Annual Operating Plan
2026-2027

May 15, 2026

Prepared for:

State of New Hampshire Department of Natural and Cultural Resources

Prepared by:

Mount Sunapee Resort

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INTRODUCTION

The *Lease and Operating Agreement* (the Agreement), originally dated April 30, 1998, between the State of New Hampshire Department of Natural and Cultural Resources (DNCR) and The Sunapee Difference, LLC requires that the Operator (The Sunapee Difference, LLC d/b/a Mount Sunapee Resort) present an Annual Operating Plan (AOP) to DNCR each year for the term of the Agreement.

ANNUAL OPERATING PLAN

Per the Agreement, on or before May 15 during each year of this Agreement, the Operator shall submit to DNCR an AOP, including a schedule of the proposed days and hours of operation of the ski area, and a description of the types of recreational activities available to the public. The proposed schedule of operations shall be reviewed by DNCR and either approved as proposed or revised for resubmission.

DNCR shall notify the Operator in writing of a final schedule of operations no later than June 30 of each year. No changes in the days or scheduled hours of operation may be made without the prior approval of DNCR. The leased premises shall not be closed to the public except for emergency or unsafe weather conditions. The AOP shall describe in detail the following operations:

a. Types of recreational activities available to the public
b. Ski lift operations
c. Snowmaking and grooming operations
d. Ski support services
e. Maintenance procedures
f. Security procedures
g. Emergency operating plan
h. Status of Special Use Permits and Leases
i. Marketing and advertising
j. Environmental management program
k. Signage
l. Utilities and roads
m. Implementation of Master Development Plan improvements

In the following sections, Mount Sunapee Resort (hereafter, "Mount Sunapee," "the resort," or "resort") presents its AOP for 2026-2027 in accordance with the requirements of the Agreement.

SECTION A – RECREATIONAL ACTIVITIES AVAILABLE TO THE PUBLIC

SUMMER AND FALL

The summer season at Mount Sunapee generally begins on the Saturday of Father's Day weekend, June 20, 2026, and operates Thursdays through Sundays. Daily operations typically continue through Labor Day, September 7, 2026. Three-day weekend operations generally proceed during the fall from Friday, September 11, through Sunday, October 11, 2026.

This plan, including the days and hours of operations and activities offered, is subject to change based on health and safety reasons, compliance with government order, or circumstances outside the resort's control. Mount Sunapee may close or restrict access to all or a portion of the leased premises for health or safety reasons, to comply with government order, or for circumstances outside Mount Sunapee's control.

In some cases, private groups may secure partial operations on days that are not included in the operating

schedule.

The Adventure Park is designed to appeal to a broad cross-section of guests, with activities for all age groups, skill levels, and price points. Mount Sunapee operates the following summer recreational activities:

1. Aerial Challenge Course
2. Mountain Bike Park
3. Disc Golf
4. Hiking Trails
5. Miniature Golf
6. Mining Sluice
7. Climbing Wall
8. Archery Course

In addition, Mount Sunapee offers many summer and fall events, including:

1. League of N.H. Craftsmen Annual Craftsmen's Fair
2. Weddings, Receptions, Banquets, and Meetings
3. Summer Specialty Dinners
4. Events and Concerts, including Runs and Adventure Events
5. Fall Foliage Events
6. Summit Chairlift Rides
7. Yoga Classes at the Summit
8. Recreational Hiking
9. Trade Shows

AERIAL CHALLENGE COURSE

The Aerial Challenge Course (ACC) is located in the woods of South Peak adjacent to the base terminal of the Clipper Ship Quad chairlift. The ACC is a ropes challenge course featuring four layouts of differing skill levels that progress from novice to intermediate to advanced. ACC participants must be at least six years old and weigh 50-250 pounds. Guests wear helmets and safety harnesses and are clipped in on the safety wire rope at all times. Guides are present during all hours of operation.

MOUNTAIN BIKE TRAILS

Mount Sunapee has a network of mountain biking trails that appeal to families, with an emphasis on intermediate trails from the summit of the South Peak area. A pump track and skills park are also available for and popular with younger children.

The Clipper Ship Quad chairlift has special bike racks for transporting mountain bikes uphill to the start of the trail network.

DISC GOLF

An 18-hole disc golf course features holes that traverse ski trails and holes that are in the woods on the western side of the South Peak area. Disc golf rental equipment is available at the Mount Sunapee Adventure Center.

HIKING TRAILS

Mount Sunapee operates and maintains a network of hiking trails in collaboration with the Upper Valley Trails Alliance. Guests may hike on the trails free of charge and can enter the walking trail network at any location on foot. Guests may choose to ride uphill on the Clipper Ship Quad chairlift and start at the top of the trail system for a small fee.

MINIATURE GOLF

Mount Sunapee operates an 18-hole miniature golf course at the base of the South Peak ski trails near the Clipper Ship Quad chairlift. Landscaping consists of perennial plants. Manmade snow covers the course during the ski season.

MINING SLUICE

Mount Sunapee operates a "mining sluice" from the Cold River Mining Company for children ages four to 12. Children purchase small bags of mining materials and use screen boxes in the water sluice to find gemstones and fossils.

The mining sluice is a self-contained recirculating water system. Water flows within the leak-proof polycarbonate plastic liner in the sluice. The sluice collects the mining ore, which is kept out of the water tank by the baffle system and easily removed from the plastic liner.

CLIMBING WALL

Mount Sunapee operates a climbing wall located adjacent to the ACC in the South Peak ski trails area. The climbing structure is a 24'-tall wooden tower with a self-belay safety system, and climbers are required to wear a harness and helmet and be clipped into a safety line at all times. Climbers must be at least six years old and weigh 30-250 pounds.

ARCHERY

The archery course has fifteen 3-D animal targets located in a secluded area in the South Peak Adventure Park. The course was laid out in accordance with guidelines published by the National Field Archery Association.

DOG POLICY

Due to extensive public operations in the summer, dogs are not permitted to run loose at Mount Sunapee. Posted signs inform guests of this policy.

All dogs must be leashed, and owners must clean up after them. Mount Sunapee provides "doggie stations" with bags and disposal cans for owners' convenience.

