

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, March 27, 2024**

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

**MEMBERS PRESENT:** Mardean Badger, Kathleen DeWolfe, Paula Hancock, Meghan Semiao, Kendall Hughes (absent), Tricia Farris (alternate), Frank Stevens (alternate)

**OTHERS PRESENT:** Ryan Hudock, WMCC engineer, Horizon Engineering  
Philip Hastings, Attorney, WMCC

Mardean appointed Tricia Farris as a voting member of the Board for this meeting.

**UPDATES**

Mardean made the following updates:

- The letter from Ryan Clouthier, representing Southern NH Services will be attached to the minutes of the Wednesday, March 6, 2024, Planning Board meeting online.
- There will be a Site Walk of the Brandon Hiltz property at the end of West Street on Monday, April 1, 2024, at 1:30 PM. This is a posted public meeting. This meeting is an opportunity for the Planning Board members to meet with the applicant to view the site of the proposed building.
- There is a change in the agenda for the Wednesday, April 3, 2024, Planning Board meeting. The application submitted by Maurice Guyotte has been withdrawn.

**DISPOSITION OF MINUTES**

The Planning Board reviewed the minutes from their Wednesday, March 6, 2024, meeting. Kathleen DeWolfe made a motion to approve the minutes of Wednesday, March 6, 2024, as amended. Meghan Semiao seconded the motion. The motion passed unanimously on a roll call vote.

**CONTINUATION OF WHITE MOUNTAIN COUNTRY CLUB SITE PLAN REVIEW  
APPLICATION CASE 2024-03 (TML 201-002)**

The White Mountain Country Club LLC came before the Planning Board for a continuation of the discussion relative to the expansion of the deck and patio area of the White Mountain Country Club clubhouse and the issue of relevant parking.

White Mountain Country Club LLC made the following points concerning the issue of relevant parking:

- The parking area around the clubhouse will be painted to delineate the spaces. The current spaces total 34.
- There will be 1 handicapped parking space with painted logo on the ground and appropriate signage adjacent to the clubhouse.
- The overflow parking located across North Ashland Road adds an additional 23 spaces.
- One section of the parking area to the west of the clubhouse is parking for the abutting condominiums and has been omitted from the WMCC parking plans.
- There are 10 additional parking spaces near the maintenance building for employees

- There is an existing sign that prohibits golf carts from crossing North Ashland Road to the overflow parking.
- WMCC has met with the fire chief to discuss access of emergency vehicles to the property. The fire chief is fine with the access flow regarding emergency vehicles. There is sufficient turn around area for emergency vehicles.
- The fire chief recommended removing one section of curbing at a corner in the parking lot.
- The Planning Board is requesting that the fire chief's recommendations be put in writing and submitted to the Planning Board.
- The rating of the septic system impacts the number of patrons the clubhouse can accommodate, and the expected number of patrons is in line with the septic system capacity.

Mardean spoke with the fire chief relative to the determination of capacity or occupancy rate at the clubhouse and on the expanded patio. The fire chief will walk through the clubhouse building when it is completed.

- Each interior and exterior area will be rated for a particular capacity, for seated dining capacity and for assembly capacity.
- If there are any changes to the original layout, the capacity numbers on the Occupancy Permit will be revised.

The Planning Board placed the following conditions on the Site Plan Review approval for the expansion of the deck and patio at the WMCC clubhouse:

- The paved parking spaces around the clubhouse need to be striped.
- The handicap parking space needs to display the handicap logo and appropriate handicap signage.
- Approval of emergency vehicle access will be confirmed with the Fire Chief and any recommended adjustments (removal of concrete curb at end of parking row) will be made.
- Removable pavers will cover the septic tank lids.
- The patio surface will be pavers that provide surface drainage, and the patio will be bounded by a 2-foot-wide gravel drip edge.
- Specify that the Site Plan Review plan being approved is the plan marked "March 18, 2024."

Kathleen DeWolfe made the following motion: To approve the Site Plan for the deck and patio area of the clubhouse (map sheet #1 of 2 of the March 18, 2024 plan) with the conditions as listed above. Meghan Semiao seconded the motion. The motion was passed unanimously.

### **INFORMAL CONSULTATION WITH WMCC LLC NEW PROPOSED CARTBARN LOCATION AND THE PARKING AREA ACROSS NORTH ASHLAND ROAD**

#### **PARKING AREA ACROSS NORTH ASHLAND ROAD**

White Mountain Country Club LLC met with the Board for an informal consultation relative to a proposal about the overflow parking area located across North Ashland Road. Ryan Hudock made the following points:

- They wish to organize the parking lot area by resurfacing and leveling the parking area with gravel and delineating each parking space with a granite curb.
- The parking area now has 23 parking spaces but can be expanded at a future time.

- The parking area is located in a 50' x 100' easement. WMCC needs to verify the exact dimensions of the easement by examining deed and easement language and reviewing any surveys.
- The easement is located on TML 201-018, which is owned by the Town of Ashland. The Town is planning to sell the property.
- Any improvements to the easement (drainage, retaining wall, single entrance) should be discussed with the Ashland Board of Selectmen because they own the property.
- Any confirmed details about the easement (e.g., duration, location, dimensions, allowed improvements) should be shared with the Planning Board.

### **CART BARN, NEW PROPOSED LOCATION**

WMCC came before the Planning Board for an Informal Consultation relative to the proposed new location of the cart barn. Ryan Hudock made the following points:

- WMCC will abandon its original location of its proposed cart barn. The new location will be out of the floodplain and closer to the clubhouse.
- The proposed parking area for the cart barn is additional parking for the golf carts.
- A second parking area near the proposed cart barn is being considered but will not be fully designed at this time.
- Adjacent to the existing parking area is the leach field for the one existing building in the area.
- A cart barn path will be located from the cart barn parking area to the clubhouse. It will not cross Reach Drive.
- Reach Drive shown on the proposed plan is a 50' wide easement that is also used by Cold Spring residents.
- The proposed cart barn location is within the setbacks and some distance from the wetlands.
- The cart barn building will measure 32' x 112' possibly with a barn motif. There is a steep drop off just beyond the proposed cart barn
- The proposed cart barn will allow the golf carts to be stored undercover, provide an area for the carts to be washed, plugged in and made ready for use.
- The cart barn will improve the traffic flow in this section of the property.
- The current maintenance building will remain in place.
- Site Plan Review application needs to be submitted to the Planning Board for approval.

### **UPDATES**

- Mardean tabled the review and discussion of the Ashland Subdivision Regulations
- Mardean tabled the review and discussion of the Master Plan Vision and Chapter 1 (Land Use)

### **ADJOURNMENT**

Mardean made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 7:45 PM. The next Planning Board meeting will be Wednesday, April 3, 2024, at 6:30 PM at 6 Collins Street.

*Minutes submitted by Paula Hancock*