE EXEMPT FROM RECORDING RSA 79-A:7, I (c): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(f) RECORDING FEE: INCLUDE A SEPARATE CHECK IN THE AMOUNT OF \$ 20.68		
PAYABLE TO: HILLSBOROUGH COUNTY REGISTRY OF DEEDS		
(g) PAYMENT OF THE LAND USE CHANGE TAX IS DUE NO LATER THAN 30 DAYS AFTER MAILING OF THIS BILL. INTEREST, AT THE RATE OF 18% PER ANNUM, SHALL BE DUE IF THE TAX IS NOT PAID ON OR BEFORE: _____		

STEP 8 - ACKNOWLEDGEMENT OF PAYMENT (COMPLETED BY MUNICIPAL TAX C OLLECTOR)

TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE OF MUNICIPAL TAX COLLECTOR (in black or dark blue ink)	DATE OF PAYMENT

FORM
A-5W

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
WARRANT FOR LAND USE CHANGE TAX

STEP 1 - TAX COLLECTOR'S WARRANT FOR LAND USE CHANGE TAX IN THE MUNICIPALITY OF:

NAME OF MUNICIPALITY TOWN OF HUDSON		
STREET ADDRESS 12 SCHOOL STREET		
MAILING ADDRESS		
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051

STEP 2 - COLLECTION OF LAND USE CHANGE TAX

(a) State of New Hampshire, County of: HILLSBOROUGH	
(b) To: CHRISTINE-STROUT-LIZOTTE	Municipal Collector of taxes
(c) for the municipality of: HUDSON	in said County.
(d) In the name of said State you are directed to collect the LAND USE CHANGE TAX in the list herewith committed to you, amounting in all of the sum of: \$ 15,000 Interest at 18% will be assessed after 30 days.	
(e) Given under our hands at 7 PM	
(f) This day of FEBRUARY 10 2026	
(g) LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY BARRETT HILL LLC	
LANDOWNER NAME OR RIGHT -OF- WAY RESPONSIBLE PARTY MAILING ADDRESS 20 CONTINENTAL BLVD, MERRIMACK NH 03054	
(h) MUNICIPAL TAX MAP 152-071-000	LOT NUMBER ACCT#12067

STEP 3 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink) DILLON DUMONT	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) BOB GUESSFERD	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) DAVID S. MORIN	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) HEIDI JAKOBY	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink) XEN VURGAROPULOS	SIGNATURE (in black or dark blue ink)	DATE

6A5




TOWN OF HUDSON

Assessing Department

12 School Street
Hudson, New Hampshire 03051

James A. Michaud, CAE, CPM, Chief Assessor
jmichaud@hudsonnh.gov · Tel: 603-886-6009 · Fax: 603-598-6481

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

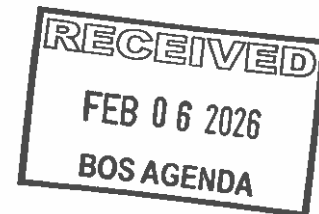
From: Jim Michaud, Chief Assessor 

Date: February 10, 2026

Re: Certification of Yield Taxes Assessed/Timber Warrant
89 Greeley Street – map 141/ lot 001

Recommended Motion: I recommend the Board of Selectmen sign the PA-9 form and Timber Tax Warrant for:

**Stephen M. Brox
Brox Industries, Inc.
1 Tech Dr STE 310
Andover, MA 01810-2457**



**ORIGINAL WARRANT
YIELD TAX LEVY
February 10, 2026
THE STATE OF NEW HAMPSHIRE**

COUNTY OF: HILLSBOROUGH COUNTY

TO: *Christine Strout-Lizotte*, Collector of Taxes for Town of: HUDSON NH, in said County.

In the name of said State, you are hereby directed to collect on or before thirty (30) days from the date of bill from the person(s) named herewith committed to you, the Yield Tax set against their name(s), amounting in all to the yield tax due, below, with interest at eighteen (18%) percent per annum from the due date and on all sums not paid on or before that day. We further order you to pay all monies collected to the treasurer of said town, or treasurer's designee as provided in RSA 41:29, VI, at least on a weekly basis, or daily when receipts exceed \$1,500.00, or more often when directed by the Commissioner of Revenue Administration.

Given under our hands and seal at *Hudson*,

Dillon Dumont, Chairman	2/10/2026
Bob Guessferd, Vice-Chairman	2/10/2026
David S. Morin	2/10/2026
Heidi Jakoby	2/10/2026
Xen Vurgaropoulos	2/10/2026

DATE OF BILLING: February 10, 2026

NAME & ADDRESS	TAX MAP & LOT	OPERATION #	YIELD TAX DUE
STEPHEN M BROX BROX INDUSTRIES, INC 1 TECH DR STE 210 ANDOVER, MA 01810-2457	141/001/000	25-229-03-T	\$90.71
DATE YIELD TAX DUE:			March 12, 2026

CERTIFICATION OF YIELD TAXES ASSESSED
INTENT FILED DURING TAX YEAR: April 1, 2025 to March 31, 2026

TOWN / CITY OF: HUDSON NH
COUNTY OF: HILLSBOROUGH COUNTY
DATE OF BILLING: February 10, 2026

SEND SIGNED COPY TO: NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL AND PROPERTY DIVISION
PO BOX 487
CONCORD, NH 03302-0487
or E-mail to timber@dra.nh.gov

Dillon Dumont, Chairman 2/10/2026

Bob Guessferd, Vice-Chairman 2/10/2026

David S. Morin 2/10/2026

Heidi Jakoby 2/10/2026

Xen Vurgaropulos 2/10/2026

# 1	# 4	# 5	# 6	# 6	# 7	# 8	# 9	# 10
NAME OF OWNER	SPECIES	NUMBER OF BOARD FEET (In Thousands)	NUMBER OF TONS	NUMBER OF CORDS	STUMPAGE VALUE	TOTAL ASSESSED VALUE	TAX AT 10 %	
STEPHEN M BROX BROX INDUSTRIES, INC 1 TECH DR STE 210 ANDOVER, MA 01810-2457	WHITE PINE	5.200			\$163.75	\$851.50	\$85.15	Subtotal of TAXES Due (Col. #9)
	HEMLOCK							
	RED PINE							
	SPRUCE & FIR							
# 2	HARD MAPLE							
DESIGNATED ON NOTICE OF INTENT TO CUT	WHITE BIRCH							\$90.71
	YELLOW BIRCH							
	OAK							
MAP & LOT NUMBER	ASH							Less bond or amount previously paid, if applicable
141/001/000	SOFT MAPLE							
	BEECH/PALLET/TIE LOGS							
	PINE BOX / PALLET							
	OTHER:							
	OTHER:							
# 3	OTHER:							
OPERATION NUMBER					TONS	CORDS		
25-229-03-T	SPRUCE & FIR				\$ -			Total Amount Due
	HARDWOOD & ASPEN				\$ -			
	PINE				\$ -			
	HEMLOCK				\$ -			
ACCOUNT OR SERIAL #:	BIOMASS CHIPS		264.52		\$ 0.21	\$55.55	\$5.56	\$90.71
3075	HIGH GRADE SPRUCE				\$ -			
	CORDWOOD				\$ -			
						\$907.05	\$90.71	

6C1



TOWN OF HUDSON
Development Services Department


12 School Street
Hudson, New Hampshire 03051

Tel: 603-886-6008 · Fax: 603-598-6481

INTEROFFICE MEMORANDUM

DATE: February 10, 2026

TO: Roy Sorenson, Town Administrator
Board of Selectmen

FROM: Elvis Dhima, P.E., Development Services Director 

RE: Petition and Pole License for one (1) new Pole, 122/20S on **Ferry Street** in the
Town of Hudson, as per attached for PSNH, dba Eversource Energy

Attached please find a new Pole License Petition from PSNH, dba Eversource Energy, for a new pole on **Ferry Street** 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 License from PSNH, dba Eversource Energy, for one new pole, Pole #: 122/20S located on Ferry Street.

Enclosures

RECEIVED
FEBRUARY 04, 2026
BOS AGENDA



TOWN OF HUDSON
Development Services Department
12 School Street
Hudson, New Hampshire 03051

Tel: 603-886-6008 · Fax: 603-598-6481

INTEROFFICE MEMORANDUM

DATE: January 27, 2026

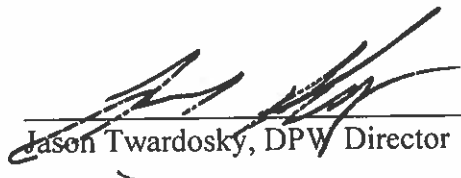
TO: Elvis Dhima, P.E., Town Engineer
Jay Twardosky, DPW Director

FROM: Doreena Stickney, Administrative Coordinator

RE: Petition and Pole Licenses for one (1) new pole, 122/20S on **Ferry Street**, in the Town of Hudson, as per attached for PSNH, dba Eversource Energy

Attached please find a new Pole License Petition from PSNH, dba Eversource Energy, for one new pole on **Ferry Street** in Hudson.

Please sign below to verify that you have reviewed and approve this license.
Thank you.



Jason Twardosky, DPW Director



Elvis Dhima, Development Services Director

Attachments

**PETITION AND POLE LICENSE
PETITION**

Manchester, New Hampshire


January 27, 2026

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), 122/20S on Ferry Street in the Town of Hudson.

PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY

BY: 
Elizabeth Jeffrey, Licensing Specialist

LICENSE

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

ORDERED

This 26th day of January, 2026, 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. 21-1797, dated 1/26/2026, 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


January 27, 2026

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), 122/20S on Ferry Street in the Town of Hudson.

PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY

BY: 
Elizabeth Jeffrey, Licensing Specialist

LICENSE

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

ORDERED

This 26th day of January, 2026, 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. 21-1797, dated 1/26/2026, 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

EVERSOURCE

LICENSE NO. 21-1797

STATE HWY. DIV. NO. 5

STATE LICENSE NO.

WORK REQUEST# 24101389

WORK FINANCIAL # 80493466

TELCO PROJECT #

[illegible]

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.

6C2



TOWN OF HUDSON
Development Services Department
12 School Street
Hudson, New Hampshire 03051
Tel: 603-886-6008 · Fax: 603-598-6481

AA

INTEROFFICE MEMORANDUM

DATE: February 10, 2026

TO: Roy Sorenson, Town Administrator
Board of Selectmen

FROM: Elvis Dhima, P.E., Development Services Director *E*

RE: Petition and Pole License for one (1) new Pole, 31A/4S on **Tracy Lane** in the
Town of Hudson, as per attached for PSNH, dba Eversource Energy

Attached please find a new Pole License Petition from PSNH, dba Eversource Energy, for a new pole on **Tracy Lane** 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 License from PSNH, dba Eversource Energy,
for one new pole, Pole #: 31A/4S located on Tracy Lane.**

Enclosures

RECEIVED
FEBRUARY 04, 2026
BOS AGENDA



TOWN OF HUDSON
Development Services Department
12 School Street
Hudson, New Hampshire 03051

Tel: 603-886-6008 · Fax: 603-598-6481

INTEROFFICE MEMORANDUM

DATE: January 27, 2026

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

FROM: Doreena Stickney, Administrative Coordinator


RE: Petition and Pole Licenses for one (1) new pole, 31A/4S on **Tracy Lane**, in the
Town of Hudson, as per attached for PSNH, dba Eversource Energy

Attached please find a new Pole License Petition from PSNH, dba Eversource Energy, for one
new pole on **Tracy Lane** in Hudson.

Please sign below to verify that you have reviewed and approve this license.
Thank you.



Jason Twardosky, DPW Director



Elvis Dhima, Development Services Director

Attachments

**PETITION AND POLE LICENSE
PETITION**

Manchester, New Hampshire


January 27, 2026

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), 31A/4S on Tracy Lane in the Town of Hudson.

PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY

BY: 
Elizabeth Jeffrey, Licensing Specialist

LICENSE

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

ORDERED

This 26th day of January, 2026, 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. 23-0735, dated 1/26/2026, 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

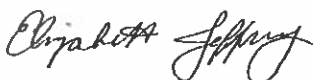
January 27, 2026

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), 31A/4S on Tracy Lane in the Town of Hudson.

PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY

BY: 

Elizabeth Jeffrey, Licensing Specialist

LICENSE

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

ORDERED

This 26th day of January, 2026, 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. 23-0735, dated 1/26/2026, 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

EVERSOURCE

LICENSE NO. 23-0735

STATE HWY. DIV. NO. 5

STATE LICENSE NO.

WORK REQUEST# 22838471

WORK FINANCIAL # 80425587

TELCO PROJECT #

TELCO

ENGINEER: _____

Pole Numbers		Pole Sz-CI	Eg BH	INSTALL POLE PB	REMOVE 	REF 	100% LTS 	J/O 100% TEL 	DIST. FROM	Span	Remarks	DOC REQ.	
				 INSTALL 35' POLE WITH ANCHOR STENCIL: 31A/4S		TRACY LN.					 	REFERENCE POLE 31A/4 REFERENCE POLE 31A/4Y	

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.

6C3




TOWN OF HUDSON
Development Services Department
12 School Street
Hudson, New Hampshire 03051
Tel: 603-886-6008 • Fax: 603-598-6481

INTEROFFICE MEMORANDUM

DATE: February 10, 2026

TO: Roy Sorenson, Town Administrator
Board of Selectmen

FROM: Elvis Dhima, P.E., Development Services Director 

RE: Petition and Pole License for one (2) new Poles, 139/34 and 139/33Z on **Gowing Road** in the Town of Hudson, as per attached for PSNH, dba Eversource Energy

Attached please find a new Pole License Petition from PSNH, dba Eversource Energy, for a new pole on **Gowing 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 License from PSNH, dba Eversource Energy, for two (2) new poles, Poles #: 139/34 and 139/33Z on Gowing Road.

Enclosures

RECEIVED
FEBRUARY 04, 2026
BOS AGENDA



TOWN OF HUDSON

Development Services Department

12 School Street

Hudson, New Hampshire 03051

Tel: 603-886-6008 · Fax: 603-598-6481

INTEROFFICE MEMORANDUM

DATE: January 27, 2026

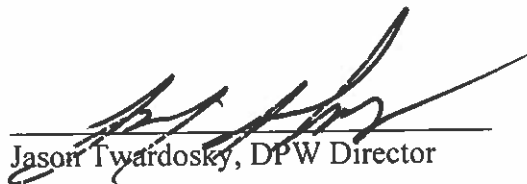
TO: Elvis Dhima, P.E., Town Engineer
Jay Twardosky, DPW Director

FROM: Doreena Stickney, Administrative Coordinator

RE: Petition and Pole Licenses for two (2) new poles, 139/34 and 139/33Z on **Gowing Road**, in the Town of Hudson, as per attached for PSNH, dba Eversource Energy

Attached please find a new Pole License Petition from PSNH, dba Eversource Energy, for two new poles on **Gowing Road** in Hudson.

Please sign below to verify that you have reviewed and approve this license.
Thank you.



Jason Twardosky, DPW Director



Elvis Dhima, Development Services Director

Attachments

**PETITION AND POLE LICENSE
PETITION**

Manchester, New Hampshire


January 27, 2026

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 two (2) pole(s), 139/34, 139/33Z on Gowing Road in the Town of Hudson.

PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY

BY: 
Elizabeth Jeffrey, Licensing Specialist

LICENSE

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

ORDERED

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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. 21-1798, dated 1/26/2026, 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


January 27, 2026

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 two (2) pole(s), 139/34, 139/33Z on Gowing Road in the Town of Hudson.

PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, dba EVERSOURCE ENERGY

BY: 
Elizabeth Jeffrey, 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 _____

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ATTEST: _____

Town Clerk

POLE LOCATION PLAN

EVERSOURCE

DATE 01/26/2026LICENSE NO. 21-1798MUNICIPALITY: HudsonSTATE HWY. DIV. NO. 5STREET / ROAD: Gowing Road

STATE LICENSE NO. _____

PSNH OFFICE: NashuaWORK REQUEST# 24041727PSNH SCOTT VEILLEUXWORK FINANCIAL # 80506139

ENGINEER: _____

TELCO PROJECT # _____

TELCO _____

ENGINEER: _____

Pole Numbers		Pole Sz-CI	Eq BH	INSTALL		REMOVE		REF	100% LTS	JO	100% TEL	Span	DIST FROM	Remarks	DOC REQ
LTS	TEL			POLE	PB										
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>REFERENCE POL 139/34</p> <p>REFERENCE POLE: 139/33</p> </div> <div style="width: 50%; text-align: right;"> <p>INSTALL 40' POLE W/ANCHOR TO REPLACE POLE 139/34 <u>SET IN POWER,</u> <u>NEEDS COVER</u></p> <p>INSTALL 40' POLE W/ANCHOR STENCIL 139/33Z</p> </div> </div>															

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HUDSON, NEW HAMPSHIRE BOARD OF SELECTMEN

Minutes of the January 27, 2026 Budget Review Meeting

7:00 PM

Board of Selectmen Meeting Room, Town Hall

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

Regular meeting will begin immediately after Non-Public Session

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

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

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

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

3. **ATTENDANCE**

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

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

4. **PUBLIC INPUT**

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

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

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

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

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

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

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

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

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

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

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

Chairman Dumont: This is the time to do it.

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

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

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

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

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

Selectman Jakoby: Thank you.

Chairman Dumont: Thank you very much, appreciate it.

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

Chairman Dumont: Yes, sir.

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

5. RECOGNITIONS, NOMINATIONS & APPOINTMENTS

A. Recognitions – None

B. Nominations

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

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

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

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

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

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

Selectman Guessferd: Thanks for stepping forward.

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

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

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

Chairman Dumont: Any questions or comments?

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

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

Ellen Griffin: Thank you very much.

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

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

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

6. **CONSENT ITEMS**

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

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

A. Assessing Items

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

B. Water/Sewer Items

- 1) Water Abatements

C. Licenses & Permits & Policies

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

D. Donations – None

E. Acceptance of Minutes

- 1) January 13, 2026

F. Calendar

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

7. **OLD BUSINESS**

A. **2027 Statistical Revaluation Bid Award – Assessing/Decision**

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

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

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

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

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

8. **NEW BUSINESS**

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

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

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

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

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

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

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

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

Roy Sorenson: We want to do it tonight.

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

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

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

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

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

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

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

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

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

Chairman Dumont: For the entire year?

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

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

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

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

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

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

Selectman Vurgaropulos: Yep.

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

Jim Michaud: That's correct.

Selectman Jakoby: And that would change it.

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

Selectman Jakoby: Yep.

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

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

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

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

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

Selectman Jakoby: Oh, good question.

Jim Michaud: When the certificate of occupancy comes in?

Chairman Dumont: Yes.

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

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

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

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

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

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

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

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

Chairman Dumont: Any questions? Questions? Comments?

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

Chairman Dumont: Thank you very much.

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

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

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

Selectman Jakoby: Thank you for bringing that forward.

Jim Michaud: Thank you very much. Thank you.

D. Winter Operations Update – DPW/Discussion

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

Selectman Jakoby: As always.

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

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

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

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

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

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

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

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

Jay Twardosky: Absolutely.

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

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

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

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

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

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

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

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

Selectman Guessferd: Where?

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

Chairman Dumont: Any questions?

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

Jay Twardosky: Thank you very much.

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

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

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

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

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

Selectman Jakoby: Initiatives.

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

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

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

Chief Tice: Nashua or the Fire Academy.

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

Chief Tice: It is.

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

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

Selectman Vurgaropulos: Thank you.

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

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

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

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

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

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

Chief Tice: Correct.

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

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

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

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

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

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

Selectman Vurgaropoulos: Thank you.

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

Selectman Guessferd: A couple weeks.

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

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

Chairman Dumont: See you Saturday Chief.

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

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

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

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

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

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

Elvis Dhima: Yes.

Selectman Morin: Where?

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

Selectman Morin: All of them?

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

Selectman Morin: OK.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Dumont: Alright, yes.

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

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

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

Selectman Jakoby: Yes.

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

Elvis Dhima: I think that's fine.

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

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

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

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

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

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

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

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

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

Roy Sorenson: Teamwork.

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

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

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

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

Roy Sorenson: Yes, we could.

Selectman Guessferd: Or delegate.

Roy Sorenson: Yeah, we could.

Selectman Jakoby: Or delegate.

Roy Sorenson: It's fine.

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

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

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

Chairman Dumont: It does happen from time to time.

Elvis Dhima: I can work that out.

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

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

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

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

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

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

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

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

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

Selectman Jakoby: I can withdraw the motion.

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

Selectman Jakoby: Would you rather withdraw the motion?

Selectman Guessferd: I would rather.

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

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

Selectman Jakoby: We could do it either way.

Selectman Vurgaropulos: I withdraw that motion.

Selectman Jakoby: I made a motion on purpose.

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

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

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

Selectman Jakoby: Well, I'm leaving it.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Dumont: Belknap Road Extension, Mr. Dhima.

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

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

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

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

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

Selectman Guessferd: Thank you Elvis.

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

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

Chairman Dumont: Alright he's ready to go.

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

Chairman Dumont: Everybody loves a success story.

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

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

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

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

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

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

Roy Sorenson: Correct.

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

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

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

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

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

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

Roy Sorenson: No, he covered it.

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

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

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

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

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

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

Elvis Dhima: Correct, for the building.

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

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

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

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

Selectman Guessferd: Tearing stuff apart.

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

Selectman Vurgaropulos: Get a little creative, you know?

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

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

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

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

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

Chairman Dumont: Sounds good. Thank you.

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

Chairman Dumont: That's it.

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

Roy Sorenson: Nice job.

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

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

Selectman Jakoby: You were at the meeting.

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

K. Benson Park – Administration/Discussion

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

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

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

Roy Sorenson: Yeah, somewhere in there.

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

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

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

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

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

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

Elvis Dhima: Also, from Londonderry.

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

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

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

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

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

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

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

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

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

Selectman Jakoby: Yeah.

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

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

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

Elvis Dhima: Correct.

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

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

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

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

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

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

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

Selectman Jakoby: Correct.

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

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

Elvis Dhima: On a leash.

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

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

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

Selectman Jakoby: Right.

Elvis Dhima: Right now it's not.

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

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

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

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

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

Chairman Dumont: A motion by Selectman Vurgaropulos.

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

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

Selectman Guessferd: Temporarily.

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

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

Selectman Guessferd: You're getting there.

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

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

Selectman Jakoby: Second.

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

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

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

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

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

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

Selectman Vurgaropulos: Website and locks.

Selectman Jakoby: Website.

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

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

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

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

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

Chairman Dumont: The topography is not ideal.

Elvis Dhima: It gets washed away a lot.

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

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

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

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

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

L. Annual Report – Administration/Decision

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

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

Selectman Morin: How long before you go to print?

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

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

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

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

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

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

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

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

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

M. December FY26 Revenue and Expenditures – Administration/Informational

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

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

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

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

Selectman Guessferd: No.

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

9. SELECTMEN LIAISON REPORTS/OTHER REMARKS

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

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

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

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

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

Roy Sorenson: Given the snow, you know.

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

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

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

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

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

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

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

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

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

10. REMARKS BY TOWN ADMINISTRATOR

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

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

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

Selectman Guessferd: He would have posted it either way.

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

11. REMARKS BY SCHOOL BOARD

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

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

12. MOTIONS MADE IN NONPUBLIC

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

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

Selectman Morin made a motion, seconded by Selectman Guessferd, to promote Building Inspector Mark Cataldo Lever, to the position of Building Official, a non-exempt position, in accordance with the Hudson Police, Fire and Town Supervisors Association, Step 1, with an annual salary of \$75,436, as recommended by the Fire Chief. Motion carried, 5-0.

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

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

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

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

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

13. ADJOURNMENT

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

Dillon Dumont, Chairman

Bob Guessferd, Vice-Chairman

Xen Vurgaropulos, Selectman

Heidi Jakoby, Selectman

Dave Morin, Selectman



HUDSON, NEW HAMPSHIRE BOARD OF SELECTMEN

SPECIAL MEETING OF THE BOARD OF SELECTMEN

Town of Hudson Deliberative Session

Minutes of January 31, 2026

Hudson Community Center

1. **CALL TO ORDER** The Honorable Debra Stoddard call the Town Meeting to order at 9:00 a.m.

2. **POSTING OF THE COLORS** by the Hudson Police Honor Guard

4. **THE NATIONAL ANTHEM** sung by Alan St. Louis

5. **PLEDGE OF ALLEGIANCE** by Chairman Dumont

6. **MOMENT OF SILENCE** in memory of former selectman, Marilyn McGrath

7. **INTRODUCTION OF THE MEMBERS OF THE BOARD OF SELECTMEN**

By Chairman Dillon Dumont

Vice-Chairman Robert Guessferd

Selectman Morin

Selectman Jakoby

Selectman Vurgaropulos

8. **INTRODUCTION OF THE MEMBERS OF THE BUDGET COMMITTEE**

By Chairman James Lawrence III

Vice-Chairman Kim Rice

Kevin Walsh

Bob Wherry

Shawn Jasper

Bill Cole

School Board Liaison Dan Kilgore

9. **REMARKS BY THE MODERATOR**

Moderator: Thank you, Chairman. Thank you. Mrs. Brewster, our Hudson Town Clerk, have you received the official Town Signed Warrant? Thank you. She has validated she has received it. Good morning, ladies and gentlemen. My name is Deborah Stoddard. I am your Interim Town Moderator. I was appointed as your Town Moderator in July of 2025 to fill the vacancies of the previous elected Town Moderators. I would like to take a moment, if you don't mind, to just extend our gratitude to Paul Inderbitzen for his numerous years as Town Moderator, and to just be aware that in the event that I need assistance, he has offered to help. So, thank you.

Welcome to the deliberative session of the Hudson Town Meeting for 2026. You will act as a legislative body to determine the final form of the warrant articles with which have been provided to you, and that will be voted on, on the March 10th Town Election. All of the articles, by law, must be placed on the ballot. The moderator sets the rules that we will follow, which are located on pages 36 and 37 in

your handout you received when you checked in. If you have any questions about the rules, please feel free to ask for clarification at any time by raising a point of order. This body may also vote to establish its rules that you deem necessary. You may also vote to overrule any rule made by the moderator. If you are new to the deliberative session, please feel free, please review the rules before we begin. As a legislative body, we will be discussing the warrant articles before us. Please be respectful of all comments and opinions made by others, as you would want yours to be respected as well. Please do not cheer, applaud, boo, or groan on any comment made. To keep personalities out of the debate, please use terms such as the previous speaker, the selectman, or the budget committee member. All questions and comments are to be directed to the moderator. If you have a question of a specific person, please direct your question to the moderator, and I will see that it be the individual or someone else from the board of selectmen or budget committee would yield to an answer. There is no requirement that anyone must yield to answer a question posed to them. You have a lengthy amendment to put before this session. Please take a moment to have it written out and handed to the HCTV staff so that they can project your amendment for all to view. If you are a registered voter in Hudson, you are issued a red voter card when you checked in. You will use this card for any votes that are taken at the meeting. Do not lose your voter card, as you will not be given another one. After the meeting, please place your voter card in the box at the back of the room. Only registered voters of Hudson are allowed to participate in the discussion of a warrant. There are some non-voters, staff members of the town, and others who are allowed to speak and answer questions to assist in this meeting. Please turn off or silence your phones and any other electronic devices so as to not interrupt any discussions. We will be taking breaks as needed.

Refreshments are for sale by the GWFC Hudson Women's Club set up by the kitchen area. This meeting is being televised live on Hudson Cable, the HCTV website, and Facebook. It will be available for viewing and streaming after today on HCTV. We would like to extend our thanks to the Hudson Cable committee and their staff for all they do in keeping the citizens of Hudson informed. Today we will be dealing with articles 2 through 20. Articles 21 to 25 are zoning amendments and are not available for changes as they will be discussed at a separate planning board meeting, which you are welcome to attend.

ARTICLE 01

Moderator: At that, let us begin the meeting. Article 1, the inhabitants of Hudson and the county of Hillsborough in the state of New Hampshire qualified to vote in town affairs are hereby notified that the two phases of the annual town meeting are held as follows. The first session of the annual meeting, the deliberative session, is being held here today, January 31st, 2026, started at 9 a.m. at the Hudson Community Center. The second session of the annual meeting, the official ballot voting, will occur on Tuesday, March 10th, from 7 a.m. to 8 p.m. Ward 1 will vote at Hudson Memorial School and Ward 2 will vote at Alvirne High School. This will move to the ballot.

ARTICLE 02 – GENERAL OPERATING FUND

Moderator: Shall the Town of Hudson raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling Forty-one million, Six Hundred Forty-eight Thousand, Three Hundred Fifty-five Dollars (\$41,648,355)? Should this article be defeated, the default budget shall be Forty-one million, Two Hundred Sixty-two Thousand, One Hundred Ninety-one Dollars

(\$41,262,191), which is the same as last year, with certain adjustments required by previous action of the Town of Hudson or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

Recommended by the Board of Selectmen 5-0

Recommended by the Budget Committee 9-1

Moderator: I recognize Chairman Lawrence.

