

CHAPTER VII - HISTORIC RESOURCES

INTRODUCTION

The quality of future planning can be enhanced in many ways by an appreciation of a community's past. Although Hudson's historic resources are overshadowed by the tremendous amount of new construction which has occurred over the past several years, the historic buildings and sites which survive play a critical role in defining the town's character and connecting the present with the past. Like many environmental resources, historic resources are precious, fragile, and nonrenewable and may be lost without awareness, respect, and adequate protection. Hudson's historic resources also play an important role in contributing to the rural and small-town character valued by so many Hudson residents. Further, the largest remaining concentrations of historic buildings and sites in Hudson are located in areas that have the greatest potential to develop into the defined Town Center that is one of the key goals of the Master Plan (see Chapter I – Community Vision and Goals). These areas include the Taylor Falls Bridge area and Hudson Center together with Benson Park. Each of these areas is described in greater detail on the following pages.



Hills Memorial Library – one of Hudson's most notable historic buildings

HISTORICAL BACKGROUND

The Town of Hudson was formerly part of the Town of Dunstable which was chartered in 1673 as an outpost of the Massachusetts Bay Colony. Parts of the old township broke away as separate entities beginning about 1730. Hudson was known as Nottingham West from 1746 until 1830 when residents petitioned the General Court for a name change to avoid confusion with another Nottingham, New Hampshire. The settlement of what is now Hudson began about 1710. Early on, three houses were built by the Blodgett, Taylor, and Hills families in the garrison style to withstand Indian attacks within a half mile of the Merrimack River. Settlement in town did not begin in earnest, however, until the end of

Lovewell's War in 1725, and by 1733 there was a settlement of about ten families on the Joseph Hills Farm.

The first meetinghouse was built in 1733 on the road leading from Dracut to Litchfield (later Musquash Road). When the boundary between New Hampshire and Massachusetts was established in 1746, the meetinghouse was no longer in the center of town, so the citizens voted to build a new meetinghouse. The 1733 meetinghouse was then sold to the neighboring Town of Pelham, moved there, and used as a meetinghouse until 1785. A new meetinghouse was constructed in Hudson Center in 1748; in 1778 it was sold and removed from the site.



Tenney Family Tomb in Hudson Center

Prior to the construction of the Taylor's Falls Bridge across the Merrimack River from Nashua to Hudson in 1827, one of the earliest and busiest ferries was established in 1729 at Cummings Farm in Hudson, running to a spot near the mouth of the Nashua River. At least two other ferries linked Hudson to Nashua including the Hills Ferry in the northern part of town and Little's Ferry at South Nashua.

Hudson Center developed rapidly in the late 18th and early 19th Century after the Presbyterian Church or North Meetinghouse was erected in 1771. By 1834, Hudson Center was the primary village center of the town. It contained a tavern, three small stores, a meetinghouse, a physician and eight or nine residences. Other than the small concentration of buildings at Hudson Center, there were no other village centers in town. The construction of several new buildings, including the Hudson Baptist Church in 1841 and the Town House in 1857 reinforced the importance of the village at the center, although by this time the importance of the Center was beginning to wane.

The area known as Hudson Bridge, at the eastern terminus of the Taylor's Falls Bridge, had begun to develop as a commercial center as early as 1837, when a store was established there, and continued to develop rapidly during the mid-19th Century due to its proximity to the industrial city of Nashua. By the early 20th Century, the business center of the town had moved from Hudson Center to "The Bridge". The post office moved to the Bridge area in 1910 and the town library moved to the Hills Memorial

Library in 1909. The Hudson Volunteer Hose company constructed a hose carriage house at the Bridge in 1892. Library Park and the rest station was established in 1911 for those awaiting the electric cars at the southeast corner of the park. The advent of the electric railways in Hudson in 1895 simplified commuting to the mills in Nashua and accelerated the evolution of Hudson as a bedroom community for Nashua.

Agriculture continued to play a major role in the local economy well into the 20th Century. Local farms included both mixed family farms and larger production operations, primarily poultry, apples, and dairy. The U.S. Census indicates that there were 172 farms in Hudson in 1880, ranging from five to more than five hundred acres. In the early 20th Century, Hudson still retained many dairy farms, market gardens and extensive orchards. Even those who worked in Nashua or other urban centers typically kept small gardens and a few chickens.

The poultry industry was particularly significant in the early to mid-20th Century. The Jasper farm grew to become one of New England's largest breeding farms and Grant Jasper became one of the leaders of the New England poultry industry. At its peak, the farm contained over three hundred acres, eighteen large hen houses, and more than 200 portable brooder houses and range shelters. The daily production was more than 25,000 eggs.

Lowell Road illustrates Hudson's transition from agricultural community to suburban town. In the 1920s there were about twenty-five farms along the road but by the 1960s only half as many remained. As of 2020, there are only a handful of agricultural operations town wide. The construction of the Sagamore Park Bridge in 1974 brought new volumes of traffic to Lowell Road and much of the remaining farmland soon gave way to commercial strip development and lesser amounts of industrial development.

The building boom of the 1970s and 1980s, spurred in part by the availability of public sewer and water services, has changed the mix of housing in town, increasing the proportion of multi-family housing, particularly duplexes, while decreasing that of single-family houses, particularly those of a historic nature. Several large industrial complexes have been built on Route 111, near the Windham town line, while commercial development has been concentrated along major routes such as Lowell Road, Derry Road and Route 111. Much of the eastern portion of town continues to be more rural in character.

SIGNIFICANT LOCAL HISTORIC RESOURCES

Many of Hudson's historic resources are clustered in the two historic village centers, Hudson Bridge and Hudson Center. Although these areas comprise the most notable concentrations of historic resources in town, there is hardly an old road in town where an historic homestead or mill site cannot be found. Hudson's old roads still in use include Bush Hill Road, Derry Road, Kimball Hill Road, Lowell Road, Pelham Road and Robinson Road. The following is a summary of some of Hudson's most important historic resources.

Hudson Center

Furthered by its central location in town, Hudson Center developed rapidly in the late 18th and early 19th centuries as previously noted. It was situated approximately two miles from the current Taylor's Falls Bridge in the area of Route 111 and Greeley Street. Construction of the Presbyterian Church or North Meetinghouse in 1771 provided an impetus for further development. The church was erected on the site of the present Town House (Wattanick Grange Hall). A town common and burying ground were laid out several years later.

A cluster of buildings was constructed in the 1840s and 1850s in the then-popular Greek Revival Style. These include the Hudson Baptist Church (1841), the Greeley House next to the church (c.1840) and the Town House (1857). The Hudson Center School was constructed in 1908 along with several houses over the years. The Old Hudson Center Cemetery, which dates to 1778, can still be seen at the junction of Kimball Hill Road and Center Street. The Route 111 bypass of the 1960s, however, resulted in the

relocation of several structures in Hudson Center and in the taking of a large part of the town common. A proliferation of commercial activity just west of Hudson Center and industrial areas to the east has isolated Hudson Center in recent decades, though another significant concentration of historic buildings and sites is located nearby in what is now known as Benson Park.



Town House (Grange Hall) in Hudson Center

Benson Park

The 166-acre Benson Park was once a popular amusement park and zoo called Benson's Wild Animal Farm which was in operation from 1924 to 1987. In 1992, the State of New Hampshire Department of Transportation (NHDOT) purchased the land as a wetlands mitigation site. The site was later sold to the Town, but the deed included Historic Preservation easements encompassing a 1.7-acre area around the Hazelton Barn (which dates back to an 18th century farm) and an approximately one-acre area around the Office and Kitchen which was built for the Wild Animal Farm in the 1930s. Under the conditions of these easements, the Town is required to preserve and maintain these structures together with the B&M Railroad Depot which dates to the late 19th century. Other significant structures remaining on site include the Elephant House, The Gorilla House and the Old Woman's Shoe.

To better connect Hudson Center to Benson Park, improved bicycle and pedestrian accommodations along Center Street, including a signalized pedestrian crosswalk at the intersection of Kimball Hill Road, Greeley Street and Central Street should be pursued, thereby bringing together two of Hudson's most important historic and cultural areas and creating the semblance of a town center for Hudson (see Chapter V-Transportation).



Benson's B&M Railroad Depot

Hudson Bridge



Historic Home on Maple Street

The area which developed adjacent to the Taylor's Falls Bridge crossing the Merrimack River became the dominant center in the late 19th and early 20th Century. The original bridge was built as a 16-foot wide covered toll bridge in 1827. It was not until the arrival of the electric railway in 1895 that a densely populated area had been settled at the bridge crossing.

Examples of a wide variety of architectural styles popular at the turn of the Century are visible in the houses and other buildings in this area. The Hills Memorial Library (pictured on page 1), dating to 1909, is a unique structure combining native stonework and Tudor style influences. Other significant structures include the Sanders House, a landmark Victorian house on Derry Street at Library Park and a group of related rowhouses that also face Library Park. Improved pedestrian accommodations in this area, especially additional crosswalks to access Library Park, would significantly enhance the role of the Bridge area as Hudson second town center.



Kimball Webster School Building



Hills House

Other historic and potentially historic buildings and sites are scattered throughout Hudson and can be found on most old town roads. In some cases, historic sites are found in off-road forested areas such as the remains of the Deacon Merrill Homestead in the Musquash Pond Conservation area. This site includes the remains of a house, well, barn, and corral built in the early 1700s for the Merrill family, who were among Hudson's earliest European settlers. Some Hudson's oldest historic sites are cemeteries. These include the following:

- Ford Cemetery: (1735-1966), Musquash Rd.
- Blodgett Cemetery: (1749-1982), Pelham Rd.
- Old Hudson Center Cemetery: (1778-1850), Central St. & Kimball Hill Rd.
- Senter Cemetery: (1759-1907), Old Derry Rd.
- Poor Farm Cemetery (also known as Cemetery of the Unknown): (1828-1870), Twin Meadow Dr.



Old Hudson Center Cemetery

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's cultural resources worthy of preservation. Established by the National Historic Preservation Act of 1966 and administered by the National Park Service within the Department of the Interior, the Register lists properties of local, state and/or national significance in the areas of American history, architecture, archaeology, engineering and culture. Resources may be nominated individually, or in groups, as districts or as multiple resource areas and must generally be older than 50 years.

The primary benefit of National Register listing is the recognition it affords and the appreciation of local resources which is often stimulated through such recognition. The National Register also provides for review of effects which any federally funded, licensed, or assisted project, most notably highway



G.O. Sanders House

projects, might have on a property which is listed on the Register or eligible for listing. Register standing can also make a property eligible for certain federal tax benefits (investment tax credits) for the rehabilitation of income-producing buildings and the charitable deduction of donations or easements.

Contrary to many commonly held beliefs, National Register listing does not interfere with a property owner's right to alter, manage, dispose of, or even demolish his property unless federal funds are involved. Nor does National Register listing require that an owner open his property to the public. A National Register district must have the approval of the majority of property owners in the district. For a single, privately owned property with one owner, the property will not be listed if the owner objects. National Register listing can be an important catalyst to change public perception and increase historic awareness but cannot prevent detrimental alterations or demolition. Yet, it remains an

important first step toward historic awareness, respect, and protection. Statewide there are nearly eight hundred National Register listings. Thirty-two individual buildings or sites and five districts in the region are listed on the Register. Properties listed on the National Register in Hudson are shown in Table VII-1, and properties that could potentially be listed on the National Register are shown in Table VII-2.

