

HUDSON, NH BOARD OF SELECTMEN WORKSHOP  
Minutes of the April 3, 2018 Meeting

1. CALL TO ORDER - by Chairman Coutu the workshop meeting of April 3, 2018 at 7:03 p.m. at the Hills Memorial Library.
2. PLEDGE OF ALLEGIANCE - led by Selectman Morin.

Chairman Coutu indicated this is unfamiliar territory for us except that I was here yesterday evening. I think these microphones are stabilized. If you are going to address a question, any member of the Board of Selectmen is going to address a question to any of the speakers, please try to get your microphone pulled towards you as best you can.

Good evening ladies and gentlemen. Chairman Coutu stated we're here this evening for a workshop. We had not planned to have a meeting this evening but we are going to allow public input.

3. ATTENDANCE

Board of Selectmen: Roger Coutu, David Morin, Marilyn McGrath, Angela Routsis, Normand Martin

Staff/Others: Steve Malizia, Town Administrator; Donna Graham, Executive Assistant; Ted Trost, Len Lathrop

Chairman Coutu noted we have a sign in sheet which Donna was kind enough to put out. This lists several names of people who wish to speak. If anyone else wishes to speak, we kept an additional sign-up sheet up at the table. You're welcome to sign it. Let's get into what we're going to do. We're going to allow people to come up and speak. We're going to listen to what you have to say. No decision will be made this evening. We'll probably take up the matter at the next regular Board of Selectmen's meeting which will be next Tuesday unless an inquisition, or an inquiry is made as to something that we're not familiar with and we may need to have legal counsel, we may do that and in that case if it postpones the decision making process, then we'll move it out. Right now we are tentatively scheduled to take this matter up on the Board of Selectmen's agenda next Tuesday evening.

Chairman Coutu stated the Town of Hudson, New Hampshire, Public Input at Board of Selectmen's Meetings. It's more like rules and regulations but it's just our operating procedure so that there's no confusion as to what the rules are.

"The primary purpose of the Board of Selectmen's meetings is to conduct the business of the Town. The Board encourages residents to attend Board meetings so that they may become acquainted with the operation and programs of the Town. All official meetings of the Board shall be open to the press and the public.

Public participation in the Board's regular meetings is a privilege that Board has adopted in order to assure that persons who wish to appear before the Board and either discuss agenda items or bring new matters to its attention may be heard. At the same time, in order to assure that it may conduct its meetings properly and efficiently, the Board adopts as policy the following procedures and rules pertaining to public participation at Board meetings:

1. At regularly scheduled Board meetings, the agenda will reflect the time during the meeting that allows for public input subject to these procedures. Speakers will be allotted five (5) minutes per person unless extended by approval of the Board.
2. If there are more than three (3) speakers on the same topic that may be lengthy, the Board may ask that the subject matter be placed on the Board's agenda for a future meeting."

Chairman Coutu noted we've made an exception here this evening to allow as many of you who want to speak the opportunity to speak.

"If applicable, said speakers shall provide materials relative to the subject at hand and shall deliver them to the Board of Selectmen's office by noon the Thursday prior to the Selectmen's meeting."

Chairman Coutu thought we got a lot of information this past week in the Hudson/Litchfield News. Your Letters to the Editor and your Thumbs Up/Thumbs Down comments were - I certainly read them all with interest.

“3. Complaints regarding individual employees, other individuals and/or”...this has nothing to do with us.

“4. When addressing the Board, all speakers are to conduct themselves in a civil manner. Profanity and/or obscene, slanderous, defamatory, argumentative, disruptive, disorderly or violent statements will be considered out of order and will not be tolerated. The Board Chair may terminate the speaker’s privilege to address the Board if the speaker does not follow these rules of order.

5. If a speaker does not follow these rules after being warned to do so by the Board Chair, they may be removed from the meeting. Persistent violations of these rules may result in loss of the privilege to address the Board.” Chairman Coutu didn’t anticipate that that’s going to happen here this evening.

“6. Public input will be allowed only for items that the Board of Selectmen have control over. It is preferred that individuals who wish to address the Board sign up in advance for public input with the Executive Assistant to the Board of Selectmen. When signing up for public input in advance, the individual shall summarize the topic of subject matter that the person wants to discuss with the Board or bring to the attention of the Board.

**Purpose:** The purpose of this policy is to provide the Board with an opportunity to receive directly from citizens any information, concerns, desires, or hopes you may have for the community, while keeping the discussions civil and orderly and protecting the rights of others.

**Procedure:**

1. Person wishing to speak during public input must state their name(s), and address and state the issue(s) they wish to be heard on.” Chairman Coutu noted I will call off the names in the order that I have them on the sheet. If you feel you do not want to speak, just let me know and we’ll just cross it out and go to the next person.
2. Persons should try to speak directly to the issue, as briefly - and fully - as possible.
3. Persons should try to be specific about what they want acted upon - if that is the case - by the Board.

**Ground Rules:**

1. The Chairman of the Board conducts the public input.
2. The Chairman indicates how much time will be allowed for public.
3. The Chairman will call on those wishing to be heard.
4. No discussion on individual personalities (good or bad) is permissible in public session.
5. The Board will make no decisions during Public Input nor will we make any decision this evening.
6. Any person whose conduct is in violation of the rules set forth above will be ordered to cease and desist such behavior. Should their behavior continue after due warning, they will be removed from the meeting room.”

Chairman Coutu noted that’s the formal aspect of the decorum we’re going to try to maintain this evening. A little bit of history for the people at home and maybe for some of you as well. It concerns the property at 70 Rangers Drive. I believe there’s a sign on the property that indicates that this is some sort of a farm reserve or something. I don’t know by whose permission. That sign was placed on our property. That property belongs to the Town of Hudson and signs that are being placed on town property unless

otherwise directed by the Board of Selectmen. I don't believe can be attached to our property. You wouldn't want me going to your property and putting up a sign saying we're changing rubbish removal day until next Wednesday. You wouldn't want it on your property and I thought that was somewhat, in my opinion, disrespectful to just place a sign on property that is not owned by the individual or individuals who placed that sign there. The property we're speaking of is a 29.15 acre parcel. It was acquired by tax deed in 1993. The property is not conservation land. It was never voted to be conservation land. It was never brought forth to the Board of Selectmen to approve it as conservation land. Any inference that it is conservation land is incorrect. I researched it. I got my answers today. My wife and I were on the road and I got a phone call. So per our Town Code Chapter 104, the Board of Selectmen have the authority to sell tax deeded property by either sealed bid, public auction, or through a licensed real estate professional. The property had an approved site plan for 70 condo units. That plan was Phase 3 of the Villages of Barrett Hill and was approved in 1986. The property is mostly zoned G1 which requires a two acre minimum lot for a single-family or duplex home. The Board of Selectmen are placing a restrictive covenant on the property limiting development to 10 single-family homes or duplexes.

Chairman Coutu stated in essence what we had done - and what go everybody I guess interested in wanting to meet with us - is that we had decided that as we have done with several tax deeded properties, we put them up for sale and in the past we have been using the monies that have been acquired for the sale of properties that we've taken by tax deed. We've been using it for helping to reduce the tax rate. We built a new park in town and we've done several other things. We put money into IT for new equipment for radios and the like for the Hudson Fire and Police Departments. We put the money to good use. It was our intent that we were going to continue the process of selling tax deeded land to raise revenues which we would use for the purpose of reducing your tax rate or other items that we felt were of necessity to the town without having to raise additional taxes to fund them.