James Lawrence: Thank you, Madam Moderator. Hudson is an "SB2" Town and as such there are two numbers for warrant articles two through four respectively. The first is the proposed Operating Budget recommended by the Budget Committee and the Board of Selectmen. The second number is the default budget which cannot be amended and which is set by the Board of Selectmen. The default budget goes into effect if the Operating Budget is voted down. The Police, Fire, and Public Works budgets make up approximately 72% of warrant Article 2. The General Fund Operating Budget. The municipal budget makes up approximately 32% of the overall property tax bill. The remainder of the bill is for local education - 54%, state education tax - 7%, and the county tax - 7%. The Board of Selectmen delivered a general fund municipal operating budget including the library in the amount of \$42,080,176. That budget was based on a directive of no more than a 2.5% increase exclusive of labor and benefits, utilities, and contractual obligations. Major items or new initiatives were included separately and discussed accordingly. Some of those are in the budget while others are being considered as individual warrant articles. The Budget Committee held several meetings discussing and debating the Board of Selectmen budget and eventually reduced that budget by \$431,819 which equates to the budget before you today in the amount of \$41,648,355. This is recommended by the Budget Committee by a vote of nine to one. The projected tax rate for this budget is \$5.578. Now to clarify something because we have had a lot of questions about this number in the past, this is not representative of an increase to the budget. This is merely the actual amount required to fund this portion of the budget. So, \$5.578 per thousand of assessed value would be what is required if this budget were to pass which will result in a zero dollar increase over the FY26 or previous year's budget. Understanding that the municipal tax rate was just set for 2025 and established at \$5.57 per thousand of assessed value. The Board of Selectmen also delivered a sewer fund operating budget in the amount of \$2,065,033 which is less than the last year's and which no further action was taken by the Budget Committee. The Budget Committee is recommending this article go forth by a vote of ten to zero. The Board of Selectmen also delivered a water fund operating budget in the amount.

A voter calls attention to multiple warrants being discussed at once.

Moderator: Thank you for directing that.

James Lawrence: I'll withdraw my comment on that.

Moderator: Please stick to only article two.

James Lawrence: At this point I would like to thank the Board of Selectmen, department heads, town employees, and the Town Administrator, Mr. Roy Sorenson for their assistance in assembling and answering the questions throughout the formulation of this budget which allowed us to make prudent decisions while balancing the financial needs of our town. I especially want to thank the members of the Town of Hudson Budget Committee for their tireless efforts that resulted in a fair, reasonable, and appropriate budget. Thank you.

Moderator: Thank you, Chairman. We are now open article number two, general fund operating budget to questions, comments, and amendments. Does anyone wish to speak?

Peggy Huard: Good morning, ma'am. Welcome. My name is Peggy Huard. I live here in Hudson on David Drive. I rise this morning to propose a reduction to warrant article two in the amount of one million dollars. Thank you.

Amendment by Peggy Huard to reduce warrant Article two in the amount of \$1 million.

Moderator: Thank you. The amendment is to reduce the budget by one million dollars?

Peggy Huard: That's correct.

Moderator: Can you state the reasoning for your amendment?

Peggy Huard: I'm not required to do that now. You ask for a second and then I will.

Moderator: Okay, I'm sorry. Thank you for a point of order. Is there a second?

Moderator: Your name, sir?

Adam Haverstock: Adam Haverstock

Moderator: Can you spell your last name for me?

Adam Haverstock: H-A-V-E-R-S-T-O-C-K.

Amendment seconded by Adam Haverstock to reduce warrant Article two in the amount of \$1 million.

Moderator: I addressed the article amendment.

Peggy Huard: Well, it did take some time to go through the exercise of choosing specific line items to see if this reduction was feasible. Line items are irrelevant since the administration has the opportunity to apply this reduction anywhere they wish. This reduction relies on strengthening financial policy and controls for more ethical and prudent spending. Entities that collect and spend public money have a duty to have the most pristine financial controls. The proposed reduction asks the administration to take responsibility for more efficient, prudent and ethical spending without sacrificing the appropriations needed to provide basic public services. My goal is to relieve the tax burden this burden places on Hudson residents once again, a common concern voiced by many. The administration needs to be reminded that the government serves its people and not the other way around. Instead of the taxpayers making a sacrifice to support abusive and imprudent spending year after year, it's time the town make the sacrifice and reduce their budget by removing all of the wasteful and abusive spending. Instead of increasing the tax burden for the taxpayer the town is supposed to serve, please look carefully at your requested appropriations. To my fellow taxpayers, please vote in support of my amendment. Thank you.

Moderator: Are there any other comments made to this motion amendment?

Ted Trost: Good morning, my name is Ted Trost. I live on Rangers Drive. My question is why 1 million? Why not 500,000? Why not 2 million? Where did that number come from? And if the person making the motion could identify specifically where that waste is and what the dollar amount came from, I would appreciate it.

Peggy Huard: Why certainly, thank you for asking. The budget committee stopped at level funding, the budget level funding, zero increase on the non-salary and benefit line items from the year before. Level funding of a budget that we all know had a significant surplus in it. Surplus that has been used in the past to fund such items as appropriated earned unappropriated earned time payout that has a capital reserve fund to support the cost between \$500,000 and \$700,000 has been funded from surplus year after year without proper disclosure and appropriations of approval. If that \$500,000 to \$700,000 were

paid in this budget year, we'd be almost at \$1 million. But even in addition to that, there's other areas. Consider the budgets for insurance, grant, patriotic purpose, and solid waste. Small reductions in these line items can add up fast. Patriotic purpose had zero spending in fiscal 2025. I question the legal right or requirement to make \$100,000 worth of grants from taxation. Consider the requested appropriations by the library and compare them to prior year spending. Consider the surplus left on some of the line items requested in support of a considerable reduction in appropriations in this area. Consider the needs of the facilities, software, assorted equipment, supply printing, and postage line items across each department. Look at actual spending. Do you really need to continue at these levels when these lines have had surplus and abuse of spending in prior years? Assess the level of street overlay that has been budgeted. This line item came in with a large surplus of about \$100,000 in fiscal 2025. Consider the duplicative coverage and cost reimbursements that both costly health insurance and special screenings provide. Eliminate duplicative unnecessary outside services where staff can do the same job. Gain a greater control and oversight on overtime in every single department. Consider having proprietary functions support their own function in their entirety instead of commingling so much of the cost with the public service arm of the government. This way, when you increase the staff and other costs for these proprietary functions, the taxpayers will not be inappropriately taxed for the burden of such increases. A budget is supposed to be a plan and one of the most important financial tools available. It is far too easy for the administration of this local government to deviate from the budget, a detriment to the taxpayers this local government serves. I could sit here and list off a number of areas. Understand that this isn't proposing to eliminate any single line item, but to look at it. If you took \$500 to \$1,000 and averaged off of every single line item, instead of asking your taxpayers for an increase, it is feasible. Thank you.

Moderator: Thank you. Anyone else would like to speak on this amendment? Seeing none, we will put this to a vote. Please take your red cards. All in favor of the amendment, raise your hand, raise your cards. All opposed?

FAILED: Amendment to reduce warrant Article two in the amount of \$1 million.

Moderator: This amendment does not pass. Thank you. Moving on to warrant article number three, sewer fund operating budget.

Shawn Jasper: Point of order. You should be asking if there's any further discussion on warrant article two.

Moderator: Oh, I'm sorry. I'm sorry. Apologies. Yes. Back to the operating general operating budget. Seeing that there was no amendments accepted, we were going to vote to, is there anybody else who would like to make an amendment to warrant article number two?

Chris Landry, 25 Beechwood Road: I have a question for either the selectmen or the budget committee.

Moderator: Sure. And your name, sir?

Chris Landry: Chris Landry, 25 Beechwood Road.

Moderator: Go ahead.

Chris Landry: I certainly support the work of the selectmen and the budget committee. I think the town is generally very well run, and I'm happy with the services and stuff like that. However, historically, Hudson has had, the percentage of our taxes that go towards the town is higher than I think the state average, and certainly much higher than any of the other surrounding towns. At the 32%, I was just looking at some of the numbers of surrounding towns, like Londonderry and Derry and Hollis and Bedford and stuff like that, and they all run in the 20% to 28% range. So, it's not clear to me why that is, whether we are spending more on the town side than we need to, whether we're not sending

enough on the school side, because that's part of it as well, compared to those towns. Historically, that's always been the case, and I would like to see if anyone really has an explanation for why our town side seems to run higher compared to our peer towns.

Moderator: And is your question to the board of selectmen or the budget committee?

Chris Landry: Whoever can answer that question.

Moderator: I yield to either committee.

Chairman Dumont: Thank you very much for the question. I think towards the end of your question, you kind of hit the nail on the head there. I think if you look at those other towns, and I don't have their numbers in front of me, you'll see that their school spending is higher, which would increase their percentage on that end and decrease their percentage on the municipal side. Hudson tends to be a little bit more balanced. I believe that both budgets obviously are produced fairly, which is where you see that percentage kind of deviate from some of their towns. Thank you.

Moderator: Thank you, Chairman. Sir?

James Crowley, 4 Fairway Drive: I have a question, pretty much. The fall budget increases spending by \$2.36 million over the fiscal year 26, I assume due mostly to past March-approved warrant articles. The proposed budget fiscal year 27 budget adds \$136,811 over the default. I'm puzzled as to what taxpayers received for that additional \$136,800. To put it another way, it appears if the town votes for the lower default budget, how will Hudson actually suffer by not expending the extra \$136,000? I don't know if the Budget Committee or the BOS could answer that.

Moderator: Thank you. Would the Budget Committee or the Board of Selectmen like to respond? Thank you, Chairman.

James Lawrence: I want to thank you for that question. Probably the biggest impact if the town were to vote down the recommended budget and we were forced into a situation where the default budget would actually be our budget is that that would restrict many of the provisions that were new, that were not previously funded, that was proposed in this new budget. For example, there are several projects that are proposed in this budget to modernize our IT equipment, upgrade software, and those things bring efficiencies into our town and actually help us keep our budgeting down in the future. If we pass the default budget by voting down this budget, none of those new projects would be able to be started. We would be forced to stick with some antiquated older systems that might make the town run a little bit less efficient. In terms of the exact areas where the \$138,000 comes into play, it's impossible to track it that way because that's not how this budget was formulated. But we did, I believe, do a thorough job at analyzing this budget and right-sizing it and making the adjustments, in this particular case a downward adjustment, to get it to a reasonable level. Thank you.

Moderator: Thank you, Chairman.

Peggy Huard: With all due respect to the previous speaker, if you voted this budget down, it would not be that detrimental because I already told you there was a million dollars and the difference between the actual budget and the default is much less than that. And if the town administrator has to get rid of some important key improvements instead of going after some of the areas I discussed and mentioned and more, I can certainly give him my list. We need a new town administrator. There is no harm in voting this budget down.

Moderator: Thank you. Is there any other comments or questions or amendments to the budget article two? Yes.

Kevin Walsh, 5 Stony Lane: Thank you, Madam Moderator. I just wanted to amplify some of the comments from Chairman Lawrence. Some specific items that are in the budget that should the default budget be voted in, some of the things are going to go by the boards. There's a new position for a GIS specialist that's in the budget that's split between engineering and sewer and water for \$78,000 and change. There's a new police department deputy chief position that is being proposed in the new budget as well. There's also a change in one of the positions. There was an assistant town administrator position that is going to be put in as an HR generalist to support the town as well. As previously mentioned, there's an IT request for new array backup technology that's about \$42,000 that would not be able to be spent. There's also a 4% increase for the town treasurer. That position is actually an elected position, but in the past couple of years, we've seen these kinds of recommendations go forward for elected positions to be put in there. The other side of the coin is on the revenue side now, because obviously revenue will keep coming in as projected, but I thought it would be interesting to point out a couple of things that the budget committee is recommending at this point. If you look at starting on page 11 of your handout, the budget committee actually made several recommendations based on historical trends and some recent activities that impact the revenue side of the ledger. So, for example, on page 11 under licenses, permits, and fees, there's motor vehicle permit fees. You'll notice there's a \$200,000 increase from the proposed that the Board of Selectmen had from \$6.3 million to \$6.5 million. Going down the page a little bit further, under the state sources, \$3,352 meals in rooms, tax distribution, the Selectmen's recommendation was \$1.7 million and change. The budget committee's recommended \$2.2 million. The 2026 number that's going to come into the town is \$2,584,777.25. There also happens to be a piece of legislation right now under consideration that will impact the meals in rooms tax distribution as well. For anybody that has a business that has meals in rooms tax to report, there's a 3% administrative fee that they can withhold to accommodate that. There's a bill up in Concord right now to reduce that to 1.5%. So, what that means is that there's actually going to be more money that could theoretically be redistributed amongst the towns. And looking at that bill projection, that would say Hudson would get \$2.7 million. So, there's that to consider. Lastly, income from departments on page 12 under charges for services, 3401 income from departments. Budget committee is recommending a \$100,000 increase from 1.32 million to 1.42 million. And that's basically regarding the fees that are collected by the ambulance service. So, those items are important for consideration when you're looking at theoretically a level funded town budget tax rate. There's a huge impact because of the increases that the budget committee is recommending on the revenue side. And you'll also notice that the town is looking to use 1.3 million of the fund balance to help offset that as well. So, there's a lot to consider when you're looking at the budget. And you just have that for your consideration. Thank you.

Moderator: Thank you. Any other comments? Yes, ma'am.

Deborah Putnam, 59 Rangers Drive: I must admit, I did watch a few Board of Selectmen meetings, and one in particular regarding the IT with the head of the accounting department finance present. It was mentioned that the current software that is being used by the town is simply put antiquated. Now, there has been mention here that some expenditure will be made to improve the, shall we say, the effectiveness and stability and efficiency of that software. But I believe at one point, it was brought up that actually replacing the software, because apparently only one individual at the company that services the town regarding IT, that they're the only one that knows this antiquated software, how did that all resolve? Because I know there's been mentioned that there's been increase in expenditure allowed for some adjustment to that software. I'm concerned about how far down, and of course I'm going against everything that's been said so far about cutting the budget, is that how far down the road is this can going to be kicked until we have a mass failure in the software system that runs the town? And what steps, intermediary steps, have gotten us through to bridge this situation? Because the cost

of completely replacing the software apparently will exceed something like \$200,000. Yeah, I know Mr. Sorenson did point this out.

Moderator: Mr. Sorenson would like to respond.

Deborah Putnam: Yeah, and the need to address this.

Moderator: Thank you, ma'am.

Roy Sorenson: Good morning, everyone. Roy Sorenson, Town Administrator. To answer the question, we actually did have a line item of \$175,000 in the budget for that originally, which the Board of Selectmen approved. We had some discussion at the Budget Committee. I myself withdrew that, because that number is going to be much larger. Okay, so that's no longer in the budget, and we'll assemble a team to put together, we'll go out for a request for qualifications, and we should have a sound number at this time next year. And just to let everyone know, regarding the software, it is antiquated. It's very old. Regarding the one individual, that's just the one individual that supports it right now, okay? And many municipalities have moved away from it. It was good in its day, but it's no longer efficient for what we need to do with it. Does that answer?

Deborah Putnam: Yes, that answers my question, but that's what I was trying to pull.

Moderator: Can you speak closer to the microphone, please?

Deborah Putnam: Thank you. That answers the question. That's what I wanted to pull that information out, so that those who were not present or viewed the HCTV recordings of the Board of Selectmen meeting are aware of that information, and that then the thought goes through my mind of perhaps the overages that might occur, could they feasibly be redirected to solving the situation instead of waiting a whole another year? I mean, I feel like we're standing on quicksand, and we've been standing on quicksand for too long.

Roy Sorenson: No, the Board wouldn't have the authority to do that, all right? It would have to be put into a request. The question would become at that point, at this time next year, how might you want to take up the cost of that, whether it's in the budget, whether it's via a warrant article, it's split, and then what are the funding sources? Are they through taxation? Is it through something else, potentially any type of surplus we might have? Those discussions still need to be had. As I mentioned, the need is still very urgently there, okay? We just weren't prepared from a staffing standpoint to put together a sound number. I didn't feel confident in it, and I didn't want to be standing here at this time next year saying we need another X amount of dollars and have people say, well, you brought this to us last year, you said this was the solution.

Deborah Putnam: Thank you for explaining all that to everyone at home.

Roy Sorenson: Thank you.

Moderator: Any other questions, comments, amendments?

Rita Banatwala, 29 Fairway Drive: I do not want to sound harsh, but with an increase in a budget to bring in some new software and increase of positions, what positions are going to be eliminated by that new software? I've worked in document imaging for decades, and the purpose is to eliminate humans so that things can flow and move. And I know that sounds really harsh, but it is a reality, but that counteracts the cost of the software. So, has that been taken into consideration? And we only heard about additional positions, but it is a fact that staff positions will be eliminated with new and improved software if it is used properly. And there's nothing to reflect any of that, and that would help counteract the increase of the budget.

Moderator: Was someone on the Board of Selectmen? Thank you, Roy.

Roy Sorenson: So, if I could address the question somewhat, I would say if you're looking, this is financial-based software. So, this software would live within the finance department itself as a day-to-day function, but it would support the whole town, all right? So other staff would be able to have access to it, but for the actual day-to-day operations and to work with it on a daily basis within, for myself and with the Board of Selectmen and then ultimately the Budget Committee at this time of year, that would be the finance department. I think when you'll see that our finance department, the structures in the budget, we do not have a lot of positions in our finance department. Right now, we have a finance director, we have a town accountant, we have a payroll manager, and accounts payable, accounts receivable. That's four positions to support a town of almost 30,000. And staffing-wise, town-wide, I believe we're a little bit north of 235 total. So, this is finance-based, and this is going to support, this is going to give them the support they need. The software we currently have with those staffing levels causes a hindrance. I mean, I could stand up here and the Budget Committee can tell you this. We're late on our reports, getting reports to the Budget Committee. I report each month to the Board of Selectmen.

Chris Landry: Point of order. I think we're discussing something that's not even in this budget. We're talking about something that's potentially in next year's budget. So, this doesn't seem like an appropriate discussion for this year's budget.

Moderator: Is this going to be something that's extracted out of this year's budget?

Roy Sorenson: It's not in the current budget at all.

Moderator: Okay, then I think we should move on.

Roy Sorenson: All right, thank you.

Moderator: Any other questions or comments?

Peggy Huard: I did want to close with a reminder. Twice we heard two of the members of the Budget Committee state and claim the key important costs and positions would have to be removed if we went into default. And again, that is not necessary with proper management and fiscal control. Thank you.

Moderator: Thank you. Any other comments? Seeing none, we will now go to a vote on the amendment number two, General Fund Operating Budget. All in favor, raise your cards.

Voters remind moderator there is no second amendment.

Moderator: There is not. We closed the amendment. Motion to approve. Sorry, I apologize. Motion to approve article number two. All in favor. No? Thank you. Hold on a moment. I'm sorry, folks. Give me a minute.

Paul Inderbitzen: Madam moderator, sorry. Since this warrant article does go to the ballot automatically, all you need to do is close the discussion and it goes to the ballot and you go move on to the next one.

Moderator: Thank you for clarifying. Seeing no other amendments, we will now close this one article number two and it will move to the ballot. Thank you.

WARRANT ARTICLE 2 MOVES TO THE BALLOT

ARTICLE 03 – SEWER FUND OPERATING BUDGET

Moderator: Thank you for your patience. Article number three, Sewer Fund Operating Budget. Shall the Town of Hudson raise and appropriate as a sewer operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amount set forth on the budget posted with the warrant or as amended by vote of the first session. For the purposes set forth therein, totaling \$2,065,333. Should this article be defeated, the default budget shall be \$2,364,991, which is the same as last year with certain adjustments required by previous action of the Town of Hudson or by law or the governing body may hold one special meeting in accordance with RSA 40:13, X and XVI to take up the issue of a revised operating budget only. This is recommended by the Board of Selectmen 5 to nothing, recommended by the Budget Committee 10 to nothing.

Recommended by the Board of Selectmen 5-0

Recommended by the Budget Committee 10-0

Moderator: We now open article number, sorry, I apologize, Selectman Jakoby to present.

Selectman Jakoby: The background for this article is that the fiscal year 2027 sewer fund budget of \$2,065,033 represents a decrease of \$392,359 versus the fiscal year 2026 sewer fund budget of \$2,457,392. The sewer fund supports the full operation and maintenance of the Town's sewer system. Hudson's sewer system serves major corridors such as Route 111, Route 102 and Lowell Road. The system consists of approximately 77 miles of gravity sewer, four miles of forced mains, seven pump stations and two siphons which convey wastewater from Hudson to the City of Nashua for treatment.

Moderator: Thank you. We will now open article number three, sewer fund operating budget for discussions on, for any comments, questions or amendments. Does anyone wish to speak on article three?

James Crowley, 4 Fairway Drive: I see that it'll be reduced by about \$300,000 but I know as a taxpayer everything keeps going up. I would assume that if we go with a vote for the budget then this \$300,000 will vanish out of the sewer fund. I'm not a budget expert but does it make it sense to hang on to that for reserve so in the future there will not be a major increase or property taxes. I'm just wondering if that's part of a consideration I should make when I vote. Thank you.

Moderator: Thank you. Would the budget committee or the Board of Selectmen like to respond?

Roy Sorenson: Thank you. Roy Sorensen, Town Administrator. Regarding the sewer fund this year it's lower because we pulled out of capital projects out of that. As you may recall over the past two years the sewer rates went up and that's what funds this particular utility. It's your sewer rates. So, the sewer users pay for this utility. If you don't have sewer you're not paying into this utility. All right. We're trying to play catch up with our fund balance in the sewer so we pulled back on that. We do have capital reserves we can use if something happens within the sewer system for a major repair or whatever it might be. So, for now we pulled back a little bit. I think on this one even if the default budget was put up on this, I do not think the Board of Selectmen, I don't want to speak for them, but I would say it would not be my recommendation to spend that extra \$300,000 whatever thousand it was that lives in that budget.

Moderator: Thank you. Anyone else would like to make a comment?

Peggy Huard: A point of clarification and question. The sewer budget is not part of the operating budget. So could you explain why when we look at the budget documents you come down to a point almost the end of the operating budget, then you tuck in water and sewer, then you go back to library and conservation fund, conservation committee. So that's confusing for the reader and the taxpayer. Without further clarification it does appear that the water and sewer is part of taxation. So, is there a

reason why you keep that intact like inside the operating budget when you're presenting it or can that be broken out in the future? Thank you.

Roy Sorenson: I'll take the easy way out on this one Ms. Huard and say that this is how it's always been done. I think it's something we can look at because it can be confusing. When you're talking about the general fund you're talking about as it was introduced by Chair Lawrence and then you add library and conservation which is a small standalone is in that as well and then you have water and fund. Typically, it's built into the DRA portal department of revenue administration and it's a transfer out. Comes out and it goes back through into water and sewer separately that way. So, I think that's why it was built that way.

Moderator: Thank you. Any other comments questions or amendments?

Kevin Walsh, 5 Stony Lane: Thank you Madam Chair. I am not a sewer user nor a water user. So those rates that are set by the water selectmen are what funds the sewer department. I will say and this goes for any department in the town, they welcome the opportunity to have people come in and go through on tours of the departments. I had a wonderful tour of the sewer department. That was a lot of fun. When you go climbing down into these pump stations and look at that, you look at the equipment that is there, the amount of technology that is there to monitor the system, the amount of equipment that's there for spares and backup so that when you flush your toilet, it works. You know, that's what you expect from utility. So, I would highly encourage folks to contact our development director, Mr. Dhima, who would be more than happy and proud to take you through the sewer department, hold your nose. But I highly recommend that you will see how well run that department is and the pride that the folks that manage the sewer system do that and that is a reflection of the budget today. So, I highly encourage that and I commend the folks that take care of our sewer system so that when you do flush, it does go where it's supposed to go. And for a real bonus, if you do this at the right time of day, you'll actually see the flume that gets spewed out on the Nashua side that goes into the river. It is really quite a waterfall.

Moderator: Thank you. Any other comments, questions or amendments? Seeing none, we will now close this warrant article number three to end discussion and it will be moved to the ballot.

WARRANT ARTICLE 3 MOVES TO THE BALLOT

ARTICLE 04 – WATER FUND OPERATING BUDGET

Moderator: Thank you. warrant article number four, water fund operating budget. Shall the town of Hudson raise and appropriate as a water operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant article weren't as of and or as amended by vote of the first session for the purposes set forth therein, totaling \$4,043,264. Should this article be defeated, the default budget shall be \$3,992,672, which is the same as last year with certain adjustments required by previous action of the town of Hudson or by law or the governing body may hold one special meeting in accordance with RSA 40, 13, 10 and 16 to take up the issue of a revised operating budget.

Recommended by the Board of Selectmen 5-0

Recommended by the Budget Committee 10-0

Selectman Vurgaropulos: Good morning. The background for this article, sorry, for warrant article four is the FY27 water fund budget of \$4,043,274 represents an increase of \$69,075 versus the FY26 water fund budget of \$3,974,199. The water fund supports the operation and maintenance of the town's

water systems. Hudson water system include approximately 120 miles of water mains, 850 fire hydrants, four pump stations and three interconnections through which the town both receives water and provides water to neighboring communities.

Moderator: Thank you. We will now open article number four, water fund operating budget to questions, comments and amendments. Does anyone wish to speak to article four?

Peggy Huard: In case you haven't figured out, this operating budget drives your water bill just like the operating budget.

Moderator: I'm sorry, Peggy, may I have you speak closer to the microphone, please? Thank you.

Peggy Huard: This operating budget drives your water bill just as the operating budget drives your real estate tax bill. The same people manage this budget and the same financial controls are in place for this operation as well. Thank you.

Moderator: Thank you. Anyone else would like to speak on article four? Seeing none, we will now close this article number four to end discussion and it will move to the ballot. Thank you.

WARRANT ARTICLE 4 MOVES TO THE BALLOT

Moderator: Yes, sir.

Kevin Walsh: I'd like to make a motion to restrict reconsideration of articles two, three and four.

*Motion by Kevin Walsch to restrict reconsideration of articles two, three and four.
Motion seconded by Chairman Dumont.*

Moderator: Thank you, Kevin. They've moved to restrict reconsideration of articles two through four. What that does is lock these articles in. We cannot bring them up later in this meeting. If we don't do that, then someone later in the meeting could say, I want to reconsider that and make changes to it. Restriction of reconsideration means that theirs will now be moved to the ballot the way they are. They cannot be brought up again in this meeting. Is that clear to everyone? Thank you. Motion made to restrict reconsideration of articles two through four. You will now use your red cards to cast your vote. Those in favor of restriction, please raise your cards.

PASSED: Motion carried to restrict reconsideration of articles two, three and four.

ARTICLE 05 – CREATE ONE PART-TIME PROSECUTOR ATTORNEY POSITION

Moderator: Shall the town of Hudson vote to raise and appropriate the sum of \$90,275 which represents the cost of wages and payroll taxes to hire one part-time prosecuting attorney in the police department.

**Recommended by the Board of Selectmen 3-1
Recommended by the Budget Committee 7-3**

Moderator: I recognize Selectman Vurgaropulos to discuss.

Selectman Vurgaropulos: The Hudson's Police Department currently manages its prosecution duties through the existing legal administrative staff who are responsible for preparing cases, coordinating with the court system and representing the department in court proceedings. The case system, sorry, the case volume and complexity of the legal process have increased. These responsibilities have placed additional demands on the department and resources in staff time. The addition of a part-time prosecutor would provide additional legal expertise to support the case preparation review, to review

evidence and ensure timely and consistent court representation. The recent expansion of the department's body-worn camera program to include in-car video systems has further increased the volume of digital evidence requiring review and management, adding to the legal and administrative workload associated with case preparation and prosecution. This position would help maintain compliance with legal standards and improve efficiency of case resolution.

Moderator: Thank you. We will now open article number five, create one part-time prosecutor attorney position to questions, comments and amendments. Does anyone wish to speak on article five? Seeing none, we will now close this worn article to end discussion and it will move to the ballot.

WARRANT ARTICLE 5 MOVES TO THE BALLOT

ARTICLE 06 – HIRE FOUR FIREFIGHTER/AEMT’S

Moderator: Should the town of Hudson vote to raise and appropriate the sum of \$590,629, which represents the cost of salary and benefits to hire four additional firefighter AEMTs in the fire department.

Recommended by the Board of Selectmen 3-1

Not Recommended by the Budget Committee 4-6

Selectman Morin: Good morning. Warrant article number six, shall the town of Hudson vote to raise the appropriate and appropriate the sum of \$590,629, which represents the cost and salary and benefits to hire four additional firefighter AEMTAs in the fire department. Recommended by the board of selectmen three to one, not recommended by the budget committee four to six. Tax rate impact is 1.113. The background for this is to maintain adequate staffing levels to ensure continued delivery of higher quality emergency services at the fire department and the fire department is requesting funding to hire four firefighter AEMTs. This addition would bring the daily minimum staffing to 13 members, enhancing operational efficiency, reducing response times and improving firefighter safety through the better crew coverage. The proposal allocates allocation includes \$288,813 for salaries covering base wages, contractual overtime and holiday community event compensation of \$271,522 for comprehensive benefits including health, dental, pension, insurance, \$23,884 for essential personnel protective equipment, \$6,410 for uniform costs. These additions are critical to sustaining operation readiness, improvement response time and enhancing community safety.

Moderator: Thank you. Thank you. Does anyone wish to speak on article number six? Hire four firefighters AEMTs. Mr. Jasper.

