

**MOUNT SUNAPEE ADVISORY COMMITTEE (RSA 21-G:11)**  
**April 16, 2015 MINUTES** (*Approved as amended, June 2, 2015*)

A meeting of the Mount Sunapee Advisory Committee (MSAC) was held at the Newbury Veterans Hall on April 16, 2015.

Call to Order. Commissioner Jeffrey J. Rose, as chairman, called the meeting to order at 10:03 a.m. Members present introduced themselves: Melanie Bell/Town of Goshen, Director Philip Bryce/Div. Parks and Recreation, Sara Colson/LSRC, Tim Drew/DES, Nancy Marashio/SPNHF, Nathan Miller/UVLSRPC, Sabrina Stanwood/Div. Forests and Lands, and Dan Wolf/Town of Newbury.

Also present were members of the public, the media, Jay Gamble and staff/Mount Sunapee Resort, Director Brad Simpkins/Div. Forests and Lands, Amy Bassett/Div. Travel and Tourism, and Torene Tango-Lowy/MWC clerk.

Minutes. Ms. Bell moved to approve the minutes of 10/14/14; seconded by Mr. Wolf. The minutes were adopted as written.

MDP/EMP 2015-2019. Commissioner Rose provided his opening remarks, including the preamble to his draft statement on the Master Development Plan/Environmental Management Plan 2015-2016 (MDP/EMP).

The MSAC members were provided with a packet of information:

- a) [Commissioner Jeff Rose, DRAFT MOUNT SUNAPEE MDP/EMP 2015-2019 STATEMENT, April 16, 2015](#) (“Statement”);
- b) “[NEXT STEPS](#)” in the review of the MDP/EMP 2015-2019;
- c) [Summary and Response to Written Public Comments](#) received as of 12.31.2014;
- d) Map entitled “[West Bowl Expansion, Draft #2 2015 “Line”](#)”;
- e) Map of [Polygon D](#) showing the reduction of impacts.

Commissioner Rose read his Statement outlining his draft decision to recommend that the MDP/EMP submitted by the Mount Sunapee Resort be amended and approved, based on a series of conditions, including conditions pertaining to the West Bowl ski area land, Natural Heritage Bureau findings, additional environmental protections, development within the West Bowl and on privately-owned abutting lands, the summit hiking trails, the Mountain Coaster, economic benefits of the proposed West Bowl expansion, and other conditions (see Statement).

The expansion, land donation, additional 10-year option of the current lease agreement, and other changes to the lease provisions will require Governor and Executive Council (G&C) approval. In closing, Commissioner Rose stated that his conditional approval of the MDP/EMP seeks to balance natural resource protection, public recreational needs, economic benefits for the region and State, and to strengthen the state park system. Commissioner Rose seeks public input on his draft decision.

Documents pertaining to the Commissioner’s Statement and findings are posted online at [http://www.nhstateparks.org/get-involved/commissions-committees/MSR\\_MDP\\_2015\\_2019.aspx](http://www.nhstateparks.org/get-involved/commissions-committees/MSR_MDP_2015_2019.aspx)

A 50-day written public comment period ends at 4 p.m. on June 5, 2015. Mail to: Dept of Resources and Economic Development, Mount Sunapee Comments, 172 Pembroke Rd, P.O. Box 1856, Concord, NH 03302-1856. Email to: [MountSunapeeComments@dred.nh.gov](mailto:MountSunapeeComments@dred.nh.gov)

A public hearing is scheduled for May 5, 2015 at 6 p.m. at Mount Sunapee State Park.

Commissioner Rose opened the floor to the MSAC members. Mr. Miller/Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) appreciated the details that went into the decision. He asked about the Mountain Coaster. Commissioner Rose consulted with the Natural Heritage Bureau (NHB): the Mountain Coaster would be located below the ecologically sensitive upper quarter of Polygon 32, and the Department of Resources and Economic Development (DRED) reserves its right to evaluate the project plans.

Ms. Bell/Town of Goshen asked about the West Bowl construction schedule. Commissioner Rose said there are many factors that affect construction, including local and State permitting, financing, and business and market conditions. He proposes that the transfer of West Bowl lands would occur by the end of the first 10 year option of the Lease, on or before 2028.

Ms. Marashio/Society for the Protection of NH Forests (SPNHF) asked why the land transfer couldn't occur sooner. Commissioner Rose said he will work with the AG's Office to draft the amended lease to ensure the intended protections. The State will receive the land transfer "in fee." Ms. Marashio questioned the need for expansion and whether it sets a precedent against the Natural Heritage statutes. Commissioner Rose replied that DRED's statutory authority is diverse. In his draft decision, he sought to balance all elements of DRED's responsibilities for a solution that is uniquely New Hampshire and in line with other DRED lands that achieve this balance, such as Ossipee Lake Natural Area, Mount Washington State Park, and Cannon's Mittersill ski area. Ms. Marashio asked how residential access to the ski area would be enforced. Commissioner Rose said, similar to other state park areas such as Hampton Beach and Bear Brook, it is an educational process and that visitors would pay all associated fees.

At Ms. Marashio's suggestion, Commissioner Rose will request comments from the MSAC.

Ms. Bell asked about potential transfer of the lease. Commissioner Rose is well aware of CNL's divestment. The transfer of the lease requires approval from the State.

Mr. Miller asked when an amended MDP would be approved. Commissioner Rose said the timing of his final decision will be dependent upon an analysis of public comment, but the preparations of a formal, structured MDP will be necessary for G&C approval. Mr. Miller asked about the timeline on an updated traffic study and closer review of the parking capacity analysis. Commissioner Rose said an updated analysis will be required as part of local and State review of the project design and site plans. The completed analysis will be added to the MDP/EMP as an addendum. He said DRED's response to the concerns about Parking Lot #4 is addressed in the public comment summary, but Mr. Miller's comments on the parking capacity analysis are duly noted.

Commissioner Rose appreciated the comments and feedback from the MSAC, and thanked the DRED team for their work.

Adjourn. Mr. Wolf moved to adjourn; Mr. Miller seconded. The meeting adjourned at 10:56 a.m.

*Submitted by Torene Tango-Lowy, MSAC clerk*