Table VII-1. Hudson Properties Listed on the National Register of Historic Places

Name of Property	Address	Date Listed	Ref#	Architects/Builders
Hills House	211 Derry Road	4/8/1983	83001141	Ripley, Hubert G.
Hills Memorial Library	16 Library Street	6/7/1984	84002812	Ripley, Hubert G.
Sanders, G.O. House	10 Derry Street	2/27/1986	86000277	Sanders, George O.

Table VII-2. Properties Having the Potential to be Listed on the National Register of Historic Places

Name of Property	Address
Benson's Wild Animal Farm	Central Street. & Kimball Hill Road.
Davis-Cohen (Morrison) House	101 Bush Hill Road
Hudson Baptist Church	123 Central Street
Baptist Parsonage	234 Central Street
Smith-Walch-Sinkiewicz House	79 Greeley Street
Hudson Center School	10 Kimball Hill Road
Bartlett-Charbonneau House	2 Old Derry Road
Hills-Murray House	20 Old Derry Road
Hudson Townhouse/Wattannick Grange	2 Windham Road
Old Derry Road Historic District:	Houses at 34-36, 48, 53, and 62-66 Old Derry Road and No. 9 Schoolhouse at 82 Old Derry Road

Note: The list of properties with the *potential* for listing on the National Register is not all inclusive but is based on evaluations by the NH Department of Transportation for the Hudson-Nashua Circumferential Highway Project.

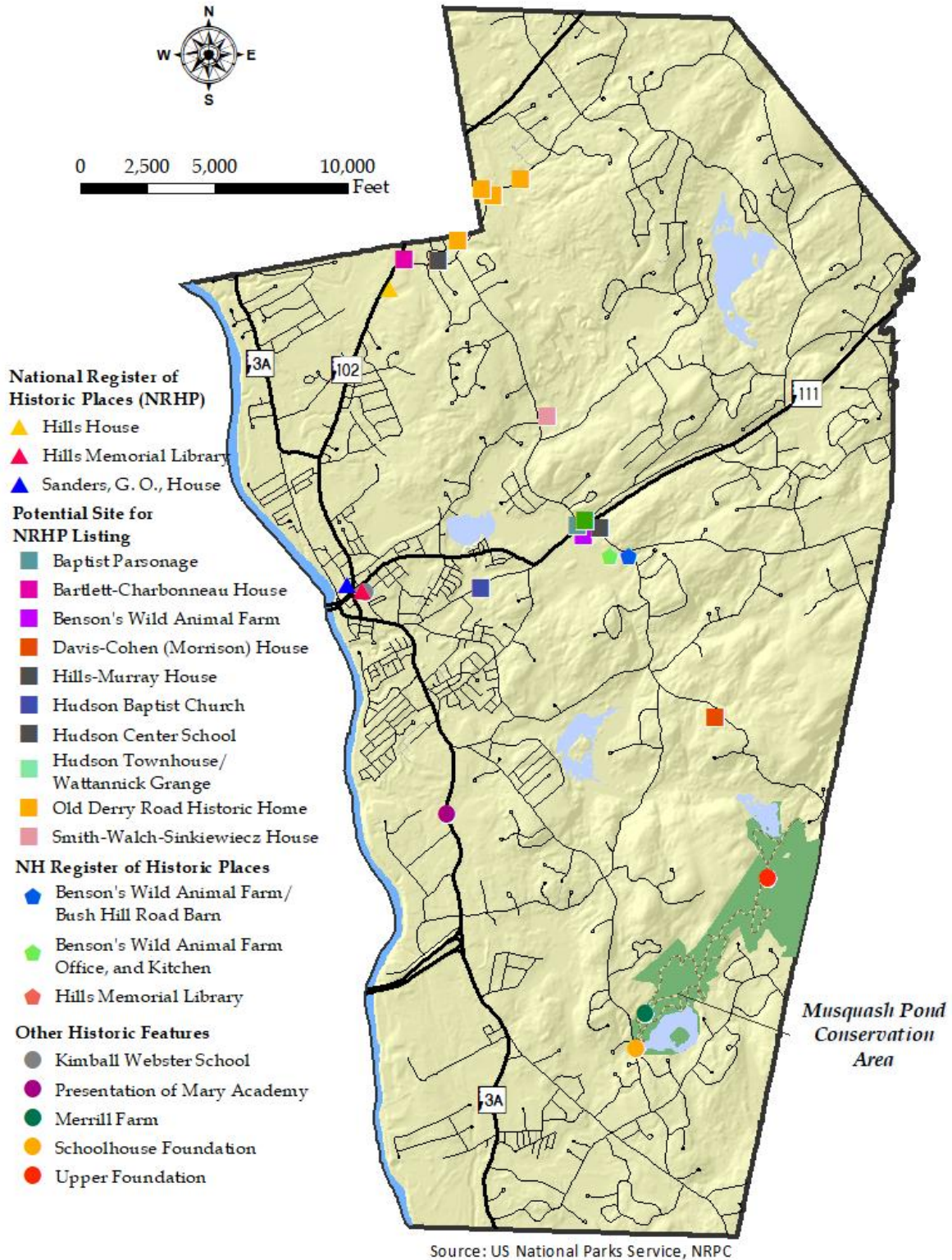
State Register of Historic Places

The State of New Hampshire Register of Historic Places program encourages the identification and protection of historical, architectural, archaeological, and cultural resources. The program provides for listing to encourage awareness of the historical significance of the listed structure but does not mandate protection. Benefits of listing include public recognition, consideration and advocacy in the planning of local and state funded projects, qualification for state financial assistance for preservation projects (i.e., LCHIP) and special consideration or relief in the application of some access, building and safety code regulations. Listing takes place through application to the NH Division of Historic Resources. All buildings listed under the section on the National Register may be appropriate for listing under the state program. Two of the remaining structures on the Benson's Property are listed on the NH State Register, as well as the Hills Memorial Library (see Table VII-3).

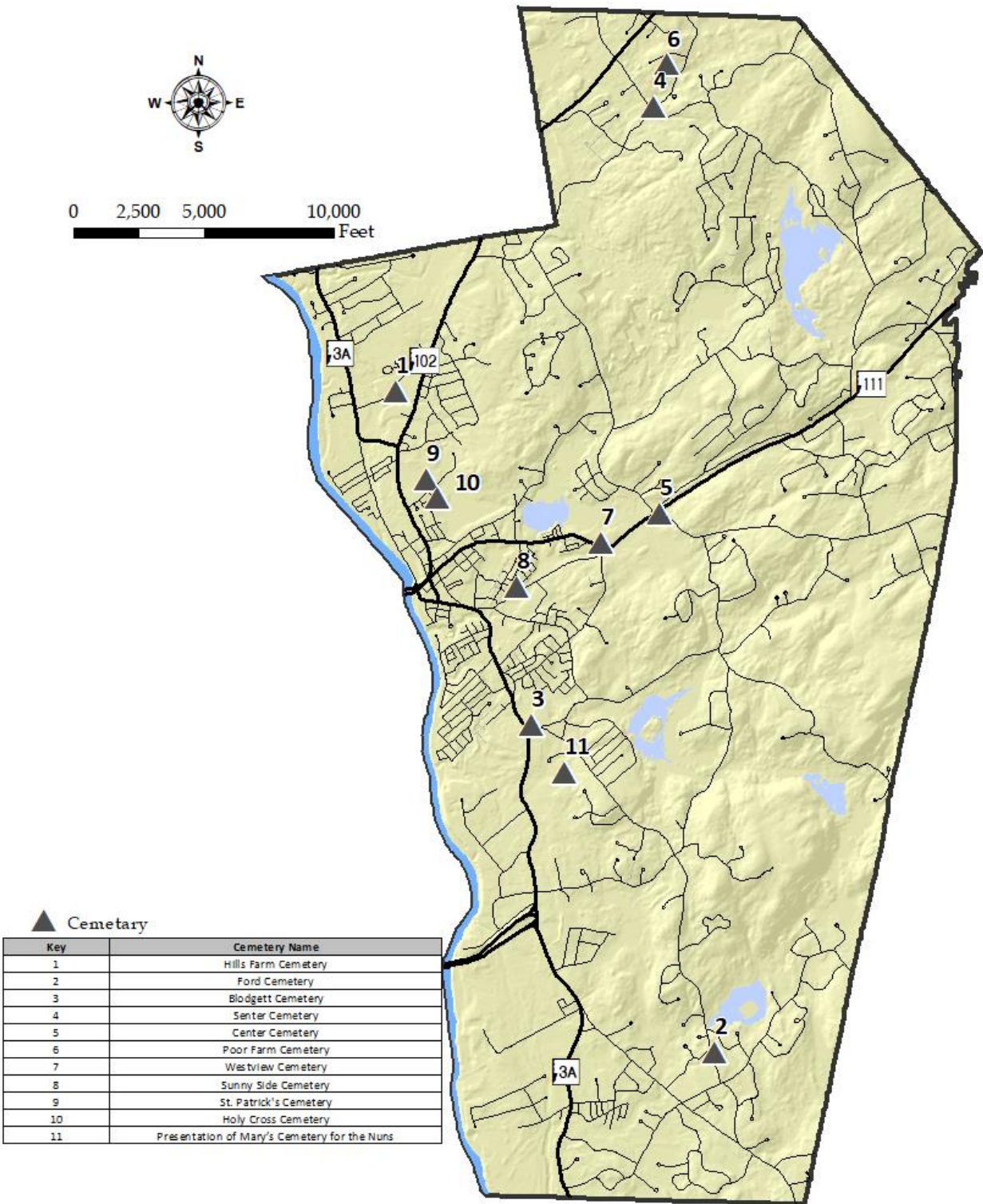
Table VII-3. Hudson Properties Listed on New Hampshire Register of Historic Places

Name of Property	Address	Date Listed	Listed on National Registry
Benson's Wild Animal Farm, Bush Hill Road Barn	27 Kimball Hill Road; int. Bush and Kimball	4/29/2002	No
Benson's Wild Animal Farm, Office, and Kitchen	27 Kimball Hill Road; int. Bush and Kimball	4/29/2002	No
Hills Memorial Library	18 Library Street	4/30/2012	Yes

Map VII-1: Historic Resources



Map VII-2: Historic Cemeteries



Source: NRPC, Town of Hudson

TOOLS FOR ENHANCEMENT AND PROTECTION OF HISTORIC RESOURCES

There are various methods that can be used to encourage the preservation or restoration of historic resources. These include: 1) historic resources survey; 2) National Register of Historic Places; 3) local historic districts; 4) the Certified Local Government (CLG) program; 5) local heritage commissions; 6) historic building rehabilitation federal tax credits; 7) historic markers; 8) easements; 9) protection of archeological areas; 10) Scenic Road designation; 11) innovative land use controls; and 12) building code provisions.