Shawn Jasper, 83 Old Derry Road. Thank you. Just want to give you some information about what we were presented and the budget committee was presented with all 593, 5,093 calls that the department responded to. We were particularly interested in the multiple calls occurring at the same time and over the course of the year that was just under 800. So, what I did is went down and looked at how those calls broke down and what the multiple calls were. It was quite enlightening and I appreciate the information that Chief Tice provided to us. The budget committee is not recommending this article which is a little over 11 cents on the tax rate. And part of it and one of the things that really I looked at was what are we providing to Litchfield? It's quite actually quite startling what Litchfield is getting from us for free. Now we just talked a little bit about the fact that we increased the ambulance revenue looking at that. The whole ambulance revenue is \$600,000 for the town. The budget for just the suppression part which includes these firefighters they man the ambulances and the engines is \$8.8 million dollars. Litchfield is taking up and I just left that sheet back at the table but I believe it's 17% of

the calls are Litchfield. That's \$1.5 million dollars of services that are going to Litchfield. And it's the town of Litchfield is not giving us any money. I have a recollection in the back of my mind that many years ago we did have an agreement with Litchfield and they were paying us money. That doesn't happen anymore. So right now, the town of Hudson is subsidizing the taxpayers of Litchfield. God only knows what but even if you were to say all that revenue from the ambulances went to come from Litchfield which by no means does it probably 17% of it does. You know we're spending you know well over a million plus we're maintaining the equipment. So, of those 795 calls I looked at I'm not going to go into all the detail. One of the problems is of those calls is 365 at a minimum if somebody answers the phone in Litchfield at eight o'clock there's a daily call between Hudson and Litchfield to test the lines. That's at least 365 of those calls are built into that 593. And when we look at the 700, 800 multiple calls what was really amazing was 75 of those multiple calls are as a result of us just simply picking up the phone and calling Litchfield the same time another call is going on. There's also the issue of how many calls that are just Litchfield alone that so 203 of the calls roughly and I'm not going to say my numbers are exact if somebody went through but around 300, 200 of those calls involve Litchfield. 40 of them are Litchfield alone. Two calls into Litchfield. Then you get into things like illegal burns, mutual aid calls, station coverage, investigations. We actually come down to somewhere around 200 actual murder medical or fire emergencies at the same time. I don't think we can really look at these, these numbers from a financial standpoint and say we can add another 11 cents onto the tax rate with these numbers until the Board of Selectmen negotiate with Litchfield and have them pay their fair share for what we are currently paying to provide these services. This is outrageous. The numbers are in total and that this is if you include the 365, there's over 900 of the 5100 calls, 900, 17% that are Litchfield. We cannot continue to do this and we shouldn't continue to do this. This is an outrage to the taxpayers of Hudson. Thank you.

Moderator: Thank you. Anyone else like to speak on warrant article number six? Yes sir.

Chief Tice: Good morning. I'm your Fire Chief Scott Tice. Yes sir.

Alex Woodyard: Point of order. The gentleman is not holding a red card. My understanding is he has to be recognized by ... (Chief Tice shows his red card) Oh, excuse me.

Chief Tice: I'm Scott Tice. I'm your fire chief and like you I am a taxpayer in Hudson. I don't want my taxes to go up any more than anybody else does. But as a fire chief, I have responsibility to ensure the public safety, your safety. So, it is then my responsibility to come forward when I have a gap that prevents us from providing what I feel to be an adequate public safety. But in the end through your vote, you get to choose what level of safety you want and what level of safety you're willing to pay for. I do not believe our current staffing level is adequate to provide what I feel to be an adequate level of public safety to the community. Last year with the support of the Board of Selectmen, the Budget Committee and the voters, we went from 11 on shift to 12 a shift with the stated goal of getting to 14 a shift. Emergencies get worse with time. They don't get better until we have enough of the proper resources on the scene to complete all the important tasks that need to be done to make it better. On an MVA, this can be anywhere from five people to 10 people based on the number of patients, the extent of their injuries, and the amount of extrication required to get them prepped to transport to the hospital. A medical call could be a simple medical call requiring two people or based on the severity of the patient could take up to five or six people. A building fire in just a plain single-family house takes upwards of 16 to 17 firefighters. Simultaneous calls, Mr. Jasper is right when I presented the information to the Budget Committee and there was calls in there that should have been filtered out as not exactly emergency calls. I'd be happy to review the numbers with him because the numbers I got when I thought to filter those out was much different. The average fire call in 2025 lasted 14 minutes. That was how long from the start of the call at that end of the call when our forces were

committed. The average length was 14 minutes and within 14 minutes of a call we received a second emergency call 711 times. Most of our calls are EMS calls. In those calls, the average time was 54 minutes. In 2025, within 54 minutes of an emergency call, we received a second emergency call 2,145 times. With the 12 people on duty, we operate three stations. We have three people at the Lowell Road and the Robinson Road stations that cross staff and engine and ambulance and they take whichever apparatus is appropriate for the call they're going on. We have six at Central Station which is our shift commander. We staff three on the engine and two on an ambulance. The ambulance crew will cross staff fire apparatus if it's that type of a call. At 14 at shift, we would be able to continue to have three at Robinson Road. We'd be able to put five people at the Lowell Road station staffing an engine and ambulance and again the ambulance would cross staff fire apparatus as needed and Central Station would continue to run the same and then the engines would be able to cross staff ambulances if we continue to have multiple ambulance calls. This would still require us to rely on mutual aid. We would still have times where that would not be enough people and our more serious calls would still require more people but it would give us enough people that we could handle a lot of the critical tasks needed to provide more public safety. One caution with using mutual aid is everyone around us is also getting busier which means they're going to be available to respond mutual aid less. The time factor for them to respond mutual aid is also increased therefore increasing the amount of time that our emergency situation is not getting better. Having more staffing will help us provide you a better level of public safety. In the end it's up to you to vote however you feel is the most appropriate and we will continue to provide you the best service we can with the resources we have. The median assessed value of a single-family home in Hudson is \$465,700 with a tax impact of 11.3 cents that's \$52.62 of additional tax over the course of a year. So, I appreciate you listening to me for the last few minutes and I will respect your vote whatever it is the Hudson Fire Department will provide you the best service we possibly can regardless of the vote. Thank you.

Moderator: Thank you. Yes sir.

Brian Clarenbach, 99 Highland Street.

Moderator: Brian can I have you spell your last name for me?

Brian Clarenbach: C-L-A-R-E-N-B-A-C-H.

Moderator: Thank you.

Brian Clarenbach: So, I'm the president of the professional firefighters of Hudson. I'm here to speak.

Moderator: Please be closer to the microphone.

Brian Clarenbach: I'm here to speak in support of this warrant article. The chief stole most of my speech but I just wanted to point out that like he said we are cross-staffing. We do have multiple incidents multiple times a week where we are completely tied up and do not have any units available to respond to any additional emergencies resulting in us needing mutual aid. I think I would push back on the budget committee members numbers. The Hudson Fire Department does track both what we refer to as call numbers and incident numbers. The call numbers as he pointed out are a little over 5,000 and those are encompassing all of the duties that occur in the fire department. So, like he like he said the calls to Litchfield to test their alerting systems and things of that nature. We also track incidents which are emergency calls where a truck is actually going out the door because somebody either called 911 or called the fire station. So that is inclusive everything from building fires, heart attacks to going to check for fire permits. Those numbers are about 4,200 a year and I don't have the exact number off the top of my head but there are 4,200 times a year where that's a fire department is going out and responding to some type of call with either an ambulance or a fire truck. As he said there is a significant

number of those who are not insignificant. He said 17 % so he is on the budget committee. I would trust his numbers on that but probably about 17 % of our calls are responding to Litchfield. As far as the Hudson not receiving any money for that I don't know if that's accurate but I don't believe that the budget committee or the Board of Selectmen would allow us to be giving that away for free. So, I don't know if, if the town administrator would potentially have those numbers on how much Litchfield is paying Hudson. Okay all right thank you. But we are we are receiving something for that we are not giving that to Litchfield out of the goodness of our hearts. So, to go back to our staffing currently as the chief said we have 12 members on duty. Those are split between the Lowell Road the central and the Robinson Road fire stations. We do practice cross staffing that means if you have an emergency in the south end if you have a fire the firefighters at the Lowell Road fire station are going to be taking their fire engine and if you have a medical emergency that means they're going to be taking their ambulance. If they take one or the other there is nobody left at that station to take the opposite truck. So if there's a fire call in the south end and then you have a medical emergency there's not anyone there to respond and your response is going to have to come either from Central Station or Robinson Road. The same is true at Central Fire Station obviously we have enough people there to have two crews but depending on the severity of a call in that district or in other districts you might potentially only have the ability to respond to a single call out of that station. So, in total if we're receiving one three or four lower acuity or one or two higher acuity calls simultaneously then we simply don't have enough personnel left to respond. There will be apparatus available but we don't have anyone to staff them. In addition, our current staffing doesn't meet the National Fire Protection Association standards either for firefighter staffing per company or for total firefighters on a first alarm response to a house fire as the chief alluded to. So, their standards for a residential house fire are 17 firefighters on the scene. Obviously, we are at 12 so if all our members are in service and available to respond we don't come close to meeting that. We do pull in automatic mutual aid from Nashville which brings a further four members which is still leaving us short of that 17 firefighter mark. So, as the chief alluded to, we can't always count on that mutual aid. All our communities around us are getting busier and they might or might not be able to send someone and that's before you even get into looking at all the response times that involve coming from a different community. So, this warrant article is the second step in a multi-year staffing plan that Chief Tice put forward two years ago and the plan is designed to reduce the department's reliance on mutual aid, improve coverage for simultaneous calls and increase the number of firefighters that are available for fires. If this warrant article passes this will allow us the firefighters of Hudson to better protect the citizens of Hudson in your property and I would encourage the voters to support it. Do we have any luck on the numbers?

Roy Sorenson: Thank you once again Roy Sorenson, Town Administrator. I will push back on the chief a little bit on this. The numbers we have reflect is around \$50,000 a year for Litchfield okay for service calls. Now we do have a contract with them which is coming up I think in the next year or two so that might be something we'll look into a little bit closer but again I will defer to you Chief Tice on this one.

Moderator: Thank you.

Chief Tice: We do have a contract with Litchfield. We charge them per call this year is \$205 per EMS call which is a little it's somewhere between a \$100,000 and \$140,000 a year in revenue. We also bill for services and collect billing from the patients. I do not know the number of that off the top of my head and I do not know if Comstar can separate that out but I can ask.

Moderator: Thank you.

Brian Clarenbach: Thank you. I just wanted to make the point that we are actually receiving money from Litchfield for those services and it is not in fact zero so thank you.

Moderator: Thank you. Go ahead Mr. Jasper.

Shawn Jasper: I had asked the question. I'm not sure where the revenue is showing up. I don't know if it's an ambulance billing or whatever but there's no line item showing up anywhere in the budget and we did ask the question. I did mention that so this is news to the Budget Committee but it's still insignificant when you look at the total number of calls but I would like to know where that is showing up. Is that \$203 in addition to what is being billed by the town or is that just what is billed? Is that baked into that our ambulance numbers and if so then that really doesn't help the situation but we were not given information that there was a separate contract and that has been a point of contention.

Moderator: Thank you. Mr. Sorensen.

Roy Sorenson: So, did I mention we need financial software Mr. Jasper? You are correct. We do not break that out. It is in the ambulance billing. It is baked in there. I think it's something we'll after the fact we can provide, we'll try to break get that break out and provide it to the Budget Committee as well as the Board of Selectmen to get kind of get through that up to see what it what it might be. That answer your question?

Shawn Jasper: Yes, I think it does but you know it doesn't change what I was saying we're still providing this service and you know that's baked into that \$600,000 of revenue. Again, if you just look at that \$600,000 versus the \$8.8 million that suppression without dispatch, without administration, anything this is a disgrace to the taxpayers of the town.

Moderator: Thank you. Any other comments, questions, amendments?

Raymond LaFortune, 18 Hockey Road.

Moderator: Can I have you spell your last name for me?

Raymond LaFortune: L-A-F-O-R-T-U-N-E. And I am a taxpayer. I don't want to see my taxes go up either but I can say that where I live they just put 70 houses in behind me. That's just one small project that's been going on in this town. For your taxes to go up this much and the fire department have what they need I think it's more than appropriate. As far as Litchfield, I don't think the taxpayers should be penalized or punished because we go to Litchfield. It's up to the town board of selectmen to maybe go and negotiate and get a better rate so that we're getting a return on our services going there. We do mutual aid to all the surrounding towns. I would hope that if we have a fire they're going to come to us also. So, I mean it's very, very important that with all the building get on a low road go up off of over by the racetrack. I mean it's crazy the amount of building going on and 70 homes you're probably talking 150 people at least. At least if I had a heart attack or my wife was sick I'd hope that the fire department wouldn't be somewhere where there isn't enough help to come and help us. Thank you.

Moderator: Thank you. Yes sir.

Len Siegel, 6 Beachwood Road: And it's S-E-G-A-L.

Moderator: Thank you.

Len Siegel: You're welcome. I support the article as presented by the fire department and I think the previous speaker said it well that we as taxpayers in Hudson should not be penalized because there might be an issue that we're being let's say underfunded from Litchfield. That's a separate that should be a separate issue negotiated by the Selectmen with the town of Litchfield. But the thing is that if someone would have a lot of accidents in town a lot of medical calls and as population grows and as population around us grows that's because we're a pass through to other towns driving through our major roads that the need for services by everybody you can't always rely on mutual aid. My understanding is the first six minutes in a heart attack are absolutely critical to whether the person

survives or not. If we've got all of our firefighters EMTs out on calls and someone calls with a heart attack getting mutual aid from another town basically means a body bag or a good chance of that. Is that what we want for our town, to save 11 cents on the tax rate? Or, it was 52 dollars and change as quoted earlier on the average house. I'm not educated on fire science but I remember reading that a fire a house fire doubles in size and I think it's 30 seconds every minute counts and once again the taxpayers need to be protected. You heard that we are not up to code relative to what the I think it's the NFPA recommends for staffing and this is a step in that direction and it's also a step that it was a multi-year process so that we didn't have to bite the bullet on bringing the staffing totally up to speed in one year. So, I support the article as presented and I think that the Selectmen need to do some work with the town of Litchfield but we should not pass we should pass this article and deal with Litchfield as a separate issue completely. Thank you.

Moderator: Thank you. Next yes sir.

James Crowley: I have a few questions concerning this first per testimony 12 members Hudson Fire Department members are now on duty before article six increase of four firefighters. One of my questions is the new platform truck is coming. Does this also cover a future staff increase needed to man that equipment? I also I wonder on article six I only see a current year impact. Is there any projected tax impact study of adding the four fire department EMTs over the next five to ten years and then finally I'd like to close. I generally support this but I want to support the fire department but these are things I would like more information on like is this staffing going to cover us just for the next year or two or farther out. Thank you.

Moderator: Thank you. I yield to the budget committee or the Board of Selectmen to respond.

Chairman Dumont: My understanding is that this staffing is requested by the fire chief here regardless of that of that platform truck and I would ask him to come up here and clarify that once he's done his conversation. Fire chief? The question was about staffing for the future needs of the platform truck and whether or not this staffing is needed to offset that platform truck and will you need future staffing?

Chief Tice: So, we do not staff for a specific piece of apparatus. Most everything is cross staff currently except for engine two out of central station. They do have the ability to cross staff if they need to but they're primarily assigned to that. Everybody else cross staffs between multiple apparatus. That's we don't have enough staffing to just staff specific apparatus. In the future 14th shift we do have the tower truck come and we will have two ladder trucks. We would be spreading the ambulance crews out between central station and Lowell Road and we would have a ladder truck at each station so it's not specifically asking for staffing for the tower truck but it would give us the opportunity to have one or the other ladder trucks a higher percentage of opportunity of having one of the other ladder trucks available because I would expect with the number of calls we do that when we have a building fire if we don't have an ambulance available right now if we don't we don't have a ladder truck. So, with two ambulances cross staffing fire apparatus we would have two chances to potentially have one ladder truck available for a fire call. The other thing it would do for us if we had everybody available and we had a fire outside of the hydrant district would be able to take a ladder truck from Lowell Road and a tanker from central along with the engines so we'd be able to establish a water supply and have a ladder truck available. So, we're not looking to staff the tower truck or the ladder truck we're looking to have more staffing to provide more flexibility to provide more a staff more apparatus overall.

Moderator: Thank you. And next yes sir.

Alex Woodyard, 14 Pasture Drive: Last name spelled W-O-O-D-Y-A-R-D. My question is looking at the detailed breakdown of the appropriation it says it's \$271 and change for benefits and I guess I was

looking for clarification on how does that break down between health and dental? And, that number just seems very high to me given the overall salary number that's quoted here so I guess can someone back that number up and justify it a little bit.

Moderator: I yield to the budget committee or the Board of Selectmen to respond.

Chairman Dumont: Well, wait for them it looks like they're pulling up some numbers over there, but, just to speak to that. So basically, that's as if worst case scenario is if all of those members were to take a family plan based on health and dental, as well as, other pension and benefits that go along with that. So, it's not just insurance coverage that's rolled in there but I will defer either to finance director or to Mr. Sorenson once he is ready.

Alex Woodyard: So, is it I guess to follow up to that, is it common then that the benefit cost for town employee is equal to their salary or put it differently is the average benefit cost somewhere in the neighborhood of 65k?

Chairman Dumont: I don't believe so, but, then again, I don't have that number in front of me and again I will wait for Mr. Sorenson. \$67,000 a little bit higher

Alex Woodyard: That's a better plan than I got.

Laurie May: Hi Laurie May, finance director for the town of Hudson. All right so the total on the health insurance for all four positions is \$172,000. We are in the process of looking into getting a different insurance to reduce those costs. Dental insurance is \$8,156, again, for all four. Life disability long-term short-term and life excuse me is \$2,571. FICA, Medicare or I guess in this case would just be Medicare. Pension \$84,189. So, the total benefits for all four is \$271,521.

Alex Woodyard: Okay thank you.

Laurie May: You're welcome.

Moderator: Thank you, Laurie. Yes sir.

Rob Everett, 220 Derry Road: I have a question for the chief because the union president already said that we're understaffed for this town based on the NFPA recommendations. What would the NFPA require per truck because I know cross-staffing isn't their ideal plan and what's our ISO rating?

Chief Tice: So, sorry about that. So, our ISO rating which is an insurance rating that insurance it's set by the ISO that can it judges us on our fire services and then insurance companies can use that information to help set their rates. It's one through nine and we are currently a three. So, one is the best and we are a three which is a pretty good level for a community our size. As far as the NFPA standards they talk about four personnel per truck with an initial response time of four minutes for the first due apparatus and then nine minutes for the full first alarm which is that's the number I reference as a single family 2,000 square foot single family home would require 16 to 17 personnel within nine minutes. We will not meet that even at 14 a shift because of the if you think of the town and the road system takes a long end to get for a long time to get from one end of town to the other but that's why I'm asking we have long response times in this town. It's critical that we get people there enough people there as soon as possible to prevent more damage from happening and having more staffing would allow us to do that.

Moderator: Thank you. Yes sir.

Kevin Walsh: Thank you, Madam Chair, Moderator for your thoughtful consideration. This assumes that on day one in July 1st the personnel is going to be on board. We had some discussions at the in

the budget committee to perhaps maybe delay this a little bit so I'd like to offer an amendment. Madam Moderator, change the \$590,629 to \$295,315.

Moderator: On the amount I'm sorry again.

Kevin Walsh: \$295,315.

Motion by Kevin Walsch to amend the total sum of salary and benefits for four firefighter/AEMTs from \$590,629 to \$295,315.

Moderator: We have an amendment to change the total amount from \$590,629 down to \$295,315. Do I have a second? Okay that was seconded by Kim Rice.

Motion seconded by Kim Rice.

Kevin Walsh: Okay. My reason for doing this is to basically delay this by six months and make this effective essentially six months into the fiscal year. A couple of reasons for that is you know given the turnover in the staffing that's happened in the fire department and new hires and so forth gives them a little bit more time to be trained and before bringing on four new people. The other thing is that I've been a homeowner since 1974, been here from 1972. I've had the fire department in my house once. Thank God it's only been once and I thank for the prompt response then. I was one of the folks that did vote to recommend this article. Unfortunately, the minority is what I'm offering is perhaps some discussion around perhaps delaying this a little bit so that if this did pass the chief could start going out in probably July 1st and start advertising for positions and bringing people on in the January time frame. Thank you.

Moderator: Thank you. Any comment, question, concern, amendments about this amendment?

Shawn Jasper: I will support the amendment, doesn't guarantee I'm going to vote for the article, but I think this is a good start. It doesn't prevent hiring earlier if funds are available because we have line item budgets so if the chief was able to hire one person earlier or any amount with the approval of the selectmen people could come on according to the ability to spend within the budget. The other interesting thing that this does is Litchfield is actually on a calendar year budget. Gives the opportunity for the Board of Selectmen to negotiate with Litchfield not starting early so that there may be some revenues coming in which could be helpful. I think it's a good starting point and I would certainly encourage those present to vote in favor of the amendment.

Moderator: Yes, sir.

Len LaFortune: I'm not sure what a six month wait would do other than not bring these people on board until another six months after that, at least. I'm not sure how long it takes to go to the fire academy, probably 18 weeks or something like that. Maybe what the budget committee should do is look at all the new funding that's coming in from all the housing that's being built, the big contraption down where the golf course used to be and that's going to be bringing in a lot of revenue. Maybe they could figure out that and even bring our taxes down. Thank you.

Deborah Putnam: I'm confused. I've been to many deliberative sessions. I don't understand is this legal to say, okay, are we going to wait six months and then enact this for an article at the reduced amount? And what message does this send out to the people that the firefighters in training now, wait a minute, which town should I go with? Which town do I trust if they're going to, wait a minute, they voted against the funding now, start July 1, and we're going to wait six months. I mean, we want to attract the best candidates out of the system and we want to assure the coverage that we don't even meet the required, whatever that terminology is, coverage at this point in time. This causes me concern. I'm

going to get emotional about this, but my son's life was saved because there was an EMT truck on site at an event that he was at. Those minutes do count.

Moderator: Thank you. Yes, please.

Shawn Jasper: A couple of comments. So, this has no date specific. This is a dollar amount. It could hire two firefighters on July 1, but as I recall, and the chief will correct me if I'm wrong, but I was talking to a couple of the other members of the committee. I think it was quite a delay before you were able to get the last four on. It's not something that is necessarily easy to do. It's certainly legal because it's just a dollar amount and doesn't have a date in it, which I still think would be legal. And to the question as to whether did the budget committee look at the revenues coming in, we certainly did. That's why we're at a zero-tax increase because the overall budget is up substantially. But because we were looking at that the overall increase in the town's tax base, which is including that at a billion dollars, I think it was, coming in, we were able to stabilize the tax rate. Now this is all based on the town. Wait till next week when we go to school delivery. Totally different situation there.

Moderator: Thank you. Yes, please, chief.

Chief Tice: In relation to recruitment and retention, we've been doing much better on both recruitment and retention. Right now, we currently have two open positions, which we have candidates for, and I actually expect to be at the next Board meeting to fill those two positions. It can be challenging. It is still challenging, but the hiring landscape and the fire service has gotten better. I do not anticipate whatever the start time is that we would bring on new firefighters affecting our ability to be able to attract good talent. And I might not be the smartest person in the room, but I'm smart enough to know that six months is better than no months.

Moderator: Thank you. Next, sir.

Ted Trost: Speaking to the amendment, I do support the increase in the staffing generally as long as we have the current agreement with Litchfield, which it sounds like we're locked into for a period of time. But going back to the amendment, I'm concerned that this kind of hides the real cost of these firefighters. And although I support this, I want the article to reflect the cost to the citizens of this town. Taking a cynical look at it, someone could offer an amendment that would change this to \$1,618.16, which is the cost of one day of these four firefighters. So, the warrant article would go before the voters with that amount on it. We're getting four firefighters for that amount. What the article, no matter what dollar amount we put on it, doesn't show is the full cost of this because the staffing once increased is pretty much going to stay the same. So, it's only reflecting the first year, which is legal and appropriate. But I want everybody to be aware that this is an ongoing cost and changing this dollar amount here for this amendment doesn't change the overall cost of bringing in those firefighters.

Moderator: Thank you. Yes, sir.

Chris Landry: The previous speaker, I think that's a good point. I support the original article, but I also support the amendment. It sounds like a reasonable compromise to get everybody on board and to get us moving in the right direction to get the staffing we need. I would ask the writer of the amendment if it would be appropriate to put some language in there to make it clear that it was intention was to hire four firefighters, but this was funding for half of the year of that, just so it's clear when it goes to the voters. I'm not exactly sure what the wording would be, but I think that would be appropriate and I support the amendment if that's the case.

James Wilkins, 112 Belknap Road: As I understand it, this would be added to the default budget for next year at this rate if we pass this amendment, and if you want four firefighters, you'd have to come back and ask for two more. Is that correct?

Moderator: I believe that's what they're saying, yes.

Chairman Dumont: No.

Moderator: No? You have a point of clarification.

Chairman Dumont: So, this would fund a half year for four firefighters. Those four firefighters would be in the default next year at whatever cost it is at that time.

James Wilkins: That's two firefighters.

Chairman Dumont: Four. Four for half a year. All this amendment does is delay the time frame as to which they're hired, so the funding that's associated with the four firefighters is enough to fund them for half a year. Next year, those four positions will still exist. In the default budget, we would have to show the correct cost for those additional positions.

James Wilkins: Thank you.

Moderator: Thank you.

Brian Clarenbeck: I think if this amendment does make it more palatable to the voters and the members of the Budget Committee, I think this is a good compromise in order to get that staffing. We may have to wait a little bit longer for it, but we would potentially get that staffing. To the previous speaker's notion, I do believe that adding in some type of language where it indicates that this would cover these positions for half a year would be beneficial. And that way, nobody can claim that we were trying to slip something past people and not give the voters the full picture of what they're exactly voting for. Thank you.

Moderator: Thank you.

Kevin Walsh: Thank you. If I may, maybe to try and clarify the intent of the amendment, if we would make an amendment to the amendment, if you will.

Moderator: Great, thank you.

Kevin Walsh: That's permissible at this point, where it says, which represents the cost of salary and benefits to hire four additional firefighters. After the word represents, add six months, add the words six months. So, in other words, we would read \$295,315, which represents the cost of six months of salary and benefits to hire four additional firefighters.

Motion by Kevin Walsch to amend the amendment and add "six months", to read "Shall the Town of Hudson vote to raise and appropriate the sum of Five Hundred Ninety Thousand Six Hundred Twenty-Nine Dollars (\$590,629), which represents the cost of six months of salary and benefits to hire four additional Firefighter/AEMT's in the Fire Department".

Shawn Jasper seconded the motion.

Moderator: Seconded to the discussion to the new amendment.

Debra Putnam: I would further say that since we in this room already are confused, that it should say, which represents the cost of six months commencing a particular date. Because I think otherwise people are going to wonder again, wait a minute, what's six months? Does that start July 1, which is when our normal fiscal year starts? And what they're basically saying is, okay, we're not going to be able to fill those slots for a few months, so we'll hire them less. Because otherwise, if you leave it open and no start date and it doesn't run from six months into our fiscal cycle into the end of our fiscal cycle, then what happens when that \$295,000 runs out before the end of our fiscal cycle?

Moderator: Thank you. Sure. One moment, please.

Ted Trost: I just want to jump in real quick. I want to remind everybody, we're voting on a dollar amount here. We're not voting on the four firefighters. That even if this doesn't and the chief finds some way to hire four firefighters that doesn't cost them any additional money, there's nothing stopping him from doing it. There's no requirement that hiring firefighters goes before the voters. So, the timing of this being stated in here makes no difference.

Shawn Jasper: I would agree with that comment and point out that I think it's very important for the town to have that flexibility. They may find candidates that they want to hire in September and may then delay the other two until March. So, I think that putting a start date in is the wrong thing to do if you're going to do anything like this. And as I stated previously, this body has the ability to transfer money in if it's available. So, they would have a plan with the chief to decide when they were going to start positions. They could start them all at once in if they identify other money. So, I think having the flexibility is good, but I also think it's not realistic to think they're going to hire four on July 1st. So, I think this is a good compromise to not have the impact that it would in the first year and allow us to look as we go into the next budgets to look at the overall impact.

Moderator: Yes, sir.

Jim Wilkins: For the second time. I guess I'd rephrase my question to ask how allocating the money for two firefighters.

Moderator: Take your mask down, please.

Jim Wilkins: How allocating the money, sufficient money for two firefighters translates into a default budget position for four firefighters next year automatically.

Moderator: Okay, if I can have a response.

Chairman Dumont: As the previous speaker who stated the Board of Selectmen have the authority to create new positions. However, it's been our process in the past to bring that in front of the voters for approval. So, at any point in time, in theory, we could add new positions. What this does is saying these four positions will be funded by that dollar amount. That dollar amount only represents six months of funding. Those four positions are going to be created if this moves forward. So, those four positions therefore will roll into the default budget the following year.

Jim Wilkins: If you say so.

Moderator: Thank you. Anyone else?

Adam Haverstock: I'd like to move the previous question.

***Adam Haverstock made a motion to cut off debate on the amendment.
Motion seconded by Len Segal.***

Moderator: Sure, I can, as is or with amended. We still haven't voted on the amendment yet. To reduce the budget from \$590,629 to \$295,315.

Shawn Jasper: Point of order. Actually, it's the amendment, second amendment, so it's just that whatever ...

Moderator: To change, add six months.

Shawn Jasper: Yeah, so there are two amendments on the floor. We voted on the last one first, and it would be added as a full amendment.

Moderator: Thank you. Nope, nope, that's fine. All right, so the...

Adam Haverstock: Point of order, we have to take a vote on the moving the question before we move the amendment.

Moderator: Absolutely, I thank you so much. Okay, we're going to vote. If this passes, we would cut off debate on the amendment. If it doesn't pass, we'll continue the discussion. If you are in favor of cutting off debate on the amendment, please raise your voter cards.

PASSED: Motion to cut off debate on the amendment.

Moderator: Thank you. For those opposed. Thank you. Seeing none, the vote passes. The question is moved. All right, back to the second amendment. We have to vote, right? Okay, the verbiage for the second amendment on the warrant article number six, four firefighters/AEMTs, it shall the town of Hudson vote to raise and appropriate the sum of \$295,315, which represents six months of the cost of salary and benefits to hire firefighters. Four additional firefighters/AEMTs, in the fire department. Six months, yeah. I can't read that, sorry. Cost of six months. Moving represents six months from represents to the cost of six, four, six months of salary and benefits, correct? Okay. Yes, correct, but I had to read the whole thing. All right, all in favor? All opposed? Thank you. The vote passes.