Chairman Coutu said then this came up. Your neighborhood has spoken up. You let us know you want to be heard. We respect that. I have the utmost of respect for people who are willing to come forward and speak to their government about an issue that concerns them. You might not like the final adjudication of this matter, however I'm sure and I can speak for all the members of the Board of Selectmen that we're going to listen to you intently. I will say this. I did say this initially and this will be my last comment. It really bothered me. It's a short little thing. It's bothered me all weekend long and I debated today back and forth do I say anything or don't I. I'm going to say something. It does you no good. It does no one any good when matters of importance to you and to us or any matter whether it's a family issue, a personal issue, a work related issue to become insulted. Once you start insulting, you start losing the battle. For someone to put in the paper "throw the bums out" - that's the five of us who govern your body doesn't set well with me especially when the person who wrote it is only promoting their own campaign. I take exception to being called "a bum". We don't get paid a ton of money. Yes we get paid. We get paid \$8 a day. That's our pay. If you think it's an easy job, come and answer my phone, come and read my e-mails, come answer them, go take the trips that we all take. We have to be in Concord tomorrow. Most of us have meetings scheduled for tomorrow night. I was at the School Committee meeting last week. Some members of the Board of Selectmen meet in committees or commissions three times a week. We never complain. It's our job. We're not bums and I take exception to being called "a bum". With that, the first person I will call is Brett Gagnon.

#### 4. PUBLIC INPUT

Brett Gagnon - 123 Wason Road. Ladies and gentleman of the Board, I want to first thank you for your time and your added effort in accommodating this crowd. It's been about a year now since I last stood in front of your proposing my commitment to make this town a better place for the production of open space and the natural environment. With that said, I came tonight simply as a member of the community and as a concerned resident. Let it be known that I live nowhere near the parcel being discussed tonight but I feel strongly about the issue but I am proud to stand here and support the passionate caring and neighborly residence who sit behind me. In a world where it's easy to write a digital review, the people behind me have gone above and beyond. They have taken the time out of their busy schedules to not only be seen but also be heard. Please take a moment to really appreciate the size of the crowd and what the issue means to them tonight. You may think to yourself that this is only a small sample the residents of town. You may think that this group only cares because it's in their backyard.

On the contrary, Mr. Gagnon said in 2006 the Hudson Master Plan clearly states “overall close to 90 percent of the surveyed residents replied that Hudson does not have enough open space and 60 percent were willing to spend tax dollars on acquiring new land. Aquifers, drinking water, ponds, streams, quality of life were ranked the highest and the most important for protection of land. You may also think that the residents don’t know how much space Hudson truly has. Maybe they just want more without realizing what already is present. Again, it’s not the case. The following statistics are from surrounding towns. Hudson currently has about 5 percent conservation land - now this is from 2012 so it is slightly changed. Nashua - a city - has 6 percent conservation land. In comparison, Litchfield has 12. The regional average is about 10. So we’re half of that. Based on the 2012 open space report along with the NRPC on-line maps, this approximately 30 acre parcel located at 70 Rangers Drive was once designated as conservation land. Now there may be some misunderstanding with that designation due to the fact that the conservation easement was not placed on the current deed for this property. Albeit if this property were to be sold for development, it would still negatively affect Hudson’s already disgracefully low conservation land percentage as mentioned previously. Furthermore, the sale of this beautiful parcel would be in direct opposition of what the current conservation is trying to accomplish.

Brett Gagnon said within the environmental section of the 2006 Master Plan for New Hampshire it states and quotes “many of these parcels currently have no permanent means of protection. Research in the Assessing Department indicated that many of the town owned parcels in Hudson do not have deed restrictions for permanent protection as conservation land. The preservation of these parcels is of tremendous importance to the protection of watersheds, farms, forests, wildlife habitats, green ways, trails, and scenic vistas in town. It is recommended that the town take appropriate action to ensure that these parcels are permanently protected from future development of any adverse activities on the parcel. There was considerable time, effort, and money spent to create the Master Plan and Open Space Plan for Hudson. What actions have you taken to follow these valuable recommendations? I understand that both town officials and some residents may have concerns about the financial status of this town and how we should proceed in the future with regards to selling town land. Let it be known that there are other ways to reach prosperity other than monetary riches. “The trust for the public land conducted an economic analysis of the return on New Hampshire’s investment in land conservation through a variety of State programs that funded land acquisition state-wide and found that \$1 invested in land conservation returned \$11 in natural goods and services in the State of New Hampshire.”

Without getting into the raw financial details, Brett Gagnon said the basic understanding of why conservation is so vital to this town’s future can be understood in the following “New Hampshire’s Return on investment and land conservation from 2014”. Land conservation also saves New Hampshire communities money through avoided costs on expensive infrastructure and other municipal services required by residential property owners such as schools, police, and fire protection. Studies of 11 New Hampshire communities compiled by the American Farmland Trusts found that open spaces and working farms and forests require on average \$.56 for every dollar paid in taxes while residential land required an average of \$1.12 for every dollar paid in taxes for these same services. New Hampshire communities recognize the importance of balancing growth and conservation in a way that maintains fiscal health.

In closing, Mr. Gagnon personally beg you to reconsider not only your previous decision selling this property but also how you look at conservation land as a whole in this town. I promised you once before I would do everything I could to maintain open space in Hudson and I will continue to promise you to come forward every time I get that opportunity again. I want to thank you for your time in this matter and hope the presentations tonight help you see what the residents of this town truly want. Thank you for your time.

For the record, Chairman Coutu stated the Conservation Commission - I’ve been on the Board of Selectmen. I’m in my 10<sup>th</sup> year. The Conservation Commission has only come before us I believe once for the possibility of acquiring over 100 acre parcel and we had no interest in that particular parcel because it was going to be very expensive and with a lot of conditions. Other than that, the Conservation Commission to my knowledge in the past 10 years has never approached us to preserve any land in this land but they do an outstanding job in maintaining that land which is under their guidance and we’ve given them directive that we expected that they would maintain the parcels properly and they do an outstanding job.

Gail Boutin - 11 Daniel Webster Drive. Thank you for listening to me tonight. My husband and I walk our dog every day up in the woods. We have seen 3 young deer in the past month and about 2 months ago

we spotted 2 fairly large deer in the area. Every day we see new tracks in the snow or in the mud that prove their activity up there. We spot owls, fox, possum, porcupine, fisher cats but what we also see up there are kids. They sled, they bike, they walk, just being kids up there enjoying the wilderness. Heck we even caught a couple of kids up there necking one time. I guess my question and I think a lot of people here wonder once you run out of this land that you're selling off for money, what are you going to do them? We don't have much open space as you heard Brett say. Five percent and decreasing. What are we going to do about that? I'm older but there's younger families out here that have bought their homes because they like the open space and that's what they bought their homes for is to enjoy the open space. I've heard younger couples say that when their kids get out of school because the school system is good that they do intend on moving because it's not the town that they originally had first moved to. I just hope that you guys consider what we all have to say. Thank you for your time.

Chairman Coutu asked to hold your applause please because we have quite a few speakers. If at any time any member of the Board of Selectmen have a question as a result of something that's brought up and you want to further have it clarified, please let me know and I'll make sure you're given that opportunity.

Ted Trost - Rangers Drive. Good evening. Although I am an abutter to this property, my concerns are for the impact on the town at large as well as the impact on my own life. I acknowledge that this wasn't an overnight decision made by the Selectmen and that the recent RFP was the latest step in a month's long process that involved careful consideration of many options in several of the properties. I also acknowledge that the sale of this land would make funds available for important projects in town or for keeping the tax rate low. While all those facts are true, the selling of this property is a short-term solution that doesn't correctly address the long-term implications once this property is developed in my opinion. I'm sure you know from speaking with residents, reading the newspaper, and from reading social media that two major concerns in Hudson are taxes and traffic. Selling this property will result in higher taxes, and increased traffic, and unhappy citizens.

Regarding taxes in New Hampshire towns like Hudson, Mr. Trost said residents on average cost towns more in services than they pay in taxes. That's from the Hudson open space report that was quoted earlier by another speaker. Therefore, the sale of town land destined for residential development like this one will actually cost taxpayers money. The other issue of course is traffic. Every residence in town will inevitably cause more vehicles to be on our roads which will add to the frustration you're already hearing from people in town. Also open space will preserve Hudson's unique character and natural resources. There's already some established trails just from people using it from day to day and at least one active deer herd and foxes. I understand that controlling growth and development is very challenging and that the town is limited in the way that it can preserve open space. This property is already owned by the town which puts us in a fantastic position to determine what happens there and what does not happen there. This is an opportunity to preserve open space that does not come along often. Many people including town employees and elected officials have tried to convince me that because of the work already done to advance the potential sales so far, that the sale of this property is a done deal and won't be stopped. I know that if I and others who think as I do are able to convince you to see the facts the way that I do that it is not too late to stop the clock and to protect open space in Hudson and reduce the tax impact of residential development. Please take the actions needed to protect 70 Rangers Drive from development beginning with ceasing all of the actions related to the sale of the property. Thank you.

Chairman Coutu told Mr. Trost I can assure you that no one in the Town of Hudson either an employee or a resident of the Town of Hudson have approached me and asked me how I was going to vote on this matter. They have no idea how I'm going to vote on the matter. I've had a lot of discussion privately and publicly about this property since you people raised the issue. I've had conversations privately with the Town Administrator to get as much information as I possibly could about the property and it is not a done deal. If somebody told you it was a done deal, then they're reading the minds of these five Selectmen and even I can't read their minds and I work with them. I don't know how any of us are going to vote individually or how it's going to end up collectively. I'm not saying that you're misrepresenting what you heard. You heard what you heard. Just because we decided to look at tax deeded properties and we found on we thought would be readily available for sale and we could acquire considerable amount of money for, we decided like we have decided in the past to put it on the open market. Then you raised your concerns and we put a halt to the process until we've had an opportunity to speak to you. It is not a done deal. The end result may be something that you might not like and it might be something that you will like. In making the

decision, we're going to weigh what is in the best interests of the community as a whole. I listened very intently when someone like you comes forward and makes mention about statistical data and the impact on the cost of losing the land and the advantages of maintaining the land as conservation land. We have to weigh all of that but it's not about Rangers. It's about Hudson. In the end, that's how we're going to make our decision I'm sure because we're going to have extensive discussion I'm sure about it. We may even be bringing in other professional speakers to give us guidance and advice and we may want to start researching some of the statistics. I appreciate your coming forward. Thank you Sir.

Ana Banks - 15 Rangers Drive. I'm Charlene Hanks. I live at 15 Rangers Drive. I'm just holding the poster for her. Ana Banks started off by saying thank you for giving us all the time for this meeting. You took time out of your personal life to be here and we appreciate that. My name is Ana. I've lived in Hudson almost all my life - close to 32 years now. I moved to other towns but have always come back. Hudson is and will always be my home. We moved to Rangers back in 2000. We picked the neighborhood for a few reasons. One is low traffic, second is the welcoming feeling we received from the neighbors, and third is the amazing open space we had around us. My first memory of this home is the wildlife. The deer that came into the yard, wild turkeys, fisher cats, hawks, turkey vultures, frogs, snakes, and so many more. I have frequent walks through the trails with my family and my dogs and my friends and so do many others here with us tonight. I found the trails on the parcel 70 Rangers Drive around my sophomore year in high school. It was then my favorite spot for years to come. The smell and sounds of the woods are extremely relaxing. It almost takes all your worries away.

Ms. Banks stated a recent study at Stanford found that qualifying evidence that walking in nature could lead to lower risks of mental health. Found that people who walked for 90 minutes in a natural area as opposed to participates who walked in a high traffic urban setting showed decreased activity in a region of the brain associated with the key factor in depression. If we develop on this land I'm afraid we will push all of our wildlife to another area or worse even death. The loss of the habitat and direct impacts on wildlife that arise when humans develop land are crucial issues that affect individual wildlife and as well as entire populations. There are 12 animals on NH Fish and Game report that are special concern in New Hampshire. There are 14 animals that are State threatened in New Hampshire. There are 32 that are listed as species in greatest need of conservation land and an alarming 27 are endangered. I am concerned about how many of these animals live on this parcel and what irreversible impact it will have by developing it. My children enjoy watching the hawk float above our trees, the snakes that slither through our gardens, the squirrels and rabbits we find on our walks. The cute little exciting screech that comes out of their mouths when they see a frog or a beetle is absolutely amazing. I want my children and future grandchildren to be able to take these walks to live in Hudson like my grandparents, my parents, and myself. If we keep developing, there would be no reason to stay. For those reasons, I ask you to stop plans to sell and develop on 70 Rangers Drive parcel. Again thank you for allowing us all to speak tonight.

Mike Drouin - 6 Coll Street. I'm a lifelong resident, a business owner. I run a little goat farm. I do not live near this property but I'm here to take a stand with these people because this is my town. I've grown up here. My parents grew up here and my grandparents moved here from Quebec. When are we going to say enough is enough of these developments, giving away of large parcels of land. There's not a lot of large pieces of land in Hudson anymore. It's all broken up and once you give it away, it's gone. What's the plan? I'm here to take a stand against that. Even if the decision is not favorable to us, don't expect us to go away. Thank you.

John Parkhurst - 21 Roy Drive. I want to first off thank the Board, my friends, and neighbors for the opportunity to discuss the land - sale of 70 Rangers Drive. We are all gathered here to protect the future of Hudson and promote the town's success. This is not an attack on the great efforts you have all made to secure funds for potential projects around town. As a superintendent of a municipal wastewater treatment facility, I have my concerns. From my experience and what I've seen in town, we are running short on sewer capacity. As we build and sewer more and more, we take what little capacity we have left. We have 69,500 gallons left for our allowance that we send over to the Nashua Wastewater Treatment Facility. After speaking with the Superintendent at the Nashua wastewater plant today, they have no plan on increasing their capacity to allow us more capacity that we could send over from Hudson. Every house is given a certain amount of an allowance or kind of a noted amount and if we build on Rangers, this consumes a significant portion of that betterment that we have left.

You might ask why would we want to conserve our capacity. Mr. Parkhurst stated if a great opportunity to have a large industry that comes in and boosts tax dollars for our town and requires water and sewer capacity, we would have to pass due to the sewer capacity restrictions. Also this could force us to build a wastewater plant. What was interesting I did an RFP recently sent out to engineering firms for a 2 million gallon a day wastewater plant to be built here in Hudson. I'm assuming its fact finding but it was interesting. This would be a huge financial burden to the ratepayers. I will advise you it is extremely challenging to staff, it will put excessive electrical demands on our grid, the odor control and complaints are no easy task to deal with, sludge disposal methods and costs are extremely difficult and expensive, town water demands can create low pressure issues, permitting, maintenance, capital improvements, and the overall liability to the town to not have any environmental impacts on our receiving waters are not only required but can drastically impact the town's image. Any time you have a catastrophic incident at a water or wastewater treatment plant impacting the environment or its users, you will be held responsible from the town leadership to the plant operators by having what they call a NPDES permit or a National Pollutant Discharge Elimination System permit - we like to call it a NPDES for that reason - you have invited the EPA and the NHDES into your town to regulate it which by doing that this permit allows them to change the rules as they go. Every five years you renew this permit. If they change the requirements, you might have to build onto your facility to make that permit requirement regardless of the cost.

On a more personal note, Mr. Parkhurst said I'm an outdoorsman with a passion for hunting and fishing. I'm a member of the Hudson Fish and Game Club. I own and operate my own charter fishing business. I've helped out with hunter's education and I love to share my knowledge on hunting and fishing with others. I take great responsibility in efforts needed to conserve and manage our fisheries and wildlife. We have a successful deer herd, multiple turkey flocks, migratory birds, and other species that live in these woods. The displacement of these animals create a larger demand on the resources and the surrounding woods. We could also put additional pressure on our roadways creating an increase of traffic incidents and creating additional animal control needs. It is my goal to encourage my daughter to enjoy the wildlife however she sees fit but more true to be a guardian of the land and the waterways. I have seen far too much land in Hudson I used to hunt and explore become a development and it needs to slow way down.

John Parkhurst indicated the Rangers Drive property gives me access to start this effort with my daughter and others. We need to stop and enjoy these open spaces more, get our kids disconnecting from technology, take a bike ride through the trails, build forts, get dirty, and have a childhood not living in front of our computer screens. I'm asking you now please do not sell this property and be the leaders that preserve this irreplaceable open land for our town's future. Thank you very much.

