

**Board of Selectmen**  
**TOWN OF CHESTERFIELD, NH**  
**SELECTMEN'S NON-PUBLIC SESSION #3**

April 14, 2021  
Via Zoom

In attendance were Gary Winn, Fran Shippee, Kelli Hanzalik, Jon McKeon, Jeff Scott, Mike Baltzer, and Jim Barey.

Winn opened discussion stating the Board of Selectmen would be asking questions of Baltzer as to his proposal for the Marsh House.

Shippee asked if Baltzer's intent was to reside at the Marsh House. Baltzer stated yes, hopefully full time on the second floor. Shippee asked if the kitchen would be used on the first floor or would a unit be put in upstairs. Baltzer stated he would not try to install a kitchen upstairs just yet.

Hanzalik stated the detail of the construction outline made clear a lot of time and thoughtfulness on behalf of Baltzer. Hanzalik asked why Baltzer wanted to live in Chesterfield. Baltzer stated he had never been to Chesterfield but had visited the area as a child and the area holds a natural aesthetic for him and would be a great place for him to retire. Baltzer stated he was letting go of bigger conscriptions and looked forward to winding down in a smaller community.

Winn asked what the source of Baltzer's financing was. Winn continued, asking if cash flow would be important to Baltzer's ability to complete the project in the pre-discussed time period. Baltzer stated the project should be completed anywhere between 10 and 18 months after beginning with some decorative projects taking a little longer than that. Baltzer stated he does have a large shop at the moment with a large amount of inventory that would cover much of the material necessities.

Shippee asked if Baltzer was involved in the day-to-day tasks in his current business. Baltzer stated he was and expanded in detail.

Shippee asked if the plan were to run the business and work on the Marsh House. Baltzer stated he would retain ownership of his business for as long as possible.

Winn asked if someone would be hired to run the café planned for the first floor of the Marsh House. Baltzer stated yes, he would hire someone to run the business in Chesterfield.

Winn asked if Baltzer had any further plans that would extend beyond the current footprint. Baltzer stated no, he would not need a pole barn or any other large structures on the leased property.

Winn asked how soon Baltzer could start once a final decision was made. Baltzer stated he would want to take advantage of the optimal weather and begin immediately.

Scott stated that Baltzer had worked with Ron Rzasa quite a bit when bringing this proposal forward.

Winn stated if there were any further questions from Baltzer they should be funneled through Scott and McKeon.

Baltzer asked if the tennis court were allowed to be used for movie nights or dances. Winn stated the Board of Selectmen would have to discuss that further.

Baltzer left the meeting.

McKeon asked if the board would like to discuss anything after listening to the candidates. Hanzalik asked which candidate were more financially viable to be successful in the community. McKeon stated neither has issues with financing and he is looking at which venture will better benefit the town. Hanzalik agreed and stated if one were not financially viable the current situation would repeat itself. McKeon noted that he likes Baltzer's enthusiasm, but he may not fully understand the direction the town would like the building to take. Winn agreed with McKeon. Shippee noted Baltzer may not be quite ready to cut ties with his current job in Pennsylvania and is not sure how he will manage both sites. Winn stated he was encouraged by New England Heritage developing buildings and maintaining ownership of them.

Scott stated that New England Heritage has most of the pieces in place to begin work immediately and Baltzer will have to outsource more. Scott continued, stating that Baltzer does not exhibit as much financial stability as an unknown entity. New England Heritage has a better grasp on what the building is going to need to be updated and completed. Scott stated he likes both proposals, but he would lean towards New England Heritage.

Winn verified that Baltzer had the chance to visit the building. Scott confirmed he had. Winn asked if the board were ready to vote on a final contestant next week. Hanzalik stated she would be ready to vote tonight. Shippee agreed. Winn noted that until there was a contract in place, the board should vote in Non-Public.

*Fran Shippee moved to award the Marsh House contract to New England Heritage. The motion was seconded by Kelli Hanzalik*

*Discussion: Winn stated the motion should read that the board are going forward with negotiations. McKeon stated the board could move to decide to proceed with New England Heritage pending resolution to the sales agreement. Shippee asked if there were issues with the sales agreement. McKeon stated New England Heritage are ok with the current document but there are questions they have and once those are answered the group will move forward.*

*Fran Shippee withdrew her motion.  
Kelli Hanzalik withdrew her second.*

*Fran Shippee moved to proceed with negotiations on the Marsh House contract with New England Heritage, pending a finalization of a purchase and sales agreement and also the lease agreement. The motion was seconded by Kelli Hanzalik and passed unanimously by roll call vote.*

Winn asked if McKeon and Scott would like to communicate the Board of Selectmen's decision to the final candidate. Hanzalik stated McKeon and Scott should contact them and proceed with negotiations. McKeon asked if the board would give him the authorization to pass those negotiations to John Ratigan. Winn stated yes, if there are changes to the agreements, pass the requests through Alissa Thompson.


Kelli Hanzalik moved to leave Non-Public session #3. The motion was seconded by Fran Shippee and passed unanimously by roll call vote.

Respectfully submitted,

Jim Barey  
Board of Selectmen Secretary

Approved by:

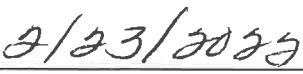
  
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Gary Winn, Chairman

  
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Date

  
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Fran Shippee

  
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Date

  
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Kelli Hanzalik

  
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