PASSED: Motion to amend the amendment and add "six months", to read "Shall the Town of Hudson vote to raise and appropriate the sum of Two Hundred Ninety-Five Thousand, Three Hundred Fifteen Dollars (\$295,315), which represents the cost of six months of salary and benefits to hire four additional Firefighter/AEMT's in the Fire Department".

Moderator: The new, now we're going back to amendment number one, the dollar amount, correct? Okay. Shall the town of Hudson vote to raise and appropriate the sum of \$295,315, which represents the cost of, for six months of salary and benefits to hire for, again, I can't read that. Yeah, thank you. Okay, shall the town of Hudson vote to raise and appropriate the sum of \$295,315, which represents the cost of six months of salary and benefits to hire four additional firefighters, AEMTs, in the fire department? We now vote. All in favor? Thank you. All opposed? The ayes have it.

PASSED: Shall the town of Hudson vote to raise and appropriate the sum of Two Hundred Ninety-Five Thousand, Three Hundred Fifteen Dollars (\$295,315), which represents the cost of six months of salary and benefits to hire four additional Firefighter/AEMT's in the Fire Department.

Moderator: Thank you. All right, back to the original warrant article, unless there's any more comments or questions or amendments to warrant article number six. I'm sorry, sir, please come up to the microphone.

Unidentified Voter: Point of order. The current warrant article is for six months of funding for four firefighters and not two, correct? Correct.

Moderator: Yes, sir, thank you. One question. Yes, sir, your name.

Ian Howes: It's Ian Howes, H-O-W-E-S, 2 Glenview Drive.

Moderator: And your last name spelled, I'm sorry.

Ian Howes: H-O-W-E-S as in shark or snail.

Moderator: Thank you very much. Any other comments, questions, or amendments before we vote? Seeing none, we will vote on the amended, just go to vote, it just goes to passes to the ballot as amended. And the amendment is now going to be amended article four, six rather, for hire four

firefighters, AEMTs. Shall the town of Hudson vote to raise and appropriate the sum of \$295,315 which represents the cost of six months of salary and benefits to hire four additional firefighter and AEMTs in the fire department. This will now move to the ballot.

WARRANT ARTICLE 6 MOVES TO THE BALLOT

Chris Landry: Move to restrict consideration on articles five and six.

*Chris Landry made motion to restrict consideration on warrant articles five and six.
Chairman Dumont seconded the motion.*

Moderator: All right. At this time, I would like to take a 10-minute break.

Moderator is reminded there is a motion on the floor.

Moderator: We have a motion to reconsider, restrict reconsideration of worn articles five and six. It's been first made motion and it's been seconded. We, they moved to restrict reconsideration of articles five and six. What that does is lock those articles in. We cannot bring them up later in this meeting. If we don't do that, then someone later on today could say that I want to reconsider that and make changes to it. Restriction of reconsideration means that there will be now moved to the ballot the way they are and they cannot be brought up again in this meeting. Is that clear to everyone? Thank you. Motion made to restrict reconsideration of articles five to six. We use your red cards to cast your vote. Those in favor of reconstruction restriction, raise your cards. Thank you. Those opposed? The vote is for, the vote is yes. Thank you.

PASSED: Motion to restrict consideration on warrant articles five and six.

Moderator: At this point, I'm going to take a 10-minute break. There's refreshments for sale by the women's group. I will, we'll reconvene at 11:09 a.m. resuming the meeting at article seven, Robinson Pond Improvements.

ARTICLE 07 – ROBINSON POND IMPROVEMENTS

Moderator: Shall the Town of Hudson vote to raise and appropriate the sum of \$500,000 gross appropriation for construction of Robinson Pond improvements. This project will be funded at \$250,000, 50% from the land, state land and water conservation fund grant and \$250,000, 50% from the general taxation. This project will include improvements at the boat launch. The town does not receive the grant. Only \$250,000 of the gross appropriation will be raised and appropriated for this project. This is a special warrant article per RSA 32:7 VI, reflecting an appropriation that will not lapse until the monies are expended or June 30th, 2032, whichever is the earliest.

**Recommended by the Board of Selectmen 4-0
Recommended by the Budget Committee 8-2**

Chairman Dumont: Thank you, Madam Moderator. The town is required to comply with Federal EPA MS-4 permit requirements. These improvements will assist the town in satisfying the EPA MS-4 requirements. Proposed improvements will help to improve the water quality at the pond by preventing runoff from entering the pond. The boat launch is in need of rebuilding to make it easier for watercraft to get in and out of the pond. If you're not familiar with the MS-4, there are standards we are required to meet set by the federal government. These MS-4 permits create a cost to the town and this warrant article helps fulfill those requirements by using town and state funds instead of Hudson taxpayers shouldering the entire burden. Thank you.

Moderator: Thank you. We will now open Article No. 7, Robinson Pond Improvements, to questions, comments, and amendments. Would anybody like to speak on Article 7? Seeing none, we will close the warrant article to end discussion of Article 7 and it will move to the ballot.

WARRANT ARTICLE 7 MOVES TO THE BALLOT

ARTICLE 08 – ROUTE 102 NEW SIDEWALKS

Moderator: Shall the Town of Hudson vote to raise and appropriate the sum of \$2 million gross appropriation for the design and construction of new sidewalks along Route 102? This project will be funded by \$1,600,000 or 80% from an NHDOT Ten Year Transportation Improvement Plan (2025 to 2034) Grant and \$400,000 or (20%) from corridor funds. This is a special warrant article per RSA 32:7 VI, reflecting an appropriation that will not lapse until the monies are expended, or June 30, 2032, whichever is the earliest.

Recommended by the Board of Selectmen 4-0
Recommended by the Budget Committee 9-1

Selectman Guessferd: Thank you, Madam Moderator. Okay, so the background of this is to construct new sidewalks along Derry Road to connect sidewalks from the Library Common to Alvirne High School. Currently, this project is on the DOT 10-year plan and the funding will consist of 80% from the state and 20% match from corridor funds, meaning that there is no tax impact and the project is contingent upon state funding and will not be constructed otherwise. This is something that I think we are very fortunate to have done here for a long time. We have been talking about, especially with the Planning Board and others, about sidewalks and this is a place in town where sidewalks are much, much needed. This will go, this will take a step in the right direction to getting sidewalks in the places in town that are that they are needed. It will provide safety for students going back and forth to school along Derry Road and it's very much needed. So, thank you very much. Hopefully you'll support this article.

Moderator: Thank you. We will now open Article Number 8, Route 102, New Sidewalks for questions, comments, and amendments. Does anyone wish to speak on Article 8? Yes, ma'am. Can you stand on the X, please? And state your name.

Margaret St. John, 238 Fox Hollow.

Moderator: I'm sorry, can you?

Margaret St. John: S-T.

Moderator: No, your first name.

Margaret St. John: I'm sorry, Margaret.

Moderator: Thank you.

Margaret St. John: So, I just have one real quick question. I understand that 102 is a state road, is that correct? So, my question is, who will maintain those sidewalks, as in shoveling them and maintaining if there's any damage to them? Thank you.

Selectman Guessferd: Just to make sure I get it right, I will yield to our Development Service Director, Elvis Dhima.

Elvis Dhima: Thank you, Mr. Guessferd. Oh, it's a little too close. We will be maintaining those and we'll be plowing them, even though that's a state road.

Moderator: Thank you. Anyone else would like to make a comment, question, or amendment to Article 8? Seeing none, we will close this article to end discussion on warrant Article Number 8 and it will move to the ballot.

WARRANT ARTICLE 8 MOVES TO THE BALLOT

ARTICLE 09 – FIRE APPARATUS/EQUIPMENT PURCHASE

Moderator: Shall the Town of Hudson vote to raise and appropriate the sum of \$96,030 for the purpose of replacing a 2001 Ford F250 utility vehicle with said funds to be withdrawn from the Fire Apparatus Equipment Capital Reserve Fund established for this purpose?

Recommended by the Board of Selectmen 4-0

Recommended by the Budget Committee 10-0

Moderator: You don't need to reread the article. Thank you. Selectman Morin.

Selectman Morin: Background for this warrant article is requesting funding to support the replacement of utility to a 2001 Ford F250 that has reached its end of life due to the rust and mechanical issues. The proposed purchase of a 2026 Ford F250, total cost \$96,030, aligns with the department's fleet replacement program and enhances the operation flexibility for utility brush towing and plowing tasks. This vehicle will be outfitted with emergency lighting, sirens, graphics, and storage solutions and acquired through the state bid pricing due to the absence of a police package. Approval will allow the fire department to retire the aging utility to reassign the 2022 Ford F50 to utility two duties and deploy the new F250 as the shift commander vehicle, thereby extending the life of the F150. The old vehicle may be traded or reassigned or auctioned based on residual value, ensuing responsibility, asset management.

Moderator: Thank you. Does anyone wish to speak on article number nine, fire apparatus equipment purchase? For questions, comments, or amendments?

Rich Weissgarber, 21 Flying Rock Road.

Moderator: I'm sorry, your name again, please?

Rich Weissgarber: Rich Weissgarber, W-E-I-S-S-G-A-R-B-E-R.

Moderator: Thank you.

Rich Weissgarber: I just had a quick question in regards to the wording in the warrant articles. I know sometimes that's canned, so I assume raise and appropriate is a canned statement even when a tax rate impact is zero.

Moderator: Do you want a clarification?

Rich Weissgarber: Okay. Yes. Just making sure.

Moderator: Any other comments or questions or amendments to article number nine? Seeing none, we will close the warrant article to end the discussion on warrant article number nine, and it will move to the ballot. Thank you.

WARRANT ARTICLE 9 MOVES TO THE BALLOT

ARTICLE 10 – DRAINAGE CAPITAL RESERVE FUND

Moderator: Warrant article 10. Good news, we're halfway there. Drainage Capital Reserve Fund. Shall the town of Hudson vote to raise and appropriate the sum of \$50,000, which will be added to the Drainage Capital Reserve Fund previously established for this purpose.

Recommended by the Board of Selectmen 3-1

Recommended by the Budget Committee 9-1

Selectman Vurgaropoulos: The tax impact rate for this is 0.01, it's one cent. The background, the CRF established in 2024 is used to offset the cost related to installation repairs, mining upgrades, and replacements of stormwater drains on town roads to accommodate heavy flows to help alleviate costly road damage, property damage, and is vital to improving the town's drainage infrastructure. This upgrade also is necessary for our MS-4 stormwater permitting requirements.

Moderator: Thank you, Selectman. We will now open article number 10, Drainage Capital Reserve Fund, to questions, comments, or amendments. Does anyone wish to speak on article 10? Seeing none, we will close the warrant article to end discussion on warrant article number 10, and it will move to the ballot.

WARRANT ARTICLE 10 MOVES TO THE BALLOT

James Lawrence made a motion to restrict reconsideration of warrant articles seven through ten.

Moderator: Is there a second?

Kim Rice seconded the motion.

Moderator: They've moved to restrict reconsideration of articles and it's been seconded. What this does is lock those articles in. We cannot bring them out later in the meeting. If we don't do that, then someone later today could say, I want to reconsider that and make changes to them. Restriction of reconsideration means that this will now be moved to the ballot the way they are, and they cannot be brought up again in this meeting. This is clear for everyone? Thank you. Motion made to restrict reconsideration of articles 7 through 10. You'll use your red cards to cast your vote. Those in favor of restriction, please raise your cards. Thank you. Those opposed? The vote passes.

PASSED: Motion to restrict reconsideration of warrant articles seven through ten.

ARTICLE 11 – PROPERTY REVALUATION CAPITAL RESERVE FUND

Moderator: Shall the Town of Hudson vote to raise and appropriate the sum of \$25,000, which will be added to the Property Revaluation Capital Reserve Fund as previously established for this purpose?

Recommended by the Board of Selectmen 4-0

Recommended by the Budget Committee 10-0

Chairman Dumont: Thank you, Madam Moderator. The article funds essential appropriations to continue funding into the property re-evaluation capital reserve fund. This capital reserve fund was established in 2008 for the purposes of conducting future property re-evaluations. This capital reserve fund currently has a balance of \$235,755. New Hampshire municipalities are required to reassess property a minimum of once every five years. Hudson's last town-wide property assessment was in

2022. The last re-evaluation cost was approximately \$175,000 from the 2021 calendar year. The town is scheduled to conduct its next reassessment no later than the 2027 property tax year. Thank you.

Moderator: Thank you, Chairman. We will now open article number 11 for questions, comments, and amendments. Does anyone wish to speak on article 11? Seeing none, we will close the warrant article to end discussion on warrant article number 11. It will move to the ballot.

WARRANT ARTICLE 11 MOVES TO THE BALLOT

ARTICLE 12 – DISABLED VETERAN TAX CREDIT ADJUSTMENT

Moderator: Shall the town of Hudson vote in accordance with RSA 72:27-a to modify the provision of RSA 72:35, previously adopted, for an optional tax credit of \$4,000 for a special connected total and permanent disability. If approved, this article will take effect for the final property tax bill of the 2026 property tax year.

Recommended by the Board of Selectmen 5-0

Selectman Guessferd: Thank you, Madam Moderator. Background for this article is that this proposal seeks to increase the Service-Connected Total and Permanent Disabled Veterans Tax Credit. The current property tax credit amount is \$3,000, and that was last set by the town voters in the March of 2021. There are 71 property owners receiving this credit currently. The urgency of increasing this tax credit effective for the 2026 property tax year is due to the passage of recent legislation by state legislators. That legislative action removed the requirement that municipalities were under to combine the \$600 optional veterans tax credit with the Service-Connected Total and Permanent Disabled Veterans Tax Credit. This legislation now bars municipalities from combining them both on a disabled veterans property tax bill. The warrant article requested voters approve an increase to the Service-Connected Total and Permanent Disabled Veterans Tax Credit from \$3,000 to \$4,000. The reason for this is twofold. It is intended to both make up for the loss of the Optional Veterans Tax Credit for disabled veterans, as well as recognize that it has been five years since this credit was last increased. Thank you.

Moderator: Thank you. We will now open article number 12 for questions, comments, and amendments.

Daniel Barthelemy, 2 Hedgerow Drive: B-A-R-T-H-E-L-E-M-Y.

Moderator: I'm sorry, can you say that slower, please?

Daniel Barthelemy: B-A-R-T-H-E-L-E-M-Y.

Moderator: Thank you.

Daniel Barthelemy: I support article 12. This isn't an expansion of benefits, it's a correction to one. Recent state law eliminated the ability to combine the optional veterans tax credit and the permanently and totally disabled veterans tax credit, which means some of our most seriously injured veterans saw a benefit reduction. This resolves fairness and preserves the original intent of the policy, and I think that the town should support it. Thank you.

Moderator: Thank you. Would anyone else like to speak on questions, comments, or amendments to article number 12? Seeing none, we will close the warrant article to end discussion on warrant article number 12, and it moves to the ballot.

WARRANT ARTICLE 12 MOVES TO THE BALLOT

ARTICLE 13 – ESTABLISH AN EXTREME WEATHER EXPENDABLE TRUST FUND

Moderator: To see if the town will vote to establish an Extreme Weather Expendable Trust Fund per RSA 31:19-a, for the purpose of managing extreme weather events and funding unanticipated expenses, including but not limited to labor, materials, equipment, and contracted services, and to raise an appropriate \$1,000 from the general fund surplus and authorize the use transfer of the June 30, 2026 general fund balance to be put in the fund. Further to name the Board of Selectmen as agents to expend from said fund. Note this is a majority rule. (Majority Vote required).

Recommended by the Board of Selectmen 4-0

Not Recommended by the Budget Committee 2-8

Selectman Morin: Background for this article, seeking voters approval to establish a fund that can be expanded or added to each fiscal year in conjunction with the public works account 5557. The purpose being to offset over expenditures related to extreme weather events rather than using other budget lines to cover these expenditures. If there is an excess in 5557, at the end of the year, the Board of Selectmen can vote to deposit these funds into a CFR to cover future years via transfer of unassigned funds via a warrant article. At the Selectman's meeting last week, the public works director came in and said his budget was pretty close to being expended already just due to the winter of this year. So later on in this year, if we have a flooding situation in the spring or a hurricane comes through or severe thunderstorm, that type of situation, we're going to have to find funds to have the public works come out and deal with these issues on our roads and our culverts and things to that nature. This fund is to hopefully put money ahead of time. So, if we do have these problems that the money can be drawn out of this fund and not taken from other places in the public works budget. We always hear that they take a lot of money out of paving every year to pay for things that we get behind in our paving. So, this would hopefully eliminate having to take away from our paving and we can make sure that they do the outstanding job that they always do. Thank you.

Moderator: Thank you. We will now open article number 13. Establish an extreme weather expendable trust fund to questions, comments, and amendments. Does anyone wish to speak on the article 13? Chairman Dumont.

Chairman Dumont: Thank you, Madam Moderator. There were some concerns over the wording in article 13, which it's my understanding is why the budget committee was not able to support this. As such, I would like to offer an amendment to article 13. I propose removing from the general fund surplus, and authorize the use transfer of the June 30th, 2026 general fund balance to be put in the fund and insert the following in its place. Beginning after 1000 in parentheses and up to the word further to put into the fund with this amount to come from the June 30th, 2026 general fund unassigned balance.

Motion by Chairman Dumont to strike "from the General Fund surplus, and authorize the use/transfer of the June 30, 2026, General Fund balance to be put in the fund" and replace it with "to put into the fund, with this amount to come from the June 30, 2026, General Fund Unassigned balance."

Moderator: Do I have a second?

Kim Rice seconded the motion.

Moderator: Any comments on the amended verbiage?

James Wilkins: Do we have an estimate for what this surplus of the fund would be?

Moderator: Yeah, questions on the amendment. Only the questions on the amendment only. We're only on the amendment.

James Wilkins: But well, that is where this money is supposed to come from. That's why it's relevant to the amendment.

Moderator: But the amendment is about the verbiage, not about the money.

James Wilkins: The source of the money.

Moderator: We can we can revisit the question after the amendment is voted on.

James Wilkins: I see your point though.

Moderator: Okay, thank you. Go ahead, Mr. Jasper.

Shawn Jasper: As the Chairman of the Board of Selectmen stated, we did have some issues with the with the language. It was very unclear. It seemed to potentially authorize everything in the fund in the fund balance to go into this fund, even though it mentions a thousand dollars. It wasn't likely to happen, but it wasn't the verbiage that we normally see. They worked with the Department of Revenue Administration and came up with the new language, which I fully support and will support the amendment and the underlying article. Thank you.

Moderator: Thank you. Any other comments, questions or about the amendment on the table? Okay, seeing none, we will go to a vote. All in favor of the amended verbiage of adding to put. Thank you. Yes. All opposed. Thank you.

PASSED: Motion to strike "from the General Fund surplus, and authorize the use/transfer of the June 30, 2026, General Fund balance to be put in the fund" and replace it with "to put into the fund, with this amount to come from the June 30, 2026, General Fund Unassigned balance."

Moderator: We're back to the original article with the amended verbiage to read to see if the town will vote to establish an extreme weather expendable trust fund per RSA 31:19-a for the purpose of managing extreme weather events and funding unanticipated expenses, including but not limited to labor materials, equipment and contracted services and to raise an appropriate \$1,000 to put into the fund with this amount to come from the June 30, 2026 general fund unassigned balance. Further to name the Board of Selectmen as agents to expend from said fund. Is there any comments about the or questions? I'm recognizing Roy Sorensen.

Roy Sorenson: Thank you, Roy Sorensen, Town Administrator. I'll defer to the gentleman. Do you still have that same question? So, as an example, surplus last year was around \$250,000. So that's where that money would come from. And the board would have to vote on that to take that and that would go up in a warrant article that subsequent year. So, the voters would still be able to weigh in on it. But that's where the money would be generated from. We don't have our surplus number yet for this year's audit. We should have that within the next month.

Moderator: Thank you. Yes, sir.

Rob Everett: I realize this is just to get the fund started, but after watching the Selectman's meeting the other day and seeing our DPW directors in the red already with like two to three months of winter left, should we increase? It's my question. That's the question.

Moderator: Any comment from the Board of Selectmen or the Roy? Actually, two of you are going to fight for this. Okay.

Chairman Dumont: I wouldn't think it's appropriate at this time to do that.

Moderator: Thank you. Thank you for clarifying. Any other questions, comments? I have one coming. Yes, sir.

Rich Weissgarber: I just wanted to clarify in relation to the previous speaker, this is FY27 budget, correct? So, this wouldn't even go on the ballot until much in the future. So, putting more money in it now is kind of a mute, I would say, right? Because we're talking about this, he was talking about, previous speaker was talking about this current season. So this funding...

Roy Sorenson: Yes, you are correct. There's a couple things here. For one, I wouldn't increase the number just because we don't have a surplus number. We'll find that out when the audit comes in. The other thing is this budget established that public works account 5557, which is extreme weather. That's not something that was in the budget previously. As the gentleman speaking here in front of us, Mr. Weissgarber mentioned, we will run the course on that as a new cost center within the budget. And then when we finish at the end of 27, we'll see how that stands.

Moderator: Great. Thank you.

Kimberly Allen, 3 Daniel Webster Drive: I just had a question for clarification. Where we change the verbiage on the warrant article, if the budget committee is now in agreement with it, will it still reflect that they are against it on the ballot?

Chairman Dumont: Each board will have an opportunity after this meeting to change or for a member of that board to make a motion to reconsider those recommendations.

Moderator: Thank you.

Moderator: I'm sorry. Could you speak that again, please? Into the microphone.

Chairman Dumont: Sorry. Each board at the end of this meeting will have an opportunity to offer changes to those recommendations if a member so chooses.

Moderator: Thank you. Any other questions, comments, or amendments to article number 13? Okay. Seeing none, the amended article of to establish to see if the town will vote to Establish an Extreme Weather Expendable Trust Fund per RSA 31:19-a for the purpose of managing extreme weather events and funding and unanticipated expenses, including but not limited to labor materials, equipment, and contracted services, and to raise an appropriate \$1,000 to put into the fund with this amount to come from the June 30, 2026 General Fund Unassigned Balance, further to name the Board of Selectmen as agents to expend from said fund. We'll now move to the, we'll be moved to the ballot. Thank you.

WARRANT ARTICLE 13 MOVES TO THE BALLOT

ARTICLE 14 – REVISE BENSON LAND CAPITAL ARESERVE FUND

Moderator: Shall the town of Hudson vote to revise the existing language of Benson Land Capital Reserve Fund previously established under the provision of RSA 35:1, thereby expanding the purpose of the fund to include the repair and maintenance of Benson Park features, notwithstanding that the all buildings and appearances located within the parcel identified as map 185, Lot 040-000. Further to designate the Board of Selectmen as agents to expend from said fund. Note this will require a two-thirds vote.

Recommended by the Board of Selectmen 4-0

Selectman Jakoby: I recognize selectman Jakoby. The capital reserve fund for purchase and renovation of former Benson's property was established in March of 1998, and the current balance is \$115,848.67. The revision to this article will allow the Board of Selectmen to use the funds for repairs and maintenance of the park and all the buildings located within the park, which are the responsibility of the town. Thank you.

Moderator: Thank you. We will now open article number 14, revised Benson Land Capital Reserve Fund to questions, comments and amendments. Does anyone wish to speak?

Harry Schibanoff, 8 Birdie Lane.

Moderator: And your last name spelled please.

Harry Schibanoff: S-C-H-I-B-A-N-O-F-F.

Moderator: Thank you.

Harry Schibanoff: I am an alternate member of the Benson Park committee, excuse me, Benson Park Advisory Committee. I am also a Trustee of Trust Funds for the town of Hudson. This amendment to this, to the existing capital reserve fund would help the committee make recommendations to the Board to improve all parts of Benson Park, not just its buildings. And that was the restriction of the old capital reserve fund. Also, as a trustee, it would make it a lot easier to release these funds to the Board of Selectmen to expend them because of the flexibility that it would afford the Trustees in doing that. Thank you.

Moderator: Thank you. Would anyone else like to speak? Seeing none, we will move, close the warrant article to end the discussion on warrant article number 14 and it will move to the ballot.

WARRANT ARTICLE 14 MOVES TO THE BALLOT

ARTICLE 15 – RATIFICATION OF 9 INDUSTRIAL DRIVE LEASE AGREEMENT

Moderator: Shall the town of Hudson vote pursuant to RSA 41:11-a, to ratify a lease agreement between the Board of Selectmen and Drive Force CDL Academy LLC ("Drive Force"), according to which Drive Force will be leasing a portion of the property located at 9 Industrial Drive (Map 161-Lot 040 and Map 161 - Lot 039) for a commercial driving academy training ground? The initial term of this lease shall be five (5) years, and be and may be extended for one (1) additional five (5) year term (total of 10 years). Rental payments during the first year of the lease shall be \$24,000 (including taxes), and thereafter increased by 2.5% annually. Copies of the full text of the Lease Agreement are available at the Town Clerk's office.

Recommended by the Board of Selectmen 4-0

Selectman Guessferd: Thank you Madam Moderator. The background for this article, the Town of Hudson currently has a lease agreement with drive force CDL academy LLC of Manchester, New Hampshire, for the use of a Town-owned parking area for 9 Industrial Drive, otherwise known as Map 161 - Lot 040 and Map 161 - Lot 039, for commercial driver's license training purposes. The existing lease is through March 10, 2026, so it will be expiring soon. This is a revenue opportunity for the town which helps offset property taxes. An added benefit is that this is kind of a close convenient way for we've had issues in the past trying to get folks their CDL licenses who work for the town so this has the added benefit of having those town employees have a more convenient close way to who require those

CDLs to obtain them. It's this is a win-win for everybody, win for the town and it's a it's a good thing and we request your support for this.

Moderator: Thank you. We will now open article number 15, ratification of 9 Industrial Drive Lease Agreement to questions comments and amendments. Yes sir.

Rob Everett: As somebody who's had a CDL for a minute or two I can tell you there's a shortage of CDL drivers so I support this. Over the next decade they're expecting they need to replace over a million drivers and as Selectman Guessferd just spoke to, the town's already been having issues hiring people so, to me, it's like a win-win. The town gets some money and people get trained and can go into a career where they can get some money.

Moderator: Thank you for your input. Any other questions?

Chris Landry: This sounds like a great thing I support. I just had a quick question. I assume since this has been ongoing issues around liability and stuff have been worked out and will continue to be okay there. I just don't want the town to be liable if there's an accident on that property.

Elvis Dhima: Thank you and great question. They have an umbrella insurance for up to a million dollars so we're covered. If there's any issues there whatsoever with their operations or the property damage we're covered.

Moderator: Thank you for clarifying. Does anyone else like to speak on the warrant article number 15? Seeing none we will close the warrant article to end the discussion on warrant article 15 and it moves to the ballot.

WARRANT ARTICLE 15 MOVES TO THE BALLOT

ARTICLE 16 – MODIFY HUDSON COMMUNITY TV REVOLVING FUND

Moderator: To see if the town will vote pursuant to RSA 31:95-h to modify the existing Hudson Community Television Revolving Fund established in 2015, to increase the amount of cable franchise fee revenues received from our cable franchise agreement deposited into the fund from 80% to 100%. The cable franchise agreement revenue share shall be as follows: beginning July 1st 2026 100% to the HCTV revolving fund 0% to the town general fund. Such monies in addition to any cable franchise equipment grants will be deposited into this fund and the money in the fund shall be allowed to accumulate from year to year, and shall not be considered part of the Town's General Fund balance. The town treasurer shall have custody of all monies in the fund and shall pay out the same only upon order of the board of selectmen and no further approval is required by the Board of Selectmen to expend. These funds may be expended only for purposes of community television operations including but not limited to access for public, education, or government cable facilities equipment, cable facilities labor, maintenance, renovations, or associated operating and administrative purposes. Note that a majority vote is required.

Recommended by the Board of Selectmen 4-0

Selectman Jakoby: The background for this is when the revolving fund for the PEG (Public, Educational, and Government) operations was established in 2015. The town voted to allocate 80% of cable franchise fee revenue to HCTV and 20% to the town's general fund. With the continued trend of cord cutting and the growing shift towards streaming as the primary way people consume content cable franchise fee revenue has declined significantly over the past three years. This article seeks to provide

financial relief to sustain the community media department's operations through FY27 and FY28. I'd like to give the floor to the Director of HCTV, Michael Johnson. Thank you.

Mike Johnson: Thank you, Selectman Jakoby, Madam Moderator. It's a little bit different being on the side of the camera for once. For those who don't know me, my name is Michael Johnson, I serve as the town's Director of Community Media. I took over our department last October. It's certainly been challenging times for the community media industry as a whole. It's no secret that people are cutting the cord and switching to streaming platforms. It is also important to recognize that Hudson Community Television is funded entirely through the franchise fee revenue. We're not funded through the general fund. Right now, we're losing about \$2,000 to \$3,000 a quarter. As you can see on the chart over there, those are numbers from FY25 to this year in FY26. And it's made it challenging on our part planning for the future of the department. This warrant article would provide significant relief for HCTV through FY27 and FY28 and allow us to remain funded through that franchise fee revenue. It is also important to recognize that non-cable subscribers get services from HCTV now. You can stream all our content at www.hudsonctv.com. And you can also watch everything on our Cablecast Screenweave app. So, if you have a Roku device, Amazon Fire TV, iOS, and Android, you can stream everything on there. I like to believe that we provide an essential service to this community for when we're there, when people can't be there. You can watch all your meetings, high school sports, and residents have the opportunity to produce their own local content on our station. So, we thank everybody for watching and thank you for your support of the Community and Media Department of HCTV. I'd be happy to take any questions about this article.

Moderator: We will now open article number 16, Modify Hudson Community TV Revolving Fund to questions, comments, or amendments. Does anyone wish to speak on article number 16? Yes sir.

