

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, April 27, 2022**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:30 PM.

MEMBERS PRESENT: Mardean Badger, Kathleen DeWolfe, Andy Fitch, Paula Hancock

OTHERS PRESENT: Jon Kwiatkowski, owner, High Life Building Company, Inc.
Brian Lash, owner of the White Mountain Golf Course
Philip Hastings, representing Brian Lash and LCJ Holdings

DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, April 6, 2022, Planning Board meeting. Kathleen DeWolfe made a motion to accept the Wednesday, April 6, 2022, minutes as presented. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

INFORMAL CONSULTATION WITH BRIAN LASH, OWNER OF WHITE MOUNTAIN GOLF COURSE NORTH ASHLAND ROAD PROPERTY

The Planning Board met with Brian Lash, new owner of the White Mountain Golf Course and Philip Hastings, representing Brian Lash and LCJ Holdings, in an informal consultation to discuss their proposal for the North Ashland Road property, formerly the White Mountain Country Club. Mr. Lash explained various plans and possibilities for the use of the properties:

- Mr. Lash described the various amenities he has established at his Owl's Nest property in Campton-Thornton, which includes long term/short term rental units, permanent residences, manmade lake for water activities and fire protection, etc. The Ashland property may eventually include similar variety.
- Mr. Lash has purchased specific lots of the North Ashland Road property, including the White Mountain Country Club (TML 001-002-001), the contiguous former airport property (TML 001-002-003), and some additional property (not specified by TML identification)
- The proposal includes renovating the entire golf course, with a complete course redesign by a highly reputable golf course designer
- To return the historic portion of the White Mountain Golf Course clubhouse to its original historic image of the past; to completely renovate the addition to the clubhouse to an upscale restaurant
- The proposal includes the creation/maintenance of a colder climate vineyard of champagne grapes which will be planted on either side of the former runway on the property
- The proposal includes the development of an access road to the site of the vineyard as well as the creation of the former barn/hangar as a wine tasting site
- The proposal includes an entertainment venue in front of the barn -- the establishment of a large tent (80' x 40') in front of the barn from May-October as a wedding/entertainment venue.
- The White Mountain Country Club would become a destination resort

The Planning Board made the following points:

- The North Ashland Road property is in the Rural Residential Zone which allows for the following: single and two-family housing; multi-family housing which allows for up to 6 units per building; cluster development allowing for concentrated living space with accompanying green space.
- Some parts of the property may have been established prior to the establishment of the current

Zoning Ordinances

- The property will need a full Site Plan Review as plans are developed and a full survey of the property
- Permitting and fees for using the property for an event venue will need to be researched (may also include a BOS process)
- The North Ashland Road property is part of a larger flood plain with its own State/local flood plain restrictions/regulations
- The property floods annually but is known for its fast drainage of the property
- The roads into and out of the property may need to be brought up to town specifications
- If the property will be considered an agricultural or agritourism site, State statutes and pertinent RSAs will be applied
- The water level of the river varies from month to month and season to season
- The applicant will need to meet with the ZBA if any variances or special exceptions pertain to the development of the property
- The North Ashland Road property falls within the Pemi Overlay District which requires that no development of the land can be done within 150' of the Pemi River.
- The Board advised the applicant that being familiar with PRLAC, an advisory committee that works closely with DES, might be helpful
- The development of this property will have regional impact to Ashland and surrounding communities. The Planning Board and the Lakes Region Planning Commission will follow the procedures required by NH RSA 36:54-58.
- Certain adjacent properties fall within several community jurisdictions with their own ordinances/restrictions/regulations.
- The Board advised that the applicant clarify/specify the lots that the applicant has purchased.
- The applicant will need to obtain all building permits from the Building Inspector.
- The applicant should contact Steve Heath regarding life/safety regulations as well as the Police Chief regarding access and traffic flow to the property
- The applicant will likely need to consult with the BOS to obtain an event permit for all proposed events between May-October.
- The Board suggested that the applicant continue to meet informally with the Board as plans/concepts for the property go forward

VOLUNTARY MERGER APPLICATION #2022-02 HIGH LIFE BUILDING COMPANY, INC. (T/M/L 017-005-011) AND (T/M/L 017-005-012)

The Board briefly reviewed a Voluntary Merger Application #2022-02 submitted by Jon Kwiatkowski, owner of High Life Building Company, Inc. Mardean Badger, Chair of the Board, advised that the Planning Board had received the following documents:

- Application for Voluntary Merger
- Warranty Deed
- Boundary Line Agreement
- Deed Releasing Easement
- Letter from Meredith Village Savings Bank agreeing to the merger of the two lots
- Affidavit of Scrivener's Error with Respect to the Boundary Line Agreement

Mardean Badger, Chair of the Board, signed the Voluntary Merger Application #2022-02 approving the Voluntary Lot Merger of lots T/M/L 017-005-011 and T/M/L 017-005-012. All necessary documents for the voluntary merger have been properly signed, notarized and currently on file.

The Planning Board briefly discussed the full Site Plan Review process with Jon Kwiatkowski. The Planning Board made the following requests:

- As part of the full Site Plan Review process, all abutters will be notified relative to the required scheduled Public Hearing
- The Planning Board is requiring that the Site Plan be signed, properly stamped, dated and sealed by only a professional surveyor
- All Site Plan Review ordinances and regulations are required to be completed by the applicant
- The location of all septic systems, catch basins and a drainage plan needs to be shown on the final Site Plan
- The Site Plan needs to show all correct lot numbers for all abutting properties as well as the correct name of each abutter.
- The Site Plan needs to show all buildable area on the property.
- The Site Plan needs to show the merged property
- The Site Plan needs to show all elevation contours on the property
- The Site Plan needs to show all correct information requested in all Site Plan Review ordinances and regulations
- Craig Moore, Director of Public Works, will put in writing/document all comments and recommendations relative to the driveway location on the Kwiatkowski property.
- Jon Kwiatkowski was given a printed checklist of all required regulations/ordinances for a full Site Plan Review

UPDATE SUBDIVISION APPROVAL NOD, SAWYER FAMILY TRUST (T/M/L 012-001-003)

The Board tabled a discussion relative to the Update on the Subdivision Approval NOD for the Sawyer Family Trust (T/M/L 012-001-003). The discussion will be taken up at a future meeting.

ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 8:15 PM. The next Planning Board meeting will be Wednesday, May 4, 2022, at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock