

**BOARD OF SELECTMEN MEETING
TOWN OF HUDSON
MONDAY, APRIL 6, 2026
MINUTES**

I. OPEN MEETING

- J. Williams opened the meeting at 6:00
- Members Present- N. Veazie, M. Kelley, Jay Grover, and R. Gray
- R. Gray nominated N. Veazie as Chair of the board. M. Kelley 2nd the motion. Discussion- None- Vote-4-0

II. APPROVAL OF MINUTES

- March 2, 2026 Meeting Minutes- R. Gray made a motion to accept the minutes as written. M. Kelley 2nd the motion. Discussion- None. Vote- 4-0
- March 16, 2026 Meeting Minutes- Tabled as M. Kelley was marked as attending and he was not present.

III. BOARD OF ASSESSORS/MUNICIPAL OFFICERS

- **a. Adjustments to agenda-** R. Gray added F. Real Estate Request for Proposals and G. Donations for residents that suffer catastrophic emergencies.
- **b. Correspondence-** J. Williams went over correspondence. She stated they had someone from Bouchard Cleaning and Restoration come in and speak with them and thought it might be worth looking into for the Rec building.
- **c. Warrant Signing-** N. Veazie went over the AP/Payroll warrants. R. Gray made a motion to accept as written. M. Kelley 2nd the motion. Discussion- None. Vote- 4-0.

IV. COMMITTEE/DEPARTMENT REPORTS

- Cemetery- D. Miles stated they would be having their 1st meeting in May
- Scholarship- D. Miles stated they had received the applications in the office and they would be setting up a meeting to go over them.
- Rec- J. Grover stated they are getting ready for baseball and starting to plan for the summer celebration.

V. UNFINISHED/OLD BUSINESS

- **a. Thurston's Way-** R. Gray explained that the inspection had been completed. A. Caldwell submitted the report to the lawyer, and they are currently awaiting guidance on the next steps.
- **b. Lighting lower parking lot-** N. Veazie stated D. Gray is checking to see if there is a solar option available.
- **c. Land Use Ordinance-** Tabled
- **d. Poll Attachment Liability Insurance/Flags/Legion Banners-** R. Gray stated that other towns were submitting the applications as the Town. There was discussion on who was going to hang the flags and banners. It was decided to go into an Executive session at the end of the meeting.
- **e. ACO Update-** J. Williams stated that A. Greenlaw has issued summons and has a court date.. Will follow up after court.

VI. NEW BUSINESS

- **a. Rae Phillips- Purchase Sale Agreement –**R. Phillips chose not to go into executive session. N. Veazie stated she was present because she had not followed through with the agreement by making the first payment on time. She explained that she came in on April 1st to make the payment, but J. Williams would not accept it. She acknowledged that she was late but did not realize the deadline would be enforced so strictly. N. Veazie noted that the payment terms were clearly stated in the contract. R. Gray stated that the expectations regarding the payment deadline had been made clear. He added that he would only consider entering into a new agreement if she could provide the full amount within a short period of time, rather than spreading payments out as in the original agreement. M. Kelley expressed that he agreed with R. Gray but also wanted her to be able to keep her home. J. Grover asked a series of questions regarding her ability to commit to a new agreement if one were offered. He stated that he would require the full amount due by July 1st at the latest. She responded that she was unsure if she could commit but would try. K. Gray suggested postponing the decision until the next warrant meeting to give her time to consider whether she could commit to the agreement and potentially gather additional funds. K. Gray also stated she would contact the lawyer. N. Veazie made a motion to contact the lawyer and draft a new contract consisting of three equal payments, including legal fees. M. Kelley seconded the motion. During discussion, K. Gray emphasized that she would need to be present at 6:00 PM on Wednesday, April 22nd to sign the contract. R. Phillips confirmed that she would be there. Discussion- None Vote: 4–0
- **b. Transfer Station-** B. Storman was present and explained John was having some medical issues and he isn't able to do Wednesdays. He had talked to a lot of people over the last couple of weeks and asked if they would mind moving to Thursdays? Everyone he talked to

stated they wanted John to be able to be there so they are fine with it. He also stated he has been really doing some figuring on prices and what we are taking in vs going out. We defiantly need to figure out a better system and he will be working on that in the next couple months on what they can do. Additionally, he mentioned the possibility of reducing summer weekday hours, as it is typically slow after 5:00 PM. He plans to monitor this trend more closely in the coming weeks. He is going to pay attention to that as well in the coming weeks. He also is setting up a contract with PaintCare for a drop off site. They are a non- profit program that is funded by new paint sales. The board agreed to change to Thursday effective April 23, 2026.

- **c. Appoint Fire Chief-** R. Gray made a motion to appoint J. Lilley as Fire Chief M. Kelley 2nd the motion. Discussion- None. Vote- 4-0
- **d. Community Action Grant** J. Williams stated Meghan had reached out and Applications are available for the next round. R. Gray suggested maybe we could use it at the transfer station. J. Grover stated that the rec should be considered as well. N. Veazie said to get some prices together.
- **e. Hemlock Drive- Quit Claim Deed-** K. Gray explained this agreement was paid in full. The board signed the quit claim deed.
- **f. Real Estate Appraisal Proposal-** R. Gray explained how we need an appraiser and made this proposal wanted to send it off to the lawyer to get his thoughts on it. M. Kelley made a motion to send it to the lawyer. R. Gray 2nd the motion. Discussion- None. Vote- 4-0
- **g. Donations for Residents who suffer a catastrophic Emergency-** R. Gray stated there was a family in town that suffered a catastrophic loss. He feels that we should donate to them. He also would like to have the Policy Committee write up a policy for Donations to families that suffer a catastrophic loss. R. Gray made a motion to donate \$500 to the Ramp Family from contingency. M. Kelley 2nd the motion. Discussion- None. Vote- 4-0.

VII. OPEN SESSION

- **Public-** D. Miles stated that she was made aware that G &H Ambulance donates food the Hospital Staff on Holidays and such and she thought that was great that they do that. K. Simas expressed she was happy that the board re-appointed as Fire Chief.
- **Selectmen-**

VIII. EXECUTIVE SESSION

- **1 M.R.S.A § 405 (6) (A) Personnel Matters-** N. Veazie made a motion to go into Executive Session according to **1 M.R.S.A § 405 (6) (A) Personnel Matters** at 8:13 PM he asked that the Treasurer and Town clerk remain present. M. Kelley 2nd the motion. Discussion- None- Vote- 4-0

- M. Kelley made a motion to come out of Executive session according to **1 M.R.S.A § 405 (6) (A) Personnel Matters** at 8:31 PM. J. Grover 2nd the motion. Discussion- None. Vote- 4-0

IX. OPEN SESSION (Post- Executive)

N. Veazie opened the meeting at 8:31 PM


- **FLAGS-** R. Gray made a motion for the Fire Department to be responsible for the installation, removal, and ongoing maintenance of all town flags. M. Kelley 2nd the motion. Discussion- None. Vote- 4-0.

X. ADJOURNMENT

- M. Kelley made a motion to adjourn at 8:39 PM. J. Grover 2nd the motion. Discussion- None. Vote- 4-0.

Respectfully Submitted,

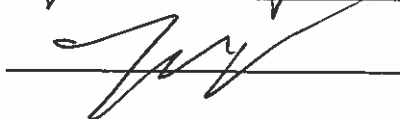
Jennifer Williams
Town Clerk


Norman Veazie (Chair)

Dean Gray


Mike Kelley


Jason Grover


Roger Gray