Mike Campbell, 6 Baltusrol Drive: I just want to rise in support of this motion. Like the director said, they provide a pivotal resource for the community. You can go back years and years of deliberative sessions to see when we had like darker hair or more hair. All the sports are streamed live. Every meeting you can watch from years and years ago. As a cord cutter, sorry, I'm back on though now. I'd like to support them in any way possible, so I hope everyone will support this one.

Moderator: Thank you. Would anyone else like to speak on this? Seeing none, we will close the warrant article to end the discussion on warrant article number 16 and move to the ballot.

WARRANT ARTICLE 16 MOVES TO THE BALLOT

Moderator: I just want to let you know we're going to take about a 15-minute intermission here because we just received pizza. So, I'm, we will, we had a motion to restrict reconsideration in a second. Actually, it was seconded, thank you.

Selectman Jakoby made a motion to restrict reconsideration for warrant articles eleven through sixteen.

Selectman Vurgaropulos seconded the motion.

Moderator: The motion is to restrict reconsideration for articles 11 through 16. I won't read the message again to save everyone from that. You will, the motion made to restrict reconsideration of article 11 to 16. You'll use your red cards to cast your vote. Those in favor of the restriction, please raise your cards. Thank you. Those opposed? Thank you. The vote carries.

PASSED: Motion to restrict reconsideration for warrant articles eleven through sixteen.

Moderator: And now we will take a 15-minute intermission and we will, anybody who wants pizza can go see the juniors. Thank you

ARTICLE 17 – CHANGE PLANNING BOARD MEMBERSHIP FROM ELECTED TO APPOINTED BY PETITION

Moderator: To see if the town will vote to amend the method of selection for Planning Board members by changing Planning Board positions from elected to appointed positions identical to how the Planning Board was structured in the past. If adopted, all future Planning Board members shall be appointed by the Hudson Board of Selectmen in accordance with RSA 673:2 and RSA 673:5, with terms established pursuant to state law. Current elected members shall serve out the remainder of their elected terms, after which vacancies shall be filled by appointment by the Board of Selectmen.

Recommended by the Board of Selectmen 3-2

Moderator: The gentleman, Michael LaCasse, is not present and he has sent a letter which I will read. Quote, good afternoon, everyone. My name is Mike LaCasse and I am in support of changing the method by which members of the Hudson Planning Board are selected from elected positions to appointments made by the Board of Selectmen. This approach provides an added layer of oversight and accountability by allowing town staff to review candidates for potential conflicts of interest and to provide informed feedback to the Board of Selectmen prior to appointment. This petition is not personal and it's not political. It is about accountability, professionalism, and protecting the town of Hudson. The Planning Board is a quasi-judicial body. Its members make decisions that affect private property rights, economic development, housing, and the long-term character of our community. With that responsibility comes an expectation of professionalism, fairness, and respect toward applicants, town staff, and the public. Unfortunately, when a Planning Board member behaves in a rude and unprofessional manner, the town has very limited ability to respond if that member is elected. Even when conducted, even when conduct undermines public confidence and creates unnecessary conflict, the town must simply wait for the next election. That is not good governance. An appointed board provides real accountability. The Board of Selectmen who are elected townwide can set expectations for conduct, performance, and training. If a member consistently fails to meet those expectations, corrective action can be taken. That protects the town, the process, and the public. Appointment also allows Hudson to build a Planning Board based on qualifications and temperament. Land use decisions are complex. They involve engineering, zoning, environmental regulations, and legal standards. Elections do not guarantee the candidates have the experience or demeanor needed for that work. Appointments allow the Selectmen to seek individuals with the right skills and the ability to conduct themselves professionally. At the end of the day, this petition is about restoring confidence in the Planning Board process and ensuring decisions are made in a respectful, professional, and accountable manner. I urge residents to support this petition, not to target individuals, but to strengthen the way Hudson governs itself. End quote. We will now open Article 17, change of Planning Board membership from elected to appointed to questions, comments, and amendments. Does anyone wish to speak on Article 17?

Patty Langlais, 22 Stonewood Lane: I rise in favor of this article. I've had the opportunity now to be in front of the Planning Board a few times. The last time I was went was this past month in January. I have to tell you I was horrified and I was very embarrassed. The behavior of some of the Planning Board members was completely inappropriate and extremely disrespectful to our town employees. So, I am all in favor of this because something needs to be done.

Moderator: Thank you.

Jim Wilkins: When the Continental Congress was first established, they said...

Moderator: Can you take a little step back? I think you're some feedback. There you go.

Jim Wilkins: Okay. They told us we know that democracy is not the most efficient system. It's the fairest. Be careful that you don't trade your fairness for, in general, for immediate efficiency. And I think that's what we're looking at here and in a subsequent article, that trying to undermine faith in democracy.

Moderator: Thank you. Yes, sir.

James Crowley: I would like to speak to this petition more color article, which proposes changing Planning Board members from elected to appointed. I do not support this article. For the record, I currently serve on the Planning Board. However, the board has not authorized me to represent or speak on its behalf regarding the article 17. I speak only for myself and as a resident and voter. By way of background, I have been elected twice by Hudson voters to represent them by majority vote in both 2022 and 2025 for a three-year term. I am grateful for the trust and honor voters have given me. Our current method of electing Planning Board members ensures that every Hudson voter has a direct voice in choosing who represents them and in deciding whether to support or replace a member. A lot of what I'm hearing here that appears that we'd be better served if they brought their objections to the ethics committee that they feel it warrants that. I do respect the Board of Selectmen and the time and effort they put into managing this town. But ask yourself, do you want only five members of the Board of Selectmen to determine the qualifications, skill sets, and criteria for who is worthy to serve on the Planning Board? If residents want new Planning Board representation, that decision should remain in the hands of the voters, not a small group of officials. Your ballot is your right to choose the candidate whose background, judgment, and priorities best reflect what you believe is important for Hudson. Hudson is best served when voters directly select the individuals they believe will deliver the results they want for the community. It is also important to remember that the Planning Board is unique. Its authority is not based on personal preference or political direction. It is bound by state law, Hudson zoning ordinances, and our land use regulations. Board members must weigh both the rights of the property owners and the interests of the public in every development decision. How these standards are applied within the limits of the law can vary based on the experience and the perspective of each member. My view, the town is best served when the Planning Board includes members with a diverse mix of life experiences, professional backgrounds, and education. If residents want a vetting process, we already have one, the annual Candidate's Night at the community center. It allows voters to hear directly from candidates, ask questions, and then make an informed choice at the March election. It does help, though, if more citizens would come forward to volunteer for these boards or go for an election. I do not support giving my direct voting right and handling that authority to others. For these reasons, I will be voting against the Petition warrant Act of 17 this March. Thanks.

Moderator: Thank you. Yes, sir.

Daniel Barthelemy: I have a question for the Board. Do you have any formal findings or documented governance issues that led to the conclusion that the Planning Board 's method of election is the issue and not disagreements with individual members?

Moderator: Any response?

Chairman Dumont: I'll state my personal opinion, not an opinion of the Board. I find it, I see that it's harder for people to step up and run for election, as you've been through that process yourself, than you would see somebody stepping up and volunteering for an appointment. You have the same people running for that elected position over and over again, and as we've seen, as a member spoke prior, disrespect and rude comments made to staff members, as well as a specific quasi-judicial process not being followed adequately, which has, in certain cases, led to appeals in court.

Daniel Barthelemy: Thank you. Thank you. I feel that before we transfer authority, did you want to go ahead and respond? Before we transfer authority from the voters, I feel that we should have evidence of a systemic problem and not just an emotional reaction to a situational one.

Moderator: Go ahead.

Selectman Guessferd: Thank you for your questions and your interest. I sit on the Planning Board. I am the selectman member of the planning board, and there's really nothing emotional about this. I mean, there can be at times, but this, what we've been seeing lately, and I will agree with this other citizen who came up earlier, the first one who spoke, Ms. Langlais, that there's been a pattern of behavior, and again, I think we're mostly just talking about, at this point, one individual, okay? There have been others over time. There have been things that have come up, but this has been a long process over the last year or so of witnessing behaviors that are continually getting worse, and is there a formal process or is there formal documentation? To send something to the ethics committee, that's a high bar, and there's very specific things that you can allege with the ethics committee. We don't have a lot of say as to when a member acts inappropriately, but when you're insulting, I mean, literally insulting the chair, you're insulting people like the Select Board member, when you're insulting town employees, okay? That's unacceptable behavior. It's unprofessional, but does it rise to the level of an ethical complaint? It's hard to get that, to raise to that bar, so that's my concern here. Now, I think what it does represent, though, a lot of times is, and one of the reasons why I was one of the three who voted for this, is that this job requires a particular set of skills, as quoted from the movie, right? Not the same set of skills, but, and it's important that board members get educated, understand what those skills are, what the knowledge base should be, and in an election, it's, you don't necessarily get that, and then some people get elected, and they may or may not have the skill set necessary on this quasi-judicial board, which, as the chairman said, you know, if things aren't done correctly, or if bias is shown in any one way, way, shape, or form, then it can affect us as a town. It can affect, it can affect, we go to court, we may lose a court case, we may have to pay fines, we may have to pay, you know, and that comes, guess where that comes from? It comes from us, so there's a lot into this thought process, and I 100% respect the democratic process, but this is a particular sort of job that requires a lot of specific knowledge, and the ability to, I'll say, to act, you know, in a logical, professional manner, so it's not necessarily just a technical skill per se, but those skills also have to involve the ability to work through an issue and come to a reasonable vote without bias, because we have to not have bias on that board. As soon as you show any sort of bias at all, it can affect the outcome down the line, so, you know, I've spoken a bit long here, but I just wanted to make sure that it was clear from somebody who's on the board as to why I'm taking the stance that I'm taking on this.

Dan Barthelemy: Thank you, Selectman. That gives me great insight. One of my concerns was that this was spoken about for ten minutes at a BOS meeting and made it on to the ballot, and I wanted to make sure that we had a greater discussion here, and that does give me great insight. Thank you.

Moderator: Response from Jakoby?

Selectman Jakoby: I just want to represent the other side as one of the people who voted in not support of this Petition warrant article. So, first, a petition warrant article, once it's submitted, has to go to the ballot. It is not up to the BOS whether it goes to the ballot or not. Anyone can create a petition warrant article. Many of you know I sponsored a petition warrant article before I was elected, and one of the Petition warrant articles I supported way back when was to have the Planning Board members elected. What I want to make clear is I want it to be your decision. It's on the ballot. It's your choice. The reason why I support the Planning Board members being elected is because they do go through training. No matter what skill set you bring to that job, you have to go through training. You have to be taught about ethics and respect and the judicial process. I understand that at times elected officials do not

represent themselves in the most professional way. We know this. We've seen it in history. We've seen it on the Board of Selectmen. We've seen it on the Planning Board, and this is over years and years and years. We all have our moments. I'm not defending anything or not. What I am defending is the right of the voter to elect their Planning Board members. I believe that is critical for the future. I think it is proven that in the past few years that we have had elected members, there have been more questions asked, more details observed, more errors caught on the plans that have come forward. Things that many of the Planning Board members had not been asking or questioning before publicly. They may have been asked in other manner, but to me, the Planning Board members that we have elected, all of us together, have been asking the questions necessary. If any elected official steps out of line, there is a chance of a lawsuit. You know, whether it's the Planning Board, the BOS, we all take an oath of office, and we all have legal responsibilities. So, I just wanted to say why I am against this petition warrant article. Thank you.

Moderator: Thank you. Yes.

Garland Mann-Lamb, 10 Evergreen Drive: I just wanted to co-sign a lot of what Selectman Guessferd said. Behavior, personalities, all of that aside, I know nothing about planning. However, if I had walked into town hall yesterday, I could be on the Planning Board potentially, you know, in a couple months, and I think it is about a skill set for me personally, and I think that when voters are deciding on how they're going to vote on this, to look at it as two separate issues, right? There can be people who maybe you don't agree with, but what control do we want to have over who's on the board and the skills that they bring?

Moderator: Thank you. Yes, sir. Mr. Jasper.

Shawn Jasper: Start with a couple of questions. The filing period has closed, and I understand there are two seats open on the Planning Board and two candidates. Is that correct? Now, we also just heard that Planning Board members have to go through training, I was unaware of that. Is that now a statutory requirement?

Selectman Jakoby: Oh, I apologize.

Shawn Jasper: It's all right.

Selectman Jakoby: So, let me just clarify. I'm sorry. So, every elected official is given the opportunity for training and is strongly recommended, I know, by the chair and by others to go through that training. So, I apologize. It is not statutory.

Shawn Jasper: Thank you. So, with those two questions answered, I rise in support of the petitioned warrant article. I don't remember how many years ago it was, but it wasn't many that we changed from appointed by the Board of Selectmen as it had been since the 1940s to having elected. I spoke against that at the time because I was concerned of situations where we don't have enough competition. We have no competition at this time, and we have that in many cases. I understand that's actually the case on the Board of Selectmen. We have a problem, as the chairman said, with getting people to step forward. Planning Board is critical, and the behavior does matter. I served as a Selectman. I served as a Planning Board rep from the Board of Selectmen, and I know full well how important that is. You know, and you've seen cases where the Budget Committee has decided, although we had people coming forward, not to appoint for various reasons. The Board of Selectmen has that same obligation and that same ability. If somebody comes forward and they decide this person is a raving lunatic, they don't have to put them on the board. The problem is we have two people running. They have no obligation to come to candidates night, probably won't, because they don't have to tell anybody what they think. At least the Board of Selectmen has that. None of us really have a knowledge of most of the

people who are running for the board. You know, when I was a young man, and I actually started coming to town meetings with my parents probably when I was 13, you know, everybody knew everybody. That's not the case anymore. And I think if we're not going to have vigorous debates and we're not going to have people stepping forward, then although we heard many altruistic things about the idea of electing people, and I agree with those ideas, the reality is much different. And so, we need to be able to ensure that on something like the planning board that can easily get us into court, cost us a lot of money, we need to have somebody as gatekeepers. And I'm going to trust that the Board of Selectmen are the best people to do that. And so that's why I am in favor of this petition. Thank you, Madam Moderator.

Moderator: Thank you. Yes.

Kimberly Allen: I am in favor of this petition to warrant article. As a previous speaker said, they said we all have our moments, and we do. We have moments where our emotions get high, where we get upset, and sometimes we speak out of turn. But to have a public official continuously do this on a board, who sits on a board, and to make our community feel like they can't come out and speak is not okay. When you sit on a board, you are a public servant. You serve the public. You can't be belittling them. You can't be embarrassing them. That's not okay. It's also not okay to attack those that you sit with on those boards. So that's why I'm in favor of this petition warrant article, because you need to be civil. You need to be civil to those who come to you, and the lack of being civil is probably why we don't have people who want to serve on these boards, because they don't want to sit with you. They don't want to be shoulder to shoulder with you when you have to make big decisions. Thank you.

Moderator: Thank you.

Rob Everett: To say that if it goes from elected to appointed, there is no vote is a fallacy. This entire constitutional republic is based on representative government. So, if we don't directly pick them, we elect people who we should pay attention to represent us and pick in our best behalf. So, we still have a vote. It's just it's a vote in a different way.

Moderator: Thank you. Yes, sir.

Adam Haverstock: Thank you, Madam Moderator. I move the question.

*Adam Haverstock made a motion to move the question.
Chairman Dumont seconded the motion.*

Moderator: Thank you. We have just called the questions. We can't have any more debate, correct? Okay. I'm sorry. Thank you. The question has been called and has been seconded. We're not going to vote. This passes. We will cut off debate on the amendment. If it doesn't pass, we'll continue the discussion. You're in favor of cutting off debate on this amendment. Please raise your voter cards. Thank you. Any opposed? This passes. We will now move the question of the amendment to the ballot.

PASSED: Motion to move the question.

WARRANT ARTICLE 17 MOVES TO THE BALLOT

ARTICLE 18 – DEFAULT BUDGET – BUDGET COMMITTEE DELEGATION BY PETITION

Moderator: Article 18 is another petition article. It is regarding the Default Budget, Budget Committee Delegation. This is a petition article as well. Duley note that this is a statute, the verbiage is statute, so it may not be, we will not be able to really amend it. This is so the wording will be, shall we adopt the

provisions of RSA 40:14-b to delegate the determination of the default budget to the Municipal Budget Committee, which has been adopted under RSA 32:14.

Not Recommended by the Board of Selectmen 2-3

Shawn Jasper: Thank you, Madam Moderator. I am the primary petitioner, but I've been joined by most members of the Budget Committee, not all in this. And the problem is that many years ago we adopted Senate Bill Two and we had the default. And the default in the proposed operating budget were always really worlds apart as they were intended to be. It's supposed to be difficult to operate on a default budget, and that sort of works to have people working together to get to a reasonable budget. We've seen over the years times where the default budget has been larger than the budget, and that virtually no way that that can happen if you're following the details of the law. What I've learned though is that there's nobody out there who can enforce what is on in the default. I went to the DRA and they said, well, go to the Municipal Association and ask them, oh yeah, that's going to really work well. Talk about the fox guarding the hen house. So, what the language says, and this is where we get into this issue of creep, if you will, obligations previously incurred or mandated by law. Okay, so what does that mean? You have an obligation to provide health insurance to your employees, but it doesn't mean that you have to have as many employees as you had, because there's nothing that mandates that. So, the reality is what the default law was intended to do is say, all right, if you can't afford this, then you have to figure out another way to make it work. Rather taking from someplace else or reducing your head count if you have to, because it's supposed to be something that's painful. It's an option for the voters, the taxpayers to say, we cannot afford everything that's being proposed. And therefore, we're going to go on the default. I don't like to see that as a budget committee member. I don't like to see that as when I was a member of the Board of Selectmen, but the voters should have that opportunity to actually make the decision. So, what's happened now in the towns isn't too bad. We petitioned both for the town and the school is that what's going in here, that's not a contractual obligation. You have to have it by law, but not at this particular level is workers comp insurance premiums. They've gone up, figure out how to make that work. Property liability insurance, figure out how to make that work. Health and dental premium increase. Now that's a big problem for the town. That one alone is almost a half a million dollars, but that doesn't mean, oh, well, we can just include it in the default, but that's what's happening because there is no authority. There's no obligation for the budget committee or a taxpayer to actually go to court and say, this doesn't belong in there. There's no authority. Health and dental is in there as well. Those are not contracted. The salaries levels are contractual obligations. There are many things that the law, it says contracts as used in this subdivision means contracts previously approved in the amount so approved by the legislative body. So that's what's supposed to be in here, not something that, well, it went up. Well, you know what? Electricity goes up. Do we get to put that in there? God knows this winter, everybody's heating costs are probably going to be through the roof. Does that mean you just get to put on that? No, you make your case in the original budget that is presented as to why a default budget is devastating to the town or the school district. What we've been seeing for a number of years is, yeah, we can live with that. So, who cares? Well, I care. Hopefully a lot of you care. And it appears the only way to get control of this is to have the budget committee decide what the default budget is. And so, therefore, I would encourage the voters of the town of Hudson to support this petition warrant article and to bring some sanity back into the default process. And I know many will disagree with me on this, but hopefully not many taxpayers will.

Moderator: Thank you. We will now open article number 18 to questions, comments, and amendments. Does anyone wish to speak on article 18?

Rob Everett: As far as health insurance not being in the contract, I just want to point out one of the contracts, the blah, blah, blah, will offer members of the bargaining unit the agreed upon Cigna

Healthcare Plan. So, it is contractually voted on by the voters that way and around about way. I agree with 99% of the rest of what they said, though.

Moderator: Shawn, do you have a comment?

Shawn Jasper: To the previous speaker's comment, yes, you are contractually obligated to provide the insurance. You are not contractually obligated to provide it at a specific cost. That's what contracts are about. You're still going to have to provide it, and the governing bodies make the decision, where do we get that money to do it? Do we go back, perhaps, renegotiate the contract, or do we say, well, we've got to lay off 10 people to make this work? This is about the taxpayers. It's not about the number of employees and what we would like to see them have. I would be very happy if we never adopted a default budget again. But again, we're seeing times when the governing body doesn't really care, because if the budget committee really looks at things and makes cases, they go, we fall back on the default, which is only a few hundred thousand less, and millions and millions of dollars. So that's why we're here.

Moderator: Thank you. Yes, sir.

Chris Landry: To the previous speaker, I absolutely understand what you're saying, but I have a couple questions about how this would work. When you say that the town is contracted to provide certain benefits and stuff like that to certain employees, but they're not required to have a certain number of employees, I absolutely understand what you're saying. But if we're not basing the default budget based on current staffing, what prevents the budget committee from—I'm not saying this budget committee would do that, but some budget committee in the future might say, we're spending too much on police services. Let's cut half of the personnel in the police and make that the default budget. That seems very extreme, but I think it could happen. Now, you might say it's unlikely that voters would vote for that, but they might. Who knows? So where do you draw the line between continuing the level of service that we have and controlling the budget through that process?

Moderator: Thank you.

Shawn Jasper: If I may, thank you for that question, and that might seem like something that could happen. But don't forget, the default budget is based on the previous year's budget, not the budget committee's recommendation. So, we could cut half of the people out and put it in—that cut in our recommended budget, which then the voters here at this deliberative session could put back in or not. But in that case, the default budget would be legitimately higher than the operating budget. So we can't play with that. We can just say, look, these increases are not contractual. They're not required by law at these rates. And even that required by law is what's required, not at what level or at what expense. It gives the opportunity to manage the budget and give the voters true options. Thank you.

Moderator: Is anybody else would like to make a comment, question, or amendment to Article No. 18? Okay, seeing none, we will close the warrant article to end discussion on warrant Article 18, and it moves to the ballot.

WARRANT ARTICLE 18 MOVES TO THE BALLOT

ARTICLE 19 – NEW TERM LENGTH FOR SUPERVISORS OF THE CHECKLIST

Moderator: This is a petition article to adopt a three-year term for supervisors of the checklist, electing each one year—each year over a three-year cycle.

Recommended by the Board of Selectmen 5-0

Garland Mann-Lamb: I know it's—sorry. Sorry. All right, so the Supervisor of the Checklist, for those who don't know, we register voters and maintain a checklist containing the names of all qualified voters. You see a set of elections, but there's a lot that happens in between all of those. So, per State RSA 41:46-a, the supervisor position is currently elected for a term length of six years, and after the passing of House Bill 151, an amendment effective September 13, 2025, allows for the adoption of a three-year term length. So, this would bring the term into alignment with the other positions that are elected in town, except for the moderator, which we know is two years, and hopefully increase interest in the position and lessen resignations. Six years is a long time and a long commitment, so that's all I have to say.

Moderator: Thank you. We will now open article number 19, new term length for supervisors of the checklist for comments, questions, and amendments. Does anyone wish to speak on article 19?

Selectman Guessferd: Anyway, I have just one thing. I mean, we have a hard time getting people to volunteer, as you can tell, and it was said by one of the previous speakers. To require a term length of six years almost seems like an eternity, and trying to get people on board to do this for six years, we're going to be able to hopefully get more people involved, more people interested in this position if we bring it down to three years versus six. I think it kind of speaks for itself, but I just wanted to make that comment because we just have an awful hard time having people step up, and those who have, those here, and those of you out there who have, we really appreciate that. Thank you.

Moderator: Thank you. Anybody else like to make a comment, question, or amendment to article 19? Seeing none, we will close the warrant article to end discussion on warrant article number 19, and it moves to the ballot.

WARRANT ARTICLE 19 MOVES TO THE BALLOT

ARTICLE 20 – PROTECTING THE TAX PAYER

Moderator: Do we call on this New Hampshire legislature to protect local taxpayers by ensuring adequate state revenues for essential services and by avoiding policies that shift costs onto local property taxpayers? Note that this is an advisory amendment. I call on Kathleen Meehan.

Kathleen Meehan: Thank you. This question arises because recent state budgets have reduced or eliminated.

Moderator: May I have, excuse me, may I have you walk a little bit closer to the mic?

Kathleen Meehan: Revenue, excuse me, revenue sources, forcing towns and counties to raise property taxes to maintain education, health care, county nursing homes, public safety, and infrastructure. These shifts burden working families, strain local budgets, limit flexibility, and undermine long-term community prosperity. A state budget that prevents cost shifting and restores municipal revenue sharing eases the tax burden on local property taxpayers and strengthens communities. If this article passes, it will go to the state legislature so that they know where Hudson stands on this issue. Thank you.

Moderator: Thank you. We will now open article number 20, protecting the taxpayer, to questions, comments, and amendments. Yes, yes ma'am.

Beverly Belus: 5 Rega Street.

Moderator: I'm sorry, your last name again, please.

Beverly Belus: Bellus.

Moderator: Thank you.

Beverly Belus: B-E-L-U-S. I'm in support of this warrant article. It supports requiring the New Hampshire legislature to protect local taxpayers, such as myself, by adequately funding essential services and preventing policies that shift the costs onto local taxpayers. So, simply said, you know, we expect the state to continue to do their share and not passing what should be their share onto us. Thank you.

Moderator: Thank you.

Chris Landry: I support the intent of this. I have some questions about the wording of this. I think we have a real problem both at the federal pushing stuff down to the states and the state pushing stuff down to the towns and then claiming budget victories and lowering their budgets when the expenses are still being spent just at a different level. But I don't think this holds a lot of meat behind it, the way it's worded. For example, it says assuring adequate state revenues for essential services. What does that mean? I think we all agree that fire and police are essential services. Are we expecting the state to cover our fire and police budgets? I don't think so. That's not going to happen. I mean, they're not even covering the adequate education they claim they're covering on the education side. So, I think this is great and I think that we definitely need to push back on the state not to downshift costs to the towns, but I don't think this really says much as far as doing that. So, we should probably pass it and pass it along, but I think we should think about what we could do that's more strongly worded and be more specific about what we're trying to get the state to do or not do.

Moderator: Thank you.

James Crowley: By understanding petition warrant articles, we really can't change the language, but I support this one because I think something's better than nothing. We have to inform the state legislature. Your job is hard, but work harder because I don't know how many out here are on social security, but I am. I'm going to be taxed out of this town. I hope I can make it to the end of my Planning Board. Thank you.

Moderator: Thank you. Anyone else like to make a comment, question, or comment?

James Wilkins: I have to wonder whether this simply changes which hand takes the money out of your wallet, whether it's the hand of the state or the hand of the town, and if it's the hand of the state, they pass it through their own control before they send part of it back. That's what bothers me about this. I'd rather see more local control.

Moderator: I'm sorry, your name again, sir?

James Wilkins: James Wilkins.

Moderator: Thank you.

James Wilkins: So where is the state going to get this money? They already canceled the interest and dividends tax. They canceled the car inspection, so their fees, their income is lower.

Moderator: Actually, that just got repealed.

James Wilkins: They don't. There's a court case on whether or not EPA is going to allow it, I know, but.

Moderator: Okay. We have a response for you. Actually, two of them.

Shawn Jasper: This was just a response to a previous speaker who said petition warrant articles cannot be amended. That's not correct. Petition warrant articles may be amended. The purpose of the petition warrant article cannot be changed.

Moderator: Thank you. Go ahead, Kevin.

Kevin Walsh: Thank you, Madam Moderator. A couple of observations about the petition warrant article. There have been representatives going before the House, standing in the well, saying excessive taxation is legal plunder. So, it makes you wonder if we have excessive taxation here, is that legal plunder? There are a bunch of bills right now. There's a tsunami of bills that are before the House and Senate this year to reduce further some of the taxes that are paid by businesses, as an example. For example, the business and enterprise tax bill reduced the tax rate 0.55% to 0.50%. That's about \$26 million. A little paper cut, if you will, look at the billion dollars that is in the state budget. There's another bill that was actually, I think, the first order of business in the House was to reconsider House Bill 503 to bring back the interest and dividend taxes to look at doing some of the business enterprise and business profit taxes. And that was voted down immediately. There's a preoccupation on Concord about taxation properties. There's at least three bills to look at taxation of what is termed luxury second homes in excess as a valuation of a million dollars. That is, I believe, House Bill 1786 and 1707. So, one of them is to put a 0.75% tax on second homes that are assessed at \$500,000 or more, and it's not occupied 183 days a year. There's another bill that is, to my thinking, is common sense. It's House Bill 1636, which directs the Department of Revenue Administration to study options for generating state revenue and directs the department to submit to certain entities in the public report dealing a menu of revenue options to raise additional state funds. So, there are a bunch of things that the legislature can do, but we as citizen taxpayers have a right and obligations to elect members of the House and Senate to do the things we want them to do, to strive to the things we want them to do. So, continuing to reduce taxes that are currently on the books is probably not a smart thing to do. In fact, there's another one, House Bill 417, to abolish the communications and services tax. Again, that's another little, little one. There's like a 25 or 26 million dollars. Most people don't pay it, but if you have a landline and, in your house, like I do, I pay the tax. There's also a constitutional amendment in the current resolution, number 18, to put a tax cap into the Constitution, which basically looks at a four-year moving average of the inflation rate not to exceed two and a half %, and that's factored in with a change of population. So, let's, in my mind, let's be serious. You look at both sides of the ledger. You continue to reduce taxes that impact the ability to have a proper funding for public education, among other critical services, service, service, service, yeah, you know, state police, the state prisons, health and human services. When is it going to end? It's going to end when we elect people to make responsible the decisions in Concord on our behalf. Thank you.

Moderator: Thank you. Any other comments, questions, or amendments to Article 20? Seeing none, we, it's, we're on Article 20, we'll move to the ballot.

WARRANT ARTICLE 20 MOVES TO THE BALLOT

Moderator: Thank you. That is all of the articles that we will be covering today. The remaining articles are for the planning board, and that meeting will be held.

Dan Barthelemy made a motion to restrict reconsideration on seventeen through twenty. Selectman Guessferd seconded the motion.

