



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

September 22, 2026

7:00 PM

Board of Selectmen Meeting Room, Town Hall

Non-Public Session under RSA 91-A:3 (b) 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**
 - 1) **Zoning Board of Adjustment – Mark Gibson, alternate position**
 - One (1) member vacancy to expire December 2027
 - One (1) alternate vacancy to expire December 2026
 - **Two (2) alternate vacancies to expire December 2028**
 - C. **Appointments – None**
6. **CONSENT ITEMS**
 - A. **Assessing Items**
 - 1) **Current Use Lien Release**
 - B. **Water/Sewer Items – None**
 - C. **Licenses & Permits & Policies – None**
 - D. **Donations**
 - 1) **Police**

E. Acceptance of Minutes

1) September 1, 2026

F. Calendar

09/22	7:00	Board of Selectmen	BOS Meeting Room
09/23	7:00	Planning Board	Buxton Meeting Room
09/24	3:00	Trustees of the Trust Fund	Buxton Meeting Room
09/24	7:00	Zoning Board of Adjustment	Buxton Meeting Room
09/28	7:00	Cable Utility Committee	Hudson Cable Access Center
10/05	8:30a	Highway Safety Committee	BOS Meeting Room
10/07	7:00	Budget Committee	Buxton Meeting Room
10/12		** Columbus Day - Town Hall Closed **	
10/12	7:00	Conservation Commission	Buxton Meeting Room
10/13	7:00	Board of Selectmen	BOS Meeting Room

8. NEW BUSINESS

- A. **Sale of Town-Owned Property – Assessing/Decision**
- B. **SAN Array Replacement – IT/Decision**
- C. **On-Call HVAC Services – DSD/Decision**
- D. **On-Call Electrical & Emergency Services – DSD/Decision**
- E. **Water Main Acceptance – DSD/Decision**
- F. **Sewer Acknowledgment – DSD/Decision**
- G. **Dredge & Fill Permit Fees – DSD/Decision**
- H. **Merrimack River Crossing Grant Opportunity – DSD/Decision**
- I. **Revenues & Expenditures – Admin/Informational**

9. SELECTMEN LIAISON REPORTS/OTHER REMARKS

10. REMARKS BY TOWN ADMINISTRATOR – Presentation

11. REMARKS BY SCHOOL BOARD

12. ENTER NONPUBLIC SESSION (if necessary)

13. MOTIONS MADE IN NONPUBLIC

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, October 8, 2026.**



How may we help you?

Submission #106

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

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

Submission information

Form: Board & Committee Application

Submitted by Visitor (not verified)

Tue, 07/28/2026 - 9:19pm

174.196.196.210

Date

Tue, 07/28/2026

First Name

Mark

Last Name

Gibson

Street Address

3 Hayward Pl

Home Phone

6039307372

Work Phone

E-mail Address:

mark.gibson75@gmail.com

Education

Some college

Occupation (or former occupation if retired)

Software quality engineering manager

Special Interests

Automotive restoration and motorsports

Professional/Community Activities

Served a total of 10+ years on 2 different condominium boards

Reference

Richard Hersom

Reason for Applying

I am interested in serving the Town of Hudson by contributing my experience, local knowledge, and commitment to thoughtful decision-making. Having lived in Hudson for more than 10 years, I have a strong appreciation for the community and a vested interest in its continued success. I also spent most of my life as a resident of Nashua and Hollis, giving me a broad perspective on the region and the importance of collaboration between neighboring communities. My years of service on a condominium board provided valuable experience in governance, reviewing policies, budgeting, working collaboratively, and balancing diverse viewpoints to make decisions in the best interests of the community. I would be honored to serve in any of these roles and look forward to contributing to responsible planning, sound decision-making, and the continued growth and quality of life for Hudson residents.

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

Alternate

Please select area of interest

- Nashua Regional Planning Commission
- Planning Board
- Zoning Board of Adjustment

Areas of Expertise

- Communications
- Finance
- Information Technology

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

September 9, 2026

FROM: Jim Michaud, Chief Assessor

RE: Current Use Lien Release
Map 206 Lot 001 Sublot 002-002
39 Marcin Way

The attached Current Use Lien Release for the above referenced site is for the BOS's review and consideration. The land to come out of current use is a residential condo lot, 1.011 AC site of limited common area land, foundation installed August 7, 2026, thus disqualifying the property from the current use program. The Subject property is unique in that it is a limited common area site lot of 1.011 AC's, within a larger parcel of some 24.64 AC's, that previously had two other sites removed from current use, this is the last site to come out of current use. The land sales most relied upon for the estimate of market value are:

53 Kimball Hill Road, 2.197 AC, sold for \$228,000 on 2/21/2025
73 Ferry Street, .2937 AC, sold for \$205,000 on 12/17/25
78 Gowing Rd., 1.17 AC, sold for \$250,000 on 12/20/2025
4 Cyrah Way, .2298 AC, sold for \$210,000 on 7/2/2026
Oak Ave, .33 AC, pending sale at \$200,000

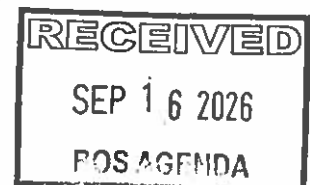
The site does have a fairly long access driveway, shared by 3 residential sites, with fairly extensive improvements needed to get electricity out to the site, the cost of building the access driveway; yet, it also enjoys a degree of privacy and open space that other sites that sold above do not have. In light of all the above in forming a market value opinion, determination that a market value estimate of \$235,000 is most appropriate and warranted.

Land Use Change Tax (LUCT) $\$235,000 \times 10\% = \$23,500$

DRAFT MOTION

Motion to approve the attached Current Use Penalty Lien Release for Map 206 Lot 001 Sublot 002-002, as recommended by the Chief Assessor.

CurrUseLienRelease39MarcinWayBOSMemo



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	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	PLANTE	MARCO	
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	PLANTE	CINDY	
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
		FIRST NAME/CORPORATION/TRUST NAME	INITIAL
MAILING ADDRESS			
124 BUSH HILL RD			
MUNICIPALITY		STATE	ZIP CODE
HUDSON		NH	03051

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		MUNICIPALITY	COUNTY
	39 MARCIN WAY		HUDSON	HILLSBOROUGH
	(c) TOTAL ACRES OF PARCEL	PARCEL TAX MAP AND LOT #		DEED BOOK AND PAGE #
	24.634	206-1-2-002	ACCT#12119	9645 1108
(d) CHECK ONE BELOW:				
☒ PARTIAL RELEASE ☐ FULL RELEASE ☐ 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:	DEED BOOK AND PAGE #	
WARREN STANLEY (CONTIGUOUS TO 206-001-000)	2716	690
(b) Total Number of Acres Originally Enrolled in Current Use	24.643 ac	
(c) Total Number of Acres Previously Released Since The Original Recording	3.88	
(d) Number of Acres Subject to the LUCT Per This Assessment	1.011	
(e) Number of Acres Remaining in Current Use [3(b) minus 3(c) and 3(d)]	19.752	

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 DEVELOPED FOR HOUSE ETC	
(b) Actual Date of Change in Use (MM/DD/YYYY)	08/07/2026
(c) Full and True Market Value at Time of Change in Use	\$ 235,000
(d) Land Use Change Tax [Step 4(c) multiplied by 10%]	\$ 23,500

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) 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
TYPE OR PRINT NAME (in black or dark blue ink) KIMBERLY ALLAN	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 PLANTE		FIRST NAME/CORPORATION/TRUST NAME MARCO	INITIAL
MAILING ADDRESS 124 BUSH HILL RD			
MUNICIPALITY HUDSON	STATE NH	ZIP CODE 03051	
(b) Actual Date of Change in Use (MM/DD/YYYY)		08/07/2026	
(c) Date of Land Use Change Tax Bill (MM/DD/YYYY)			
(d) Full and True Market Value at Time of Change in Use		\$ 235,000	
(e) Land Use Change Tax Due		\$ 23,500	

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 ST		
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 - 4:30PM MONDAY THRU FRIDAY		
(e) LAND USE CHANGE EXEMPT FROM RECORDING RSA 79-A:7, I (c): ☐ Yes ☒ 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

**TOWN OF HUDSON****Police Department**

1 Constitution Drive
Hudson, New Hampshire 03051



A handwritten signature in blue ink, appearing to be 'A' or 'R', is located in the top 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: September 16, 2026

Re: Public Meeting – Donation

Recommended Motion:

To allow the Police Department to accept a donation of \$550.00. With \$500 going to Community Policing and \$50 going to the Comfort Dog Program.

Background:

On September 14, 2026, Len Segal generously donated \$550 to the Hudson Police Department. Mr. Segal requested \$500 go towards Community Policing and \$50 go towards the care of the comfort dog. The Hudson Police Department thanks Mr. Segal for his generous donation and continued support.

Funding:

N/A

RECEIVED
SEPT 17, 2026
BOS AGENDA

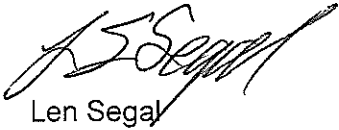
PO Box 334
Hudson, NH 03051-0334
14 August 2026

Chief Dave Cayot
Hudson Police Dept.
1 Constitution Dr
Hudson, NH 03051

Dear Dave,

I am enclosing a \$50.00 check as a donation for Haven's care. Keep up the good work!

Best regards,

A handwritten signature in black ink, appearing to read "Len Segal", written over the printed name.

Len Segal

enclosure

PO Box 334
Hudson, NH 03051-0334
14 August 2026

Chief Dave Cayot
Hudson Police Dept.
1 Constitution Dr
Hudson, NH 03051

Dear Dave:

Please find enclosed a \$500.00 check as a donation to be used for Community Policing.

Hudson Police Department does a great job relating to the public, and for that reason, I am making this donation to the department. The money is to be used for supplies for the various public events that the department is involved with.

Keep up the good work!

Best regards,

A handwritten signature in black ink, appearing to read "L. Segal", written in a cursive style.

Len Segal

enclosure



HUDSON, NEW HAMPSHIRE BOARD OF SELECTMEN

Minutes of the September 1, 2026 Board of Selectmen Meeting

7:00 PM

Board of Selectmen Meeting Room, Town Hall

1. **CALL TO ORDER** – by Chairman Dumont the meeting of September 1, 2026 at 7:20 p.m. in the Selectmen Meeting Room at Town Hall.

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

3. **ATTENDANCE**

Board of Selectmen: Dillon Dumont, Xen Vurgaropulos and Kimberly Allan. Heidi Jakoby and Bob Guessferd, excused.

Staff/Others: Town Administrator: Roy Sorenson; Police Chief: David Cayot; Wellness Officer: Jason Downey; Fire Chief: Scott Tice; Director of Development Services: Elvis Dhima; Chief Assessor: Jim Michaud; Tax Collector: Christine Strout-Lizotte; Town Clerk: Emilie Leclerc; School Board Liaison: Heather Cook, excused; Executive Assistant: Lorrie Weissgarber.

4. **PUBLIC INPUT**

Chairman Dumont: At this time, we're going to roll into public input. Does anyone in the audience wish to address the Board on any issue which the Board has control of at this time? If you do, please come on up and state your name and address for the record. Once, going twice, I'm going to close the public input at 7:21 p.m.

5. **RECOGNITIONS, NOMINATIONS & APPOINTMENTS**

A. **Recognitions** – None

B. **Nominations** – None

C. **Appointments** – None

Chairman Dumont: All right, next up we have recognitions, nominations, and appointments. We have none. We will move to consent items.

6. **CONSENT ITEMS**

A. **Assessing Items** – None

B. **Water/Sewer Items**

1) Water Abatements

2) Sewer Abatements

C. **Licenses & Permits & Policies**

1) Raffle Permit

D. **Donations**

1) Fire - Car Donation

E. **Acceptance of Minutes**

1) August 11, 2026

F. Calendar

09/01	7:00	Board of Selectmen	BOS Meeting Room
09/02	7:00	Budget Committee	Buxton Meeting Room
09/07	8:30	CANCELLED - Hwy. Safety Cmte.	BOS Meeting Room
09/07		** Town Hall Closed – Labor Day**	
09/08		** NH State Primary **	
09/09	7:00	Planning Board	Buxton Meeting Room
09/14	7:00	Cable Utility Committee	Hudson Cable Access Center
09/14	7:00	Conservation Commission	Buxton Meeting Room
09/16	6:00	Library Trustees	Hudson Cable Access Center
09/17	7:00	Benson Park Committee	Hudson Cable Access Center

G. Library Budget Transfer Request – Finance/Decision

Chairman Dumont: Does any Board member wish to remove an item for separate consideration?

Selectman Vurgaropulos made a motion, seconded by Selectman Allan, to approve Consent Items 6A-G. Motion carried, 3-0.

7. OLD BUSINESS**A. Policy Sub-Committee, Finance – Admin/Decision**

Chairman Dumont: All right, next up we have Old Business, Policy Subcommittee. Mr. Sorenson.

Roy Sorenson: All right, thank you, Mr. Chair. So, before you tonight are four finance policies. This will be the second reading and or adoption. Some of these are new policies. They did go before the Policy Subcommittee. You do have copies of them in your packet. I have them electronically if you want to pull them up on the screen. If you have questions or concerns other than that, I guess we could have a discussion on the four policies.

Chairman Dumont: I have no questions or comments. Selectman Allan, Selectman Vergaropoulos. I was going to say, do you want to speak to the wonderful work you guys did?

Selectman Vurgaropulos: No, I think these look good. We went through them and I think that was a good meeting. I think we had almost four gold stars.

Roy Sorenson: Yeah, we went through them quite a bit. So, the committee has been busy. It will continue to be busy throughout the remainder of the year. We have a bunch more to do. If you want, I can read this into the record if you want.

Chairman Dumont: Yeah, go right ahead, Mr. Sorenson.

Selectman Vurgaropulos made a motion, seconded by Selectman Allan, for the Board of Selectmen to hereby adopts the following policies upon the second reading. FIN-003, Accounts Payable Policy, FIN-025, Abandoned/Outstanding Check Policy,

FIN-030, Sale of Town Property and FIN-031, Municipal Encumbrances Policy, as recommended by the Policy Subcommittee. Motion carried, 3-0.

8. NEW BUSINESS**A. Hudson Food Pantry – Admin/Decision**

Chairman Dumont: Next up, New Business, the Hudson Food Pantry. Mr. Sorenson.

Roy Sorenson: All right, so as the Board is well aware, we've had some discussions both in and on public. We have released those minutes and in the public session that the Hudson Food Pantry has reached out to myself as well

as the Board with an interest in our Oakwood property. The building is currently used for storage. We store our records there. We have miscellaneous furniture in there and some stuff. And quite honestly, there's probably a lot of stuff in there that doesn't need to be in there. One of the directives that I received and our staff received as part of the Town Hall Advisory Committee was a decluttering campaign, and that property is probably at the top of the list of decluttering. We have done some shredding of records that we no longer needed, so the departments have been very diligent in that aspect. And I'll continue to do that in September, and we're looking at moving the files over to the Hills Memorial Library. Now, the Hills Memorial Library is going to be another discussion. We're not going to have that here tonight, but we will be looking to utilize that building from a town standpoint more than we have in the past. That being said, that property could become available either, A, to do something with, as far as the town is concerned, and or lease property or sell it. That's the Board's decision, but I certainly know and the Board is well aware that the Hudson Food Pantry is interested in the property. So' with that, I would ask Maureen Dionne to come up. She can present the letter that you have in your packet. We've also prepared in advance, if the Board chooses to take action, a memorandum of understanding, because I think that's where we need to be initially. With that, I'll let Maureen present.

Maureen Dionne: Thank you. Thank you all for your time tonight. So, as Mr. Sorenson said, my name is Maureen Dionne. I'm here this evening as a member of the Board of Directors for the Hudson Community Food Pantry, along with a number of other Board members. I'd like to just thank you for your time, both in reviewing our letter of intent that we had provided you this summer and then in drafting a memorandum of understanding. So tonight, what I thought that I would do is provide a bit of context for the Hudson Community Food Pantry, both for yourselves and anyone that may be watching in the public, giving the situation, also the history of the food pantry, and then our letter of intent to speak a little bit about that that was included in the public agenda packet. As you are all well aware, the Hudson Community Food Pantry has been an integral part of this town for over four decades. We currently serve over 50 families, approximately 50 families a week. With our weekly food distributions, we provide meals on Friday afternoons, bags of food to over 75 students in the Hudson School District who do not have access to food over the weekend when school meals are not available. Additionally, during the holidays, we provide holiday meals and gifts to over 150 families. All of that is done 100% by volunteer run. We are a volunteer run organization, also very well supported by some unbelievably generous donors, local community partners, local community organizations who have been integral in the success of the food pantry. In the spring, we found out formally, there had been some discussions, and formally we found out that the property that we have long utilized on Library Street is now for sale. Unfortunately, that certainly puts us in a position where we began to need to find both a short-term and a long-term solution. A little bit of context, kind of what led us to tonight. We then actually undertook a pretty significant short-term and long-term contingency planning process. We identified what our needs were, what costs can we incur, what is it exactly that the pantry needs. Our primary goal is to uninterrupted food service distribution for Hudson families that are in need and are food insecure. So that was our primary goal. But certainly, longer term, is there a solution in town that we could have a long-term reliable solution in a property. That brought us, we then for a few months, we actually looked at commercial properties. I know that there's been some discussion of that. We evaluated several of those and many of them in town. And then we, in discussions as our Board of Directors, approached the Board of Selectmen and Mr. Sorenson with our letter of intent. After evaluating the needs of the food pantry, the commercial spaces in town are actually very limited. A food pantry is a pretty unique, has some pretty unique needs in terms of refrigeration and freezer space capacity, access both for our clients and our volunteers, parking and all of these things. And so, while there are commercial spaces in town, what actually meets our needs are very limited. So that led us to exploring other avenues. And thus, the Oakwood property became a point of discussion. We presented to you folks, and it's in the public agenda packet for anyone that's watching tonight, our letter of intent. Ultimately, our goal is we believe that the Oakwood property serves, provides a significant option for the food pantry. And we are very interested in purchasing the property at fair market value to be assessed, to be

determined, to be worked out between the Board of Selectmen and the Board of Directors for the food pantry. Understandably, we recognize though that that is the decision of your Board. And we would certainly be open to discussions of a lease. We recognize that that is kind of within, that is within your purview rather. Just responding to the MOU again, I very much, we all very much appreciate that that was drafted as a talking point and for us to take a look at. We are absolutely open to either solution. Though we think that purchasing the Oakwood Street property provides us at the food pantry the greatest long term, is the most responsible solution for us and provides the greatest amount of security. Again, our goal is uninterrupted food service for folks in our town that are food insecure. And purchasing the property allows us to do that for decades forward. In terms of the property, it's unbelievably centrally located in town. It is, the building itself, a number of us from the Board of Directors were able to see it. And we appreciated the time with Mr. Sorenson and Chairman Dumont and Selectman Jakoby showing us that property. The property itself offers a number of benefits for us at the food pantry. And so tonight we are here asking if you are willing to move forward with that MOU to allow us to continue those conversations. To either, again, primary goal of purchase with a backup goal of leasing the Oakwood Street property. I'm happy to answer any questions. Yeah.

Selectman Vurgaropulos: Were you guys able to, is the footprint big enough? Were you able to shrink your operation to fit in Oakwood?

Maureen Dionne: It's an excellent question. So, in the short term, yes, we could likely, I say all of this just with some needs assessment further to be kind of looked at. But we could certainly handle our weekly distribution for the short term. Long term, quite honestly, we recognize that it will likely need an addition to be absolutely funded by the Hudson Community Food Pantry. And we would obviously take on any of that expense for site work and in addition to the space. However, in the short term, we do believe that we could utilize the property in its existing state for our weekly food distribution if needed.

Selectman Vurgaropulos: Okay. I had another one. I'll come back. It's circling in there. I've got to get it up front. Thank you.

Chairman Dumont: So, one question, I know we discussed it at the walkthrough, but have you begun communications with the development services around the use of the property? Obviously, I know you guys went through some troubles at a different location with the permitted use. It's not something that's greatly defined in our table of permitted uses, and obviously we're going through some changes over there. So, any beginning communications?

Maureen Dionne: We have not yet had communications, but we are prepared to approach the Zoning Board of Adjustment with another zoning application for a use variance, recognizing that that would need to happen. Whether we lease it or were to purchase the property, we absolutely recognize that. We have not, but we're willing to do that as quickly as possible to continue this process forward.

Chairman Dumont: And then any thought to kind of like a basically like a PR strategy for the neighborhood that's over there, maybe some door knocking, informing them of what could possibly be coming? I know I think that there was a lot of misinformation that was provided the last go around. I think that would be extremely helpful for everybody. Obviously, they'll get notifications, but it might be a little bit better to head that off before they just get a piece of paper in the mail.

Maureen Dionne: We are in full agreement with you. We recognize what occurred with the last piece of property that we went forward with the Zoning Board at, and we recognize that we need to do a better job at proactive communication. We have had a number of conversations about what that would look like. We have been working also with an attorney who does this frequently, and so we would engage him in some of this. And so, yes, those

conversations have already begun at what we would, the outreach that we would do to the neighbors in that neighborhood. Absolutely.

Chairman Dumont: Fantastic. Yep. No, I think it's great. I expressed it there. I think it's a good use of an underutilized property. I think what you guys do adds a tremendous value to Hudson in general, so I'm happy to try to come to terms that's favorable for both the town of Hudson and obviously the food pantry as a whole. So, I'm obviously in full support of this.

Selectman Vurgaropulos: Your question triggered mine. Thank you. It might not necessarily be for you, maybe to the board in general. What's the size of the property, the lot?

Chairman Dumont: I'm not sure of that. I don't have it in front of me. I don't know if our town engineer has a rough idea.

Selectman Vurgaropulos: Oh, yeah, Elvis, what's the size of Oakwood?

Chairman Dumont: If I had to guess, I think it was close to a little over a third of an acre if I remember correctly.

Selectman Vurgaropulos: So, I guess what I'm getting to is for the long-term solution. I'm in favor of this. I'm just trying to map out the long-term. What's the available space for variances for setbacks and all that jazz? Like what is our availability for expansion?

Chairman Dumont: There was a significant amount of space that was identified at the walkthrough for them to be able to expand over there.

Selectman Vurgaropulos: Okay.

Chairman Dumont: And quite frankly, I think that they would actually, if I'm understanding what was talked about at that walkthrough, there would be plenty of green space left over. I don't think it would be a huge alteration of the site in general, just in addition to one of the sides or the rear of the building. Okay.

Maureen Dionne: And it goes to that thing, but to be clear, obviously, we would follow any and all setback and variances throughout both the Zoning Board of Adjustment as well as the Planning Board process. So, absolutely, we recognize that there are some limitations that we need to work within. We are very much of the belief, though, that we can utilize the space and add an addition in the future that would meet our needs and that absolutely meets all of the town codes.

Selectman Vurgaropulos: Okay. Don't get me wrong. I'm in favor of this. I'm not trying to find a way to not be in favor. I was trying to just evaluate what the long-term stretch was. Because if you were on, like, a very small, small lot, you probably wouldn't have that ability to do that expansion. I want to make sure you guys have that.

Elvis Dhima: So, we have about 0.75 acres. So that's about 32,000 square feet. I was built in 1986. There's some room there. I'm just wondering if the best thing to do is, you know, see if they can actually get the variance or not before you start getting into the rest. Because if you don't get a variance, then there's no point of buying it or even leasing it, because obviously that's usually the first step.

Roy Sorenson: Yeah, the MOU is exclusively written out.

Elvis Dhima: Okay, perfect. So, it's just everyone understands that we can't.

Chairman Dumont: No, there's a process, and it is laid out, and that would be a couple of the terms in that MOU. Obviously, we don't want to waste anybody's time, right?

Maureen Dionne: Absolutely.

Chairman Dumont: We want to make sure that it's going to work out and that it functions. One thing that I would suggest, and I'm sure Mr. Dhima can confirm, you would need to know the size and produce a plot plan that would show to the extent of that addition, because you don't want to go back, get a variance first, and then go and make that large, and then have to go back in front of that board again. You want to come to them with what that finalized look will be, and then I believe that that would allow you to get in there, use the property for the way it is today, and then do that expansion down the line within the two- or three-year period, I think.

Selectman Vurgaropulos: That answers my question.

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to authorize the Chairman of the Board of Selectmen to execute the Memorandum of Understanding between the Town of Hudson and the Hudson Community Food Pantry concerning the potential future use of the town-owned property located at 2 Oakwood Street, substantially in the form presented and as approved by the Town Council. Motion carried, 3-0.

Roy Sorenson: We'll get you a signed copy officially tomorrow. We'll connect, and we'll go from there, right?

Maureen Dionne: Absolutely, and we will move as quickly. In the Memorandum of Understanding, we recognize the timeline as well, related to budget and other things. We will have signed documents as quickly as we can. We appreciate your time, all of you.

Chairman Dumont: Thank you. Appreciate what you guys do.

Maureen Dionne: Thank you.

Roy Sorenson: All right, so we'll get you an official signed copy and all the parts that'll work.

Chairman Dumont: Sounds good.

B. Vision Appraisal Property Revaluation – Assess/Presentation

Chairman Dumont: All right, next up we have the Vision Appraisal Property Re-evaluation. Mr. Michaud, possibly a representative from Vision.

Roy Sorenson: Give me one second, Jim, and I'll set up on the screen.

Jim Michaud: So glad to be here tonight, Jim Michaud, Chief Assessor. I have with me tonight Steve Whalen, Project Manager with Vision, and Vision is the company that we hired to assist us in doing the re-evaluation for 2027. They were last involved in the 2022 re-evaluation, and that's when we had changed our software as well to Vision software, and Steve was here then as well. This will be my seventh re-evaluation I have been involved in here in Hudson, but who's counting? So, without further, I have Steve here, and we'll control it with this mouse. All right, just click.

Roy Sorenson: Now plugged in?

Jim Michaud: Maybe it's not.

Roy Sorenson: Give me one second. Technical difficulties.

Jim Michaud: Or you can control it.

Roy Sorenson: That's fine. Just tell me when to move the slides.

Jim Michaud: Yeah, that's fine.

Roy Sorenson: Too many cards down there to figure this out. All right, walk us through it.

Steve Whalen: So, this is just a quick overview of the re-evaluation. Thank you for being here, Steve Whalen. So, our start-up meeting, we have the data collection. What we're doing is we're going out and we're collecting the information on all the valid sales within the town. So valid sale would be arms-length sale that the buyer and seller don't know each other. They wouldn't be family members or they wouldn't be between businesses. So, we try to use those as our basis for the rest of the values. That would be the data collection phase. Collection of the sales is talking about. We get the quality controls of all the way through. Also, up there for the commercial part, we'll be sending out income and expense statements. So, what that's doing, that's asking the commercial properties basically what their rent and expenses are. We're not asking what their gross is. So, if you own a warehouse, for example, and you're renting it for \$6 a foot, we'd like to know that it's \$6 a foot and what your expenses are. So, we're not asking for any type of gross besides the rental. The sales and income analysis, we're analyzing all the current sales within the last few years. Again, those are the valid sales. Three approaches to value would be the market. The market would be the sales. The cost approach would be another approach. And the income approach, which typically is only used for commercial properties. The informal hearings after the field review. So, after we come up with values, we'll do a field review, and that's basically a drive-by of all the properties, comparing the property record card to the actual property that we're seeing. For example, looking if it's a two-story property, garages, pools, anything you can see from the street. We will not be entering the properties at that time. We'll just be driving by all those. Informal hearings would be once you receive your impact notice, which would be the new value. You have the option on the letter that you receive would be you can make an appointment to talk about your value if you feel it's not correct, and you'd have a chance to have a phone appointment if you wish or an in-person appointment. And that will be available 24 hours a day online. You can make your own appointment for either one of those, or there will be an 800 number that you can call and talk to somebody and make an appointment also. So that will be going on for a while. And then the project delivery would be the end of the project. After the hearings, we'll make any changes that we found that were necessary to make, and then we'd deliver the final values to the assessor.

Chairman Dumont: So real quick, and before you move on, collecting and verifying sales data. So obviously sales data is relatively easy to verify. It's public information. But when you're reaching out to a commercial property owner about income and expenses, how do you handle someone that denies that request?

Steve Whalen: So, yeah, each individual town deals with that maybe separately or differently. So typically, just using a warehouse for another example, if we got a whole bunch of warehouses and the median or the average comes out, we'll say, to \$6 a foot, then we take that \$6 a foot and apply it back to all the warehouses whether you turned it in or not. And then within the system, there's a plus or a minus as far as location and use. So, we can raise the \$6 to more or we can lower the \$6. Hypothetically, if it was a warehouse that should be torn down, then obviously it would be receiving less. And if it was brand new and nice, then it might be receiving more. So, each city and town deals with that separately. In some cities and towns, if they come in for abatement and they don't supply their income and expense statement, some of the assessors will automatically deny it, which I think is kind of fair. So, they're helping us come up with the correct value. So that's typically the way it's done.

Jim Michaud: Next slide.

Steve Whalen: So, the benefits, the revaluations, so we're trying to correct the disproportionate taxation. So, we're just trying to correct the different types of property and styles of property might increase at different rates. For example, ranches in the last few re-vals that we've been doing this year, for example, we're in Concord, we're in Manchester, in Salem also. For example, ranches are more popular than they used to be. Colonials are a little less popular because of the aging population. So within, if you break it down even further, within your overall increase individually, different properties increase or decrease at different rates based on their desirability. Adjustments for the market values for market shifts, that would be a shift example for one style to another that's

more popular or less popular. Capturing the properties as they exist today, so we'll be going out and measuring the sales to making sure that that information is exactly correct as far as the size of the house, the story heights, what they have and what they don't have, garages and pools, things like that. And providing the public process and transparency. Everything is typically online, and at the end of the project we'll supply a manual that shows exactly how the values are arrived at. Also, we have a website during this process where they can go, and once the values come out, you can look at your value or any other value, commercial or residential, in the town. So, they're all out there.

Jim Michaud: Next slide.

Steve Shalen: The staff, supervisors, data collectors, we have a little bit of everything, field review, different people, and then there's DRA qualifications for some of those also that we've all gotten. Sales listing process. Complete exterior, so typically we'll go there and knock on the door. If nobody's home, we'll walk around and get the outside information, assuming there's not a no trespassing sign or a fence or a dog, and then we try to get the inside information also by going in and verifying what we already have on record and seeing the inside of the property. For the sales properties only, that would be. Also, the interior inspection, verifying all the information online that we already currently have. If that's not possible in some cases, we will review the information at the door with the property owner, and since we have the property record card with, for example, the bedrooms, bathrooms, year built, heating style, things like that, we'll review it right then, and that will be like an interior if we're not allowed to get inside.

Roy Sorenson: All right, so just the properties that are on the market currently.

Steve Whalen: Yeah, so that would be the properties that have sold within the last two years, so we're only going to deal with sale prices, not asking prices, because you're never really sure what the total price is going to be for an asking price. So that would be typically the last two years of sales.

Jim Michaud: It's approximately April 1 of 25 through April 1 of 27, so those sales are still occurring and will be used as the benchmarks for the re-evaluation.

Steve Whalen: The data collection, income and expense information, mailed questionnaires to all the commercial properties within the town, including apartment buildings. Also looking into publications that are out there. And the other information that is easy to get is apartment complexes. They'll have their rents, the breakdowns of the units, the bedrooms, baths, things like that. Self-storage, they'll have all their rents online. Hotels, motels, so you can get quite a bit of additional information besides the INEs to add to our database to value correctly the commercial properties also. Market analysis, like Jim was saying, the two years of valid sales, we talked about that, was buyer and seller don't know each other, typically not family members or friends. April 1 of 25 through April of 27, and all of them haven't occurred yet, but we can start doing the ones that have passed already. The income and expense information will be all reviewed and entered into the system. Reviewing current construction costs. We have a marshal in SWIFT, and sometimes we'll talk to local builders about the price for rebuilding, cost of that. Determining land prices, so we'll look for any vacant land sales throughout the town, or we'll try to do a residual approach, which would be a brand-new house that just sold, and if we can come up with the current cost of that, the difference would be the land value that they paid for. Determining building values and depreciation, updating any depreciation schedules. Delineating neighborhoods. Each section of town will have possibly a different adjustment, depending upon how desirable that section would be. Another example would be any type of waterfronts that towns have, then that would be more desirable, things like that. Set market rents in the capitalization rate, so that's for the income side, setting the rents based on the income and expenses. Developing computer models based on the market data that we derive and statistically testing for accuracy. So, once we come up with all those models, then we'll apply it back to the sales to make sure that it works. Three

approaches of value we talked about would be the sales approach, typically the last two years to have them current, the cost approach, and then the income approach for typically only commercial properties. The new values will be valid as of or set on 4-1-27, is the assessment date, and the review of all values and data in the field, which I was talking about would be like a field review, a drive-by towards the end of the project, and that's checking to see how correct they are and how equitable they are. Affecting your taxes. The town does not take in more or less taxes as a result of the revaluation. Do not calculate the new value with the existing current tax rate. The new town tax rate will be set by the town in the fall by the DRA, and there's a formula for the tax rate for those who want to try it themselves.

Roy Sorenson: Can you read that first bullet again?

Steve Whalen: The town does not take in more or less taxes as a result of the revaluation.

Chairman Dumont: All right. Thank you. To that point, would it be a fair statement that really what the reevaluation does is make sure that it's a proportionate amount across all taxpayers?

Steve Whalen: Yeah, absolutely. Like I talked about before, certain styles of property are more popular or less popular, so we're just kind of readjusting the values for that and the end result is relatively neutral so that the budget's the one that typically decides what the tax rates are going to be.

Roy Sorenson: Thank you. Informal Hearing Process?

Steve Whalen: So, the informal hearing process we talked about, so once we notify the taxpayers about their new proposed assessments, they'll be available also, like I said, on the VGSI website, and that'll be your individual property. That'll be the value along with everybody's interior and exterior information also, so it's not just a number. It's the whole property record card typically with all the information about the property, and that will be your property or any other property within the town. That's commercial and residential. We'll do the informal hearing process, so when we send out the letter to everybody, it'll tell you either you can dial the 800 number and talk to a live person or you can log in with your computer and you can set up your own hearing. We'll discuss the property data and the value with the taxpayers that come in, the valuation review, and we'll do an inspection if necessary, basically going out to the property. For example, if we had a property that had a finished basement and the owner comes in and says it's not finished, then we'll go back and visit that property to see whether it's finished or not, things like that, number of bathrooms, things like that. We'll go back to the properties, update the property record card, and then that person would get a new letter with hopefully a new lower value on it also. And then the change notice. So, anybody that has a hearing will get another letter in the mail with hopefully a new lower number or the same number if it was deemed that it wasn't some sort of issue that had brought the value down. And if you can't make the hearings, we also allow that you can send it in by mail or email, so we'll consider that a hearing, and we'll also review that like the person showed up or had a phone call to. So, we try to make it as convenient as possible for everybody. The project finalization and delivery. Once after the hearings, we'll set the final values for everybody, and then we'll send out that second notice if you had that only to the properties that came in. The people that didn't come in, then their number won't change. Valuation reports are finalized. We'll pass that into the assessor. All final work products are delivered to the town, all the paperwork is given back, and then a manual is required by the DRA. We give it to the town and the DRA, showing how exactly it was done with all the tables in it.