DRONE POLICY

Due to safety concerns for our guests, employees, and property, as well as individual privacy, launching and landing unstaffed or pilotless aerial systems, or drones, are prohibited within Mount Sunapee's lease boundaries without written authorization. This prohibition includes drones for recreation, filming, or videotaping, as well as any drones used by media or journalists. This prohibition extends to any drones

launched outside the lease boundaries that then seek to land within the lease boundaries. The resort may operate or contract with a licensed commercial operator to use drones for operations, marketing, communications, and/or other business purposes authorized in writing by Mount Sunapee. Any authorized operation of aerial drones will comply with applicable Federal Aviation Administration (FAA), Vail Resorts, and other policies and regulations.

RECREATIONAL ACTIVITIES AVAILABLE TO THE PUBLIC WITHOUT CHARGE

Hiking – Hiking is offered on the South Peak Hiking Trail system maintained by Mount Sunapee. Hiking in the South Peak area is restricted to designated trails only. Guests are not allowed to hike on the mountain bike trails, disc golf course, or archery course. This restriction is due to other recreational activities and guest safety considerations. Other designated hiking trails, such as the Summit Trail and Lake Solitude Trail, offer hiking on trails that are part of the Sunapee-Ragged-Kearsarge Greenway and/or Sunapee-Monadnock Greenway hiking trail networks. Mount Sunapee does not operate, maintain, nor patrol these trails and is not liable for any individual(s) using these trails.

In addition to the designated hiking trail network, Mount Sunapee currently allows hiking on ski trails in the summer and fall. Mount Sunapee reserves the right to designate specific ski trails for hiking. The resort also reserves the right not to allow hiking on ski trails at its discretion, generally due to construction, maintenance work, special events, and/or to protect the health and safety of guests and employees.

Walking – Without undertaking a rigorous hike to the summit (the trail is approximately 1.9 miles long, with over 1,400’ of vertical rise), the expansive base area of Mount Sunapee allows visitors to take extended walks around the premises and remain on relatively flat ground.

Birding – Mount Sunapee offers the avid birder an opportunity to see many species. With a variety of habitats, including deciduous hardwoods, mixed conifers, wooded wetlands, open fields (ski slopes), streams, upland woodlands, and ponds, Mount Sunapee allows for viewing numerous bird species, including summer residents and spring and fall migrants.

Picnic tables and grills are available along Beck Brook in the South Peak area for use by the general public. Mount Sunapee encourages a “carry-in, carry-out” approach for personal trash.

Restrooms – Restrooms and chemical toilets are open during summer operational hours. The Sunapee Lodge facilities may not be open to the general public, depending upon operating and private event schedules.

Parking – Free parking is available for visitors to use the grounds for the above activities.

Hunting and Trapping – Mount Sunapee reserves the right to prohibit all hunting and shooting activities of any type within the lease boundaries.

FEE-BASED RECREATIONAL ACTIVITIES

Summit Sky Rides – Mount Sunapee offers scenic chairlift rides to the summit on the Sunapee Express during summer operations and selected fall foliage weekends. The lift may also operate during certain special events. A lift ticket is required to ride the chairlift. A general schedule for summit sky rides is outlined below:

1. Summer Operations, June 20-September 7, 2026, 10:00 AM-5:00 PM
2. Fall Weekends, September 15-October 11, 2026, 10:00 AM-5:00 PM

3. Special Events and Functions, dates as booked, times as scheduled

Chairlift operations and outdoor activities may be suspended or closed due to severe weather, such as high winds, heavy fog, rain, thunderstorms, or other unforeseen circumstances which would prevent operations such as maintenance and/or repair.

Food and Beverage Services – Food and beverage services may operate in the Sunapee Lodge, Spruce Lodge, Summit Lodge, South Peak Base Area, and Adventure Park Welcome Center during the summer for Adventure Park operations and special events, banquets, and receptions, as scheduled.

Summer Dinners – Mount Sunapee may offer evening dinners in either the Summit or Sunapee Lodges during the summer and fall. These dinners are usually by reservation only, and guests ride the Sunapee Express chairlift uphill to the Summit Lodge for the dinners. The dinners are typically themed dinners, such as Farm-to-Table and Family Fun Nights.

Retail Shop – The shop in the Sunapee Lodge operates in the summer and fall to provide accessories, light apparel, and ski season closeout sales. Operating hours are generally 10:30 AM-4:30 PM.

Outdoor Concerts and Movies – Mount Sunapee may offer outdoor concerts and movies in the late afternoon or early evening hours during the summer and fall. An admission fee may be charged.

Banquets and Receptions – Facilities are available at Mount Sunapee's discretion for catered private functions, such as banquets, receptions, reunions, and special events, during the non-ski season. Wedding receptions and banquets are booked on weekends and occasional weekdays. Fees are charged for building rental, food and beverage, and other services rendered. During private functions, any base lodge and/or the Summit Lodge may be closed to the general public.

Shows, Fairs, and Events – Shows, fairs, and events scheduled at Mount Sunapee include, but are not limited to, the following events and their tentative dates:

1. League of N.H. Craftsmen Annual Craftsmen's Fair, August 1-9, 2026
2. October Fall Fest/Duck Drop Weekend, October 12, 2026

WINTER

ALPINE SKIING AND SNOWBOARDING

The principal winter recreational activities at Mount Sunapee are alpine skiing and snowboarding, as well as the ancillary services associated with alpine ski area operations. Ancillary services include, but are not limited to, ski school, children's ski school, childcare, a ski and snowboard rental and repair shop, ski retail shops, food and beverage operations, alpine ski racing, and freestyle skiing programs.

All users of Mount Sunapee's chairlifts are required to purchase either a daily lift ticket or season pass in order to use the ski lifts or slopes.

Mount Sunapee offers downhill skiing and snowboarding on a variety of ski slopes and trails for all ability levels and interests. Areas not designated on the Winter Trail Map are neither patrolled nor maintained by Mount Sunapee. Mount Sunapee also offers several terrain parks that contain jumps, rails, and snow features for all ability levels of snowboarders and skiers.

Uphill Access

Mount Sunapee has an Uphill Travel Policy, which can be found on the Mountain Safety page on the Mount Sunapee website (https://www.mountsunapee.com/the-mountain/more-options/mountain-safety.aspx?tc_1=3). Winter season uphill travel is permitted at Mount Sunapee on designated routes only during resort non-operating hours, beginning at 4:30 PM each afternoon and concluding 15 minutes before the lifts open each morning. Regardless of where guests may be located at those times (typically 7:45 AM on weekends and holidays and 8:45 AM on weekdays), they must head downhill. No uphill travel is permitted until uphill travel hours open again at 4:30 PM.

