



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

172 Pembroke Road Concord, New Hampshire 03301

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

June 29, 2017

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

RE: Mount Sunapee Resort Annual Operating Plan 2017-2018

Dear Mr. Mueller,

I have completed my review of Mount Sunapee Resort's Annual Operating Plan 2017-2018 (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 (Lease Agreement), I am providing you with my written approval of the AOP subject to the conditions enumerated below.

- 1) The schedule of operation for the ski area described in the AOP is approved as proposed.
- 2) Approval of the 3-D Archery Course with 12 to 15 targets located in a secluded and separated area of the South Peak Adventure Park (AOP, pg. 8) is granted with the conditions listed below. The NH Fish and Game Department (NHFG) operates two outdoor 3-D archery ranges on state-owned lands located at the Owl Brook Education Center and at Bear Brook State Park. Therefore, this activity is consistent with existing uses of state lands and state park properties.
 - a) The Archery Course shall be in compliance with the National Field Archery Association design and safety guidelines.
 - b) Mount Sunapee Resort shall obtain review of the design and safety plans for its Archery Course by the NHFG prior to construction. Contact Laura Ryder, NHFG Education Programs Supervisor at 603-271-3212.
 - c) Obtain all other local and State review and approval, permits, and licensing of its projects and operations, as is required by local ordinance or law.
- 3) 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. 22, Item 4).

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- 4) The NH Natural Heritage Bureau (NHB) provided comments on the AOP relative to its program areas of responsibilities at the Mount Sunapee Advisory Committee meeting on May 31, 2017. Mount Sunapee Resort will add language to section "J.) Rare Plant Resources" on page 27, to incorporate information about the greater fringed-gentian (*Gentianopsis crinita*) population found at the base of the Jet Stream ski slope, see language attached.
- 5) Approval of the capital improvement and maintenance projects planned in the AOP 2017-2018 timeframe and listed on page 36, is granted with the below conditions. Mount Sunapee shall:
 - a) Obtain 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.
 - b) Obtain all other State review and approval, permits, and licensing of its projects and operations, as is required by law, including but not limited to DRED, the NH Natural Heritage Bureau (NHB), the Division of Historical Resources (DHR), and the Department of Environmental Services (DES).
 - i) 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 for the 500 s.f. fieldstone patio to be constructed near Trout Pond to the NHB and DHR, as early as possible to facilitate a timely review.
 - ii) Obtain any necessary review and permitting for the new Mountain Biking trail in the South Peak Adventure Park, including but not limited to:
 - (1) Consultation during the planning and siting stage with the NHB relative to potential impacts to protected species and exemplary natural community,
 - (2) Review by the DHR relative to potential impacts to historical and cultural resources, and
 - (3) Review by DES should jurisdictional wetlands be impacted or streams crossed.

Major improvements and capital investments are a business and financial decision. I note that Mount Sunapee Resort will not undertake the previously approved projects listed on page 37, nor the improvements listed on page 38, during the AOP 2017-2018 timeframe.

Although separate from this conditional approval of the AOP, I wish to recognize that Mount Sunapee Resort will continue to consult with the NHB on the timing of its mowing operation at the Duckling (Jet Stream) ski slope to protect threatened plant species located in that area; and

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will collaborate with DRED and the Sunapee-Ragged-Kearsarge Greenway Coalition on the maintenance of the Summit Hiking Trail.

As required under the Lease Agreement, DRED will conduct its annual inspection of the leased premises. This inspection has occurred in the fall of each year.

I recognize the investments that Mount Sunapee Resort has committed to Mount Sunapee State Park Ski Area, including over \$21,000,000 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey J. Rose". The signature is written in a cursive style with a large initial "J".

Jeffrey J. Rose
Commissioner

JJR/ttl-062817

ATTACHMENT

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

Addendum to the Mount Sunapee 2017-18 Annual Operating Plan:

To be added to the RARE PLANT RESOURCES section on page 27.

A population of a plant called greater fringed-gentian (*Gentianopsis crinita*) was discovered in 2015 at the base of the Jet Stream ski slope. This threatened plant is most likely dependent on the management of the ski run on maintaining habitat. The gentian blooms in late summer and produces seed in the fall, so mowing in the area where the gentian occurs will be done in late October to allow for seed production.

A potential threat to the greater fringed gentian is an aggressive plant called brown knapweed (*Centaurea jacea*). A dense population of this non-native herb was identified at the same site and it aggressively grows in open areas. This species should be monitored by DRED as a potential threat to the persistence of the greater fringed gentian.