

OFFICE OF THE
TOWN MANAGER



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Town of Hudson MASSACHUSETTS 01749-2193

To: Select Board
From: Thomas Gregory
Date: November 26, 2025
Re: Transfer Station Timeline / Financial Benefits to the Town

As you know, the Board of Health has been preparing for the upcoming Minor Modification of Site Assignment for the new transfer station as they await the filing from B-P Trucking (“B-P”). The purpose of the memorandum is twofold: one, to provide a brief history of the operation of the transfer station in Hudson; and two, to provide an overview of the financial benefits that accrue to the Town as a direct result of B-P’s presence in Hudson.

Transfer Station Timeline

On June 16, 1999, the Town of Hudson and B-P entered into a Solid Waste Management Agreement in response to a Request for Proposals (RFP) issued earlier that year. The Agreement included renewal language which both parties have exercised in subsequent amendments over the years. An important provision of this Agreement required that the Town receive a Host Community Agreement (HCA) Fee of \$0.50 per ton for all Acceptable Solid Waste that is brought to the site from outside the Town’s borders. Since 1999, the transfer station has been serving as regional facility, processing solid waste generated not only in Hudson but in communities outside of Hudson as well.

Discussions about re-locating and expanding the transfer station date back to at least 2014. On November 13, 2017, the Board of Selectmen voted unanimously to approve the relocation of the transfer station to behind the wastewater treatment plant off Municipal Drive. Minutes from the November 21, 2017 Board of Health meeting reference the vote of the Board of Selectmen. These minutes also document the Board of Health’s desire to be responsible for the establishment of a curbside trash and recycling program in town. The minutes describe the Board requesting a commitment letter from B-P to include a broad description of when and how the move will happen.

During the period of 2020-2021, negotiations took place between Town officials (Executive Assistant, Public Health Director, and Town Counsel) and B-P officials to agree on the general terms of an expanded regional transfer station. On November 14, 2020, Town Meeting authorized a five-year Curbside Trash & Recycling Contract (Article 16), and authorized, by unanimous vote, the Board of Health with the approval of the Board of Selectmen to enter into a Lease Agreement with B-P for a term not to exceed twenty (20) years.

On November 15, 2021, the Board of Health and B-P executed the Curbside Trash & Recycling Contract (specifically titled “Contract for Collection, Transportation, and Disposal / Processing of Solid Waste and Recyclable Materials”). On December 6 2021, the Board of Health, with the approval of the Board of Selectmen, and B-P executed a Lease Agreement to operate a new transfer station facility at the Municipal Drive site.

Additionally, on November 15, 2021, the Board of Health and B-P executed a Solid Waste Management Agreement which reflected the Town’s desire to de-commission the transfer station currently existing on the site and to construct a new transfer station on a portion of the site also encompassed by the site assignment. Section 3.02(a) of the new Solid Waste Agreement states: “for this exclusive license (to utilize the site to operate a transfer station for Acceptable Solid Waste generated by the Town and by B-P), B-P will pay the Town a Host Community Agreement Fee for all Acceptable Solid Waste (generated by the Town and by B-P) in the amount of \$2,000 per month.” Per Article IV of this Agreement, B-P has been paying the Town \$2,000 each month since October 1, 2022.

Financial Benefits to the Town

1. Free Solid Waste and Recycling Services at Municipal and School Buildings. The Town benefits from an agreement with B-P that requires B-P to cover the costs associated with the processing of solid waste and recycling at municipal and school buildings. These avoided costs are significant and would otherwise need to be funded by the taxpayers. See Appendix A for a breakdown of these costs by facility.
2. Curbside Collection Subsidy. When the curbside program was negotiated between the Board of Health / Hudson Recycling Committee and B-P, the parties agreed that the program would serve 2,000 households. When the program commenced, 1,246 households enrolled. Because the enrollment was less than the target, B-P has been subsidizing the expense to operate a program designed to serve 2,000 households. As enrollment in the program has increased, this subsidy has declined. As of December 1, 2025, there are 1,583 households participating. This subsidy, shown on Appendix A, would otherwise need to be borne by the taxpayers or by a different entity.
3. Monthly HCA Fee. As noted above, the Town collects a fee of \$2,000 from B-P which is deposited into the Town’s general fund. These funds close to Free Cash at year end.

From 2022 to 2025 (year-to-date), the total value to the Town of the avoided costs along with the HCA fee revenue is \$1,563,421.30. I am available to answer questions.

cc Board of Health
 Finance Committee

APPENDIX A

The following lists the annual market cost of disposal services provided by B-P at the transfer station, itemized by year and location. Also shown is the curbside adjustment and monthly Host Community Agreement fee.

LOCATIONS	SERVICES	2022	2023	2024	2025
High School	Recycling	\$3,924.00	\$3,924.00	\$3,924.00	\$3,270.00
Quinn Middle School	Recycling	\$6,468.00	\$6,468.00	\$6,468.00	\$5,390.00
CA Farley	Waste & Recycling	\$16,752.00	\$16,752.00	\$16,752.00	\$13,960.00
J.L. Mulready	Waste & Recycling	\$10,584.00	\$10,584.00	\$10,584.00	\$8,820.00
Administration Building	Waste & Recycling	\$8,592.00	\$8,592.00	\$8,592.00	\$7,160.00
Forest Avenue	Waste & Recycling	\$12,588.00	\$12,588.00	\$12,588.00	\$10,490.00
Hubert Street	Waste & Recycling	\$6,564.00	\$6,564.00	\$6,564.00	\$5,470.00
Town Hall	Waste & Recycling	\$3,240.00	\$3,240.00	\$3,240.00	\$2,700.00
Senior Center	Waste & Recycling	\$2,160.00	\$2,160.00	\$2,160.00	\$1,800.00
Centennial Beach	Waste & Recycling	\$4,140.00	\$4,140.00	\$4,140.00	\$3,450.00
Hudson Power & Light	Waste & Recycling	\$8,724.00	\$8,724.00	\$8,724.00	\$7,270.00
Recreation Department	Waste	\$3,660.00	\$3,660.00	\$3,660.00	\$3,050.00
Hudson Fire Dept	Waste & Recycling	\$5,628.00	\$5,628.00	\$5,628.00	\$4,690.00
Morgan Bowl	Waste	\$1,500.00	\$1,500.00	\$1,500.00	\$1,250.00
Hudson Police Dept	Waste	\$3,204.00	\$3,204.00	\$3,204.00	\$2,670.00
Hudson Youth	Waste	\$2,160.00	\$2,160.00	\$2,160.00	\$1,800.00
Cherry Field	Waste	\$2,160.00	\$2,160.00	\$2,160.00	\$1,800.00
Hudson DPW	Waste & Disposal	\$28,832.75	\$61,950.75	\$67,852.25	\$56,840.55
Hudson Curbside	Curbside adjustment	\$247,077.00	\$282,121.00	\$219,211.00	\$134,352.00
Transfer Station	Monthly HCA Fee Revenue	\$6,000	\$24,000	\$24,000	\$20,000
YEARLY GRAND TOTAL:		\$383,957.75	\$470,119.75	\$413,111.25	\$296,232.55

Notes:

1. Curbside collection program started May 2022
2. 2025 figures are year-to-date (through October 31, 2025)