Historic Resources Survey

Preservation through documentation is the most basic and essential of preservation strategies. There are several reasons for undertaking an historic resources survey. In addition to providing a permanent written and photographic record of a town's architecture, a good inventory is the foundation for other preservation tools. It can be of service to the historic district commission and can be used to prepare nominations for listing of historic structures in the National Register of Historic Places. Data gathered in a survey may encourage a greater appreciation of historic structures and sites by local citizens. Historic resource assessments are also necessary for accomplishing environmental reviews required in projects receiving federal funding, such as highway projects. As the beginning of a comprehensive historic preservation strategy, information gathered should act as a firm foundation for future decision making, by identifying buildings suitable for and worthy of preservation and/or rehabilitation.

A complete historic resources survey can help a community weigh proposed actions more carefully, so that it does not inadvertently expend its long-term assets in realizing immediate objectives. If a comprehensive town-wide survey is not feasible, Hudson would be wise to identify the historic resources and areas which may be impacted by future road improvements.

Historic Structures Report

The purpose of a historic structures report (HSR) is to develop an understanding of a building's physical history and condition, and provide specific, useable information for implementing a treatment plan. Buildings that are important in the history of a community have potential to continue to serve that community in many ways after its original function is no longer viable. An HSR is a tool that analyzes that potential for the multiple values that a building represents, taking into consideration the meaning, use and cost to maximize the benefit to the community. Examples of HSR reports can be found on the Town's website for the Hazelton Barn, former B&M Railroad Depot, and the Kitchen & Office building at Benson Park.

Local Historic Districts

The term "historic district" can refer either to a historic district established by Town Meeting vote, previously discussed, or to a National Register Historic District. Both are useful preservation tools but differ in the way in which they are established and the protection they afford. A historic area may be both a locally designated historic district and a National Register District. Several communities within the region, including Amherst, Hollis, Mont Vernon, and Nashua have enacted local historic district ordinances.

The most comprehensive preservation tool available to local governments under New Hampshire state law is the creation and administration of a local historic district (RSA 674:45). The purpose of a historic district is to protect and preserve areas of outstanding architectural and historic value from inappropriate alterations and additions which might detract from an otherwise distinctive character. Historic districts should not attempt to "freeze" time but should preserve what is significant to a district while accommodating change and new construction in accordance with regulations based on a local consensus.

Historic districting can be an effective technique for protecting the character of an area. Unlike zoning which focuses on land use, a historic district emphasizes exterior appearance and setting. Yet unlike site plan review, historic districts allow officials to exercise authority over construction and alteration of single-family dwellings, however, buildings alone need not comprise a district. Effective district preservation should involve streetscapes, landscapes, contributing views and viewsheds as well as buildings. It should be noted that historic districting is not an appropriate method for protecting all historical resources in an area, especially where properties are widely scattered. Historic districting also may not be the most effective means of protecting a significant land area, but districting can be effectively combined with other techniques.

Certified Local Government (CLG) Program

The National Historic Preservation Act of 1966 provides for matching grants-in-aid to the states from the Historic Preservation Fund for historic preservation programs and projects. Federal law requires that at least ten percent of each state's Historic Preservation Fund grant be designated for transfer to eligible local governments that apply for the money. A local government can participate in the program once the State Preservation Office certifies that the community has established its own historic preservation commission, district and a program meeting certain federal and state standards. Matching grants are made each year to certified local governments for survey and planning projects, including preparation of National Register nominations and historic resource surveys. Currently, the CLG program represents the only source of state funds available for communities interested in preservation planning. In the Nashua Region, the only communities designated as CLGs are the City of Nashua and the Towns of Amherst and Hollis.

Local Heritage Commissions

In 1992, the Legislature enacted RSA 674:44-A to enable towns or cities to establish heritage commissions "for the proper recognition, use and protection of resources, tangible or intangible, primarily man-made, that are valued for their historic, cultural, esthetics or community significance within their natural, built or cultural contexts."

RSA 674:44-B defines the power of the commission and authorizes the acquisition of property in the name of the town. Heritage commissions may, if authorized by the Town assume the composition and duties of historic district commissions or the municipality may choose to maintain separate and distinct commissions. If separate, the heritage commission is advisory to the historic district commission, the planning board, and other local boards.

The Town may appropriate funds and the proper handling of these or other related funds as specified in the statute. The makeup of members is like other local boards, and a planning board member may be a member of the heritage commission. The requirements for meetings, disqualification of a member, the abolition of heritage commissions, effect of abolition, and the transfer of documents are the same as for other local boards. The statute also amends the historic district statutes to incorporate references to cultural and community values as a public purpose and authorizes the creation of more than one district in a municipality.

Federal Historic Rehabilitation Tax Credit

The Federal Historic Rehabilitation Tax Credit (HTC) was formally introduced by Congress in 1979. Previously, there was a 10% credit for non-residential buildings in service prior to 1936 and a 20% credit for structures that the National Park Service has deemed as historic. New Tax Legislation signed at the end of 2017 (Public Law No: 115-97) has eliminated the 10% credit.

To qualify for the 20% tax credit, the building must a certified historic structure per the National Park Service. The structure must be used for a business or other income-producing purpose, and a substantial amount of the tax credit must be spent on rehabilitation of the building.

The investment tax credits provide some incentive to rehabilitate older buildings instead of undertaking new construction. Unfortunately, because these credits do not cover privately owned, non-income

producing residences which constitute most of Hudson's resources, their use in Hudson is somewhat limited. Larger structures with income-producing potential could benefit from the use of the credits, which would also ensure the sympathetic rehabilitation of the buildings.

NH Historical Highway Markers

Markers are an easy, inexpensive way to tell both residents and visitors about significant people, places, and events in a community's past. The State Marker Program was originated by the New Hampshire Legislature in 1955. The aim of the program is the erection of appropriate markers designating events, people, and places of historical significance to the State of New Hampshire. Communities who would like to be considered for a marker submit a request for consideration by the State Highway Department and Division of Historical Resources. There is generally no cost involved for a marker on a state-maintained road. There is a charge of \$1,100 for a marker on a private road. Statewide there are approximately 260 historical markers. Few have been erected in NRPC communities with only one in Amherst, one in Mason, two in Merrimack, one in Milford and one in Pelham. Hudson does not currently have any State markers.

The sole purpose of the marker program is recognition. The program is non-restrictive; it does not protect historic sites nor does it obligate owners in any way. The criteria which apply to marker selection are also much less stringent than those for getting a property listed on the National Register. A marker may be used to point out historic sites that have changed considerably over time or even to commemorate events for which there is no standing evidence, anything which has historical significance to a community. For the simple recognition of a historic property, the historical marker program may be a better tool than the National Register, more readily visible and much easier to use. Another type of marker which has found widespread use involves the placement of wooden date markers on houses. Such a program was initiated in Hudson back in 1976 as part of the Bicentennial celebration.

Easements

Across the country, preservation easements have proven to be an effective tool for protecting significant historic properties. As has been noted above, Benson Park is subject to two historic easements held by the state. An easement is a property right that can be bought or sold through a legal agreement between a property owner and an organization eligible to hold easements. Just as a conservation easement can be used to protect open space, scenic areas, waterways, wildlife sanctuaries, etc. from incompatible use and development, an architectural easement protects the exterior appearance of a building. If properly administered, easements are a superior method of conserving and protecting land, water, and historic resources; perhaps better and longer than zoning or locally designated historic districts.

Easements provide property owners with two important benefits. First, the character of a property is protected in perpetuity. In addition, the donation of an easement may make the owner eligible for certain tax advantages. If the property is listed in the National Register, in return for giving an easement, an owner is eligible under the Tax Treatment and Extension Act of 1980 to make a deduction from his taxes. Donation of an easement may also reduce estate and local property taxes.

Easements are also extremely beneficial to a community. The costs of acquiring easements may be significantly lower than buying properties outright to protect valuable resources, particularly when easements can be acquired by donation. Significant resources can remain in private hands but are protected from inappropriate alteration as the organization holding the easement is given the right to review any proposed change to the structure or property.

Protection of Archaeological Areas

Although much of this chapter deals specifically with architectural resources, it should be recognized that the preservation of areas of high potential for prehistoric and historic archaeological sites poses unique problems. In comparison to historic structures, archaeological resources are more difficult to identify and protect. Each site is unique and fragile. Once a site is disturbed, information is lost. While

there is often an urgent need to keep the location of an important archaeological resource confidential, the same confidentiality will often preclude public awareness. Acquisition of the land or land development rights is often the only way to effectively preserve archaeological resources. Ironically, increased appreciation may also represent a very real threat to archaeological resources. Rapid growth is the greatest threat to archaeological resources. The few applicable laws that protect archaeological resources are primarily federal. As a result of these laws, large highway projects or projects which require review by a federal agency usually have a review of impacts to cultural resources. In addition, there are mining laws which allow review of projects for impacts and there is the possibility of review within the dredge and fill process.

Since much of the region's growth is from private rather than public sources, archaeological evaluation is not required. In some cases, cooperative developers have permitted recording of archaeological data which would otherwise be destroyed. The State Division of Historical Resources has very limited ability to review private projects for impact on archaeological resources. Local officials should consult the Division if a proposal will impact a known archaeological resource or if a project is in a location with a high probability of archaeological potential such as areas with proximity to water. In extreme cases, the Town may wish to ask developers to fund recovery of archaeological data by hiring a professional archaeologist as a consultant to evaluate a property for archaeological potential and/or survey the area for unknown archaeological sites. This procedure is dictated by law in many neighboring states but is not currently required in New Hampshire.

Scenic Road Designations



New Hampshire State law enables a community to designate any road as scenic unless it is a Class I or II highway. A scenic road designation protects trees and stone walls located on the public right-of-way. After designation of a scenic road, any repair, maintenance, reconstruction or paving work, tree removal or stone wall removal cannot take place without prior written consent of the planning board or official municipal body.

Designation of a road as "scenic" will not affect the Town's eligibility to receive State aid for road construction. It does however give communities a way to protect an important statewide resource and may also help to preserve the scenic quality around historic structures and stimulate respect for the existing landscape. Many communities within the region are currently taking advantage of this potential preservation tool. Currently, no roads in Hudson are designated as scenic.

Innovative Land Use Controls

The use of an "open space development" ordinance allows for development to be located away from sensitive areas, agricultural lands, or historic areas. In the State of New Hampshire RSA 674:21 gives communities authority to adopt a variety of innovative land use controls which may support the preservation of community character and consequently historic resources. The concept of the transfer of development rights is another strategy that may be used to help a community retain its historic character.

Many communities also adopt historic preservation standards as a means of determining the effects of construction on areas of historic significance. The standards require that proposed construction, alteration, removal, or demolition of a structure be evaluated for the effects on the historical, cultural, or architectural value of a landmark or a historic preservation district. There are several criteria by which to apply these standards, which will vary by community.

In addition, impact fees can be used for the rehabilitation of both cultural and natural resources. During the site plan review and approval process, the Hudson Planning Board assessed a per unit impact fee on the Thurston's Landing subdivision to be used specifically on the Benson's Property. At the discretion of the Board of Selectmen, the money can be used for all types of improvements and rehabilitation. This

would include, but not be limited to, the restoration of cultural resources such as buildings and natural resources such as scenic walkways, stone walls, rustic bridges, and landscaping.

