

Board of Selectmen
TOWN OF CHESTERFIELD, NH
SELECTMEN'S NON-PUBLIC SESSION #1

April 28, 2021

Via Zoom

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

Winn noted there was new discussion from Ratigan on the Marsh House agreement.

McKeon stated the latest discussion was changing some of the wording throughout the agreement. Any direct action by the town affecting the Marsh House holds New England Heritage non-committal to that action. McKeon noted another change was to the word 'government' to be replaced with the word 'lessor.' McKeon noted the agreement also included an agreement that the town may come onto the property to work on the well and water pipes. McKeon stated that New England Heritage were amenable and aware of the changes.

Hanzalik asked if New England Heritage needed a time frame to provide notice for access to the property. McKeon noted he would keep the wording as is. McKeon continued, stating that the broader the terminology the more easily the lessor is covered.

Winn asked if the term 'town' should be struck as technically the water line is owned by the Fire precinct. McKeon stated that would be fine.

McKeon continued, noting further changes.

Winn asked, regarding maintenance on walkways, is the town limiting New England Heritage on what they can do to the walkways. The board discussed whether there was verbiage noting that permission was needed before doing any large-scale excavation.

Hanzalik and McKeon noted discussion on 18B and whether approval is required.

Winn asked if 1,200 gallons a day is the original number discussed. McKeon stated yes. The board discussed installing a water meter. McKeon stated he would speak to New England Heritage about installation this weekend.

Hanzalik expressed concern with the open-ended wording of the sales agreement and noted that New England Heritage may decide to purchase the Marsh House and then scrap their original proposal and turn it into a single-family home. McKeon stated he does not believe they would, but the board wanted to put something in the agreement that their proposal is the intent for the property. McKeon added the addendum that the interior must follow the proposal presented to

the Board of Selectmen dated 04/07/2021. Scott asked if there were flexibility on the interior. Hanzalik stated as long as New England Heritage follows with the presented concept, they may design as they please.

The board discussed allowing 30 days for full payment to be transacted based upon whether New England Heritage needs to go before the Planning Board or Zoning Board of Adjustment.

Shippee asked if the town would have a problem with an Airb&b being included. McKeon stated they are permitted in town.

Gary Winn moved to accept the purchase and sales and lease agreements as amended. The motion was seconded by Fran Shippee and passed unanimously by roll call vote.

Winn noted at this point the Board of Selectmen have committed to selling to New England Heritage and asked how long the board should keep the minutes sealed. McKeon stated until the next Board of Selectmen meeting.

Scott said he would like to put a 'Sale Pending' sign up.

Gary Winn moved to leave Non-Public session #1. The motion was seconded by Fran Shippee and passed unanimously by roll call vote.

Respectfully submitted,

Jim Barey
Board of Selectmen Secretary

Kellie Hough 2/19/2022