Uphill Travel Routes:

- Lower Ridge Trail to Upper Ridge Trail to the Summit Lodge on the Main Mountain
- Sunnyside Down Trail to Province Trail to the top of the Clipper Ship Quad chairlift on South Peak

Downhill travel is permitted on designated routes only. Prior to the opening of the lifts, the downhill route must match the uphill route. Guests must not travel downhill on glade trails nor closed trails. When traveling downhill, guests must observe the Skier Responsibility Code. A valid ticket or season pass is required to access the lifts.

Downhill Travel Routes:

- Upper Ridge, Lower Ridge, Upper Blast-Off, and Lower Blast-Off on the Main Mountain
- Province to Sunnyside Down on South Peak

Travel routes are subject to change based on conditions and updated on the resort website.

During non-operational times, skiers and riders shall:

- Travel on the right-hand side of the trail when heading uphill.
- Be as visible as possible to others. Use headlamps and other lights. Wear bright, reflective clothing.
- Avoid areas where resort equipment may be in use. When approaching a grooming machine or snowmobile, step off to the side of the trail and use a light to draw the attention of the operator. Never follow a grooming machine.
- Stay away from snowmaking equipment. Do not ski or step on hoses.
- Be aware of the location of any winch operations. Signs that winching may be in progress include a red beacon on the ground or a snow cat, mounds of snow that have been piled at the top of a trail being winched, and/or a posted warning that winching is in progress.
- Know that Resort Emergency Services are not available during non-operational periods. If a guest is injured, call 911. Know the route and be prepared to share it with emergency responders.
- Obey all signage and closures.
- Do not bring dogs, as they are prohibited.

Mount Sunapee has the right to cancel the Uphill Travel Policy at any time due to weather conditions or operations on the mountain.

Skiing and Riding off Open and Designated Trails

Pursuant to New Hampshire law, the ski area assumes no responsibility for skiers and riders going beyond the open and designated ski trails. The ski area is not liable for damages, including injury or death, to persons who venture beyond the open and designated ski trails. Areas beyond open and designated ski trails are neither patrolled nor maintained. Unmarked obstacles and other natural hazards exist. Guests may be charged for the costs of rescue beyond open and designated ski trails.

Approved Sliding Devices

Mount Sunapee welcomes guest use of sliding devices fitting within the following parameters, which are available to review on the Mount Sunapee website. The compiled list below outlines device allowances, devices which have restrictions, and devices which are prohibited. The safety of guests is of the utmost importance.

Allowed Devices

Must have metal edges and a device to stop runaway equipment, such as:

- Skis (bindings with brakes)
- Snowboards (straps, leashes, or appropriate bindings)
- Telemark or alpine touring (AT) skis (leashes or brakes)
- Monoskis (bindings with brakes)
- Snowblades and snowskates (straps or leashes)

Restricted Devices

- Ski bikes, snowbikes, and snowtrikes are allowed under the following parameters:
    - Must have no more than three skis.
    - Must have metal edges on skis.
    - No more than one rider per bike loaded within the envelope of the chair. The bike counts as a rider on the chairlift.
    - Must fit through the loading gate and be able to be safely loaded and unloaded on/off the chairlift.
    - No homemade devices.
    - Must wear a leash at all times (on lifts and slopes).
    - Must have a braking or retention device to stop runaway equipment.
    - May be restricted in certain areas and on certain lifts due to safety concerns.
- Snowdecks and snowskates are allowed under the following parameters:
    - Must have metal edges and a retention device to stop runaway equipment (such as straps or leashes).
- Adaptive devices are allowed under the following parameters:
    - Must have metal edges and a retention device to stop runaway equipment.
    - Must be able to be safely loaded and unloaded on/off the chairlift.
    - No homemade devices.

Prohibited Devices

- Bicycle-converted snowbikes
- Plastic snowboards
- Snow scooters
- Body sleds
- Sledding devices such as Ghosky, airboards, sleds, and/or toboggans
- Inflatable snow toys

Guests should contact resort personnel with any questions.

Snowmobiles, All-Terrain Vehicles, and Utility Task Vehicles

Snowmobiles, all-terrain vehicles (ATVs), and utility task vehicles (UTVs) are not allowed at Mount Sunapee except by resort operations and maintenance personnel using snowmobiles owned and maintained by Mount Sunapee. Snowmobile, ATV, and UTV operation by the general public is strictly forbidden at all times.

DOG POLICY

Due to extensive public operations in the winter, dogs (except for service animals) are not allowed at Mount Sunapee. Service animals must be tethered to humans when on-mountain. Posted signs inform guests of this policy.

WINTER OPERATING SCHEDULE

Mount Sunapee is generally open for alpine skiing and snowboarding seven days a week from the opening day of the ski season until the closing day of the ski season unless severe weather conditions or other circumstances force the resort to close temporarily.

Mount Sunapee plans to open for the 2026-2027 winter season on November 25, 2026, and remain open through Sunday, April 4, 2027, weather-permitting.

Operating hours for the ski lifts during the season are generally from 9:00 AM-4:00 PM during the week and 8:00 AM-4:00 PM on weekends and holidays. Lodges generally open one hour prior to the opening of the lifts each day.

LEASE YEAR	SKI SEASON	OPENING DATE	CLOSING DATE	DAYS OPEN
1	1998-1999	December 11	April 11	122
2	1999-2000	November 25	April 2	133
3	2000-2001	November 23	April 22	151
4	2001-2002	December 10	April 7	122
5	2002-2003	November 29	April 13	136
6	2003-2004	December 4	April 11	130
7	2004-2005	December 5	April 10	127
8	2005-2006	November 25	April 3	130
9	2006-2007	December 6	April 22	137
10	2007-2008	November 23	April 20	150
11	2008-2009	November 28	April 5	124
12	2009-2010	December 8	April 8	122
13	2010-2011	November 30	April 10	132
14	2011-2012	December 11	March 22	104
15	2012-2013	November 30	April 14	134
16	2013-2014	November 29	April 13	136
17	2014-2015	November 28	April 19	143
18	2015-2016	November 27	March 27	113
19	2016-2017	December 6	April 9	124
20	2017-2018	November 22	April 13	143
21	2018-2019	November 29	April 7	130
22	2019-2020	November 27	March 14*	109
23	2020-2021	December 12	April 11	121
24	2021-2022	December 3	April 3	122
25	2022-2023	November 23	April 9	134
26	2023-2024	November 30	April 7	130
27	2024-2025	December 4	April 6	123
28	2025-2026	December 5	April 5	121

**2020 closing date due to the COVID-19 pandemic*

Après-ski entertainment is offered in the Goosefeathers Pub on weekends and holidays. The Goosefeathers Pub is open from 11:00 AM-5:00 PM (earlier or later for functions). Special events are held throughout the ski season.