Building Code Provisions

In seeking to protect the public's health and safety, standards such as building codes may present unique complications to the use or rehabilitation of an historic building. As a result, some communities have elected to amend local building codes to exempt historic structures from certain code requirements, other than life safety provisions. This allows historic buildings to continue to be used safely while not imposing a modern set of standards that are impossible for an older building to meet without a significant loss of integrity.

CONCLUSIONS & RECOMMENDATIONS



Hudson's historic resources are irreplaceable assets that help to define the community and create a distinct sense of place. Some of these resources, such as the historic buildings at Benson Park, are among Hudson's best-known features and most popular attractions. Notably, the largest concentrations of historic buildings and sites in Hudson are in the areas of Hudson Bridge around Library Park and Hudson Center which includes what is left of Hudson's 18th century Town Common. As can be seen in Chapter I - Community Vision & Goals, the creation of a defined town center or downtown for Hudson is one of the Master Plan's most important goals. Both the Hudson Bridge and Hudson Center areas have the potential to provide the functions that are commonly associated with New England town centers including small central open spaces or town commons that are populated with multiple monuments and memorials. One of the key elements of town centers, however, this point, both areas are largely drive-by locations that are visited and enjoyed by few residents. Preserving and protecting historic buildings and sites within these areas and enhancing public access to

and use of their common open spaces would provide broad benefits to the entire community. The following recommendations are designed to provide alternatives to preserve and protect Hudson's historic buildings and sites with an emphasis on the Hudson Bridge and Center areas.

- Consider creating local historic districts in the vicinity of the Hudson Bridge area and the Hudson Center area with the latter to include the remaining section of the Town Common and the Old Hudson Center Cemetery. Local historic districts provide among the highest levels of protection for historic areas while maintaining local control. Creation of the districts would also necessitate the

creation of a Heritage Commission or Historic District Commission to administer district regulations and become part of the Town's Design Review Process.

- Provide improved bicycle and pedestrian accommodations in Hudson Center including sidewalks on both sides of Central Street and a signalized crosswalk at the intersection of Kimball Hill Road and Central Street to connect the historic buildings and residential areas on the northwestern side of NH 111 with the old Town Common and Benson Park. A sidewalk or widened shoulder should also be provided along Kimball Hill Road to connect the old Town Common with Benson Park.
- Enhance the use and appreciation of the old Town Common, the historic Old Center Cemetery and its various monuments and points of interest. In addition to the sidewalk and crosswalk improvements noted above, consideration should be given to providing a few well-placed parking spaces on or adjacent to the site to accommodate visitors. Consideration should also be given to installing interpretive signage to describe the historic features of the site and split rail or decorative fencing along NH 111 to provide a greater sense of security. Adding picnic tables would also enhance the visitor experience and could both leverage and benefit the adjacent Super Sub restaurant.
- Provide enhanced pedestrian connections to Library Park including a signalized crosswalk at the intersection of Ferry and Derry Streets at Highland Street and the intersection of Derry and Ferry Streets. with an emphasis on connections to Library Park.
- Enhance the use and appreciation of Library Park together with its gazebo, monuments, and other points of interest. In addition to the sidewalk and crosswalk improvements noted above, consideration should be given to installing decorative fencing along Derry and Ferry Streets to provide a greater sense of security for park users. As with the old Town Common, adding interpretive signage and picnic tables could also enhance the visitor experience, though limited seating is currently available.
- Consider designation of select local roads for protection under the scenic road provisions of RSA 231:157, which provides protection for trees and adjacent stone walls that provide a foundation for Hudson's enduring rural New England character.
- Institute a historic sign or marker program through the Historic Society or other body to identify historic homes and site throughout the town to enhance appreciation of Hudson's history and culture and to instill pride of ownership.
- Provide more specific standards for design control in the Town's Nonresidential Site Plan Review regulations for key historic corridors such as the Hudson Center and Hudson Bridge areas.
- Consider joining the Certified Local Government (CLG) Program.

CHAPTER VIII - COMMUNITY FACILITIES

INTRODUCTION

The provision of adequate community facilities and services is the principal responsibility of town government and is vital to maintaining the health, safety, and welfare of the community. Overall, Hudson residents appear to be largely satisfied with the town's existing community facilities and services. This is especially true for the Benson Park and the Library as well as other select facilities such as the Senior Center. The following simple and direct comment taken from 2019 Master Plan Survey expresses the sentiments of many Hudson residents: *"Love the school, parks and library!"*

Frustration at the lack of investment in certain facilities, however, was also raised during the Master Plan public input sessions and survey as expressed in the following comment: *"We have sacrificed for too long trying to save 2 cents on a tax rate. As a result, we don't have the services we should, our schools are in disrepair and we have a lot of work to do. Time to stop being cheap and invest in the future."*

This chapter examines the existing and estimated future level of service needs for each of the town's principal community facilities and services based on information derived from the 2006 Master Plan, the 2019 Master Plan survey and public input sessions, the FY2020 CIP, Town and Schol District Annual Reports, and other sources. Although a variety of subjects are examined, an emphasis is placed on space needs and capital improvements.

The estimated future space needs of various community facilities are determined largely by the demand for the services they provide. Demand for services is objectively determined by the size of the town's total population and its demographic breakdown and well as the number of housing units and other factors. The demand for local government facilities and services is also influenced by state, federal, and industry standards, requirements, and mandates. Demand for facilities and services must also be weighed alongside the financial capability of the town and the willingness of residents to fund certain facility improvements, programs, and services. This chapter provides a discussion of 1) Town Hall; 2) Library; 3) Police Department; 4) Fire Department; 5) Recreation; 6) Solid Waste; 7) Public Works Department; 8) Public Schools; 9) Public Water Supply; and 10) Public Sewer. The location of existing public facilities is illustrated on Map VIII-1.



TOWN HALL FACILITIES



Existing Conditions

The Hudson Town Hall is located on a 1.4-acre site at 12 School Street. The building is 12,632 square feet (ft²) in area. The original building was constructed in 1965 in a modern adaptation of the Federal style.¹ Additions and renovations were made in 1974, 1987, and 1998. Twenty-five off-street parking spaces are located on the south side of the Town Hall with 11 spaces in front of the building and 21 spaces to the rear.

The Town Offices went through a major renovation project during the summer of 1987 when the original building interior was refitted with new office space and the east wing was added. The west wing of Town Hall includes offices for the Town Clerk and Tax Collector, Welfare, Assessing Department, and Administration. The lower level houses The Finance Department, IT, a staff kitchen and breakroom, and the Board of Selectmen's Meeting Room. There is a chairlift to provide handicapped access to the lower level but no elevator. The east wing houses Planning, Engineering, Zoning/Code Enforcement, and Inspectional Services on the main floor and a lower level meeting room used by the Planning Board,

¹ Town of Hudson Assessor's database. 6,316 ft² is building footprint and therefore interior floor area is estimated at twice this figure. The actual interior floor area is smaller. This figure does not include the Fire Station.

Zoning Board, and other town committees and commissions. There is no elevator access to the lower level. Further, while it is possible to access the east and west sides of Town Hall's lower level through the Finance Department, there is no public access provided between the two areas.

Existing Needs

Town Hall expansion has been a topic of discussion in Hudson for several years due to the facility's space constraints, layout, and accessibility challenges. In 2020, a proposed expansion plan was submitted to the 2020 Capital Improvements Program for the expansion of Town Hall. The proposal included the renovation of the existing building and an addition to the west side of the building (parking lot side) that would be approximately 30 feet wide by 72 feet long which is approximately 2,160 square feet. The project would address multiple issues and accomplish the following:

- Provide a central location for customers to pay their utility bills instead of having them go to the basement to pay bills
- Group Water and Sewer employees together for efficiency,
- Increase security in the Welfare Department
- Provide the IT Department with adequate space to work and add a locked secure area for servers (currently shared space)
- Repair HVAC central air and heating in the entire building
- Increase overall office security
- Provide all employees an office to work from
- Add a conference room to the main floor
- Reorganize parking lot
- Relocate the gas tank
- Create an area for record retention on site

The CIP Committee, however, recommended that an alternatives and feasibility analysis be conducted that would evaluate the potential for Town Hall expansion along with possible relocation scenarios.

Future Needs

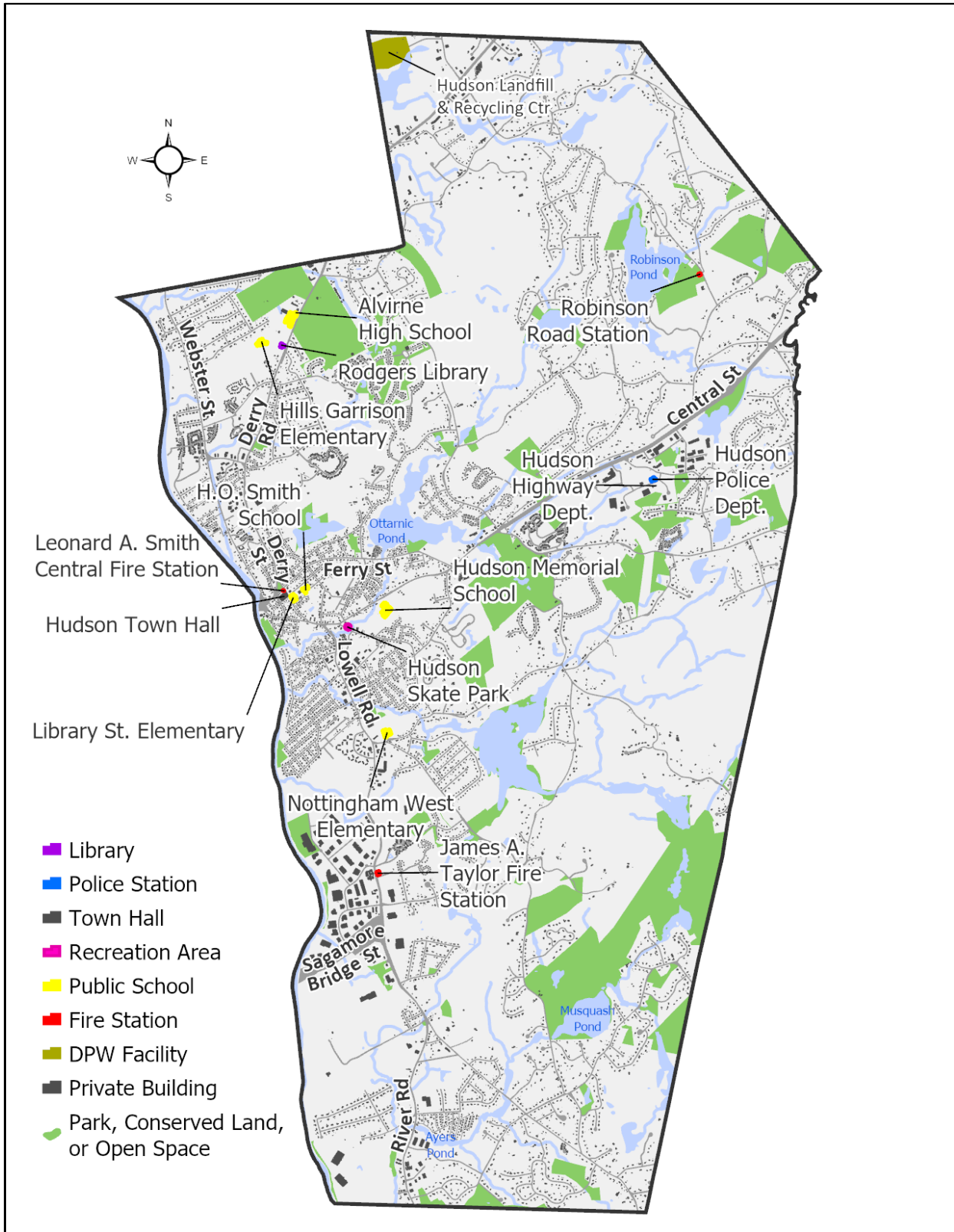
The Town's population is projected to grow from 25,458 people in 2018² to a projected 26,718 by 2040³, and it is likely that additional employees may be needed in various departments.

