

**Ashland Planning Board  
Approved Meeting Minutes  
Wednesday, October 4, 2023**

**Site Walk at White Mountain Country Club**

CALL TO ORDER: The site walk meeting started at 10:00 AM.

MEMBERS PRESENT: Mardean Badger, Chair  
Kathleen DeWolfe  
Paula Hancock  
Kendall Hughes  
Frank Stevens (Alternate)

OTHERS PRESENT, for the applicant:  
Jon Warzocha, Horizons Engineering  
Chad Stocker, Contractor  
Philip Hastings, Attorney

OTHERS PRESENT, for the town:  
Steve Heath, Ashland Fire Chief  
Devon Thibeault, Ashland Building Inspector

Members of the Ashland Planning Board and town employees accompanied representatives of the White Mountain Country Club for a tour of the premises, to view current conditions and to view areas of planned changes, relative to Site Plan Review Application #2023-12.

Mr. Thibeault noted that replacement or addition of signs must be by approved permit.

We first viewed the area for the proposed cart barn. Mr. Warzocha and Mr. Stocker noted that there will be limited vegetation removal and some minor leveling will be needed. Upgraded power will need to be brought in and two fuel tanks will be moved from their current position. Paved parking will be added, and part of the roadway will be paved. The old maintenance building will be staying and will be upgraded.

The key issue of discussion at the cart barn site related to flood zone elevation and flood ways. Mr. Thibeault (building inspector) expressed concern regarding the elevation level of the cart barn in relation to flood ways on the draft, provisional FEMA maps. Mr. Warzocha feels the cart barn is not within the current adopted FEMA mapped flood plains and flood ways. It was recommended that the source of flood and elevation data be clearly explained on WMCC's maps.

It was noted that cart washing was resulting in runoff onto the surrounding golf course area. A drainage plan for the golf course will be needed and will be part of DES requirements.

Other areas viewed included the septic tank behind the club house, two septic fields, and the vineyards.

Irrigation of the vineyard will come from the irrigation pond and will be part of a trellis system. The vineyard is a separate property; the owners at this time do not intend to merge it with the larger, golf course property. They have no current plans for adding any buildings on that piece of property.

Construction equipment on the ground near the vineyard was noted by Mr. Thibeault, who stated that a flood plain development permit is needed for that situation.

The other area viewed was the new proposed parking area along Reach Drive right-of-way. That area is still in discussion with the abutters' HOA and may be withdrawn from the current plan. It was noted that the right-of-way has a variety of names in a variety of documents.

Mr. Warzocha and Mr. Hastings stated that property boundary surveys are currently being conducted. There are some areas where it may take more time to research records and verify boundaries. Mr. Warzocha and Mr. Hastings suggested they might have to ask for a delay in parts of the boundary survey or seek some conditional approvals.

The gravel parking area across North Ashland Road from the clubhouse is through a granted easement on property currently owned by the Town of Ashland. WMCC LLC also purchased a number of PUD's on that property. The Planning Board said that any discussion of improvement of that parking lot, or development of the PUDs, or purchase of that property must be discussed with the Town Manager and the Board of Selectmen.

The site walk concluded at 11:15 AM.

Notes prepared by Mardean Badger