This AOP, including dates, hours of operation, and activities offered, is subject to change based on health and safety reasons, compliance with government order, or circumstances outside the resort's control. Mount Sunapee may close or restrict access to all or a portion of the leased premises for health or safety reasons, to comply with government orders, or for circumstances outside Mount Sunapee's control.

As a publicly traded company, Vail Resorts does not disclose year-over-year visitation to individual mountains. Public filings can be found on the Vail Resorts investor website (http://investors.vailresorts.com/sec-filings). Skier visit information is provided to the State of New Hampshire in accordance with the Lease.

SNOWSHOE TRAILS

In addition to skiing and snowboarding, designated snowshoe trails are available to the public. The snowshoe trails are dependent upon natural snowfall and neither groomed nor maintained. Users of the snowshoe trails assume all risk and personal responsibility for their usage. A lift ticket is not required to use

the snowshoe trails.

Snowshoeing is not permitted on any ski slopes or trails at any time unless specifically approved by Mount Sunapee.

NEW ENGLAND HEALING SPORTS ASSOCIATION

The New England Healing Sports Association (NEHSA) is based at Mount Sunapee and operates its adaptive ski instruction and skiing assistance programs beginning in early December and continuing into late March or early April. NEHSA is an independent organization with a separate lease agreement with DNCR.

SECTION B – SKI LIFT OPERATIONS

Mount Sunapee operates aerial chairlifts and surface lifts for winter alpine skiing and snowboarding in accordance with the American National Standards Institute (ANSI) B77.1 National Code for Aerial Tramways and State of New Hampshire Department of Safety: Tramway Division – Rules and Regulations.

Supervision of lift operations and maintenance at Mount Sunapee is performed by full-time year-round personnel. Mount Sunapee currently operates five aerial chairlifts and three surface lifts.

AERIAL CHAIRLIFTS	**SPEED (feet/minute (fpm)) / DESIGN CAPACITY (people/hour (pph))**	**MANUFACTURER**	**INSTALLATION**
1. Sunapee Express	1,100 fpm / 2,650 pph	Poma of America	1998
2. Sunbowl Express	1,000 fpm / 2,400 pph		2014
3. Clipper Ship Quad	425 fpm / 1,600 pph		2000
4. North Peak Triple	450 fpm / 1,800 pph	Doppelmayr USA	1987
5. Spruce Triple	425 fpm / 1,800 pph		1985
SURFACE LIFTS	**DESCRIPTION**	**MANUFACTURER**	**INSTALLATION**
1. Flying Carpet	360’ moving carpet	SunKid (previously Bruckschlogl)	2002
2. Middle Carpet	130’ moving carpet		2010
3. Little Carpet	90’ moving carpet		2000

Scheduled Hours of Operation	
Weekends and Holidays	8:00 AM-4:00 PM
Weekdays	9:00 AM-4:00 PM

- Chairlift operations may be extended to 4:30 PM on peak weekend days to alleviate traffic congestion by spreading out the exit timeframe for guests.
- Chairlift operations may begin prior to regularly scheduled hours for private functions, alpine ski racecourse-setting, or other reasons.
- Adverse weather conditions, i.e., high winds, icing conditions, thunderstorms, etc., may affect chairlift operating schedules, including through delays and/or closures.
- Not all lifts are scheduled to operate seven days per week.

SECTION C – SNOWMAKING AND GROOMING OPERATIONS

SNOWMAKING OPERATIONS

Snowmaking operations are scheduled to begin in late October or as soon thereafter as sufficiently cold temperatures occur for productive snowmaking. Snowmaking operations are planned for Mount Sunapee to meet its goal of opening for Thanksgiving weekend each year.

Snowmaking usually starts with nighttime operations in late October/early November and expands into around-the-clock snowmaking operations as temperatures become sufficiently cold during the day to extend snow coverage on the ski trails rapidly. Snowmaking operations take place during the months of October to March.

GROOMING OPERATIONS

Snow grooming operations begin immediately after the start of snowmaking operations and prior to the opening day of the ski season. Grooming operations generally continue on a daily basis until the last day of the ski season.

Most ski trails are groomed every night, although adverse weather conditions may affect grooming schedules. Some trails, i.e., ski trails with moguls, such as Upper Flying Goose and Lift Line, and certain natural snow trails may not be groomed nightly or at all. Some advanced ski trails (which are normally groomed) may not be groomed when natural snowfall allows for "powder" skiing.

Snow grooming operations are generally performed from 4:30 PM-8:00 AM (during non-skiing hours) or on closed trails when grooming operations are necessary during the operating day.

SECTION D – SKI SUPPORT SERVICES

1.) **SKI SCHOOL** – Mount Sunapee offers a full-service ski school operating daily from opening day until approximately April 1, when it closes for the season. The ski school is staffed by many Professional Ski Instructors of America (PSIA)- and American Association of Snowboard Instructors (AASI)-certified instructors, supervisors, and directors, offering instruction to skiers and snowboarders ages three and up of all abilities. Special package programs provide both the beginner and experienced skier or snowboarder with lessons, rental equipment, and a lift ticket. Package prices vary depending on the type and number of lessons. Guests may select a group lesson, specialty clinic, or private lesson. Sno-Go lessons and rentals were added starting in the 2024-2025 season as an alternative downhill snowsport to skiing or snowboarding to help students learn to slide on snow more easily.

2.) **RENTALS AND REPAIRS** – The ski and snowboard rental and repair shop offers a large selection of current snowboards, skis, and snowshoes for rent. The shop is open every day Mount Sunapee is open for skiing and riding.

3.) **FIRST AID AND PUBLIC SAFETY** – The Mount Sunapee Ski Patrol consists of a paid, full-time, professional corps of supervisors and patrollers, supplemented by part-time paid and volunteer weekend patrollers. Ski Patrol members must meet, at a minimum, the Outdoor Emergency Care (OEC) requirements as administered by the National Ski Patrol (NSP) Association. The OEC certification is the equivalent of a basic emergency medical technician (EMT) certification.