The Town Hall is a center of community activity and therefore should reflect the community's character as well as provide for practical space needs. The existing Town Hall is of an architectural style and site design that reflects the surrounding residential area, despite being originally constructed in 1965. Any renovations to the existing Town Hall or construction of a new Town Hall should continue this tradition of reflecting Hudson's community character. Further, whether a proposal comes forward to expand or relocate Town Hall, consideration should be given to the ways in which either scenario would serve the goal of creating a defined Town Center for Hudson. In addition, elevator access to the lower level should be provided.

² New Hampshire Office of Strategic Initiatives 2018 Population Estimates

³ New Hampshire Office of Strategic Initiatives 2016 Population Projections

Map VIII-1. Location of Existing Community Facilities



GEORGE H. AND ELLA M. RODGERS MEMORIAL LIBRARY

Existing Conditions

After many failed attempts to finance the expansion of Hills Memorial Library, two local businessmen, Al and Phil Rodgers, made a generous donation of \$4,000,000 in 2008 that led to the building of George H. and Ella M. Rodgers Memorial Library. The brothers made two stipulations with their donation; the building had to be a metal structure and the Library was to be named in honor of their parents. The George H. and Ella M. Rodgers Memorial Library celebrated its 10th Birthday in June of 2019.

The Rodgers Memorial Library is the second-highest ranked town facility in the 2019 Master Plan survey with 64% of respondents rating the Library as “excellent” and 20% rating it as “good”. This survey comment expresses the views of many residents: *“We have a fabulous library which is open to many of the community needs. My favorite place in Hudson!”* The facility is a 19,661 square foot building with architecture reminiscent of the Arts and Crafts style. The Library is situated on the eastern edge of a 27.43-acre parcel adjacent to the Hills-Garrison Elementary School and just south of Alvrine High School. The first floor includes the Children’s Room (approximately 3,800 square feet), the Adult Reading Room/Reference/Study Rooms (approximately 5,200 square feet), the Lobby (approximately 1,400 square feet), and the Administrative Wing (approximately 2,500 square feet). There are currently 9 full-time employees and 15 part-time employees. The full-time employees all work 40 hours/week and the part-time employees’ schedules range from 6 hours/week to 28 hours/week. The Library also offers extensive eResources that have grown in response to the recent COVID-19 epidemic.



Existing Needs

The Library could benefit from more small group meeting space that could also be used for a teen/tween space. There are currently 2 study rooms which seat 6-8 people, a children’s programming area which has child-sized furniture, and the

Community Room which seats up to 60 people. When there is a need for space for a group of 10-15 people, staff must put them in the Community Room. Unfortunately, staff frequently turns groups away due to a lack of meeting space.

Future Needs

Looking to the future, the biggest challenge for the library is that it is located in the north-western part of town. Residents who live south of Walmart and east of Benson Park comment that it is a “long way” to the library. Consideration should be given to increasing the use of the former Hills Memorial Library, especially for meeting space and expanded programming. The historic former library building is more centrally located and is currently used on a limited basis only. The Library should also continue to expand its online virtual programming.

POLICE DEPARTMENT

Existing Conditions

The Hudson Police Department is located on a 4.56-acre site at 1 Constitution Drive near the DPW facility. It contains the Emergency Operations Center, Animal Control Facility, and Kirby Building. The existing 9,544 sq. ft. building was constructed in 1995 and was designed to meet the department's needs until 2005. The interior of the facility has been modified to accommodate additional staff since its construction. The number of employees in the Police Department is shown in Table VIII-3. As of 2019, there were 69 full-time employees and 16 part-time employees.

Table VIII-3. Police Department Employees

Employee	# of Employees	
	Full Time	Part-Time
Chief	1	0
Executive Coordinator	1	0
Department Chaplain	1	0
Field Operations Bureau	1	0
Patrol Lieutenant	3	0
Patrol Sergeant	2	0
Patrol Officers	30	0
Special Investigations Detectives	5	0
Legal Division	4	1
Administrative Bureau	1	0
Support Services Sergeant	1	0
Support Services Officer	1	0
School Resource Officer	3	0
Communications Sergeant	1	0
Communications Division	9	0
Animal Control Division	1	1
School Crossing Guards	0	9
Facilities Management	1	1
Records Division	3	0
Special-Part Time Officers	0	4
Total	69	16

Source: Town of Hudson 2019 Annual Report

Existing and Future Needs

The Hudson Police Department is looking to expand the size of the police facility by approximately 5,775 square feet and partially renovate the existing 9,544 square foot facility. A \$5,000,000 expansion is proposed on the west end of the building, taking up some of the employee parking lot. As noted in the Town's 2020 CIP, even with the addition of the 5,700 square feet, the police facility will still not meet the size originally planned for in 1995. This proposal was strongly recommended by the Town's CIP Committee.

FIRE DEPARTMENT

Existing Conditions

The Hudson Fire Department utilizes four facilities: 1) the Administration Building on Ferry Street; 2) the Central Fire Station adjacent to Town Hall on School Street; 3) the James A. Taylor Memorial Fire Station on Lowell Road 4) and the Robinson Road Fire Station on Robinson Road. Emergency Medical Services (EMS) is a division of the Fire Department and operates out of the Central Station. Operations Division 49 employees.

The number of employees in the Fire Department is shown in Table VIII-4. All three fire stations are manned 24 hours a day, seven days a week. The EMS Division is comprised of twelve (12) Paramedics, twenty-five (25) Advanced EMTs, and two (2) EMTs from the full-time Fire Department forces listed in Table VIII-4. All the full-time firefighters are dually trained as EMTs. Three ambulances are based in the Central Fire Station. Hudson contracts to provide ambulance coverage to the Town of Litchfield as well.

Administration Building

The Hudson Fire Department Administration Building is located on a 0.171-acre site at 39 Ferry Street. The existing 980 sq. ft. building was constructed in 1957 and acquired by the Town in 1999. The use of this facility is limited to the Departments Administration and Fire Prevention Divisions. The purchase of this facility provided immediate additional floor area for existing needs when it was acquired. The facility was recently renovated with a new roof, HVAC system, flooring, and windows. Existing parking is limited and provides for employees only. Customers for this facility must find off-site parking.

Leonard A. Smith Central Fire Station

The Central Fire Station, located on the 1.4-acre Town Hall site, was built in 1952. The existing 9,800 ft² facility was constructed before the Department had any full-time employees. The facility includes five bays, offices, sleeping quarters, and approximately 256 ft² for the Fire Department dispatch room. The facility also houses three Ambulances for the EMS Division. There are four (4) Captains and twelve (12) Firefighters at the Central Station.

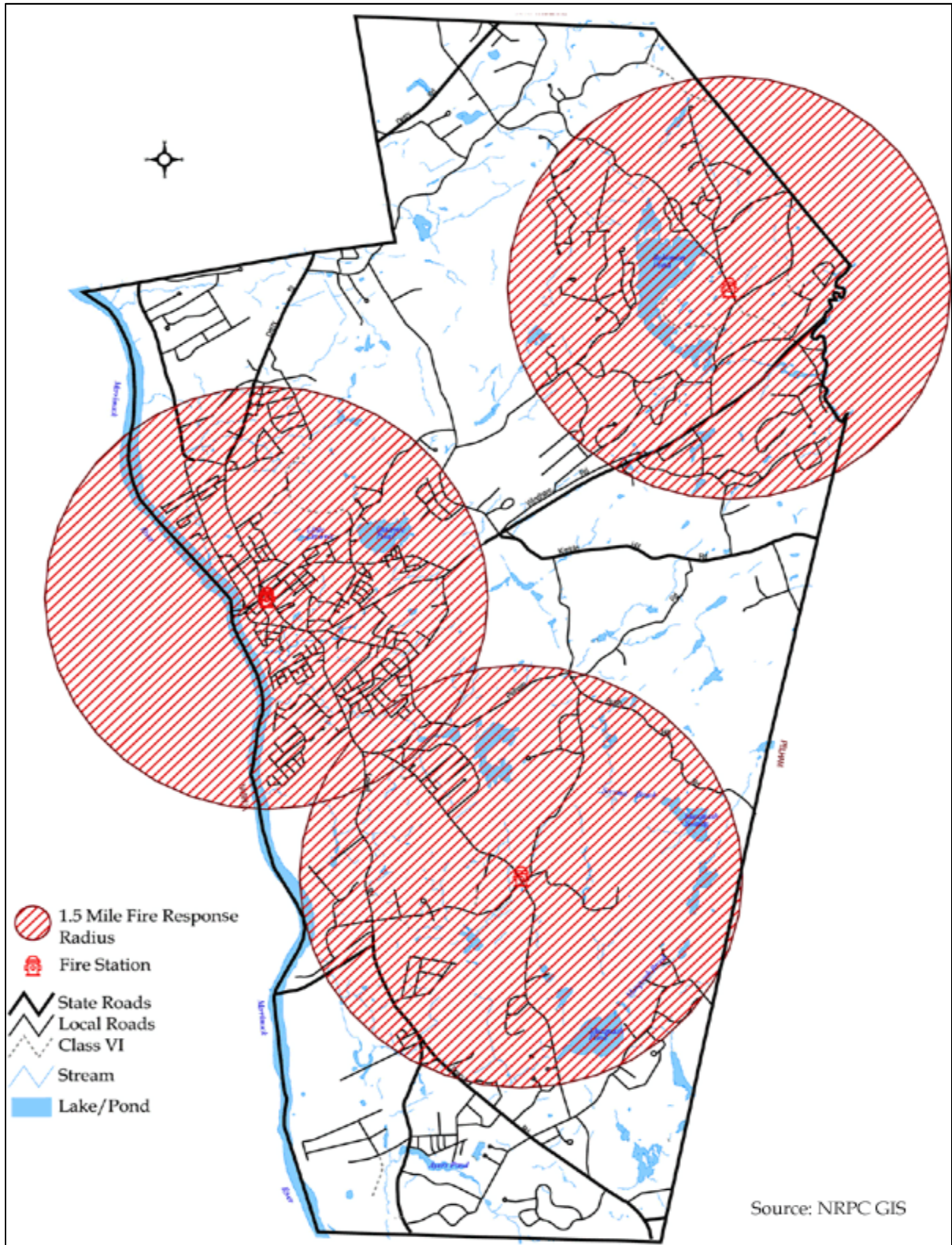
James A. Taylor Memorial Station

The James A. Taylor Memorial Station was newly constructed and opened in 2018, on a 1.19-acre lot at 204 Lowell Road. It was dedicated to the memory of a fallen Hudson Firefighter, who lost his life in the line of duty on July 27, 1981. There are four (4) Lieutenants and eight (8) Firefighters manning this station.

