

1 **APPROVED**  
2 **BOARD OF SELECTMEN – MEETING MINUTES**  
3 **June 7, 2022**

4  
5 **CALL TO ORDER** – Chairman Corbett called the meeting to order at approximately 6:30 pm.

6  
7 **PRESENT:** Jaie Bergeron, Heather Corbett, Kevin Cote, Jason Croteau, Charlene Takesian  
8

9  
10 **PLEDGE OF ALLEGIANCE**

11  
12  
13 **MINUTES REVIEW:**

14  
15 **May 24, 2022**

16  
17 **MOTION:** (Takesian/Cote) To approve the May 24, 2022 meeting minutes as amended.  
18

19 **VOTE:** (5-0-0) The motion carried.  
20  
21

22  
23 **OPEN FORUM:**

24  
25 No one came forward to address the board in open forum.  
26

27  
28 **APPOINTMENTS:**

29  
30 **YEARLY JUNKYARD LICENSE RENEWAL: COOMBS USED AUTO PARTS, JACK**  
31 **MANSUR’S AUTO AND JEAN GUYS USED CARS & PARTS, INC.**

32  
33 *Selectmen Bergeron and Croteau both stepped down from these appointments.*  
34

35 Coombs Used Auto Parts, 1183 Mammoth Road, came forward. Chairman Corbett checked through the  
36 required paperwork. There were no questions from the board.  
37

38 **MOTION:** (Cote/Takesian) To issue the junkyard license to Coombs Used Auto Parts.  
39

40 **VOTE:** (3-0-0) The motion carried.  
41  
42

43 Jack Mansur’s Auto, Mr. Mansour, 76 Dutton Road, came forward. Chairman Corbett checked through the  
44 required paperwork.  
45

46 Selectman Takesian asked what the process was to get a junkyard license and what approval was required.  
47 Chairman Corbett explained that they have to apply annually. It is checked by Planning first and then by  
48 the fire department and health officer and then they come to the board for approval. It was described as a  
49 rigorous process. Mr. Mansour confirmed they had to be approved by the state also.  
50

51 There were no further questions from the board.

52  
53 **MOTION:** (Takesian/Cote) To issue the license for this ear for Jack Mansur's Auto.

54  
55 **VOTE:** (3-0-0) The motion carried.

56  
57  
58 Jean Guys Used Car & Parts, Inc. came forward. Chairman Corbett checked through the required  
59 paperwork. There were no questions from the board.

60  
61 **MOTION:** (Takesian/Cote) To approve Jeans Guys' license for the year.

62  
63 **VOTE:** (3-0-0)

64  
65  
66  
67 **SUE SNIDE, ASSESSING: ANNOUNCEMENT OF THE 1833 GREAT MAMMOTH ROAD MAP**  
68 **ON DISPLAY IN TOWN HALL.**

69  
70 Sue Snide came forward. She said the map is already displayed in Town Hall. She explained the history  
71 of the discovery of the map and the process of obtaining grants for restoration of the map. She told the  
72 board members that they had copies of the narrative for the grant, the report submitted to the New  
73 Hampshire Library, letter to the state representatives, and the announcement of having the artifact.

74  
75 Chairman Corbett asked if Ms. Snide had reached out to other communities along Mammoth Road to see  
76 if they wanted copies of the map. Ms. Snide said she had not as she was waiting to speak to the board. She  
77 explained the history of Mammoth Road and the purpose for building it and how it came to life. Chairman  
78 Corbett said she thought it was important to reach out to other communities to see if they had interest in  
79 obtaining copy of the map.

80  
81 Selectman Takesian and the board thanked Ms. Snide for her work with this project.

82  
83 Ms. Snide explained there was a copy of the map in Town Hall, one would be at the Historical Society, the  
84 original in the Town Hall's vault, and a copy on the website. She asked for permission for the press release  
85 and notification to the state representatives.