4.) **RETAIL SKI SHOPS** – Mount Sunapee operates retail ski shops in both the Sunapee and Spruce Lodges. The Sunapee Lodge Ski Shop offers the latest ski and snowboard apparel, in addition to accessory items. The Sunapee Lodge Ski Shop is generally open whenever the Sunapee Lodge is open during winter operations. The shop has reduced hours during the early and late season.

5.) **FOOD AND BEVERAGE SERVICES** – Most culinary services are operated by Mount Sunapee management and staff and not usually contracted to outside vendors (except for the Waffle Cabin). Food and beverage services are located in the Sunapee Lodge, Spruce Lodge, Goosefeathers Pub, Summit Lodge, and South Peak area. Food and beverage services generally operate seven days a week during the ski season from opening day through closing day. In the early and late season, only one lodge with food and beverage may be open based upon business volumes.

Mount Sunapee usually does not permit guests to use outside food caterers to serve food or provide their own catering services in any licensed food establishments.

6.) **ENTERTAINMENT** – During the winter season, après-ski entertainment is offered on weekends and holidays at the Goosefeathers Pub in the Spruce Lodge. Beer, wine, and spirits are served to adults ages 21 and older.

7.) **ALPINE RACING PROGRAM** – Competitive training programs for youth ages six to 20 offer season-long instruction in alpine ski racing, freestyle skiing, and snowboarding.

8.) **PARKING OPERATIONS** – Parking operations at Mount Sunapee utilize attendants daily.

9.) **SHUTTLE SERVICES** – Mount Sunapee provides bus service from local hotels to the resort during peak arrival times and operates shuttles to give courtesy rides to skiers from Parking Lot 3 and the State Beach Overflow Lot to the two base area lodges. Open-air trucks transport skiers from the Spruce Lodge area and Spruce Lodge Ski Rental shop to the South Peak novice slopes and Sunapee Lodge.

10.) **WAFFLE CABIN** – During the winter months, Mount Sunapee contracts with the "Waffle Cabin" for a 10'-by-14' cabin located on the snow near the Sunapee Lodge. The Waffle Cabin is a temporary building that serves Belgian-style waffles.

Mount Sunapee does not allow any independent operators, agents, groups, or individuals to provide services for hire on resort premises without written approval or contractual agreements from management. This includes, but is not limited to, independent ski instructors, race coaches, photographers, food vendors, rental companies, ski tuners, transportation services, retailers, real estate agents, fundraisers, etc.

SECTION E – MAINTENANCE PROCEDURES

Maintenance operations are generally divided into five departments to supervise and perform the required tasks at Mount Sunapee. Even though specific departments exist, due to Mount Sunapee's small size, there is considerable teamwork within the maintenance departments.

Groundwater Discharge Permit

- Mount Sunapee has a Groundwater Discharge Permit (GWP-198704058-N-007) for the unlined lagoons and spray irrigation site. Treatment and disposal of wastewater onsite is via facultative ponds/lagoons and infiltration from spray irrigation.

- The most recent permit was issued on February 1, 2024, and is valid until February 1, 2029.
- The facility operators prepare operating reports and perform groundwater sampling pursuant to the permit.

Mount Sunapee Sewage Lagoon Dam

- Dam #: D168017
- Latitude: 43.3361; Longitude: -72.0769
- Located adjacent to the Mount Sunapee Access Road
- The State of New Hampshire Department of Environmental Services (DES) inspects this dam every four years. Upon the last inspection on September 25, 2024, the dam hazard classification was reduced from significant to low, and the dam was determined to be in fair condition. Maintenance is and will be addressed in coordination with DES.

Mount Sunapee Parking Detention Pond Dam

- Dam #: D168020
- Latitude: 43.3367; Longitude: -72.0730
- Located adjacent to a Mount Sunapee parking lot
- DES inspects this dam as necessary; it was last inspected on November 6, 2015.

Dams onsite are inspected on a twice-per-week basis during the summer months by Mount Sunapee personnel and weekly during the rest of the year. The dams are inspected for deficiencies that would need to be corrected immediately, including sloughing of the slope, alignment of the embankment, settlement of the crest, sinkholes, animal burrows, seepage, tree and brush growth, and inadequate vegetative cover. Regular mowing is performed on the berms and sides of the wastewater lagoon dams to prevent sapling root growth into the banks of the dams. Brush is chipped with a woodchipper rather than burned.

Wastewater Lagoon/Spray Field System Status – The system operates in compliance with DES wastewater treatment and disposal requirements and standards. Maintenance of the system is the responsibility of the Mount Sunapee Snow Surfaces Manager.

Buildings and Grounds – The maintenance of the buildings and lodges at Mount Sunapee is under the supervision of a full-time year-round Base Area Operations Senior Manager who performs regular inspections of all facilities. Custodial and cleaning operations occur daily. Building repairs and maintenance work are performed as needed. Summer lawn mowing in the base area is under the purview of the Base Area Operations Supervisor.

Security – All lodges and buildings are equipped with door locks, which are locked each night after operations conclude. The rental shop and both retail locations have motion and door sensors connected to an alarm monitoring service. All lodges are equipped with fire detection systems connected to a monitoring service.

Vehicle Maintenance – The Vehicle Maintenance Manager is responsible for the service and maintenance of all vehicles at Mount Sunapee. Daily and/or weekly inspections are performed, and repairs are made as needed. The track vehicle fleet, including snow grooming vehicles and construction equipment, is also maintained at the direction of the Vehicle Maintenance Manager.

Lift Maintenance – The Lift Maintenance Senior Manager and Mountain Operations Director are responsible for the maintenance of the five chairlifts and three surface lifts.

Service and maintenance are performed on each lift during the offseason in accordance with the Lift Manufacturers' Service Manuals and ANSI B77.1 Code. Prior to operating lifts for the winter ski season or the summer season, each lift is inspected by the New Hampshire Division of Fire Safety's Tramway, Amusement Rides & Ski Lifts program. During the operating season, chairlifts are inspected daily and ridden by Mount Sunapee maintenance staff to observe the alignment of the sheave trains and haul ropes.

Trail Maintenance – Ski trail maintenance is performed during the ski season and offseason under the direction of the Snow Surfaces Manager. In-season trail maintenance work generally includes snow grooming operations and slope safety inspections. Offseason work consists of controlling erosion, repairing water bars, seeding and mulching, trimming sapling growth along ski trail edges, and mowing ski trails.

Snowmaking Maintenance – Snowmaking maintenance during the ski season and offseason is supervised by the Snow Surfaces Manager.