Moderator: Okay. We have, it's been moved to restrict reconsideration from Articles 17 through 20. We, these ballots will move to the, move to the ballots as they are. They cannot be brought up again in the rest of this meeting. Motion to make, made to restrict reconsideration of Article 20 17 to 20. You'll use your red cards to cast your vote. Those in favor of restriction, please raise your cards. Thank you. Those opposed?

PASSED: Motion to restrict reconsideration on articles seventeen through twenty.

Moderator: I would like to recognize Chairman Dumont. Sorry.

Chairman Dumont: I want to start out and say I appreciate everybody coming out and participating in the SB2 process that is our local form of government. It's one of the most transparent ones in the state, as well as the country. So, I just appreciate everybody being a part of it. I also rise in recognition, as you know, yesterday was the deadline filing period. And I just wanted to give a shout out to Selectman Morin, who chose not to rerun. Might have been the smartest decision that any of us have made. So, I just wanted to give him the shout out for that. He's done a lot of hard work. He's done tremendous or has made tremendous contributions to this community. And I just wanted to point that out. So, thank you very much. [applause]

Moderator: Thank you, Chairman Dumont. Ladies and gentlemen, I thank you on your willingness to sit through all of these articles with me today. Our staff is here to do doing their job on a Saturday, and we want to thank all of them very much. I want to point out to everyone that next Saturday, February 7th at 9 a.m. here in the Community Center, we will hold the school deliberative session moderated by Paul Enderbitzen as school moderator. There will be only 12 articles. Hopefully it'll go a lot quicker. I said hope. Please also remember that March 10th is our town school election from 7 a.m. to 8 p.m. Ward one will vote at Memorial, Hudson Memorial School. Ward two will vote at Alvirne High School. The GWFC Hudson Women's Club will be holding their Candidates Night on February the 19th. Sadly, our town election is one of the least attended. Please just remind your friends, family, come out and vote. It makes a difference in how we will be going forward in the future. And your vote matters. After we convene today, please try to keep conversations quiet as the Budget Committee and the Board of Selectmen will be having their scheduled meetings as posted to look at the warrant article recommendations again before they go to the ballot. And thank you. I will now entertain a motion to adjourn this deliberative session.

*Kevin Walsh made a motion to adjourn at 1:09 p.m.
Chairman Dumont seconded the motion.
PASSED: Motion to adjourn at 1:09 p.m.*

Dillon Dumont, Chairman

Bob Guessferd, Vice-Chairman

Xen Vurgaropulos, Selectman

Heidi Jakoby, Selectman

Dave Morin, Selectman



HUDSON, NEW HAMPSHIRE BOARD OF SELECTMEN

SPECIAL MEETING OF THE BOARD OF SELECTMEN

Immediately following Deliberative Session

Minutes of January 31, 2026

Hudson Community Center

1. **CALL TO ORDER** by Chairman Dumont for the Town Meeting of January 31, 2026 at 1:12 p.m. in the Hudson Community Center.
2. **ATTENDANCE**
Board of Selectmen: Dillon Dumont, Robert Guessferd, David Morin, Heidi Jakoby and Xen Vurgaropulos
Staff/Others: Roy Sorenson – Town Administrator, Lorrie Weissgarber – Executive Assistant
4. **CONSIDERATION OF RE-DESIGNATION OF WARRANT ARTICLE RECOMMENDATIONS**
Selectman Vurgaropulos made a motion, seconded by Selectman Morin, to amend warrant articles 5-16. Motion carried, 5-0.
5. **ANY OTHER BUSINESS** No other business
6. **ADJOURNMENT**
Selectman Morin made a motion, seconded by Selectman Guessferd, to adjourn at 1:17 p.m. Motion carried, 5-0.

Dillon Dumont, Chairman

Bob Guessferd, Vice-Chairman

Xen Vurgaropulos, Selectman

Heidi Jakoby, Selectman

Dave Morin, Selectman



LEGAL SERVICES AGREEMENT

I. INTRODUCTION

A. RECITALS.

1. This Legal Services Agreement (“LSA” or “Agreement”) is made by and among the Town of Hudson, New Hampshire (the “TOWN”), SL Environmental Law Group PC (SL), Madonna & Madonna, LLP (M&M), Douglas and London, P.C. (D&L), Taft Stettinius & Hollister, LLP (Taft), and Levin Papantonio Proctor Buchanan O’Brien Barr Mougey P.A. (Levin Papantonio). SL, M&M, D&L, Taft, and Levin Papantonio are collectively referred to as the “Firms.” The Firms and the TOWN are collectively referred to as the “Parties.”

2. The purpose of this LSA is (i) to enter into an attorney-client relationship between the TOWN and the Firms for the purpose of investigating and assessing potential claims arising out of the presence of per- and polyfluoroalkyl substances (“PFAS”) contaminants in water supply wells affecting the TOWN’s water system; and (ii) to provide for the terms and conditions for the representation of the TOWN in any civil action that may be filed in New Hampshire Superior Court or United States District Court (“Legal Action”).

3. This Agreement is required by Rule 1.5 of the New Hampshire Rules of Professional Conduct and is intended to fulfill the requirements of that section and any similar requirements of the laws of any other state that contingency fee agreements be in writing, to the extent applicable.

II. INVESTIGATION AND ASSESSMENT OF POTENTIAL CLAIMS

A. PRE-LITIGATION SCOPE OF SERVICES.

1. **Contaminants.** The TOWN has detected the presence of several PFAS compounds (the “Contaminants” or “Contamination”) during testing of certain of its groundwater wells. The engineering, construction, operation and maintenance of systems to treat contamination in these water sources has resulted in significant and ongoing financial costs to the TOWN.

2. **Investigation.** The TOWN has retained the Firms to assist it in investigating the presence of the Contaminants throughout its system and potential sources of the Contamination, evaluating the potential to recover the costs associated with the Contamination, providing legal advice associated with potential causes of action that could be asserted against responsible parties, and representing the TOWN in any Legal Action against parties potentially responsible for the Contamination.

B. PRE-LITIGATION COSTS AND FEES.

1. **The TOWN.** All pre-litigation costs associated with water sampling, laboratory testing and engineering expenses incurred in the ordinary course of operations shall be paid directly by the TOWN.

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2. ***The Firms.*** All costs and fees incurred by, or at the direction of, the Firms during any pre-litigation investigation shall be paid directly by the Firms.

3. ***Recovery of Pre-Litigation Costs and Fees.*** Nothing contained herein should be interpreted to preclude seeking recovery of such fees and costs incurred by any Party as part of any Legal Action that may be filed pursuant to this Agreement. In addition, if the Firms file any Legal Action, the Firms may use the time incurred for any investigation contemplated herein to support the reasonableness of this Agreement.

C. RETENTION OF FIRM RATHER THAN PARTICULAR ATTORNEYS.

The TOWN is retaining the Firms, not any particular attorney, and attorney services to be provided to the TOWN shall not necessarily be performed by any particular attorney.

D. DESIGNATION.

The Firms and the TOWN will designate specific points of contact to coordinate various stages of investigation and litigation. These designations are intended to establish a clear line of communication and to minimize potential uncertainty, but not to preclude communication between the TOWN and the Firms.

III. LITIGATION SERVICES

A. LITIGATION SERVICES TO BE PROVIDED.

1. ***Inclusions.*** It is the intent of the Parties that the Firms shall represent the TOWN in making claims by way of existing class action settlements and, to the extent necessary, civil actions for damages in the New Hampshire Superior Court or the United States District Court, as well as in any proceeding by writ or appeal related to that action. The legal services to be provided by the Firms consist of representation of the TOWN with respect to:

a. The contamination of drinking water supplies by the Contaminants described in Section II of this Agreement, as approved by the TOWN and the Firms.

b. Claims and/or actions for damages sustained by the TOWN as a result of, among other things, actual or threatened conduct relating to contamination of drinking water, the loss of use of groundwater, the impairment of water rights, the replacement of drinking water supplies, and any past, present, and future costs incurred to construct and maintain systems that can replace the water supplies, or remove the Contaminants from drinking water and/or water treatment systems, and any related appeals in such actions.

2. ***Retention; Filing of Legal Action.*** The filing of any Legal Action pursuant to this Agreement shall be at the discretion of the Parties. Nothing in this Agreement shall be construed as obligating the TOWN to retain the Firms in connection with any Legal Action or obligating the Firms to file a Legal Action or any appeal on behalf of the TOWN.

B. LEGAL SERVICES SPECIFICALLY EXCLUDED.

1. ***Exclusions.*** Legal services that are not to be provided by the Firms under this Agreement specifically include, but are not limited to, the following:

a. Proceedings before any administrative or governmental agency, department or board. However, at the TOWN's request, the Firms (via relevant designees) shall endeavor to appear at such administrative proceedings to assist legal counsel for the TOWN in resolving administrative matters with the potential to affect, adversely or beneficially, the TOWN's prospects of recovery in the Legal Action. Such assistance will be provided by the Firms without the TOWN being assessed any additional attorneys' fees in connection with such appearance.

b. Defending any legal action(s) against the TOWN commenced by any person, with the exception of any cross-complaints, counterclaims, or other third-party claims filed in or arising from the Legal Action initiated pursuant to this Agreement.

c. Defending any claim against the TOWN for unreasonable use of water and/or waste of water.

d. Defending any action concerning water rights.

2. ***Additional Legal Services.*** If the TOWN wishes to retain the Firms to provide any legal services for additional compensation not provided under this Agreement, a separate written agreement between the Firms, the TOWN shall be required.

C. RESPONSIBILITIES OF THE FIRMS, THE TOWN.

1. ***The Firms' Responsibilities.*** The Firms shall perform the legal services called for under this Agreement, keep the TOWN informed of progress and developments, and respond promptly to the TOWN's inquiries and communications. The Firms shall provide status reports to the TOWN on a mutually agreeable schedule, as events reasonably warrant further reporting, and at the further request of the TOWN.

2. ***The TOWN's Responsibilities.*** The TOWN shall cooperate, coordinate, support and assist with the Firms' litigation efforts and keep the Firms reasonably informed of developments in connection with any Legal Action.

3. ***Selection of Experts.*** The Firms and the TOWN shall meet and confer regarding selection and retention of experts in the Legal Action. The TOWN shall not unreasonably withhold approval of selection and retention of such experts.

4. ***Settlement.*** The Firms shall not settle any Legal Action without the approval of the TOWN. The TOWN shall have the absolute right to accept or reject any settlement. The Firms shall notify the TOWN promptly of the terms of any settlement offer received by the Firms.

5. ***The TOWN's Agreement Not to Use, Share, or Disclose the Firms' Materials and Work Product Outside the Context of this Legal Action.*** Except as may be required by law, the TOWN agrees that it shall not use or disclose in any legal proceeding, case, or other context of any kind, other than this Legal Action, or share or disclose to any person not a Party to this Agreement, any documents, work product, or other information made available to or to which the TOWN or its counsel acquire access through the Firms or any co-counsel of the Firms, including any fact or expert materials produced and/or generated in any prior discovery proceedings in any litigation involving E. I. du Pont de Nemours and Company, The Chemours Company, and/or the 3M Company, without the express written prior approval and consent of the Firms and all such other co-counsel of the Firms. This paragraph does not limit the TOWN from sharing information pertaining to the litigation with the TOWN Board of Selectmen, TOWN Legal Counsel, TOWN Administrator, and/or TOWN personnel with a need to know such information.

D. ATTORNEYS' FEES.

1. ***Contingent Fee.*** The amount the Firms shall receive as fee for the legal services provided under this Agreement shall consist of a contingent fee ("Contingent Fee"), which shall be calculated as follows:

- a. For Gross Recovery obtained before the commencement of the Legal Action, the Contingent Fee will be 10% of the Gross Recovery;
- b. For Gross Recovery obtained after the commencement of the Legal Action, but before the court's approval or issuance of a scheduling order in the Legal Action, the Contingent Fee will be 20% of the Gross Recovery;
- c. For Gross Recovery obtained after the court's approval or issuance of a scheduling order in the Legal Action, but before the commencement of the first deposition in the Legal Action, the fee will be 25% of the Gross Recovery;
- d. For Gross Recovery obtained after the commencement of the first deposition in the Legal Action, but before the deadline for the disclosure of expert reports in the Legal Action, the fee will be 30% of the Gross Recovery;
- e. For Gross Recovery obtained after the deadline for the disclosure of expert reports in the Legal Action, the fee will be 35% of the Gross Recovery.

f. Definitions Relevant to Attorneys' Fees.

a. "Gross Recovery" means the total value received by the TOWN of all Cash Recoveries plus Non-Cash Recoveries, whether awarded by Settlement or Final Judgment.

b. "Net Recovery" means the total value received by the TOWN after

the payment of attorney fees and costs.

c. “Costs” include, but are not limited to, court filing fees, deposition costs, expert fees and expenses, investigation costs, reasonable travel and hotel expenses, messenger service fees, photocopying expenses, and process server fees. Items that are not to be considered Costs, and that must be paid by the TOWN without being either advanced or contributed to by the Firms, include the TOWN’s expenses incurred in providing information to the Firms or defendants or as part of investigation(s).

d. “Final Judgment” means any final, non-appealable court order or judgment terminating any Legal Action filed pursuant to this Agreement and finally determining the rights of any parties to the Legal Action where no issue is left for future consideration or appeal.

e. “Settlement” refers to any voluntary agreement executed by the TOWN and any third party to this Agreement, whether resulting from a settlement conference, mediation, or court stipulation, terminating any Legal Action filed pursuant to this Agreement and finally determining the rights of parties to the Legal Action where no issue is left for future consideration or appeal.

f. “Cash Recovery” means, without limitation, the total monetary amount received by the TOWN in a Settlement or Final Judgment arising from an actual or threatened Legal Action by the Firms pursuant to this Agreement, including interest of any kind received by the TOWN. “Cash Recovery” does not include any Sanctions (as defined below) or civil penalties that may be awarded under the Unfair Competition Law Business and Professions Code section 17200 et seq (“UCL”), or the False Advertising Law (“FAL”).

g. “Non-Cash Recovery” means, without limitation, the fair market value of any property delivered to the TOWN, any services rendered for the TOWN’s benefit, and any other non-cash benefit, including but not limited to the construction, operation, and maintenance of one or more water treatment facilities; delivery of replacement water; modification, alteration, construction or operation of well(s) and/or any part of a public or private water system; or any other types of injunctive and/or equitable relief conferred on the TOWN, in a Settlement or Final Judgment of an actual or threatened Legal Action by the Firms pursuant to this Agreement.

h. “Present Value” means the interest rate of the one-year treasury bill as reported by the United States Federal Reserve in the weekly Federal Reserve Statistical Release closest in time to the date of the recovery for which the present value is being calculated.

i. “Sanctions” means a monetary award or the settlement of a monetary award arising from the discovery abuse or other misconduct of a defendant or a defendant’s attorneys in the Litigation, such a frivolous motions, objections or defenses, or other discovery abuses.

j. “Reasonable Fees” or “Reasonable Attorney’s Fee” are defined in Section III(D)(1)(i). In the event that a court determines that this fee definition is unenforceable, reasonable fees will mean such fees as is reasonably determined by taking into account the amount of time spent on the Legal Action by the Firms and associate counsel retained by the Firms, the value of that time, the complexity of the Legal Action, the benefit conferred on the TOWN, and the financial risk to the Firms and associate counsel by their agreeing to represent the TOWN in the Legal Action

and to invest time and advance Costs without compensation or reimbursement in the event that there is no Gross Recovery or a Recovery that does not fully compensate or reimburse the Firms and associate counsel for their time and advanced Costs.

g. Calculation of Non-Cash Recovery.

a. For any Non-Cash Recovery resulting in the receipt of property, the provision of services, or the receipt of other non-monetary benefits by the TOWN, such property, services, or other non-monetary benefits shall be deemed for purposes of this Agreement to have been received by the TOWN upon the execution of a Settlement or Final Judgment. The value of the services shall be discounted to Present Value.

b. If any Non-Cash Recovery is awarded in a Final Judgment, or before accepting any settlement offer that involves a Non-Cash Recovery, the TOWN shall provide the Firms with its estimate of the value of the Non-Cash Recovery. The Firms shall promptly respond in writing, indicating whether the firms accept said estimate. If the Firms object to the TOWN's estimate, the Parties shall proceed as set forth in Section III.G ("Disagreements Concerning Value of Recoveries"). Nothing herein shall impede or restrict the TOWN's right to include a Non-Cash Recovery in any Settlement, nor the Firms' right to receive a Non-Cash Recovery.

E. DISTRIBUTION OF PROCEEDS.

1. The receipt of any Gross Recovery or portion thereof on behalf of the TOWN shall be received into one of the Firms IOLTA accounts. Once cleared, payment(s) of the Contingent Fee owed to the Firms in accordance with Agreement shall be made no later than seven (7) days after receipt by the TOWN of any Gross Recovery.

- a. In the event that any portion of the Gross Recovery consists of a settlement or award of a fixed sum to be paid in installments, the Contingency Fee shall be calculated on the basis of the entirety of the settlement or award, and due in its entirety within seven (7) days of receipt by the TOWN of the first payment on the settlement or award.
- b. In the event that there is a Final Judgment of all claims against all defendants and payment has been received by the TOWN, except there remains in dispute and Final Judgment has not been obtained on a claim for court-awarded costs or attorneys' fees against the defendants, the TOWN will make payment of the Contingent Fee to the Firms based on the Gross Recovery then paid by the defendants and received by the TOWN. In this scenario, the Firms will continue the litigation on behalf of the TOWN on the remaining issues of court-awarded costs or attorneys' fees, and the TOWN shall not be obligated to make any additional payment to the Firms based on any award of costs or fees ultimately made. Any court-awarded costs or attorneys' fees, including any costs or fees arising out of any court-imposed sanctions, received by the Firms as part of the Legal Action shall not be treated as part of the Gross Recovery, but shall, in the case of costs, be credited against corresponding costs incurred by the Firms on the TOWN's behalf, or, in the case of fees, credited against the

Contingent Fee.

2. The Legal Action may become part of a Federal Multidistrict Litigation (“MDL”) docket, on which one or more attorneys from the Firms currently, or will in the future, serve on plaintiff management or executive committees, performing work that benefits multiple clients of the Firms, as well as clients of other attorneys involved in similar litigation. As a result, the court or courts where an MDL is pending may order that one or more of the Firms is to receive additional compensation for time and effort which has benefitted all claimants in the MDL. Compensation for this work and effort, known as “common benefit work,” may be awarded to Attorneys and paid out of the MDL court’s assessments against settlements, including settlements on behalf of the TOWN and others who have filed claims that are pending in the MDL court. This common benefit compensation is separate and distinct from any Contingent Fee owed under this Agreement.

F. REASONABLE FEE IF CONTINGENT FEE UNENFORCEABLE.

1. **Reasonable Fee.** In the event of a Final Judgment finding that the Contingent Fee portion of this Agreement is unenforceable for any reason or that the Firms cannot represent the TOWN on a Contingent Fee basis, the TOWN shall, after a good faith meet and confer process, pay the Firms a reasonable fee for the services rendered.

2. **Fee Determination.** The Parties shall use best efforts to negotiate a reasonable fee. If the Parties fail to do so, said fee shall be determined by arbitration proceedings before a mutually agreeable arbitration service, but absent such agreement, before the Judicial Arbitration and Mediation Services (JAMS), with any costs of such proceedings born by the TOWN and the Firms.

G. DISAGREEMENTS CONCERNING VALUE OF RECOVERIES.

1. **Procedure.** In the event the Parties disagree with respect to the value of any Contingent Fee, Net Recovery, Cash or Non-Cash Recovery, Costs (collectively, “Disputed Recoveries”) or settlement offer, and the Parties cannot resolve the disagreement through good faith negotiations, the Parties shall proceed as follows:

a. Each party shall select an appraiser qualified to conduct an appraisal of the value of the Disputed Recoveries or settlement offer within five (5) days of any written notice to the other party advising of a bona fide dispute that cannot be resolved by negotiations.

b. Each party’s selected appraiser shall then confer and select a third qualified appraiser within five (5) days of said conference, and the third appraiser shall determine the value of the Disputed Recoveries or settlement offer.

c. The third party appraiser shall conduct an appraisal, and the valuation of any Disputed Recoveries or settlement offer shall be final and binding, subject to appeal by arbitration in the case of Disputed Recoveries as provided in Section VI.I (“Arbitration of Disputes”).

2. **Expenses.** The TOWN and the Firms shall each bear the expense of their own selected appraiser, and the TOWN and the Firms shall each pay one-half of the expenses of the

third appraiser.

H. NEGOTIATED FEE. The TOWN is informed that the Attorneys' Fees provided for herein are not set by law but rather are negotiable between the Firms, the TOWN and their respective counsel.

I. DIVISION OF ATTORNEYS' FEES.

1. ***Division of Fees; Disclosure.*** The Firms may divide the fees and/or costs to which it is entitled under this Agreement with another attorney or law firm retained as associate counsel. The terms of such additional division, if any, shall be disclosed to the TOWN. The TOWN is informed that, under the Rules of Professional Conduct of the State Bar of California, such a division may be made only with the TOWN's written consent after a full disclosure to the TOWN in writing that a division of fees shall be made and of the terms of such division. The division of fees among the Firms will be provided by a separate document to the TOWN.

2. ***Retention of Associate Counsel.*** The Firms may retain associate counsel to assist with litigating a Legal Action pursuant to this Agreement. The attorney or law firm selected by the Firms shall be subject to the TOWN's approval.

J. COSTS.

1. ***Costs Advanced by the Firms; Interest.*** The Firms shall advance all Costs incurred in connection with the Firms' representation of the TOWN under this Agreement. The Firms shall be entitled to interest on each item of Costs incurred, calculated at the annual rate of 4.75 percent. Costs shall be advanced by the Firms and then paid by the TOWN from any Gross Recovery, together with any accrued interest, subject to the limitations and allocation of cost methodology described in Section E. The Firms shall notify the TOWN of the total amount of Costs upon request.

2. ***Apportionment of Costs.*** The TOWN acknowledges and agrees that Costs may include expenses that benefit both the TOWN and other clients of the Firms who are investigating or litigating claims similar to those brought on behalf of the TOWN in the Legal Action, including but not limited to the expenses of taking discovery, conducting investigations, and hiring expert witnesses. The expenses that benefit both the TOWN and other clients will be allocated among cases pending at the time of settlement or judgment that have not yet received final judgment such that the TOWN is responsible for only that the portion of such expenses reasonably attributable to the expenses of conducting the Legal Action on behalf of the TOWN, and only that portion attributable to TOWN shall be treated as Costs in the event of a Net Recovery.

3. ***Reimbursement; Risk of Loss.*** The Firms shall be reimbursed for any Costs that are the responsibility of the TOWN before any distribution to the TOWN. If there is no Cash Recovery or the Gross Recovery is insufficient to reimburse the firms in full for the Costs advance, the Firms shall bear the loss for any Costs not reimbursed under this Agreement.

4. ***Defense of Attorneys' Fees and Costs to Third Party.*** Notwithstanding any provision of this Agreement to the contrary, the Firms shall defend the TOWN in any motion seeking an award of Attorneys' Fees or costs against the TOWN in any Legal Action brought under this Agreement. Any costs incurred in such defense shall be treated as Costs for purposes of, and in

the manner provided by, this Agreement.

IV. REPRESENTATION OF ADVERSE INTERESTS

A. DISCLOSURE.

1. ***Duty to Disclose; No Conflicts Identified.*** If any of the Firms have a relationship with another party with interests adverse to the TOWN, or with someone who would be substantially affected by any action taken under this Agreement, the Rules of Professional Conduct require the Firms to disclose that to the TOWN so the TOWN can evaluate whether that relationship causes the TOWN to have any concerns regarding any of the Firms' loyalty, objectivity, or ability to protect the TOWN's confidential information.

2. ***Representation of Other Clients; Waiver of Potential Conflicts.***

a. The TOWN understands that currently, and from time to time, the Firms represent other municipalities, governmental agencies, governmental subdivisions, or investor-owned public water utilities in other actions or similar litigation, and that such work is the focus of the Firms' practice. Further, the TOWN understands that the Firms represent other clients in actions similar to what would be brought under this Agreement and against the same potential defendants, including but not limited to the Firms' representation of the State of New Hampshire in related litigation against the manufacturers of PFAS and of certain products containing it. The TOWN understands that a recovery obtained on behalf of another client in a similar suit against the same defendants could, in theory, reduce the total pool of funds available from these same defendants to pay damages in a Legal Action brought under this Agreement. The TOWN understands that the Firms would not take on this engagement if the TOWN required the Firms to forgo representations like those described above. The TOWN has conferred with its own separate and independent counsel about this matter, and has determined that it is in its own best interests to waive any and all potential or actual conflicts of interest that may occur as the result of the Firms' current and continuing representation of cities and other water supplier in similar litigations, because such waiver enables the TOWN to obtain the benefits of the Firms' experience and expertise.

b. The TOWN consents that the Firms may continue to handle such work, and may take on similar new clients and matters without disclosing each such new matter to the TOWN or seeking the consent of the TOWN while representing it.

c. The Firms shall not, of course, take on such other work if it requires the Firms to be directly adverse to the TOWN while the Firms are still representing the TOWN under this Agreement.

V. TERMINATION

A. DISCHARGE OF ATTORNEY.

1. ***Right to Discharge.*** The TOWN may discharge the Firms at any time, with or without cause, by written notice effective when received by the Firms. The TOWN shall have

the right to terminate this Agreement with cause upon the Firms breach of this Agreement or its failure to strictly adhere to the New Hampshire Rules of Professional Conduct. Unless specifically agreed by the Firms and the TOWN, the Firms shall provide no further services and advance no further Costs on the TOWN's behalf after receipt of the notice of discharge. If any or all of the Firms are the TOWN's attorney of record in any proceeding, the TOWN shall execute and return a substitution-of-attorney form within a reasonable time after receipt from the Firms.

2. ***Reimbursement of Costs; Fees.*** In the event the Firms are discharged without cause before the conclusion of a Legal Action, the TOWN shall (i) reimburse the Firms for any and all Costs advanced by the Firms for such Legal Action not later than thirty (30) days from receipt of a reasonably detailed final cost accounting from the Firms, and (ii) upon the conclusion of the Legal Action, pay the Firms a Reasonable Attorneys' Fee for services performed up to the point of the discharge. Nothing herein shall be construed to limit the TOWN's rights and remedies in the event of a discharge of the Firms for cause, and the TOWN reserves the right to withhold payment of attorney's fees to the Firms to the extent that the Firms are discharged by the TOWN for good cause. For purposes of this Section V(A), the term "for cause" shall mean where the Firms have breached this Agreement or otherwise failed to provide legal services that meet professional standards.

B. WITHDRAWAL OF ATTORNEY.

1. ***Right to Withdraw.*** The Firms may withdraw from representation of the TOWN (i) with the TOWN's consent, (ii) upon court approval, or (iii) if no Legal Action is filed, for good cause upon reasonable notice to the TOWN. Good cause includes the TOWN's material breach of this Agreement, the TOWN's unreasonable refusal to cooperate with the Firms or to follow the Firms' advice on a material matter after elevation of the matter to the TOWN's Board of Directors, or any other fact or circumstance that would render the Firms' continuing representation unlawful or unethical. Notwithstanding the Firms' withdrawal for good cause, the TOWN shall remain obligated to pay the Firms and any associated counsel, out of the Gross Recovery if there is a recovery at the time of withdrawal, a Reasonable Fee for all services provided and to reimburse the Firms for all reasonable Costs advanced before the withdrawal.

2. *Withdrawal Without Cause.*

a. The Firms may terminate this Agreement at any time, without cause, by giving the TOWN not less than sixty (60) days prior written notice of termination, said notice to specify the effective date of the termination and provide for a reasonable transition of the case, without prejudice to the TOWN, to qualified replacement counsel. Where the Firms terminate this Agreement without cause, the Firms shall not be entitled to the recovery of any amount, regardless of the status of any pending Legal Action, and regardless of whether any amounts have been or are subsequently received by the TOWN.

b. Any withdrawal by the Firms, with or without cause, shall be subject to the New Hampshire Rules of Professional Conduct, Rule 1.16(d).

VI. TERMINATION

A. LIEN. The TOWN hereby grants the Firms a lien, to the extent allowed under New Hampshire law, on any and all claims or causes of action that are the subject of the Firms' Contingent Fee and/or Costs advanced under this Agreement. The Firms' lien shall be for sums owed to the Firms for any unpaid Contingent Fee and Costs at the conclusion of the Firms' services. The lien shall attach to any Gross Recovery the TOWN may obtain.

B. RELEASE OF THE TOWN'S PAPERS AND PROPERTY. Upon the conclusion of services under this Agreement, the Firms shall release promptly to the TOWN on request all of the TOWN's papers and property. "The TOWN's papers and property" includes correspondence, deposition transcripts, exhibits, experts' reports, legal documents, physical evidence, and other items reasonably necessary to the TOWN's representation, regardless of whether the TOWN has paid for said documents or property.

C. INDEPENDENT CONTRACTOR. The relationship to the TOWN of the Firms, and any associate counsel or paralegal provided through the Firms, in the performance of services hereunder, is that of independent contractor and not that of employee of the TOWN, and no other wording of this Agreement shall stand in derogation. The fees and expenses paid to the Firms hereunder shall be deemed revenues or expense reimbursements of the Firms' offices practices and not remuneration for individual employment apart from the business of the individual Firm's law offices.

D. DISCLAIMER OF GUARANTEE. Although the Firms may offer an opinion about possible results regarding the subject matter of this Agreement, the Firms cannot guarantee any particular result. The TOWN acknowledges that none of the Firms have made promises about the outcome and that any opinion offered by the Firms in the future shall not constitute a guarantee.

E. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties. No other agreement, statement, or promise made on or before the effective date of this Agreement shall be binding on the parties.

F. SEVERABILITY IN EVENT OF PARTIAL INVALIDITY. If any provision of this Agreement is held in whole or in part to be unenforceable for any reason, the remainder of that provision and of the entire agreement shall be severable and remain in effect.

G. MODIFICATION BY SUBSEQUENT AGREEMENT. This Agreement may be modified by subsequent agreement of the parties only by an instrument in writing, approved and executed in the same manner as the initial Agreement.

H. RECITALS; TITLES, SUBTITLES, HEADINGS. The recitals to this Agreement are part of this Agreement, but all titles, subtitles, or headings in this Agreement have been inserted for convenience and shall not be deemed to affect the meaning or construction of any of the terms or provisions of this Agreement.

I. ARBITRATION OF DISPUTES. Notwithstanding any other provision of this Agreement, any disputes relating to the Firms' Contingent Fee and/or arising out of this Agreement

may first be submitted to the California State Bar's program for arbitration of fee disputes pursuant to Business and Professions Code section 6200 et seq. If a fee dispute arises, the Firms shall provide the TOWN with information about the State Bar program.

J. VENUE IN ACTION ON AGREEMENT. In any dispute relating to the Contingent Fee or other dispute arising out of this Agreement, the venue shall be any court having jurisdiction over the parties and subject-matter within the State of New Hampshire.

K. GOVERNING LAW. The terms and provisions of this Agreement and the performance of the parties hereunder shall be interpreted in accordance with, and governed by, the laws of the State of New Hampshire.

L. EFFECTIVE DATE OF AGREEMENT. The effective date of this Agreement shall be the date when last executed by all of the Parties. Once effective, this Agreement shall, however, apply to services provided by the Firms on this matter before its effective date.

M. AUTHORITY OF PARTIES. Each of the signatories to this Agreement warrants that he or she has the authority to enter into and execute this Agreement and to bind the entity or entities on whose behalf each sign.

N. EXECUTION. This Agreement may be executed by transmittal of electronic (.pdf) signature counterparts.

The foregoing is agreed to by:

THE TOWN OF HUDSON

By _____
Chairman

Date

The Firms:

SL Environmental Law Group PC
Alexander Leff

Date

Taft Stettinius & Hollister LLP
Robert A. Bilott

Date

Douglas & London
Michael A. London

Date

Levin Papantonio Proctor
Buchanan O’Brien Barr Mougey P.A.
Ned McWilliams

Date

Madonna & Madonna, LLP
Kevin J. Madonna

Date

7A



TOWN OF HUDSON

Development Services Department

12 School Street
Hudson, New Hampshire 03051

Elvis Dhima, P.E., Development Services Director
edhima@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-816-1291

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Elvis Dhima, P.E., Director of Development Services

Date: February 2, 2026

RE: Hawkers / Peddler, and Vendors Licenses Update

Recommended Motion

To approve the ordinance and license form, as recommended by the Development Services Department.

Background

The Town's Hawker, Peddler, and Vendor Ordinance has not been updated since 2011 and no longer reflects current business practices or technologies.

Staff conducted a comprehensive review to modernize the ordinance by updating definitions, clarifying requirements, and aligning the process with current standards and best practices. This effort included evaluating existing procedures, improving consistency, and developing an updated application form, along with clear guidance materials to assist applicants. The goal is to provide a fair, predictable, and efficient process for both the public and Town staff.

Attached is the final proposed ordinance amendments and a new permit application. The application includes a "cheat sheet" and is designed to be more user-friendly and easier to follow. If adopted, these updates will bring the ordinance in line with modern standards and ensure applicants and staff have clear, consistent guidelines to follow.

There was no public input on the first and second public hearing scheduled on January 13, 2026 and January 27, 2026.

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FEBRUARY 03, 2026
BOS AGENDA

Chapter 232

HAWKERS, PEDDLERS, VENDORS AND SOLICITORS

ARTICLE I Hawkers, Peddlers and Vendors

- § 232-1. Authority.**
§ 232-2. Waiver of requirements.
§ 232-~~1~~ 3. License required.
§ 232-~~2~~ 4. Definitions.
§ 232-~~3~~ 5. Application for license.
§ 232-~~4~~ 6. Fees.
§ 232-~~5~~ 7. Exemptions from fees.

§ 232-~~6~~ 8. Revocation of licenses.
§ 232-~~7~~ 9. Conduct.

§ 232-~~8~~ 10. Fraud; sale of merchandise not listed in application.
§ 232-~~9~~ 11. Violations and penalties.
§ 232-~~10~~ 12. Expiration of licenses

ARTICLE II Solicitors

- § 232-~~11~~ 13. Definitions.**
§ 232-~~12~~ 14. License required; exemptions.
§ 232-~~13~~ 15. Application for license.
§ 232-~~14~~ 16. Fees; duration of license.
§ 232-~~15~~ 17. Identification badges.
§ 232-~~16~~ 18. Regulations for conduct.
§ 232-~~17~~ 19. Suspension or revocation of license.

§ 232-~~18~~ 20. Appeals.
§ 232-~~19~~ 21. License renewals.

- § 232-~~20~~ 22. Violations and penalties.**

[HISTORY: Adopted by the Board of Selectmen of the Town of Hudson as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Parks and recreation areas — See Ch. 259, § 259-6.

ARTICLE I

Hawkers, Peddlers and Vendors**[Adopted 8-2-1949 by Ord. No. 9; amended in its entirety 12-16-1985]****§ 232-1. Authority.**

Pursuant to the authority vested in the Board of Selectmen by the voters of the Town of Hudson, and in accordance with the provisions of RSA 31:102-a, the Hudson Board of Selectmen adopts the following regulations governing Hawkers, Peddlers, and Vendors in the Town of Hudson, New Hampshire.

§ 232-2. Waiver of requirements.

The Board of Selectmen may, at the recommendation of staff, waive requirements of fees and hours of operations.

§ 232-~~1~~ 3. License required.

No person shall engage in the business of a hawker, peddler or itinerant vendor within the Town of Hudson unless licensed to do so. **Hawkers, Peddlers, and Itinerant Vendors conducting business for a duration of one day or less are exempt from requiring a license.** Applications determined to be Seasonal Vending by the Zoning administrator shall require approval by the Board of Selectmen. Applications determined to be Short-Term by the Zoning Administrator shall require approval by the Town Administrator only.

§ 232-~~2~~ 4. Definitions.

As used in this article, the following terms shall have the meanings indicated:

HAWKER and PEDDLER — Includes any person, either principal or agent, who goes from town to town, or from place to place in the same town, selling or bartering or carrying for sale or barter or exposing therefor any goods, wares or merchandise.

ITINERANT VENDORS — All persons, both principals and agents, who engage in a temporary or transient business in this state, either in one locality or traveling from place to place, selling goods, wares and merchandise from stock or by sample for future delivery, and who, for the purpose of carrying on such business, hire or occupy any building or structure for the exhibition and sale of such goods, wares and merchandise or sample.

SHORT-TERM VENDING – An Itinerant Vendor, Hawker, or Peddler operating in one location for no more than seven (7) consecutive days; AND/OR operating at no less than three (3) locations for a duration of no more than four (4) hours per day per location.

SEASONAL VENDING – An Itinerant Vendor, Hawker, or Peddler operating in one location for durations of longer than seven days; AND/OR operating in one location on a monthly or annual lease basis.

§ 232-~~3~~ 5. Application for license.

- A. Application for peddler's license shall be made by the Town of Hudson upon a form to be determined by the Board of Selectmen.¹
- B. The application shall include:
 - (1) The name, home and business address of the applicant, and the name and address of the owner, if other than the applicant.
 - (2) A description of the type of food, beverage or merchandise to be sold and, in the case of products of a farm or orchard, whether produced or grown by the applicant.

- (3) ~~A valid New Hampshire hawkers and peddlers or itinerant vendors license must be presented at time of application.~~ A copy of proof of insurance coverage for operation of a trailer or stand used for food service, for which coverage must be maintained for the duration of the permit.
- (4) A description ~~and photograph~~ of any stand or motor vehicle to be used in the operation of the business, including the license and registration number of any motor vehicle used in the operation of the business.
- (5) ~~A license from the Town Health Officer for any peddler who will sell any food or beverages. The zone that the proposed location is in. Hawkers and Peddlers are only allowed in the Business and Industrial zones.~~
- (6) A ~~description~~ depiction of the proposed location(s) on the site plan and duration(s) of stay of the business, together with a ~~certificate~~ Zoning Determination from the Zoning Administrator that the location is consistent with Chapter 334, Zoning.
 - (a) Applications determined to be Short-Term Vending by the Zoning Administrator shall be exempt from this requirement.
- (7) Written permission from the owner of the property.
- (8) Hours of operation, which shall be not prior to 8:00 a.m. nor after dark. Canteen-type trucks and mobile vending units shall be permitted to operate no earlier than 5:00 a.m. [Amended 4-17-1990 by Ord. No. 090-5]
- (9) A description of non-affixed signage, which shall comply with Chapter 334-61, Signage.

1. Editor's Note: Pursuant to Res. No. R92-71, adopted 6-8-1992, effective 7-1-1992, this subsection has been revised to replace "Executive Administrator" with "Board of Selectmen."

- C. The ~~Zoning Administrator~~ Code Enforcement Officer shall review the permit for conformance with ~~site plan regulations~~ chapters 193, 232, 275, and 334 of the Hudson Town Code. If the site plan does not indicate a location for that activity, it will be denied unless the Zoning Administrator determines that it falls within the grandfather status. [Added 3-11-1997]
 - (1) The Zoning Administrator shall determine if the application qualifies as Seasonal Vending or Short-Term Vending, based on the definitions found in §232-4.
 - (2) Applications determined to meet the definition of Short-Term Vending found in §232-4 shall be exempt from the Site Plan requirements of §232-5.B.6 and §232-5.C .
- D. The application shall include a state and federal record check provided to the Town of Hudson. The fee associated with said record check is determined by New Hampshire State Police, and this expense is the responsibility of the applicant. [Added 5-24-2011 by Ord. No. 11-02]
 - (1) The Town of Hudson will follow the guidelines established by RSA 31:102-b, titled "Background Checks for Certain Vendors."
 - (2) If the applicant has already provided a record check to another city/town in the State of New Hampshire, a copy of said record check to the Town of Hudson shall suffice.

§ 232-4 6. Fees.²

License fees shall be for each day or for each week or for each year, whichever is less.

§ 232-5 7. Exemptions from fees.

License fees relating to hawkers and peddlers shall ~~not~~ ~~neither~~ apply to persons selling the product of his own farm or the one he tills ~~nor hawkers and peddlers operating at a town-sponsored event or event that the Board of Selectmen has determined to be in the public interest.~~ In addition to the above exceptions, individuals, veterans and organizations who have a tax-exempt status (must have documented proof) will not be required to pay license fees.

§ 232-~~6~~ 8. Revocation of licenses.

In addition to any penalty imposed, such license may be revoked for any violation of this article or state statute pertaining to the conduct of such business.

232-~~7~~ 9. Conduct.

A peddler shall not:

- A. Sell food or beverages for immediate consumption, unless he has available for public use a litter receptacle which would be available for patrons' use.
- B. Leave any location without first ensuring that he pick up, remove, dispose of all trash or refuse remaining from sales made by him.
- C. Solicit or conduct business with persons in motor vehicles.
- D. Sell any other goods other than that which he or she is licensed to sell.
- E. Sell food or beverages without a valid and current Health Department permit.
- F. Set up, maintain or permit the use of any table, crate, carton, rack, sign or any other device or increase the selling or display capacity of his stand or motor vehicle, where such items have not been described in the application.
- G. Establish utility connections beyond electrical service provided by the primary establishment.
- H. Operate on the same map and lot for a period of more than 6 cumulative months of each calendar year.

2. Editor's Note: The specific fees set forth in this section were removed at the request of the Town. For current fees, see Ch. 205, Fees.

§ 232-~~8~~ 10. Fraud; sale of merchandise not listed in application.

Any licensed peddler who shall be guilty of any fraud, cheating or misrepresentation, whether through himself or through an employee, while acting as a peddler in the Town, or who shall sell any goods or merchandise or wares other than those specified in his application for a license shall be deemed guilty of a violation of this article.

§ 232-~~9~~ 11. Violations and penalties.

A violation of this article shall be punishable by a fine not to exceed \$100. Each day of operation or each transaction or sale shall constitute a separate offense.

§ 232-~~10~~ 12. Expiration of licenses.

- A. ~~All annual licenses issued under this article shall expire December 31 of each year.~~ All licenses issued under this article shall expire no later than 6 months after date of issuance.

§ 232-13. Administration of licenses.

- A. All Hawker, Peddler, and Vendor Licenses shall be managed and tracked by the Town Administrator's

office

- (1) A public list of active permits with their associated locations shall be maintained and available to the public.



TOWN OF HUDSON

Office of the Town Administrator

12 School Street
Hudson, New Hampshire 03051

Roy E. Sorenson, Town Administrator
rsorenson@hudsonnh.gov · Tel: 603-886-6024 · Fax: 603-598-6481

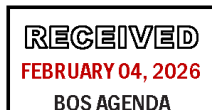
To: Board of Selectmen
From: Roy E. Sorenson, Town Administrator
Cc: Jay Twardosky, Public Works Director
Date: February 4, 2026
Re: Old Business Item 8K – JAN 27, 2026 BOS
Benson Park

Discussion:

This follows the discussion from the January 27, 2026, Board of Selectmen meeting notwithstanding subsequent conversations thereof with staff, residents, and officials on the best path forward in this matter. Based on the current situation and/or closure, the Board should take a formal position on a “Dog Park” at Benson Park. There are three considerations for the Board:

1. To officially close the area of Benson Park, which has operated as a “Dog Park”, and direct DPW to remove all items relative thereof including the fence, furthermore restore the area to its natural state by placing loam and seed throughout.
2. To officially open and operate a “Dog Park” as a Town facility in consideration thereof of the current area at Benson Park thereby assuming all costs and responsibilities within the Town budget under Public Works.
3. To enter into an MOU with a nonprofit organization, whose purpose is to partner with the Town to support the safe operation, stewardship, and long-term sustainability of a “Dog Park” to be located at Benson Park.

If it is the pleasure of the Board, I can administer any of the three above with appropriate action items to be taken at subsequent meetings.





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

Roy E. Sorenson, Town Administrator
 rsorenson@hudsonnh.gov · Tel: 603-886-6024 · Fax: 603-598-6481

To: Board of Selectmen
 From: Roy E. Sorenson, Town Administrator
 Cc: Jay Twardosky, Public Works Director
 Elvis Dhima, Development Services Director
 Date: February 5, 2026
 Re: Friends of Benson Park

Recommended Motion: "The Board of Selectmen hereby grant Friends of Benson Park (FOBP) authority to submit an application to Inspectional Services for structural roof work on the Elephant Barn; Further, FOBP will retain a qualified project manager to effectuate this process in recognition of all Town regulations moreover as applicable to the agreement with the Town dated January 10, 2012."

Background:

Myself, Elvis Dhima, and Selectman Jakoby met with Natalie Newell from Friends of Benson Park towards the end of 2025 and discussed some items of concern regarding the Elephant Barn at Benson Park moreover the proposed "Benson's Museum & Discovery Center". This project was previously authorized by the Board of Selectmen after a series of communication and fundraising efforts during 2012 notwithstanding continuing with official building permits being issued in 2014.

The project ran into numerous issues and was never completed and now comes the Friends of Benson Park (FOBP) wishing to revisit the objective including establishing proper protocol. The agreement with FOBP and the Town in part states:

"Modifications. FOBP shall have the right to modify the interior and exterior of the Elephant Barn in order to use the Premises as its 'Benson's Wild Animal Farm Memorabilia Museum.' Any and all modifications shall be approved by Hudson prior to commencing the modifications and any modifications become the property of the Town of Hudson without remuneration or expectation thereof."

FOBP, through Board Chairman Natalie Newell, has requested to be before the Board seeking approval to move forward with roof modifications. FOBP has engaged the services of NorthPoint to act on their behalf as the Project Manager. Included hereto is the "stamped" document from the structural engineering firm, McBrie, LLC., that are required for this work. While the Board may grant authority for said modifications, it shall be the responsibility of FOBP and/or NorthPoint to submit for all necessary permits before beginning work. That direct authority falls under Inspectional Services and work would commence only after their approval.

A recommended motion has been prepared if you choose to take action. Thank you for your consideration.

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8B

**TOWN OF HUDSON****Hudson Community Media**

12 School Street
Hudson, New Hampshire 03051

Michael Johnson, Director of Community Media
mjohnson@hudsonnh.gov · Tel: 603-578-3959

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Mike Johnson, Director of Community Media **MJ**

Date: February 5, 2026

Re: HCTV Revenue Update FY26 Q3 Payment (Informational)

Members of the Board,

I would like to provide a brief informational update at the February 10, 2026 meeting regarding our most recent Cable Franchise Fee revenue payment. This week, we received the quarterly payment, with our share totaling \$72,532.43, reflecting a continued and accelerating decline from the second-quarter payment of \$77,670.68. The decrease from Q1 to Q2 was \$1,901.32, compared to a larger decrease of \$5,136.60 this quarter. While Warrant Article 16 would provide near-term support for Community Media, a sustained decline at this level could result in budgetary pressures sooner than anticipated, even if the full revenue is allocated to us in the next fiscal year.

Thank you for your support and consideration of this request.

Michael Johnson

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FEBRUARY 05, 2026
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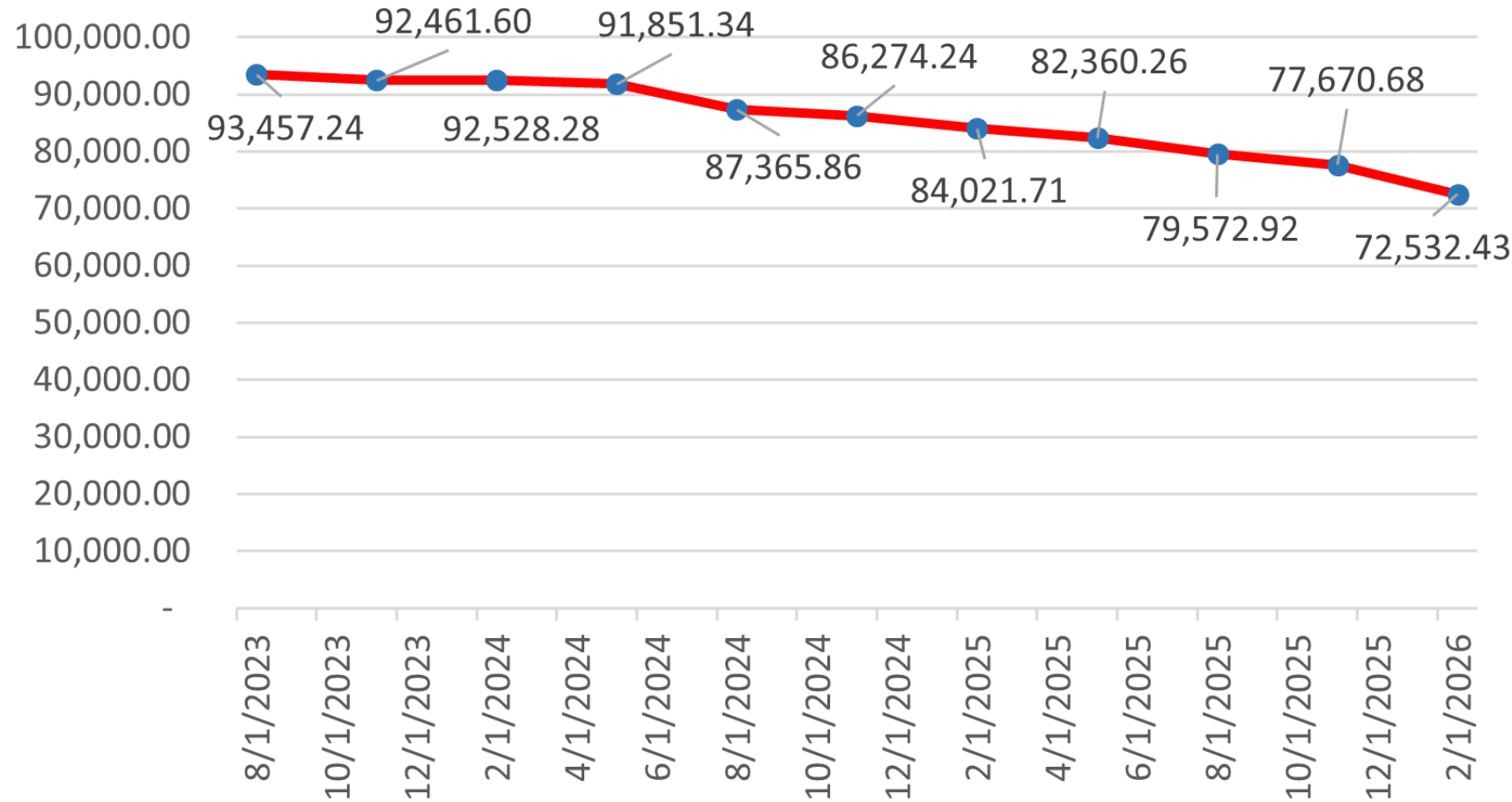
**BOARD OF SELECTMEN
HCTV REVOLVING FUND STATUS
02-10-26**

FY24: \$370,521.06

FY25: \$340,108.46

FY26: \$229,776.03
AS OF FEB 2026

HCTV Revolving Fund Revenue FY24-FY26 (February 2026)



**ANTICIPATED
FY26 Revenue:
\$297,776**

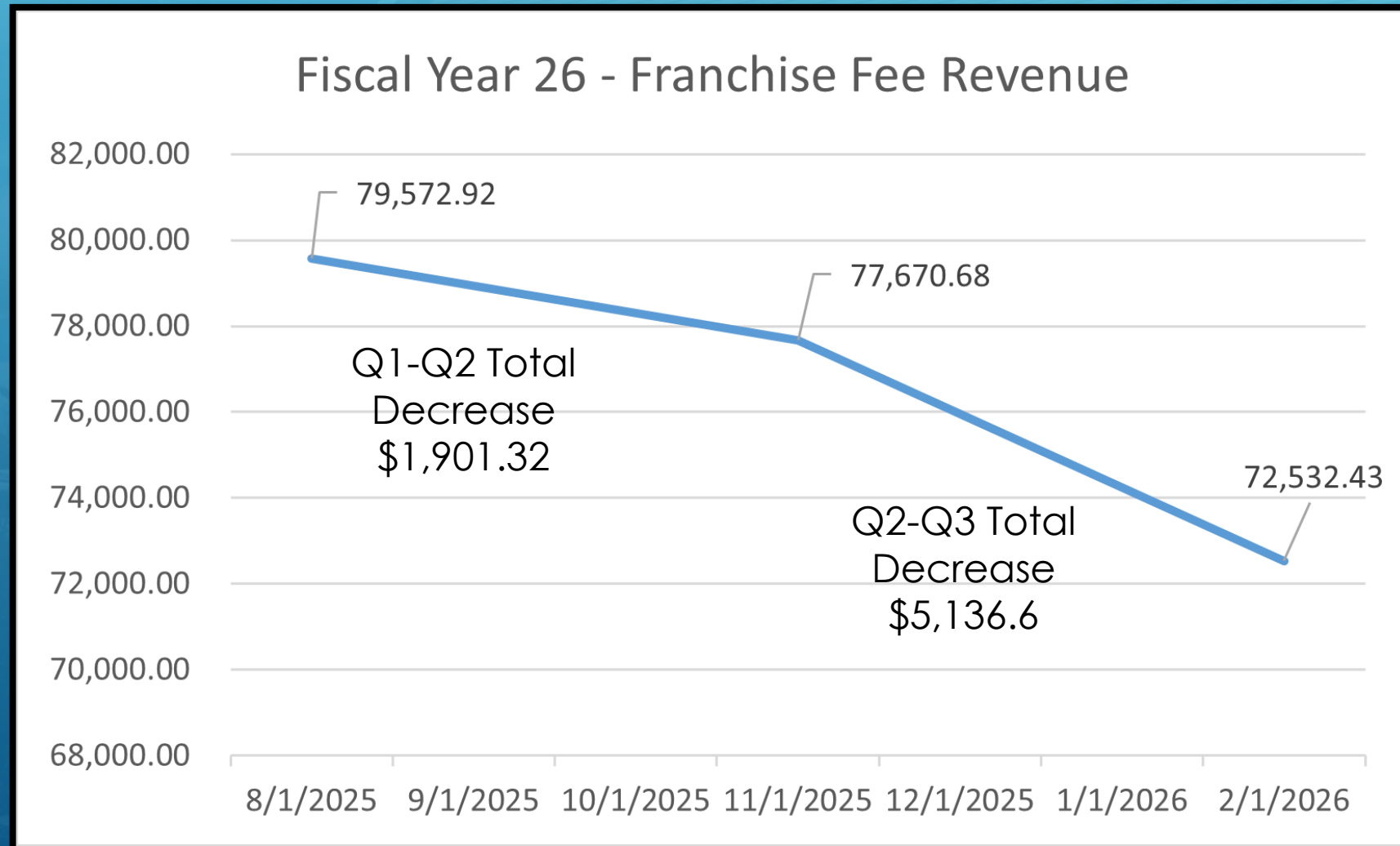
**ANTICIPATED
FY26 Expenses
\$315,000**

Franchise Fee Payments – HCTV
FY26 80% ALLOCATION

Q1: \$79,572.92

Q2: \$77,670.68

Q3: \$72,532.43



8C

**TOWN OF HUDSON****Police Department**


1 Constitution Drive
Hudson, New Hampshire 03051



David A. Cayot, Police Chief
dcayot@hudsonnh.gov · Tel: 603-886-6011 · Fax: 603-886-0605

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

CC: Laurie May

From: David Cayot, Police Chief 

Date: February 2, 2026

Re: Public Meeting – Request to Use Capital Reserve Account

Recommended Motion:

To utilize funds in the amount of \$26,446.00 from the Bullet Proof Vest Replacement Capital Reserve Account to reimburse the purchase of seventeen (17) replacement Bullet Proof Vests, which were purchased from the Police Budget (5630-319).

Background:

The Bullet Proof Vests utilized by the Police Department are on a 5-year cycle, and seventeen (17) of them are expiring. The funds to purchase these replacement vests were drawn from the Fiscal Year 2026 Police Budget, line 5630-319 (Police Uniform Purchase).

Funding:

5630-319 (Police Uniform Purchase) to be reimbursed from the Police Bullet Proof Vest Replacement Capital Reserve Fund which currently has a balance of \$33,608.91 as of 12-31-25.



8D



TOWN OF HUDSON

Police Department

1 Constitution Drive
Hudson, New Hampshire 03051



A handwritten signature in blue ink, appearing to be "A", is located in the upper right corner of the page.

David A. Cayot, Police Chief
dcayot@hudsonnh.gov · Tel: 603-886-6011 · Fax: 603-886-0605

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

CC: Laurie May, Finance Department

From: David Cayot, Police Chief 

Date: January 29, 2026

Re: Public Meeting – Donation Funds

Recommended Motion:

To allow the Police Department utilize \$4,956.00 of donation monies to purchase a Recon Interceptor E-Bike and related accessories.

Background:

In 2025, the Hudson Police Department received a generous donation of \$5,000 from Janie Freedom for the implementation of an E-Bike program. This expenditure will allow the Hudson Police Department to purchase one (1) Recon Interceptor Power Bike, along with the associated emergency equipment and police bags. This E-Bike will be used to strengthen the operational efficiency of the HPD Mountain Bike Unit, as well as used for Community Events and E-Bike/bike education.

Funding:

Police Donation account (4556)

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FEBRUARY 03, 2026
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QUOTATION

Quote Number: C9869

Quote Date: Jan 28, 2026

Quoted To:

Hudson Police Dept
1 Constitution Dr
Hudson, NH, 3051

Rob McNally



Good Thru	Payment Terms	Shipping Terms
Feb 27, 2026	Net 30	FOB Fort Wayne, IN

Qty	Item	Description	Unit Price	Amount
1	B-INTERCEPTORBLK-210	Interceptor Power Bike, Black, 750/1000 Watt Mid-Driven Motor, Includes 48V 21AH Battery, LE Model, 17" Frame. Certified to ANSI/CAN/UL 2849 & 2271 Standard	\$ 3,999.00	\$ 3,999.00
1	A-MPOWERKIT2	SoundOff mPower 4x2 light and Siren Kit, Dual Upfit/ (2) Front, Rear lights, Siren, Powered by bike, Scene Lighting, 1,836 LM per light	\$ 699.00	\$ 699.00
2	A-POLICEBAG	Police Rack Bag	\$ 129.00	\$ 258.00

Sub Total

\$ 4,956.00

Sales Tax

\$ 0.00

Grand Total

\$ 4,956.00

Quote Created By: Trevor Ellis

Unless otherwise stated, freight charges are not included. If you'd like to place an order, please contact Becca Warren at admin@reconpowerbikes.com

327 Ley Road, Fort Wayne, IN 46825 | www.PolicePowerBikes.com | 888-485-2589

RECON INTERCEPTOR E-BIKE

In an effort to expand and integrate technology to improve police services, the Hudson Police Department will seek to purchase two (2) Recon Interceptor E-Bikes. Along with the E-Bikes, we will seek to purchase; a lights and siren package, patrol rack bags, and an extra battery for each bike. A new Hitch Hauler for the Police Cruiser which includes a ramp will be purchased to properly transport the bikes.