Robinson Road Fire Station

The Robinson Road Fire Station is located on a 45.7-acre site at 52 Robinson Road. The existing 5,890 ft² facility was constructed in 1982. The facility includes two bays, meeting room, office and storage space. There are four (4) Lieutenants and eight (8) Firefighters manning this station.

Map VIII-2. Fire Department Response Radius



PARKS AND RECREATION



Library Park

Existing Facilities

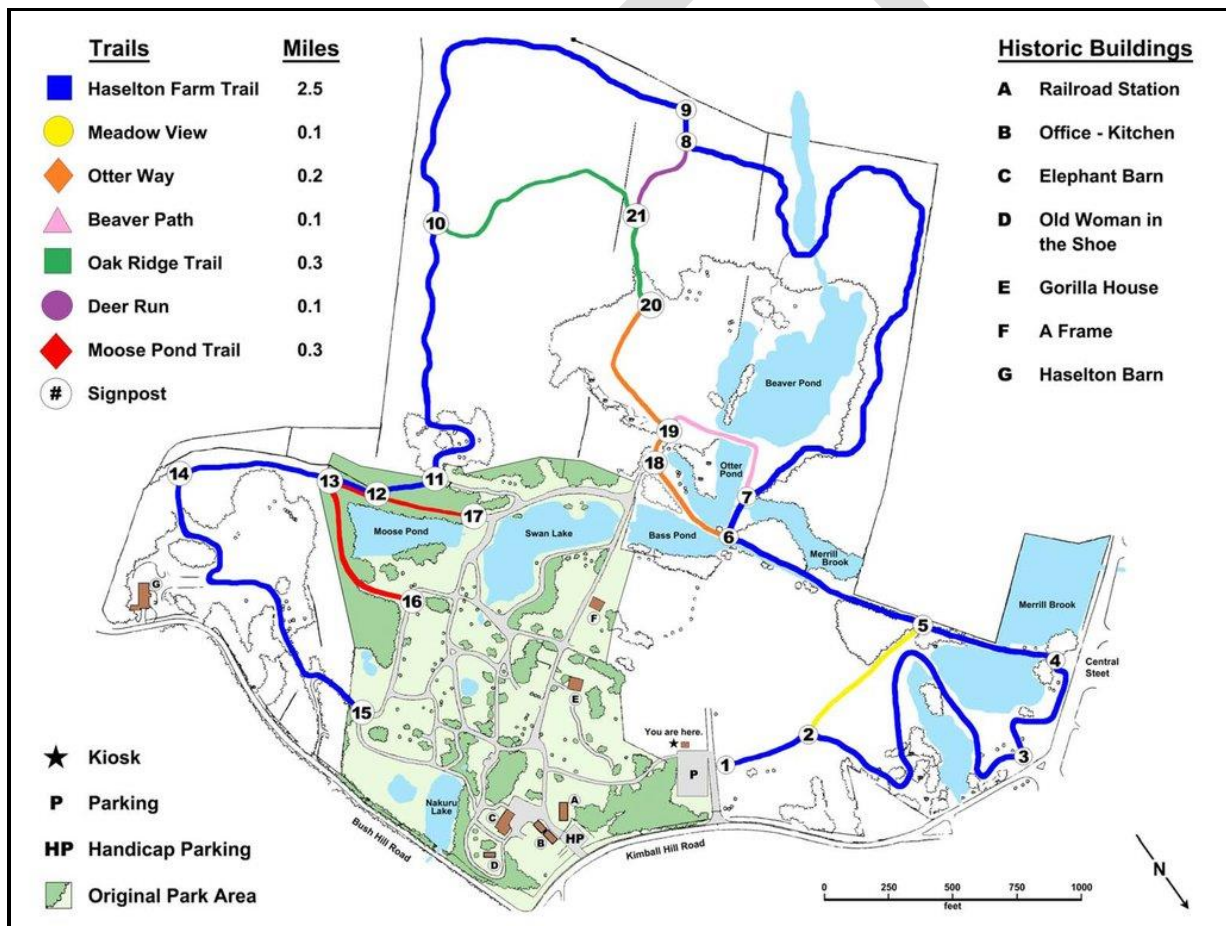
The Town of Hudson provides for a diverse range of active and passive recreational facilities throughout the Town. In addition to parks and athletic fields, Hudson offers a public beach, expansive hiking trails, an indoor recreation center, and a well-programmed senior center. The Town's existing facilities are described in greater detail on the following pages.

Benson Park

Benson Park is one of Hudson's most treasured assets and its most popular park. The park received the highest overall rank of any town facility with 63% rating it as "excellent" and 32% as "good" in the 2019 Master Plan survey. The park was also repeatedly noted as one of the Town's most important features during public input sessions. Benson Park is 166-acre property created on the site of the former Benson's Wild Animal Farm property, a once-popular amusement park and zoo dating back to 1924. The Benson's property was purchased by NHDOT in 1992 to create a wetland mitigation site for wetland impacts that were anticipated to result from the construction of the proposed Circumferential Highway. After state support for the project was dropped, the Town of Hudson and NHDOT entered into an agreement that allowed Hudson to acquire the property at a reasonable price but with stringent

restrictions to maintain the land as a passive recreation park while preserving some its most important historic features. The agreement was finalized in 2008. Key language in the deed reads that “the conditions of the buildings and the property as of the date of transfer of title to the town shall be considered the baseline for evaluating the town’s responsibilities herein,” to ensure that Hudson will maintain and/or improve existing conditions. A *Benson’s Property Master Plan*⁴ was completed in 2002.

Today, Benson Park features over 4 miles of hiking and walking trails for visitors of all skill levels. The trails are open to the public year-round and leashed dogs are also welcomed. Other features include several ponds, a large playground, a 9-11 memorial, a bandstand, a large parking lot, and a dog park. A number of important historical structures from Benson’s Wild Animal Farm can also be found on the property including the former Elephant Barn, the Old Woman in the Shoe, Gorilla House, the A-Frame, and the Haselton Barn. Some of the park’s main features are depicted on the map below.



One of the park’s newest features is the 9/11 memorial completed in 2012. The memorial features a 23-foot long piece of steel from one of the Twin Towers. Another popular attraction, the Hudson Dog Park, is located within a securely fenced area inside the park providing separate areas for large and small

dogs. Another important recreational facility, the Hudson Senior Center, is located right at the main entrance to Benson Park.

Benson Park is maintained by the Department of Public Works with the assistance of a dedicated group of volunteers including the Benson Park Committee and the Friends of Benson Park. The latter supports the park through fundraising and promotion.



Swan Lake, one of Benson Park's most popular attractions

Existing and Future Needs

Maintaining and improving upon Benson Park should continue to be a top priority for the Town of Hudson. Given its popularity, consideration should also be given to expanding the park through the acquisition of vacant and underutilized properties to the northwest and southwest. The Benson Park Committee submitted two projects to the 2020 Hudson CIP. One is for the replacement of the Haselton Barn roof. Currently, the roof is leaking, the shingles are falling off, and the water penetrating the roof is causing rapid deterioration of the structure. The New Hampshire Division of Historic Resources has deemed the clay tile roof that was originally on the building to be a “character-defining feature,” requiring the use of the original product manufactured by the Ludowici Roof Tile Co. The other CIP project submitted was for the replacement of the kitchen roof. The temporary roof has reached the end of its serviceable life and needs to be replaced before the building suffers damage from water penetration. Other future improvements include the completion of a museum within the former Elephant House that houses historic artifacts from the former Benson’s Wild Animal Farm. In addition, the Town has identified the following potential improvement projects:

- Identify tree and plant species with markers inside the park.
- Refurbish picnic tables.
- A project on "leave no trace" principles and how to incorporate them in the park.
- Update and install permanent signs to replace the temporary signs on the buildings.
- Design a self-guided nature trail brochure.
- Non-native plant removal and replace with native trees and shrubs.
- Investigate, recreate, and install the totem pole from the old park.
- Create a tree barrier between Route 111 and the Haselton Farm trail.



Hudson Senior Center

Senior Center

The Hudson Senior Center is an attractive facility located in the “North Barn” at Benson Park. The facility includes multiple rooms and spaces for hosting a wide range of activities including a dining room with a coffee station and a piano, a pool table, a sitting area with comfortable furniture, a lounge with an organ, puzzle, card, and game tables and a patio. Activities include billiards, ping pong, snowshoeing, a walking group, book club, knitting, and quilting groups, and other activities. As Hudson’s senior population (65+) is projected to be its fastest-growing population group, ensuring that the facility has the capacity to meet demand should be a priority. The lower level of the North Barn also houses Hudson Community Television studio (HCTV). HCTV provides live cablecasts of Town and School District Meetings and has studios available for local programming.



Community Center

The Community Center is an indoor recreational facility located on an 8.84-acre site on Lions Avenue. The building also houses the Town’s Recreation Department. The Center features a recently installed multi-purpose basketball court that can hold over five hundred people. The site also provides three Pickleball Courts - an increasingly popular racket sport. The Community Center offers a wide variety of recreation programs including youth and adult basketball, a summer youth program, dances, comedy shows, and other activities. Due to its size, the Community Center also hosts civic events including voting, Town and School Deliberative sessions, and Candidates Nights.

Robinson Pond

Robinson Pond is a 47-acre park located on Robinson Road that features the Town’s only public beach providing both a swimming area and a boat launch. At 88-acres, the pond is Hudson’s largest surface water body. The beach is open from Memorial Day weekend until Labor Day weekend but is available only to Hudson residents and their guests. In addition to the beach and boat launch, the site features picnic tables, barbeque grills, and portable toilets in the summer. There are no lifeguards on duty. Water testing is conducted regularly, however, there have been beach closures over the years due to water quality issues. Given the popularity of Robinson Pond, protecting its water quality should remain a high priority for the town, and consideration should be given to acquiring adjacent underdeveloped land to enhance its long-term protection. Acquiring parcels adjacent to the park would also be consistent with Master Plan Natural Resources goals to “Expand Conservation areas and increase open space” and to “Build on existing open space assets such as Benson Park and Robinson Pond”.

Merrifield Park

Merrifield Park is on a 9.43-acre site located at the junction of Burnham Road and Ferry Street with frontage on Ottarnic Pond. The park offers a regulation size sand volleyball court, playground equipment, picnic tables, barbeque grills, and walking trails.

Merrill Park

Merrill Park is a small underdeveloped park that provides Hudson’s only public access to the Merrimack River. The site has a limited number of parking spaces at the entrance. The property was purchased with a grant from the Land and Water Conservation Fund. Currently, it provides a few picnic benches and carry-in canoe/kayak access to the river. Various plans have been prepared over the years to develop the park more fully and allow for motorboat access including site plans prepared in 1987 and 1991, but efforts have been hampered by asbestos contamination and associated site development costs. Increased access to the Merrimack River is a recreation/conservation priority identified as part of the Master Plan survey and outreach process. Comments such as the following reflect the views of many residents:

“A boat ramp at Merrill Park should be a top priority. It's a cheap investment and the residents of this town deserve it.”

