

MINUTES

Ad-Hoc Beaver Meadow Building Committee Meeting
May 10, 2023 - 8:00 AM
Beaver Meadow Golf Course

In Attendance: Jennifer Kretovic (Acting Chair); Candace Bouchard; Mark Coen; Linda Matlage; Tom Croteau; Noemi Weirwille; Matt Schmidt of the NH Golf Association; Brian Gehris of Milestone Construction; Andrew Weaver of Weaver & Associates Architects; Doug Proctor and Bill Hickey of The H.L. Turner Group; Phil Davis, Pat Lanman, and Brian LeBrun.

Excused: Nathan Fennessy and Chris Mulleavey.

- 1) **Approval of Meeting Minutes:** A motion was made and seconded to approve the draft minutes from the March 8, 2023 meeting. The motion passed with a unanimous voice vote.
- 2) **Review of April 1, 2023 Visioning Meeting:** Doug Proctor went over the comments received from the public prior to, during and following the visioning meeting.
- 3) **Program Summary Discussion/Preliminary Building/Site Layout:** Andrew Weaver shared the proposed design for the new clubhouse, which includes expanded dining facilities and outdoor dining areas; a larger kitchen within close proximity to the dining and patio areas, to include walk in coolers and improved storage and food prep areas; larger public restrooms; locker rooms with showers; a larger Pro Shop with easy access from the parking lot and main clubhouse entrance; a Ski Club room with easy access to the outside, which includes storage space for skis and an area for maintenance/waxing, etc.; a storage room for golf bags; two additional simulators; larger space for administrative offices; a support program area for laundry/housekeeping; space for the NH Golf Association to lease; parking lot expansion; and other non-assignable program areas such as storage, covered porches or decks, and mechanical/electrical/sprinkler rooms. He also suggested potentially moving the cart barn further away from the proposed dining area to a location that could serve as not only cart storage but as a maintenance compound. The proposed new facility is 17,000 SF total on all three floors.

Mark Coen commented that BMGC is a polling locating and asked where voting might take place. It was suggested that voting could take place in the dining area or the simulator space. Mark also asked if there would be a designated space for simulators or if they would be in the Pro Shop. Andrew noted that there would be a designated space for the simulators.

Mark Coen noted that some of the other golf courses the committee had visited had golf cart storage underneath their clubhouses and asked if that was possible at BMGC. Andrew responded that to store carts underneath the clubhouse, it would be taking up a very expensive space with minimal return on investment. He also noted that there are fire issues and fumes to be considered.

Tom Croteau asked what the square footage currently is of the clubhouse, to which Andrew responded that it is approximately 4,500 SF. Andrew noted, however, that the 17,000 SF does not increase the footprint, but provides for two additional floors. Tom indicated that he loves the idea of having a facility that all members of the community can enjoy.

Noemi Weirwille asked if the space on the lower level for the ski clubs would exit to the outside, which would be ideal. Andrew responded that the spaces for the ski club and the golf bag storage will have a walk-out to the course. Noemi also asked if it will be possible for the ski club space to be accessed by ski club members when the rest of the facility is closed. Andrew responded that the locked Ski Club space would be accessible by the Ski Club at all times, as will the space for the NH Golf Association. Noemi indicated that the ski club often does a 10-15 minute training on a computer monitor before going out to ski. She indicated that it would be nice to have access to that technology at the new facility. Brian LeBrun responded, and Andrew Weaver agreed, that the Ski Club could probably put a monitor in their space for this purpose.

Matt Schmidt of the NH Golf Association indicated that having a designated meeting room is negotiable, especially if they could use some of the dining space to hold their 6-7 Board meetings per year. Matt noted that the NHGA has a Hall of Fame that they would like to display at the new clubhouse, but would not want it up on the second floor where the public wouldn't be able to see it. Phil Davis suggested that they could put it somewhere on the first floor, perhaps in the foyer.

Linda Matlage expressed her opinion that some of the proposed items could be taken out. She expressed that she didn't think lockers and showers were necessary. After further discussion amongst the committee members, all agreed that lockers and showers really wouldn't be necessary. Phil noted that he has received no requests from golfers for lockers and/or showers. He feels having bag storage for golfers to rent is more important and would provide a revenue stream.

Candace Bouchard noted that storage space has been a big concern and that it is very important that we're sure of the amount of storage space we need. Phil Davis responded that he has reviewed the storage space needs and feels confident that what is proposed will be sufficient. Andrew Weaver stated that he will make storage an assignable space.

Tom Croteau noted that the committee hasn't had much feedback from golfers and asked if the BMGC members have been asked for their feedback. Jennifer Kretovic suggested that H.L. Turner go back and make changes to the concept based on today's discussion, bring it back to the committee at a future meeting, and then we share that version with the public, perhaps having another public meeting.

Jennifer Kretovic noted that, on the diagram, it looks like the patio is not very close to the kitchen. She suggested that there be a bar between the kitchen and the patio and perhaps even a service window to the patio. Jennifer also noted that many large celebrations of life are held at the course and we need to be able to accommodate large groups such as those. Andrew indicated that the straight line from the kitchen to the patio is very direct and they will take into consideration the ease of access.

Member of the public Roger Jobin, who is also a member of the Golf Course Advisory Committee, noted that, back in 1982, when a committee was sitting in this same space discussing improvements to the clubhouse, they concluded that the lockers and showers were rarely used. He expressed his opinion that this is a place where people come and go and that lockers and showers still would be rarely used.

Andrew Weaver stated that the designers will update the diagram based on today's feedback. He asked the committee what kind of look we are going for, i.e., traditional, contemporary, modern, etc. Mark Coen suggested, and committee members agreed, that a contemporary to modern design would be nice. It was noted that energy efficiency is very important.

Brian Gehris of Milestone Construction stated that it will be important for the committee to consider how to keep the golf course functioning while construction is underway, as we will be building on the current footprint. The rental of trailers was discussed as a possibility.

- 4) **Next Steps:** The designers will bring back a revised design based on today's input. At that time, the committee will meet to review and discuss; and then another public session can be considered. Jennifer Kretovic suggested that the next public session be held at the golf course.
- 5) **Adjournment:** A motion was made and seconded, and the meeting adjourned with a unanimous voice vote at 9:07 AM.