

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

April 07, 2021

Via Zoom

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

Shippee opened discussion on the Marsh House proposals, asking if this is a legitimate discussion to have in non-public session. Winn confirmed that there is sensitive information being discussed at this meeting and the board is still negotiating and narrowing down individuals.

Winn asked McKeon and Scott to present their current information to the Board of Selectmen. Scott stated those that dropped out are Pam Hill and Rod Slater.

McKeon stated the New England Heritage, and the Michael Baltzer proposals are the ones the committee would like the board to focus on. Overall, these proposals fit into the town's ideas for the property and would be most beneficial to the town. McKeon continued, stating that both proposals include renovations for a small store and café located in the building and neither are a group with high impact activity. New England Heritage is very familiar with the area. Baltzer is not from the area but has a transparent background and appears to have plenty of knowledge. Both candidates seem to have the necessary financial backing.

Shippee asked if either of the groups had any intention of residing at the property. McKeon stated Baltzer may have that idea and suggested that the board have both of these parties to a meeting to ask any questions the board may have.

Hanzalik stated she is wondering what the process is to validate whether the candidates have the means to complete their proposals. Hanzalik asked if a contract of any sort had been provided for the candidates. McKeon stated they had.

Winn asked about the possibility of a carport. McKeon stated that proposal is no longer in the running. Winn noted that Baltzer looked like a good candidate to him. Winn stated the layout for Baltzer's proposal confused him considering a shared kitchen and public versus private bathroom plans.

Winn stated regarding the Grant proposal, it appears to be a two-family vacation home which the Zoning in the area would not allow.

Winn noted he spoke with Don Wood last night and explained that the board were vetting

candidates by committee. If the Board of Selectmen goes forward with him, he would need a final answer sooner rather than later. Winn noted his concern over Wood's proposal as it would be more of a do-it-yourself project.

Shippee asked if anyone had spoken to any of the local projects that New England Heritage had worked. Scott stated he had spoken with a former selectman in Winchester who had nothing but good things to say regarding this group. Shippee asked where the individuals were from. McKeon noted one of them used to be a selectman for Gilsum and the other is from Winchester. Shippee stated she would lean more towards the New England Heritage proposal as they are more local.

McKeon suggested the board come up with some questions for the office to compile for these two candidates. Winn stated the board could meet with these candidates either in person or virtually.

Kelli Hanzalik moved to proceed with narrowing the decision on the Marsh House proposals down to New England Heritage and Michael Baltzer. The motion was seconded by Fran Shippee and passed unanimously by roll call vote.

Winn stated he would not count all of the other candidates out until a more final decision was made. Hanzalik agreed. McKeon suggested to move to seal the minutes until a final decision is made and then they can be un-sealed for public perusal afterwards.

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

Respectfully submitted,

Jim Barey
Board of Selectmen Secretary

Approved by:



Gary Winn, Chairman

2/19/2022

Date



Fran Shippee

2/23/2022

Date



Kelli Hanzalik

2/23/2022

Date