86  
87  
88 *There was some light discussion amongst the board while waiting for the time for the Conservation*  
89 *Commission appointment.*

90  
91 **PAUL GAGNON, CONSERVATION COMMISSION: 2 OF 2 PUBLIC HEARINGS FOR LAND**  
92 **PURCHASE, MAP 1 LOT 5-105**

93  
94 Mr. Gagnon came forward for the second of two public hearings. He explained the commission is proposing  
95 to acquire a 25-acre parcel and is looking for the selectboard's support for the purchase. Mr. Gagnon  
96 showed the parcel of land of the town map. He explained they are looking to protect this parcel of land as  
97 they are working with the town of Hudson's Conservation commission to acquire a 28-acre parcel adjacent  
98 to this and this will double the size of the Hudson Town Forest. Mr. Gagnon said this purchase is similar  
99 to one that was worked with Windham on. He explained there is \$266,000 in the land use tax change  
100 account and they are looking for \$140,000 so it would not require a bond or any borrowing. Mr. Gagnon  
101 explained that all of the information was given at the last meeting and the packets that are put together  
102 through the process.

103  
104 Selectman Croteau asked if Hudson was going to allow bring equipment in to build trails. Mr. Gagnon said  
105 they would be working together to make trails. He didn't feel much equipment would be necessary.  
106 Selectmen Croteau asked if there was a timber harvest scheduled with Hudson and Pelham. Mr. Gagnon  
107 said there is not one planned at the present time. He said he is working on a plan for Pelham to be notified  
108 when Hudson would be doing one so they could be done at the same time.

109  
110 Selectman Takesian asked how the Commission is authorized to use the land use change tax money to buy  
111 conservation land. Mr. Gagnon explained that on the last warrant, 100% of the land use change tax money  
112 was authorized to go to the Conservation Commission for the purpose of land acquisition.

113  
114 It was noted that Mr. Gagnon would be back at the next meeting for the vote on the purchase.

115  
116

### 117 **BOB LONG: TRANSFER STATION OPERATIONS UPDATE**

118  
119 Rhonda Martin came forward as Mr. Long is under the weather. Chairman Corbett explained Selectman  
120 Cote and Selectman Bergeron have been working on this. Selectman Bergeron explained the board had  
121 information in their emails.

122  
123 Selectman Cote explained that himself and Selectman Bergeron have been meeting with members of the  
124 transfer station to see how the operation aspect can be improved. He said the town had been surveyed on  
125 whether they would like curbside pickup and there was an overwhelming response to keep the transfer  
126 station. They figured they had two years to look at the transfer station before the contract was up. He  
127 explained the cost has almost doubled since the last contract. We are looking to reduce tonnage and increase  
128 recyclables to reduce cost. A can separator has been installed. An area was made to burn brush instead of  
129 hauling it away saving about \$10,000. Some equipment was purchased, and prep work was done for the  
130 items. Ms. Martin explained how the transfer station made adaptations for the new equipment and  
131 processes. Selectman Cote said the town looked at hauling our own trash and options to do that. He noted  
132 there was discussion during last year's budget process, but it was never put into the budget. An RFP was  
133 put out as the contract will be up in October, and two bids were received. During a meeting last week, the  
134 sentiment was the town could save significant money if hauling was done inhouse. They are feeling they  
135 should decline both contracts and continue investigating a different route.

136  
137 Chairman Corbett confirmed the contract will be up in October. Selectman Cote said two bids came in with  
138 one significantly higher than the other. The cheaper bid would charge to haul as well as putting the trash  
139 in the landfill. There could be a contract with Covanta and the dump fee would be significantly cheaper  
140 than dumping in a landfill. He explained that Covanta also burns the trash for energy. Selectman Cote said  
141 Covanta might be the best bet for environmental and financial reasons.

142  
143 Mr. Croteau asked what the contract with Covanta would entail. Ms. Martin said it would be a three-year  
144 contract beginning in October. It would be reevaluated in year two and come to a mutual agreement to  
145 extend it. She gave the prices and increases per contract year. Ms. Martin explained how the current  
146 contract with Republic worked. She explained that Covanta is an incinerator, and how some landfills might  
147 potentially be closing in 10 years due to space issues. NNRA and DES have informed the town that an  
148 incinerator is better than a landfill. Ms. Martin said Hollis and Windham both haul their own trash and say  
149 that an incinerator is better than a landfill.

150  
151 Selectman Croteau asked if there could be an issue with a contract with Covanta in the future if we did not  
152 act on it now. Ms. Martin explained that from what they have been told by directors of other transfer

153 stations, to leave Covanta, as we are now in there with Republic, it could be harder to get back in. Covanta  
154 is already aware of the town's tonnage.