SECTION F – SECURITY PROCEDURES

Mount Sunapee maintains a staffing schedule to provide a general presence onsite and surveillance of the facilities during the winter ski season, summer season, and offseason. The resort works closely with the Newbury Police Department to maintain a presence at Mount Sunapee during selected events. The Newbury Police Department also provides random drive-through patrols of the premises.

Mount Sunapee's security priorities are specified under the following headings:

Safety of Guests – Mount Sunapee endeavors to provide a safe, secure, and enjoyable environment for our guests and staff. Operating procedures, project planning, and staffing are performed in a manner that minimizes threatening situations, such as physical harm or theft of personal property, or any other form of endangerment of our guests.

Prevention of Equipment Theft – Operational policies and staffing schedules are implemented so as to minimize theft of equipment and other personal items.

Prevention of Vandalism – Mount Sunapee staff members and building security alarms and motion detectors safeguard the buildings against off-hours vandalism and theft.

SECTION G – EMERGENCY OPERATING PLAN

The Emergency Response Plan (ERP) for Mount Sunapee consists of plans for dealing with emergency events at the resort. If an emergency requires the involvement of an outside agency, i.e., local or State police, the Newbury Fire & Rescue Department, or State of New Hampshire Fish and Game Department, the Mount Sunapee General Manager (GM) and appropriate resort managers and employees will assist the outside agency in responding to the emergency.

While the plan is designed to be flexible and applicable to all major emergencies, the following procedures should be followed:

- Local fire and police departments will be notified about any unusual situations at Mount Sunapee. There may be times when a call will be made to an outside agency to make it aware of a situation not requiring its immediate assistance.
- The following Mount Sunapee management team members will be contacted: GM, Base Area Operations Senior Manager, Mountain Operations Director, and Environmental Health & Safety (EHS) Team, as required by the nature of the emergency.

- The Emergency Command Post will be located in the Spruce Lodge administrative office unless otherwise designated.

Mount Sunapee management had several planning meetings with emergency management officials from the Town of Newbury when developing the ERP. The Town of Newbury, DNCR, and DES have copies of the plan.

SECTION H – STATUS OF SPECIAL USE PERMITS AND LEASES

Mount Sunapee currently has three Special Use Permits (SUPs) from DNCR and certain operating agreements and contracts with outside vendors and third parties, as detailed below:

SPECIAL USE PERMITS

1.) **Special Use Permit for the Sunbowl**
Purpose of Permit: Provide access to and storage at the base of the Sunbowl area
Period of Use: June 1, 2025-May 31, 2028

2.) **Special Use Permit for Winter Parking in the State Beach Overflow Lot**
Purpose of Permit: Staff and overflow parking for the resort
Period of Use: June 1, 2025-May 31, 2028

3.) **Special Use Permit for the Mountain Bike Trail on Bowl Road**
Purpose of Permit: Mountain Bike Trail on Bowl Road
Period of Use: June 1, 2025-May 31, 2028

LEASES, CONTRACTS, AND AGREEMENTS

1.) **League of New Hampshire Craftsmen –** The League of N.H. Craftsmen has an annual contract/lease agreement with Mount Sunapee to operate the Craftsmen's Fair each summer. The Fair always opens on the first Saturday in August and runs for nine consecutive days. Fair set-up activities on the grounds of Mount Sunapee generally begin during the third week of July in preparation for the Fair opening in early August. This year, the Craftsmen's Fair is scheduled for August 1-9, 2026.

2.) **New England Healing Sports Association –** Mount Sunapee has operating and liability agreements with NEHSA.

3.) **Waffle Cabin** – Mount Sunapee has a three-year contract that expires in 2027 with "Waffle Cabin" for a 10'-by-14' cabin located on the snow near the Sunapee Lodge during the winter months. The cabin is classified as a temporary structure, not a building. The "Waffle Cabin" primarily serves hot, fresh, Belgian-style waffles dipped in chocolate.

4.) **Resort Real Estate Sales** – Mount Sunapee may enter into an annual contract and lease agreement with an outside company to provide real estate marketing, sales, rentals, and/or reservation services at the resort.

5.) **Ski and Snowboard Clubs** – Mount Sunapee may enter into an annual license and operating agreement with ski and snowboard clubs to support training sessions and race events during the winter season. During these training runs and race events, certain ski trails may be temporarily

closed to ensure guest safety.

SECTION I – MARKETING AND ADVERTISING

Mount Sunapee's marketing, advertising, and sales are under the direction of a full-time year-round marketing team. The team is responsible for branding and positioning Mount Sunapee in the ski industry.

MARKETING

Mount Sunapee is branded as "Where Family Traditions Take Flight," with an emphasis on providing excellent guest services and learn-to-ski programs. Mount Sunapee operates a dedicated website and mobile app, as well as social media to market operations.

ADVERTISING

Mount Sunapee may develop and produce collateral pieces and brochures, including a group sales planner, trail map, ski school brochure, magazine, and other collateral materials. The resort may use newspaper, digital, radio, television, and billboard advertising media to promote skiing, snowboarding, and summer recreational activities at Mount Sunapee.

SALES

Mount Sunapee has a full-time year-round sales team to book group business during the ski season and off-season months.

PROMOTIONS AND EVENTS

Mount Sunapee schedules promotions and events throughout the ski and summer seasons.

TICKET PROGRAMS

Mount Sunapee offers many diverse ticket programs and packages, including season passes, daily lift tickets, multi-day lift tickets, learn-to-ski packages, group sales programs, corporate ticket programs, and special promotional ticket programs.

SECTION J – ENVIRONMENTAL MANAGEMENT

Mount Sunapee's Environmental Management Plan (EMP) is a required element of its Five-Year Plans. In this AOP, the portions of the EMP discussed below regard the major resources utilized at Mount Sunapee.

A. WATER USAGE AND CONSERVATION

Snowmaking water withdrawals remain relatively consistent, averaging 175,877,536 gallons over the past five years and 165,370,733 million gallons over the past 10 years.

Mount Sunapee is required to report water use data to the DES Water Use Registration and Reporting Program (WURR). Currently, Mount Sunapee reports water use data for snowmaking (WUID #20411), as well as domestic usage and wastewater treatment (WUID #21008).

Water conservation measures include replacing standard flush valves with auto sensor valves on toilets and faucets.

B. DOMESTIC WASTEWATER MANAGEMENT

Mount Sunapee operates a lagoon and spray field wastewater treatment system in compliance with the rules and regulations of DES.

Septic tanks are generally pumped two times per year by a licensed New Hampshire hauler to a sewage treatment plant. The tanks are usually pumped prior to and once during the ski season.

Wastewater from the septic tanks flows to the lagoon system for secondary treatment and is then pumped to a spray irrigation field in the forest above the lagoons for final polishing (tertiary treatment) in the soil column.

In response to the requirements of the Groundwater Discharge Permit renewed in February 2024, Mount Sunapee created and submitted the following improvement plan timeline to DES.

ASSOCIATED INFRASTRUCTURE	ACTION ITEMS	ESTIMATED COMPLETION DATE	STATUS
SEPTIC SYSTEM			
Septic tank effluent collection system piping	Recommended for cleaning and CCTV inspection	May/June 2025	Complete
Sunapee Lodge septic tank frame and cover	Replace cast iron manhole frame to address broken rim	July 2025	Complete
LAGOON SYSTEM			
Lagoon stormwater swale	Clean out and restore swale channel	May/June 2025	Complete
Lagoon embankments	Remove encroaching wild vegetation and trees; seed and repair slopes	July 2025	Complete
Influent flow monitoring building, effluent pump building, concrete flow control structures, and access decks	Design, permit, and construct a new, upgraded pump building and wastewater flow measurement and pumping system inclusive of replacing existing concrete flow structures and access decks	Design / Permitting 2026-2027	On hold
		Bidding / Construction 2027-2028 (pending permit approvals)	Not started
Site signage	Post additional signage around the spray areas and lagoons	Spring 2025	Complete
Toe of lagoon slopes (recently observed wetness)	Monitor and document throughout the year	Monthly	Complete and ongoing
Spray areas and existing site structures	Remove dead, leaning, or dying trees to mitigate potential damage to the irrigation system	Spring and fall (annually before/after irrigation)	Complete and ongoing

C. DRAINAGE, EROSION, AND WATER QUALITY

Mount Sunapee utilizes the 2025 New Hampshire Stormwater Manual for guidance on stormwater management, erosion control, and water quality protection.

Erosion control buffers, swales, check dams, and level spreaders are in place to reduce stormwater volumes and sediment runoff and to protect water quality.

Erosion control silt fencing and staked hay bales are placed around the perimeter of any disturbed areas of soil during construction and/or maintenance operations. Drainage ditches with check dams

reduce the velocity of stormwater runoff and create sediment settling areas. Level spreaders and swales also reduce stormwater runoff and create sediment settling areas. Mount Sunapee checks these water quality protection measures seasonally to clean and maintain them.

The resort maintains vegetated buffers adjacent to streams, where possible, to allow for saplings, bushes, and other understory species to mature and provide habitat along streambanks, shade for the stream, and a natural filter to protect water quality. These buffers also attenuate flood flows far better than mowed grass along the tops of the streambanks does.

In partnership with the Lake Sunapee Protective Association (LSPA), Mount Sunapee donated resources in summer 2022 to rebuild the side of Parking Lot 1 and interface with Beck Brook in order to realign the centerline of the brook, allowing for improved bank angles that slow down runoff and help with erosion restoration. Several pools were created to improve fish habitat and reduce the speed of the water flowing downstream. In accordance with the Wetlands Permit obtained for the project, Mount Sunapee monitors the channel and floodplain morphology and aquatic organism passage, bed material gradation, basic water quality parameters, bank stability, and health of planted vegetation. Since monitoring began in 2023, the restoration shows continued stability of the stream channel and banks. Mount Sunapee continues to discuss the development of a sub-watershed management plan for Beck Brook in the Lake Sunapee watershed with the DES Watershed Assistance Section.

A sand/salt mixture is used for sanding roads and parking lots in the winter. The mixture is stored in an enclosed three-sided building with a concrete floor. Spillage is picked up during loading/unloading operations and put in the sand pile inside the enclosed building. Each April, sand from winter sanding operations is cleaned up by a machine designed for sweeping sand and sediment from the parking lots and roadways, which prevents sand and sediment runoff during spring rains into brooks flowing within and downstream of Mount Sunapee.

Mount Sunapee will be participating in the Green Snow Pro program for the 2026/2027 season. The planned certification will involve any individuals who “apply salt,” or the resort’s salt/sand mixture. It will consist of one “Master Certificate”-holder and multiple “Subordinate Certificates.” The Master Certificate-holder is responsible for submitting the annual Salt Use Report that includes totals of all material applied by resort staff (Subordinates) and for the oversight of all employees certified as DES Commercial Salt Applicators.

These certifications cover how to prepare for winter, winter operations, the environmental impacts of salt, why it is important to be conscious of these effects, and how to clean up after a storm while minimizing salt use.

In the Vehicle Maintenance Shop, all wash water from the floor drains goes into two separation chambers, a solids separator and an oils separator, before being piped into the wastewater lagoons. The separation chambers are pumped annually by licensed professional firms to ensure proper disposal.

D. SOLID WASTE MANAGEMENT

For the 2021-2022 winter season, Mount Sunapee implemented waste sorting in the Sunapee Lodge. This allowed the resort to separate trash, recycling, and food/compost, resulting in a 51% reduction of waste-to-landfill year-over-year. For the 2022-2023 season, Mount Sunapee improved waste sorting in the Sunapee Lodge and began participating in a chip bag and snack wrapper recycling

program to achieve a further 11% reduction of waste-to-landfill year-over-year. For the 2023-2024 season, Mount Sunapee expanded waste sorting to two additional locations and achieved 20% further waste reduction year-over-year.

Starting with the 2024-2025 season, Mount Sunapee contracted with a waste broker to help manage waste-to-landfill and expand the resort's mixed recycling (plastic, glass, cardboard), food/compost, chip bag and snack wrapper recycling, construction debris, and scrap metal programs. Mixed recycling includes separating glass bottles, plastic bottles, and cardboard in the solid waste stream and placing them in a recycling dumpster. Metal waste is collected in a waste metal dumpster for recycling. Food scraps and compostable packaging from zero-waste partner EcoProducts are collected from dining outlets, separated in the solid waste stream, and placed into compost totes. Chip bags and snack wrappers are collected separately in dining areas and shipped to a facility where they are recycled into a composite material used to make items like Adirondack chairs and picnic tables. Waste cooking oil from culinary operations is collected and picked up monthly for recycling by a third party.

