

## MINUTES

Ad-Hoc Beaver Meadow Golf Course Clubhouse Committee  
September 21, 2021

**In Attendance:** Chris Mulleavey, Mark Coen, Gregg Fournier, Barbara Jobin, Jennifer Kretovic, Golf Pro Phil Davis, Parks & Recreation Director David Gill, NH Golf Association Rep. Matt Schmidt, City Manager Tom Aspell, and Deputy City Manager Brian LeBrun.

### 1. Site Visits to Pease and The Oaks Golf Courses

The committee discussed the recent visit to Pease and The Oaks golf courses. The main take away from the visits is for the committee to think through all aspects of the needs of a new or renovated facility, including the following:

- Layout for customers
- Layout for staff, ease of operations and viewing the course
- Layout for restaurant and events
- Storage
- Bathrooms for golfers and building users
- Parking
- Space for NHGA
- Winter operations
- Voting
- Parking lot redesign and added space
- Architect with golf and restaurant experience

### 2. Review Clubhouse Site Map

Mark Coen presented the group with a site plan for the clubhouse, parking lot and surrounding operations; and provided overlays to double or triple the footprint of the clubhouse.

- Course currently has 104 parking spaces
- Coen presentation showed 160 parking spaces
- New or renovated facility should have capacity to park up to 300-350 cars

### 3. Update on Facility Assessment

Deputy City Manager Brian LeBrun stated that he spoke with The Turner Group last week and they were completing the final inspection on Friday, September 17th, and plan to have a report to the City by the end of September.

### 4. Land Water Conservation Fund (LWCF) Implication

Parks and Recreation Director David Gill spoke about the LWCF encumbrances on the golf course property. Any significant building modifications, or a new building, will require New Hampshire LWCF approval; and any agreement to increase the facility size to incorporate space to lease to the New Hampshire Golf Association offices will require federal LWCF approval through the Department of the Interior, as well as finding other land within the City to encumber as LWCF property for recreation purposes. With this project, the City will need to go through the LWCF process for approvals.

### 5. Adjournment

The meeting was adjourned at 9:15 AM.