“We have long overlooked the Merrimack River and having access for passive recreation would be a great addition. The Lowell boat launch is a great example of what could be accomplished. Merrill Park could be improved to accomplish this idea.”

Given the importance of Merrimack River access to the community, every effort should be made to obtain necessary funding through grants and other sources to develop and implement a site clean-up and improvement plan for Merrill Park that includes a boat ramp, passive recreation areas, and adequate parking.



Merrimack River Access at Merrill Park

Greeley Park

Greeley Park is a small 3.47-acre park located on Greeley Street near the intersection with Central Street. The park features a large, ADA accessible playground, basketball courts, and a youth baseball field with bleacher seating.

Jette Field & Sousa Field

Jette Field is a 3.58-acre park located at 20 County Road. It features a softball field with bleachers for spectators. Sousa Field is an adjacent baseball field that was completed in 2008 on School District land to the rear of Nottingham West Elementary School.

Pickleball Courts

At the corner of Central Street and Melendy Road, the Town recently developed new outdoor pickleball courts on the site of a former skate park to accommodate a growing interest in the sport. Pickleball is a relatively new racket sport that combines elements of tennis, badminton, and table tennis.

Library Park

Though not managed by the Recreation Department, Library Park is a small (.85-acre), but nonetheless prominent green space located at a major gateway into town. The triangular park is bounded by Derry, Ferry, and Library Streets, and overlooking the park are some of Hudson's more notable historic buildings. The park features a largely ornamental bandstand and hosts Hudson's most prominent seasonal Holiday display. Due to its size, limited access and high traffic volumes on abutting roads, the park enjoys little use. As highlighted in Chapter I – Community Vision & Goals, the desire for a defined Town Center for Hudson is one of the Master Plan's overriding goals. Though small, Library Park does serve as a town or village green for Hudson and its use should be promoted through enhanced pedestrian access including signalized crosswalks from the northeast corner of Fulton and Ferry Streets to the southwestern corner of the park and a crosswalk to the northern tip of the park from the southwestern corner of Highland and Library Streets. Increased amenities such as additional benches should also be provided and consideration should be given to installing ornamental fencing along the Derry and Ferry Street sides of the park to enhance the safety and security of park users. Additional programming, especially with regard to the bandstand, should also be considered.

SOLID WASTE

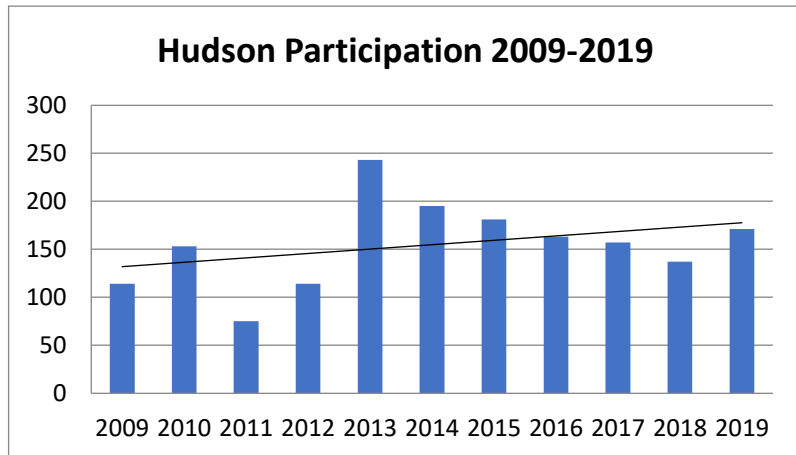
Solid Waste Disposal

The Town of Hudson closed and capped its landfill on West Road in 1991 due to leachate problems. Hudson residents are provided with curbside pickup of residential waste and recyclable materials through a private contractor. A Solid Waste Study Committee is responsible for recommending options for each contract cycle. In Fiscal Year 2019, the Town residents generated 10,472 tons/year of solid waste. Of that total, 2,533 tons/year or 24.19% were recycled.

Household Hazardous Waste

The Nashua Regional Household Hazardous Waste/Small Quantity Generator Collection (HHW-SQG) Program is open to the residents of Hudson and surrounding communities. HHW comes from everyday products used in the home, yard, or garden and is corrosive, flammable, toxic, or reactive. The program provides a location for residents to safely dispose of HHW during various days of the year at a central location at the Nashua Public Works Garage. Hudson's household participation rates have risen from 114 in 2009 to 171 in 2019. Over the past decade, the peak year of participation for Hudson was 2013 with 243 households partaking in the events of that collection season.

Year	Number of Hudson Households
2009	114
2010	153
2011	75
2012	114
2013	243
2014	195
2015	181
2016	163
2017	157
2018	137
2019	171



PUBLIC WORKS DEPARTMENT

Existing Facilities



The Hudson Highway Department has formally been changed to Public Works as of November 2018. The Department is located on an 18.6-acre site at 2 Constitution Drive. 8.26 acres of the site is subject to a conservation easement. The 19,600 ft² facility was constructed in 2000 to replace various obsolete facilities. The facility includes a 15,400 ft² covered garage with maintenance functions, 2,000 ft² of office space, and 2,000 ft² of the mezzanine for storage. The site also includes a 3,600 ft² salt shed also constructed in 2000. The salt shed meets all existing environmental regulations for salt containment. The Public Works Department currently has 1 part-time and 26 full-time employees. A list of employees is provided in Table VIII-7.

Table VIII-7. Public Works Department Employees

Department	# of Employees	
	Full Time	Part-Time
Public Works Director	1	0
Public Works Supervisor	2	0
Foreman	3	0
Equipment Operators	5	0
Mechanic	1	0
Traffic Technician	1	0
Truck/Driver Laborers	12	0
Operation Assistant	1	0
Receptionist	0	1
Total	27	

Source: Town of Hudson Public Works Director, December 2019.

Existing and Future Needs

The existing facility was constructed in 2000 to meet the needs of the Public Works Department for the foreseeable future. As of 2019, the facility is still adequate to meet current town needs. If the Town sees substantial growth in the future the Public Works Department may need to expand its facility.

PUBLIC SCHOOLS

The Town of Hudson belongs to SAU 81 and offers five public schools. There are two elementary schools, the Hills Garrison Elementary School and the Nottingham West Elementary School. There is also an Early Learning Center that offers preschool, half-day kindergarten, and first grade. The Hudson Memorial School serves as the middle school and provides grades five through eight. Alvirne High School serves grades nine through twelve and houses the acclaimed Wilbur H. Palmer Career and Technical Center, a program unparalleled in the Nashua region.

Public schools in Hudson are governed by the five-member locally elected Hudson School Board supported by a Superintendent. The School Board offices are in the former Webster Street School at 20 Library Street. Total school district enrollment in April of 2018 was 3,426, which has decreased from last year.⁵ The district has been experiencing a declining trend in enrollment for grades 1-12 and projects that this trend will continue in future years.



In addition to Hudson's public schools, the community is served by the Presentation of Mary Academy. Presentation of Mary dates back to 1926. The School is housed in a historic building located at 182 Lowell Road. The academy provides a private Catholic school alternative for the region that includes preschool, kindergarten, elementary, and junior high schools with an enrollment of over 500 students. Recent improvements to the school include a state-of-the-art \$1.5 million dollar multi-functional athletic field that is made available to the community on a rental basis, and the

Thompson Center for Athletics and Performing Arts, a 36,000 square foot gymnasium and arts center completed in 2018.

Existing and Future Needs

Each of Hudson's schools together with planned improvements included in the Town's 2020 Capital Improvements Program is described on the following pages by the facility. On March 16, 2020, the Hudson School Board adopted the following facility goals and priority objectives:

As the Board seeks to incorporate the most appropriate and cost-effective risk management techniques for loss prevention and control and to overcome deficiencies in its physical plant, it will strive to provide new and remodeled facilities that will offer the best possible physical environment for learning and

⁵ New Hampshire Department of Education, 2017

teaching. The Board specifically recognizes the need and importance of regular and substantial capital maintenance, renovation, improvement, and expansion consistent with realistic fiscal constraints. The Board aims specifically toward:

1. Facilities, including buildings, ground, and playing fields, that will accommodate organization and instructional patterns that support the district's educational philosophy and instructional goals.
2. Meeting all safety requirements through the remodeling and renovation of older structures.
3. Providing building renovations to meet requirements on the availability of public school facilities to handicapped persons whenever possible.
4. Building design, construction, and renovation that will lend themselves to low maintenance costs and the conservation of energy.
5. Facilities that will also lend themselves to utilization by the community in ways consistent with the overall goals of the district.
6. Keeping the community informed about the condition of district facilities as well as the perceived needs in the areas of capital improvement expansion and acquisition. Decisions pertaining to education specifications of new buildings and those undergoing extensive remodeling will be developed with the input of teachers, students, parents, and the community.



Alvirne High School

Alvirne High School was originally constructed in 1948 through a generous gift from the Hills family who's stately historic home still stands across the street. The school was badly damaged in a fire in 1974 and was subsequently rebuilt. The legacy of the Hills family, who once operated a dairy farm on the site, is still visible today, most notably in Alvirne's outstanding Wilber H. Palmer Career and Technical Education (CTE) Center.

The CTE Center is a comprehensive Career and Technical Education program that offers programs in Finance, Accounting, Heavy Duty Mechanics, Pre-engineering, Computer Science, Drafting & Design, Digital Media, Building Trades, Culinary Arts, Education, Health Science, Marketing, Air Force JROTC, Welding and other programs and as a result of the Hills family legacy, Alvirne also offers the region's most robust agricultural program. The school's Farm spans over 100 acres with facilities for horses, donkeys, and a working dairy farm with several milking cows. Milk from Alvirne's cows is used to make cheddar cheese under the well-known Cabot brand name which can be purchased locally in Hudson as well as across the region. Through the Farm, the CTE program is also able to provide a hands-on Veterinary Science program. In addition, Alvirne supports a strong Forest and Wildlife Management

program utilizing its 100-plus acre registered tree farm to train students in operating forest management equipment and in the management and study of forest ecosystems. Complimenting its academic offerings, Alvrine’s expansive land area also accommodates community hiking trails and a Community Garden.

At the 2020 Town meeting, the town voted in favor of raising the sum of \$17,550,000 for the renovation of the main Alvrine High School building. The renovation will address student safety needs, building efficiencies, and provide adequate space for athletics and performing arts. The CTE Center building is currently undergoing an expansion and renovation project scheduled for completion in 2020.



Hudson Memorial School

Hudson Memorial School is a Middle School serving grades six through eight. A \$300,000 warrant article was passed at the 2020 School District Meeting to fund a roof replacement project. The roof membrane will be removed and replaced. Roof decking and insulation will be replaced as needed. In addition, a \$350,000 field renovation is planned for 2023/2024. The current football/soccer field will be redesigned, excavated and a new subbase and sod will be installed. The new field will also be graded to allow for safer play and the current irrigation system will be expanded to serve all playing areas.

Early Learning Center

The Early Learning Center is a Pre-K through grade one school that includes Dr. H.O. Smith School and the Library Street School. Both buildings need roof replacements as the current roofs have exceeded the original manufacture warranty. The Dr. H.O. Smith School parking lot also needs to be repaved and graded to allow for proper flow of runoff water and reduce puddling. All these projects have been submitted to the Capital Improvements Plan.

