

## Economic Development Committee

February 11, 2021 - Final

**Present:** Ron Rzasa (Chair), Julianna Dodson, Robert Korb, Judy Idelkope (Advisor)  
Fran Shippee (BOS Representative), Faith Mba

**Absent:** John Pieper

**Guests:** Jeff Scott, John Koopmann, & Barbara Girs

**Meeting called to order: 5:05 PM via Zoom.**

*COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically, etc.*

**Presiding:** Ron Rzasa

**Secretary Report:**

**Jan 21, 2021 Minutes**

Ron 1st, Julianna 2nd: Unanimously accepted as written.

### Old Business

1. **Senior Housing:** The BOS met with SWC's Keith Thibault on Feb. 10<sup>th</sup>. Currently, the SWC is involved in five other projects and the BOS does not have a full board. The BOS would like a full board before it proceeds. Therefore, senior housing has been put on hold, hopefully to resume in June.
2. **Welcome Letter:** Julianna is still waiting for the 4<sup>th</sup> quarter report.
3. **Business Listings on Website:** The town's new website is on hold. Therefore, work on reformatting the Business listings on EDC's website was put on hold. EDC will continue to use the format that is already in place.
4. **Signage Petition:** The BOS sent the amended petition to the Planning Board. The Planning Board discussed it but could not alter it. Therefore, it is going onto to the ballot as originally written and amended by the BOS. However, the ballot will note "Not Approved by the Planning Board". If it is voted in, some portions may be amended over the course of the year.
5. **Business to Business Virtual Meeting on Jan. 28:** The event was a success! About 20 Chesterfield businesses participated. Hannah Grimes's Sara Powell presentation went over well with several businesses contacting her afterwards for additional information. The format of having a short informational presentation and then networking was positive. Participants were amazed at the diversity of the town's businesses and appreciated the opportunity to meet each other. Julianna's monitoring was encouraging and helped set a positive tone.
6. **Letter to other Town Committees and Boards:** There has been no feedback. Therefore, the EDC has done its due diligence.
7. **Marsh House:** The Marsh House Board met with Hannah Grimes, SWRP's two architects, potential café managers, and Gretchen from the Porch for kitchen advise. Rob Korb was asked to find grants that would help to finance the project. However, grants dealing with historical preservation may put too many constraints on the project. A downstairs design is forming. Approximately \$50 – \$100,000 will be needed as seed money.
8. **Enchanted Garden:** Jeff Scott was able to obtain a plot map. It shows a potential addition which may have been added by Manny's when they were interested in the property. He noted that the property septic system was upgraded, two ADA bathrooms added, 3-phase electric wired, a new well installed,

and it still has adequate parking. There was difficulty in getting a response from the realtor. He believes the property is going for \$215,000.

9. **Industrial Park:** Fran had no luck checking into the machine shop coming into the Industrial Park. She will continue to investigate.
10. **Omega Images:** Faith & Ron were contacted to see if the committee was still interest in showcasing the town using their drone technology. Ron spoke with them and told them that it was not in this year's budget. It would be at least another year before the funding could even be requested.
11. **EDC Directive:** Ron spoke with the BOS about the EDC directive. It was never dated, confusing, and some items he felt did not fit with the EDC current purpose. The BOS suggested that the EDC rewrite it and bring it back to the BOS. This will involve understanding the RSAs. Ron will work on it with Fran's help. Fran suggested looking into other town's EDC directives for guidance. After completion, it will go to the EDC board for comments, revisions, and approval before presentation to the BOS.

#### **New Business:**

1. **Radically Rural:** If this event occurs, EDC hopes to send someone. The event's focus is on rebuilding or revitalizing rural town's Main Streets. It has become quite a large program with several different workshops. The Marsh House would be part of revitalization of Chesterfield's center.
2. **Judy Idelkope Retired:** As of the end of December, Judy retired from her real estate job. She is willing to give the EDC a list of names of active Chesterfield realtors who would be more useful. Her impute is still appreciated.
  - a. With regards to the Rt. 9 property (thought to be a good location for Senior Housing): There has been a lot of interest. However, most requests will require rezoning to commercial. This would have to go to the voters. This cannot happen for another year.
3. **Waste Oil Business:** Ron has been contacted about finding space for a waste oil processing business. It was hoped that an auto repair place would provide a location. The shop that was in negotiations had a fire, so they were looking for another location. However, when Ron spoke to two auto repair shops in town, the feedback was negative. Apparently, it was too risky and insurance rates would be affected. Consequentially, Ron recommended that Hinsdale may have more facilities. But, if a location were found in Chesterfield, it would have to go before the Planning Board.
4. **Next Meeting:** Due to scheduling conflicts, the next meeting will not be held in on Feb. 18<sup>th</sup>, but on Feb. 25<sup>th</sup>, with the following meeting on March 11<sup>th</sup>. Then, hopefully the regular schedule can resume.

**Next Meeting**  
**Thursday, February 25, 2021**  
**5Pm**  
**Via Zoom**

Meeting Adjourned at 5:50PM

Respectfully Submitted by,  
Donna Roscoe, Secretary  
February 11, 2021