

Board of Selectmen
TOWN OF CHESTERFIELD, NH
SELECTMEN'S NON-PUBLIC SESSION #2

April 14, 2021
Via Zoom

In attendance were Gary Winn, Fran Shippee, Kelli Hanzalik, Jon McKeon, Jeff Scott, Dylan Eastman, Gabriel Jones, and Jim Barey.

Winn introduced everyone on the Board of Selectmen.

Winn opened discussion, stating that the board has had the opportunity as well as discussion on the New England Heritage proposal and they have been chosen as a finalist. Tonight, the Board of Selectmen want to meet Eastman and Jones and become more familiar with their plans.

Winn asked how the proposed timeline looks to Eastman and Jones. Eastman stated there was a fictitious start date to establish a chain of events and everything may not line up exactly like that as there are other projects in play. Eastman stated if New England Heritage is selected, they would like to go in immediately and stabilize the building, fix heating, water, and any roof leaks, and then immediately move to the outside of the building so that when the Farmers Market begins for the year, the building will put the best foot forward for the community. Eastman continued, stating that discussion on trying to get the community space/café opened is the primary goal but it is hard to say whether everything will be completed by winter.

Shippee asked if the entire project will be completed by next summer. Jones stated yes, the most important is for the downstairs space to be complete as soon as possible to entice community interaction. Shippee asked how soon income was needed. Eastman stated the priority is more or less vacant space and they want people to see the progress; this is less of a financial decision and more of a time allotment. Jones stated financially this is a long-term investment and immediate income is not necessary.

Hanzalik asked what type of business ventures New England Heritage has completed previously and whether they plan on maintaining long term ownership of the Marsh House. Eastman stated there is no interest in flipping the property. Hanzalik asked if there were any projects they had done similar to this. Eastman stated he had designed and renovated the distillery in Winchester, owns 26 apartments, and has operated his own small business for 20 years. Eastman continued, stating he has not owned a café before but they are willing to involve industry professionals.

Winn asked about two short-term rental units on the second floor that do not show cooking facilities but full-service areas that patrons may serve themselves and should this venture not

prove financially viable, is there a backup plan. Jones stated that the upstairs portion is not useable from a business standpoint but the downstairs unit has more potential. There are multiple business options that would be viable as long as the community is amenable, and the business provides income for itself.

Shippee asked if employees would be hired for the day to day running of the café. Eastman stated yes, he and Jones would not be running it every day and there may be community members willing to become involved. Eastman continued, stating they do have an individual in mind who could step in today and run the café.

Hanzalik asked if there were any financial requirements for storage for the Farmer's Market. Eastman stated no, they would want that to be part of the informal understanding as it only helps the activities to act in concert. Eastman stated that this part of the building would essentially be the Farmers Market.

Winn asked if New England Heritage had any thoughts on building any other structures that the Board of Selectmen should be aware of. Jones responded that there is potential for ornamental shrubbery between the tennis court and the building with a footpath to the outdoor fire area and they may need a place to store lawn equipment. Eastman stated if the town does not want to maintain the lawn, they would need a structure with the feel of the original building and more discussion would be needed. Jones stated they do not need any large structures or garages.

Shippee asked if the fire pit goes with the property. Eastman stated that was in the portion of the land that would go with the house.

Shippee asked if the upstairs and downstairs were separate. Eastman stated yes, including any fire considerations that needed to be met.

Winn asked, in looking at the kitchen, if New England Heritage were comfortable that there is enough space to service the expected clientele and from a safety inspection standpoint. Eastman stated the goal is for more of a coffee shop rather than a full-scale restaurant and the menu will be constricted to the space requirements with no dinner goals. Jones noted their primary focus is on coffee and baked goods as well as abbreviated breakfast items.

Winn asked, concerning the water agreement, if this café will meet those water requirements. Eastman stated the amount in the contractual documents is about twice that calculated in the café and the two residential units on a day-to-day basis.

McKeon asked if New England Heritage had any questions for the town going forward. Jones stated after going through the lease and purchase documents, there is a lot of intermingling of lease and purchase language that should be separated into two documents. McKeon stated they are meant to cross reference each other. Eastman stated the other questions they have concern lawn maintenance and trying to avoid conflict between the two agreements. Jones asked what

building the wells power was hooked up to. Winn responded the town offices and noted there is currently discussion on the fire department getting the pipe out of their basement and into the Marsh House lawn.

Winn stated the board would be going forward with further discussion next week and if New England Heritage had any further questions to pass them through Scott and McKeon. Jones asked for an estimated time on a final decision. Scott stated by the 21st of April, 2021.

Kelli Hanzalik moved to leave Non-Public session #2. The motion was seconded by Fran Shippee and passed unanimously by roll call vote.

Respectfully Submitted,

Jim Barey
Board of Selectmen Secretary

Approved by:



Gary Winn, Chairman

2/15/2022

Date



Fran Shippee

2/23/2022

Date



Kelli Hanzalik

2/23/2022

Date