Jim Michaud: We'll also be keeping us up to date on the town's website, including the project schedule. We've already had the startup meeting with the Department of Revenue, as well as Vision and myself, and we're imminently starting the sales data collection process during September, and we're going to be putting out notice of that on the web and on Facebook. Police Department will have the identification of who is out there. We're going to start slow with just one person right now, and their vehicles will have signage, their vehicle, their license

plates, et cetera, and everybody that's in this business now is licensed. So, I'm a licensed assessor, he's a licensed assessor. There's four different licensing schemes in the state of New Hampshire, and not everybody that's working at the municipal level is in a licensed setup, but certainly policemen are, firefighters are, and your assessing personnel are. So, we know that property tax is only a little bit important. It's a lot important to the fiscal health of municipalities in the state. Re-evaluation is required once every five years.

That's why we're doing it this year. We could do it every year if we wanted to, and that costs money. So, we're going to do our first one since 2022. In terms of other property in town, as far as public utility property, telecommunication property, and a certain large building down on the south end, Target, those are the subject of a separate appraisal contract we have with our public utility consultant. So, the joining of those two contracts for next year will produce our reset to full market value for April 1, 2017. And, you know, it's always an experience to go through it, and we also recognize for folks it's the most important item they have, right, is their property. And so, we recognize that it's not just the house, it's their home. And so, we want to get it right.

Chairman Dumont: Questions or comments? Thank you very much for coming in and explaining to everybody what that is and what it all entails. We really appreciate it.

Roy Sorenson: Thank you.

Jim Michaud: Thank you. Have a good night.

C. Town Clerk/Tax Collector Department Update – TC/TC/Presentation

Chairman Dumont: Next up we have the Town Clerk Tax Collector Department update. I recognize Ms. Leclerc and Ms. Strout-Lizotte.

Roy Sorenson: So just tell me when to jump ahead. I can't find the cord for the money. Did you find the cord yet?

Selectman Vurgaropulos: I did. I stopped looking. You told me to sit.

Roy Sorenson: So, I'll run the mouse. So obviously, as you mentioned, Christine Strout-Lizotte, our Tax Collector is here, as well as Emilie Leclerc. Look at that. Thank you, Selectman Vurgaropulos. I was stalling time for you to find it. Emilie, when did you arrive here, Emilie? Not that long ago, right?

Emilie Leclerc: No, in May, beginning of May.

Roy Sorenson: All right. We're already making you do a department update.

Emilie Leclerc: Yeah.

Roy Sorenson: Excellent. All right. With that, I'll turn it over to you two.

Christine Strout-Lizotte: So, I have power now?

Roy Sorenson: I think you do, yes.

Chairman Dumont: Find out.

Roy Sorenson: Click it on the left, and it should go the next time.

Selectman Vurgaropulos: There you go.

Christine Strout-Lizotte: Okay. So, I'm Strout-Lizotte, I am the Town Clerk.

Emilie Leclerc: No, you're not.

Christine Strout-Lizotte: I am the Tax Collector and the Municipal Agent. And this is Emilie Leclerc, she is the Town Clerk that just started a couple months ago. So, we're here for our second annual department update. We do our update together because we work very closely together. We're in the same space. We are the face of the town. People come in. They always come into the Town Clerk Tax Collector's Office, whether they need to have business there or they're looking to have a conversation with one of their friends or they need help finding other offices within the town. But this is our organizational chart. Two biggest changes this year is that Emilie, again, is the Town Clerk. And earlier this year, we had one deputy that was the Deputy Town Clerk Tax Collector. And earlier this year, we separated that position so that we have two deputies. So, Emilie's deputy is Donna Melanson. She has been with the town for almost 26 years. She's a wealth of knowledge. She is an encyclopedia when it comes to anything motor vehicle related. She's fantastic.

Selectman Vurgaropoulos: I love Donna.

Christine Strout-Lizotte: And then so, like I said, she's the deputy for Emilie, but she's also an Assistant Tax Collector, so she does both jobs. My deputy is Heather Celeste. She took over that position back in April. She's been with us for two years. Again, she's a quick learner. She's fantastic. And then the other two clerks are Pam Bisbing. She's been with us for about 27 years. Again, wealth of knowledge. People call her the mayor of the town. She's very popular in our office. And then Cindy is the other Assistant Town Clerk Tax Collector. She's been with us just over three years. And then also part of the organizational chart is Barbara O'Brien. She is the Sewer Utility Clerk. And she reports to the tax collector.

Emilie Leclerc: So, here are our missions at a glance from myself. The town clerk is really the person that preserves vital historic and permanent records while supporting the town staff and public with prompt, courteous, and cost-effective service. I notice it very quickly in my few months that I kind of jump around all the departments. I do a lot of the bid processing. I do a lot of things. I do kind of everything that I help the public, I help the staff. So, it's true that I'm kind of all over the place within the town. Not the town, but the hall.

Christine Strout-Lizotte: The town. And then the mission at a glance for the tax collector is to deliver essential services with accuracy and professionalism and also be impartial. We do get a lot of customers come in that have concerns about property taxes and motor vehicles, and a lot of that information is private. So, we take pride in the fact that we can help those customers and be impartial if there's a concern and also do what's best for the town.

Emilie Leclerc: So, our office, again, it's split up between the tax collector and the town clerk. But we go through a lot of things throughout the day. Right now, especially with September 8th coming up as our primary election, so election season, we do elections. I do vital records, which could be birth certificates, death certificates, marriage licenses, which we get a lot of, and divorce records, and then our dog licenses as well.

Christine Strout-Lizotte: Yep. And then I'm responsible for the motor vehicles and boat registrations. And motor vehicles could be many things. It could be motorcycles. It could be a farm tractor. It could be a wood chipper. Many different things fall under the classification of a motor vehicle. And then the taxes, the biggest one obviously is property taxes, but we also have current use taxes, yield taxes, excavation taxes, some other taxes, but the property taxes are the biggest item that we have in our office.

Emilie Leclerc: So, as I mentioned maybe like two seconds ago, we have the September 8th primary election coming up. About 15% of registered voters participated in the 2026 March elections. So as of March 2026, there was 18,397 voters. You will see that on the slide it says there's 15,252 voters as of yesterday. That's inaccurate. There's actually only 15,016 registered voters in the town of Hudson. This is due to the Supervisory Checklist having their annual verification happening where they went through and got rid of voters that have not voted within the last five years of town. A lot of them could have moved away. Some of them have passed away. Some

just simply haven't re-registered to vote. Re-registering to vote has ended in the town hall for the September 8th election. You have to go to your polling location to register to vote for this upcoming election. So, we are a little low, but it's better than nothing, I will say. So hopefully we can get that number back up higher for November and definitely for our town in March. Vital records is not the biggest part. I wouldn't say the election is the biggest part. But like I said, we do birth certificates, death certificates, marriage licenses, marriage certificates, and divorce records. To get these certificates, the event had to have happened in New Hampshire. So, if you were born in Nashua but you live in Hudson, you can come to Hudson to get your birth certificate. As long as the event happened in New Hampshire, you can come see us. The fees are dictated by the state. So, the \$15 is for the first copy that you get from us, and then any additional copy is \$10. And then the \$50 for the marriage license, that's when you're applying for your marriage license to get married. And then the only people that can request any type of record is the person who is on the record. So, if you want your own birth certificate, you could do that. A direct family member, so that's a spouse, a mother, a father, a sibling, a legal representative. And for all of those, you have to have a valid photo ID. You have to be able to show tangible interest. So, if you're saying you're an in-law, maybe, but you have to show proof that you are an in-law to the person that you're getting the record for. And dog licenses. This is probably one of the biggest places where I get the money for the town clerk's office. As you can see, we have Cindy Roberts, Cute Little Dogs, Cooper, and Milo as our showmen. We send out our notices for dog licenses January or February of the beginning of the year, and you have until April 30th to be licensed according to the state. We give you a little bit of a grace period before we start our late fees, as you can see. June is when you have until June 1st to get licensed before a \$1 fine for every month past due. And then it says mid-June. This year we did mid-July before we have to give you a \$25 of a forfeiture fee. Failure to pay that, you will get a nice visit from one of our ACOs, animal control officers, who will definitely make sure that your dogs get licensed. To license your dogs, if you are a senior citizen 65 years or older, your first dog only, you get a rate of \$2. Any spayed, neutered, or puppies up to seven months are \$6.50. Any unaltered male or female dogs are \$9. And if you have five dogs or more, you do get a group rate of \$20. And then this just shows what the town clerk gets annually for everything that they do. So, we had about \$69,000 in revenue. And you can see that dog licenses is very much what kind of gets pulled through with town clerk. And our marriage licenses a little bit, vital records, and the civil forfeiture fees as well.

Christine Strout-Lizotte: On a typical day, our busiest item in our office is motor vehicle registration. I mean, other than the two months around the property tax bills, we primarily do motor vehicle registrations. We also do plate changes, title changes. New residents will come in, and if they're coming from out of state, they do all those transactions within our office. Most times we can handle both the state and the town portion of the registration. Occasionally there's an instance where we do the town portion and we have to send them to the DMV to finish the state portion. Our common fees for duplicate registration is \$22.50. New plates, \$10.50. The moose plates, that's an additional \$30. The state fees did go up this past year in January on some of the items, but the town fees have stayed the same. As far as the revenue that we brought in for FY26, we brought in just over \$7 million in motor vehicle registration fees and just under \$14,000 for boat registration fees. And our motor vehicle registration fees, we were up almost \$130,000 this fiscal year over the previous fiscal year. So, people are buying cars. Tax collection, two busy months out of the year. Usually, it's June and December. We brought in over \$90 million in revenue for the tax collection. Most of that revenue comes in – well, I shouldn't say most. A lot of people come in and pay their taxes because they want to come in and visit us. Some of them pay online. The mortgage companies pay. That's a huge portion of it. And then we get a lot in the mail as well. Some of it goes directly to our bank and some of it comes to us. So, during those months we're collecting property taxes, we're also doing the motor vehicle. So, I'm sure anyone that's been in town hall during those months, you've seen that we have very long lines, but our staff is awesome. They process everything as fast as possible. Emilie, even though she's the town clerk, she has jumped in and helped us with property tax, and she's also learning motor vehicles. So, teamwork. But, again, it's over \$90 million that flows through the office for property taxes, so it's pretty busy.

I just went over this. Different ways that people can pay in person. We have those people that just like to come in a couple times a year to say hello, online, mail, and we do have drop boxes. We have a drop box outside on the sidewalk that people can drop their payments in, not only for us but water and sewer payments as well. And then we do have a drop box that we highlight very well during property tax season. We put balloons on it so that people don't stand in line. They can drop their payment right in the drop box, which is in our building. Some people prefer that than dropping it outside.

Emilie Leclerc: And the only thing for town clerk that can be paid online is dog licenses. That goes through until the end of May. We never know the exact date until we're closer to that. But for town clerk, the only thing that you can pay online is your dog license.

Christine Strout-Lizotte: All right, so our combined department and for the six people that work upstairs, we handled in one way or another over \$97 million of revenue that came through. So, whether we hand processed it, online processed it, we got an ACH transaction from the mortgage companies, it's a lot of money. It flows through our department. All right, so working together. We've talked about it a couple times back and forth. Like we are a team, which is why we do this together. We work together, the six people. You saw the organizational chart. We all work collaboratively. Someone comes in and needs ten death certificates. If one of our clerks is not helping another customer and Emilie's doing the paperwork, you know, the clerk jumps up, how many do you need, they'll go over to the printer. Everyone works really well together. A lot of communication, which is like sharing of information and improving accuracy. All these bullet points provide better customer service. If someone comes in and two people can help without disturbing the flow of the work, we definitely do that. It's one of the things that I think that we do really, really well. You don't have to ask. Everyone just jumps in and helps each other.

Emilie Leclerc: Yeah, we all kind of bounce off each other, too. Like Donna being the mastermind of motor vehicle, if we have a problem, we'll go, hey, Donna, can you help us? Or if Heather knows something, if we all know something, we kind of all just bounce off each other to figure out the solution.

Roy Sorenson: Emilie, is this picture here, is this what it's like when you get to work with Elvis?

Emilie Leclerc: Yeah, that's exactly it, actually. Yep, that's it.

Selectman Vurgaropulos: Elvis is getting beat up today.

Emilie Leclerc: Yep, and we're the E team. That's us.

Christine Strout-Lizotte: All right. So SMART goal, we just revamped our – it's the same goal that we had last year. It's just always going to be there, and it's communication. The biggest way we can communicate is with our website. We just went through a whole change with the website. We just need to stay on top of it and make sure that what's out there is accurate, and to do that, looking at it every month. Today we were revamping and updating some of the forms that are on there, some that are no longer we use, some have been updated. So, our goal is to make sure that we can communicate as much as possible by utilizing the website and getting people out there. One of the things on the motor vehicle registration renewal notices that go out, there's a little blurb on there about our website. People can sign up also to get alerts. So, anything that we can get out there for people to be able to see that and maybe answer some of their questions instead of calling, the answer is on the website. I think we do a pretty good job of putting the information out there. Obviously, we can do a better job.

Emilie Leclerc: I've been with the last few things that I've had to do for the election, like the ballot counting and the ballot machine testing. I've reached out to Eve and Lorrie to get it on the website, but I've also reached out to Mike Johnson to get something out on Facebook and HCTV to kind of help the public. So, I'm going to try to utilize that a little bit more too to kind of let them know what's going on in the town clerk's office, town tax

collector's office, but we're going to make sure that we're communicating effectively with the residents of Hudson.

Christine Strout-Lizotte: So, it brings us to our SWOT analysis. Our strengths are that we have dedicated town clerk tax collector roles, that we're responsive and have courteous service, election records expertise. I think the entire staff is very well versed in what goes on a daily basis. Biggest weakness, same weakness as last year, it will be there next year, and it's the layout of the office. Can I hold you to that? Especially right now, like for example yesterday, we had a line to the door almost all day because it was the end of the month, and on top of it being the end of the month, it's the week before an election. So, we had people coming in, registering their vehicles, and then people either trying to get absentee ballots or turning in their absentee ballots. So regardless of why you were there, you had to stand in line. There were a couple instances where Emilie noticed that somebody was in line and had their ballot in their hand, so she called them in through the exit door.

Emilie Leclerc: It's a big no-no, but I'm the town clerk. I can do what I want. No, just kidding. But, yeah, it's kind of like, hey, I'll take you in. So, we try to make sure, because a lot of times there's undeclared voters too that I'll be like, hey, what ballot do you want? But I can't say it out loud because that's kind of private information. So, it's tough, but we make it work for what we need.

Christine Strout-Lizotte: Yeah, so an opportunity, it sounds like there may be one in the future. We'll work on that. And threats, our biggest threat is misinformation on social media. That's everybody's threat. I think that's everybody's biggest threat, right? I used to see stuff and I'd want to be a keyboard warrior, and I have quickly learned just let it go. I don't even go on Facebook that much anymore, so I just kind of ignore it.

Emilie Leclerc: It's kind of entertaining a little bit.

Christine Strout-Lizotte: But that is our biggest threat is trying to just get out a positive, to keep us in a positive light because I think 99.9% of the time that's what we are, just that one little bad experience or something happened or we had to say no because the law says you can't, but you don't understand that and that sometimes it gets out there.

Emilie Leclerc: The best time is to either just look on the website or give us a call. We'll find out the answer for you if it's within reason. Don't ask us what time Walmart closes, but if you need to know something within town related that we can help you with, I'm sure we can find out the answer for you. So the priorities for a year ahead, again, is we're going to maintain the webpage, make sure we let the residents know what's going on, plan for peak seasons, kind of figure out, especially for election season, figure out what the best solution for us is, protect our privacy, make sure that we are keeping our residents' private information private, and then counter that misinformation by, again, trying to give you the information if you give us a call or on our website. Don't be afraid to reach out to us. We may seem scary, we're not. We're just the nicest people you could work with, I think, in my opinion. I don't know. I've not worked with myself, but, yeah. And then I don't know how many of you have recently been in town hall. Well, in the town clerk area, Cindy, one of our assistant town clerks, she came up with this furry friend wall of fame in our office where, as you can see, it's grown. It's mostly all dogs, but if you can find it, there is one goat on our wall. I was sitting when I first started. I was sitting at Cindy's desk, and I was just looking at the wall, and I was like, that looks like a goat, and Cindy's like, it is. So you never know what you'll find on the wall inside town hall. You'll never know what you'll see, and we're very grateful to have that. People bring their kids in, or they come and register their car, and they're like, oh, you have the dog. Yeah, bring your dog into town hall. We all love to see your dog, but Cindy is the dog person. She will make sure they get a treat. She'll take their photo, and we'll get your dog on the wall.

Christine Strout-Lizotte: She's the dog whisperer. We're running out of wall space, by the way.

Emilie Leclerc: So, if we can get a bigger office for our dogs, I think we'd all be very appreciative of that.

Christine Strout-Lizotte: That could be on the way.

Emilie Leclerc: It's all for the dogs.

Christine Strout-Lizotte: All right, and that's the end of our second annual department update. Any questions we'd be happy to take?

Chairman Dumont: Questions or comments?

Roy Sorenson: That was great.

Chairman Dumont: Great job. Thank you very much, and thank you for all the work you guys do. It is a fantastic department, very friendly.

Christine Strout-Lizotte: Thank you. We agree.

Roy Sorenson: Thank you. Have a good evening.

D. Fire Department Update – Fire/Presentation

Chairman Dumont: Next up we have our fire department update. Chief Tice.

Chief Tice: All right, good evening again. So tonight I'm happy to be here to provide an update on the fire department and answer any questions you have about our organization. So, our organizational chart, we focus this on levels of authority and responsibility within the organization. So, you know, there would be firefighters and an inspector, but in the organization, but we don't have them on this because we're focused at those upper levels. So, on the left you see in gray, that's our inspectional services division, and the right in the yellowish color is our emergency services branch. So, they start at the bottom with the lieutenants. Those are the company officers. They're the working supervisors. There's one in each station on duty 24-7. They're the ones that work with the firefighters directly, working supervisors, ensuring all the daily tasks, non-emergency stuff is getting taken care of, and on the emergency scenes they're making tactical level decisions and supervising the firefighters at the task level. We move up to the management level. In emergency services it's the five captains, so there's four shift commanders and the training captain. So, we have four groups that rotate through on 24-hour shifts, working one day on, two days off, one day on, four days off, so there is always a group on duty. The captain on that group is the shift commander. He's overall responsible for that group, for all the emergency operations throughout their duty shift, and they also work in what we call division, which is, you know, the group is their personnel and then their division is their collateral duty. So, they all have other duties to perform other than their emergency services duties. As an example, today group four is on, that's Captain Rich. He does EMS. So, he's responsible for a lot of projects, programs in EMS. An example of what he would do is inventory control, inventory ordering, equipment management, inventory. He reports up to Deputy Enos, and in our project there's an example of Deputy Enos at a higher level. We just, over the last year, we took care of our policy on bad debt, EMS bad debt. We updated our ambulance fees, and then he just recently finished kind of the second part of that project, which was collecting and submitting data to the state to determine what the cost of providing ambulance service is. So that was a month, multi-month long, probably it's close to a year at this point, project he's been working on. So that's kind of where that breaks out between what the captains work on, the types of projects they work on, and then the deputy chiefs that are above them at the administrative level. On the inspectional services side, the management level, you have the building official and the fire prevention officer. So, the building official, they're all cross-training in inspectional services, so if the inspector's out, we can still do inspections. If the fire prevention officer's out, we can still carry on those duties. Maybe not some of the specific specialized stuff that he works on or that the building official works on, but the day-to-day stuff can continue on. But primarily, the building official's responsible for anything to do with the state building code and enforcing the state

building code. The fire prevention officer's responsible for any fire prevention-related activities and enforcing the state fire code. When you move up into the administrative level, as each of these levels are going up, the level of authority and responsibility in each of these levels increases. Kind of the broad, it becomes more of a broad view of the organization and less detail-oriented, like a firefighter's working at a very detailed level. Fire marshal and the deputy fire chiefs work at a very broad level. Fire marshal's overall responsible for the inspectional services division and the administration of the inspectional services division, the deputy fire chiefs working at a very high level within the emergency services, overseeing the captains and working on policy development and budget management and those types of things. And then at the executive level is myself and the business manager, Erica, who works directly with me. We're responsible for the overall organization, the final say within the organization, strategic planning, long-term planning, budget management, organizational development. You know, I'm responsible for emergency management as well as the emergency management director and the public health officer, fire warden. So, all those things fall underneath the executive branch or the executive level. And we'll skip those two slides because that's just what I talked about. To give you a full view of the organization, this is everybody, every position, through the administration down through the communications division, which falls under one of the captains as well, inspectional services, and then each of the stations and groups right down to the individual employee. Our mission statement is prepare, prevent, protect, and this is a short, sweet statement to the point that really, when you expand upon it, covers what we're here for and what we do. Primary concern we talked about being prepared. So that goes down to our people being physically prepared, mentally well, ready to respond. Our equipment's taken care of. That's a big thing they do on a daily basis is equipment maintenance, apparatus maintenance, ensuring all that's ready to go. Training is a huge thing that we do, and it's being ready to go in case something bad happens. Obviously, the more we can prevent, the less we have to respond to. The accident or the injury or the bad thing that doesn't happen is the best thing. So, we try to take that seriously. A lot of it's done through our inspectional services division, enforcing the state fire code, the state building code, doing places of assembly, inspections, those types of things, trying to make sure that the community is safe before something happens to prevent those things from happening. Then when the bad things do happen, our people are ready to respond and protect the community. So, one of the goals that we've completed over the last year was to improve the physical fitness level of our employees. With the new physicals that we've adopted over the last two years, we were able to measure their fitness level. So, we want to improve their fitness level to make sure they're better prepared to do the job and provide a high level of service and so they're safer. So how this is measured is through what's called metabolic equivalence, which measures people's tolerance for exercise. So, the higher, the better. So, we wanted to reduce, so they have different levels. You have a high level, you have a warning level, then you have a bad level. We don't have anybody at the bad level. So, we wanted to increase or decrease the number of employees that we had that were in the warning level. We wanted to reduce that by 5% year to year. Is it achievable? Absolutely. We have exercise equipment at stations. We make sure those are maintained if we ever have a problem. They have opportunities to work out while they're on duty, and they get regular fire-related training, which is a strenuous physical activity anyways. Obviously, it's relevant. The emergency service is a physically demanding job. It's a mentally demanding job. The more physically fit our people are, the better they are to be able to perform their job and to stay safe themselves. And the time constraint was measuring our physicals in 2025 in the spring to the spring of 2026 when we conducted our physicals. And as a result, we dropped 6% from 2025 to 2026, the percentage of employees that were in the warning area. So, one of the goals we have coming up is to improve our training program for aspiring lieutenants. We also do this for aspiring captains after we get this done, but the more immediate need was for the lieutenant's position. And the fire service, in general, has not done a great job preparing people for promotion. It's, you know, who's a good firefighter? They must be able to be a good firefighter. They must be able to be a good supervisor, a good lieutenant, and the skill sets aren't the same. So, this has been cited as a weakness within the organization, not having our people prepared. So, the goal is to prepare people for promotion before they get promoted. So, when

they walk into the position, they're ready to get it. They will not have the experience, but at least they have the training and some preparation. So, we're going to be able to measure this by a questionnaire of candidates before and after the program on their self-assessment or their preparedness for the position. It's achievable. We're actually working on this right now. We're creating the first round of this program, and the lieutenants that we just promoted are going through it. Relevant, as we talked, this has been a weakness in the fire service and here in Hudson, and this is something that has been on our, you know, part of our strategic plan to improve for a while now. And this is a time constraint. It will be completed in FY27. Okay, our strategic goals, which I was kind of referring to, is a multiyear plan. We set these goals last spring, which was really a continuation of what we started when I became chief. We want to be a highly professional organization through strong leadership and management, skill development, and practices. We want to be an operationally excellent all-hazards fire department that protects the community against all emergency situations. We want to build a culture that's supportive of our personnel, which allows them to achieve their goals and reach their highest potential. So those are our large overarching guidance of what we're striving for. So, our strengths and weaknesses, and this is the same list that we talked about last year, that we created as part of this strategic plan that we're currently working in, and we've made, I think, some good progress in some of these areas. Our strengths continue to be our people. We have good people that want to do a good job and want to provide a high level of service to the community. We get great support from the community, from the board here, from the budget committee, and from the voters. We're very fortunate. The equipment is in overall good shape and mostly consistent, which is a big deal. You know, when somebody's looking for a piece of equipment, grabbing a piece of equipment, having it consistent, they don't have to stop and think about how do I use this or I'm going to this truck. Where is this piece of equipment on this truck? They can just go and grab it and use it. Our stations, Lowell Road Station and the central stations are in really good shape. Our training program has come a long way. We added a training officer a couple years ago, and he's been making great progress within our training. Staffing improvements, again, the training officer, we added four positions, so those continue to help us provide better service. And we're coming to the end of it, but the firefighters got their contract. For those who remember, we had a significant turnover over a period of time, and that contract is one of the things that's helped us reduce that turnover. Weaknesses, inexperience. We have a lot of young people. Half of our firefighters have been hired in the last four years. So that's a weakness for us. They are, as they're starting to get more and more experienced, that is rectifying itself. But that will continue to be, you know, we're going to continue to have a younger department for the next couple of years. We have no spare engine. When an engine goes out of service, we have to put the tanker in its place somewhere to operate as a pump. Space at Central Station, while they did a great renovation about ten years ago, we didn't add any space, so things are fairly tight. The condition at Robinson Road, we've been picking away at that. So, we've tried to the last few years, I forget how many years, but we've talked about doing a study. You won't see that this year because we know where we are budget-wise. But within the operating budget, we've been doing things, small projects here and there that have improved that station. Supervision at Central Station, which we just rectified by adding a lieutenant for Central Station. Building a supportive team culture, we struggled with that in the past. I believe we're making progress there. From what I've been told by our employees, we've made progress there, so I feel like we've made progress there. You know, we could benefit from a training facility. We do have a project in the works right now. The board has given us permission to use some target funds for that, so we're working through planning towards the possibility of being able to do that. Low-frequency events, specifically technical rescue, we're working regionally with our mutual aid partners to try to be able to do that. No department our size can take that type of stuff on itself. It just doesn't make sense, so we're trying to work with the hazards materials team regionally to be able to provide that at a more reasonable cost. And community outreach. We want to get out in the community more. We want to provide more services to the community, more prevention-type programs, like Slip Tripper Falls is one program we'd like to look at. We go to a lot of those calls, so if we can reduce some of those calls and reduce the burden on our ambulance response, at the same

time, if we can keep people from having those types of things and having those injuries, it's better for our people as well. We're also looking to try to engage the community just so everyone understands what we're doing and we can answer questions. We're here for the community. They should have the idea or be able to find out what we're all about. So, we're trying to engage the community a little bit better in those regards as well.

Chairman Dumont: We'll have an open house.

Chief Tice: I'm glad you mentioned that because that's on the next. Coming up next. Opportunities to reach our goals, engaging our people. We spread the work out amongst all our people, and it makes, you know what they say, many hands make light work, but it also creates a lot of buy-in. One of the things, you know, we talked about an engine. You're going to see us coming forward with an engine for the Warren article this year. We've put a committee together for people who are interested so they can have their input and work on that, and that drives up buy-in within the organization. The new employees, they come in with a different mindset. They come in very eager, and we've had a lot of them. We've tried to get them involved in the organization and use their energy to lift the whole organization. Grants, we've used as much as we can. We continue to try to use as much as we can from grants so we can do things that we wouldn't otherwise be able to do within our normal budget. Empowering people is a lot like I talked about with our new employees and trying to use technology to better improve our either find ways to be more efficient or one of the projects we just are working on now is putting iPads in the apparatus, and with our new dispatch program, the computer-aided dispatch program, it's able to push a lot of information to the iPads, which will give our people more information as they respond so they can start making decisions before they arrive on the scene. Threats, the economy. Obviously, with all of us, as the economy goes up and down, it presents budgetary problems. Politics and the will, that's how those things go.

Roy Sorenson: Exactly, absolutely.

Chairman Dumont: Really good mix of both.

Chief Tice: We're in competition for employees with other departments, as we saw before this last contract. So, if departments come out with these astronomical contracts, it puts a strain on us because people start looking. So, I think the town was very good this last round with the contract. I think the guys appreciate that. We've been able to retain a lot more employees, so that was very much a help for us. So, one of the things that I've added to the traditional SWOT, you see it's SWOT A's future aspirations. So, when we did all this research within the organization last year, one of the things that the employees were asked is, well, do they want to see us go? So, the themes that came out of that is they wanted a supportive team environment, kind of a teamwork type environment. They want great leadership and management. They wanted a staff fire apparatus. They want the organization to be well trained and highly effective, and they wanted to improve staffing, and we are moving towards all of that. So, this is our current call breakdown. We left this piece here. This is all of our, well, I'll start with the big piece. The big piece is our EMS calls. This kind of orangish color is EMS responses in Hudson or mutual aid communities, so any ambulance call other than Litchfield. So, the gold to the left, if you go to the clockwise of that, is our Litchfield ambulance calls. They represent about 12% of our total call volume. So, when we talked about the contract, we talked about 18%. That was strictly our ambulance response. Our total response is 12% because when you move up to the, I'd say the greenish color there, those are our other calls. Yeah, I'm not a colors guy.

Selectman Vurgaropulos: Whatever.

Chairman Dumont: You should use some basic colors there for you.

Selectman Vurgaropulos: These are kind of teal, turquoise.

Chief Tice: Those are our lumped-in fire calls, service calls, hazmat-type calls, hazardous conditions calls. All other types of calls are in that representation of the circle, and that's 27% of our calls. Our medical calls are 57% medical calls in Hudson or mutual aid. Litchfield is 12%. All other calls aside from the mutual aid calls are 27%, and then non-EMS mutual aid calls were 4% of our call volume. Our budget, if you start at the 12 o'clock with those two tiny little slivers, those are our IT budget and our emergency management budget, and they're both less than 1% of our total budget. The orangish color?

Selectman Vurgaropulos: Salmon.

Roy Sorenson: Salmon.

Chief Tice: All right, salmon color to the right of that is our administration. So that is myself, the deputies, admin aid, business manager, and then some operational expenses. And then the orange is our facilities budget, which represents 1.6%. So, administration was 8.8%, facilities was 1.6%. The greenish color is our communications, the 4.8% of our budget. And then the big green slice is our suppression budget, 5730. That's our emergency operations personnel, so that's the captains, lieutenants, firefighters. The most expensive thing we have is our people. Most valuable is our people, but the most expensive is our people, and that's where the bulk of our people are. So, you can see that's a large percentage. It's 77.4% of our budget. And then the last section is 5.7%. That's our inspectional services.

Selectman Vurgaropulos: Which color?

Chief Tice: Greenish.

Selectman Vurgaropulos: Green three.

Chief Tice: Greenish, the other greenish color.

Chairman Dumont: Did you put the colors together, or was that Erica?

Chief Tice: Technically, I did. I actually figured this out in PowerPoint that you can just do a graph. So, PowerPoint picked the colors.

Chairman Dumont: I was going to say, because I thought Erica hung you out to dry here for a second. It does depend on the screen and the printout.

Chief Tice: Yeah, so I didn't have a chance. My wife tries to talk to me about colors and paints, and I'm like, I don't know. I know like five colors. Blue, black.

Selectman Vurgaropulos: Why didn't you use those five colors?

Chief Tice: I was impressed with myself that I figured this out all by myself, and it did that. And I'm like, yeah, that looks pretty nice. I'm just messing with it. So, some of the, and this is not an all-inclusive everything, believe me. We have a lot going on day-to-day at all levels of the organization. But just some of the noteworthy things that we have coming up in the near future, we've started negotiation with the Firefighters Union. We're continuing to update policies and procedures. That's an ongoing project. We're also developing some policies and procedures that we don't have that we need. We're going through equipment updates, so we're in the process of purchasing new airbags, which the board authorized through the target money. The next thing that they're going to be looking at is hydraulic rescue tools that are aging out that we will also, once we go through that process, come to the board for permission to use the Target funds for that. The MDTs, as I discussed, we're finalizing that project. Going along with that, we're going to start a pre-planning project, which is where the staff will go out to different buildings and collect information, building construction type, occupancy, hazards, utility controls, those types of things. Again, because it can get pushed to the iPads of the truck, and it gives the guys

responding to calls a lot of information about the building, either before they get there or while you're standing in front of it and you've got this situation going on and you'd like to know some information about it, you have it right there at your fingertips.

Selectman Vurgaropulos: I thought you guys already had a system like that. You guys don't have a way to pull up any building in town for that car?

Chief Tice: We do not. We had in IMC, they had a site file which had information, but we had no way to push that to the iPads, and it wasn't a visual, it was all just data.

Selectman Vurgaropulos: Okay.

Chairman Dumont: Hopefully that's something that the new GIS specialists can assess.

Selectman Vurgaropulos: That's what I was leaning towards.

Elvis Dhima: That's exactly it.

Selectman Vurgaropulos: If you mix with the GIS, the GIS can push on a call.

Elvis Dhima: Fire, PD, all the other departments, absolutely.

Selectman Vurgaropulos: Is that something to look forward to?

Chief Tice: Well, yeah. I have some ideas for use for that position as well.

Elvis Dhima: If you pay enough for my budget, yeah.

Chairman Dumont: Maybe we'll just merge the two departments together.

Chief Tice: Tower 2 is just about complete. We're actually flying out tomorrow, Deputy Enos and myself, to do the final inspection on that. Tomorrow morning you'll see posted on Facebook, for those of you that can see our post, a compilation video from start to where it is now put out. We started at the task level. One of the things I've tasked the training officer with is establishing performance standards, and as we get the task level built out, we'll continue up right through the tactical and strategic level to say this is the expectation for performance. One, it sets a mark to strive for, and two, it's a way of measuring how we're actually doing. Many times it's very subjective. Yeah, we're doing a good job. We're either adopting a national standard, what's out there, or developing our own to say this is what we expect for performance. As I talked about, public engagement, we're looking to, over this year, reach out, have more community outreach. One of the things we just talked about today was spending some more time at the senior center. Steve Dube used to do that when he was here. How do we get back into that now that he's retired and engaging with the citizens? Another way we do it, we do have our open house coming up September 26th, and we do have our memorial coming up on 9-11. We'll do it at 5:30, just before the town's 9-11 service. Again, that is not a complete list of everything we have going, just some of the highlights. I thought this was a fitting quote for budget season. It's widely attributed to Teddy Roosevelt. He just used it in his book. It really was a friend of his, Squire Bill Widener, who says, do what you can with what you've got where you are. Going through budget season, we're talking about that. We're talking about needs. We will always do the best we can with what we have. That's kind of the way we look at it. What I ask for things is because I think we need to do a better job, but as I stated earlier, I understand the budgetary constraints as well. So, whether the board agrees, budget committee, anybody agrees, and we get resources, don't get resources, whatever we have for resources, we're going to do the best we can with it.

Chairman Dumont: Thank you very much, Chief. Thank you, Chief. Questions or comments from the board?

Selectman Vurgaropulos: No, that was great.

Chairman Dumont: Perfect. The only thing I'll tell you to work on is your colors. Other than that, I think you did a great job.

