

Chesterfield Revitalization Group

Minutes for March 13, 2024

Time: 5:00 pm

Location: Town Offices

In Attendance: Nancy Mendel, Julianna Dodson, Gerry Lins, Jeff Scott, Nate Loomis, Ron Rzasa, Drew Kate Dodson, Jim Allen, Linda Sedlewicz, and Michelle DellaVita

Absent: Deborah Kaufman

Public: Tom Ross, Roland Vollbehrr

Meeting Called to Order by Julianna at 5:03 pm.

Meeting Minutes

1. Approve February 19, 2024 CRG Meeting Minutes
 - Nancy - Public attendee's name is Tom Ross, not Tom Mendel
 - Linda – In several places throughout the Minutes, days are mentioned with no dates. Dates were added. Also, several spots where “she” or “it” was used which made the exact meaning of the statement unclear. Each of these instances were discussed and corrected.
 - Ron - Numbering incorrect. This was corrected.
 - **Motion: To approve minutes as amended, motion made by Ron, seconded by Nancy, all in favor.**
2. Julianna passed around sign-up sheet for committee members to renew their positions on the committee. Only one member not present to sign, Deborah Kaufman. Linda volunteered to bring the sheet to Deborah to sign in time for it to be delivered to the EDC on Thursday, March 14.
3. Vote on new committee chair
 - Julianna explained the job of chair:
 - i. Set meeting agenda and send to Donna Rosco, the EDC secretary, 4 days prior to meeting for public posting.
 - ii. Lead meeting. Maintain order and flow.
 - iii. Upload information to committee Google drive.
 - iv. Maintain contact with town BOS.
 - v. Assure that discussions are conducted in accordance with Right-To- Know requirements.
 - Nancy does not have the time to become Chair, but will remain Vice-Chair.

- **Ron nominated Linda for Chair, Jeff seconded, all in favor. Linda accepted nomination pending EDC approval.**
4. New website page review
- Nate noticed that there is no link from the EDC Projects list to the new Brownfields page and nowhere that our committee members are listed. Julianna will send comments to the responsible person so that the hyperlinks and list of names are added where necessary.
5. BOS signed letter of support for our project. Julianna sent this to JB Mack (SWRPC) and Melinda (Mindy) Bubier (NHEDS). JB responded with the following suggested next steps:
- Await the results of Article 36?-- how the Town votes on CRG funding;
 - Staff at NHDES are revisiting the assessment history of the Site and are in the process of developing recommendations for Phase II investigation activities. JB will check in with Mindy and others to see if they've had a chance to revisit this yet and once that is put together they will share their thoughts with the CRG.
 - CRG and SWRPC should continue exploring paths towards remediation and redevelopment. JB had offered to convene a meeting with several stakeholders to discuss potential remediation and redevelopment partners and sent along some names to consider for that meeting.
 - JB will be invited to next CRG meeting to discuss further. We will also invite BOS to attend for this discussion.
6. March 16 voting - Budget Article #36
- Linda passed around Facebook comments generated from most recent postings.
 - Discussed public questions relative to the ownership of the properties during Phase II & III and clean-up. It is important that we stress that:
 - i. The town should not have to spend any town money for Phase II, III or the clean-up. Phase II & III are conducted by environmental consultants such as Ransom. The cost of clean-up will be the responsibility of the new owners. Most likely, these costs will be covered by way of grants (if non-profit) or loans (if for-profit).
 - ii. Discussed draft letters from Nancy Mendel and Tom Ross to be read at the March 16 Town Meeting, since they will not be able to attend. Nancy will see that the letters are revised based on the comments of the group. Final drafts will be sent to CRG to be read at the meeting.
 - iii. Michelle suggested that a graphic be developed to show the steps and projected costs to move our project forward. Michelle and Julianna will work on this. The graphic will be distributed, along with our most recent flier, by Jeff to each attendee at the Town Meeting.
 - iv. All CRG members that are able will attend Town Meeting.

7. Public comment

- Roland Vollbehr voiced his interest in the brick building during the meeting of February 10. Jeff gave him a tour of the site. Roland reaffirmed his interest in using the building to warehouse solar farm and related products for sale. No need for water, septic, etc. Eventually, he would like to construct a solar farm on the roof that could power the brick building and possibly the old general store, if that is redeveloped. Roland is very concerned about certain safety issues regarding the brick building as it stands now. These would be the first things addressed by him and his team.

8. Next steps & tasks

- Linda will draft minutes and send to Julianna for initial review. Julianna will send to EDC as draft prior to EDC meeting March 14.
- Linda will bring committee sign-up sheet to Deborah to sign and will deliver to the EDC on Thursday, March 14.
- Committee membership and new chair person to be approved by EDC.
- Julianna will send comments to the responsible person so that the hyperlinks and list of names are added to EDC site and Brownfields page where necessary.
- Nancy will invite JB Mack and Jeff will invite the Board of Selectmen to next CRG meeting to discuss next steps.
- Michelle and Julianna will work on graphic to be distributed, along with our most recent flier, by Jeff to each attendee at the Town Meeting.
- All CRG members who are able will attend Town Meeting.
- Julianna will scan and add Rolands notes to CRG files.

9. Next Meeting Details

- EDC Meeting, March 14, 6pm in Town Offices
- Voting March 16th 1pm.
- CRG meeting April 8, at 5pm in Town Offices
- Potential Agenda Items - Results of vote on Budget Article #36

10. **Motion: To end the meeting, motion made by Michelle, seconded by Jerry, all in favor.**

11. The meeting was adjourned at 6:43 pm.

Submitted by

Linda Sedlewicz

April [8], 2024