Debbie Putnam - 59 Rangers Drive. Thank you again for holding this special workshop. My husband and I moved here in 1986. We were the first family in our home and we and others who moved in along Rangers and Roy Drive that year and I think there were roughly two more years of building after that. We were advised that the detention area along Rangers Drive was reported designed to slow storm water runoff, i.e. help the drainage of water off the mountain in a controlled manner. Due to the poor design of this detention area, it ended up creating a situation where significant rainfalls affected certain basements to the point where we flooded and yet our homes were approved for occupancy with the French drain systems and the pumps but they were not up to the task that that poorly designed detention area created. The detention area does not work as intended as it does not properly and safely slow the drainage of water off the mountain. Due to the issues we and others continue to experience, I'm concerned that blasting that might be necessary to build any additional homes on the top of that mountain will further aggravate the drainage issues. I do appreciate the fact that Mr. Coutu has noted that perhaps more professionals will be consulted should you choose to move forward with the sale of this land. I would respectfully ask you to pull in a professional hydrology approved by the State of New Hampshire or a geologist that is very knowledgeable of course regarding the stratification of the land and how water travels in the land in New Hampshire especially up in a mountain. I've got ledge all around my house. They had to blast like crazy just to put my house in place. It was set to low, yadda yadda.

Ms. Putnam indicated I'm going to switch to more of a passionate voice. The official NH State slogan from the Department of Resources and Economic Development says "You're going to love it here". Back in spring of '86 when a real estate agent drove us into this area, we came over from Salem which is right close to Lawrence, MA, which we refer to - I'm digressing here I know - as the war zone. We specifically

wanted to move to a town that Hudson was and I hope will continue to be. I want to quote now from the Land Trust Alliance. "The land gives us life. We need the land for good health, places to play and explore, to exercise, to let go of stress. We need the land for vibrant communities, gardens, parks, and trails that draw people where neighbors can get together. We need the beauty of the land to inspire us." I believe it is clear that the residents here tonight all view the land as a precious resource. We're asking the town to not sell the land - a precious resource - but instead to protect it for generations to come. Thank you.

Jennifer Parkhurst - 21 Roy Drive. Good evening. I'm very thankful for you all taking time tonight to give us this opportunity. I'm here because I oppose the current thought to sell this land. I would like that to be halted. That's my goal. You've obviously heard a lot of voices tonight. A lot of different topics. I'm going to try not be redundant in what they've said. Ultimately I am here. I am a young mother who is concerned about quality of life in this town and the decisions that we need to start making today in order to preserve this open space and keep people wanting to come to our town and not just that want to stay in our town.

Ms. Parkhurst noted I'm going to kind of give you some information that I found that was very helpful. According to an economic analysis that Brett talked about. He talked about that 1 in 11 ratio that he mentioned to you. What I'll kind of go on to talk about in terms of economic benefits is maintaining scenic beauty and clean air not only improves quality of life for its residents but it attracts and maintains new business. It improves quality of life for higher paying better quality jobs to want to come to our community. Employers are increasingly seeking communities that have these components of good, quality of life to set up shop. You can look at Amazon if you want an example but imagine local to us. UNH also conducted a study that found that environmental quality of life issues mattered to NH residents. The most important being clean water, the scenic values of forest and farm, and outdoor recreation. How do you attract those young people? Well 94 percent of college students and recent graduates in NH cited quality of life is the reason they plan to stay in NH. That's how you get the young people.

What kind of town do we want to be? Jennifer Parkhurst asked is our vision to be a comp. of Nashua? As it was stated earlier tonight, we have less protected open space than Nashua. That's the figure we are comping to right now. Do we want to have comparisons to Litchfield and Hollis and do we want to be known to young people as another Litchfield/Hollis kind of town? If quality of life matters to our residents and according to our master plan, it does. We have to be willing to make these strategic decisions right now to start going in that direction and Rangers Drive is a good place to start. I can identify with this as I said at least I still think I'm of the younger generation holding on to that category. I also want you to know I am an avid lover of the outdoors. I can't tell you how much time I've spent between Musquash, Robinson, Benson's, and I know to varying degrees many of you have been involved in supporting those measures. I don't want to ignore that. What you may not know is 70 Rangers Drive is a gem! It's not just a developable piece of land. Now that I found it, I hardly go anywhere else in town because I'm like this is awesome. It's right here. I have a little 2 year old girl and she knows the trails on Rangers Drive that parcel so well that I don't even have to tell her now which turn we're going to take on what trail. She points out the rocks, the trees that she loves, and it breaks my heart that I don't work hard enough to convince you how important this gem is. I have to look her in the face. To you point Mr. Coutu, you're right we have not been strong enough residents to push these issues. I can come up with a list of excuses and nobody wants to hear them. We're here now and we would like to continue to be part of these future decisions and be a strong compelling voice that supports you to make these tough calls.

In closing, Ms. Parkhurst stated I'm getting to know people more in town. I know doubt that you love this town probably more than I do. You've been here longer and you know what it takes to manage this town. I certainly know you're under appreciated and I don't think that most of the people in this room would ever allude to you guys in a derogatory terms because we know that the job you do is under paid and underappreciated. I'm not angry at you but I am here to appeal to your desire to make this town that quaint little place that we all want it to be. Everyone in this room understands the work that you've already put in and the good news is it's not too late to back out. Once the land is sold, it's gone. We won't have the opportunity to do this over when we reflect on this 20 years from now. Money for land will help us get that quick revenue fund the projects that I know a lot of us want to happen but it's a short sighted goal with long, long term consequences. Thank you for patiently listening to all of us tonight. I really hope that you make the right decision here the one that I from the bottom of my heart believe. Thank you.

Chairman Coutu reminded everyone no decision will be made this evening.

Grace Kennedy - 30 Glen Drive. I have a lot of questions. One thing is is there a map or a series of maps that show all the town held land? Chairman Coutu stated everything that we own is mapped. Ms. Kennedy asked is it all in one place - there's not a map that shows...Chairman Coutu stated the Engineering Dept. would have it. Selectman McGrath didn't know that they have it. They may be able to develop one. Grace Kennedy said from what I understood they do not have one because I tried to get one in the past and I was not able to do that. I've worked in another city where we work with a large developer to keep a very large parcel of land as open space. What we found out is it was quite a large city. It's like the 10<sup>th</sup> largest city in the United States. I had to hunt through tons of information to find out what all land the city owned because it wasn't consolidated anywhere what it was. That allowed the developer to look at would it be more advantageous to them to develop on some smaller parcels as opposed to this quite large parcel that abutted our river. They went for it. I've been to that city in the last year and that parcel which is like 6 miles long and 2 miles wide still exists as a park today.

Ms. Kennedy asked is there an environmental impact report on this project. Is it that big of a thing? Chairman Coutu noted it was tax deeded. Ms. Kennedy indicate when you develop land sometimes you're required to make an environmental impact. Selectman McGrath said when that project was first developed, there may have been environmental impact statements done because it was going to be a large development. This would be the second or third phase and it would have included 70 units. If you research back to 1986 when the plan was first developed and presented to the Planning Board, there may be information concerning environmental impacts. Grace Kennedy indicated there may be other parcels that are privately owned in the town that would meet the proposed development too. My question is it's not answerable here but the development company did they look at private parcels before they wanted to contract...Chairman Coutu said we haven't sold the property. There's no development company.