Chief Tice: I did fail art class in eighth grade as well.

Chairman Dumont: Not my strong suit either. All right.

Chief Tice: Thank you, everyone.

Roy Sorenson: One more.

Chief Tice: That's right. Hold on, I'm sorry.

Selectman Vurgaropulos: Come on. I was trying to shorten the night.

E. Open House – Fire/Decision

Chief Tice: I got a flight at 7 tomorrow morning. So, as we talked about, yes, we do have our open house on September 26th. And as we've done the past couple of years, we'd like to close School Street between Library Street and Chase Street right out in front of Town Hall and Central Fire. That gives us more room to set up because we set up all around both buildings and out in the street. Also provides safety because now we have people, you know, a lot of pedestrians out there. We haven't had any issues over the last couple of years. Our neighbors across the street have been wonderful to work with. And we work with them. They're not trapped in their driveways or out of their driveways for the day. We work with them to make sure they can get in and out as needed. And this is how we're doing it from 10:00 to 2:00.

Chairman Dumont: If you need any police details, I'm sure they can give you a good deal.

Chief Tice: They've been very helpful in the past, yes.

Chairman Dumont: I'm just kidding. No, it's a great thing that you guys do every year.

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to authorize the closure of School Street from Chase Street to Library Street on Saturday, September 26th, 2026, from 9:00 a.m. to 2:30 p.m. for the Fire Department open house. Motion carried, 3-0.

F. Release of Public Safety Money – Police/Decision

Chairman Dumont: Next up, release of public safety money. Chief Cayot.

Chief Cayot: Thank you, Chairman. I'm here to request that the Hudson Police Department be allowed to use some of the Hudson Logistics Center public safety money. Two of the things we're looking to purchase are seven (7) Sig Sauer Romeo 8T Red Dot Sights for the remainder of our rifles that don't have red dot sights on them. They currently have iron sights. And we're looking to also hire someone to do training at our department meeting. So those are the two things we're looking to use it for. I do have to apologize. In looking at my motion, the amount of money in the motion is actually incorrect. It should be the \$7,026.47, not the \$8,000 plus that is listed in the motion.

Selectman Vurgaropulos: \$7,026.86?

Chief Cayot: \$7,026.47.

Selectman Vurgaropulos: Thank you. What's the current status of that?

Roy Sorenson: The balance?

Selectman Vurgaropulos: Yeah.

Chief Cayot: I did bring the balance with me for what I have left in the agreement we had with Chief Tice and the Fire Department. So, the Police Department, out of that agreement we had with them, if you approve this, will have a remaining \$35,241.68.

Selectman Vurgaropulos: Okay. I just want to keep an eye on that. I know we've been doing a lot of buying over the last year.

Roy Sorenson: Who's Michael Chase?

Chief Cayot: So, Michael Chase is a special ed teacher. He was standing several feet away from the second bomb that went off at the Boston Marathon. He then became a police officer after that, and he has recently retired from being a police officer. He's a nationally renowned speaker. He speaks at a lot of conferences for police officers, school resource officers, and such.

Chairman Dumont: So, what is the training that he's involved in, or is it just teaching?

Chief Cayot: So, it's leadership training, and it's responding to high-stress situations and how you have to come together to respond to those, and then dealing with the aftermath of those types of situations.

Chairman Dumont: Okay. Questions, comments, motions?

Selectman Vurgaropulos made a motion, seconded by Selectman Allan, to release \$7,026.47 of the Hudson Logistics Center Public Safety Money, account number 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 listed equipment and training below. Motion carried, 3-0.

Selectman Vurgaropulos: Thank you, Chief.

G. Water Main Acceptance – DSD/Decision

Chairman Dumont: All right. Next up, water main acceptance. Mr. Dhima. Finally, it's your turn.

Elvis Dhima: Thank you, Mr. Chairman. I was actually going to ask if I could use some of the Target money, but I guess not. Wouldn't that be nice? Wouldn't that be nice? I'm just saying. Thank you. So, we had a development approved by the Planning Board. It's related to single-family homes. This particular development is going to be served by the water utility. They have completed the construction, everything passed. Typically, what happens in these cases, once it's completed, they pass everything. We take over them. It comes with a one-year warranty, and it's in front of you tonight, and the clock starts tomorrow. And that's about it. I'll take any questions you may have.

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to accept approximately 1,550 linear feet of 8-inch water main and three fire hydrants, as recommended by the Municipal Advisory Utility Committee and the Development Services Director, with a one-year warranty period commencing September 2nd, 2026. Motion carried, 3-0.

H. Right of Way Purchase – DSD/Decision

Chairman Dumont: All right. Next up, we have the Right-of-Way Purchase. Mr. Dhima, again.

Elvis Dhima: Thank you, Mr. Chairman. So, Lowell and Birch, Belknap, it's ongoing, as you all know. As you recall, last time we spoke about it, it was related to a permit we were arguing with. I came here for an \$80,000 change order. We did not have to execute that. We were able to save \$80,000 with my legendary memo that went out. It broke a lot of, I don't know, hearts, but we came through. I'll be coming back for that piece at some point to explain to where we're going. We did get the permit. There's some conditions related to it. We're working with

the Army Corps related to that, that's a separate issue. I'll be coming in, but I have good news. In the meanwhile, we have completed all the work necessary to purchase the right-of-way. All the parties are ready. We had to go through the whole ordeal of getting third parties to do the right-of-way evals because, as you all know, this is going in a 10-year plan, so even though we're not requiring reimbursement for this, we're still required by law to follow the federal process, which doesn't make any sense to me because we're not getting reimbursement, but long story short, we're in. We got everything, it's good to go. We got a closing on the 9th, so with the Board's approval tonight we can cut a check for our attorney who is going to pay these folks, and then we get the right-of-way that we need to complete this project. We had a certain amount of money carried on, and it appears we don't have to execute the full amount either, so I think we had up to \$300,000 for this, and I think we purchased everything for about \$216,000, so we came a little bit under what we expected, which is good. The money comes out of the corridor funds, so this is a non-taxpayer account. If we're exactly for things like this, we have enough funds in the corridors to do this, and that's about it. With that said, I'm asking for your approval tonight so we can get these things done next week.

Chairman Dumont: How are you splitting it up between the two corridors? I think you spoke to that last time.

Elvis Dhima: Right now, so one has more than the other, and we'll probably do it 50/50 for now, but once the corridor is completely utilized, we're going to be using only the ones that have funds available.

Chairman Dumont: And these two corridors, they overlap, so obviously you have jurisdiction over how much.

Elvis Dhima: So, Lowell Road, to your point, Mr. Chairman, abuts both Zone 1 and Zone 2, so anything on Lowell Road can utilize either Zone 1 or Zone 2 or both. So, Lowell Road is basically, Lowell and 111, portions of 111, are the ideal segments where we do these projects when we can utilize both.

Selectman Vurgaropoulos: Because it splits it down the middle?

Elvis Dhima: That's exactly it. It's basically subject to both accounts.

Chairman Dumont: And the only other thing, sort of follow-up to that, you think it's, and I'm not judging the decision, but you think it's a good idea to split it 50%? Or would it be beneficial to take a little bit more out of the Zone 1 account versus Zone 2?

Elvis Dhima: If you would like to, we can do 75/25. It doesn't matter. They're both subject to the same accounts. My take on it is with this project going into the construction phase, most of that will be utilized from Zone 1, and we got more funds coming in once Target is done. So, I'm not too concerned about these being lowered too much. We have some funds available for dairy that's going to be utilized. I'll be coming in October for that. We got the okay from the feds to get the design going for the sidewalk along 102. But long story short, as of, I don't know, about a year ago, all the funds that we had available on the corridor, they're accounted for the projects we have in the queue. And that's kind of the biggest thing. Are we utilizing them, or do we have projects related to projects we have out there that we can utilize these funds for? So, all the money that we have available is spoken for as far as I'm concerned. How we use it, it's really up to you guys. If you want to split it 75/25, I don't have a problem with that.

Roy Sorenson: Look at your projects just to avoid any additional journal entries or whatever we might have to do.

Elvis Dhima: Yeah, my take on it is once it hits zero, I have one less account I need to use.

Roy Sorenson: But you just want to make sure you don't deplete that zone. You get a gap of almost 800 grand. I think that's what the Chairman is saying between the two zones. So, you're strong in one and weaker in the other.

Elvis Dhima: Yeah, but, again, most of the projects on Lowell, I understand. We'll do a 75/25, it's fine.

Chairman Dumont: I'll be honest with you. I'll leave it right up to you. I don't mind one way or the other, 50/50, 75/25. I just wanted to make sure that at Zone 2, if you needed it for something else, the funding was there. But you know that better than I do.

Elvis Dhima: Yeah, we don't have anything that might use a hundred grand, nothing out there, even design. So, my take on it is all the funds will probably be utilized for Lowell and Birch, whatever is left of it or anything that might come in the way along Lowell Road. But I will take that in consideration. And depending on how we did the PO, because I think you have both of them tonight, it doesn't matter either way.

Chairman Dumont: I mean, the way the motion is read, it's up to your recommendation. So, I just wanted to throw it out there, that's all.

Elvis Dhima: Yeah, we don't have a split there, so we can always adjust that later if you wish to do so. It just says let us use the accounts. Percentage-wise, it's not in there, so.

Selectman Allan made a motion, seconded by Selectman Vurgaropoulos, to purchase the necessary right-of-way and temporary easements for the amount not to exceed \$216,438 using account Zone 1 Traffic Improvements (2070-000-701) and Zone 2 Traffic Improvements (2070-00702), as recommended by the Development Services Director and the Planning Board. Motion carried, 3-0.

Chairman Dumont: Thank you very much.

Elvis Dhima: You have a great night.

Roy Sorenson: You as well. Thank you.

I. 2026 Cash Deposit Procedure – Admin/Decision

Chairman Dumont: Cash Deposit procedure, Mr. Sorenson?

Roy Sorenson: All right, so this is kind of, we had a visit from DRA. They come in and they kind of check things out on how we're operating. One of the things they recommended was just for us to update our cash deposit procedure, and that's based off of state law. So that's what you see before you tonight. Barbara Bouley prepared this. It's pretty basic, and it just brings us up to date, I guess I would say. We should probably look at this more often than we have in the past. So that's pretty much it. You would need to sign it. I should actually say Board of Selectmen on the bottom, and then we'll get this back off to them.

Chairman Dumont: You sure there's no Board of Selection?

Roy Sorenson: No.

Chairman Dumont: I thought we got a new title. All right, I'm good. Any questions, comments, motions?

Selectman Vurgaropoulos made a motion, seconded by Selectman Allan, for the Board of Selectmen to hereby accept the 2026 cash deposit procedure per RSA 41:29 VI, as recommended by the Town Treasurer. Motion carried, 3-0.

J. Sewer Utility CRF Request – Admin/Decision

Chairman Dumont: Sewer Utility CRF Request.

Roy Sorenson: All right, so I'm going to cover this for finance. There's two of them actually here, two separate ones. One of them is out of the sewer utility, and that's for our payment every year to the National Wastewater Treatment Plant. We typically take that out of the Capital Reserve Fund. You can see that there for \$401,299.81.

The second one is the \$100,000 for the Water Utility Replacement Capital Reserve Fund. This was when we talked about we're going to be taking over the water utility, and this is part of the buyout of that contract. The Board previously had approved that. And so, this is just bookkeeping measures now. We'll go off to the CRF and finalize these two transactions.

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to approve the disbursement in the amount of \$401,299.81 from the Sewer Natural Water Waste Treatment Plant Capital Reserve Fund. Motion carried, 3-0.

Chairman Dumont: Next motion.

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to approve the disbursement of the amount of \$100,000 from the Water Utility Replacement Capital Reserve Fund. Motion carried, 3-0.

K. VacCon Truck CRF Request – Admin/Decision

Chairman Dumont: Next up we have a VacCon Truck CRF request, Mr. Sorenson.

Roy Sorenson: So, this came forward from the Municipal Utility Committee. This is to potentially put a CRF up this year, as we've done in the past, regarding the VAC truck as part of the sewer utility money. And this is a split. We'll use some from the general fund and the utility fund. And they're saying \$30,000 to be the request. I think this is, while we do have this here tonight, I would just take this as information. I think ultimately what will happen is Mr. Twardosky will come forward and he'll make this finalized, at which time the board will say yay or nay regarding a potential warrant article for '28.

Chairman Dumont: So, quick question. So obviously we already have the VacCon CRF, don't we?

Roy Sorenson: We do.

Chairman Dumont: So, this is just asking to pull funds from \$15,000 from sewer and \$15,000 from general?

Roy Sorenson: No, this is to add \$30,000 to that account. So, you would tax it. So, you put a CRF up. This is for more money coming in to add to the fund. We didn't do this last year, if you remember. And typically, I think what's happened in the past is they've added money each year. It would just be taxed split 15 and 15. Does that make sense?

Chairman Dumont: Yeah. No, I think in the past when we did raise funds for it, it was just raised as a solid \$50,000 on the general tax rate. It wasn't split by sewer and the general fund. That's why I was asking.

Roy Sorenson: I mean, it's a recommendation. I think ultimately, it's going to be a decision.

Chairman Dumont: No, I don't mind. I just want to make sure that I understood it. So, I guess then if we're waiting for the other warrant articles, we make a decision on this tonight, or would it be best to move off?

Roy Sorenson: No, just informational. Read it into the record. The warrant article is there.

We'll either use it, rewrite it, or whatever it might be. Just, as I mentioned, take it as information received for tonight. All right.

L. Hudson Community Power, Freedom – Admin/Decision

Chairman Dumont: Next up, Hudson Community Power Freedom, Mr. Sorenson.

Roy Sorenson: All right. So, the Board's well aware we have sent our intent to withdraw from the CPCNH, which is the current provider or supplier, I should say, of our electricity. That was something that the town entered into years ago through our community power program. That will actually be complete as of December 1st. We have received notice back from CPCNH that we are able to withdraw at that time. There will be a gap because of the power. When you purchase the power blocks, the power block that we're in with CPCNH and the default supplier, which is Eversource, goes until January 31st. So as part of withdrawing from CPCNH, we would go back to Eversource at least until January 31st. Now, we can stay with Eversource, and by doing that, I should mention that that rate's actually going to be lower than what CPCNH is for that same period of time, the block of electricity that was purchased. Officially, we're withdrawing from CPCNH. That's not what we're talking about here tonight. We've made that decision. We would go back to Eversource as the default. That will happen automatically as well. The question now becomes do we want to go back into this community choice aggregation network that we've done with CPCNH? Now, you were privy to another group that came in here, Freedom Logistics. They presented to the Board. I think it was – I don't even know when it was. It was a while back. If I have that in my memo, do I have it? Yeah, I did, April 14th, Mr. Chair. It's right there in my memo.

Chairman Dumont: You got it. You already have it.

Roy Sorenson: They're different from CPCNH. What they do, they're a broker. CPCNH is more of a wholesale supplier in that they go buy a block, they own it, they have to sell it, and they hedge their profits on buying potential future power. Freedom is a broker, and this is kind of like our health insurance, right? We would enter into contract agreement with them. They would go out. They'd talk to different wholesale suppliers and try to find us the best rate possible, and then obviously they would collect their fee off of that, which would be part of the rate structure anyways. They have done this, they've signed on in other communities, as they mentioned, when they came in recently. And the one benefit of them is you can – it's similar to our town building network that we have at Constellation right now. You can buy a one-year block, a three-month block, a two-year block, whatever it might be. The board would always make that decision. What I'm suggesting here tonight is at a minimum we sign a consultant agreement with Freedom, basically as a broker service. Again, almost like we did with the health insurance, right? They're going to go out. They're going to see what they can get us for a price for the next purchase. It may be that they can't get a good price because don't forget it's going to be wintertime purchasing, right? We just stay on Eversource at that point. You can always move away and come back to Eversource. The program itself is still – I think you asked me this question, Mr. Chair. It's still opt-out. So, if we enter into a block of supply at whatever, just say \$0.15 per kilowatt, whatever it is, and that's for six months, you're with them, whoever that provider is, for six months. You can opt out and go back to Eversource if you so choose. If I confused you or anything else other than, again, we are withdrawing from CPCNH effective December 1st. All right, that's been established. We will go back to Eversource as the supplier until at least January 31st. If you agree to sign this – if you want to sign this agreement with Freedom, they will start – they'll take our data from CPCNH and see what they can get us from a price from February 1st on. So that's where we are.

Selectman Allan: I have a question. You said that we can opt out. I thought in our conversations with Freedom that we had the option to opt in, not like we weren't going to be clumped in all at once, that we could opt in, not have to opt out of this.

Chairman Dumont: So, we did ask that question, and I did follow up with Mr. Sorenson after he had conversations with Mr. Lefevre, about the way that the state law is written, the way that the procedure actually works, is that it is an opt-out only procedure. So, all of those customers would get lumped in, and they would have to opt back out. I do share that same concern. I would say that at a minimum I think that it's worth to at least look at the consulting, like Mr. Sorenson has here today, and we need to strongly consider a PR or a campaign or something to see how people actually feel about it and hold a public hearing on it and see if it's something that people want.

Because overall I think it's a good idea with what they offer, but I have never been a fan that people don't know that they're in it until they get their bill. At that point I think most people are frustrated with being forced into business with somebody without their consent.

Selectman Allan: And not only that, the process to get out of it was not as easy as they made it seem. We ended up having to call five or six times before we could get opted out.

Selectman Vurgaropulos: Roy is the only one that told me it was a pleasure to do.

Chairman Dumont: I think that he would disagree as far as CPCNH goes, but I think that from freedom, at least my understanding, and I have not gone through it, so I'd like to maybe that's something we could ask them to try to walk us through their procedure. But it seems as though it's a lot more user-friendly.

Roy Sorenson: It is. Don't forget, they're going out to try to purchase us. You'll see it first. Whereas with CPCNH, we didn't see it other than they went out and bought a block of power and they had a director's meeting and said, here's the price.

Chairman Dumont: This is different. I think, and obviously we're not making any decisions on this here tonight other than have them put something together to see what it would look like. But I would definitely take a look back. I've been in conversation with Mr. Sorenson, I think their structure is a lot better than CPCNH.

Roy Sorenson: Yeah, it is.

Chairman Dumont: It just seems to be more transparent and more fair to what I think the ratepayers are actually looking for. One thing to keep in mind, and correct me if I'm wrong, Mr. Swartz, is there is a consultant fee for this, if this is what we choose, which is \$0.001 per kilowatt. So, while it's not free, it's pretty minute. I would think that it seemed as though when we started this whole thing up, I don't know, what, three years ago, four years ago, about three years ago, on the original Warren article, that there was support for an alternative. So, I think that we should at least look into it. Yeah, this is within the spirit of that.

Selectman Vurgaropulos: Yeah, I know. I liked what they had to say. I had the same question as her. So obviously he misspoke outside of the law because the law is dictating that it's opt-out only. And I guess that's fine. That is what it is. What are you going to do about that? But I did like what they had to offer, and mainly because of the transparency and the ease for which they presented how easy it was to work with them and be able to basically customize how you want to pay. Because they're going to be like, well, I only want to pay every three months. Okay, well, I only want to walk a rate for two years. Okay, so I liked that it was more options for the residents.

Chairman Dumont: And correct me if I'm wrong, Mr. Sorenson, but just because I think people at home would wonder, if the town didn't do this as a whole, does the single rate payer have the option to go with freedom on their own?

Roy Sorenson: A hundred percent, yep.

Chairman Dumont: So right now, today, they have that option?

Roy Sorenson: Yeah, well, you have to leave CPCNH first, right?

Chairman Dumont: Sure, yep.

Roy Sorenson: And then automatically you go back to the default. But at that point you can go wherever you want, Constellation, whoever, Freedom.

Chairman Dumont: So, this isn't something that we as a town have to do to make it available to the individual rate payer. It'll be January 1st, 2027. Everybody has that option to either stick with Eversource or to go to this company on their own.

Roy Sorenson: Correct.

Chairman Dumont: Okay. All right. Well, like I said, I think it would be worthwhile to at least hear them out and see what it would look like going forward. What's the flavor of the Board?

Selectman Vurgaropulos: No, I agree. I think that makes sense.

Chairman Dumont: Actually, and that's one final question. So, consultant fee is one-time fee of that charge, .001 per kilowatt?

Roy Sorenson: No, typical.

Chairman Dumont: Is it during the length of that contract?

Roy Sorenson: It would be typical during the length of the contract, as long as you contract with them. This is a little bit different, too, in that we can pretty much terminate at any time. It wasn't quite that simple would be a good word to use with anything that we did with the previous supplier, but it's pretty straightforward here. As I mentioned, they'll come back, and you're only obligated to whatever that purchase is, right? At that point, you can end it.

Selectman Vurgaropulos: We walk in for five years, but if we give a 180-day's notice, we can terminate without penalty.

Roy Sorenson: I mean, the thing I like is if they came back here, you would have a menu of choices, right? So, you'd say, here's a three-month block at this, and they would say, we think if you get through the winter, the rates are coming down. Maybe you get a good one-year block or two-year. There's more to it than just, by the way, here's your rate.

Selectman Vurgaropulos: Basically, what you're doing is you're letting the residents be the CPCNH. Because you're taking out the middleman, which was CPCNH, who would talk to the broker. So now you'll be able to make those choices yourself.

Chairman Dumont: I agree their structure is a lot simpler in my mind, too.

Roy Sorenson: It's Hudson. It's a true Hudson choice because you're not CPCNH. Don't forget, you were wrapped in a portfolio of other municipalities.

Selectman Vurgaropulos made a motion, seconded by Selectman Allan, to authorize the Town Administrator to execute the Community Choice Aggregation Consulting Agreement between the town of Hudson and Freedom Logistics, LLC for the administration, procurement, implementation, and ongoing management of the Town's Community Power Program substantially in the form presented with a future electric supply agreement and subject to approval by the Board of Selectmen. Motion carried, 3-0.

9. SELECTMEN LIAISON REPORTS/OTHER REMARKS

Selectman Allan: I do not have any liaison reports, but I would like to take this moment to just quickly recap what happened at our last meeting. I don't know how everybody else felt. I felt very caught off guard when Selectman Jakoby came forth and said that she wanted to speak at our Nine Eleven Memorial. While I do not have an issue with that, I have an issue that there wasn't a process followed. I have an issue that she had reached out to Chairman Dumont, and he had said that it is typically the practice that the chairman speaks at this

memorial. When she didn't get the answer that she liked, she stopped the conversation and then during public session brought it here and said, well, I'm going to speak. That's what she wants to do. There was no formal vote taken. None of us were consulted. She could have reached out to us individually and said, hey, this is what I'm thinking, guys. This is what I would like to do. I think that a process like that would have been more appropriate moving forward, wanting to have a moment at the memorial. At this time, I'm comfortable with the chairman speaking on behalf of the board of Selectman. I don't feel that we need to open it up to everybody, because if we let one person speak, then really we should let everybody speak, and this is not the time for that. This is the time to remember what happened 25 years ago, and I was kind of off-putting when she made the comment that we hadn't handled it correctly in the past when I think the town has done a beautiful job handling it in the past. I've seen what Dave Morin has done in remembrance of that day, and I just felt it was very important to bring it forward because I wasn't comfortable with that, and I'm not comfortable with her speaking that day because there is a process, and she should have consulted all of us if this was something that she wanted to do and not just blurted it out during a public meeting.

Chairman Dumont: All right. So, with that last time, I think that I made my comments clear about it. We approved the schedule that was in front of us at that time. I've had my reservations over any changes to that without a formal vote, and I made that clear then. So, I guess the question to the three of us that would be here tonight, is anybody looking to make any modifications or changes to that?

Selectman Allan: No, I think that we should move forward with how it was written previously and not have any changes, that we stick to you being the one that makes the remarks.

Chairman Dumont: The proposed schedule that was in front of us at the last meeting.

Selectman Vurgaropoulos: I'm neutral on the subject. I understand what everybody is saying, and I don't disagree that obviously 9-11 is a very significant day in our history as we were all affected by it one way or another. But I don't think we, to my knowledge, we don't have any formal guidelines for exactly how situations of that, like presentations like that need to be handled. So, we have the this is how we've always done it. I'm not a huge fan of this is how we've always done it. I like it when it's in black and white, and you can see what the direction of stuff is supposed to go. But I don't have any quorums either way.

Chairman Dumont: No, I would agree. There is definitely no formal guidelines, which is why I think a schedule is produced each year, and the Board of Selectmen tend to vote on that. I'll share the same concerns I shared that night. I think that it's a commemorative speech typically, and it's one of unity and one that I think the Board makes as a whole and not as an individual. That's just my own personal opinion on it. I think that the chairman is typically the one that does those speeches, like I talked about the other night or two or three weeks ago. It just seems more appropriate, more fitting for that occasion. I don't want by any means September 11th in itself to be diminished by our voices. Quite frankly, I think it's a little unimportant as to exactly how we feel about it. It's more or less the people that actually went through and had suffered through that. I'm sure everybody has their own story as to where they were at that point, but I think it's more important for us to speak as one than multiple voices in that moment. I guess with that, do you have a formal motion that you'd like to make for, I guess, reverting back to the other schedule? I know there's a discrepancy of what took place at that previous meeting, so how would you like to proceed?

Selectman Allan: I would like to proceed with a vote, and I would like to motion that we move forward with, as it was presented to us at the last meeting, where the chairman speaks on behalf of the Board.

Chairman Dumont: All right. A motion by Selectman Allan. Do we have a second?

Selectman Vurgaropoulos: I'm going to second for discussion, but I'm not going to abstain because I think that the whole board should be here for this vote, for fairness.

Selectman Allan: I mean, the whole Board is supposed to be here for the meeting anyway, so when we're not here, I understand that things come up, but there are times where we have to vote and we don't have a full board, and we've kind of dealt with that all night tonight. And, again, this isn't about censoring her or stopping her from speaking. It's about that there should be really one voice who's speaking for us on a day like this, and that she could have come to us beforehand and let us know what her intentions were instead of us being caught off guard during a public meeting. That's what I'm bothered by.

Selectman Vurgaropulos: No, I understand that. Like, I think we're fine to vote because it'll be two to none, because I'm abstaining for that reason. But I don't...

Chairman Dumont: Well, Selectman Vurgaropulos, to your point, I don't disagree, and I think that I share the same... Quite frankly, I think that everybody here, including the other Board members, share the same value in September 11th, or at least that I would hope so, and I don't disagree that everybody should have their voice heard. Like I said, I made mine clear.

Out of fairness, though, I was the only one that did know that that was going to come up, to your point and to Selectman Allan's point. I think that we would have time on Thursday to have the other board of Selectman members speak to it if they wanted to. I still think we could take a vote here tonight, and there would be that opportunity. At the Thursday, it'd be the September 10th meeting that we could make time to have everybody speak to it if they would like.

Selectman Vurgaropulos: Well, if we were going to do that, then why wouldn't we just vote then? And I'm not trying to...

Chairman Dumont: Quite frankly...

Selectman Vurgaropulos: Only because you were upset that it didn't get presented properly and understood. That's fine. Like, it's... We're almost doing the same thing, right, right now?

Selectman Allan: Mm-hmm.

Selectman Vurgaropulos: So it's, like, to correct it, why don't we bring it all together, squash it then, and call it a day?

Chairman Dumont: No, I have no objections to it. And as far as that point goes, obviously, meetings are pre-scheduled. We had to make some adjustments with our budget schedule. There's almost so much time in between this and certain events, no different than it being brought up at the last meeting, right?

Selectman Allan: And I did request for it to be put on the agenda, and there wasn't room for it.

Chairman Dumont: Yes. Out of fairness to Selectman Allan, this was in advance in an e-mail prior to the... I think it was Tuesday or Monday of last week. Mr. Sorenson, obviously, was taking care of some things, and then I had met with him late yesterday to go over and finalize everything. But as you can see, we had a pretty full agenda.

Selectman Vurgaropulos: Yeah, I didn't even know that it was brought up for an agenda item.

Chairman Dumont: Yeah. No, no, I take full ownership of that, because I wasn't sure exactly how we were going to work everything together or whether or not it was going to be a motion or an actual discussion topic at that point. It was more or less concerned...

Selectman Vurgaropulos: Like, I know we're doing budget on Thursday. That's when we're going to introduce budget and start our process.

Chairman Dumont: Mm-hmm.

Selectman Vurgaropulos: But I don't think it's unreasonable to wait till then. But if you guys want to vote tonight, we can.

Chairman Dumont: Well, what I would ask, is that okay with the motion-maker?

Selectman Allan: I'm fine with that, yeah.

Chairman Dumont: All right, so there we have it. So, motion rescinded?

Selectman Allan: Yes.

Chairman Dumont: Let's go with the seconder. I think that's more than fair. All right, so with that, did you have anything else, Selectman Allan?

Selectman Allan: No.

Selectman Jakoby: Excused.

Selectman Vurgaropulos: I don't have much. I've been very busy with a multitude of different things in my life. Actually, I don't think I've had a meeting since the last one due to personal stuff I was dealing with, but life is great.

Selectman Guessferd: Excused.

Chairman Dumont: All right, just to kind of recap, obviously, Mr. Sorenson and staff, I want to appreciate everybody, all the work that they're doing. I think budgets were due on Friday, if I remember correctly. That was the last day for everybody to have everything put together, Mr. Sorenson?

Roy Sorenson: Department heads, yes, last Friday.

Chairman Dumont: Department heads, so I know that that was a big push because we moved everything up, and I want to say thanks and appreciations to everybody who goes out because I don't think it's an easy task by any means, especially with the very outdated software that our staff is forced to use. So, I just want to say thanks for that. I haven't had a whole lot of town meetings. Conservation will be meeting next week, I believe it is. So, for me, it's been relatively slow as well, just like the other members here. But I just wanted to put that out there, and we'll kick off budget season, and I'm sure it'll be a blast.

Selectman Vurgaropulos: It always is.

Chairman Dumont: All right, Mr. Sorenson.

10. REMARKS BY TOWN ADMINISTRATOR – Presentation

Roy Sorenson: All right, so we'll jump over to the big screen. I'll kind of walk through my report. So, Hudson PD talked about it tonight. Well, anyways, we'll get to that later, I guess. Crossing Guards, they're hiring, and then you can kind of see their stats. Their stats continue to be up. That's for July. They put out these PSAs, which is great, so it's a good way to get information out there. Fire Department, Deputy Paquette achieved his Chief Fire Officer designation, so congratulations to him. Mark Cataldo in inspectional services has become a Building Official, Certified Building Plans Examiner, so good for him. He continues to move forward with his education in the inspectional services side. The Chief mentioned this. It actually looks like a truck now. I'm showing you a bunch of pictures coming up to this point. They're going to go out there and check it out in person, but the Chief said it will fit in the garage. I'm a little scared looking at this picture, but anyways, I guess we'll find out. But it's coming along. It's going to be quite an asset, obviously, to the Fire Department. Christine Strout-Lizotte was here tonight. She achieved her or completed her third year of the NHTCA, NHCTCA, which is the Tax Collectors-Town Clerks Joint Certificate Program, so congratulations to her. She continues moving forward with her

education and requirements of her position. We have an election coming up. I think Selectman Allan, we talked about it tonight with the Supervisor's of the Checklist and getting all that stuff in order. I think staff's done a great job. Her group did a great job previous to that, and then Garland's doing a great job as well. So, the election's coming up next Tuesday, so make sure you get out and vote on the 8th. And by the way, the information is up. We got plenty of it up online, thanks to Lorrie and Eve getting everything in there. Did a great job with the page as well. Benson Park, the bridge is in place. This is actually outdated photos because they've since done the approaches. I'll bring them back in the next meeting, but DPW did a lot of the site work. LaCasse came in, donated their materials and time to put the bridge in. It actually looks great. And this, you'll see some, as I mentioned, the approaches on either side. And there's some tree work taking place in Benson's as well. Some trees in this area that need to come down, so DPW's taking care of that. More Benson Park events. September 12th is the celebration centennial of the 1926 opening of Benson's Wild Animal Farm, so we're looking forward to that. This is a snippet. You've heard this before, but Matt Guerrero of HCTV's working on a documentary. This is one of the photos I took out of his thing. I don't want to reveal too much because he's really putting a lot of work into that. It's going to be fantastic. That'll come later in the year. I also had a chance, and this will be coming forward too, I did get a chance to work with Superintendent Moulis and the schools on a special project commemorating Benson as well, the middle school. So that's just a little teaser, and we'll see that as that comes forward and closer to the 12th as well. Speaking of 9-11, obviously a lot of history there. This is when the actual, the I-beams arrived. The I-beam arrived here in Hudson, obviously came out of New York City. I think Hudson did a great job. This was, you know, at the time, as Selectman Allan mentioned, Dave Moore and Chief Buxton, when this first came about, I think, nationwide for communities to have a chance to get a piece of the remains, Hudson was quick out of the gate, which was fantastic. It's a beautiful monument and a very, obviously, large piece of what used to be one of the towers. So, looking forward to that event on 9-11. The RFQ 2026-02 Working Group, we have received six bids. This group will convene tomorrow with our scores. We'll evaluate that. We're going to develop a short list, and then at that point we will interview these companies and then have something ready. You mentioned it yourself, the software, I've talked about it at length. Here's our new schedule. So somewhere in October, November, we will be ready with a number for the budget and a selection of a group that will come back to the Board to make the final selection, and then I would envision a warrant article for that. So, we got some really good interest, so you have some really good ERP companies in here for financial software. These are people that are nationwide on the market and can handle this project. And by the way, just as I mentioned, Salem's came due and Nashua's is coming due, and a lot of these companies crossover bids, so it's good to see that as well. A couple other notes I'll just mention. You kind of piled into this. So, staff's done a great job. It's an extremely busy part of the year. I've put a lot on staff with that, what I just talked about, the RFQ for the working group. That's a lot of work to do, staff's involved with that. The health insurance. We put the RFP up for the health insurance, evaluated those folks. We're working on that. We did the deferred comp earlier in the year, talked about the website at length. So, this has been a very busy year. We started putting this in place last year, and now it's come to fruition. So, I just want to give kudos to the staff on that because I think even pushing the budget schedule up and all this happening at once is a lot. And they've continued to push forward. We have some newer staff, and they've hit the ground running as well. We have the auditors coming in next week, so there's a lot of moving pieces here over the next month, two months. I can't say enough about, like I said, what the staff did. So, I'll just kind of echo what you said, Mr. Chair. So, I think I appreciate it, and I know that they would appreciate the thanks as well. On that note, I'm going to pull up. Let me see here. Where is it? I have the schedule. I think somewhere. Right here. I'm just going to put up. You have this handout, and Lorrie put this together. Here's our first night, which is going to be a week from this Thursday, next Thursday. I can hit a lot of these. Again, because of what we put forth with the budget, I don't think there's a lot of heavy lift or discussion in here. Nonetheless, this looks like a daunting task, but I think we can move through it pretty quick. I'll do a quick intro to kind of hit on the points that need to be hit on, and then we'll

move through that. Then we'll move to next Tuesday. You can kind of see the list playing out. That will be a busy night. DSD will be in here in public works, so you're going to see there will be some big numbers in there, and then we'll round it out with the last Thursday, 9-17, and cover warrant articles. Just a reminder, I'm not going to have the default budget done, because it's going to be something the Budget Committee will look at. Everything else will be in place. As I mentioned, we'll kind of follow the same path we followed last year with the budget books and kind of the introductions from the department heads, kind of like in a cheat sheet or a clip notes version, just so the board can see that. Again, there's not a lot of meat to this budget as far as what they're requesting and what's in there. I think the directive was put out there, and staff understands that. I will get a jump on warrant articles as well, so we'll have these quasi-ready when I say quasi-ready, because some of it may change, and warrant articles really aren't due, as you know, until as we get closer to December and January. But we'll have an idea of what the warrant articles will be. Just another thing to note out there, because we are ahead of the game, we're not going to have true numbers on health insurance. There's going to be estimates in there and things of that nature. So, I'll explain all that on the first night, and we'll go from there. And then finally, I did meet with the folks on Hickory and Spruce. As the Board's aware, there was some e-mails going around on that. I did reach out to them. I met with them last night. Some of their concerns, I think, are in the neighborhood, which is some of the younger kids in the neighborhood with e-bikes, dirt bikes, quads, and things of that nature. So, I will work with staff to kind of get a better idea of what we've done up there as far as anything, whether it's policing. Some of it was town property, so I'll talk to DPW as well. So, stay tuned on that. But I did speak to them, and I told them I would bring that up at this meeting. And I'll continue to work with staff, and I'll update the board again, as well as the folks out in that neighborhood as we continue to move forward.

