



STATE OF NEW HAMPSHIRE
DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT
OFFICE of the COMMISSIONER

172 Pembroke Road P.O. Box 1856 Concord, New Hampshire 03302-1856

603-271-2411
FAX: 603-271-2629

June 30, 2015

Tim Mueller, President
Mount Sunapee Resort
PO Box 2021
Newbury, NH 03255

RE: Mount Sunapee Resort Annual Operating Plan 2015-2016

Dear Mr. Mueller,

I have completed my review of Mount Sunapee Resort's Annual Operating Plan 2015-2016 (AOP), and have taken into consideration the comments I've received from the Department of Resources and Economic Development (DRED) staff, the Mount Sunapee Advisory Committee, and the public. Pursuant to the authority granted to me under the Lease and Operating Agreement, I am providing you with my written, conditional approval of the AOP.

- 1) The schedule of operation for the ski area described in the AOP is approved as proposed.
- 2) As it has become standard practice by this office, the annual contract and lease agreement with an outside company to provide real estate marketing, sales, or rental services at Mount Sunapee Resort is approved as proposed (AOP, pg. 24, Item 4).
- 3) The NH Department of Environmental Services (DES) provided comments relative to its program areas of responsibilities, including state environmental permitting and compliance. A copy of DES's comments, dated June 4, 2015, is enclosed for your records. I note the following:
 - a) Mount Sunapee Resort will provide the Town of Newbury, DRED and DES with copies of its Emergency Operating Plans as such plans are updated.
 - b) Mount Sunapee Resort will obtain all other DES review and permitting of its projects and operations as is required by law.
 - c) Mount Sunapee Resort will submit new permit applications to DES for any permits that are set to expire.
- 4) Approval of the capital improvement and maintenance projects planned in the AOP 2015-2016 timeframe and listed on page 37, is granted provided that the following conditions are met:
 - a) Mount Sunapee Resort obtains review and approval of its projects and operations from the Towns of Newbury and Goshen, as is required by law or local ordinance, including but not limited to site plan review, building permits, and inspections; and

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- b) Mount Sunapee Resort obtains all other State review, permits, and licensing of its projects and operations, as is required by law, including but not limited to DES and the NH Natural Heritage Bureau (NHB).
- 5) Approval of the capital improvement and maintenance projects planned in the AOP 2016-2017 timeframe and listed on page 38, is granted provided that the following conditions are met:
- a) Mount Sunapee Resort obtains review and approval of its projects and operations from the Towns of Newbury and Goshen, as is required by law or local ordinance, including but not limited to site plan review, building permits, and inspections; and
 - b) Mount Sunapee Resort obtains all other State review, permits, and licensing of its projects and operations, as is required by law, including but not limited to DES, NHB, and the Passenger Safety Tramway Board.
 - c) Mount Sunapee Resort will consult with the NHB throughout its project planning and siting stages for the following proposed projects relative to potential impacts to protected species and exemplary natural community:
 - i) New chair lift from the base of the Sunbowl to the summit of North Peak;
 - ii) New ski trail from the summit of North Peak to the base of the Sunbowl area; and
 - iii) New snowmaking system on the new ski trail from the summit of North Peak to the base of the Sunbowl area.
 - d) As required under the lease agreement, all plans and specifications for site improvements and structures shall be submitted to DRED for approval at least sixty (60) days before the proposed construction date. I encourage you to submit preliminary plans and specifications to DRED, through its Design, Development and Construction Office, as early as possible to facilitate a timely review.

DRED will conduct its annual inspection of the leased premises, as required under the lease agreement, which has occurred in the fall of each year.

Although not a condition for approval of this AOP, I ask Mount Sunapee Resort to add an appendix in its next AOP (2016-2017) that provides a comprehensive list of all Best Management Practices (BMPs) it has adopted and/or implemented in carrying out its responsibilities under its Environmental Management Plan (EMP), including the maintenance BMPs described in each AOP (see AOP, pp. 19-20).

I recognize the investments that Mount Sunapee Resort has committed to Mount Sunapee State Park Ski Area, including over \$20,000,000 in capital improvements since the 1998 lease. I look forward to our continued mutual commitment to providing a premier year-round recreational experience to the citizens and visitors of New Hampshire.

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Tim Mueller, Mount Sunapee Resort
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Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey J. Rose". The signature is fluid and cursive, with the first name "Jeffrey" and last name "Rose" clearly legible.

Jeffrey J. Rose
Commissioner

JJR/ttl

cc: Jay Gamble, Vice President, Mount Sunapee Resort
Mount Sunapee Advisory Committee