Ms. Kennedy said there are services that the town would be responsible for if this project went forward. Chairman Coutu said every single one that you're entitled to. Grace indicated streets, water, sewer, electricity, etc. Chairman Coutu said if there's water and sewer there and they're willing to pay to attach to it, yes. Ms. Kennedy stated I had a betterment fee that I've been paying for 10 years that is more than \$500 for 10 years. I have two more years to pay on my betterment fee. Chairman Coutu stated electricity is not something we would be responsible for. That's individual ownership on electricity and utilities. Ms. Kennedy meant when you put in electricity, I'm not talking about the electricity that goes to your house. I'm talking about putting in poles to transfer. Chairman Coutu said that would be the power company. We don't pay to do that. Ms. Kennedy noted different places do different things. Some of them that is all held by whoever is developing the land has to put in once it's a bigger development. They have to put in a school. Some of them have to put in lighting. Some of them have to put in street signs. Every municipal in every State has different things...Chairman Coutu said most development now in our town the newer ones especially have been putting the wires underground at their expense. They've been attaching to water and sewer at their expense. They've been putting in the roads and sidewalks where it would be necessary to have sidewalks at their expense. We don't pay for any of those things.

Grace Kennedy asked leasing would that be an option. I've been at some cities where they sold the land and ten years later they wished they had not sold the land because now the land is so valuable that they would have done better had they leased it. It was phenomenal the difference in how much money they would have made over time leasing the land as opposed to outright selling it. Chairman Coutu indicated land use is flexible. Its high one year. Its low the next. When I first came into this town, it was \$180,000 to buy a buildable lot. Now it's about \$120,000. It rises and falls with the market and what the market will bear. Ms. Kennedy stated and over time things do change because I know that in the city - I'm not going to tell you what city it is that I worked with but a house that was built in 1950 on a lot that was 100 x 50 in 1070 that house sold for \$80,000. It is now worth half a million dollars. It looks worse now. This is all over as we know with the financial crisis in 2008. Housing is very flexible. It's very much on the rise and it's out of the reach of many people. If you have a two acre minimal lot for a house, those houses the medium income of the United States is about \$51,000. Anybody buying a lot and building a house on this particular parcel would not be at your medium income. That's just known.

When they build this, Grace Kennedy asked are they required to keep so much in open space. In other municipalities that I've worked with open space was even considered parking lots, tennis courts, and pools and why they did that was because they go to have more buildable units if they left more into open space. The general public's idea of open space is something green. Their idea was open space meant a lot - parking lot, pools, tennis courts, anything that was not a livable resident was considered open space. I'll

leave you there with a lot of my questions. Some of them might be yours. Some might be different. I think you for your time and chance to speak on this matter.

Gary Gasdia - 4 Maccann Road. First of all thank all of you for coming here and doing this. This is great. For everybody in the audience that lives in the neighborhood, great show. I don't live anywhere near Rangers Road. I'll be the first to admit. I didn't even know Rangers Road existed until I listened to this. I think I come from a little bit of a different perspective. All of these stories they're nice to hear and they're heart wrenching about the deer and all that but I think Mr. Coutu you said it best. You need to make a decision for the Town of Hudson. I think what you said a minute ago is really the key to it all. When you moved here a long time ago, land was \$180,000. Now it's about \$120,000. We're going in the wrong direction. The reason we're going in the wrong direction is because we're struggling to keep up with the services that we have for the people that are here. I know people here are talking about water and sewer. I don't have water and sewer at my house. It didn't make that far. I guess it didn't make it to that part of Hudson. I'm not complaining about that. It's great I have a two acre lot. I have a nice home and everything but we don't have all of the necessary things that we have.

As a result if you actually look, Mr. Gasdia said I know we get sticker shock when we see the price of our homes and it sounds like a lot of money but the reality is we're not going to up property value wise as much as the town's around us because our services aren't there. If we go back to econ101, supply and demand, if we add more supply and add more homes, then the price will go down and the value of our homes will go down and that will affect all of us negatively because it's really about building wealth for all us that are currently here. Normally I love the idea of selling land and if you're a private homeowner and you can sell at the top, that's great. I appreciate that. As a town, we have an opportunity to save some and short term it will get us some nice money and it will help us with IT or whatever it will get us. Over the long term when we sell this piece of land, and the next piece of land, and the piece of land after that, we're adding to the supply of homes. As we add to the supply of homes, then you know what they're not going to pay as much money for my home when I decide to someday retire because they can buy the new house that's right down the street. So all of these folks on Rangers Road, they're going to lose their conservation land and my heart goes out to them for that. More importantly when they go to sell their house, there's going to be a brand new one right down the street and who do you think is going to get more money?

Gary Gasdia thought one of the things that we've done in this town is we're looked at you guys, and we've looked at the School Board, and we've looked at everybody and said your job is to keep our tax rate down. I just have a different opinion. I think your job is to help increase the wealth of the people that are in the town. The best way to do that is to increase property values. One way that we can do that is by holding down supply. When you do you decision and I'll respect whatever decision you make like I said, I'm never going to walk in the Rangers Road whatever it ends up being. I just hope that you look at it as a whole and really weigh out the little bit of tax relief that we may get today - couple cents on the thousand - versus long term and the bigger picture of continually selling the land. If we're selling the land, then let's make sure there's a long-term benefit to all of Hudson and not just a short term gain. Again adding supply of more homes, duplexes, things like that is going to add to not only the cost but it's going to add to the amount of homes available in town. It's going to hold all of our home values down. That's all. Again thank you very much for coming.

Tracy Stevens - 42 Adam Drive. Thank you for letting me speak. For those of you who don't know, 42 Adam Drive is absolutely nowhere near Rangers Road. I'm up towards the Litchfield end of town. I just think it's incumbent upon the town to try to keep space mostly because private owners are going to sell it to develop it. A private farm is going to sell the land. I live off of 3A. 3A from True Value to Litchfield used to be green space. There are now a senior living community. There's the bigger sterling village - the huge houses. There's development, after development, after development because a private owner who wants to sell their farm is going to sell it for the most money they can. Any land owned by a private person in this town could eventually be sold and we will lose that green space. We've lost that green space we used to have from us to True Value. It was a beautiful drive every day. Now it's all houses. I think the only way to keep and guarantee green spaces, places for people to hike and deer to live, is that if the town happens to own it to keep it. Selling tax deeded land - I know you guys have sold houses before. Property that was empty. I think something maybe at the end of my street once it got sold. It was between a house and a house and it was a little lot. Sell those kinds of things and maybe get us a little money to do your IT or whatever it is you're doing. I just think that if the town would like to keep green space which when I moved

here 20 some years ago was one of the appeals of the town. It was more countryish than cityish. I think we have turned a lot in the last 20 years. There's a lot less green space. There's a lot less space.

Ms. Stevens stated my family visits and when they go up to Litchfield, they're like it's a whole different world. Well Litchfield didn't used to be a whole different world. Twenty years ago when I moved here, Litchfield was the same. If you drove through the streets of Litchfield, it looked the same. It was a lot of trees and a lot of land to look at and Hudson has kind of changed, I would look to you on any of the town deeded lands that are wooded to think twice before developing them into residential neighborhoods or businesses because we've changed a lot in 20 years.

Tracy Stevens noted one other comment that was brought up earlier that I would just ask when you maybe talk to other people is the environmental impact might have to get redone or relooked into as it has been I think you said it was '86. I pretty much guarantee the wildlife that lives out there is vastly different than it was in '86 as well as as you do blasting and the granite shifts, the potential for wetlands that may have developed since '86 that weren't there back then because every time you blast granite, you change the water table and where it comes out. It may in fact be areas in there that have more environmental impact than they did back then. Thank you for your time.

Frazer Brooks - 6 Daniel Webster Drive. I appreciate you taking the time to speak with you. Most of what I was going to say has already been covered. I have a comment on one of the ladies here she's talking about the grade changes. Chairman Coutu asked could you raise your voice. I'm an old man and I have a hard time hearing. Mr. Brooks said I'm comfortable in large groups nowadays. Some of the land has a grade of 25 percent or more so you are going to definitely have to level some of that out to make the building a lot easier. They said a lot of blasting will have to occur which will create issues for that. On a personal note when I immigrated to the US two months after the towers fell, I went to Alvirne High School. It was a very green town like a lot of people have mentioned. The Iraq war kicked off and I left for the service for 12 years and then I came back a year and a half ago. The place was completely different. Like I said I live on Daniel Webster Drive and when I got home, I suddenly realized there was a trail at the end of the street. I started walking down there and it was - I won't discuss it publicly - but very relaxing. The aesthetics and going through there helps calm your mind because it's quiet and there's a serenity to going through something like that. You can't really walk down Greeley Street, or around Barretts Hill, or around Windham Drive because it's parallel to 111 and they treat it the same. There's no other places around to walk or anything like that. My ankles are pretty done so running isn't an option. I have a road bike and there's no real bike paths. There's no other means of exercise outside around the Town of Hudson. I couldn't find any anyway.

