

MINUTES

Ad-Hoc Beaver Meadow Building Committee Meeting
July 12, 2023 - 8:00 AM
Beaver Meadow Golf Course

In Attendance: Nathan Fennessy (Chair); Candace Bouchard; Chris Mulleavey; Mark Coen; Linda Mattlage; Tom Croteau; Noemi Weirwille; 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: Jennifer Kretovic.

- 1) **Approval of Meeting Minutes:** A motion was made and seconded to approve the draft minutes from the June 14, 2023 meeting. The motion passed with a unanimous voice vote.
- 2) **Review Updated Design:** Andrew Weaver presented updates that were made to the design plan based on feedback received at the June meeting. Updates included adding a snack bar with a pick-up window; eliminating the showers and making more room for storage; reconfiguring the ski club area to make it larger; relocating the NH Golf Association (NHGA) offices so as to not be right above the simulators; and moving the stairwell leading to the NHGA to the interior of the building. The committee also discussed elevation levels for the building and roofline options. Further discussions will be held with NHGA on their floorplan space and layout.

There was discussion about ski club access to the restrooms, on the rare occasion that the rest of the facility may be closed.

There was discussion about the roof lines and aesthetics, which alternative would better accommodate solar panels, and how the various pitched roofs would affect the cost of the project.

Concord resident Stacey Brown commented about the proposed size of the building.

Susan Woods indicated that the ski club needs two rooms – one for public access, with cubbies, where people can change into their ski boots; and a second, locked room, for ski waxing and storage of skis and race equipment. She noted that it is important to have good ventilation for ski waxing. Chairman Fennessy suggested that the ski club provide the committee with how much space they need, as well as an estimate of the number of members/sets of skis they expect to have. Andrew Weaver noted that the current proposed design will hold 150 pairs of skis.

The committee discussed the various roofline options. The consensus of the committee was to propose the Modern Modified Roof with Overhangs and Eaves, which includes double sloped entry roofs and a bay window in the kitchen.

- 3) Dates to Hold a Community Engagement Meeting:** Brian LeBrun suggested the next community engagement meeting be held sometime in August, likely in the evening, at the golf course, under the event tent. Chairman Fennessy suggested either the week of 8/14 or the week of 8/28. Mark Coen noted that its important that the meeting not take place on a night that conflicts with any other big events happening in the City. Brian suggested a Tuesday, Wednesday or Thursday night. Brian will look at the calendar and discuss a meeting date with the Chairman. The community engagement meeting will be publicized by the City's Public Information Officer, similar to the first public meeting held in April. In the meantime, Brian and Phil will talk with the NHGA about the proposed 2nd floor office layout. The proposed design will be posted on the City website prior to the public forum.
- 4) Adjournment:** A motion was made and seconded, and the meeting adjourned with a unanimous voice vote at 9:20 AM.