Selectman Vurgaropoulos: Yeah, after we had that discussion, I went on my way home, I was just on my way. I probably drove that neighborhood for about 15 minutes to try to find out because we didn't know, you know, drove around. It was really quiet. Now, there's e-bikes and stuff that I didn't see any of that. I saw a nice hot rod and maybe a couple.

Roy Sorenson: Well, I mean, I don't think it's any surprise. I think it doesn't matter what town you're in. Like we talked to the Crossing Guards. We talked about that and my thing, and it came up. It's come up before. The e-bikes are everywhere, right? We received a donation, kind donation, from Janie Freedom for e-bikes and things of that nature. We have some, but there's kids all over town, and Hudson's not immune to anything else. Just pick a town.

Chairman Dumont: So, we'll work through that. I think the biggest thing, and obviously to Mr. Sorenson's point, need a little more research, a little more information, try to figure out a way for them to be properly regulated. I can remember as a kid, e-bikes obviously weren't a thing, but dirt bikes and four-wheelers sure were, and every kid knew that if that thing hit the main road, there was a big chance you were going to get arrested or that four-wheeler or dirt bike towed home, right? And I'm not advocating for that across the board, but I think that there does need to be some consequences for people that aren't following the law and quite frankly are putting themselves at risk to some serious injuries.

Roy Sorenson: It sounds like state reps should be doing something up there in Concord.

Selectman Vurgaropoulos: It sounds like he's already got the words in his mouth.

Chairman Dumont: Absolutely correct, something needs to happen. But I do want to point out, because I know he won't, but I do think that this Board owes Mr. Sorenson appreciation as well as hopefully the people watching acknowledge the fact that I met with Mr. Sorenson after the town hall had closed yesterday around 5:00, 5:30, and he stayed a whole hour and a half later at 7 o'clock to meet with these individuals because they had a

concern and he made the time for them. I think everybody deserves a home life, but Mr. Sorenson always makes sure to take care of his work as well, and I want to say that I truly appreciate that.

Roy Sorenson: Thank you.

Chairman Dumont: All right. With that, that takes care of our normal order of business.

11. REMARKS BY SCHOOL BOARD – Excused.

12. ENTER NONPUBLIC

Chairman Dumont: We do have some nonpublic to handle, so at this time I will entertain a motion to enter into nonpublic. Mr. Sorenson, could you please read that in the record?

Roy Sorenson: Hudson, New Hampshire, Board of Selectmen, wishes to enter back into nonpublic under RSA 91-A:3 II **(a)**, the dismissal, promotion, or compensation of any public employee or the disciplining of such employer in the investigation of any charges against him or her unless the employee affected, one, has a right to a meeting, and two, requests that the meeting be open, in which case the request shall be granted. **(c)**, matters which, if discussed in public, would likely affect adversity or 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, a tax abatement, or waiver of fee, fine, or other levy if based on inability to pay, or poverty of the applicant. I did miss **(b)**. I apologize for that. The hiring of any person as a public employee.

Chairman Dumont: All right. Do we have a motion?

[*Selectman Vurgaropulos made a motion, seconded by Selectman Allan, to enter into nonpublic session at 9:34 p.m. A roll call vote was taken.*](#)

Chairman Dumont: Could you please call the roll?

Lorrie Weissgarber: Selectman Vurgaropulos?

Selectman Vurgaropulos: Aye.

Lorrie Weissgarber: Selectman Allan?

Selectman Allan: Aye.

Lorrie Weissgarber: Chairman Dumont?

Chairman Dumont: Aye.

Lorrie Weissgarber: All in favor, none opposed, motion carries.

13. MOTIONS MADE IN NONPUBLIC

Chairman Dumont: We're back in public session at 10:07 p.m. We have some motions to be made that we took during our nonpublic sessions.

[*Selectman Vurgaropulos made a motion, seconded by Selectman Allan, to approve a property assessment settlement agreement covering Map 176, Lot 21, 200 Central Street, as recommended by the Chief Assessor. Motion carried, 3-0.*](#)

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to increase the hourly rate for school crossing guards to \$19 per hour effective September 7, 2026, as recommended by the Police Chief. Motion carried, 3-0.

Selectman Vurgaropulos made a motion, seconded by Selectman Allan, to approve the hiring of Terrence Ratcliffe for the position of part-time maintenance with a starting salary of \$15 per hour and a start date of September 8, 2026, as recommended by the Police Chief. Motion carried, 3-0.

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to approve the conversion of the existing part-time legal clerk position to a full-time legal clerk position. Position will remain covered under the HPEA collective bargaining agreement with funding for 2,080 hours of salary already included in the FY27 budget, as recommended by the Police Chief. Motion carried, 3-0.

Selectman Vurgaropulos made a motion, seconded by Selectman Allan, to accept the resignation notice of Firefighter/AEMT, Isaiah Whiteside, effective September 11, 2026, as recommended by the Fire Chief. Motion carried, 3-0.

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to hire videographer Jeffrey Lloyd as a temporary assistant at a rate of \$20 per hour for up to 29 hours per week until the position is filled, as recommended by the Director of Community Media. Motion carried, 3-0.

Selectman Vurgaropulos made a motion, seconded by Selectman Allan, to hire Trevor Allan as the Associate Planner at Step 2 of the Hudson Police, Fire, and Town Supervisors Association. Salary schedule with an annual salary of \$79,309, subject to a 6-month performance review, as recommended by the Development Services Director. Motion carried, 3-0.

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to retain the services of former Senior Accountant Clerk Magdalena Whitmore on an as-needed basis through fiscal year 2027, beginning September 2, 2026, at the rate of \$34.94 per hour without benefits. Motion carried, 3-0.

14. ADJOURNMENT

Selectman Allan made a motion, seconded by Selectman Vurgaropulos, to adjourn at 10:11 p.m. Motion carried, 3-0.

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

Dillon Dumont, Chairman

Bob Guessferd, Vice-Chairman

Xen Vurgaropulos, Selectman

Heidi Jakoby, Selectman

Kimberly Allan, Selectman



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

RE: Sale of Town-owned Property- Oak Ave – Tax Map 190 Lot 163 Sublot 001

Recommended Motion: To accept the Assessing Departments recommendation to award the bid for purchase of Town-property, a residential vacant lot, located on Oak Ave (aka Tax Map 190 Lot 163 Sublot 001), to Don Dumont and assigns for the sale price amount of \$200,000.00. To further recommend that the BOS authorize the Town Administrator to sign the attached Purchase & Sales Agreement and subsequently go forward with a sales closing on the property subsequent to.

Background: The Assessing Department was designated by BOS voted action dated June 9, 2026 to advertise the availability of the referenced property for sale and market it through a sealed bid process, with a minimum bid of \$125,000.00. This process was preceded by BOS discussion of this item at their April 28, 2026 meeting. The bid package (attached) was reviewed by both the Town Administrator (TA) as well as the Town's legal counsel. The Assessing Department sent notice of the property for sale, notice of the bid packet, to all abutters to the Subject property, as well as to all owners on Oak Avenue. We further advertised the availability of the property for sale through the Town's website, the Town's Facebook page, as well as legal notice in the Union Leader.

The bid due date was July 22nd, and three (3) bids were received, particulars attached. The recommended bid award is for a bid of \$200,000.00, the next highest bid was for \$177,000.00, and the last bid was for \$142,500.00. The department discussed the bid with the highest bidder, further consultation with the Town Administrator as well as Town legal counsel, all of which resulted in a recommended Purchase & Sales Agreement (P & S) as attached to this memo. The Town retains an easement on the property for possible municipal construction of a turn-around easement on the property for DPW snowplows etc., with a written caveat that if the turn-around is not constructed within 3 years of the deed date, the easement self-extinguishes. The P & S also stipulates that the Town will pay the transfer stamps of the buyer, approx. \$1,500.00, as a condition of the agreement, the Town itself is exempt from its share of the transfer stamps.

PURCHASE AND SALE AGREEMENT

AGREEMENT made this ____ day of _____, 2026 by and between

Town of Hudson, a New Hampshire municipal corporation, with a principal address of 12 School Street, Hudson, New Hampshire 03051 (the “**Seller**”), and

Don Dumont and or assigns, 195R Central Street, Hudson, NH 03051 (the “**Buyer**”).

WITNESSETH

For and in consideration of the mutual agreements herein contained and the consideration herein expressed, Buyer and Seller agree as follows:

1. DESCRIPTION AND SALE OF PREMISES: Subject to and upon the terms and conditions hereinafter expressed, Seller agrees to sell and convey and Buyer agrees to purchase a certain tract or parcel of land located at: **Oak Avenue, Hudson, New Hampshire**, (Tax Map 190, Lot 163, Sublot 001), described as vacant land of approximately 0.33 acres, more or less, together with, subject to, all matters for record, and including all appurtenant rights and easement rights (the “Premises”), which Premises are more particularly described at Book 1027, Page 241 as recorded with the Hillsborough County Registry of Deeds.

2. FIXTURES AND RAW MATERIALS: Included in the sale as part of said Premises is the improvements now thereon, the fixtures belonging to the Seller and used in connection therewith, and all the raw materials now thereon, except: NONE.

Not included in the sale as part of the Premises are the following items: NONE

_____.

3. PURCHASE PRICE: Subject to the terms and conditions of this agreement, Buyer shall buy the Premises and pay Seller therefor the sum of: **TWO HUNDRED THOUSAND 00/100 DOLLARS (\$200,000.00)** (the “Purchase Price”) as follows:

a. Deposit: No deposit shall be required.

b. Balance: Buyer shall pay the entire Purchase Price of: **TWO HUNDRED THOUSAND 00/100 DOLLARS (\$200,000.00)**, to Seller at Closing (hereinafter defined) in cash or certified check, or other acceptable funds as determined by the closing agent. The amount needed to close will be adjusted by typical and ordinary closing expenses as may be adjusted by this Agreement.

Buyer's Initials:  _____

Page 1

Seller's Initials: _____

4. **TITLE:** Buyer agrees to purchase the Premises "as is," without any warranties or representations of any kind.

5. **CLOSING:** Seller shall transfer title to the Premises to Buyer, at the Town of Hudson offices utilizing the law firm of: Tarbell & Brodich, P.A., 45 Centre Street, Concord, New Hampshire 03301, or such other place as the parties may mutually agree upon, at a closing which will take place on or before **October 31, 2026**.

6. **DEED:** Conveyance will be by Selectmen's Deed without covenants.

7. **REAL ESTATE TAXES:** Buyer shall be responsible for payment of real estate taxes on the Premises for the remainder of the Tax Year 2026, prorated as of the date of closing. Future real estate taxes will be due and payable in the ordinary course.

8. **POSSESSION AND CONDITION OF PREMISES:** Seller shall deliver exclusive possession of the Premises to Buyer at Closing, free and clear of all occupants or tenants, except as provided here: NONE. The Premises are to be then in the same condition in which they are now are, reasonable wear and tear excepted. The Buyer shall have the right to inspect the Premises for compliance with this paragraph prior to delivery of the Deed.

9. **BROKERAGE COMMISSION:** The parties agree that no broker brought about this transaction as the agent of Seller or Buyer. If any claim on behalf of any broker or agent is made or upheld, then the party against or through whom such claim is made shall defend, indemnify and hold the other harmless against any damages, fees, costs, or expenses in any way attributable to such claim, including, without limitation, reasonable attorneys' fees.

10. **CONTINGENCY CLAUSES:** _____

11. **ADDITIONAL PROVISIONS:** The Seller shall retain a 20' x 30' easement in the front of the Premises for public highway purposes, to allow for Town snowplow trucks to turn around, to be located at the northwest corner of the Premises; provided, however, that said easement shall be on the express condition precedent that if the turn around easement area is neither used nor constructed within three (3) years after the date of the deed, the easement shall automatically cease and terminate.

Each party shall be responsible for payment of their own closing costs, including attorney fees.

Pursuant to RSA § 78-B:2 and Rev. 802.03, the Seller is exempt from transfer taxes. Seller shall pay Buyer's portion of the transfer taxes.

Buyer's Initials:  _____

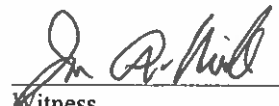
Page 2

Seller's Initials: _____

12. ACKNOWLEDGMENT AND INTERGRATION: This Agreement, together with the Invitation to Bid and bid documents, contains the entire agreement between the parties relating to the transaction contemplated hereby and all prior or contemporary agreements, understandings, representations and statements, oral or written, are merged herein. No modification, waiver, amendment, discharge or change of this Agreement will be valid unless in writing and signed by the party against whom enforcement of such modification, waiver, amendment, discharge or change is sought.

IN WITNESS WHEREOF, the parties execute this Agreement, which shall be binding upon their heirs, executors, administrators and assigns.

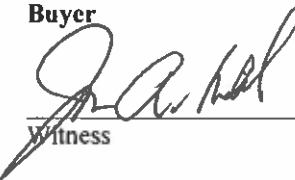
Seller:

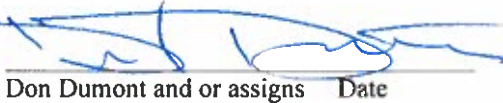
 9-17-26
Witness Date

Town of Hudson

By: Roy Sorenson, Town Administrator Date
Duly authorized

Buyer

 9-17-26
Witness Date

 9-17-26
Don Dumont and or assigns Date

Buyer's Initials: 

Page 3

Seller's Initials: _____

Return to:
Don Dumont
195R Central Street
Hudson, NH 03051

SELECTMEN'S DEED

NOW ALL MEN BY THESE PRESENTS, that the **Town of Hudson**, a municipal corporation in the County of Hillsborough and State of New Hampshire, with a principal mailing address of 12 School Street, Hudson, New Hampshire 03051, duly authorized by a majority vote at the Annual Town Meeting of said Town, held on the 12th day of March, 1994, as amended by Ordinance No. 14-01 on the 10th day of March, 2014, for consideration paid, grants to **Don Dumont**, of 195R Central Street, Hudson, New Hampshire 03053, WITHOUT COVENANTS, all of the Town of Hudson's right, title and interest in the following described premises:

A certain tract of land located on Oak Avenue, Town of Hudson, County of Hillsborough, State of New Hampshire, and being more particularly bounded and described as follows:

Town of Hudson Tax Map 190, Lot 163, Sublot 001.

Meaning and intending to convey, and by these presents conveying all interest therein acquired by said Town of Hudson, as the result of a tax sale for non-payment of taxes legally held/conducted at the Ferry Street Garage in the Town of Hudson, New Hampshire on the 28th day of September, 1938, and in default of redemption therefrom by a Tax Collector's Deed lawfully issued to the said Town on the 5th day of September, 1941, said deed having been recorded at the Hillsborough County Registry of Deeds on December 15, 1941, Book 1027, Page 241.

Excepting and reserving a 20' x 30' easement in the front of the Premises for public highway purposes, to allow for Grantor's snowplow trucks to turn around, to be located at the northwest corner of the Premises; provided, however, that said easement shall be on the express condition precedent that if the turn around easement area is neither used nor constructed within three (3) years after the date of the deed, the easement shall automatically cease and terminate.

The above described premises are not homestead property of the Grantor.

By the acceptance of this deed, the Grantee agrees that it shall be responsible for future real estate taxes concerning the subject property which are assessed and billed by the Town of Hudson on or after the date of the Grantee's acceptance of this deed.

Pursuant to RSA § 78-B:2 and Rev. 802.03, the Grantor is exempt from transfer taxes. Grantor shall pay Grantee's portion of the transfer taxes.

IN WITNESS WHEREOF, we, the Selectmen of the Town of Hudson, New Hampshire, have hereunto set our hands this _____ day of _____, 2026.

Town of Hudson
By: Its Board of Selectmen

By: _____
Bob Guessford, Vice-Chair

Witness

By: _____
Heidi Jakoby, Member

Witness

By: _____
Xen Vurgaropulos, Member

Witness

By: _____
Kimberly Allan, Member

Witness

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this _____ day of _____, 2026, by Dillon Dumont, Chair of the Board of Selectmen of the Town of Hudson.

Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this _____ day of _____, 2026, by Bob Guessford, Vice-Chair of the Board of Selectmen of the Town of Hudson.

Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this _____ day of _____,
2026, by Heidi Jakoby, Member of the Board of Selectmen of the Town of Hudson.

Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this _____ day of _____,
2026, by Xen Vurgaropulos, Member of the Board of Selectmen of the Town of Hudson.

Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this _____ day of _____,
2026, by Kimberly Allan, Member of the Board of Selectmen of the Town of Hudson.

Notary Public
My Commission Expires:



TOWN OF HUDSON

Town Clerk's Office

12 School Street
Hudson, New Hampshire 03051

Emilie Leclerc, Town Clerk
cleclerc@hudsonnh.gov · Tel: 603-886-6003 · Fax: 603-816-1292

To: Roy Sorenson, Town Administrator

Cc: Jim Michaud, Chief Assessor; Elvis Dhima, P.E.

Subject: Sale of Town-Owned Land

Date: 7/22/2026

Name and address	Date Received	Amount
TLB Properties LLC / Todd Boyer	July 16, 2026	\$177,000
Don Dumont	July 21, 2026 3:50pm	\$200,000
M.R. Lacasse Homes LLC	July 22, 2026 8:55am	\$142,500

Respectfully submitted by Emilie Leclerc, Town Clerk

	Bid Price Minimum Met	Amount of Bid	Easement Area Agreement	Additional strengths of bid	Any limitations to bid	Notes
Dumont	Yes	\$200,000	did not disagree	Highest bid	none identified	Jim called after bid opening and informed Don Dumont of bids and his is the highest. This bid is 13% higher than the 2nd highest bid, and 40% higher than the lowest bid
Boyer	Yes	\$177,000	did not disagree	2nd highest bid	none identified	Elvis called him after bid opening
LaCasse	Yes	\$142,500	explicitly stated Yes in writing on bid sheet	explicit easement area agreement	lowest bid	present at bid opening



**TOWN OF HUDSON, NEW HAMPSHIRE
OFFICIAL SEALED BID FORM**

Tax-Deeded Property – Oak Avenue (Map 190 / Lot 163 / Sublot 001)

Bidder Information

Name (Individual or Entity):

DON DUMONT & OR ASSIGNS

Mailing Address:

195 R CENTRAL ST.
HUDSON NH. 03051

Phone Number:

603-231-7344

Email Address:

dumontmanagement@aol.com

Bid Amount

Minimum Bid: \$125,000.00

Total Bid Amount Offered (in figures): \$ 200,000.⁰⁰

Acknowledgments

- I/we have read and agree to all terms and conditions contained in this Invitation for Sealed Bids.
- I/we acknowledge that the property is being sold "as is, where is," with no warranties of any kind.
- I/we understand that the Town of Hudson reserves the right to accept or reject any or all bids.
- I/we have had the opportunity to inspect the property and conduct independent due diligence prior to submitting this bid.

Signature

[Handwritten Signature]

Bidder Signature

DON DUMONT

Print Name

7/-

Date

FOR OFFICE USE ONLY

Date/Time Received

7/21/26 3:50pm

Received By

[Handwritten Signature]



**TOWN OF HUDSON, NEW HAMPSHIRE
OFFICIAL SEALED BID FORM**

Tax-Deeded Property – Oak Avenue (Map 190 / Lot 163 / Sublot 001)

Bidder Information

Name (Individual or Entity): TLB Properties LLC / Todd Boyer

Mailing Address: 34 Ledge Rd
Hudson NH 03051

Phone Number: 603-321-5318

Email Address: Todd@TLB-Properties.com

Bid Amount

Minimum Bid: \$125,000.00

Total Bid Amount Offered (in figures): \$ \$177,000.00

Acknowledgments

- I/we have read and agree to all terms and conditions contained in this Invitation for Sealed Bids.
- I/we acknowledge that the property is being sold "as is, where is," with no warranties of any kind.
- I/we understand that the Town of Hudson reserves the right to accept or reject any or all bids.
- I/we have had the opportunity to inspect the property and conduct independent due diligence prior to submitting this bid.

Signature

Todd Boyer
Todd Boyer
7-16-26

Bidder Signature

Print Name

Date

FOR OFFICE USE ONLY

Date/Time Received 7/16/26

Received By JM



**TOWN OF HUDSON, NEW HAMPSHIRE
OFFICIAL SEALED BID FORM**

Tax-Deeded Property – Oak Avenue (Map 190 / Lot 163 / Sublot 001)

Bidder Information

Name (Individual or Entity):

M. R. Lacasse Homes, LLC

Mailing Address:

9 Scenic Lane
Hudson, NH 03051

Phone Number:

(603) 321-8374

Email Address:

michelrlacasse@gmail.com

Bid Amount

Minimum Bid: \$125,000.00

Total Bid Amount Offered (In figures): \$

142,500 - No contingencies and
M. R. Lacasse Homes will give the Town of Hudson
an easement

Acknowledgments

- I/we have read and agree to all terms and conditions contained in this Invitation for Sealed Bids.
- I/we acknowledge that the property is being sold "as is, where is," with no warranties of any kind.
- I/we understand that the Town of Hudson reserves the right to accept or reject any or all bids.
- I/we have had the opportunity to inspect the property and conduct independent due diligence prior to submitting this bid.

Signature

Michel Lacasse

Bidder Signature

Michel Lacasse

Print Name

7/22/2026

Date

FOR OFFICE USE ONLY

Date/Time Received 7/22/26 8:55AM Received By [Signature]



TOWN OF HUDSON, NEW HAMPSHIRE INVITATION FOR SEALED BIDS

Sale of Town-Owned, Tax-Deeded, Vacant Residential Lot

1. Property Information

Property Address:	Oak Avenue, Hudson, New Hampshire
Tax Map / Lot / Sublot:	Map 190, Lot 163, Sublot 001
Property Description:	0.33 Acres +/- ; a vacant lot; Town Residence Zoning; on a dead end street with Town Water, Town Sewer, Liberty Utilities Natural Gas on the street; Hillsborough County Registry of Deeds Book 1027 Page 241; Recent Zoning Determination attached cites property is a pre-existing non-conforming lot;
Acquisition:	Acquired by the Town of Hudson by tax collector's deed
Minimum Bid:	\$125,000.00

The property is being offered for sale "as is, where is." with no warranties or representations of any kind, express or implied, as to the condition of the property, title, boundaries, zoning compliance, environmental condition, or fitness for any particular purpose. Prospective bidders are strongly encouraged to inspect the property and conduct independent due diligence, including a title search, prior to submitting a bid. Information in regards to this property, as well as adjacent properties, is available in the public domain, registry of deeds, municipal and state records etc.

2. Bid Submission Requirements

- Bids must be submitted in a sealed envelope clearly marked on the outside: "SEALED BID – Oak Avenue, Map 190 / Lot 163 / Sublot 001 – DO NOT OPEN."
- Bids must be submitted using the official Bid Form included in Section 6 of this document, fully completed and signed.
- All bids must be for an amount equal to or greater than the Minimum Bid stated in Section 1. Bids below the Minimum Bid will be rejected as non-responsive.
- Only one bid per envelope.
- No emailed or faxed bids will be accepted

3. Submission Deadline & Location

Bid Deadline:	July 22, 2026, 9:00 AM
Submit To:	Office of the Town Clerk, Hudson Town Hall, 12 School Street, Hudson, NH 03051

Bid Opening:

July 22nd 9:30AM, Board of Selectmen's Meeting Room,
immediately following the deadline



Bids received after the deadline, whether by mail, courier, or in person, will not be accepted and will be returned unopened. The Town is not responsible for delays in delivery, including delays caused by the U.S. Postal Service or private carriers.

4. Award of Bid & Terms of Sale

1. The Town of Hudson Board of Selectmen reserves the right to accept or reject any or all bids, to waive informalities or technical defects, and to accept the bid deemed to be in the best interest of the Town, which may not necessarily be the highest bid.
2. The successful bidder will be notified in writing within 45 calendar days, of the bid opening.
3. The successful bidder must execute a Purchase and Sale Agreement and pay their bid price in full within 45 calendar days of notification of award. Failure to do so may result in award of the property to the next-highest qualified bidder, at the Town's sole discretion.
4. Conveyance will be by Selectmen's Deed only without covenants. The Town makes no representations or warranties regarding title, and bidders are advised to obtain title insurance and conduct their own title examination at their own expense.
5. The buyer is responsible for all recording fees, transfer taxes, survey costs, and any other costs associated with the transfer of the property.
6. Property taxes will be prorated as of the date of the deed transfer, and the buyer will be responsible for all property taxes assessed thereafter.
7. This Invitation for Bids does not constitute an offer, and no contract shall be formed until a Purchase and Sale Agreement is fully executed by both parties and approved by the Board of Selectmen.
8. The Town will require a deeded easement area in the front of the property, to allow for Town snowplow trucks to turn-around in, exact location can be determined in consultation with the winning bidder. This is a REQUIRED CONDITION of the sale of the property.

5. Inquiries & Property Access

Questions regarding this Invitation for Bids, or requests to view the property, should be directed to:

**Assessing Department, Jim Michaud, Chief Assessor, Town Hall, 12 School Street,
Hudson NH 03051; 603-886-6009; jmichaud@hudsonnh.gov**



**TOWN OF HUDSON, NEW HAMPSHIRE
OFFICIAL SEALED BID FORM**

Tax-Deeded Property – Oak Avenue (Map 190 / Lot 163 / Sublot 001)

Bidder Information

Name (Individual or Entity): _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Bid Amount

Minimum Bid: \$125,000.00

Total Bid Amount Offered (in figures): \$ _____

Acknowledgments

- I/we have read and agree to all terms and conditions contained in this Invitation for Sealed Bids.
- I/we acknowledge that the property is being sold "as is, where is," with no warranties of any kind.
- I/we understand that the Town of Hudson reserves the right to accept or reject any or all bids.
- I/we have had the opportunity to inspect the property and conduct independent due diligence prior to submitting this bid.

Signature

_____ *Bidder Signature*

_____ *Print Name*

_____ *Date*

FOR OFFICE USE ONLY

Date/Time Received: _____ Received By: _____



TOWN OF HUDSON

Zoning/Code Enforcement
12 School Street
Hudson, New Hampshire 03051

Ben Witham-Gradert, Associate Planner
bgradert@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Zoning Determination #26-050

May 7, 2026

Sent Via: Email

Jim Michaud, Chief Assessor
12 School Street
Hudson, NH 03051

RE: Oak Avenue
Hudson Tax Map 190-163-001
Town Residence (TR)

Dear Mr. Michaud

Your Request: To inquire if the listed Map/Lot is considered a LOT OF RECORD as per zoning code §334-6; to see if it is a residential building lot, without need of variance.

Plan Attached: HCRD Plan# 508-C

Parcel Background:

The parcel is approximately 14,375 Sqft., with approximately 50 linear feet of frontage on Oak Avenue.

Pertinent Ordinances:

Article II; Terminology – §334-6 - Definitions

Article VII; Dimensional Requirements – §334-27 Table of Minimum Dimensional Requirements

Article VIII; Nonconforming Uses, Structures, and Lots - §334-32 Nonconforming Lots

Determination:

Lot of record: The lot in question (Map/Lot 190-163-001) was created via tax deed when it was Tax Deeded to the Town September 28, 1938, consisting of lots 406, 407, & 408 labelled on Plan# 508-C. This Tax Deed was then recorded in 1941 on BK/PG 1027/241. This purchase established the parcel as a LOT OF RECORD per §334-6 - Definitions.

The adjacent lot (Map/Lot 190-163-000) known as 13 Oak Avenue shows deeding delineating the parcel as lots 402, 403, 404, & 405 as of the conveyance in 1919 (BK/PG 917/158). At no

point in the later chain of ownership does the delineation, measurement and description, or original plots description change.

Later documentation shows that the neighboring property of 13 Oak Ave, in a corrective document recorded in 2023 (BK/PG 9746/2126) claim that the chain of owners of 13 Oak Ave had "exercised exclusive use and control in an open and notorious manner" the entirety of Map/Lot 190-163-001. This action was recorded without notification to the Town.

While adverse possession claims are valid in the State of New Hampshire, governmental property is not subject to such claims per RSA 477:34 which states that: "No person shall acquire by prescription a right to any part of any public ground by any way occupying it adversely for any length of time." Due to this, the adverse possession claim made in 2023 is not a valid claim, which leaves both parcels independent of one another.

Buildable lot: With the validity and boundaries of the lot established, the following conditions may be determined:

Area: the lot has 14,375 Sqft where 10,000 Sqft is required, conforming to §334-27 – Table of Minimum Dimensional Requirements.

Frontage: the lot only has approximately 50 linear feet of frontage where 90 is required as defined in §334-27.1.D, as frontage is measured "in a continuous line along the sideline of a Class V or better street...". This renders the lot pre-existing nonconforming.

Lawfully existing nonconforming lots existing prior to 2000 may be built upon so long as the construction complies with the setback requirements laid out in §334-27, and that the parcel is either serviced by Town Sewer or a valid septic system approved by NHDES.

In its totality: the parcel is a valid, existing lot of record, independent of 13 Oak Avenue, and lawfully nonconforming to the current HZO dimensional requirements, which may be built upon without requirement of a variance by the Zoning Board of Adjustment.

Sincerely,



Ben Witham-Gradert

Associate Planner

(603) 886-6008 bgradert@hudsonnh.gov

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services, Director
Inspectional Services
File

NOTE: This determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



LAND USE DEPARTMENT
12 School Street
Hudson, NH 03051
(603) 886-6008
www.hudsonnh.gov

TOWN OF HUDSON
New Hampshire
03051

APR 29 2026
LAND USE DIVISION
ZONING DEPT



#26-050

Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 04/29/2026

Property Location Oak Ave

Map 190 Lot 163 Sublot 1

Zoning District if known TR - Town Residence

Type of Request

- ☒ Zoning District Determination ☒ Use Determination ☒ Set-Back Requirements
☒ Process for Subdivision/ Site Plan if required
☒ Other

Description of request / determination: (Please attach all relevant documentation)

Inquiry to see if this map/lot is considered a LOT OF RECORD as
per zoning code 334-6; to see if it is a residential building
lot, without need of variance. See attached maps and backup.