Chairman Coutu indicated Benson Park. Mr. Brooks said I don't walk across 111 either. It's kind of hazardous in that respect. For in terms of anywhere going down Greeley, going around anywhere down that road is not safe at any time of day. When I was walking down one day at Barretts Hill, I had full PT belt, a reflective arm band, somebody tried to knock me off. It's a safety concern as well. Most of the other arguments I presented, I have a couple of psychology studies as well because I'm a psych student. There's a correlation between decreased rates of depression and anxiety and being exposed to nature and stuff like that. That's all I got really. I'm not really good at this kind of stuff. Chairman Coutu said you did okay. Frazer Brooks said I did awful and I flopped. Chairman Coutu said I'll give you an F and you can go sit down. Frazer thank you for your 12 years of service to our country as well as any other Veteran here.

Chairman Coutu noted that's the list of names. Is there anyone else who wishes to speak that hasn't spoken?

Sandra Rumbaugh - 39 Beechwood Road. I appreciate this opportunity. When I read in the paper about open space, I knew I couldn't stay silent anymore and I had to come out. I want to make three points actually. I do want to say I am a past member of the Conservation Commission. I served about ten years also a past Chairman. So I'm very aware of the open space issues that this town has faced for years.

My three points. Ms. Rumbaugh stated: 1) I would encourage and I make no assumptions with anyone here - I would encourage you before you make a decision to actually view the property, to walk on the property. I've always find that a first-hand knowledge widens the perspective. Secondly, you had mentioned Conservation Commission. I encourage you to tap into those resources because there are

people on there that do understand the land and more animals, trees, and what value that brings. There is a set of knowledge so please use them and invite them on the site walk if you decide to do one. Third, my husband and I were lucky because our property does abut conservation property - Parker Preserve. It has become a four season outlet for us recreationally and many ways that we utilize that property. As I've heard other people talk about our open space limitations, the opportunities for these large parcels has greatly diminished. We do have several. We have Benson. We have Musquash. We have the Town Forest. Beyond that, we really don't have anything large acres. Now these smaller parcels become critical because that's what's left to us. You're correct open space is scattered throughout the town and we don't have contiguous parcels. Again these smaller ones attached to the neighborhoods become critical. Like I said, Parker Preserve is only 42 acres. It's very important to us. It's used and from what I'm hearing here, it sounds like you're going to have an active group of stewardship of people surrounding that property. It will be open to the public but I suspect it will have heavy neighborhood use which again will increase value not only to the town but to those houses around them. Again please consider this. It isn't a large parcel but it is critical. I noticed that there was water on the property which indicates a presence of wetlands. Probably even some vernal pools which the State of New Hampshire has deemed critical in terms of maintaining the wildlife. Again I encourage you please consider this as open space for the town. Thank you.

Selectman Morin asked Ms. Rumbaugh when were you on the Conservation Commission. Sandra Rumbaugh stated it's probably been about ten years for me. Selectman Morin's question is and I'm going to follow up on this Monday night because it actually doesn't make me very happy because we've owned this property for 25 years and nobody has moved on it out of the Commission. I was wondering is there's a problem with the land that they saw that they didn't want it or why haven't we dealt with this before when we had it for 25 years? Ms. Rumbaugh though that was a really good question. I know when we did an open space study we did evaluate all the properties and we assigned value to it. I don't know particularly on that property. I will tell you when I was on the Commission, we did come before the Board of Selectmen at least four times to purchase property. Four times and we were turned down four times - Hawkview, property off of Kimball, Speare Road, and then one in South Hudson. We go a very strong message at the time, and I know Boards change, but we got the message that we did not want to add land. Perhaps that might give you some insight as to why the Commission is not coming forward at this time. Again as you know Boards change.

Frazer Brooks - There's a provision that in 2000 that the NH State Senate passed I think. They'll match up to \$3 million on the purchase of land. If we could find donors to purchase the parcel in question...Chairman Coutu asked can you cite me the Senate Bill. The State of New Hampshire has zero money. Mr. Brooks indicated in 2000 Senate Bill 401 was presented in order to provide the LCHP with \$3 million to begin matching grant program for local land conservation efforts. Chairman Coutu said we'd have to look into their conservation fund. All I'm hearing from Concord is we don't have any money. Mr. Brooks said that may have changed. This is the information I got from the...Chairman Coutu said I don't doubt you. I appreciate your researching that. It might be grant money and then there'd be a matching fund requirement. Mr. Brooks said there's also private conservation groups that might do the same thing as well. If we could provide a local fund to purchase that parcel would that be appropriate or acceptable? Chairman Coutu said I'm going to discuss an alternative that's available for the Board to consider and I'll do it as soon as everyone has had an opportunity to speak.

Nick Biskaduros - 17 Greeley Street. I remember when they were building this back in '86. The reason why they couldn't go up there was something why he stopped. Chairman Coutu said no money. Mr. Biskaduros said it was other than that. It was something to do at the State level. Chairman Coutu said it's a challenging parcel of land. Nick was worried that what limitations they had back then why is it so pushed aside today as far as the building aspect.

Chairman Coutu said first of all I'm not a developer. None of us are. It's a marketable piece of property. It has some value. That would be incumbent upon the people who are interested in wanting to bid on the property. They could go up there and look at it and say it's not worth my effort to build here because there's topography issues, steep hills. There's granite issues on the property. There are wetlands that has to be dealt with. A serious investor who has money and equipment could see the potential of putting in 10 single family homes or 10 duplexes on that property. I think that is manageable and controllable for a developer. I'm not saying I support it. I just said a developer could conceivably see how he could put these parcels in there and as long as he or she has access to them. We reserve the right to refuse any

bid that we feel would not be acceptable. We have put land up for sale and never had a bid offered on land and we removed it from the market. We had intended to put this on the market to see what we could get for it and if it wasn't going to at least satisfy the tax debt, I wasn't interested in selling it. It could conceivably have so many problems that it would scare a lot of developers away and they might not want to bid on it. There might be one guy out there that says well I'll offer the town \$10,000. He'll sell it to me. That isn't going to happen either. Mr. Biskaduros said it's probably desirable because there's already water up there. Chairman Coutu said we see \$10,000 or a nice piece of conservation land for the neighborhood. It's not worth it so I would rather keep it conservation land if that were the case.

Nick Biskaduros asked does that fall under the two acre minimum. Selectman McGrath said yes it does. Chairman Coutu said there's 29 acres there that's why we were proposing ten. We thought that was manageable. Again we're not developers. We've been advised and we just wanted to test the waters and see who's out there and who would be interested. From my perspective, we all live in a house somewhere in Hudson. That was all open land at one time before our houses were built. Mr. Biskaduros said the whole Shepherds Hill thing just gives quite cautious air to the wind. As a town, that's a fiasco. Chairman Coutu stated I talked to an old man in my neighborhood a few years ago and he said Roger 30 years ago I was the only house around here and I was upset that they were going to build and build. Now they took all this open space and I'm surrounded with homes. It goes on, and on, and on. Mr. Biskaduros said when I was a little kid waiting on the school bus and they had to blow apart the old barn - Mellon's Farm barn when they built Rangers Road. A wise man once said you can make anything in the world but you can't make more land.

Selectman Morin had a question for the whole group. I don't know if somebody wants to answer this and let me make it perfectly clear, this is no way saying which way I'm going to go on this decision. If this was made into conservation land at some point we would have to put a parking lot and all that and it's going to draw traffic to your neighborhood just as you don't want. Is that acceptable.

