

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

May 05, 2021
Via Zoom

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

Winn opened discussion on the Intent to Purchase the Marsh House from John McKeon.

Hanzalik noted her confusion on designating a board member to sign the forms and then send to Thompson. Winn stated the Planning Board requires a signature for permission to perform a site visit. The second is to designate an authorized representative to sign all the forms.

Shippee asked if the Town were going in front of the Planning Board for the change of use. Winn confirmed that is correct.

Shippee asked if anyone had spoken to John Ratigan about this. Winn stated he had not. Shippee asked if it would be worth Ratigan confirming. Winn noted it cannot hurt to ask.

Hanzalik asked if the board wanted to go through the letter of Intent to Purchase, noting that the property address is not filled in. Hanzalik also asked if there were closing costs and what 'traditional distribution of closing costs' means. Shippee asked if this refers to each party compensating their own lawyer fees. Hanzalik asked if the Town had any cost responsibilities in that statement. Winn responded that typically the seller is responsible for preparing the deed. Hanzalik asked if the buyer is usually responsible for closing costs. Winn stated the buyer is responsible for costs with the mortgage, appraisal, and inspection. The buyer and seller split the state transfer taxes evenly. Winn noted he does not believe there will be any charges for preparing the deed.

Winn stated that obviously the board will not be signing at this moment, if they want to approve this with the understanding of their portion of the costs being what he just said, they could check with Ratigan to look for any surprises the board is not aware of. Hanzalik agreed with Winn.

Winn stated the surety is part of the paperwork and this is not actually the contract to sell, rather a document stating that both parties intend to go forward in faith.

Will asked Thompson if all three Selectmen needed to sign. Thompson responded that she believes one of them can sign it or they can give her permission to sign it.

Shippee asked if this motion should be made in Non-Public. Winn noted they would have to make it in public session otherwise they could not share it.

Winn stated that he believes the request is to designate a representative to go before the Planning Board. Hanzalik asked if it could be Shippee since she is already on the Planning Board as the Selectmen's representative. Winn noted it should not be Shippee for that reason and it would be a question for the attorney.

Winn stated he would be fine going forward to the Planning Board as the Chair of the Board of Selectmen; his position would be to explain that the board has negotiated with New England Heritage and they would have to present and support their plan as well as answering any questions that would come up on the Town end of it.

Fran Shippee moved to accept the Letter of Intent to Purchase for the Marsh House pending legal review. The motion was seconded by Kelli Hanzalik and passed unanimously by roll call vote.

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

Respectfully submitted,

Jim Barey
Board of Selectmen Secretary

Gary Winn 2/19/2022

Frances J. Shippee 2/19/2022

Kelli Hanzalik 2/19/2022