Applicant Contact Information:

Name: Jim Michaud, Chief Asessor

Address: 12 School Street

Phone Number: 603-886-6009

Email: jimichaud@hudsonnh.gov

For Office use

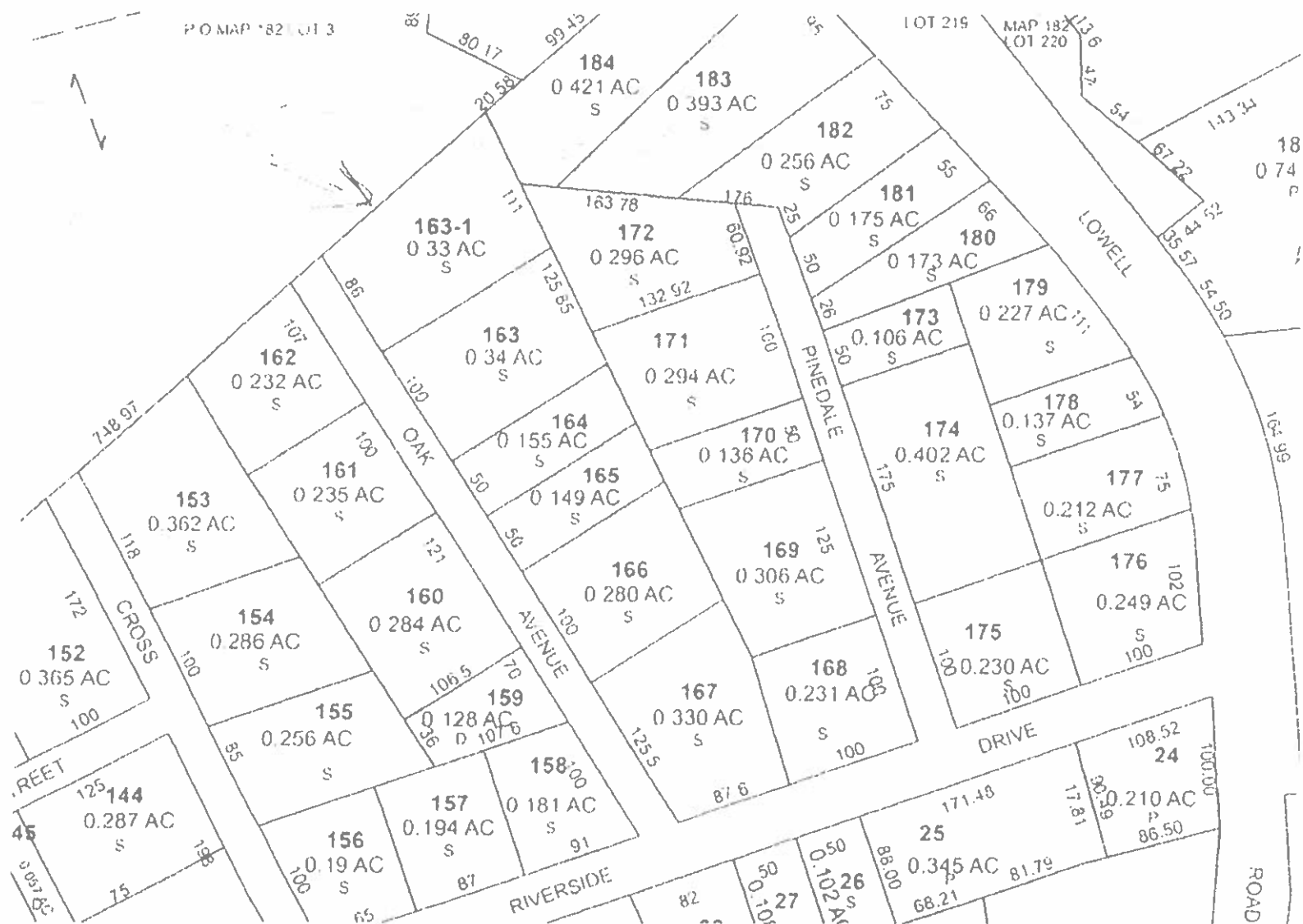
ATTACHMENTS: TAX CARD ☒

GIS ☒

NOTES: _____

ZONING DETERMINATION LETTER SENT: DATE: _____

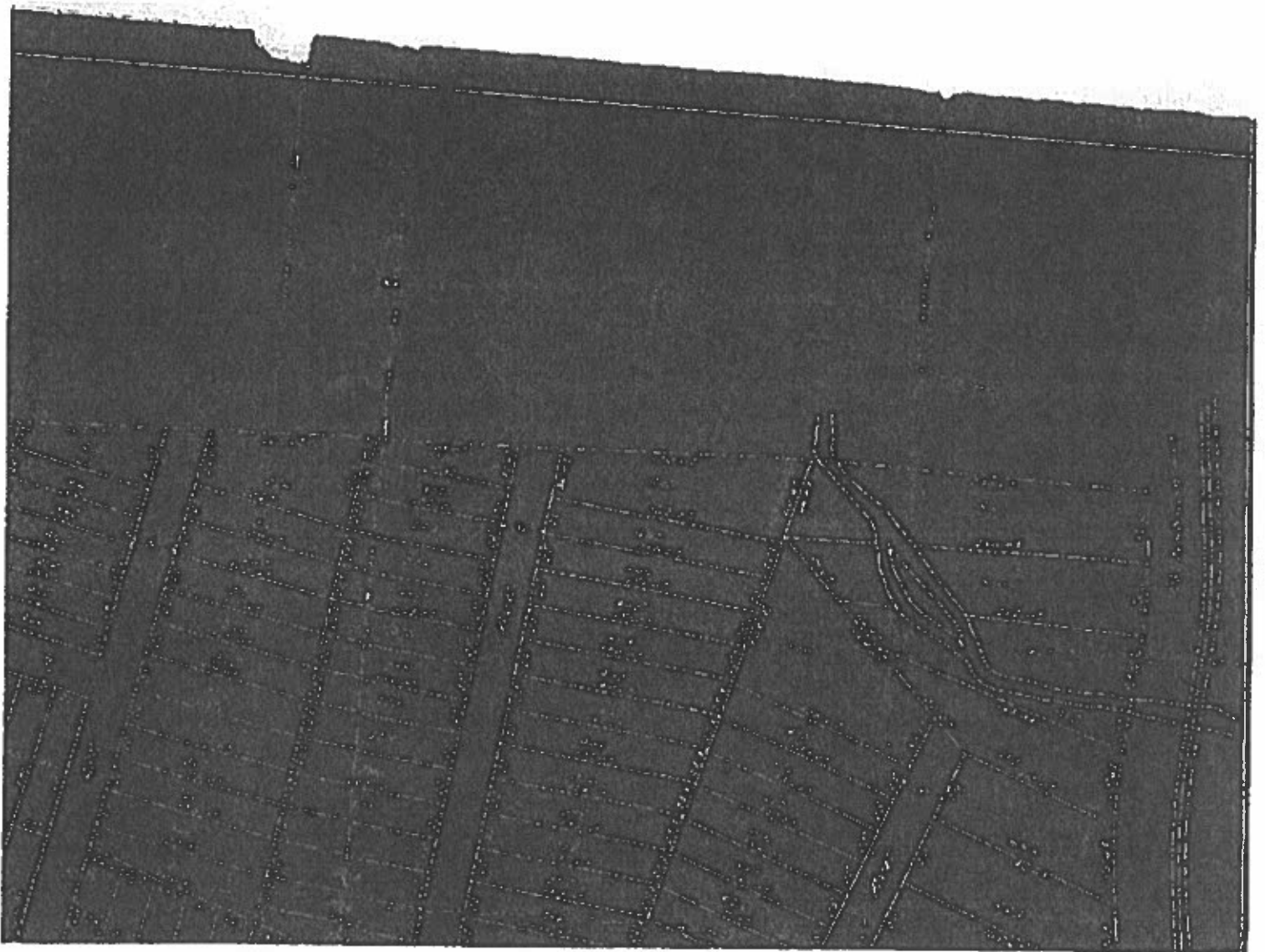
Map showing land parcels with acreage and owner names. The map includes a grid of sections and a network of roads including Oak Ave, Cross St, and 1st St. The parcels are numbered and labeled with their acreage and owner names, such as 163-1 (0.33 AC, S), 162 (0.232 AC, S), 161 (0.235 AC, S), 160 (0.284 AC, S), 159 (0.128 AC, D), 158 (100), 157 (100), 156 (100), 155 (0.256 AC, S), 154 (0.286 AC, S), 153 (0.362 AC, S), 152 (0.365 AC, S), 151 (100), 150 (100), 149 (100), 148 (100), 147 (100), 146 (100), 145 (100), 144 (100), 143 (100), 142 (100), 141 (100), 140 (100), 139 (100), 138 (100), 137 (100), 136 (100), 135 (100), 134 (100), 133 (100), 132 (100), 131 (100), 130 (100), 129 (100), 128 (100), 127 (100), 126 (100), 125 (100), 124 (100), 123 (100), 122 (100), 121 (100), 120 (100), 119 (100), 118 (100), 117 (100), 116 (100), 115 (100), 114 (100), 113 (100), 112 (100), 111 (100), 110 (100), 109 (100), 108 (100), 107 (100), 106 (100), 105 (100), 104 (100), 103 (100), 102 (100), 101 (100), 100 (100), 99 (100), 98 (100), 97 (100), 96 (100), 95 (100), 94 (100), 93 (100), 92 (100), 91 (100), 90 (100), 89 (100), 88 (100), 87 (100), 86 (100), 85 (100), 84 (100), 83 (100), 82 (100), 81 (100), 80 (100), 79 (100), 78 (100), 77 (100), 76 (100), 75 (100), 74 (100), 73 (100), 72 (100), 71 (100), 70 (100), 69 (100), 68 (100), 67 (100), 66 (100), 65 (100), 64 (100), 63 (100), 62 (100), 61 (100), 60 (100), 59 (100), 58 (100), 57 (100), 56 (100), 55 (100), 54 (100), 53 (100), 52 (100), 51 (100), 50 (100), 49 (100), 48 (100), 47 (100), 46 (100), 45 (100), 44 (100), 43 (100), 42 (100), 41 (100), 40 (100), 39 (100), 38 (100), 37 (100), 36 (100), 35 (100), 34 (100), 33 (100), 32 (100), 31 (100), 30 (100), 29 (100), 28 (100), 27 (100), 26 (100), 25 (100), 24 (100), 23 (100), 22 (100), 21 (100), 20 (100), 19 (100), 18 (100), 17 (100), 16 (100), 15 (100), 14 (100), 13 (100), 12 (100), 11 (100), 10 (100), 9 (100), 8 (100), 7 (100), 6 (100), 5 (100), 4 (100), 3 (100), 2 (100), 1 (100).



Plan lot's
406, 407, 408
↓



ACRD Plan #508 - recorded 1915
plat lots 406, 407, 408



12
2 PAGES

87 1/2

Plate No 1 #508-C

Plan of
RIVERSIDE PINES
HUDSON, N.H.
45/100 ft.

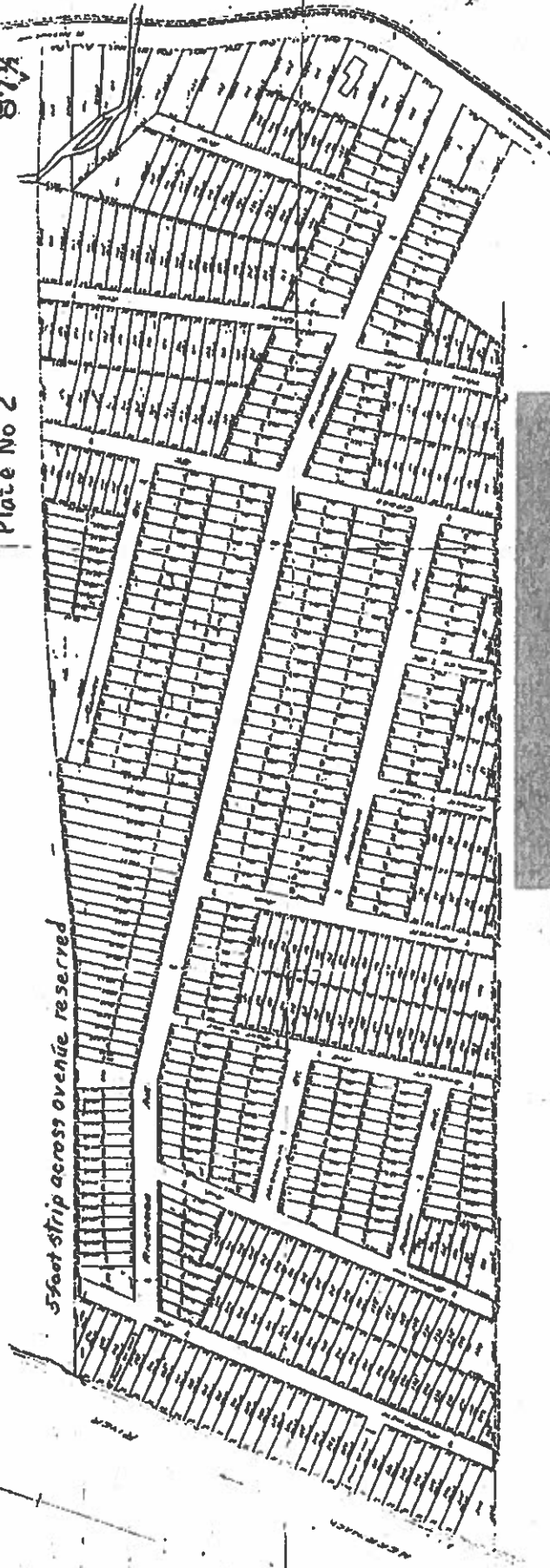
12
2 PAGES

#508-C

Plate No 2

87 1/2

5 foot strip across avenue reserved



KNOW ALL MEN BY THESE PRESENTS

241

That I, Laura M. Miller Collector of Taxes for the Town of Hudson, in the County of Hillsboro- and State of New Hampshire, for the year 1941 by the authority in me vested by the laws of the State, and ^{and other valuable consideration} in consideration of One Dollar, to me paid by the Town of Hudson do hereby sell and convey to the said Town of Hudson and its successors ^{and assigns.} a certain tract or parcel of land situated in the Town of Hudson aforesaid, Taxed by the Selectmen/Assessors in 1937 to Robert Pease and described in the Invoice Books as

Lot Ayers Pond

A more particular description of said property is understood to be as follows: Lots #144-145-146-147-148 Bayrs Pond Plan See Volume 938 Page 434

The whole of the above real estate was bought by Town of Hudson at a Tax Collector's sale held at the Ferry Street Garage in said Town of Hudson, New Hampshire, on the 28th day of September 1938

TO HAVE AND TO HOLD the said premises, with the appurtenances, to the said Town of Hudson - successors / heirs and assigns forever. And I do hereby covenant with said the said Town of Hudson that in making ^{conveyance} ~~conveyance~~ I have in all things complied with the law, and that I have good right so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

IN WITNESS WHEREOF I have hereunto set my hand and seal, the 28th day of May, in the year of our Lord one thousand nine hundred and forty-one

Signed, sealed and delivered in the presence of:

Arthur W. Smith
F. Eugene Southier
F. A. Goodwin
STATE OF NEW HAMPSHIRE Hillsborough Co.

Laura M. Miller seal
Collector.

May 28 1941.

Personally appearing Laura M. Miller above named,

and acknowledged the foregoing instrument to be her before me

her

voluntary act and deed.

John E. Baker

JUSTICE OF THE PEACE.

HILLSBOROUGH SS - Received and recorded. 11-00 A.M. December 15, 1941
and examined by

REGISTER

KNOW ALL MEN BY THESE PRESENTS

That I, Laura M. Miller Collector of Taxes for the Town of Hudson, in the County of Hillsboro- and State of New Hampshire, for the year 1941 by the authority in me vested by the laws of the State, and ^{and other valuable consideration} in consideration of One Dollar, to me paid by the Town of Hudson do hereby sell and convey to the said Town of Hudson and its successors ^{and assigns.} a certain tract or parcel of land situated in the Town of Hudson aforesaid, Taxed by the

Selectmen in 1937 to Felix Perrasult and described in the Invoice Books as Lots Riverside

A more particular description of said property is understood to be as follows: Lots #406-407-408 Riverside Pine- Plan #508

The whole of the above real estate was bought by Town of Hudson at a Tax Collector's sale held at the Ferry Street Garage in said Town of Hudson, New Hampshire, on the 28th day of September 1938

TO HAVE AND TO HOLD the said premises, with the appurtenances, to the said - heirs and assigns forever. And I do hereby covenant with said the said Town of Hudson that in making ^{conveyance} ~~conveyance~~ I have in all things complied with the law, and that I have good right so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

IN WITNESS WHEREOF I have hereunto set my hand and seal, the 27th day of August, in the year of our Lord one thousand nine hundred and forty-one

Signed, sealed and delivered in the presence of:
Arthur W. Smith
F. Eugene Southier
F. A. Goodwin
STATE OF NEW HAMPSHIRE Hillsborough Co.

Laura M. Miller seal
Collector.

Sept 5 1941.

Personally appearing Laura M. Miller above named,

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her

voluntary act and deed.

John E. Baker

JUSTICE OF THE PEACE.

HILLSBOROUGH SS - Received and recorded 11-00 A.M. December 15, 1941
and examined by

REGISTER



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

Pauline E. Rand-Olje
Richard F. Olje Jr.
2 Oak Ave
Hudson NH 03051

RE: Town-owned property for sale – Oak Ave – Tax Map 190 Lot 163 Sublot 001

Dear Property Owner;

This letter is a courtesy notification that the Town of Hudson Board of Selectmen recently approved the marketing of a Town-owned, tax-deeded, vacant land property located at the end of Oak Ave, Tax Map 190 Lot 163 Sublot 001. The marketing is via a Sealed Bid process, details and bid package is available on the Town website, as well as at the Town Hall, Assessing Department, 12 School Street, Hudson NH 03051. Sealed bid deadline is July 22, 2026 , 9:00 AM.

<https://www.hudsonnh.gov> (bid package found under “News and Announcements”)

Regards,

Jim Michaud, Chief Assessor

Print Date: 06-11-2026 3:30:06 P

CURRENT OWNER	ASSESSING NEIGHBORHOOD		PREVIOUS ASSESSMENTS (HISTORY)								
HUDSON, TOWN OF 12 SCHOOL STREET HUDSON NH 03051	Nbhd	Nbhd Name	Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
	RE	Residential Average	2026	9030	129,800	2025	1300	-129,800	2025	1300	-129,800
	TOPO	UTILITIES					1300	129,800		1300	129,800
			Total		129,800	Total		0	Total		0

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY	
HUDSON, TOWN OF			1027 241	09-05-1941	U	V	0			Appraised Bldg. Value (Card)	0
										Appraised Xf (B) Value (Bldg)	0
										Appraised Ob (B) Value (Bldg)	0
										Appraised Land Value (Bldg)	129,800
										Special Land Value	0
										Total Appraised Parcel Value	129,800
										Valuation Method	C
										Total Appraised Parcel Value	129,800
										Total Appraised Parcel Value	129,800

NOTES		VISIT / CHANGE HISTORY	
Plat Lots 406, 407 and 408 from HCRD Plan #508		Date	Id Cd Purpost/Result
		04-08-2026	21 20 Other Change
		06-01-2023	01 20 Other Change
BUILDING PERMIT RECORD			

[illegible]

LAND LINE VALUATION SECTION																		
B #	Land Use Code	Description	Land Type	Land Units	Unit Price	Acreage Disc.	Size Adj.	Site Index	Cond.	Nbhd	Nbhd Adj.	Land Adjustment					Notes	Land Value
1	9030	TOWN OF HUDSON PR	Site	0.330 AC	170,000		2.31	5	1.00	RE	1.00							129,800
Total Card Land Units:				0.330 AC	Parcel Total Land Area				0.330	AC							Total Land Value	129,800
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.																		

Total Land Value	129 800
------------------	---------

Property Location: OAK AVE
Vision ID: 15140 Account #: 12028

Parcel ID: 190/163/001//
Bldg #: 1

Card Address:
Card #: 1 of 0

LUC: 9030
Print Date: 06-11-2026 3:30:07 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO									
Element	Cd	Description	Element	Cd	Description										
Model	00	Vacant	Avg Ht/FL			No Sketch									
Stories:	99	Vacant Land	Extra Kitchens												
Style:			Add Kitchen Ra												
Grade:															
(Liv) Units															
Exterior Wall 1															
Roof Structure															
Roof Cover															
Frame															
Foundation															
Interior Wall 1															
Interior Floor 1															
Heat Fuel															
Heat Type															
# Heat Systems															
AC Percent															
Total Rooms															
Bedrooms															
Full Baths															
3/4 Baths															
Half Baths															
Extra Fixtures															
Kitchens															
Kitchen Rating															
Bath Rating															
Half Bath Rating															
Bsmt Garage															
Fireplace(s)															
Fireplace Rating															
WS Flues															
Color															
Avg Ht/FL															
Extra Kitchens															
COST / MARKET VALUATION															
			Building Value New												
			Year Built												
			Effective Year Built												
			Depreciation Code												
			Remodel Rating												
			Year Remodeled												
			Depreciation %												
			Functional Obsol												
			External Obsol												
			Trend Factor			1.000									
			Condition												
			Condition %												
			Percent Good												
			RCNLD												
			Dep % Ovr												
			Dep Ovr Comment												
			Misc Imp Ovr												
			Misc Imp Ovr Comment												
			Cost to Cure Ovr												
			Cost to Cure Ovr Comment												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)															
Code	Description	L/B	Units	UOM	Unit Pr	Yr Bld	Cnd.	% G	Assd. Value						
BUILDING SUB-AREA SUMMARY SECTION															
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value									
Total Liv Area/Gr. Area/Eff Are		0	0	0	Total Value	0									



TOWN OF HUDSON

Information Technology

12 School Street
Hudson, New Hampshire 03051

Douglas B. Bosteels – IT Director
dbosteels@hudsonnh.gov Tel: 603-816-1229 · Fax: 603-816-1292

TO: Board of Selectmen
Roy E. Sorenson
FROM: Douglas Bosteels, IT Director 
DATE: 9/16/26
SUBJECT: Storage Area Network (SAN) Array Replacement

Recommended Motion 1: *“To authorize the IT Director to withdraw \$105,000 from the Information Services Capital Reserve Fund to help fund the purchase of two Dell Storage Area Network (SAN) Arrays.”*

Recommended Motion 2: *“To authorize the IT Director to execute and award the Proposal for the Town of Hudson Storage Area Network Array Replacement to ISC Group, LLC (International System Consultants) having met all specified criteria, for a total amount not to exceed \$166,193.32; Further to authorize the IT Director to execute any and all necessary contracts and documentation related to this award.”*

Background: The Information Technology Director issued a Request for Proposal for the replacement of two (2) storage arrays which are no longer supported or updated by the current vendor. This was an out of budget request for FY-27 for a total of \$85,708 in which \$42,854 awarded to replace one (1) unit. Replacing only one (1) unit will not suffice as both units are needed to function within the environment and hardware configuration.

Three proposals were received: ISC Group, LLC, Cybernetics and Echostor Technology; Town bid sheet attached along with bid request form. ISC Group’s bid was the lowest of the three bids submitted and the only vendor that bid on both manufacturers requested in the bid. Cybernetics only bid on their own solution as well as Echostore. While Echostor is a state contractor for New Hampshire, they were the highest bidder.

The original quote for Cybernetics has now doubled, see attached quotes, therefore the recommendation is to move forward with Dell units. The project will be funded through the CRF and Operating budget with the delta to be made up in the IT budget and/or overall General Fund budget via Contingency.

Funding:

Information Services CRF - \$105,000.00; Balance as of July 31, 2026, was \$115,942.88.
FY27 IT Operating Budget 5330-411 - \$42,854.00.
FY27 General Fund Operating Budget (5940-298) - \$18,339.32.



TOWN OF HUDSON, NEW HAMPSHIRE
FINANCE DEPARTMENT

12 SCHOOL STREET, HUDSON, NH 03051
(603) 886-6000 · FAX: (603) 881-3944

Request for Proposal/Bid Checklist

Date: _____

To: _____

From: _____

Project Name: _____

Budget - Funding Line: _____

Was This Project Advertised? **Yes** **No**

Where? **Union Leader** **The Telegraph** **Town Hall Bulletin Board**

Town Website **Emailed to RFP Subscribers**

Other _____

Was it delivered to four vendors/contractors? **Yes** **No**

If No, reason why: _____

If Yes, list of vendors/contractors delivered to:

1) _____

2) _____

3) _____

4) _____

Selected Contractor/Vendor: _____

Award Amount: _____

Notes: _____



TOWN OF HUDSON

Town Clerk's Office

12 School Street
Hudson, New Hampshire 03051

Emilie Leclerc, Town Clerk
eleclerc@hudsonnh.gov · Tel: 603-886-6003 · Fax: 603-816-1292

To: Roy Sorenson, Town Administrator

Cc: Doug Bosteels, IT Director; Board of Selectmen Office; Finance

Subject: Storage Area Network (SAN) Array Replacement

Date: 8/28/2026

Name and address	Date Received	Amount
ISC Group, LLC 9570 Ridgehaven Ct Suite A San Diego, CA 92123	August 21, 2026 3:05pm	Dell array (2) @ \$83,096.66/unit Total = \$166,193.32 Cybernetics array (2) @ 62,285.75/unit Total = \$126,277.50 Cybernetics array (2) @ 54,745.75/unit Total = \$111,197.50
Cybernetics 111 Cybernetics Way Suite 300 Yorktown VA 23693	August 28, 2026 9:22am	No Bid on Dell array Cybernetics array (2) @ \$122,286.80/unit Total = \$247,077.60
Echo Stor Technologies, LLC 220 Norwood Park South, Suites 201 & 206 Norwood, MA 02062	August 28, 2026 9:25am	Dell array (2) @ 128,651.25/unit Total = \$257,376.50 No Bid on Cybernetics array

Respectfully submitted by Emilie Leclerc, Town Clerk

 updated 9/2/26

9570 Ridgeway Ct., Ste.A
San Diego, CA 92123
858-573-8600X173, Cell:603-560-2643

Quotation For:

Town of Hudson
2 Constitution Drive
Hudson, NH 03051

Attn: Doug Bosteels 603-816-1296 dbosteels@hudsonnh.gov



Town of Hudson ISC New Quote
Quote # DW09142026 Cybernetics isan
4hour
131991-55122

ion valid until: 10/14/2026

Prepared by: Dave Whipple
dave.whipple@iscgroupllc.com

SALESPERSON	P.O. NUMBER	SHIP DATE	SHIP VIA	TERMS	Lead time
Dave Whipple			customer account	Net 30	

QUANTITY	PART NUMBER	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
2	ISAN-1424T Config	ISAN-1424T ISAN-1424TISCST SAN 1424T, dual controller chassis with two hot-swappable modular controllers, 32GB SAN tiering cache (16GB per ctrlr), eight 1GbE ports (four data/admin per ctrlr), four USB ports (two per ctrlr), four 12Gb/s SAS SFF-8644 expansion ports (two per ctrlr). 24 3.5-inch bays, 4U, three upgrade card slots per controller; dual hot-swappable power supplies, rack mount kit; SAN management suite: snapshots w/deduplication (256 per LUN), unlimited LUNs w/dynamic expansion, site-to-site WAN replication support, failover support, removable disk & tape backup features. Two year warranty with Express Depot service. UK-DSK-SED Encryption-at-rest upgrade. Includes easy-to-configure key management and up to 5 keys. SED capable drives required. 2 each UKA-ISAN1k-25GBE Upgrade adds two 25GbE SFP28 ports to one controller. Transceivers provided. Does not include cables. 2 each CBL-MMLC-5M Fiber optic cable, short reach, multi-mode cable, LC to LC, 5 meters (SR transceivers not included) 4 each RDI-SSD-HR1.9TA 1.92TB flash drive, read-intensive, SED capable, 2.5-inch (with 3.5-inch adapter). 16 each ISAN-1424T/UP Optional upgrade to Priority Exchange advance replacement service for one year of the initial warranty term. Includes 24x7 technical support. Continental USA. 2 each ISAN-1424T/P3 Priority Exchange Service plan for third year after initial purchase date. Includes 24x7 technical support. Continental USA. ISAN-1424T/P4 Priority Exchange Service plan for fourth year after initial purchase date. Includes 24x7 technical support. Continental USA. ISAN-1424T/P5 Priority Exchange Service plan for fifth year after initial purchase date. Includes 24x7 technical support. Continental USA. AM-OST-24x7 Annual maintenance upgrade for On-Site Service, 24x7, 4-hour response. Requires the purchase of Priority Exchange Service and active hard drive coverage. Service Contingent on Verification of Availability. 5 each CY-INS On-site installation/configuration/training for the first day at one location. True, Friday availability. Includes travel expenses reduced because they can believe they can get both done.	\$ 111,905.00		\$ 223,810.00
2	sh	Freight estimate prepaid and added	\$ 1,568.75		\$ 3,137.50
SUBTOTAL					\$ 226,947.50
Our systems are upgradeable, protecting your investment. If they need more power, they can easily upgrade the controller/processor. This is shown in the spec sheet on page 2. "Easily upgrade controllers to faster performing iSAN® 3000, 5000, or 7000 series models as your data demands increase" - you can't do that with the Dell ME series. You'd have to do a 'forklift' upgrade, wasting all that money you spent.					TAX RATE
SALES TAX					\$ -
OTHER					\$ -
TOTAL					\$ 226,947.50

Actual Shipping cost and any required state or local taxes added to final invoice...

THANK YOU FOR YOUR BUSINESS!

ISC Group LLC

9570 Ridgheaven Ct., Ste.A
San Diego, CA 92123
858-573-8600X173, Cell:603-560-2643

Quotation For:

Town of Hudson
2 Constitution Drive
Hudson, NH 03051

Attn: Doug Bosteels 603-816-1296 dbosteels@hudsonnh.gov



QUOTE

Town of Hudson ISC New Quote
Quote # DW09142026 Cybernetics isan 2
units with Next Dav suooport install
131991-55123

ion valid until: 10/14/2026

Prepared by: Dave Whipple
dave.whipple@iscgroupllc.com

SALESPERSON	P.O. NUMBER	SHIP DATE	SHIP VIA	TERMS	Lead time
Dave Whipple			customer account	Net 30	

QUANTITY	PART NUMBER	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
2	ISAN-1424T Configw/NBD support	ISC SI SAN 1424T, dual controller chassis with two not-swappable modular controllers, 32GB SAN tiering cache (16GB per ctr), eight 1GbE ports (four data/admin per ctr), four USB ports (two per ctr), four 12Gb/s SAS SFF-8644 expansion ports (two per ctr). 24 3.5 inch bays, 4U, three upgrade card slots per controller; dual hot swappable power supplies, rack mount kit; SAN management suite: snapshots w/deduplication (256 per LUN), unlimited LUNs w/dynamic expansion, site-to-site WAN replication support, failover support, removable disk & tape backup features. Two year warranty with Express Depot service. UK-DSK-SED Encryption-at-rest upgrade. Includes easy-to-configure key management and up to 5 keys. SED capable drives required. 2 each UKA-ISAN1k-25GBE Upgrade adds two 25GbE SFP28 ports to one controller. Transceivers provided. Does not include cables. 2 each CBL-MMLC-5M Fiber optic cable, short reach, multi-mode cable, LC to LC, 5 meters (SR transceivers not included) 4 each RDI-SSD-HR1.9TA 1: 92TB flash drive, read-intensive, SED capable, 2.5-inch (with 3.5-inch adapter). 16 each ISAN-1424T/UP:Optional upgrade to Priority Exchange advance replacement service for one year of the initial warranty term. Includes 24x7 technical support. Continental USA. 2 each ISAN-1424T/P3 Priority Exchange Service plan for third year after initial purchase date. Includes 24x7 technical support. Continental USA. ISAN-1424T/P4 Priority Exchange Service plan for fourth year after initial purchase date. Includes 24x7 technical support. Continental USA. ISAN-1424T/P5 Priority Exchange Service plan for fifth year after initial purchase date. Includes 24x7 technical support. Continental USA. AM-OST-NBD Annual maintenance upgrade for On-Site Service, next business day. Requires the purchase of Priority Exchange Service. Service Contingent on Verification of Availability. 5	\$ 104,365.00	\$	208,730.00
2	sh	Freight estimate prepaid and added	\$ 1,568.75	\$	3,137.50
SUBTOTAL					\$ 211,867.50
TAX RATE					
SALES TAX					\$ -
OTHER					\$ -
TOTAL					\$ 211,867.50

Actual Shipping cost and any required state or local taxes added to final invoice...

THANK YOU FOR YOUR BUSINESS!

8C



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: 603-598-6481

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

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

DATE: September 3, 2026

RE: On Call HVAC Services



Recommended Motion: To authorize the Town Administrator to execute HVAC repair and emergency service agreements, effective upon execution through June 30, 2027, with Control Technologies, Inc. as the Town's primary HVAC contractor and Pinnacle Rock Mechanical as the back up HVAC contractor, at the fixed rates, charges, and markups submitted in their respective proposals, subject to final clarification and acceptance of contract terms by the Town, with no guarantee of work and subject to available appropriations and written authorization for each assignment, as recommended by the Development Services Director.

Background: The Town issued a Request for Proposals for On-Call HVAC Repair and Emergency Services with the intent of establishing a pool of up to three qualified contractors to provide diagnostic, repair, replacement, controls, and emergency HVAC services for Town-owned buildings and facilities. The solicitation specifically allowed the Town to award fewer than three contracts if fewer qualified proposals were received.

Two proposals were received: **Control Technologies, Inc. and Pinnacle Rock Mechanical.** Staff reviewed both proposals based on company qualifications and experience, personnel and technical capabilities, availability and emergency response, similar experience and references, pricing, and overall understanding of the Town's needs.

Both firms were determined to be qualified to provide HVAC services to the Town. Staff recommends retaining both respondents in order to provide service availability, specialized technical capabilities, emergency coverage, and additional capacity when the primary contractor is unavailable or when the nature of a particular assignment is better suited to the secondary contractor.

Control Technologies received the highest overall evaluation and is recommended as the Town's primary HVAC contractor. Control has 40 years of experience, a staff of 17 HVAC service technicians, extensive institutional and commercial experience, significant building-controls capabilities, and committed to substantially shorter normal, urgent, and emergency

RECEIVED
SEPT 16, 2026
BOS AGENDA

response times. Control also submitted lower regular-hour, overtime, controls technician, and service-call rates.

Pinnacle Rock Mechanical is recommended as the Town's secondary HVAC contractor. Pinnacle has 25 years of experience, nine HVAC service technicians, broad experience servicing commercial HVAC systems and equipment, and provided relevant institutional and public-sector references. Pinnacle also offers 24/7/365 emergency coverage, a lower emergency hourly rate, and a two-hour emergency call-out minimum.

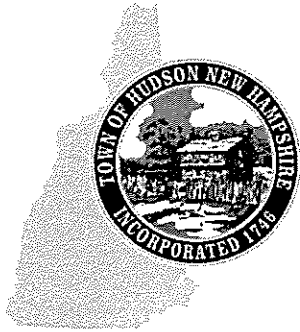
The agreements would be effective upon execution through June 30, 2027. Neither agreement would guarantee a minimum quantity, frequency, percentage, or dollar value of work. The Town would retain the ability to assign individual work orders based on availability, response time, technical qualifications, familiarity with the particular facility or equipment, past performance, cost, and the best interests of the Town. The RFP expressly provides that assignments do not have to be rotated equally among selected contractors.

Scoring Sheet

Evaluation Criteria	Max.	Control	Pinnacle
Company Qualifications and Municipal/Commercial Experience	20	20	18
Personnel, Licenses and Technical Capabilities	20	19	17
Availability, Staffing and Emergency Response	20	20	14
Similar Experience, References and Past Performance	15	15	14
On-Call Labor Rates, Markups and Service Charges	20	17	16
Overall Proposal and Understanding of Town Needs	5	5	4
TOTAL	100	96	83

Bid Comparison Sheet

Bid Term / Qualification	Control Technologies, Inc.	Pinnacle Rock Mechanical
Years in Business	40 years	25 years
HVAC Service Technicians	17	9
Normal Service Response	4 hours	48 hours
Urgent Service Response	1 hour	24 hours
Emergency Call Acknowledgment	15 minutes	5 minutes
Emergency On-Site Response	1 hour	2 hours
24/7/365 Emergency Service	Yes	Yes
HVAC Technician – Regular	\$138/hour	\$165/hour
HVAC Technician – Overtime	\$207/hour	\$247/hour
HVAC Technician – Emergency/After Hours	\$276/hour	\$247/hour
Controls Technician	\$160/hour	\$165/hour
Apprentice/Helper	N/A	N/A
Service/Truck/Trip Charge	\$50/call	\$115/call
Emergency Call-Out Minimum	4 hours	2 hours
Parts/Materials Markup	1.54%*	25%
Equipment Markup	1.38%*	15%
Subcontractor Markup	1.54%*	10%
Normal Business Hours	7:30 AM–4:00 PM	7:00 AM–4:00 PM



TOWN OF HUDSON

Town Clerk's Office

12 School Street
Hudson, New Hampshire 03051

Emilie Leclerc, Town Clerk
eleclerc@hudsonnh.gov · Tel: 603-886-6003 · Fax: 603-816-1292

To: Roy Sorenson, Town Administrator

Cc: Elvis Dhima, P.E.; Board of Selectmen Office; Finance

Subject: On-Call HVAC Repair and Emergency Services

Date: 8/28/2026

Name and address	Date Received	Amount
Pinnacle Rock Mechanical Services, LLC 60 Sharon Rd Peterborough, NH 03458	August 25, 2026 11:44am	See Packet
Control Technologies, Inc. 111 Zachary Rd Manchester, NH 03109	August 28, 2026 8:30am	See Packet

Respectfully submitted by Emilie Leclerc, Town Clerk

8/28/26



TOWN OF HUDSON

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



Request for Proposal/Bid Checklist

Department: _____

Project Name: _____

Date: _____

Budget: _____

Was This Project Advertised? Yes No

Where? _____

Was it delivered to four vendors/contractors? Yes No

If No, reason why: _____

If Yes, list of vendors/contractors delivered to:

1.) _____

2.) _____

3.) _____

4.) _____

Selected Contractor/Vendor: _____

Award Amount: _____

PROPOSAL FORM
ON-CALL HVAC REPAIR AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

THE UNDERSIGNED HEREBY OFFERS TO PROVIDE ON-CALL HVAC REPAIR AND EMERGENCY SERVICES IN ACCORDANCE WITH THIS RFP.

1. Company Information

Company: Control Technologies Inc
Address: 111 Zachary Road
City/State/ZIP: Manchester, NH 03109
Primary Point of Contact: Tara Watt
Telephone: 603-626-6070 Cell: 603-260-7698
E-mail: tara.watt@controltechinc.com
Years in Business: 40 Number of HVAC Service Technicians: 17

2. Service and Emergency Response Commitments

Normal service request - typical response	<u>4</u> hours
Urgent service request - typical response	<u>1</u> hours
Emergency call acknowledgment	<u>15</u> minutes
Emergency on-site response	<u>1</u> hours
24/7/365 emergency service available	<u>YES</u> NO
Emergency call-out minimum	<u>4</u> hours

3. Technical Capability Summary

List major types of commercial HVAC equipment, controls, and systems routinely serviced by your firm:

Mechanical: Boilers, Chillers, Roof Top Units, Air Handlers, Exhaust Fans, Unit Heaters etc.