155  
156 Selectman Cote said tonight's discussion would be on accepting or declining the bids that were received on  
157 the RFPs that were sent out. Selectman Bergeron said after declining the bids, a new process would have  
158 to be discussed to put it out for the schools, etc. Selectman Cote explained the current trash contract covers  
159 all the trash in town. What is being discussed tonight just covers the transfer station. The biggest issue  
160 right now is moving the trailers from the transfer station to facilities and brought back. He explained that  
161 by hauling trash ourselves, it would maximize the efficiency and it would be healthier and cleaner. There  
162 are different times of year where the tonnage increases at the transfer station and doing this in house would  
163 alleviate some issues.

164  
165 Chairman Corbett noted that the new mechanism would have to be approved in March, even though the  
166 current contract ends in September. Selectman Cote explained the transfer station budget is for the year. It  
167 will need to be figured out what the cost will be from October 1 through the end of the year to see if it  
168 would be overbudget. He doesn't expect the budget to differ much, and they are hoping it will go down a  
169 bit but will have a better idea after next year. The process to purchase a tractor would need to start now in  
170 order to put it out for the March vote. If it is decided not to purchase a tractor and just hire independent  
171 contractors to haul, it would only be a budget. Ms. Martin said there would be a need for two tractors.  
172 Selectman Cote explained one option would be to lease a tractor and if the tractor went down, the company  
173 has agreed to lend the town a new tractor while the other is being fixed. If a tractor is purchased, however,  
174 there would be the need for two tractors. Selectman Bergeron explained that they had the company bring  
175 down a new tractor, which cost \$100,000 and a used tractor would run approximately \$50,000. To lease a  
176 tractor, the company wanted \$1,000 a week. He said he would personally make the investment rather than  
177 spending \$1,000 a week. One would be purchased brand new, and one would be used. This would also  
178 leave an extra tractor to help when needed such as moving trailers at the transfer station.

179  
180 Chairman Corbett said her concern is a no vote in March and what would happen. Selectman Cote said the  
181 sentiment is the voters want something like this. The transfer station is highly backed by the voters. Some  
182 investments have already been made and it's operating more efficiently. He said he feels this is the right  
183 approach.

184  
185 Chairman Corbett asked how public education should begin to make sure everyone is on the same page.  
186 She agrees that public sentiment is in favor of the transfer station, but she wants to make sure everyone  
187 understands what is being done.

188  
189 Selectman Cote said he has been talking about this for three years. Himself and Selectman Bergeron have  
190 been working with the transfer station for two years and this is not a new issue.

191  
192 Chairman Corbett said she is thinking of a flier with all of the information.

193  
194 Selectman Takesian asked how recycling will be affected. Ms. Martin said in a few weeks, cans will be  
195 removed from single stream. This will be revenue for the town. Glass will be removed, which accounts  
196 for 23% of single stream tonnage. A roll off is coming in from the company that hauls the light iron, and  
197 they will be removing the glass, which will come out of the revenue for light iron. They are hoping to get  
198 a compactor for plastics in the next five years. NRRA has a place for us to send our recyclables to for now  
199 and there will not be a contract for that because we pay a service to NRRA. This will be plastics and paper.  
200 NRRA is Northeast Region Resource Association.

201  
202 Selectman Takesian asked whether the residents will be separating items. Ms. Martin said the residents  
203 will have to separate the cans in a few weeks and glass probably by the end of summer. Plastics and mixed

204 paper will be the only things left in single stream recycling. This will be hauled by the town. Selectman  
205 Takesian asked if trash bins throughout the town change will change. Ms. Martin said that will have to go  
206 out as a separate RFP. It is currently all under one with Republic. It was discussed that if we buy a truck,  
207 one new person will have to be hired and they will need a Class A license. Ms. Martin explained that she  
208 has spoken with NETTS regarding licensing if they already have a Class B license. Selectman Takesian  
209 asked about owning versus leasing. Selectman Bergeron said if we buy it, we own it and maintain it.  
210 Leasing will be almost like a rental set up and there will be a continuous payment and the company would  
211 service it. He said he hadn't done the research but felt the final number was extremely high. Mr. Croteau  
212 explained that Ryder offers two different plans for leasing vehicles, one to maintain yourself or one with a  
213 maintenance plan. Selectman Cote said Penske was the one they looked into.

214  
215 Selectman Cote said the board would have to address the single stream recycling and the process to change  
216 that. The board discussed how they would change the process and what the board would need to do to  
217 make the change. It was said that the process would be looked into.

