

MINUTES

Ad-Hoc Beaver Meadow Building Committee Meeting
June 14, 2023 - 8:00 AM
Beaver Meadow Golf Course

In Attendance: Nathan Fennessy (Chair); Jennifer Kretovic; Chris Mulleavey; Mark Coen; Linda Mattlage; Tom Croteau; Noemi Weirwille; Matt Schmidt of the NH Golf Association; Susan Woods of Ski the Beav' Nordic Skiing; Brian Gehris of Milestone Construction; Andrew Weaver of Weaver & Associates Architects; Gerry Blanchette, Doug Proctor and Bill Hickey of The H.L. Turner Group; Phil Davis, Pat Lanman, and Brian LeBrun.

Excused: Candace Bouchard.

- 1) Approval of Meeting Minutes:** A motion was made and seconded to approve the draft minutes from the May 10, 2023 meeting. The motion passed with a unanimous voice vote.
- 2) Review Updated Building Design:** Andrew Weaver shared an updated proposed design concept for the new clubhouse.

The first floor is proposed to have the kitchen; the Pro Shop; a room for the simulators; and three dining areas (the 19th Hole Restaurant and two additional dining rooms), all of which can be combined to make one large room. The 19th Hole Restaurant is proposed to be 1,500 SF in size and will hold 60 people. The two additional dining areas are each 1,000 SF in size and can each hold 50-60 people; for a total capacity of 180, when the three rooms are combined.

In the lower level, there is storage space; a mechanical room; public bathrooms; a room for the Ski and Skate groups, with direct access to the outside; and potential meeting room/office space. The dimensions of the Ski/Skate room are 25'x30' and will be able to accommodate 150 pairs of skis.

On the second floor, there is space for the NH Golf Association, a conference room, and offices. The NHGA space is proposed to be 2,700 SF in size.

The patio area is proposed to be about three times larger than the current patio space, and will be partially covered.

- 3) Discussion/Suggestions/Concerns:** Mark Coen expressed some concern with the flow of the space. He noted that it would be good to have a window off of the kitchen to pick up food, and suggested we needed a turn-around space for the carts as golfers stop for food or a bathroom break after the front nine.

Linda Mattlage suggested that maybe we don't need such a large patio, and, instead, use some of that space for a turn-around area.

Mark expressed concern with parking. He noted that with the expansion of dining space, we will likely need more staff who will need parking spaces. In addition, the NHGA staff will need 7-10 spaces. Deputy City Manager Brian LeBrun indicated that we still need to examine the parking areas. It was noted that the current parking lot accommodates 96 vehicles; and the new parking lot is expected to accommodate 150.

Tom Croteau indicated that it was important for the flag pole to remain in its current location, as it was an Eagle Scout Project.

Matt Schmidt of the NHGA suggested there be good soundproofing between the first and second floors, as the NHGA offices will be right above the simulators.

Discussion ensued about the proposed exterior of the clubhouse, with some committee members feeling it looked too industrial, like a school or hospital. Chris Mulleavey suggested that it should look more like a typical country club. Noemi disagreed and said she feels it shouldn't look like a country club, as it is going to be a multi-use facility. Matt Schmidt said he feels the modern look is good. He noted that you don't see "modern" at most golf clubs. He suggested that we don't want patrons to feel like they're walking into a stuffy country club. There was also some concern that when driving into the golf course, the first thing one will see is the back of the kitchen. Brian LeBrun indicated that we will soften that area, and others, with landscaping. Jennifer Kretovic said its important to note that synthetic materials are being used, which is in line with our goal to be as green as possible. She also noted that she really liked all the windows in the dining areas.

Noemi suggested that more space is needed for the Ski/Skate programs. Mayor Bouley requested that the design be revised to provide more space for the Ski/Skate groups.

It was also noted by the Turner Group that the area above the restaurant will likely have a solar panel array.

- 4) **Next Steps:** The designers will bring back a revised design based on today's input. At the July meeting, the committee will meet to review and discuss; and then another public session can be considered, possibly in August.
- 5) **Adjournment:** A motion was made and seconded, and the meeting adjourned with a unanimous voice vote at 9:00 AM. The next meeting is scheduled for Wednesday, July 12, 2023, at 8:00 AM, at Beaver Meadow Golf Course.