Controls: Distech, Honeywell and Johnson Controls

Identify relevant licenses/certifications and any limitations on services offered:

we do not work on refrigeration

4. Acknowledgements

1. The undersigned is an authorized agent of the proposer submitting this proposal.
2. The undersigned acknowledges receipt of the following addenda: _____
3. The firm submitting this proposal has not defaulted on any municipal, state, federal, or private contract within the past five (5) years unless disclosed in the proposal.
4. The undersigned certifies that the proposer can furnish the labor, equipment, materials, insurance, licenses, and technical services necessary to perform the proposed work.
5. The undersigned acknowledges that selection under this RFP does not guarantee any minimum amount of work and that assignments may be made among multiple selected contractors.
6. The undersigned acknowledges that preventive maintenance services and pricing are not part of the initial evaluation and may be requested separately after award.
7. The undersigned acknowledges that he/she has read this RFP in its entirety and understands and agrees to the provisions contained herein, except as expressly noted in the Specifications Exception Form.

Signed by: Tara Watt

Printed or typed name: Tara Watt

Title: Service Contract Account Manager

Date: 8-27-2026

PRICING FORM
ON-CALL HVAC REPAIR AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

Preventive maintenance pricing shall not be included on this form. The Town will evaluate the overall competitiveness, transparency, and reasonableness of the on-call rates and charges below.

Pricing Item	Unit	Proposed Rate / Charge
HVAC Service Technician - Regular Hours	Per Hour	\$ <u>138.00</u>
HVAC Service Technician - Overtime	Per Hour	\$ <u>207.00</u>
HVAC Service Technician - Emergency/After Hours	Per Hour	\$ <u>276.00</u>
Controls Technician, if separately billed	Per Hour	\$ <u>160.00</u>
Apprentice/Helper, if applicable	Per Hour	\$ <u>NA</u>
Service / Truck / Trip Charge	Per Call	\$ <u>50.00</u>
Emergency Call-Out Minimum	Hours	<u>4</u>
Parts / Materials Markup	Percent	<u>1.54</u> %
Equipment Markup	Percent	<u>1.38</u> %
Subcontractor Markup	Percent	<u>1.54</u> %

Normal business hours used for the regular rate: 7:30am to 4:00pm

Describe any additional fees, minimums, portal fees, fuel surcharges, administrative charges, or other costs not listed above.

If none, state NONE:

If a specialty tool is needed we charge no more than \$40 for the use

Pricing submitted shall remain valid for at least ninety (90) calendar days after proposal opening.

PROPOSAL FORM
ON-CALL HVAC REPAIR AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

THE UNDERSIGNED HEREBY OFFERS TO PROVIDE ON-CALL HVAC REPAIR AND EMERGENCY SERVICES IN ACCORDANCE WITH THIS RFP.

1. Company Information

Company: Pinnacle Rock Mechanical
Address: 187 Union St.
City/State/ZIP: Peterborough, NH 03458
Primary Point of Contact: Jason White
Telephone: 603-614-5050 Cell: 603-340-3847
E-mail: Jwhite@procknh.com
Years in Business: 25 Number of HVAC Service Technicians: 9

2. Service and Emergency Response Commitments

Normal service request - typical response	<u>48</u> hours
Urgent service request - typical response	<u>24</u> hours
Emergency call acknowledgment	<u>5</u> minutes
Emergency on-site response	<u>2</u> hours
24/7/365 emergency service available	YES / NO <u>yes</u>
Emergency call-out minimum	<u>2</u> hours

3. Technical Capability Summary

List major types of commercial HVAC equipment, controls, and systems routinely serviced by your firm:

We service all HVAC Equipment including York, Carrier, Daikin, McQuay, Rheem, Johnson
Weil McLain, Burnham, Mitsubishi, Samsung and any others

Identify relevant licenses/certifications and any limitations on services offered:

EPA license, Gas license, Sheetmetal license, pipefitters license, and controls I

4. Acknowledgements

1. The undersigned is an authorized agent of the proposer submitting this proposal.
2. The undersigned acknowledges receipt of the following addenda: _____.
3. The firm submitting this proposal has not defaulted on any municipal, state, federal, or private contract within the past five (5) years unless disclosed in the proposal.
4. The undersigned certifies that the proposer can furnish the labor, equipment, materials, insurance, licenses, and technical services necessary to perform the proposed work.
5. The undersigned acknowledges that selection under this RFP does not guarantee any minimum amount of work and that assignments may be made among multiple selected contractors.
6. The undersigned acknowledges that preventive maintenance services and pricing are not part of the initial evaluation and may be requested separately after award.
7. The undersigned acknowledges that he/she has read this RFP in its entirety and understands and agrees to the provisions contained herein, except as expressly noted in the Specifications Exception Form.

Signed by: Jason White

Printed or typed name: Jason White

Title: Director of Account Management

Date: 8/24/26

PRICING FORM
ON-CALL HVAC REPAIR AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

Preventive maintenance pricing shall not be included on this form. The Town will evaluate the overall competitiveness, transparency, and reasonableness of the on-call rates and charges below.

Pricing Item	Unit	Proposed Rate / Charge
HVAC Service Technician - Regular Hours	Per Hour	\$ <u>165</u>
HVAC Service Technician - Overtime	Per Hour	\$ <u>247</u>
HVAC Service Technician - Emergency/After Hours	Per Hour	\$ <u>247</u>
Controls Technician, if separately billed	Per Hour	\$ <u>165</u>
Apprentice/Helper, if applicable	Per Hour	\$ <u>NA</u>
Service / Truck / Trip Charge	Per Call	\$ <u>115</u>
Emergency Call-Out Minimum	Hours	<u>2</u>
Parts / Materials Markup	Percent	<u>25</u> %
Equipment Markup	Percent	<u>15</u> %
Subcontractor Markup	Percent	<u>10</u> %

Normal business hours used for the regular rate: Monday to Friday 7AM to 4PM

Describe any additional fees, minimums, portal fees, fuel surcharges, administrative charges, or other costs not listed above.

If none, state NONE:

None

Pricing submitted shall remain valid for at least ninety (90) calendar days after proposal opening.

8D



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: 603-598-6481

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

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

DATE: September 3, 2026

RE: On Call Electrical and Emergency Services



Recommended Motion: To authorize the Town Administrator to execute electrical service agreements, effective upon execution through June 30, 2027, with Brian Mason Electric, LLC as the Town's primary electrical contractor and JDS Electric LLC as the backup electrical contractor, at the rates, charges, and markups submitted in their respective proposals, with no guarantee of work and subject to available appropriations and Town authorization for each assignment.

Background: The Town issued an RFP seeking up to three qualified contractors for on-call general electrical and emergency services. Two proposals were received from **Brian Mason Electric, LLC** and **JDS Electric LLC**.

Staff reviewed both proposals based on qualifications, staffing, municipal/commercial experience, emergency response, and pricing. Brian Mason Electric received the highest overall evaluation and is recommended as the Town's primary contractor. The firm has approximately 30 years of experience, has provided electrical services to the Town since approximately 1996, and submitted significantly lower regular, overtime, and emergency labor rates.

JDS Electric did not meet all of the RFP's stated minimum experience requirements, including years in business and certain licensing experience thresholds. However, given that only two proposals were received, staff believes there is value in retaining JDS as a **backup contractor** to provide additional capacity when the primary contractor is unavailable or additional coverage is needed. JDS also committed to 24/7 emergency availability and offers lower service-call and material-markup charges.

Neither contractor would be guaranteed a minimum quantity, frequency, or dollar value of work. Brian Mason Electric would serve as the Town's first-call contractor, with JDS utilized on an as-needed backup basis.

RECEIVED SEPT 16, 2026 BOS AGENDA
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Bid Comparison

Bid Term	Brian Mason	JDS Electric
Master Electrician — Regular	\$95/hour	\$125/hour
Master Electrician — Overtime	\$142.50/hour	\$200/hour
Master Electrician — Emergency	\$142.50/hour	\$350/hour
Journeyman — Regular	\$45/hour	\$75/hour
Journeyman — Overtime	\$67.50/hour	\$100/hour
Journeyman — Emergency	\$67.50/hour	\$150/hour
Apprentice/Helper — Regular	\$35/hour	\$50/hour
Apprentice/Helper — Overtime	\$52.50/hour	\$100/hour
Service/Truck/Trip Charge	\$125 minimum	\$29/call
Parts/Materials Markup	25%	18%
Equipment Markup	15%	20%
Subcontractor Markup	15%	18%
Normal Response	2 hours	1 hour
Emergency Acknowledgment	10 minutes	60 minutes
Emergency On-Site	3 hours	4 hours

Scoring

Evaluation Criterion	Max.	Brian Mason Electric	JDS Electric
Company Qualifications & Electrical Contracting Experience	20	20	10
Licensed Personnel, Staffing & Technical Capabilities	20	19	13
Municipal/Commercial Experience & References	20	18	11
Availability & Emergency Response Capability	15	14	14
On-Call Labor Rates, Markups & Service Charges	25	23	18
TOTAL	100	94	66



TOWN OF HUDSON

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



Request for Proposal/Bid Checklist

Department: _____

Project Name: _____

Date: _____

Budget: _____

Was This Project Advertised? Yes No

Where? _____

Was it delivered to four vendors/contractors? Yes No

If No, reason why: _____

If Yes, list of vendors/contractors delivered to:

1.) _____

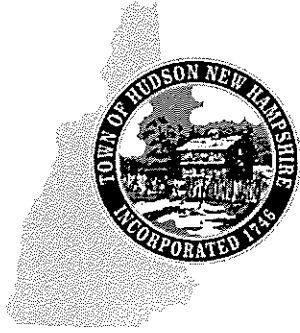
2.) _____

3.) _____

4.) _____

Selected Contractor/Vendor: _____

Award Amount: _____



TOWN OF HUDSON

Town Clerk's Office

12 School Street
Hudson, New Hampshire 03051

Emilie Leclerc, Town Clerk
eleclerc@hudsonnh.gov · Tel: 603-886-6003 · Fax: 603-816-1292

To: Roy Sorenson, Town Administrator

Cc: Elvis Dhima, P.E.; Board of Selectmen Office; Finance

Subject: On-Call General Electrical and Emergency Services

Date: 08/28/2026

Name and address	Date Received	Amount
JDS Electric, LLC	August 21, 2026 2:00pm	See Packet
Brian Mason Electric, LLC 46 Campbello St Hudson, NH 03051	August 27, 2026 3:39pm	See Packet

Respectfully submitted by Emilie Leclerc, Town Clerk

8/28/26

7. The undersigned acknowledges that he/she has read this RFP in its entirety and understands and agrees to the provisions contained herein, except as expressly noted in the Specifications Exception Form.

Signed by: [Signature]

Printed or typed name: Jake Salenger

Title: Master Electrician / Owner

Date: 8/20/26

PRICING FORM
ON-CALL GENERAL ELECTRICAL AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

The Town will evaluate the overall competitiveness, transparency, and reasonableness of the on-call labor rates, service charges, equipment charges, call-out requirements, and markups below.

Pricing Item	Unit	Proposed Rate / Charge
Master Electrician - Regular Hours	Per Hour	\$ <u>125</u>
Master Electrician - Overtime	Per Hour	\$ <u>200</u>
Master Electrician - Emergency / After Hours	Per Hour	\$ <u>350</u>
Journeyman Electrician - Regular Hours	Per Hour	\$ <u>75</u>
Journeyman Electrician - Overtime	Per Hour	\$ <u>100</u>
Journeyman Electrician - Emergency / After Hours	Per Hour	\$ <u>150</u>
Apprentice Electrician / Helper - Regular Hours	Per Hour	\$ <u>50</u>
Apprentice Electrician / Helper - Overtime	Per Hour	\$ <u>100</u>
Service / Truck / Trip Charge	Per Call	\$ <u>25</u>
Bucket Truck / Lift / Specialty Equipment, if separately billed	Per Hour	\$ <u>150</u>
Emergency Call-Out Minimum	Hours	<u>1</u>
Parts / Materials Markup	Percent	<u>18</u> %
Equipment Markup	Percent	<u>20</u> %
Subcontractor Markup	Percent	<u>18</u> %

Normal business hours used for the regular rate: 7am - 3:30pm

Describe any additional fees, minimums, portal fees, fuel surcharges, administrative charges, or other costs not listed above.

If none, state NONE:

None

Pricing submitted shall remain valid for at least ninety (90) calendar days after proposal opening.

7. The undersigned acknowledges that he/she has read this RFP in its entirety and understands and agrees to the provisions contained herein, except as expressly noted in the Specifications Exception Form.

Signed by: B L M
 Printed or typed name: Brian L Mason
 Title: Owner
 Date: 8/27/26

PRICING FORM

ON-CALL GENERAL ELECTRICAL AND EMERGENCY SERVICES

TOWN OF HUDSON, NEW HAMPSHIRE

The Town will evaluate the overall competitiveness, transparency, and reasonableness of the on-call labor rates, service charges, equipment charges, call-out requirements, and markups below.

Pricing Item	Unit	Proposed Rate / Charge
Master Electrician - Regular Hours	Per Hour	\$ <u>95</u>
Master Electrician - Overtime	Per Hour	\$ <u>142.50</u>
Master Electrician - Emergency / After Hours	Per Hour	\$ <u>142.50</u>
Journeyman Electrician - Regular Hours	Per Hour	\$ <u>45</u>
Journeyman Electrician - Overtime	Per Hour	\$ <u>67.50</u>
Journeyman Electrician - Emergency / After Hours	Per Hour	\$ <u>67.50</u>
Apprentice Electrician / Helper - Regular Hours	Per Hour	\$ <u>35</u>
Apprentice Electrician / Helper - Overtime	Per Hour	\$ <u>52.50</u>
<u>Service</u> / Truck / Trip Charge	Per Call	\$ <u>125 min</u>
Bucket Truck / Lift / Specialty Equipment, if separately billed	Per Hour	<u>CERTIFIED + TRAINED</u> \$ <u>TO OPERATE TOWN BUCKET</u>
Emergency Call-Out Minimum	Hours	<u>1.5</u>
Parts / Materials Markup	Percent	<u>25</u> %
Equipment Markup	Percent	<u>15</u> %
Subcontractor Markup	Percent	<u>15</u> %

Normal business hours used for the regular rate: 7-5 PM

Describe any additional fees, minimums, portal fees, fuel surcharges, administrative charges, or other costs not listed above.

If none, state NONE:

NONE (Permit Fees For Town Work Waived)

Pricing submitted shall remain valid for at least ninety (90) calendar days after proposal opening.



Brian Mason Electric, LLC
46 Campbello St.
Hudson, NH 03051
(603) 235-8630
brianmasonelectric@comcast.net

8/28/26

Proposal for:

"ON-CALL GENERAL ELECTRICAL
AND EMERGENCY SERVICES"

Submitted by:

Brian L Mason
8/28/26

PROPOSAL FORM
ON-CALL GENERAL ELECTRICAL AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

THE UNDERSIGNED HEREBY OFFERS TO PROVIDE ON-CALL GENERAL ELECTRICAL AND EMERGENCY SERVICES IN ACCORDANCE WITH THIS RFP.

1. Company Information

Company: BRIAN MASON ELECTRIC LLC
 Address: 46 CAMPBELL ST
 City/State/ZIP: HUDSON NH 03051
 Primary Point of Contact: BRIAN MASON
 Telephone: _____ Cell: 603 235 8630
 E-mail: BRIAN.MASON.ELECTRIC@COMCAST.NET
 Years in Business: 30 Master Electricians: 1 Journeyman Electricians: 2 Apprentice/Other: 2

2. Service and Emergency Response Commitments

Normal service request - typical response	<u>2</u> hours
Emergency call acknowledgment - must not exceed one (1) hour	<u>10</u> minutes
Emergency on-site / work commencement - must not exceed four (4) hours	<u>3</u> hours
24/7/365 emergency service available	<u>(YES)</u> / NO * <u>MOST DAYS</u>
Standard estimate turnaround - must not exceed five (5) business days	<u>2</u> business days
Emergency call-out minimum	<u>2</u> hours

3. Electrical Capability Summary

List major types of commercial/municipal electrical systems, equipment, and specialty services routinely handled by your firm:

PRIMARY ELECTRICIAN FOR TOWN OF HUDSON (EXCEPT SCHOOLS) SINCE 1996 MUNICIPAL FIRE ALARM CERTIFIED

Identify relevant electrical licenses, registrations, certifications, specialty capabilities, and any limitations on services offered:

MASTER ELECTRICIAN, JOURNEYMAN ELECTRICIAN, OSHA CERTIFIED

4. Acknowledgements TRAINED + CERTIFIED TO OPERATE TOWN OF HUDSON BUCKET TRUCK

- The undersigned is an authorized agent of the proposer submitting this proposal.
- The undersigned acknowledges receipt of the following addenda: B1m.
- The firm submitting this proposal has not defaulted on any municipal, state, federal, or private contract within the past five (5) years unless disclosed in the proposal.
- The undersigned certifies that the proposer can furnish properly licensed personnel, labor, equipment, materials, insurance, and technical services necessary to perform the proposed work.
- The undersigned acknowledges that selection under this RFP does not guarantee any minimum amount of work and that assignments may be made among multiple selected contractors.
- The undersigned acknowledges that electrical licensing terms used in this RFP shall have the meanings established by RSA 319-C:2, as amended, and reproduced in Appendix B.

7. The undersigned acknowledges that he/she has read this RFP in its entirety and understands and agrees to the provisions contained herein, except as expressly noted in the Specifications Exception Form.

Signed by: B L M

Printed or typed name: Brian L Mason

Title: Owner

Date: 8/27/26

PRICING FORM
ON-CALL GENERAL ELECTRICAL AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

The Town will evaluate the overall competitiveness, transparency, and reasonableness of the on-call labor rates, service charges, equipment charges, call-out requirements, and markups below.

Pricing Item	Unit	Proposed Rate / Charge
Master Electrician - Regular Hours	Per Hour	\$ <u>95</u>
Master Electrician - Overtime	Per Hour	\$ <u>142.50</u>
Master Electrician - Emergency / After Hours	Per Hour	\$ <u>142.50</u>
Journeyman Electrician - Regular Hours	Per Hour	\$ <u>45</u>
Journeyman Electrician - Overtime	Per Hour	\$ <u>67.50</u>
Journeyman Electrician - Emergency / After Hours	Per Hour	\$ <u>67.50</u>
Apprentice Electrician / Helper - Regular Hours	Per Hour	\$ <u>35</u>
Apprentice Electrician / Helper - Overtime	Per Hour	\$ <u>52.50</u>
<u>Service</u> / Truck / Trip Charge	Per Call	\$ <u>125 min</u>
Bucket Truck / Lift / Specialty Equipment, if separately billed	Per Hour	<u>CERTIFIED + TRAINED TO OPERATE TOWN BUCKET</u>
Emergency Call-Out Minimum	Hours	<u>1.5</u>
Parts / Materials Markup	Percent	<u>25</u> %
Equipment Markup	Percent	<u>15</u> %
Subcontractor Markup	Percent	<u>15</u> %

Normal business hours used for the regular rate: 7-5 PM

Describe any additional fees, minimums, portal fees, fuel surcharges, administrative charges, or other costs not listed above.

If none, state NONE:

NONE (Permit Fees For Town Work Waived)

Pricing submitted shall remain valid for at least ninety (90) calendar days after proposal opening.

PROPOSAL FORM
ON-CALL GENERAL ELECTRICAL AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

THE UNDERSIGNED HEREBY OFFERS TO PROVIDE ON-CALL GENERAL ELECTRICAL AND EMERGENCY SERVICES IN ACCORDANCE WITH THIS RFP.

1. Company Information

Company: JDS Electric LLC
Address: 3 Penobscot Rd
City/State/ZIP: Nashua NH 03062
Primary Point of Contact: Jake Salenger
Telephone: _____ Cell: 603-809-9674
E-mail: JDSelectric.NH@gmail.com
Years in Business: 2 Master Electricians: 1 Journeyman Electricians: 1 Apprentice/Other: 2

2. Service and Emergency Response Commitments

Normal service request - typical response	<u>1</u> hours
Emergency call acknowledgment - must not exceed one (1) hour	<u>60</u> minutes
Emergency on-site / work commencement - must not exceed four (4) hours	<u>4</u> hours
24/7/365 emergency service available	☒ YES ☐ NO
Standard estimate turnaround - must not exceed five (5) business days	<u>5</u> business days
Emergency call-out minimum	<u>2</u> hours

3. Electrical Capability Summary

List major types of commercial/municipal electrical systems, equipment, and specialty services routinely handled by your firm:

Single and three-phase systems, services, motors, generators
New commercial / residential, replications, fit-up, general electrical work

Identify relevant electrical licenses, registrations, certifications, specialty capabilities, and any limitations on services offered:

NH Master Electrician 116392

4. Acknowledgements

1. The undersigned is an authorized agent of the proposer submitting this proposal.
2. The undersigned acknowledges receipt of the following addenda: [Signature]
3. The firm submitting this proposal has not defaulted on any municipal, state, federal, or private contract within the past five (5) years unless disclosed in the proposal.
4. The undersigned certifies that the proposer can furnish properly licensed personnel, labor, equipment, materials, insurance, and technical services necessary to perform the proposed work.
5. The undersigned acknowledges that selection under this RFP does not guarantee any minimum amount of work and that assignments may be made among multiple selected contractors.
6. The undersigned acknowledges that electrical licensing terms used in this RFP shall have the meanings established by RSA 319-C:2, as amended, and reproduced in Appendix B.

7. The undersigned acknowledges that he/she has read this RFP in its entirety and understands and agrees to the provisions contained herein, except as expressly noted in the Specifications Exception Form.

Signed by: [Signature]

Printed or typed name: Jake Salenger

Title: Master Electrician / owner

Date: 8/20/26

PRICING FORM
ON-CALL GENERAL ELECTRICAL AND EMERGENCY SERVICES
TOWN OF HUDSON, NEW HAMPSHIRE

The Town will evaluate the overall competitiveness, transparency, and reasonableness of the on-call labor rates, service charges, equipment charges, call-out requirements, and markups below.

Pricing Item	Unit	Proposed Rate / Charge
Master Electrician - Regular Hours	Per Hour	\$ <u>125</u>
Master Electrician - Overtime	Per Hour	\$ <u>200</u>
Master Electrician - Emergency / After Hours	Per Hour	\$ <u>390</u>
Journeyman Electrician - Regular Hours	Per Hour	\$ <u>75</u>
Journeyman Electrician - Overtime	Per Hour	\$ <u>100</u>
Journeyman Electrician - Emergency / After Hours	Per Hour	\$ <u>150</u>
Apprentice Electrician / Helper - Regular Hours	Per Hour	\$ <u>50</u>
Apprentice Electrician / Helper - Overtime	Per Hour	\$ <u>100</u>
Service / Truck / Trip Charge	Per Call	\$ <u>25</u>
Bucket Truck / Lift / Specialty Equipment, if separately billed	Per Hour	\$ <u>150</u>
Emergency Call-Out Minimum	Hours	<u>1</u>
Parts / Materials Markup	Percent	<u>18</u> %
Equipment Markup	Percent	<u>20</u> %
Subcontractor Markup	Percent	<u>18</u> %

Normal business hours used for the regular rate: 7am - 3:30pm

Describe any additional fees, minimums, portal fees, fuel surcharges, administrative charges, or other costs not listed above.

If none, state NONE:

None

Pricing submitted shall remain valid for at least ninety (90) calendar days after proposal opening.

8E

**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., Development Services Director

DATE: September 2026

RE: Cyrah Way Subdivision – 8” & 4” Water Main Acceptance



Recommended Motion: To acceptance of the eight-inch and four inch main water main, as recommended by Public Works Director, Municipal Utility Committee and Development Services Director.

Background

The Planning Board recently approved a five-lot single-family subdivision known as the Cyrah Way development, which included the installation of municipal water infrastructure. The approved scope of work consisted of approximately 65 linear feet of 8-inch water main and 160 linear feet of 4-inch water main connecting to the existing 8-inch water main on Webster Street, along with the installation of one fire hydrant.

The water system improvements have been completed in accordance with the Town's construction standards and are now ready for Town acceptance. Acceptance of the water main and associated fire hydrant is recommended, subject to a one-year warranty commencing upon acceptance by the Board of Selectmen.

RECEIVED
SEPT 16, 2026
BOS AGENDA

"NOTICE OF WATER ACCEPTANCE"

1. The water line as described herein:

Project Name: 25 Webster / Cyrah Way Contractor: THC, LLC & Crisp Contracting, LLC

Owner: Tumpney, Hurd, Clegg, LLC

Street and Station (Location): 25 Webster / Cyrah Way

Has been inspected and tested and is in compliance with the Town of Hudson requirements for water construction (inspection and test report on file with the DPW).

2. Portions which are Public Water are described as (attach legal documentation) and are so dedicated as such:

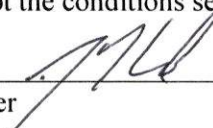
3. Portions which are Private Water are described as: _____

4. The following sites/lots/units which have "accessibility" are: (list by Tax Map & Lot #'s)

Tax Map 181 / Lot 001-001, Tax Map 173 / Lot 057, Tax Map 174 / Lot 015-002,
Tax Map 181 / Lot 001-002, Tax Map 181 / Lot 001-000

Access fees for these lots/sites are to be assessed as of _____ (Date)

5. I, Tumpney, Hurd, Clegg, LLC (owner), state that the above-described water(s) has been constructed in accordance with the requirements for water construction of the Town of Hudson, and I further understand and accept the conditions set forth by the Town of Hudson for Public and Private Waters and accessibility.


Owner

8-28-26
Date

6. In accordance with the above stipulation and description, this water is recommended for acceptance.

Town Engineer or Authorized Agent

Date

Public Works Director or Authorized Agent

Date

7. In accordance with the above stipulations and descriptions, this water is hereby recommended for Acceptance by the Municipal Utility Committee and is subject to all rules and regulations and fees of the Hudson Water Utility.

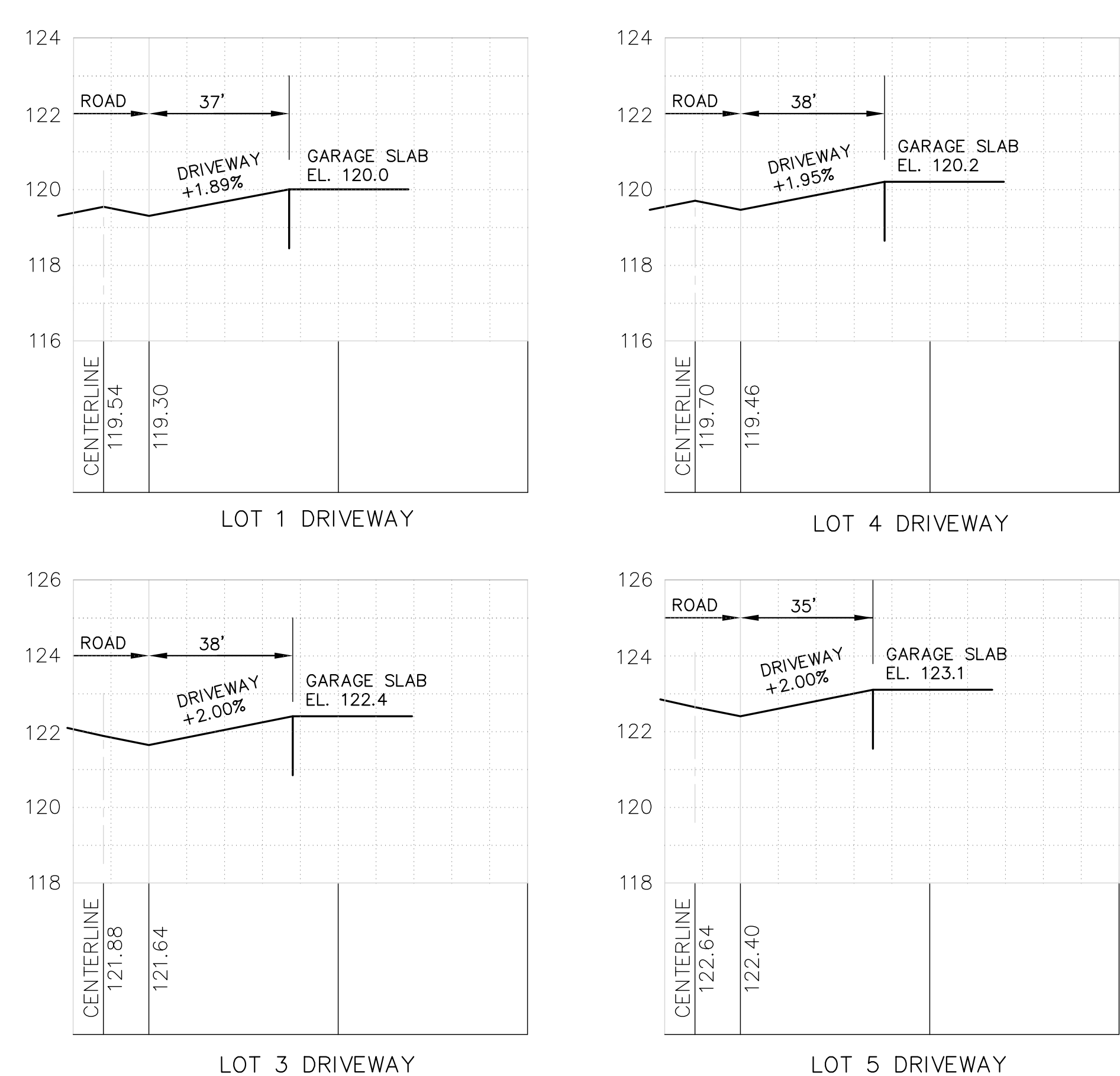
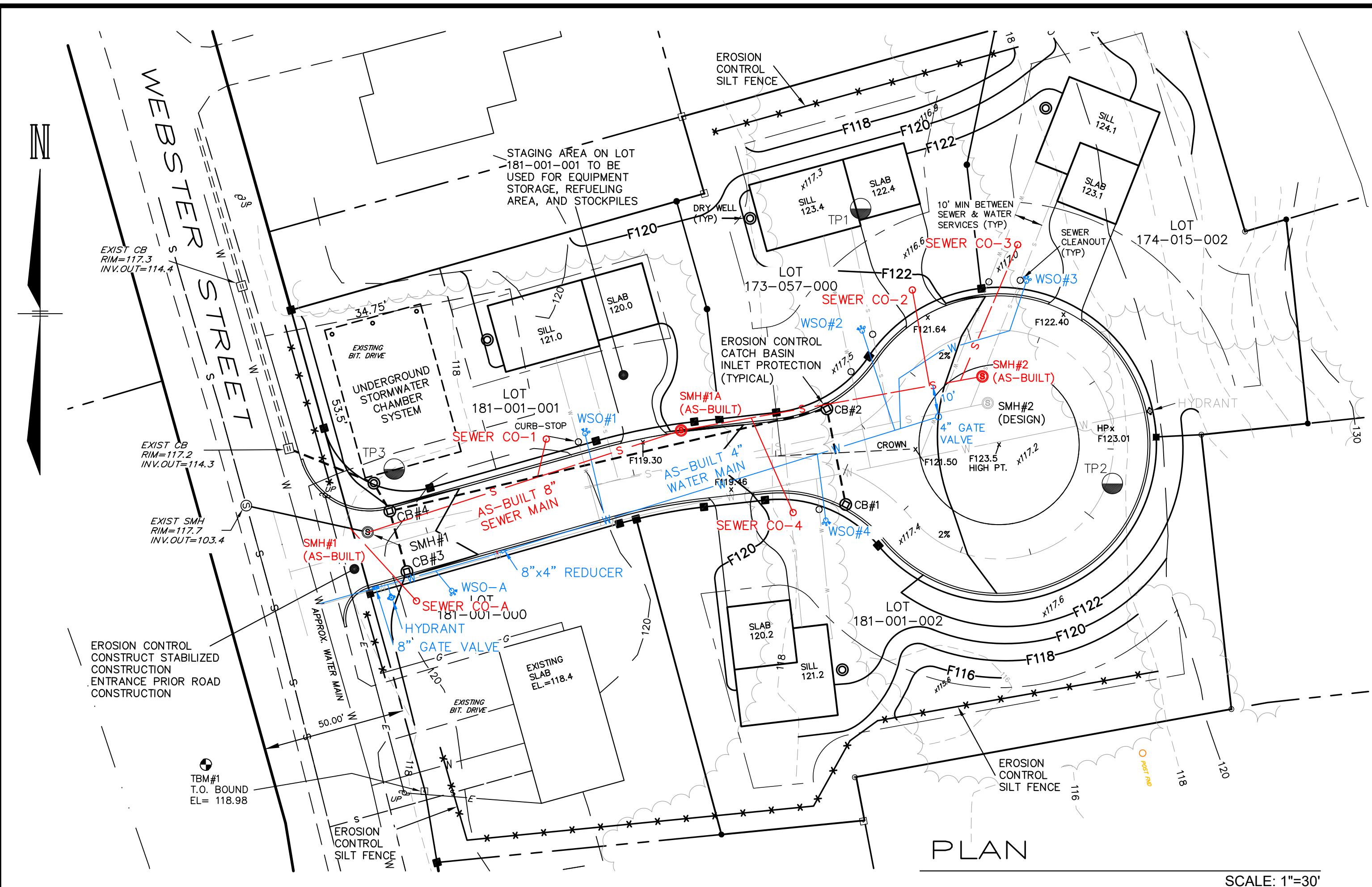
MUC Chairman