Ted Trost said that's a good question and something that we've discussed in some of our meetings where we've talked about this issue. As it is now, there are cul-de-sacs both at the end of Roy and Rangers Drive. There are no homes on the cul-de-sac on Rangers Drive and there are frequently people from outside the neighborhood who park there. I don't know if there's a requirement for a separate special lot if we're going to make it conservation land or just that there's adequate parking. My gut tells me from what I've seen right now there is plenty of parking around that cul-de-sac right now for the people who come and use it. I think we would be more than happy and you saw the reaction here, I think a little bit more use from people coming to visit. It wouldn't be such a bad thing. It would get people interested in preserving it, protecting it, and maintaining it. I don't think parking would be much of an issue. I think we might even be willing to put in some effort to help maintain the trails.

Chairman Coutu asked how do you respond to people in your neighborhood who have said to me and matter of fact I've read also that they're very concerned about building ten homes on that property because it's going to bring traffic and the kids won't be able to walk up and down the streets. Now you're suggesting that you use the cul-de-sac to let the cars go and park on and that's going to bring them to the end of the street as I recollect Rangers Drive and it's going to do exactly what that person didn't want to happen if we built the homes.

Selectman Morin indicated right now that is not known as land for people to use. Once it gets out, you're going to draw more of a crowd.

Ted Trost said obviously I don't have any facts. We're projecting the future we can't see. My gut tells me it's a 29 acre piece of land with a couple of trails on it. It's very peaceful. We all love it but when you compare it to other tracts of land and the usage that I think the Town Forest gets versus what Benson Park gets, I suspect my own belief based on nothing but my own belief is that ten homes possibly duplexes is going to be more traffic than a handful of people coming to walk the trails once in a while. That's my gut feeling.

Selectman Morin said if it turned into conservation land, I would totally expect that the Conservation Commission goes in there and makes more trails and does a lot more stuff so there's more place to walk. You're probably going to get more people and where it is so close to Benson's and people say it's so crowded, I can go right up this street to this property. Mr. Trost thought that is completely possible. I'm

willing to take that chance. I think it's still worthwhile having a little bit more traffic for conservation land versus a little more traffic for more homes. That's my trade off.

Chairman Coutu noted everyone has been given an opportunity to speak. I don't think it's fair that you get to come a second time because there's a lot of people here and I don't want to be here until midnight.

Greg Shah - 26 Roy Drive. We're at the end of one of the cul-de-sacs. I'm responding to a question that was asked earlier if we were okay with conservation land and a parking lot. Right now we live at the very end of the cul-de-sac on Roy Drive. People come there all the time. We see people going hunting, hiking, and what not. Cars are constantly down there. I can speak for myself and probably speak for most of the folks in our neighborhood, we already see traffic like that already. That's not a problem. It would be much more agreeable to have conservation land even a parking lot at the end of our street rather than having more houses in the neighborhood.

Chairman Coutu was just stating as a matter of fact that some people are concerned that ten houses is going to be way too much traffic but you're going to open a conservation piece. I would be willing to wager my \$8 a day that you're going to have a lot more traffic. Mr. Shah agreed. For me the traffic wouldn't be a problem. It would be houses and homes. I prefer the land itself. The gem that people speak of. Chairman Coutu understood the difference in the value. Thank you.

Selectman McGrath asked is the land posted now for no hunting. Ted Trost indicated I have not seen any signs. Chairman Coutu stated by the time they get in - have you heard hunters out there. The audience said yes. Chairman Coutu said as long as they're 300 feet away from homes its legal. I know there's some down by Benson's for sure. I've heard the shots go off down at Benson Park many times. I can hear the Hudson Fish and Game Club from my house. I hear a lot of guns going off.

Dan Proulx - 149 Barretts Hill Road. I want to compliment Ted's comment about he talked about it became development versus a park. You would get the same type of traffic patterns. I disagree with that. I think you're going to have families that are going to want to come to this park and they're going to enjoy it versus common traffic of not seeing residents but people that are not residents of the town that will use these roadways if there is even any. I just wanted to compliment Ted's comments about the utilization of what's going to happen to this area once you develop it. It's not going to be so much a community. It's going to be common area for everybody - Nashua, Pelham, Litchfield, whoever is coming. They're going to be able to drive through those areas versus if it's a common area of our community we understand that's what it is for whether it's a Bensons or we ever make it a park. I just wanted to reiterate to that. I think it would benefit our town, the community to be more of an area where it's common unity. A lot of residents here I've never met before. We came together because of this and we live next door to each other. Hopefully this small thing branches out like a root with a tree and get to meet each other more locally. I think that as far as it being a small local area keep it that way versus having each town to be able to pass through it. That's all.

Chairman Coutu asked if we were to vote to keep it conservation land, you may want to have those few homes on Rangers Drive that don't know each other have a cookout at the entranceway to the property and really get to know one another. We are 75 in my neighborhood. One way in, one way out. We all know each other very well. We drop notes off to one another for meetings and things of that nature. The community spirit is very, very strong and you should know your neighbors and you should be there for your neighbors and you neighbors should be there for you. It makes for a loving, tranquil, and community spirit within a small neighborhood. I'm very, very blessed. We have the greatest neighbors and we're all blessed in my neighborhood for that reason. I know others that they always talk about we need to get together. We need to have a cookout. Do it. Just do it. If we save that land for you people as opposed to sell it, organize, get together, and everybody brings a basket. It's a free for all for food. Bring your own beverages. We'll even let you have alcohol on our property. I'm going to ask one more time is there anybody else that wishes to speak?

Tanya Melo - 23 Roy Drive. I just wanted to say that I am the last house on Roy Drive. My husband and I we have three young children who we moved here very recently in November. We moved to the Town of Hudson and we really enjoyed and we feel very blessed to be brought here to an area that has this land open space that we can let our kids run around not only on our property but in the actual forest. I just wanted to say I heard you comment that if you save this land for you people. I just wanted to say that it's

not just for us. It's for the whole town and as the last homeowner on that side of the road, we - I can speak for my husband and myself - we would be perfectly fine having the extra traffic that it may or may not bring and having people park their vehicles there so that they can enjoy this land. It's not just ours and it's not even just our town, we're all blessed to be able to be exposed to land like this so close to home. I just wanted to say that we would be okay with that. Thank you for your time and I appreciate being here late today. I hope you would consider if something like this were to happen on your street in your neighborhood - I'm not familiar if you have kids or if they're grown...Chairman Coutu said I do but I hope they're not living with me. Ms. Melo stated if you were in our shoes would you want this to happen on you street in your neighborhood. I feel very blessed that as you said that we should all know our neighbors. We clearly do have a good community because of all of these people who came out today to fight for this and not just today. I hope you would consider that and take that into consideration. Thank you.

Chairman Coutu asked does any member of the Board wish to ask a question or have a comment.

Selectman McGrath had a couple of comments. I'm stuck by the information that was presented that I hadn't thought of before and I've been doing this for a long time being on the Planning Board and involved with development. Thank you for that. Thank you for the lack of repetition because each person had something different to offer. That's always a good thing because repetition is tiresome and you lose the point after a while. You don't drive it home. You get tired so thank you for that.

A couple of other things that I wanted to mention. Selectman McGrath said people talked about cul-de-sacs and I think I was just telling Selectman Morin lately. I was struck a number of years ago - and I'm sure none of you know this and you wouldn't know it because it's not well talked about - cul-de-sacs are meant to be temporary. They're not meant to be permanent. People buy homes on a cul-de-sac thinking great the kids can ride their bikes there. They'll be safe and then a development will come along and it's meant as a temporary access to the piece of property behind it. If you ever go to move again, hopefully not but if you do, and you're looking at a piece of property that has a cul-de-sac as the end of the street just remember it may be temporary. It's not meant to be permanent.

Two other points. Selectman McGrath indicated I've lived in town - ad nauseam I know - but all my life. I've seen a lot of change. My neighborhood was mostly farmland. It's not that any more. I live on the very south end of town on River Road near the MA line. Where Sam's Club is, that was a working farm. All of that area - if there was one thing that I wish that I really could do is be able to convey my memories of what it looked like so that people could see it today and do a comparison and you'd be shocked but that's not possible. I encourage any one of you - all of you - to volunteer. Planning Board needs members. Zoning Board needs members and Conservation Commission. Only by doing that will you be able to affect good, positive change for this town. That's all that I have.