218  
219 Selectmen Croteau mentioned that if a driver was hired with a CDLA driver then essentially a second CDLA  
220 driver would have to be on staff to cover vacations, etc. He confirmed that would be taken into  
221 consideration. He asked if the town would still be attractive for RFPs if we got rid of the hauling aspect.  
222 Selectman Cote said that is a risk the town would have to take.

223  
224 Selectman Bergeron said he felt if the town was in a jam, an independent person could be found, but that  
225 was not what the RFP was looking for. He feels that if the items were split up, there would probably be  
226 vendors that would bid different aspects instead of all inclusive. It was discussed that there are bins at the  
227 parks, dumpsters at the school. Ms. Martin explained that one bid looked at exactly what was being done  
228 now and the other bid what they felt was necessary.

229  
230 Selectman Cote brought up the issue of the new fees. He said there has been some discussion of getting rid  
231 of the separate fees and then charge for a transfer station permit. Ms. Martin said she has been looking into  
232 that. Selectman Cote said a flat rate for permits would make it easier than tracking the disposal of individual  
233 items. Selectman Bergeron noted they are looking into what fees were collected last year to see what the  
234 annual fee would have to be set at.

235  
236 Chairman Corbett asked how it would be renewed annually and would it be able to be done online, etc.  
237 Selectman Cote said it could be as simple as different color permits for different years. This discussion has  
238 just started, and they are researching other towns.

239  
240 Selectman Bergeron explained that people are paying for beach passes and things like that so there is some  
241 precedent for fees like that.

242  
243 Selectman Takesian said from an accounting perspective, an annual permit would make things easier.

244  
245 Mr. Croteau asked about multiple cars in a family. He asked Selectman Cote to research how other towns  
246 deal with that.

247  
248 Selectman Cote asked how the board wanted to handle the two proposals. Selectman Takesian asked if  
249 there was a deadline to accept or reject the proposals. Selectman Cote said there was. It was discussed that  
250 the board would wait until the next meeting to vote on how to proceed. There was a discussion on what the  
251 earliest deadline set by the proposals was. Chairman Corbett asked Ms. Martin to reach out to the  
252 companies and get back to the board on the "drop dead deadline."

253  
254 It was decided that the board would take a vote at the June 21 meeting.

255  
256 There were no other questions from the board. They thanked Ms. Martin for her hard working with this.  
257

258

259 **SELECTMEN/TOWN ADMINSTRATOR REPORTS**

260

261 **Selectman Cote** noted the town did a great job with Memorial Day.

262

263 **Selectman Bergeron** no report.

264

265 **Selectman Takesian** said she attended the first Farmers' Market on Saturday, and it was well attended by  
266 the public. She noted the new set up. She explained that there was a police presence for parking but  
267 didn't really feel it was needed. She reminded everyone of the Independence Day Celebration on June 25  
268 and the concerts on the Village Green starting on the 29<sup>th</sup>.

269

270 **Selectman Croteau** said the OHRV committee is moving along. A site walk was done two weeks ago.  
271 They have decided they want to use Raymond Park as their model to try to implement a system. The next  
272 meeting is next Tuesday at 6:30. Fish and Game and Parks and Rec will be in attendance as they work  
273 towards coming up with a plan for fees, schedules, registrations, etc. He said the committee is looking to  
274 have a packet to deliver to the BOS by October. He said he will report more in two weeks.

275

276 **Chairman Corbett** had nothing to report. She noted that this was recording secretary Jill Atkinson's last  
277 meeting and thanked her for her hard work.

278

279

280 **REQUEST FOR NON-PUBLIC SESSION**

281

282 **MOTION:** (Bergeron/Cote) Request for a non-public session per RSA 91-A:3, II, personnel.

283

284 **ROLL CALL VOTE:**

285 Selectman Croteau - yes

286 Ms. Takesian – yes

287 Selectman Cote – yes

288 Selectman Bergeron – yes

289 Ms. Corbett - yes

290

291 (5-0-0) The motion carried.

292

293 It was noted that when the Board returned, after the non-public session, the Board would not take any other  
294 action publicly, except to seal the minutes of the non-public session and to adjourn the meeting. The Board  
295 entered a non-public session at approximately 7:46 p.m.

296

297

298

299 **ADJOURNMENT**

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301

302

303

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305

Respectfully submitted,  
Jill Atkinson  
Recording Secretary