Approved at meeting of:
Date

8. Water Accepted by Water Utility and Town of Hudson

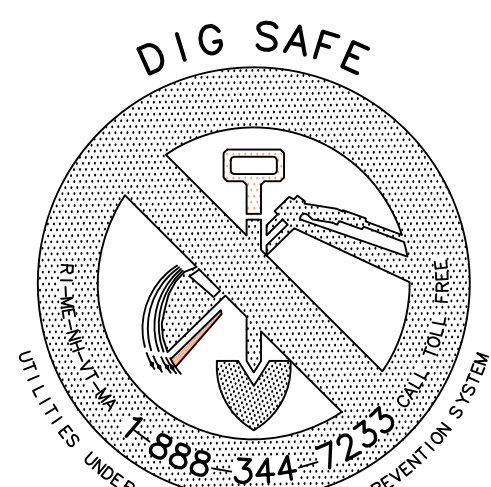
Board of Selectmen Chairman

Approved at meeting of:
Date



Test Pit Log	
TEST PIT #1	
0"-12"	DARK BROWN (10YR 3/2) LOAM (TOPSOIL), FRIABLE
12"-18"	BROWN YELLOW (10YR 5/6) FINE SANDY LOAM, VERY FRIABLE, SINGLE GRAIN STRUCTURE
18"-29"	LIGHT BROWNISH YELLOW (10YR 5/6) FINE LOAMY SAND, FRIABLE, SINGLE GRAIN STRUCTURE
29"-100"	YELLOWISH BROWN (10YR 3/4) MEDIUM SAND, LOOSE, SINGLE GRAIN STRUCTURE, MOTTLING AT 66" (SHWT)
ESHW:	66"
ROOTS:	TO 36"
WATER:	96"
LEDGE:	NONE OBSERVED
TERMINATED:	AT 100"
TEST PIT #2	
0"-12"	DARK BROWN (10YR 3/2) LOAM (TOPSOIL), FRIABLE
12"-24"	BROWNISH YELLOW (10YR 5/6) FINE SANDY LOAM, VERY FRIABLE, SINGLE GRAIN STRUCTURE
24"-96"	YELLOW (10YR 7/6) MEDIUM SAND, LOOSE, SINGLE GRAIN STRUCTURE, MOTTLING AT 66" (SHWT)
ESHW:	66"
ROOTS:	TO 36"
WATER:	96"
LEDGE:	NONE OBSERVED
TERMINATED:	AT 96" (CAVING IN)
TEST PIT #3	
0"-12"	DARK BROWN (10YR 3/2) LOAM (TOPSOIL), FRIABLE
12"-28"	YELLOWISH BROWN (10YR 5/6) FINE SANDY LOAM, VERY FRIABLE, SINGLE GRAIN STRUCTURE
28"-64"	YELLOWISH BROWN (10YR 5/6) FINE LOAMY SAND, FRIABLE, SINGLE GRAIN STRUCTURE
64"-100"	VERY PALE BROWN (10YR 7/4) FINE SAND, LOOSE, SINGLE GRAIN STRUCTURE, MOTTLING AT 72" (SHWT)
ESHW:	72"
WATER:	NONE OBSERVED
LEDGE:	NONE OBSERVED
TERMINATED:	AT 100"
PERCOLATION RATE:	<2 MIN/INCH @ 30"

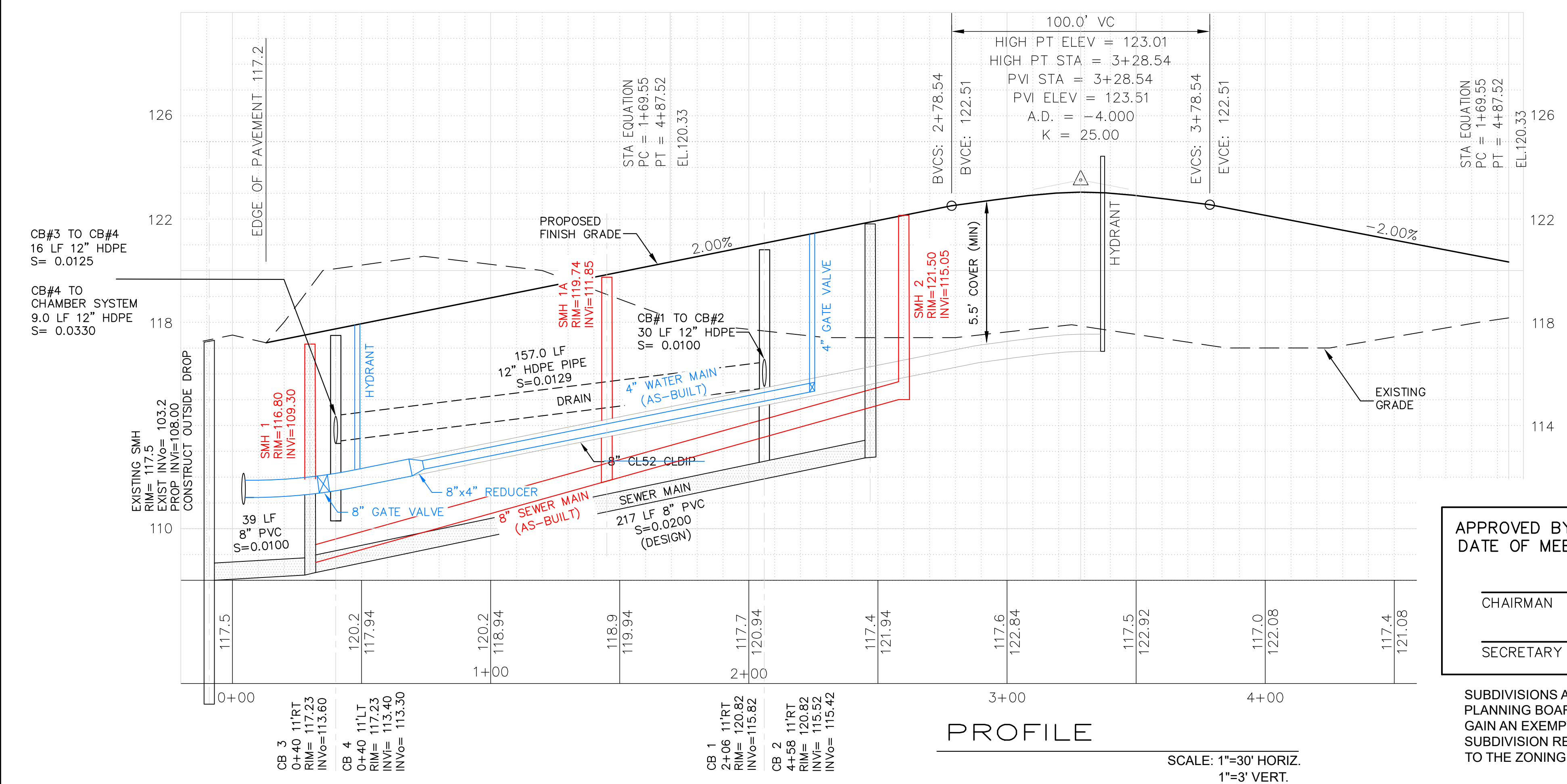
- Notes**
- THE PURPOSE OF THIS PLAN IS TO SHOW CONSTRUCTION OF A NEW ROAD, UTILITIES, AND RELATED IMPROVEMENTS TO PROVIDE ACCESS TO 4 NEW SINGLE FAMILY RESIDENTIAL BUILDING LOTS.
 - PROPERTY BOUNDARIES AND TOPOGRAPHY SHOWN HEREON FROM AN ON GROUND SURVEY PERFORMED BY M.J. GRAINGER ENGINEERING, INC. SEE SHEET 2 OF THIS PLAN SET FOR EXISTING CONDITIONS INFORMATION.
 - ALL WORK SHALL CONFORM TO THE LATEST TOWN OF HUDSON REGULATIONS AND THE NHDOT STANDARD ROAD AND BRIDGE SPECIFICATIONS.
 - CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HEREON ARE FROM REFERENCE PLANS OR FROM OBSERVATIONS MADE IN UTILITY STRUCTURES. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. CONTRACTOR TO NOTIFY DIG SAFE 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
 - THE TOWN MAY REQUIRE ADDITIONAL EROSION CONTROL DURING CONSTRUCTION AS DEEMED APPROPRIATE.
 - THE TOTAL AREA OF DISTURBANCE FOR THE CONSTRUCTION OF THE NEW ROAD AND IMPROVEMENTS TO THE EXISTING PUBLIC ROAD IS APPROXIMATELY 32,000 S.F. IT IS NOT REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE U.S.E.P.A. UNDER THE NPDES CONSTRUCTION GENERAL PERMIT OR PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS THE TOTAL DISTURBANCE IS UNDER ONE ACRE.
 - STUMPS TO BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE TOWN ENGINEER PRIOR TO CONSTRUCTION.



NOTE REGARDING OFF-SITE FILL MATERIAL:

CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING, CONTAINING, AND DULY REMOVING ALL CONSTITUENTS OF CONCERN BROUGHT TO THE SITE BY CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, OR ANYONE ELSE FOR WHOM CONTRACTOR IS RESPONSIBLE, AND FOR ANY ASSOCIATED COSTS; AND FOR THE COSTS OF REMOVING AND REMEDIATING ANY HAZARDOUS ENVIRONMENTAL CONDITION CREATED BY THE PRESENCE OF ANY SUCH CONSTITUENTS OF CONCERN.

CONTRACTOR SHALL NOT IMPORT ANY FILL OVER THE AMOUNT OF 10 CUBIC YARDS CUMULATIVE TOTAL PER SOURCE TO ANY JOB SITE IN THE TOWN OF HUDSON WITHOUT SOILS TESTING VERIFYING THE ABSENCE OF ALL CONSTITUENTS OF CONCERN, AND WITHOUT PRIOR APPROVAL BY ENGINEERING DEPARTMENT STAFF. DOCUMENTATION SUCH AS TEST REPORTS, CERTIFICATIONS, AND SIEVE ANALYZES OF FILL SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO TRANSPORTING THE MATERIAL TO HUDSON.



APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN	DATE
SECRETARY	DATE

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

SEWER & WATER AS-BUILT PLAN

MAP 181, LOT 001-001

25 WEBSTER ST.

HUDSON, NEW HAMPSHIRE

PREPARED FOR:

TUMPNEY, HURD, CLEGG, LLC

39 TRIGATE ROAD

HUDSON, NH 03051

AUGUST 27, 2026

SCALE: 1"=30'

ENGINEER:

RJB ENGINEERING, LLC

2 GLENDALE ROAD

CONCORD, NH 03301

PH. 603-219-0194

ENGINEER & SURVEYOR:

M.J. GRAINGER ENGINEERING, INC.

PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS

220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359

SHEET: 7 of 14

8F



TOWN OF HUDSON

Development Services Department

12 School Street
Hudson, New Hampshire 03051

Elvis Dhima, P.E., Town Engineer
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., Development Services Director

DATE: September 15, 2026

RE: Cyrah Way – Sewer Acknowledgment

Recommended Motion:

To acknowledge that the private force main was constructed in accordance with Town standards, as recommended by the Public Works Director, the Municipal Utility Committee, and the Development Services Director.

Background

The Planning Board previously approved a site plan that included the installation of a private sewer force main to serve five lots. The approved scope of work consisted of approximately 225 linear feet of 8-inch main, located within a private road on Cyrah Way. The gravity main is to remain private and maintained by a third party. The work has been completed in accordance with the Town's construction standards and has successfully passed the required deflection, pressure and vacuum testing.

RECEIVED
SEPT 16, 2026
BOS AGENDA

"NOTICE OF PRIVATE SEWER ACKNOWLEDGEMENT"

1. The sewer line as described herein:

Project Name: 25 WEBSTER ST Contractor: TUMANEY HURD, CLEGG, LLC

Owner: TUMANEY, HURD, CLEGG, LLC + JACK CRISP

Street and Station (Location): 25 WEBSTER ST, / CYRAH WAY

Has been inspected and tested and is in compliance with the Town of Hudson requirements for sewer construction (inspection and test report on file with the DPW).

2. There are No Public Sewer Portions within this sewer line. The Town of Hudson neither assumes responsibility for maintenance, operation, repair or replacement of this sewer line or any improvements related thereto nor liability for any damages resulting from the use or condition thereof. The Town of Hudson is to be held harmless for any claims, repairs, maintenance or other issues related to the use and performance of this sewer line or any of the improvements related thereto. Signatures by officers of the Town of Hudson on this Acknowledgment form do not constitute or signify acceptance by the Town of Hudson of this sewer line as public sewer, and no such acceptance shall be inferred.

3. Portions which are Private Sewer are described as: _____

4. The following sites/lots/units which have "accessibility" are: (list by Tax Map & Lot #'s) TAX MAP 181 / 001-002
TAX MAP 181 / LOT 001-001, TAX MAP 173 / LOT 057, TAX MAP 174 / LOT 015-002

Access fees for these lots/sites are to be assessed as of _____. (Date)

5. I, THC, LLC (Owner), state that the above-described sewer(s) has been constructed in accordance with the requirements for sewer construction of the Town of Hudson. I further understand and accept the conditions set forth by the Town of Hudson for Private Sewers and accessibility in the Code of the Town of Hudson, its land use regulations and all approvals it has issued for this development. I further understand and acknowledge the limitations on the liability and responsibility of the Town of Hudson contained in paragraph 2 of this Acknowledgment and agree to be bound by them. This Acknowledgment shall be recorded in the Registry of Deeds for Merrimack County.

Owner [Signature]

8-21-26
Date

6. In accordance with the above stipulation and description, this sewer is recommended for Acknowledgement as Private Sewer.

Town Engineer or Authorized Agent

Date

Director of Public Works or Authorized Agent

Date

7. In accordance with the above stipulations and descriptions, this sewer is hereby recommended for **Acknowledgement as Private Sewer** by the Municipal Utility Committee and is subject to all rules and regulations and fees of the Hudson Sewer Utility.

Approved at meeting of:

MUC Chairman

Date

8. Sewer Approval by Sewer Utility and Town of Hudson

Approved at meeting of:

Board of Selectmen Chairman

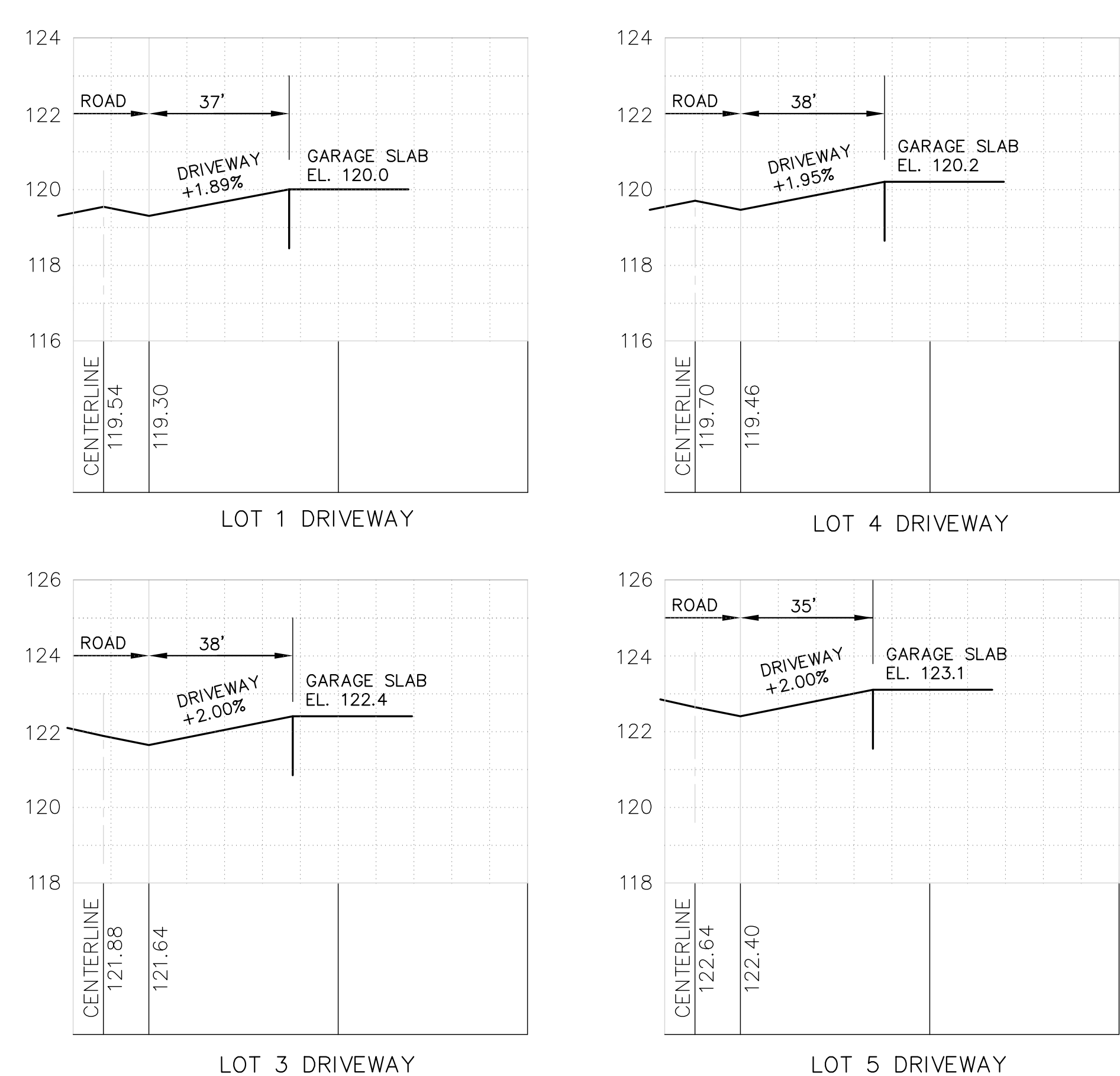
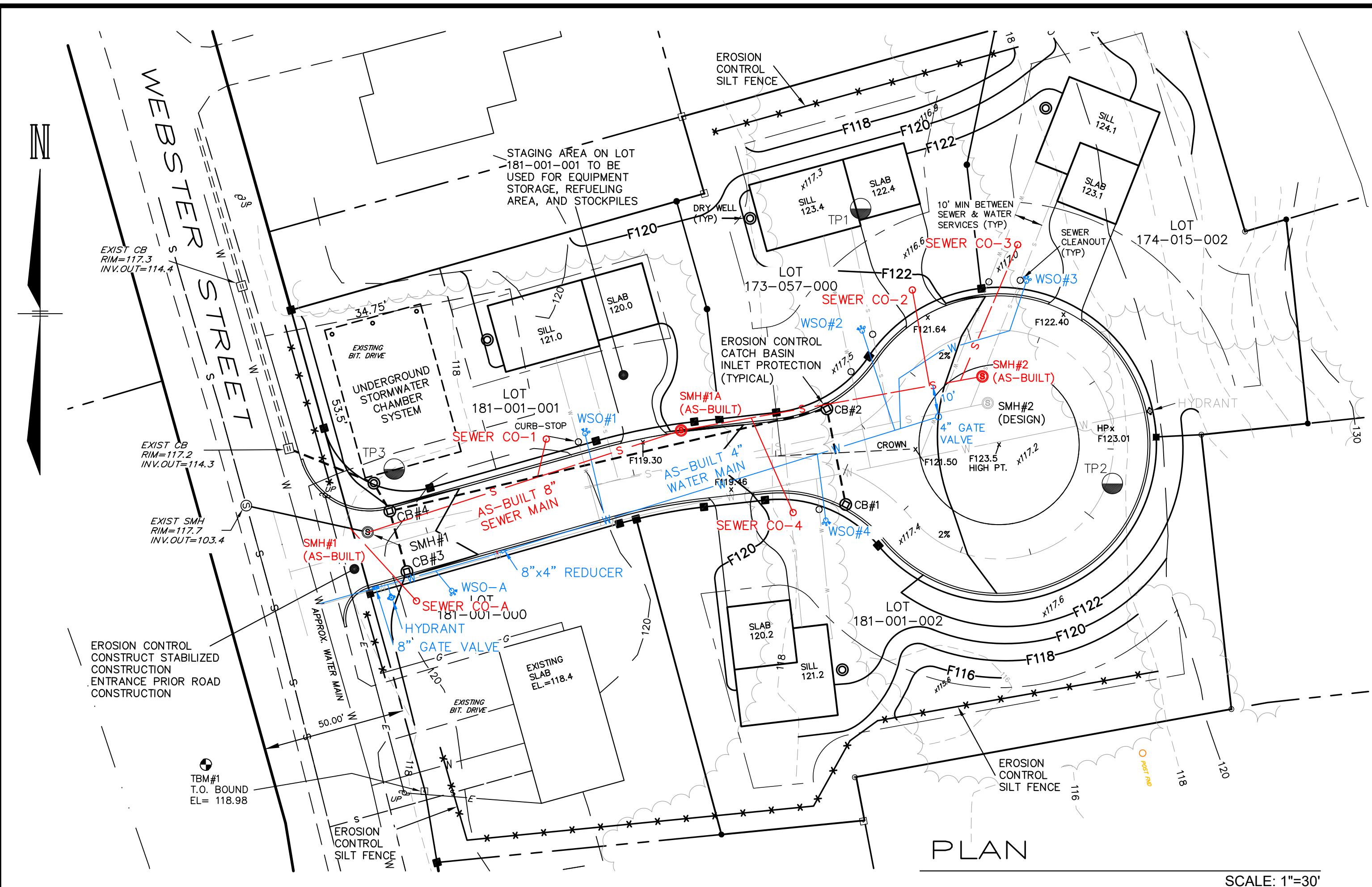
Date

cc: Owner

Sewer Foreman

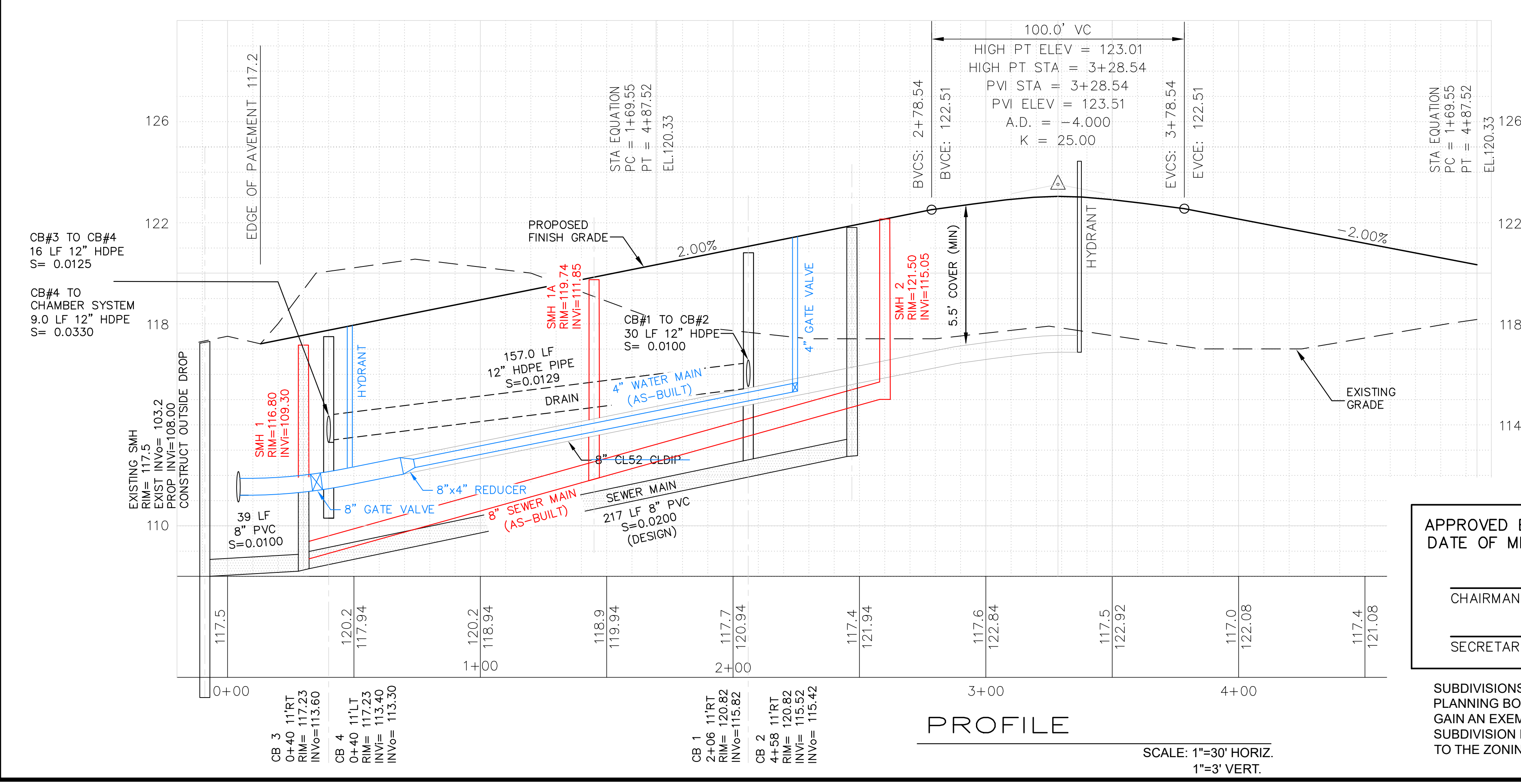
Town Engineer

Building Inspector Planning Board



Test Pit Log	
TEST PIT #1	
0"-12"	DARK BROWN (10YR 3/2) LOAM (TOPSOIL), FRIABLE
12"-18"	BROWN YELLOW (10YR 5/6) FINE SANDY LOAM, VERY FRIABLE, SINGLE GRAIN STRUCTURE
18"-29"	LIGHT BROWNISH YELLOW (10YR 5/6) FINE LOAMY SAND, FRIABLE, SINGLE GRAIN STRUCTURE
29"-100"	YELLOWISH BROWN (10YR 3/4) MEDIUM SAND, LOOSE, SINGLE GRAIN STRUCTURE, MOTTLING AT 66" (SHWT)
ESHW:	66"
ROOTS:	TO 36"
WATER:	96"
LEDGE:	NONE OBSERVED
TERMINATED AT 100"	
TEST PIT #2	
0"-12"	DARK BROWN (10YR 3/2) LOAM (TOPSOIL), FRIABLE
12"-24"	BROWNISH YELLOW (10YR 5/6) FINE SANDY LOAM, VERY FRIABLE, SINGLE GRAIN STRUCTURE
24"-96"	YELLOW (10YR 7/6) MEDIUM SAND, LOOSE, SINGLE GRAIN STRUCTURE, MOTTLING AT 66" (SHWT)
ESHW:	66"
ROOTS:	TO 36"
WATER:	96"
LEDGE:	NONE OBSERVED
TERMINATED AT 96" (CAVING IN)	
TEST PIT #3	
0"-12"	DARK BROWN (10YR 3/2) LOAM (TOPSOIL), FRIABLE
12"-28"	YELLOWISH BROWN (10YR 5/6) FINE SANDY LOAM, VERY FRIABLE, SINGLE GRAIN STRUCTURE
28"-64"	YELLOWISH BROWN (10YR 3/4) FINE LOAMY SAND, FRIABLE, SINGLE GRAIN STRUCTURE
64"-100"	VERY PALE BROWN (10YR 7/4) FINE SAND, LOOSE, SINGLE GRAIN STRUCTURE, MOTTLING AT 72" (SHWT)
ESHW:	72"
WATER:	NONE OBSERVED
LEDGE:	NONE OBSERVED
TERMINATED AT 100"	
PERCOLATION RATE: <2 MIN/INCH @ 30"	

- Notes**
- THE PURPOSE OF THIS PLAN IS TO SHOW CONSTRUCTION OF A NEW ROAD, UTILITIES, AND RELATED IMPROVEMENTS TO PROVIDE ACCESS TO 4 NEW SINGLE FAMILY RESIDENTIAL BUILDING LOTS.
 - PROPERTY BOUNDARIES AND TOPOGRAPHY SHOWN HEREON FROM AN ON GROUND SURVEY PERFORMED BY M.J. GRAINGER ENGINEERING, INC. SEE SHEET 2 OF THIS PLAN SET FOR EXISTING CONDITIONS INFORMATION.
 - ALL WORK SHALL CONFORM TO THE LATEST TOWN OF HUDSON REGULATIONS AND THE NHDOT STANDARD ROAD AND BRIDGE SPECIFICATIONS.
 - CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HEREON ARE FROM REFERENCE PLANS OR FROM OBSERVATIONS MADE IN UTILITY STRUCTURES. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. CONTRACTOR TO NOTIFY DIG SAFE 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
 - THE TOWN MAY REQUIRE ADDITIONAL EROSION CONTROL DURING CONSTRUCTION AS DEEMED APPROPRIATE.
 - THE TOTAL AREA OF DISTURBANCE FOR THE CONSTRUCTION OF THE NEW ROAD AND IMPROVEMENTS TO THE EXISTING PUBLIC ROAD IS APPROXIMATELY 32,000 S.F. IT IS NOT REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE U.S.E.P.A. UNDER THE NPDES CONSTRUCTION GENERAL PERMIT OR PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS THE TOTAL DISTURBANCE IS UNDER ONE ACRE.
 - STUMPS TO BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE TOWN ENGINEER PRIOR TO CONSTRUCTION.



NOTE REGARDING OFF-SITE FILL MATERIAL:

CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING, CONTAINING, AND DULY REMOVING ALL CONSTITUENTS OF CONCERN BROUGHT TO THE SITE BY CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, OR ANYONE ELSE FOR WHOM CONTRACTOR IS RESPONSIBLE, AND FOR ANY ASSOCIATED COSTS; AND FOR THE COSTS OF REMOVING AND REMEDIATING ANY HAZARDOUS ENVIRONMENTAL CONDITION CREATED BY THE PRESENCE OF ANY SUCH CONSTITUENTS OF CONCERN.

CONTRACTOR SHALL NOT IMPORT ANY FILL OVER THE AMOUNT OF 10 CUBIC YARDS CUMULATIVE TOTAL PER SOURCE TO ANY JOB SITE IN THE TOWN OF HUDSON WITHOUT SOILS TESTING VERIFYING THE ABSENCE OF ALL CONSTITUENTS OF CONCERN, AND WITHOUT PRIOR APPROVAL BY ENGINEERING DEPARTMENT STAFF. DOCUMENTATION SUCH AS TEST REPORTS, CERTIFICATIONS, AND SIEVE ANALYZES OF FILL SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO TRANSPORTING THE MATERIAL TO HUDSON.

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

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

SEWER & WATER AS-BUILT PLAN

MAP 181, LOT 001-001

25 WEBSTER ST.

HUDSON, NEW HAMPSHIRE

PREPARED FOR:

TUMPNEY, HURD, CLEGG, LLC

39 TRIGATE ROAD

HUDSON, NH 03051

AUGUST 27, 2026

SCALE: 1"=30'

ENGINEER:

RJB ENGINEERING, LLC

2 GLENDALE ROAD

CONCORD, NH 03301

PH. 603-219-0194

ENGINEER & SURVEYOR:

M.J. GRAINGER ENGINEERING, INC.

PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS

220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359

SHEET: 7 of 14

8G

**TOWN OF HUDSON****Development Services Department**12 School Street
Hudson, New Hampshire 03051Elvis 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
Laurie May, Finance Director

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

DATE: September 14, 2026

RE: Lowell / Birch / Belknap Road – Dredge and Fill Permit Fees

Recommended Motion To authorize staff to make payment to the New Hampshire Aquatic Resource Mitigation Fund in the amount of \$128,466.50 to purchase the mitigation credits required by the U.S. Army Corps of Engineers for the Belknap Road Extension project. Funding shall come from Corridor Funds, account 2070-000-701, Zone 1 Traffic Improvements, as recommended by the Planning Board and Development Services Director.

Background: The Town has received both the revised NHDES Standard Dredge and Fill Permit and the U.S. Army Corps of Engineers verification for the Belknap Road Extension project.

As a condition of its federal authorization, USACE requires the Town to purchase mitigation credits from the New Hampshire Aquatic Resource Mitigation Fund before work can begin within federally regulated waters. The ARM Fund payment required to satisfy the USACE mitigation condition is \$128,466.50. Staff recommends making this payment so the federal mitigation requirement is satisfied and the project can continue advancing.

NHDES will recognize this payment as offsetting a portion of the Town's overall State compensatory mitigation obligation. The revised NHDES permit provides the Town two years to submit a compensatory mitigation plan addressing the remaining flood-storage jurisdictional impacts. During that period, the Town will continue evaluating mitigation alternatives and determine the most practical and cost-effective approach for addressing the remaining State obligation. This allows the Town to satisfy the immediate USACE requirement while preserving the opportunity to pursue local mitigation improvements.

Funding: Funding will come from Zone 1 Traffic Improvements (2070-000-701) with current balance of \$938,859.73.

RECEIVED SEPT 16, 2026 BOS AGENDA
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The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



August 26, 2026

TOWN OF HUDSON
C/O ELVIS DHIMA PE
12 SCHOOL ST
HUDSON NH 03051

Re: Approved Standard Dredge and Fill Wetlands Permit – Revised Condition #3 (RSA 482-A)
NHDES File Number: 2026-00114
Subject Property: 76 & 88 Lowell Rd, Hudson, Tax Map/Block/Lot(s): 198/no block/022; 198/no block/021

Dear Applicant:

On August 26, 2026, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Standard Dredge and Fill Wetlands Permit Amendment. Enclosed please find Wetlands Permit # 2026-00114 to permanently impact 3,610 square feet (SF) of palustrine forested wetlands and 2,340 SF and 495 linear feet (LF) of a tier 3 perennial stream. Construction includes installation of a 9.5 foot by 7 foot concrete box culvert, storm drain, and fill for a two-lane roadway extension to improve traffic safety. Temporary impacts include 1,060 SF to palustrine forested wetlands and 1,440 SF and 375 LF to the tier 3 stream for access, dewatering, and erosion controls. The permittee shall notify the department in writing at least one week prior to commencing any work under this permit and shall file a notice of completion of work and certificate of compliance with the department within 10 working days of completion of the work authorized by this permit.

This permit is not valid unless signed by the permittee and the principal contractor, if any, who will build or install the project. Prior to start of construction, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project. It shall remain posted until the project is completed. Transfer of this permit to a new owner shall require notification to, and approval of, the NHDES. **This permit does not convey any property right, nor does it preclude the need to meet any other applicable state, federal, or municipal legal requirements.**

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Ec-Wet 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, August 26, 2026.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at <https://www.nhec.nh.gov/wetlands-council/about>. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650.