These new Police E-Bikes will be used to strengthen the operational efficiency and effectiveness of the Hudson Police Department's Mountain Bike Unit. With these new E-Bikes, officers of the Mountain Bike Unit will have the ability to ride further, faster and for a longer period of time. This will vastly improve officer response times and lower their fatigue on arrival to a call for service. Thus, not compromising officer safety while increasing public safety and quality of life within the community.

With the ability to travel up to 28 miles per hour and a distance of 60 miles on a single charge, the mountain bike unit will increase targeted enforcement efforts focused on traffic safety, criminal activity and security at community events. An officer's patrol area can be expanded and the officer will no longer rely on their patrol car for responses to emergency calls for service.

The Recon Interceptor is currently utilized by over 800 Departments across the country. Recon is a trusted manufacturer of E-Bikes for Law Enforcement which has been in business for 8 years. Recon products are assembled in Indiana with a turn-around time from purchase to delivery of approximately two weeks.

8E

**TOWN OF HUDSON****Police Department**


1 Constitution Drive
Hudson, New Hampshire 03051



David A. Cayot, Police Chief
dcayot@hudsonnh.gov · Tel: 603-886-6011 · Fax: 603-886-0605

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

Cc: Finance Department; Laurie May

From: David Cayot, Police Chief 

Date: January 29, 2026

Re: Public Meeting – Request to Release Logistic Center Public Safety Funds

Recommended Motion: To release \$8,033.98 of the Hudson Logistics Center Public Safety Money (Account #09-2000-2050-000-583) as defined by condition 61(d) of the Hudson Planning Board decision dated January 11, 2023, to the Hudson Police Department for the listed equipment:

<i>Interceptor Power Bike:</i>	<i>\$3,999.00</i>
<i>SoundOff mPower Lights/siren:</i>	<i>\$699.00</i>
<i>Two (2) 48V 21AH Batteries:</i>	<i>\$1,398.00</i>
<i>Two (2) Hitch Hauler racks:</i>	<i>\$1,499.98</i>
<i>Assembly and Shipping:</i>	<i>\$438.00</i>
<i>TOTAL:</i>	<i>\$8,033.98</i>

Background: The Police Department requests to meet at the next scheduled Board of Selectmen meeting on Tuesday, February 10, 2026, to request approval to release \$8,033.98 from the Hudson Logistics Center Public Safety money as defined by condition 61(d) of the Hudson Planning Board decision dated January 11, 2023. These funds will be used to purchase the above-listed equipment to strengthen the operational efficiency of the HPD Mountain Bike Unit, as well as for Community Events and E-Bike/bike education.

RECEIVED
FEBRUARY 03, 2026
BOS AGENDA



QUOTATION

Quote Number: C9627

Quote Date: Jan 28, 2026

Quoted To:

Hudson Police Dept
1 Constitution Dr
Hudson, NH, 03051

Rob McNally



Good Thru	Payment Terms	Shipping Terms
Feb 27, 2026	Net 30	FOB Fort Wayne, IN

Qty	Item	Description	Unit Price	Amount
1	B-INTERCEPTORBLK-210	Interceptor Power Bike, Black, 750/1000 Watt Mid-Driven Motor, Includes 48V 21AH Battery, LE Model, 17" Frame. Certified to ANSI/CAN/UL 2849 & 2271 Standard	\$ 3,999.00	\$ 3,999.00
1	A-MPOWERKIT2	SoundOff mPower 4x2 light and Siren Kit, Dual Upfit/ (2) Front, Rear lights, Siren, Powered by bike, Scene Lighting, 1,836 LM per light	\$ 699.00	\$ 699.00
2	AR-48V21AHBATTERY	48V 21AH Battery	\$ 699.00	\$ 1,398.00
2	AR-DESTINATIONRACK	Destination Hitch Hauler, hold 2 E-Bikes, Includes Ramp	\$ 749.99	\$ 1,499.98
2	S-ASSEMBLY-TESTING	Assembly, Testing, Upfitting, Shipping or Delivery of Bikes (Per Bike)	\$ 219.00	\$ 438.00

Sub Total

\$ 8,033.98

Sales Tax

\$ 0.00

Grand Total

\$ 8,033.98

Quote Created By: Trevor Ellis

Unless otherwise stated, freight charges are not included. If you'd like to place an order, please contact Becca Warren at admin@reconpowerbikes.com

327 Ley Road, Fort Wayne, IN 46825 | www.PolicePowerBikes.com | 888-485-2589



TOWN OF HUDSON


Fire Department

39 Ferry Street
Hudson, New Hampshire 03051



Scott Tice, Fire Chief
stice@hudsonnh.gov · Tel: 603-886-6021 · Fax: 603-882-7115

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Scott Tice, Fire Chief 

Date: February 4, 2026

Re: Public Meeting – Request for change order for Tower Truck

Recommended Motion 1: To waive Chapter 98-7 Bidding Procedure of the Hudson Town Code for the purpose of adding a breathing air system to the Fire Department Platform truck.

Recommended Motion 2: To release \$38,103.00 from the Hudson Logistics Center Fire Department Platform Truck Money (Account #09-2000-2050-000-584) as defined by condition 61(e) of the Hudson Logistics Center Amended Site Plan, to the Hudson Fire Department to add a breathing air system to the platform truck:

Background:

The original specifications for the platform truck do not include a breathing air system. A breathing air system consists of a large air tank mounted on the aerial device that supplies breathing air to ports plumbed in the bucket. This system allows the firefighters working in the bucket of the truck to attach their Self-Contained Breathing Apparatus (SCBA) to these ports and breath from this large air tank instead of the small tanks in the SCBAs. This would provide an extended time for the firefighters to work in the bucket, therefore increasing the working time of the platform truck and decreasing the amount of time the platform needs to be maneuvered away from its assignment so the firefighters can swap their SCBA bottles out for full ones. This system is engineered as part of the truck and built into the truck at the factory during construction.

Funding:

Condition 61(e) Fire Department Platform Truck of the Hudson Logistics Center Amended Site Plan between Target Corporation and the Town of Hudson provides \$2,100,000 to procure a platform truck for the Fire Department. \$1,961,723 has been spent, leaving a balance of \$138,277 plus interest in this account.





FWD Seagrave Fire Apparatus, LLC

SALES ORDER CHANGE

Customer Name:			Hudson Fire Department	Sales Order #	56320
City & State:			Hudson, NH	Quantity:	1
	Representative Agency:	Fleetmasters	Date Entered:	5/1/2025	
	Salesman:	Charlie Nigzus	HGAC:		
	Internal Sales Consultant:	Paul Witt			
	Change:	C	Chassis:		
	Reason:	Customer Request	Cab:		
	Date:	1/29/2026	Electrical:		
	Revision:	1	Pump & Piping:		
	Prepared By:	Paul Witt	Body:		
	PE Update Needed:	X	Aerial:		
	PE Updated Not Needed:		Electrical:		
Delivery Delay In Days:			(Due to below changes and modifications, the original contract delivery date will be adjusted by this delivery delay)		
Item #	Quote Writer Option	Add/Delete /Clarify	DESCRIPTION	CONTRACT CHANGE	SEAGRAVE NET CHANGE
1				\$0.00	\$0.00
2			Chassis		
3				\$0.00	\$0.00
4			Cab		
5				\$0.00	\$0.00
6			Electrical		
7				\$0.00	\$0.00
8			Body		
9				\$0.00	\$0.00
10			Aerial		
11	60-90-0615	Add	<p>BREATHING AIR SYSTEM</p> <p>A breathing air system shall be provided. The system shall be composed of one (1) 509 cubic feet, 6000 PSI air cylinder and two (2) breathing air stations, one (1) 50 foot hose for refilling the air cylinder, and two (2) gauge panels.</p> <p>The air cylinder shall be mounted to the base section of the aerial device, mounted the same side as the pedestal. The cylinder shall connect to a "T" that delivers high pressure to the gauge panel at the turntable and the panel at the platform. All hose shall meet NFPA requirements for breathing air.</p> <p>The breathing air stations shall be located at the turntable pedestal and at the platform. The station on the turntable pedestal shall be equipped with a complete set of quick connect fittings for one (1) person. The station on the platform shall be equipped with a manifold and quick connect fittings for three (3) people.</p> <p>There shall be two (2) gauge panels; one next to the air bottle and one on the platform. The gauge panels shall include the following: an air supply pressure gauge, a pressure regulator, a regulated pressure gauge, a low pressure alarm and indicator light when air is below 20%. The panel by the turntable pedestal shall have a system fill valve.</p> <p>The air bottle shall be factory painted yellow as received from the manufacturer.</p>	\$28,100.00	\$28,100.00
12	00-05-3500	Add	Air Quality Testing & Certification	\$576.00	\$576.00

13	60-90-1010	Add	<p>BREATHING AIR LEVEL MONITORING SYSTEM</p> <p>The apparatus shall be equipped with a Class I "Air Minder" system to give a visible indication of the air remaining in the breathing air system. The system shall also provide a visual and audible warning when the level becomes too low.</p> <p>The Air Minder system shall include:</p> <p>A weatherproof pressure transducer mounted in the air line between the air bottles and the high pressure regulator.</p> <p>A remote display mounted on the turntable control pedestal. This display shall consist of a weatherproof housing with a black non-reflective bezel and a bright red LED readout (readable in sunlight), scaled 0 to 100, and labeled "% Air Remaining". The display shall incorporate a low pressure warning circuit, which causes the display to flash when 20% maximum air bottle capacity remains in the air system and sounds an audible alarm when the remaining air level drops to 10% of maximum air bottle capacity.</p> <p>Appropriate wires and connectors to hook up the display to the pressure transducer and to the vehicle's 12 volt electrical system.</p> <p>An audible horn mounted near the display.</p> <p>An automatic low pressure switch mounted near the display shall turn off the power to the Air Minder warning horn when the supply line pressure drops below 5 PSI.</p>	\$3,612.00	\$3,612.00
14	60-90-1050	Add	Breathing Air Couplings Shall be Manufactured by Hansen.	\$0.00	\$0.00
15			Scene Lighting / AC Electrical		
16				\$0.00	\$0.00
17			Paint / Miscellaneous		
18			Engineering Fee	\$5,120.00	\$5,120.00
19			Sales Change Fee	\$695.00	\$695.00
			PER APPARATUS TOTAL:	\$38,103.00	\$38,103.00
			PER ORDER TOTAL	\$38,103.00	\$38,103.00
Customer Approval		Signature:		Date:	
		Title:			
Representative Approval		Signature:		Date:	
		Title:			

**TOWN OF HUDSON****Office of the Town Administrator**

12 School Street
Hudson, New Hampshire 03051

Roy E. Sorenson, Town Administrator
rsorenson@hudsonnh.gov · Tel: 603-886-6024 · Fax: 603-598-6481

To: Board of Selectmen
From: Roy E. Sorenson, Town Administrator
Cc: Scott Tice, Fire Chief
Date: February 4, 2026
Re: Fire Department Requests - Public Safety Funds

Recommended Motion: “To release an amount not to exceed, \$155,700.00, of the Hudson Logistics Center Public Safety Money, Account #09-2000-2050-000-583, as defined by condition 61(d) of the Hudson Logistics Center Amended Site Plan, for specific items thereof, and as presented by the Fire Chief.”

Items Requested from Account 09-2000-2050-000-583:

Rescue Air Bags: not to exceed \$20,000.00
Replacement hose: not to exceed \$6,000.00
Phase 1 training facility: not to exceed \$14,000.00
Tower Truck tools & equipment: not to exceed \$100,000.00
Tower Truck training: \$12,500.00
Training for Fighting Fire in Large Commercial Buildings: \$3,200.00

TOTAL: \$155,700.00

**TOWN OF HUDSON****Fire Department**

39 Ferry Street
Hudson, New Hampshire 03051



Scott Tice, Fire Chief
stice@hudsonnh.gov · Tel: 603-886-6021 · Fax: 603-882-7115

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Scott Tice, Fire Chief

Date: February 4, 2026

Re: Public Meeting – Request to Release Target Public Safety Funds for Tower
Truck Equipment

Recommended Motion: To release an amount not to exceed \$100,000.00 of the Hudson Logistics Center Public Safety Money (Account #09-2000-2050-000-583) as defined by condition 61(d) of the Hudson Logistics Center Amended Site Plan, to the Hudson Fire Department for tower truck tools and equipment, adhering to all purchasing policies:

Background:

Hudson Fire will receive delivery of our first tower truck in the spring of 2026. We need to equip this truck when it arrives. We are examining inventory levels on current apparatus and reallocating redundant equipment we already possess, but we will need to purchase some equipment to complete the inventory.

We are working with several vendors to secure the most competitive prices on the equipment that will be needed. Not all of this equipment will come from one specific vendor. All purchasing policies for each purchase will be adhered to.

Funding:

Condition 61(d) Public Safety of the Hudson Logistics Center Amended Site Plan between Target Corporation and the Town of Hudson provides \$1,050,000 for Fire and Police Department training and equipment. The Fire and Police Departments have agreed to an 80/20 split of these funds, \$840,000 Fire and \$210,000 Police. The motions presented at the February 10, 2026 meeting are the first requested expenditures for the Fire Department.

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FEBRUARY 05, 2026
BOS AGENDA



TOWN OF HUDSON

Fire Department

39 Ferry Street
Hudson, New Hampshire 03051



Scott Tice, Fire Chief
stice@hudsonnh.gov · Tel: 603-886-6021 · Fax: 603-882-7115

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Scott Tice, Fire Chief *ST*

Date: February 4, 2026

Re: Public Meeting – Request to Release Target Public Safety Funds for Tower
Truck Operator Training

Recommended Motion: To release \$12,500.00 of the Hudson Logistics Center Public Safety Money (Account #09-2000-2050-000-583) as defined by condition 61(d) of the Hudson Logistics Center Amended Site Plan, to the Hudson Fire Department for tower truck operator training:

Background:

Hudson Fire will receive delivery of our first tower truck in the spring of 2026. This apparatus offers several benefits, but also presents several challenges. The aerial device on this truck is mounted in the middle of the truck, as opposed to our current and previous ladder that are mounted in the rear of the truck. The aerial device itself is a tower mounted bucket, as opposed to our current and previous ladder which are straight ladders. None of our personnel have experience operating an apparatus like this. To reduce our risk and maximize the benefit of this apparatus, I recommend we provide training beyond the basic familiarization training that will be provided by the manufacture. This training would be specifically to address the unique operations of a midmount tower including setting up, strategy, and tactics. This training will lead to more effective and efficient operation of this apparatus and improve our fire suppression capabilities. \$12,500 represents the cost of instructor fees for one day of training for each of the four groups.

Funding:

Condition 61(d) Public Safety of the Hudson Logistics Center Amended Site Plan between Target Corporation and the Town of Hudson provides \$1,050,000 for Fire and Police Department training and equipment. The Fire and Police Departments have agreed to an 80/20 split of these funds, \$840,000 Fire and \$210,000 Police. The motions presented at the February 10, 2026 meeting are the first requested expenditures for the Fire Department.

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FEBRUARY 05, 2026
BOS AGENDA

8G3



TOWN OF HUDSON

Fire Department

39 Ferry Street
Hudson, New Hampshire 03051



Scott Tice, Fire Chief
stice@hudsonnh.gov · Tel: 603-886-6021 · Fax: 603-882-7115

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Scott Tice, Fire Chief

Date: February 4, 2026

Re: Public Meeting – Request to Release Target Public Safety Funds for a Rescue Airbags

Recommended Motion: To release an amount not to exceed \$20,000.00 of the Hudson Logistics Center Public Safety Money (Account #09-2000-2050-000-583) as defined by condition 61(d) of the Hudson Logistics Center Amended Site Plan, to the Hudson Fire Department for the purchase of rescue airbags, adhering to all purchasing policies:

Background:

The department's airbags have reached the end of life. This equipment is used for lifting heavy objects. It is used in rescue situations where a patient is entrapped by an object that needs to be lifted off of them.

The estimated cost to replace this equipment is \$10,000 - \$20,000.

Funding:

Condition 61(d) Public Safety of the Hudson Logistics Center Amended Site Plan between Target Corporation and the Town of Hudson provides \$1,050,000 for Fire and Police Department training and equipment. The Fire and Police Departments have agreed to an 80/20 split of these funds, \$840,000 Fire and \$210,000 Police. The motions presented at the February 10, 2026 meeting are the first requested expenditures for the Fire Department.

RECEIVED
FEBRUARY 05, 2026
BOS AGENDA

8G4


**TOWN OF HUDSON****Fire Department**

39 Ferry Street
Hudson, New Hampshire 03051



Scott Tice, Fire Chief
stice@hudsonnh.gov · Tel: 603-886-6021 · Fax: 603-882-7115

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Scott Tice, Fire Chief 

Date: February 4, 2026

Re: Public Meeting – Request to Release Target Public Safety Funds for
Replacement Hose

Recommended Motion: To release an amount not to exceed \$6,000.00 of the Hudson Logistics Center Public Safety Money (Account #09-2000-2050-000-583) as defined by condition 61(d) of the Hudson Logistics Center Amended Site Plan, to the Hudson Fire Department for replacement hose, adhering to all purchasing policies:

Background:

The department's current attack hose is aging and will continue to fail a section at a time. Attack hose is the smaller diameter hose used to deliver water streams directly to the fire. We have made some significant investment in replacing this hose, but there is still hose that should be replaced. The hose that has been purchased is not only new, but it has improved our suppression operations because it allows our firefighters to deliver more water to the fire with less nozzle reaction allowing firefighters to advance against the fire quicker and with less fatigue. All purchasing policies for each purchase will be adhered to.

Funding:

Condition 61(d) Public Safety of the Hudson Logistics Center Amended Site Plan between Target Corporation and the Town of Hudson provides \$1,050,000 for Fire and Police Department training and equipment. The Fire and Police Departments have agreed to an 80/20 split of these funds, \$840,000 Fire and \$210,000 Police. The motions presented at the February 10, 2026 meeting are the first requested expenditures for the Fire Department.

RECEIVED
FEBRUARY 05, 2026
BOS AGENDA

8G5

**TOWN OF HUDSON****Fire Department**

39 Ferry Street
Hudson, New Hampshire 03051



Scott Tice, Fire Chief
stice@hudsonnh.gov · Tel: 603-886-6021 · Fax: 603-882-7115

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Scott Tice, Fire Chief

Date: February 4, 2026

Re: Public Meeting – Request to Release Target Public Safety Funds for Phase 1 of the Training Facility Development-Surveying and Due Diligence

Recommended Motion: To release an amount not to exceed \$14,000.00 of the Hudson Logistics Center Public Safety Money (Account #09-2000-2050-000-583) as defined by condition 61(d) of the Hudson Logistics Center Amended Site Plan, to the Hudson Fire Department for Phase 1 of the training facility development-surveying and due diligence adhering to all purchasing policies:

Background:

Developing the fire suppression knowledge, skills, and abilities of our junior firefighters in light of their inexperience level is an important task for our organization. Equally important is maintaining these perishable skills in our more experienced personnel.

The department currently utilizes the Burns Hill facility and the apparatus bays of the stations for practical training evolutions. While this provides some useful spaces for some of our training, it does not allow for all the training the department needs. We can't conduct live fire training in any of our buildings for obvious reasons. We are very limited on space on the apparatus floor of all of our stations. We do not use the living spaces for training due to the contaminants from our PPE and practical training leads to damage on the interior of the building. Using the stations for ladder training such as accessing the building through a window leads to damaged windows. We currently need to go to Nashua or the Fire Academy in Concord to conduct live fire training. Each department is limited to how much they can use the Fire Academy. Use of the facility in Nashua costs \$300/hour. Using either of these options also leads to overtime costs to cover the duty crew while they are out of town training.

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FEBRUARY 05, 2026
BOS AGENDA

My recommendation is to develop a training facility in Hudson that the department could use on duty. This would eliminate OT cost for coverage and would be available for our use as desired.

The town owns land between the Kirby building and the DPW garage. Of all the land already owned by the Town, this is the best available location. This land provides a buffer away from residential homes and high traffic areas. There is town water at the site which would provide a water supply for training evolutions. We have determined this site does not have any wetlands concerns. We would need to complete a survey of this land to determine what would be needed to make the site level. This would determine what the cost would be to complete the site work. After the site is prepped, the building could be erected.

We would follow the plans of several other fire departments that have done this for the building. It would be constructed from Conex shipping containers stacked next to or on top of each other. Then the building features would be added including doors, windows stairs, burn container, and walls.

This project would be competed in four phases:

Phase 1 would be surveying and due diligence; cost is estimated at \$10,000-\$14,000.

Phase 2 would be to develop the site plan; cost is estimated at \$9,000-\$14,000.

Phase 3 would be the site work, cost is based on the findings of the engineering.

Phase 4 would be the construction of the building; cost estimated at \$100,000.

Funding:

Condition 61(d) Public Safety of the Hudson Logistics Center Amended Site Plan between Target Corporation and the Town of Hudson provides \$1,050,000 for Fire and Police Department training and equipment. The Fire and Police Departments have agreed to an 80/20 split of these funds, \$840,000 Fire and \$210,000 Police. The motions presented at the February 10, 2026 meeting are the first requested expenditures for the Fire Department.

8G6


**TOWN OF HUDSON****Fire Department**

39 Ferry Street
Hudson, New Hampshire 03051



Scott Tice, Fire Chief
stice@hudsonnh.gov · Tel: 603-886-6021 · Fax: 603-882-7115

To: Board of Selectmen
Roy E. Sorenson, Town Administrator

From: Scott Tice, Fire Chief 

Date: February 4, 2026

Re: Public Meeting – Request to Release Target Public Safety Funds for Training-
Large Commercial Building Fires

Recommended Motion: To release \$3,200.00 of the Hudson Logistics Center Public Safety Money (Account #09-2000-2050-000-583) as defined by condition 61(d) of the Hudson Logistics Center Amended Site Plan, to the Hudson Fire Department for Training related to Fighting Fire in Large Commercial Buildings:

Background:

Hudson has many commercial buildings, some of which are extremely large. These buildings present unique challenges that are different than the residential buildings we see most of our fires in. If we factor in the overall inexperience level of our personnel, these fires can be extremely dangerous.

To improve our operational ability when confronted with a fire in a commercial building, and to assist with policy development, I recommend we conduct training for emergency services staff in fire suppression strategy and tactics in large warehouse buildings and in mega warehouses. \$3,200 represents the cost of instructor fees for two four-hour classes for each of the four groups.

Funding:

Condition 61(d) Public Safety of the Hudson Logistics Center Amended Site Plan between Target Corporation and the Town of Hudson provides \$1,050,000 for Fire and Police Department training and equipment. The Fire and Police Departments have agreed to an 80/20 split of these funds, \$840,000 Fire and \$210,000 Police. The motions presented at the February 10, 2026 meeting are the first requested expenditures for the Fire Department.

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FEBRUARY 05, 2026
BOS AGENDA



TOWN OF HUDSON

Office of the Town Administrator

12 School Street
Hudson, New Hampshire 03051

Roy E. Sorenson, Town Administrator
rsorenson@hudsonnh.gov · Tel: 603-886-6024 · Fax: 603-598-6481

To: Board of Selectmen
From: Roy E. Sorenson, Town Administrator
Cc: Laurie May, Finance Director
Date: February 4, 2026
Re: RFQ Working Group

Discussion:

As you know we had previously submitted an item into the FY27 Budget for new financial software. The Board was supportive of the request however as you may recall I moved to remove it due to a premature process given the magnitude of potential costs. Because of this I believe it would be prudent to assemble a working group to include staff, elected officials, and perhaps professional services. I would kindly request that such an arrangement be afforded to my preference so that we can move in a productive albeit timely manner that places us in a better position for FY28 budget preparation.

Sequence of events would be to launch a public Request for Qualifications (RFQ) to qualified vendors by no later than May of 2026. The RFQ working group would convene in advance of that (April) to discuss the directive and create all necessary documentation. The month of June would be used to convene the RFQ working group for interviews/evaluations and result in a final selection with certifiable costs in ample time of the FY28 budget season.

Thank you for your consideration and I look forward to the discussion.

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FEB 04, 2026
BOS AGENDA



TOWN OF HUDSON NH

TOWN ADMINISTRATOR REPORT

Board of Selectmen: February 10, 2026

HUDSON POLICE



JANUARY 2026 REPORT

Reports Taken: 230

Accidents: 62
Thefts: 42
Assaults: 27
Criminal Threatening: 6
Criminal Mischief: 3

Enforcement Activity

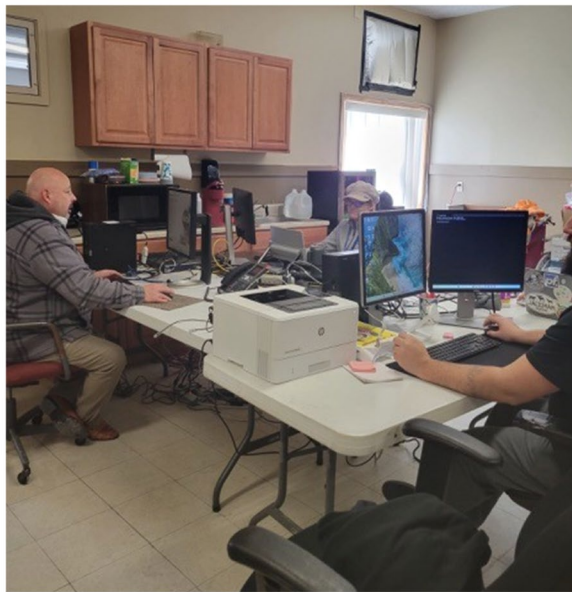
Motor Vehicle Stops: 850
Arrests: 85
Drug Arrests: 22

Calls for Service: 2695

Motor Vehicle Complaints: 53
Alarms: 37
Suspicious Activity: 10
Assist a Citizen: 54
Welfare checks: 64
Mental Health: 60

INFORMATION TECHNOLOGY

IT has been using the Oakwood facility to advance one on one training and knowledge transfers. This has proved to be very productive and extremely helpful for the IT team with comprehending the network backbone and infrastructure. This approach has helped with proposed projects including the new phone system. The space provided ample room to stage the new phones and configure them for successful implementation.



PHONE INFRASTRUCTURE

AVAYA IP OFFICE CURRENT ON PREM SOLUTION

- Have been facing Significant business issue for several years (chapter -11)
- Gutting support mechanisms for on premise solutions
- Not easy to support
- No expansion left in TH (Hardware not be readily available to expand)
- Current annual support cost is roughly 26K consisting of 4 separate interconnected systems - Town Hall, Police, DPW, and HCTV
- Investigating alternative solutions that would utilize VOIP at all locations as one phone system utilizing the town Fiber connections between facilities (Cloud Based)
- VOIP offers a better solution easily expandable and broader support



SENATOR ROBERT E. CLEGG JR.

ROUTE 111 - MEMORIAL HIGHWAY

April 24th Dedication

CHAPTER 87
SB 468 - FINAL VERSION

2024 SESSION

24-3016
11/02

SENATE BILL

468

AN ACT

relative to designating a portion of route 111 in Hudson as the Senator Robert E. Clegg Jr. Memorial Highway.

SPONSORS:

Sen. Carson, Dist 14; Sen. Avar, Dist 12; Sen. Bradley, Dist 3; Sen. D'Allesandro, Dist 20; Sen. Innis, Dist 7; Rep. Renzullo, Hills. 13; Rep. Ulery, Hills. 13; Rep. A. Lekas, Hills. 38; Rep. T. Lekas, Hills. 38; Rep. Wherry, Hills. 13

COMMITTEE:

Transportation

ANALYSIS

This bill designates a portion of route 111 in Hudson as the Senator Robert E. Clegg Jr. Memorial Highway.



Senator
Robert E. Clegg Jr.
MEMORIAL HIGHWAY



COMMUNITY CENTER – MARCH 26th



- 



TOWN MEETING

First Session of Annual Meeting (Deliberative Session)

Saturday, January 24, 2026

9:00 a.m.

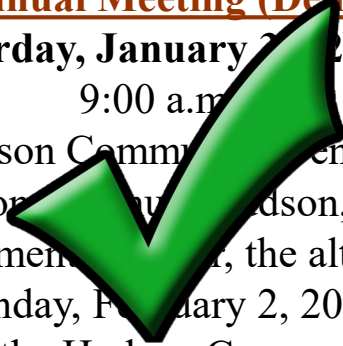
Hudson Community Center

12 Lion Road, Hudson, NH

In the event of inclement weather, the alternate date will be

Monday, February 2, 2026

6:00 p.m. at the Hudson Community Center



Second Session of Annual Meeting (Official Ballot Voting)

Tuesday, March 10, 2026

7:00 a.m. – 8:00 p.m.

Voting Locations:

Ward One:

Hudson Memorial School

1 Memorial Drive, Hudson

Ward Two:

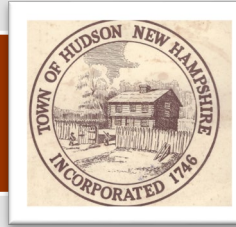
Alvirne High School

200 Derry Road, Hudson

JOINT MAILER – Week of FEB 16th



HISTORY SNIPPET



As you cross from Nashua into Hudson on the Taylor Falls Replacement Bridge you can see the abutments for this bridge down river on your right. This was the bridge used by the steam railroad as it crossed the river in to Hudson. The original wooden railroad bridge, built about 1874, burned in 1910 after being set afire from a locomotive. It was replaced by this iron bridge which stood until the metal was salvaged in 1944 during World War II. The abutments can also be seen from the shoreline of Merrill Park, located at the end of Maple Avenue. The park entrance is built on a part of the old railroad bed. After crossing the river, the steam railroad continued northeasterly, crossing over Lowell Road and the street railroad on a trestle just south of the junction with Central Street (near Hammond Park). The train continued on to the station at Hudson Center, off Greeley Street and behind Wattannick Hall. It then continued easterly to West Windham.

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Steam Railroad Bridge over the Merrimack