Chairman Coutu stated we're going to take the matter under advisement and we're going to take all of your comments into consideration. I'm going to echo the same sentiment that Selectman McGrath mentioned is that we received aside even from reading all the Letters to the Editor and a lot of them were repetitive. We received a wealth of information here this evening that we would not have otherwise garnered without your input. It is appreciated. I'm impressed as was Selectman McGrath that there wasn't a lot of repetition. Yes there were a few things said about my kids enjoying the forest. All right we get that and I understand why you would want to repeat that. If I'm going to drum something into someone's head, I'm just going to reach out about my kids, and nature, and the beauty, and the quiet tranquility, and all the wild animal life. Nothing thrills me more than looking out my back window and seeing a couple of deer going through my back yard and I'm right behind Walmart. A lot of Canadian geese - I'm not too thrilled with those things but we have a lot of wildlife. We have coyotes. I've seen a coy dog. We've had a couple of them in Hudson. I've seen a coy dog in my backyard. Fisher cat - we have one that wakes us up. It sounds like a kid screaming at 2 in the morning all summer long. They hibernate pretty much in the winter time. So we've got it all. We're blessed and we live right behind Walmart. There's a buffer between Lowell Road and our house and we have quite a bit of woodlands. We're fortunate in that respect. Not as much as I'd really like to have but I'd have to knock a few homes down and plant some trees to get it all back.

Chairman Coutu noted Hudson is a beautiful community and I respect that. We wouldn't be here if we didn't love our municipality. I don't mean us, I mean all of us. We're here, and we bought here, and we moved here, and we wanted to raise our children here because we loved what we saw. Yes it's changed

a lot and it's a work in progress. It's trying to be a little more selective. As Selectman McGrath stated, it's one thing to come to a meeting a masse like this and discuss one issue that affects you, it's another to have a willingness to want to give four hours a week to your town to serve on a board or a commission. Some of you here I recognize from boards and commissions. Some of you I recognize as former candidates and some of you are presently serving on boards or commissions and you're doing just a little something for the town but that little something means so much. I hate to use the word denigrate but sometimes it seems it degrades to something like this before change actually takes place. Rather than denigrate I hindsight when you look back at it 5, 10 years from now if the land its decided that we're not going to allow, we're not going to sell it, we're not going to allow building on it, it's not a denigration it becomes a positive thing. Again if any of you can serve on a board or commission, we're hiring. The pay is great. It's \$0.00 dollars. The reward is a lot better because you helped do something for your community. A lot of you worked - I'm not coming home to three kids and I have to go to a meeting at 7. No thank you. You come and give me a free babysitter maybe. I understand all of the negative impact sometimes having to go to a meeting has. Be aware, be alert, be attentive, we're on television almost every day. Watch board meetings. You'd be surprised what you learn about Hudson and the way Hudson is going.

Chairman Coutu believed we're going to discuss this at the next meeting but we're going to have to do a little more research. Some of us might go out on our own independently and look for some information but this much I know. Last week a person came to the Board of Selectmen's meeting and before we reconvened the meeting to tonight the person stood up and started to speak and spoke as a private citizen and as a member of the Conservation Commission. The Conservation board to my knowledge never authorized anyone to come before the Board of Selectmen to represent them. No vote was taken and I think it's kind of unfair to do something like that to others members of a board unless they were asked to be represented in such a fashion. I know that each of us serve on various boards and committees and we try to represent all of the members of the board of Selectmen. If an issue comes up before any board or commission and it's controversial, the proper thing to do is to seek the council of your fellow board members to see what the majority opinion is and vote to represent the Board of Selectmen because we in turn represent all of you. Even though we may have differing opinions, our opinions are such that we truly believe that our position is best for the Town of Hudson.

Chairman Coutu explained there is an alternate proposal that we might consider. It's something I wanted to bring up next Tuesday but I'll bring it up to you now and I'm not throwing this out there because it's a possibility. The Conservation Commission has \$1.2 million to buy land. If they truly want it to be conservation land, I would like to see us get all the tax revenue we lost from that land from nonpayment of taxes and let's see if they come forward and make an offer and make a proposal to buy the land for the purpose of conservation use. I know we were going to pay an exorbitant amount of money for some land they were trying to buy a couple of years ago. Selectman McGrath interrupted we weren't. Chairman Coutu said we weren't no. They wanted to and we said no. Again we work for the town and people don't get all of the facts. We get it from our town leaders and from our department heads. They give us a lot of fact and minutia that you never get to see. In making a decision you say well those bums made a stupid decision. No we're working from a different set of facts then what you have and you don't understand all of the complexities sometimes that's involved in the decision making process. For example, this large tract of land that we could have bought had so many conditions that it was just almost impossible for us to meet and we just said no we're not interested. No thank you. We don't want to take on more headaches because we think we're doing a great thing. It wasn't going to be a great thing for the Town of Hudson because in the end it would have cost us an awful lot of money and we would have been indebted beyond what I could explain here today. We will take all of this under advisement. We are planning still next Tuesday unless we defer it. We'll see where the Board wants to go. I will seek counsel from the Board probably - I don't know if you want to discuss it now. I'm willing to open that up for discussion.

Selectman Morin clarified that the Conservation Commission is meeting on Monday night but their agenda has already been set like ours is tonight. We can't talk about anything else. I don't want anybody to watch Monday night and think we're going to talk about it. I would agree that that's a very strong possibility but we have to hear from the committee first before we take an action. We have to have an official. Not to hold things up on you. It's not going to go anywhere but until the Conservation Commission can come forward to us with a proposal, we could talk about it but there's nothing else we can do. Unfortunately they meet once a month and the agenda has already been set for Monday night.

Chairman Coutu said there's no reason why they couldn't take it up anyway.

Selectman Martin stated they should be able to put an addendum to their agenda and discuss this Monday night.

Selectman McGrath noted provided it hasn't been advertised.

Chairman Coutu said that's true. They are a commission. They operate under a separate set of rules.

Selectman Morin said I got the agenda today so it's already been posted. That's why I was talking to the Town Administrator.

Selectman McGrath said it's been advertised.

Chairman Coutu said we'll decide when we're going to do this. Do you suggest that we should wait until we hear from the Conservation Commission? Selectman Morin said there's really nothing we can do. If we could figure it out and we could have a special meeting. I will ask that question and hopefully bring something forward on Monday and we can see if we can move on it some different way. Chairman Coutu said ask them if they want to meet with us on Tuesday. I would think that's unfair because a lot of them probably are not familiar with Rangers Drive. If they're not, they certainly don't read the paper. Selectman Morin said they're probably not.

Brett Gagnon clarified from my knowledge, the Commission has at least been e-mail about this parcel due to myself. I e-mailed them simply to show them the article in the Litchfield News so that they could read on their own accord. Whether they have or not, I cannot voice for that. To you Sir would we be able to bring it up during open discussion and speak about it then not on the official agenda is that possible? Selectman Morin indicated because it's a public meeting, it has to be part of the meeting. Mr. Gagnon said I'm personally willing to come at any meeting to discuss this further. Selectman Morn said we can address that on Monday night. As we had when we first met on this because a question was brought up let's make sure we're doing it right so it doesn't come back and delay things further. Mr. Gagnon understood and completed agreed. Thank you.

Chairman Coutu asked if there was any other business before this Board. Hearing none, I'll declare this meeting adjourned at 8:50 p.m. Thank you very much ladies and gentlemen.

5. ADJOURNMENT

*Meeting was adjourn by the Chairman at 8:50 p.m.*

Recorded by HCTV and transcribed by Donna Graham, Recorder.

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Roger E. Coutu, Chairman

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David S. Morin, Selectman

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Marilyn E. McGrath, Selectman

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Angela Routsis, Selectman

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Normand G. Martin, Selectman