This approval is based on the following findings:

1. The project is classified as a major impact per Env-Wt 407.02, Env-Wt 408.01, and Env-Wt 903.01(g), as the project includes watercourse impacts that exceed 200 linear feet for a new tier 3 stream crossing and impacts a priority resource area as defined by Env-Wt 103.68.
2. The project location has a documented history of traffic incidents and is included in the 10-Year New Hampshire Department of Transportation Plan.
3. The proposed crossing lies between two existing structures that control upstream and downstream flow. The downstream culvert beneath the former T-Bones Restaurant building was recently reduced in diameter following a failure and the installation of a liner.
4. DataCheck DCT26-0146 did not identify protected species.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

5. The applicant provided an avoidance and minimization narrative that demonstrated the roadway extension is necessary for safety improvements and that the project cannot avoid overtopping due to backwater conditions influenced by the Lowell Road/Birch Street culvert. The following alternatives were evaluated and dismissed:
 - a. County Road realignment: Reconfiguring County Road to a perpendicular intersection with Route 3A is not practicable because heavy, continuous Route 3A traffic, not intersection geometry, limits available gaps for entering the roadway.
 - b. Matching the 11-ft County Road opening: Increasing the proposed span to 11 feet is not practicable due to hydraulic constraints between two existing structures located 100 feet upstream and downstream. Enlarging the opening would not materially improve performance.
 - c. Phased removal of County Road crossing now: County Road will be needed as a bypass route during construction to maintain circulation and emergency access during construction.
6. Per Env-Wt 904.10(a), the applicant demonstrated that full compliance with all tier-specific criteria is not practicable and provided an alternative design certified by a professional engineer. Supporting information includes:
 - a. "Increasing the span size of the crossing from the proposed 9.5-ft to 21-ft has a negligible impact of less than 1/8 inch in water surface elevation, within the tolerance of the model results, for design flood events. Noteworthy, the 200-ft span bridge alternative that was determined to be the most compliant alternative was not advanced as it was determined to be an impractical alternative."
 - b. Comparative excavation and fill costs supporting practicability of the proposed design.
 - c. Hydraulic analysis confirming:
 - i. "the proposed stream crossing will not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners in accordance with RSA 482-A:11 / Env-Wt 313.01(a)(5)(b)" and "the house located on the residential property abutting south of the project site (Map/Lot 198/21) has a threshold El. 151.5', which is above the 100-year flood water surface elevation in the proposed condition."
 - ii. "there will be no change to the flood elevation downstream of the proposed crossing, at the inlet of the existing Lowell Road culvert under proposed conditions."
 - iii. "water surface elevations in the proposed condition are predicted to have a minor increase from 100-year storm flows. The increases are expected to be 0.03 feet (3/8 inch) at the inlet of the existing County Road Bridge and 0.07 feet (7/8 inch) at the inlet location of the proposed Belknap Road Extension culvert."
 - d. The professional engineer identified the "effects of (existing) tailwater restriction, specifically the privately owned structure under the parking lot parallel to Lowell Road and Birch Street as the primary cause for flooding in the proposed project area" and that the "proposed structure with a larger hydraulic opening compared to existing hydraulics does not appreciably (0.01 inch in the 100 year design storm event) reduce the water surface elevations."
 - e. The professional engineer certified that the "proposed stream crossing will not result in observable change to the following from existing conditions in accordance with Env-Wt 904.01(a)(4): off-site surface water levels; off-site flows; frequency of flooding; or frequency of overtopping of banks."
7. Per Env-Wt 904.10(d), NHDES has approved an alternative design for a tier 3 crossing based on the engineering report submitted under Env-Wt 904.10(b).
8. The applicant submitted a formal waiver request for Env-Wt 904.10(c)(1)c and Env-Wt 904.10(c)(2), stating that "strict application of Env-Wt 904.10(c)(1)(c) and Env-Wt 904.10(c)(2) is not practicable due to existing upstream and downstream crossings, downstream backwater conditions, existing roads in the 100-year floodplain, limited right-of-way, and the public safety need for the Belknap Road Extension."
9. During the application process, the Town expressed interest in evaluating nearby Town-owned land for compensatory mitigation to provide local flood-storage, flood-mitigation, or stream-restoration improvements. Due to safety needs associated with existing roadway conditions, the Town requested a waiver of Env-Wt 311.08 and will submit a compensatory permittee responsible mitigation plan after permit issuance. The plan will be provided within two years and shall comply with Env-Wt 803.01, Env-Wt 803.02(b), Env-Wt 803.03, Env-Wt 803.04, Env-Wt 803.08, and Env-Wt 805.

10. Per Env-Wt 904.10(c), NHDES has approved an alternative design for a tier 3 stream crossing.
11. Pursuant to Env-Wt 204.05(a), NHDES has granted a waiver from the requirements specified in Env-Wt 311.08, Env-Wt 904.10(c)(1)c. and Env-Wt 904.10(c)(2).
12. Based on the findings above, specifically 5, 6, 7, NHDES finds that granting the waiver will not result in avoidable adverse impacts on the environment or natural resources of the state, nor on public health or safety. Any potential benefit of full compliance is outweighed by the public safety and operational and economic burdens it would impose on the applicant.
13. On August 26, 2026, Condition #3 was revised from the previously approved July 30, 2026 Permit Approval to improve clarity.

If you have any questions, please contact me at Emma.Berger@des.nh.gov or (603) 271-0676.

Sincerely,



Emma Berger
Inland Wetland Supervisor, Wetlands Bureau
Land Resources Management, Water Division

Copied: Kay's Realty, Inc.
Wright-Pierce
Hudson Municipal Clerk
USACE Regulatory Division
Hudson Conservation Commission

AMENDED WETLANDS PERMIT 2026-00114

NOTE CONDITIONS

PERMITTEE: TOWN OF HUDSON
C/O ELVIS DHIMA PE
12 SCHOOL ST
HUDSON NH 03051

PROJECT LOCATION: 76 & 88 LOWELL RD, HUDSON
Tax Map/Block/Lot(s): 198/no block/022; 198/no block/021

WATERBODY: SECOND BROOK

AMENDMENT DATE: AUGUST 26, 2026

ORIGINAL APPROVAL DATE: JULY 30, 2026

EXPIRATION DATE: JULY 30, 2031

The New Hampshire Department of Environmental Services' (NHDES) review of permit application 2026-00114 has found that it is consistent with RSA 482-A. NHDES hereby issues this Wetlands Permit authorizing the impacts described provided the Conditions imposed are met. To validate this Permit, the Permittee and the Principal Contractor are required to sign below.

AMENDED PERMIT DESCRIPTION:

Permanently impact 3,610 square feet (SF) of palustrine forested wetlands and 2,340 SF and 495 linear feet (LF) of a tier 3 perennial stream. Construction includes installation of a 9.5 foot by 7 foot concrete box culvert, storm drain, and fill for a two-lane roadway extension to improve traffic safety. Temporary impacts include 1,060 SF to palustrine forested wetlands and 1,440 SF and 375 LF to the tier 3 stream for access, dewatering, and erosion controls.

THIS PERMIT IS SUBJECT TO THE FOLLOWING AMENDED PROJECT-SPECIFIC CONDITIONS:

1. All work shall be performed in accordance with the approved plans dated April 2026 and revised through July 2026 by Wright-Pierce, as received by the New Hampshire Department of Environmental Services (NHDES) on July 8, 2026. If there is a conflict between the approved plans and the conditions contained in this permit, the permit conditions shall apply.
2. This permit is not valid until the applicant/owner obtains construction easements on abutting parcels or written permission from abutting property owners. The permittee must submit a copy of each recorded easement to the NHDES prior to commencing construction if an easement is required.
3. Within two years of the permit issue date, the permittee shall submit a compensatory mitigation plan to offset flood storage jurisdictional impacts and shall comply with applicable rules as specified in Env-Wt 803.01, Env-Wt 803.02(b), Env-Wt 803.03, Env-Wt 803.04, Env-Wt 803.08, and Env-Wt 805. The plan must be reviewed and approved by NHDES staff.
4. The permittee shall notify NHDES in writing at least one week prior to commencing any work under the permit in accordance with Env-Wt 314.03 and Env-Wt 524.05(a). "Wetlands Initiation of Construction Notification Form" available at <https://onlineforms.nh.gov/>.
5. No in-water work shall occur between October 1 and March 31 due to documented cold water fisheries in or near the project area.
6. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700; ambient groundwater quality standards established under RSA 485-C; or any provision of RSA 485-A, RSA 483-B, or Env-Wq 1400 that protects water quality. If a turbidity mixing zone is necessary to maintain surface water quality standards, approval must be obtained from the NHDES Watershed Program prior to its construction implementation.
7. In accordance with Env-Wt 904.02(b), work on stream crossings that requires any work in areas that are subject to flowing water shall maintain normal flows and prevent water quality degradation during the work by using best management practices, such as temporary bypass pipes, culverts, or cofferdams.

8. The contractor responsible for completion of the work shall use techniques described in Env-Wq 1504.06, Env-Wq 1504.16, Env-Wq 1505.02, Env-Wq 1506, and Env-Wq 1508 to protect water quality in accordance with Env-Wt 307.03.
9. Per Env-Wt 902.32, materials used to emulate the natural stream bed must be consistent with the bed materials in the reference reach and shall be well-mixed with cobbles, gravels, and fines that are washed in during installation to prevent subsurface stream flow.
10. In accordance with Env-Wt 307.10(f), dredged materials to be stockpiled in uplands shall be dewatered in sedimentation basins that are contained within turbidity controls that prevent turbid water from leaving the basins, and located outside any jurisdictional area.
11. In accordance with Env-Wt 307.11(b), limits of fill shall be clearly identified prior to commencement of work and controlled in accordance with Env-Wt 307.03 to ensure that fill does not spill over or erode into any area where filling is not authorized.
12. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
13. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).
14. In accordance with Env-Wt 307.05(b), equipment to be used in surface waters shall be completely free of all aquatic and terrestrial invasive plants, seeds, and other propagules, and all exotic aquatic species of wildlife as defined in RSA 487:16, I-a.
15. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications.
16. In accordance with Env-Wt 307.10(c), turbidity controls shall be installed prior to construction and maintained during construction such that no turbidity escapes the immediate dredge area, and shall remain in place until suspended particles have settled and water at the work site has returned to normal clarity.
17. In accordance with Env-Wt 307.03(d), any sediment collected by water quality control measures shall be removed with sufficient frequency to prevent the discharge of sediment and placed in an upland location in a manner that prevents its erosion into a surface water or wetland.
18. In accordance with Env-Wt 307.03(c)(6), water quality control measures shall remain in place until all disturbed surfaces are stabilized to a condition in which soils on the site will not experience accelerated or unnatural erosion, achieved by maintaining a minimum of 85% vegetative cover using an erosion control seed mix certified as not containing invasive species, or by placing and maintaining a minimum of 3 inches of non-erosive material such as stone.
19. In accordance with Env-Wt 307.03(c)(7), temporary water quality control methods shall be removed upon completion of work when compliance with Env-Wt 307.03(c)(6) is achieved.
20. In accordance with Env-Wt 307.03(f)(2), a cofferdam or other turbidity control shall be removed after work within the structure is completed, the contained water has returned to background clarity, and removal of the structure will not cause or contribute to a violation of Env-Wt 307.03(c)(6).
21. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.
22. In accordance with Env-Wt 307.03(g), the person in charge of construction equipment shall inspect, maintain, and repair such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
23. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas and in accordance with Env-Wt 307.15.
24. In accordance with Env-Wt 307.12(f), if any temporary impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after two growing seasons, the area shall be replanted or reseeded, as applicable.
25. In accordance with Env-Wt 307.12(i), wetland areas where permanent impacts are not authorized shall be restored to their pre-impact conditions and elevation by replacing the removed soil and vegetation in their pre-construction

location and elevation such that post-construction soil layering and vegetation schemes are as close as practicable to pre-construction conditions.

26. Should the County Road crossing fail during the duration of this permit, the culvert shall be removed and shall not be replaced, provided the failure occurs after completion of the Lowell Road improvements. A restoration plan shall subsequently be provided to NHDES staff for review in accordance with Env-Wt 525 and Env-Wt 806.04.

27. The permittee shall file a "Wetlands Completion of Construction Notice and Certificate of Compliance" Form with NHDES within 10 working days of completing the work authorized by the permit in accordance with Env-Wt 314.08. This report shall be signed by the permittee and include the permit number and date of issuance, the date work was completed, and photos showing resource impact areas upon completion. The form is available at <https://onlineforms.nh.gov/>.

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. This permit does not preclude the need to meet any other applicable state, federal, or municipal legal requirements.
2. The permit holder is responsible for reading, and ensuring compliance with, the applicable general conditions established in Env-Wt 307.
3. This permit does not in any way authorize the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
4. This approval does not convey any property right. The permittee is responsible for ensuring that they have the legal authority to access the subject lands and conduct the impacts described.

APPROVED:



Emma Berger
Inland Wetland Supervisor, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required)



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT
NEW ENGLAND DISTRICT OFFICE
696 VIRGINIA ROAD
CONCORD MA 01742

September 10, 2026

Regulatory File No. NAE-2026-01108
Regulatory Division

Elvis Dhima
Town of Hudson
12 School St
Hudson, NH 03051
Via email: edhima@hudsonnh.gov

Dear Elvis Dhima,

The U.S. Army Corps of Engineers (Corps) has reviewed your request to discharge dredged or fill material in waters of the U.S associated with a culverted stream crossing project to extend Belknap Road.

The proposed work is located in Second Brook and adjacent wetlands, at the intersection of Belknap Road and County Road, Hudson, New Hampshire at latitude 42.753690° and longitude -71.428430°. The proposed regulated activities associated with this project are detailed on the attached drawings titled "TOWN OF HUDSON, NEW HAMPSHIRE CONTRACT DRAWINGS FOR BELKNAP ROAD EXTENSION" on 11 sheets dated April 2026, and are described below.

Project Description

To discharge dredged or fill material within wetlands and Second Brook between Lowell Road and Birch Street in Hudson, New Hampshire to construct a 9.5-foot span by 7-foot rise by 96-foot long stream crossing for the extension of Belknap Road. The project will temporarily discharge 1,060 square feet of fill into wetlands and 1,440 (375 linear feet) square feet of fill into stream for construction access, dewatering, and erosion/sediment control. The project will discharge permanent fill into 3,610 square feet of wetlands and 313 linear feet below the ordinary high water line of the stream for roadway extension, retaining walls, wing walls, and streambed tie in.

Based on the information provided, the Corps has verified that the proposed actions are authorized under Nationwide Permit (NWP) 14, Linear Transportation Projects pursuant to authorities under Section 404 of the Clean Water Act (33 U.S.C. § 1344).

You must ensure the proposed work is performed in accordance with the enclosed applicable terms and conditions.

Special Conditions

In addition, this verification is subject to the following special conditions.

1. Prior to initiating the authorized work in waters of the United States, you shall provide verification to the U.S. Army Corps of Engineers, New England District, Regulatory Division, that compensatory mitigation for 0.08 wetland credits and 234.75 perennial stream credits from the State of New Hampshire Aquatic Resource Mitigation Fund (ARM FUND) for impacts to palustrine resource areas in the Merrimack Service Area have been purchased. The required verification shall reference this project's file number NAE-2026-01108. You shall pay the State of New Hampshire ARM FUND the above credits for impacts associated with federally regulated resources. This amount may only be valid for a period of one year from the date on the authorization letter, therefore the fee is subject to change. No discharge authorized by this permit may be conducted until the receipt of payment has been received from the New Hampshire Department of Environmental Services.

You are also required to complete and return the enclosed Compliance Certification form within 30 days of completing your project. Please email the completed documents to the representative identified in the last paragraph of this letter.

A change in location or project plans may require re-evaluation of your project. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of these permits (NWP) invalidate this authorization and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, state, Tribal, and other Federal permits that apply to this project.

Water Quality Certification (WQC)

The State of New Hampshire issued a conditioned WQC decision for NWP 14, Linear Transportation Projects (enclosed). You must comply with the conditions specified in the WQC decision for this NWP authorization to be valid.

Permit Expiration

The verification is valid until March 15, 2031, unless the NWP is modified, reissued, or revoked prior to that date. If the authorized work under the NWP has not been completed by that date and you have commenced or are under contract to commence this activity before March 15, 2031, you will have until March 15, 2032, to complete the activity under the enclosed terms and conditions of this NWP.

Contact Information

If you have any questions, please contact Richard Kristoff at 978-318-8171, or by email at richard.c.kristoff@usace.army.mil.

In order to better serve you, please complete the Customer Service Survey located at: <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,



Colin M. Greenan
Chief, New Hampshire and Vermont Section
Regulatory Division

Enclosures: Project Plans, Compliance Certification, New Hampshire Water Quality Certification, NWP 14, Linear Transportation Projects, and General/Regional Conditions

cc (w/enclosures):

Jacob Shactman, Wright-Pierce, jacob.shactman@wright-pierce.com

U.S. EPA, Region 1; R1_CWA404_REG@epa.gov

New Hampshire Department of Environmental Services (darlene.forst@des.nh.gov,
maryann.tilton@des.nh.gov, rumi.shrestha@des.nh.gov, melissa.f.rusinski@des.nh.gov)

U.S. Army Corps of Engineers (USACE) CERTIFICATION OF COMPLIANCE WITH DEPARTMENT OF THE ARMY PERMIT For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.		Form Approved - OMB No. 0710-0003 Expires 2027-10-31														
The Agency Disclosure Notice (ADN)																
The Public reporting burden for this collection of information, 0710-0003, is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.																
PURPOSE: This form is used by recipients of U.S. Army Corps of Engineer Regulatory permits to certify compliance with the permit terms and conditions. Your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.																
Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the U.S. Army Corps of Engineers, New England District, Regulatory Office. The certification can be submitted by email at <u>richard.c.kristoff</u>@usace.army.mil or by mail at the below address: U.S. Army Corps of Engineers New England District Office Street Address: 696 Virginia Road City: Concord State: Massachusetts Zip Code: 01742-2751																
COMPLETED BY THE CORPS																
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">Corps Action Number:</td> <td>NAE-2026-01108</td> </tr> <tr> <td>Permit Type: <u>General Permit</u></td> <td></td> </tr> <tr> <td>General Permit Number and Name (<i>if applicable</i>):</td> <td>14. Linear Transportation</td> </tr> <tr> <td>Name of Permittee:</td> <td>Elvis Dhima</td> </tr> <tr> <td>Project Name:</td> <td>Town of Hudson, NH / Belknap Road Extension (Hudson, NH)</td> </tr> <tr> <td>Project Location (<i>physical address</i>):</td> <td>at the intersection of Belknap Road and County Road</td> </tr> <tr> <td></td> <td>Hudson, New Hampshire</td> </tr> </table>			Corps Action Number:	NAE-2026-01108	Permit Type: <u>General Permit</u>		General Permit Number and Name (<i>if applicable</i>):	14. Linear Transportation	Name of Permittee:	Elvis Dhima	Project Name:	Town of Hudson, NH / Belknap Road Extension (Hudson, NH)	Project Location (<i>physical address</i>):	at the intersection of Belknap Road and County Road		Hudson, New Hampshire
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PERMITTEE'S CERTIFICATION																
Date Work Started: _____ Date Work Completed: _____ Enclose photographs showing the completed project (<i>if available</i>). I _____ hereby certify that the work authorized by the above referenced permit has been completed in accordance with all of the permit terms and conditions, and that any required compensatory mitigation has been completed in accordance with the permit conditions.																
Name	Date	Signature														

Disclaimer: The ARM Fund In-Lieu Fee (ILF) Payment Calculator is provided as a tool to estimate to offset project specific impacts triggering mitigation based on state law. NHDES calculates the impact amounts in combination with construction costs and interest rates. When a NH wetland instructions for satisfying state mitigation requirements.

NHDES AQUATIC RESOURCE MITIGATION FUND STREAM PAYMENT CALCULATION ***INSERT AMOUNTS IN YELLOW CELLS***		
PERENNIAL STREAMS: INSERT LINEAR FEET OF IMPACT ON BOTH BANKS AND CHANNEL	Right Bank	117.37
	Left Bank	117.37
	Channel	115.00
INTERMITTENT STREAMS: INSERT LINEAR FEET OF IMPACT ALONG THREAD OF CHANNEL	Channel	0.00
	TOTAL IMPACT	349.74
	Stream Impact Cost:	\$107,055.41
	NHDES Administrative cost:	\$21,411.08
***** TOTAL ARM FUND STREAM PAYMENT*****		
\$128,466.50		



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
Finance Department

From: Elvis Dhima, P.E., Director of Development Services

Date: September 15, 2026

RE: Merrimack River Crossing Grant Opportunity

Recommended Motion: To authorize staff to officially apply for a grant application in an amount up to \$339,000 for the regional water main project, with grant funding providing 100% reimbursement and no required local match, and to designate the Development Services Director as the Town's point of contact for the grant application and associated coordination.

Background: The Town has been advancing the design of a water infrastructure project originally intended to address Hudson's local water system needs. Through coordination with the State and regional stakeholders, it was determined that the project could be expanded to accommodate broader regional water supply needs.

The expanded scope requires additional design work associated with the larger regional water main, including revised routing, connections, permitting, and related engineering efforts. Weston & Sampson has prepared a revised scope and fee of approximately \$279,000 for this work.

The Town is seeking a 100% reimbursement grant totaling \$339,000, with no local match required. The proposed grant funding consists of:

- Approximately \$279,000 for the Weston & Sampson regional design contract;
- Up to \$30,000 for permit/application fees, additional permitting efforts, and unforeseen engineering or regulatory costs; and
- Up to \$30,000 for engineering support during the bidding phase.

The two \$30,000 allowances would be maintained separately from the Weston & Sampson contract and utilized by the Town only as needed. The Development Services Director will serve as the Town's point of contact for the grant application and associated project coordination.

RECEIVED
SEPT 16, 2026
BOS AGENDA

GRANT AGREEMENT

The State of New Hampshire and the Grantee hereby
Mutually agree as follows:
GENERAL PROVISIONS

1. Identification and Definitions.

1.1. State Agency Name NH Department of Environmental Services		1.2. State Agency Address 29 Hazen Drive, PO Box 95 Concord, NH 03301-0095	
1.3. Grantee Name Town of Hudson		1.4. Grantee Address 12 School St. Hudson NH 03051	
1.5. Grantee Phone # 603-886-6008	1.6. Account Number 03-44-44-444010-6376-073	1.7. Completion Date December 31, 2027	1.8. Grant Limitation \$339,000
1.9. Grant Officer for State Agency Joshua Whipple, Section Supervisor		1.10. State Agency Telephone Number 603-271-7377	
If Grantee is a municipality or village district: "By signing this form we certify that we have complied with any public meeting requirement for acceptance of this grant, including if applicable RSA 31:95-b."			
1.11. Grantee Signature 1		1.12. Name & Title of Grantee Signor 1 Elvis Dhima, Development Services Director	
Grantee Signature 2		Name & Title of Grantee Signor 2	
Grantee Signature 3		Name & Title of Grantee Signor 3	
1.13. State Agency Signature(s)		1.14. Name & Title of State Agency Signor(s) Robert R. Scott, Commissioner, NHDES	
1.15. Approval by Attorney General (Form, Substance and Execution) (if G & C approval required)			
By: Assistant Attorney General, On: / /			
1.16. Approval by Governor and Council (if applicable)			
By: On: / /			

2. **SCOPE OF WORK:** In exchange for grant funds provided by the State of New Hampshire, acting through the Agency identified in block 1.1 (hereinafter referred to as "the State"), the Grantee identified in block 1.3 (hereinafter referred to as "the Grantee"), shall perform that work identified and more particularly described in the scope of work attached hereto as EXHIBIT B (the scope of work being hereinafter referred to as "the Project").

3. AREA COVERED. Except as otherwise specifically provided for herein, the Grantee shall perform the Project in, and with respect to, the State of New Hampshire.
4. EFFECTIVE DATE: COMPLETION OF PROJECT.
- 4.1. This Agreement, and all obligations of the parties hereunder, shall become effective on the date on the date of approval of this Agreement by the Governor and Council of the State of New Hampshire if required (block 1.16), or upon signature by the State Agency as shown in block 1.14 ("the Effective Date").
- 4.2. Except as otherwise specifically provided herein, the Project, including all reports required by this Agreement, shall be completed in ITS entirety prior to the date in block 1.7 (hereinafter referred to as "the Completion Date").
5. GRANT AMOUNT: LIMITATION ON AMOUNT: VOUCHERS: PAYMENT.
- 5.1. The Grant Amount is identified and more particularly described in EXHIBIT C, attached hereto.
- 5.2. The manner of, and schedule of payment shall be as set forth in EXHIBIT C.
- 5.3. In accordance with the provisions set forth in EXHIBIT C, and in consideration of the satisfactory performance of the Project, as determined by the State, and as limited by subparagraph 5.5 of these general provisions, the State shall pay the Grantee the Grant Amount. The State shall withhold from the amount otherwise payable to the Grantee under this subparagraph 5.3 those sums required, or permitted, to be withheld pursuant to N.H. RSA 80:7 through 7-c.
- 5.4. The payment by the State of the Grant amount shall be the only, and the complete payment to the Grantee for all expenses, of whatever nature, incurred by the Grantee in the performance hereof, and shall be the only, and the complete, compensation to the Grantee for the Project. The State shall have no liabilities to the Grantee other than the Grant Amount.
- 5.5. Notwithstanding anything in this Agreement to the contrary, and notwithstanding unexpected circumstances, in no event shall the total of all payments authorized, or actually made, hereunder exceed the Grant limitation set forth in block 1.8 of these general provisions.
6. COMPLIANCE BY GRANTEE WITH LAWS AND REGULATIONS. In connection with the performance of the Project, the Grantee shall comply with all statutes, laws regulations, and orders of federal, state, county, or municipal authorities which shall impose any obligations or duty upon the Grantee, including the acquisition of any and all necessary permits and RSA 31-95-b.
7. RECORDS and ACCOUNTS.
- 7.1. Between the Effective Date and the date seven (7) years after the Completion Date, unless otherwise required by the grant terms or the Agency, the Grantee shall keep detailed accounts of all expenses incurred in connection with the Project, including, but not limited to, costs of administration, transportation, insurance, telephone calls, and clerical materials and services. Such accounts shall be supported by receipts, invoices, bills and other similar documents.
- 7.2. Between the Effective Date and the date seven (7) years after the Completion Date, unless otherwise required by the grant terms or the Agency pursuant to subparagraph 7.1, at any time during the Grantee's normal business hours, and as often as the State shall demand, the Grantee shall make available to the State all records pertaining to matters covered by this Agreement. The Grantee shall permit the State to audit, examine, and reproduce such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, data (as that term is hereinafter defined), and other information relating to all matters covered by this Agreement. As used in this paragraph, "Grantee" includes all persons, natural or fictional, affiliated with, controlled by, or under common ownership with, the entity identified as the Grantee in block 1.3 of these provisions
8. PERSONNEL.
- 8.1. The Grantee shall, at its own expense, provide all personnel necessary to perform the Project. The Grantee warrants that all personnel engaged in the Project shall be qualified to perform such Project, and shall be properly licensed and authorized to perform such Project under all applicable laws.
- 8.2. The Grantee shall not hire, and it shall not permit any subcontractor, subgrantee, or other person, firm or corporation with whom it is engaged in a combined effort to perform the Project, to hire any person who has a contractual relationship with the State, or who is a State officer or employee, elected or appointed.
- 8.3. The Grant Officer shall be the representative of the State hereunder. In the event of any dispute hereunder, the interpretation of this Agreement by the Grant Officer, and his/her decision on any dispute, shall be final.
9. DATA; RETENTION OF DATA; ACCESS.
- 9.1. As used in this Agreement, the word "data" shall mean all information and things developed or obtained during the performance of, or acquired or developed by reason of, this Agreement, including, but not limited to, all studies, reports, files, formulae, surveys, maps, charts, sound recordings, video recordings, pictorial reproductions, drawings, analyses, graphic representations, computer programs, computer printouts, notes, letters, memoranda, paper, and documents, all whether finished or unfinished.
- 9.2. Between the Effective Date and the Completion Date the Grantee shall grant to the State, or any person designated by it, unrestricted access to all data for examination, duplication, publication, translation, sale, disposal, or for any other purpose whatsoever.
- 9.3. No data shall be subject to copyright in the United States or any other country by anyone other than the State.
- 9.4. On and after the Effective Date all data, and any property which has been received from the State or purchased with funds provided for that purpose under this Agreement, shall be the property of the State, and shall be returned to the State upon demand or upon termination of this Agreement for any reason, whichever shall first occur.
- 9.5. The State, and anyone it shall designate, shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, all data.
10. CONDITIONAL NATURE OR AGREEMENT. Notwithstanding anything in this Agreement to the contrary, all obligations of the State hereunder, including, without limitation, the continuance of payments hereunder, are contingent upon the availability or continued appropriation of funds, and in no event shall the State be liable for any payments hereunder in excess of such available or appropriated funds. In the event of a reduction or termination of those funds, the State shall have the right to withhold payment until such funds become available, if ever, and shall have the right to terminate this Agreement immediately upon giving the Grantee notice of such termination.
11. EVENT OF DEFAULT: REMEDIES.
- 11.1. Any one or more of the following acts or omissions of the Grantee shall constitute an event of default hereunder (hereinafter referred to as "Events of Default"):
- 11.1.1 Failure to perform the Project satisfactorily or on schedule; or
- 11.1.2 Failure to submit any report required hereunder; or
- 11.1.3 Failure to maintain, or permit access to, the records required hereunder; or
- 11.1.4 Failure to perform any of the other covenants and conditions of this Agreement.
- 11.2. Upon the occurrence of any Event of Default, the State may take any one, or more, or all, of the following actions:
- 11.2.1 Give the Grantee a written notice specifying the Event of Default and requiring it to be remedied within, in the absence of a greater or lesser specification of time, thirty (30) days from the date of the notice; and if the Event of Default is not timely remedied, terminate this Agreement, effective two (2) days after giving the Grantee notice of termination; and
- 11.2.2 Give the Grantee a written notice specifying the Event of Default and suspending all payments to be made under this Agreement and ordering that the portion of the Grant Amount which would otherwise accrue to the Grantee during the period from the date of such notice until such time as the State determines that the Grantee has cured the Event of Default shall never be paid to the Grantee; and
- 11.2.3 Set off against any other obligation the State may owe to the Grantee any damages the State suffers by reason of any Event of Default; and
- 11.2.4 Treat the agreement as breached and pursue any of its remedies at law or in equity, or both.
12. TERMINATION.
- 12.1. In the event of any early termination of this Agreement for any reason other than the completion of the Project, the Grantee shall deliver to the Grant Officer, not later than fifteen (15) days after the date of termination, a report (hereinafter referred to as the "Termination Report") describing in detail all Project Work performed, and the Grant Amount earned, to and including the date of termination. In the event of Termination under paragraphs 10 or 12.4 of these general provisions, the approval of such a Termination Report by the State shall entitle the Grantee to receive that portion of the Grant amount earned to and including the date of termination.
- 12.2. In the event of Termination under paragraphs 10 or 12.4 of these general provisions, the approval of such a Termination Report by the State shall in no event relieve the Grantee from any and all liability for damages sustained or incurred by the State as a result of the Grantee's breach of its obligations hereunder.
- 12.3. Notwithstanding anything in this Agreement to the contrary, either the State or, except where notice default has been given to the Grantee hereunder, the Grantee, may terminate this Agreement without cause upon thirty (30) days written notice.
- 12.4. CONFLICT OF INTEREST. No officer, member or employee of the Grantee, and no representative, officer or employee of the State of New Hampshire or of the governing body of the locality or localities in which the Project is to be performed, who exercises any functions or responsibilities in the review or
- 13.

- approval of the undertaking or carrying out of such Project, shall participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership, or association in which he or she is directly or indirectly interested, nor shall he or she have any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.
14. GRANTEE'S RELATION TO THE STATE. In the performance of this Agreement the Grantee, its employees, and any subcontractor or subgrantee of the Grantee are in all respects independent contractors, and are neither agents nor employees of the State. Neither the Grantee nor any of its officers, employees, agents, members, subcontractors or subgrantees, shall have authority to bind the State nor are they entitled to any of the benefits, workmen's compensation or emoluments provided by the State to its employees.
15. ASSIGNMENT AND SUBCONTRACTS. The Grantee shall not assign, or otherwise transfer any interest in this Agreement without the prior written consent of the State. None of the Project Work shall be subcontracted or subgranted by the Grantee other than as set forth in Exhibit B without the prior written consent of the State.
16. INDEMNIFICATION. The Grantee shall defend, indemnify and hold harmless the State, its officers and employees, from and against any and all losses suffered by the State, its officers and employees, and any and all claims, liabilities or penalties asserted against the State, its officers and employees, by or on behalf of any person, on account of, based on, resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the Grantee or subcontractor, or subgrantee or other agent of the Grantee. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State, which immunity is hereby reserved to the State. This covenant shall survive the termination of this agreement.
17. INSURANCE.
- 17.1 The Grantee shall, at its own expense, obtain and maintain in force, or shall require any subcontractor, subgrantee or assignee performing Project work to obtain and maintain in force, both for the benefit of the State, the following insurance:
- 17.1.1 Statutory workers' compensation and employees liability insurance for all employees engaged in the performance of the Project, and
- 17.1.2 General liability insurance against all claims of bodily injuries, death or property damage, in amounts not less than \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury or death any one incident, and \$500,000 for property damage in any one incident; and
- 17.2. The policies described in subparagraph 17.1 of this paragraph shall be the standard form employed in the State of New Hampshire, issued by underwriters acceptable to the State, and authorized to do business in the State of New Hampshire. Grantee shall furnish to the State, certificates of insurance for all renewal(s) of insurance required under this Agreement no later than ten (10) days prior to the expiration date of each insurance policy.
18. WAIVER OF BREACH. No failure by the State to enforce any provisions hereof after any Event of Default shall be deemed a waiver of its rights with regard to that Event, or any subsequent Event. No express waiver of any Event of Default shall be deemed a waiver of any provisions hereof. No such failure of waiver shall be deemed a waiver of the right of the State to enforce each and all of the provisions hereof upon any further or other default on the part of the Grantee.
19. NOTICE. Any notice by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by certified mail, postage prepaid, in a United States Post Office addressed to the parties at the addresses first above given.
20. AMENDMENT. This Agreement may be amended, waived or discharged only by an instrument in writing signed by the parties hereto and only after approval of such amendment, waiver or discharge by the Governor and Council of the State of New Hampshire, if required or by the signing State Agency.
21. CONSTRUCTION OF AGREEMENT AND TERMS. This Agreement shall be construed in accordance with the law of the State of New Hampshire, and is binding upon and inures to the benefit of the parties and their respective successors and assignees. The captions and contents of the "subject" blank are used only as a matter of convenience, and are not to be considered a part of this Agreement or to be used in determining the intent of the parties hereto.
22. THIRD PARTIES. The parties hereto do not intend to benefit any third parties and this Agreement shall not be construed to confer any such benefit.
23. ENTIRE AGREEMENT. This Agreement, which may be executed in a number of counterparts, each of which shall be deemed an original, constitutes the entire agreement and understanding between the parties, and supersedes all prior agreements and understandings relating hereto.
24. SPECIAL PROVISIONS. The additional or modifying provisions set forth in Exhibit A hereto are incorporated as part of this agreement.

EXHIBIT A

SPECIAL TERMS & CONDITIONS

1. Project-related changes to the Scope of Services outlined in Exhibit B require New Hampshire Department of Environmental Services (NHDES) approval in advance and a grant amendment subject to approval by the Governor and Executive Council.
2. Work must be completed and request for reimbursement must be made by the completion date listed in Section 1.7 of the Grant Agreement.

EXHIBIT B

SCOPE OF SERVICES

The Town of Hudson (Hudson) will use this grant funding for designing and bidding a water transmission main crossing the Merrimack River and associated booster pump station sized for regional drinking water supply in South-Central New Hampshire. The work funded by this grant supplements a river crossing, sized to address only Hudson's water supply needs, currently being designed by Hudson under a separate agreement between Hudson and Saint-Gobain Performance Plastics. The design elements funded by this grant will include upsizing the proposed water main from 16-inch to 24-inch and upsizing the proposed booster pump station. Work will consist of subsurface testing and site survey, regional booster pump station design, regional water main design, and other associated eligible project costs.

This Agreement consists of the following documents: Exhibits A, B, C, and attachments, which are all incorporated herein by reference as if fully set forth herein.

EXHIBIT C

METHOD OF PAYMENT

NHDES shall pay to the Grantee the total reimbursable program costs for eligible services and related expenses in accordance with the following requirements:

Reimbursement requests for project costs shall be made no more than once per calendar month by the Grantee using the Request for Disbursement form as supplied by the NHDES, which shall be completed and signed by the Grantee. The disbursement form shall be accompanied by proper supporting documentation based upon direct costs. The Grantee will maintain adequate documentation to substantiate all project-related costs. All work shall be performed to the satisfaction of the NHDES before payment is made.

This grant is not combined with any other funding source from NHDES for completion of the scope outlined in Exhibit B. The total reimbursement shall not exceed the grant award of \$339,000. Each disbursement request will be paid using 100% grant funds up to \$339,000.

Changes to the Scope of Services require NHDES approval in advance. All work must be completed prior to the completion date in Section 1.7 of this Grant Agreement to be eligible for reimbursement.

Grantee Initials _____
Date _____