The Early Learning Center also has a project submitted to the Capital Improvements Plan to the current half-day kindergarten to full day.

Hills Garrison Elementary School

Hills Garrison is an upper-elementary school serving approximately 400 students in grades 2 through 5. A \$150,000 roof replacement is planned for 2025.

Library Street School

Currently, a \$250,000 roof replacement is proposed for the school in 2023. The entire roof membrane will be removed with decking and insulation replaced as needed.

School District Conclusions

As noted in Chapter II – Population & Housing, no significant increase in school-age children is anticipated in Hudson in the foreseeable future. With the passage of the \$17,550,000 warrant article for improvements at Alvrine at the 2020 School District Meeting on top of the CTE building improvements previously approved, the Hudson School District’s most significant capital needs have been addressed. With the notable exception of full-day kindergarten which has yet to gain voter approval, remaining facility needs are largely focused on maintenance such as roof replacements and athletic field improvements. A focus on continued investments in school facility maintenance and improvements should continue.

PUBLIC WATER SUPPLY

Hudson’s public water supply system has two primary functions. The first is to supply water for domestic, commercial, and industrial use and the second is to provide adequate fire protection. Consumers New Hampshire Water Company (CNHWC) previously owned the existing public water supply system. During the 1996 Annual Town Meeting, the Town of Hudson approved a measure to purchase the system and operate it as a municipal utility. The Town of Hudson now owns three water supply wells located in the Town of Litchfield and the water distribution system within the Town borders, including four public booster pumping facilities, three water storage facilities, and over 120 miles of water distribution pipe. The following are discussed herein: 1) existing public water supply system; 2) existing and future water demand and capacity; and 3) recommended improvement plan.

Existing Public Water Supply System

Water Supply Wells

The Town is supplied with water pumped from two active wells (three wells total) located in Litchfield. The three wells (Dame and Weinstein) have been identified as having a combined apparent safe yield of 1.5 million gallons per day (mgd) based on annualized usage. These wells provide water to the Towns of Hudson, Litchfield, Londonderry, Windham, and Pelham. Water enters the Town through a newly metered 16-inch water main off Adam Drive and a 12-inch transmission line under Veteran Memorial Bridge (Pennichuck). Table VIII-11 summarizes the apparent safe yield of the three wells.

Table VIII-11. Dame, Ducharme and Weinstein Wells

Well	Date Installed	Apparent Safe Annualized Yield (million gallons per day)
Dame	1985	0.79
Weinstein	2019	0.74
Total		1.53

Source: Town of Hudson 2020

By contract, up to 15% of the safe yield of the three wells can be utilized by Pennichuck Water Works for the town of Litchfield, Londonderry, Windham, and Pelham. Therefore 1.5_mgd is available from the wells for Hudson users and in addition, Pennichuck Water Works supplements Hudson’s water supply with water from the Pennichuck Water Works (PWW) Treatment Plant during periods of high demand. This is metered through the Taylor’s Falls pumping station meter station which is owned and operated by PWW.

The Dame wells draw water from what is known as the Darrah Pond Aquifer in Litchfield and the Weinstein well aquifer has a maximum yield capacity of 0.74 mgd on a daily basis.

Storage Facilities

Three storage facilities provide 3.95 million gallons of water storage capacity in the main service system. The 2.0-mg Marsh Road tank is located off Marsh Road in the northwestern part of Town, the 0.95-mg Gordon Street Standpipe is located off Gordon Street near the geographic center of Town and the third 1 MG tank is located on the south end of town.

Booster Pumping Facilities

Three booster pump stations provide water to three separate areas with high topographic land elevation. There are also several privately owned and operated high elevation booster pump stations not included in this discussion. Table VIII-12 summarizes the hydraulic grade line and capacity of the three pump stations.





Table VIII-12. Marsh Road, Windham Road, and Compass Point Pump Stations

Station	Date Installed	Capacity* (gallons per minute)
Marsh Road	1986	1000
Windham Road	2017	2000
Wason Road	2008	1000
Route 102	2014	1000
Overlook	2010	1000

Source: Town of Hudson 2020

* Domestic Flow Capacity without Fire Pumps

The Marsh Road station draws water from and is located adjacent to the 2.0-million-gallon Marsh Road water storage tank. It is currently the only below-ground station and the Town is planning to bring all the electrical and main mechanical components above ground by 2022. The Windham Road was completely overdone in 2017 and is currently the biggest pump station.

Distribution System

The over 120 miles of the water distribution system (pipeline) is relatively new and of generally good shape. The system is illustrated on Map VIII-1 on page VIII-3. Portions of the original water distribution system in the town center were constructed prior to 1930 and may be of inferior unlined cast iron pipe and in need of replacement. There is a need to locate and document all internal pipe conditions in the town center area and prioritize replacement.

Existing and Future Water Demand and Capacity

Water Demand

Table VIII-14 summarizes the average demand for 2019.

Table VIII-14. Average Water Demand, Hudson 2019

Year	Population Served	Average Daily Demand (million gallons per day)
2019	~25,000	1.3 (non-summer months)

Water Supply

The three wells in Litchfield are capable of supplying a safe yield of 1.5 mgd. Of that supply, approximately 15% is supplied through Pennichuck Water Works to the Towns of Litchfield, Pelham, and Londonderry. Therefore, 1.61 mgd is available from the wells for Hudson users. Approximately 1.3 mgd was demanded by Hudson users in 2019 and the excess demand was supplied by Pennichuck Water Works Treatment Plant. Demand in 2020 is estimated to be the same. Hudson has the Veteran Memorial Bridge Transmission line that can provide an additional 2 MGD and the Merrimac crossing in Litchfield, which was completed in 2019 and can provide an additional 0.5 MGPD.

SEWER

Existing Conditions

Public sewer infrastructure is owned by the town, but Hudson uses the City of Nashua’s wastewater treatment plant to process sewage. The Town has an agreement with the City of Nashua to utilize 12.58% of the capacity of the wastewater treatment plant. The agreement provides the Town with just over 2 million gallons per day (mgd) of treatment capacity.^[4] The existing sewer infrastructure is limited to the more densely populated areas of Town along Ferry and School Streets, and the area bounded by Melendy Road, Pelham Road, and the Merrimack River (see Map VIII-1). The sewer flume connecting Hudson and Nashua has a capacity of approximately 4.0 mgd. The Town is currently discharging 1.1-1.2 mgd in Nashua and that’s because of significant improvements in inflow and infiltration done by Hudson Public Works. The Town of Hudson currently has approximately 0.36 mgd of sewer allocations available for properties that could be developed within the sewer district.

The limitations on sewer expansion due to limited capacity of the sewage treatment plant and the inter-municipal agreement can have a significant impact on the type and scale of development within the Town. The limitations essentially ensure that new development in the outside the sewer service boundary will develop at a much lower density due to larger lot sizes needed to accommodate septic systems and as required by the zoning code.

Future Needs

The Town has completed a sewer treatment facility and a drinking water treatment facility assessment which could be followed in the future, if necessary. Given limitations on available capacity, the town

should limit future sewer connections to properties within the existing sewer service area except where an expansion of the service area are closely tied to Hudson's land use and economic development goals.

Conclusions & Recommendations

Overall, Hudson residents express a fairly high level of satisfaction with Town and School District facilities, and facilities such as the Benson Park, the Library, the Senior Center and Community Center. Residents also emphasized the importance of continuing to invest in and maintain existing facilities and suggested several specific improvements to various Town and School facilities. The following recommendations are derived from resident input as well as input from other sources including the 2020 Capital Improvements Program and other existing improvement plans.

Town Hall

Improvements to Town Hall are necessary to meet existing needs and to accommodate future growth as well as to provide adequate security, efficiency, and accessibility. Any future expansion of the existing building should include elevator access to the lower level and improved connections between the lower levels of the east and west wings. Should a relocation scenario be pursued, alternative locations should be identified that could advance the goal of developing a defined town center for Hudson.

Library

The Rogers Library is a relatively new facility and one of Hudson's most highly regarded municipal facilities. The location in the north-western part of town, however, is a bit out of the way for residents who live south and southeastern parts of Hudson and existing meeting space is limited. Consideration should be given to increasing the use of the former Hills Memorial Library, especially for meeting space and expanded programming. The historic former library building is more centrally located and is currently used on a limited basis only.

Police Department

Expand the Hudson Police Department as proposed in the Town's 2020 Capital Improvements Program. The Hudson Police Department is looking to expand the size of the police facility by approximately 5,775 square feet and partially renovate the existing 9,544 square feet. The \$5,000,000 expansion is proposed on the west end of the building, taking up some of the employee parking lot. This proposal was strongly recommended by the Town's CIP Committee

Parks & Recreation

- **Benson Park:** Maintaining and improving upon Benson Park should continue to be a top priority for the Town of Hudson. Given its popularity, consideration should also be given to expanding the park through the acquisition of vacant and underutilized properties to the northwest and southwest.
- **Robinson Pond:** Given the popularity of Robinson Pond, protecting its water quality should remain a high priority for the town, and consideration should be given to acquiring adjacent underdeveloped land to enhance its long-term protection.

Acquiring parcels adjacent to Benson Park and Robinson Pond would also be consistent with Master Plan *Natural Resources* goals (see Chapter I – Community Vision & Goals and Chapter III – Natural Resources) to “Expand Conservation areas and increase open space” and “Build on existing open space assets such as Benson Park and Robinson Pond”.

- Merrill Park: Given the importance of Merrimack River access to the community, every effort should be made to obtain necessary funding through grants and other sources to develop and implement a site clean-up and improvement plan for Merrill Park that includes a boat ramp, passive recreation areas, and adequate parking.
- Library Park: Though small, Library Park serves as a town or village green for Hudson and its use should be promoted through enhanced pedestrian access including signalized crosswalks from the northeast corner of Fulton and Ferry Streets to the southwestern corner of the park and a crosswalk to the northern tip of the park from the southwestern corner of Highland and Library Streets. Increased amenities such as additional benches should also be provided and consideration should be given to installing ornamental fencing along the Derry and Ferry Street sides of the park to enhance the safety and security of park users. Additional programming, especially with regard to the bandstand, should also be considered.
- Senior Center: The Hudson Senior Center is well used and viewed favorably by the community. Given that Hudson’s senior population (65+) is projected to be its fastest-growing population group, ensuring that the facility has the capacity to meet demand should be a priority and future facility expansion, or the development of a satellite facility may be required.

Schools

As previously noted, no significant increase in school-age children is anticipated in Hudson in the foreseeable future that would warrant the construction of an additional school or significant school facility expansions. With the passage of the \$17,550,000 warrant article for improvements at Alvrine High School at the 2020 School District Meeting and completion of previously approved CTE building improvements, the School District’s most significant capital needs have been addressed, at least in the short-term. With the notable exception of full-day kindergarten which has yet to gain voter approval, remaining facility needs are largely focused on maintenance such as roof replacements and athletic field improvements. A focus on continued investments in school facility maintenance and improvements is prudent and should continue.

Sewer

Given limitations on available sewer capacity, the Town should limit future sewer connections to properties within the existing sewer service area except where the expansion of the service area is closely tied to Hudson’s land use and economic development goals.