From the 2020-2021 season through the 2024-2025 season, Mount Sunapee reduced its annual landfill waste by 34% through expanded recycling and composting initiatives. Most recently, in 2025, the resort invested $18,942 in capital improvements dedicated to reducing waste even further. These upgrades included expanding waste-sorting operations to the Summit Lodge with a new sorting station and installing upgraded stations in the Sunapee and Spruce Lodges to improve guest visibility and provide staff with more countertop space for efficient collection and sorting.

The resort now operates five sorting stations: two in the Sunapee Lodge, one in the Summit Lodge, one in the Spruce Café, and one in the Goosefeathers Pub. As part of the 2025 waste-reduction investments, Mount Sunapee also purchased durable dishware to replace most disposable items in the Sunapee Lodge and upgraded the dishwasher to support these new durables. The lodge now uses only durable dishware, with the exception of compostable hot beverage cups and recyclable cups used at the bar.

During the 2025-2026 season, the resort piloted dumpster-fullness sensors to increase data accuracy, using technology to reveal deeper insights that support further waste-reduction strategies. As a result of the capital investments in waste-reduction initiatives and the dedication of employees, Mount Sunapee achieved a 37% reduction in landfill waste during the winter operating season compared to the previous season.

To advance circularity and keep items from the landfill, the resort will begin participating in a uniform recycling program in 2026, where uniforms are recycled into composite materials used to make new products.

E. AIR QUALITY AND TRAFFIC MANAGEMENT AND MITIGATION

Mount Sunapee's General State Permit (GSP) (#GSP-EG-0427) for the operation of five emergency evacuation engines used for the chairlifts was issued on April 1, 2025, and expires on April 30, 2030.

Mount Sunapee exercises a multitude of techniques to manage traffic and parking. The resort uses four parking lots to accommodate guests (Parking Lots 1-3 and the State Beach Overflow Lot). Two of the lots (Lots 1-2) offer walk-to capability, while two (Lot 3 and the State Beach Overflow Lot) offer a shuttle service. Mount Sunapee employs eight to ten attendants during peak arrival time to welcome guests and ensure lots are parked efficiently. (Parking and traffic maps are attached to the AOP in the Appendix.)

The measures below demonstrate the resort's efforts to continue successful practices implemented over the past several seasons. A new Adventure Center drop zone redesign, completed in summer 2025, manages traffic and parking more effectively and improves the overall guest experience.

- Operational Tactics to Manage Traffic and Parking

    - Mount Sunapee utilizes active lot management with attendant positions to point, receive, and guide guests to their parking spaces in order to expedite the parking process and keep traffic moving.
    - Parking lots are filled sequentially, starting with Lot 1, then Lot 2, Lot 3, and the State Beach Overflow Lot, as needed. During the parking process, Mount Sunapee engages in "pulse parking" when a lot begins to near capacity or experiences a delay. "Pulse parking" utilizes parking attendants to direct vehicles into two lots simultaneously, therefore reducing traffic congestion by moving vehicles off the access road at a steady pace.
    - Mount Sunapee practices proactive lot transition planning to make a smooth transfer of focus to the next available lot once a lot is at capacity. This transfer process is critical to ensure a continuous flow of traffic off of the access road.
    - The resort allows employee parking at the State Beach Overflow Lot during peak days for the purposes of maintaining maximum guest parking near the base area and keeping as many guest vehicles consolidated to one side of Route 103 during peak arrival as possible. Employee parking at the State Beach Overflow Lot also spreads out the timing of the bus service so that bussing may be focused on one area at a time and reduces traffic moving across Route 103 during peak arrival.
    - Mount Sunapee extended bus service to include local hotels during peak arrival, starting in the 2023-2024 season, further reducing incoming traffic to the resort.

- Collaboration with Local and State Stakeholders to Enhance Traffic Management

    - Mount Sunapee hired the Newbury Police Department to direct traffic at the rotary on Route 103 during peak days, starting with the 2023-2024 season. An officer on duty patrols the area between the resort and the rotary to control the flow of westbound skier traffic that must cross Route 103 to enter the access road. Mount Sunapee will continue this successful practice during peak days.
    - The resort meets and communicates regularly with the Newbury Fire & Rescue and Police Departments during peak arrival times and throughout the season to assess traffic mitigation and seek feedback on in-season enhancements.
    - Mount Sunapee will continue to collaborate with the Town of Newbury, DES, New Hampshire Department of Transportation (DOT), State Representatives, and other State and local stakeholders regarding parking and traffic management during the winter season.

- Communications Enhance the Guest Arrival Experience

    - Mount Sunapee implemented prominent pre-arrival messaging on the resort website and social media platforms to encourage carpooling and build awareness of peak arrival time as part of a "know-before-you-go" campaign.
    - The resort uses X and a mobile application to send real-time updates to guests, informing them of parking status, where to park, and any applicable updates to the shuttle service. Mount Sunapee will continue to message how to access the real-time

updates on the website and through the "know-before-you-go" campaign.
    - The resort uses multiple digital sign boards positioned at strategic points along the access road to inform arriving guests about which lots are full, reduce driver decision-making time, and improve nonverbal wayfinding. This signage will continue to be refined and enhanced in regard to the most effective design and placement based on traffic observations.

- Guest Experience Enhancements for Future Evaluation and Implementation

    - Mount Sunapee will continue to open lift access to the public at 8:00 AM on weekends and holidays during the winter season. This allows the arrival time to be spread out further, reducing traffic and congestion at peak arrival times, as well as shifting parking space turnover earlier in the day.
    - Mount Sunapee is involved with an enterprise parking optimization program with other Vail Resorts mountains. This program leverages data, technology, and expert resources across resorts to develop strategies to continue to enhance the arrival process at Mount Sunapee.
    - The resort engaged Horizons Engineering to design and assist with the permitting process for expansion of Lot 2 and development of Lot 4.* Proposed modifications to Lot 2 would increase the effectiveness of existing ingress, egress, and flow. Lot 4 would allow more guest traffic on one side of Route 103 and reduce the usage of the State Beach Overflow Lot. Parking staff would have the option to "pulse park" an additional lot in the base area, increasing the promptness of vehicles coming off the road and benefiting the flow of Route 103.

        **The Lot 4 project was originally permitted in 2005. It is included in approved Master Development Plans (MDPs) dating back to the original 2000-2004 version and in approved AOPs dating back to 2022-2023. The Wetlands Permit was approved by DES on May 10, 2024; the Alteration of Terrain (AOT) permit was approved by DES on July 18, 2024; and the U.S. Army Corps of Engineers (USACE) approved the project on August 27, 2024. The resort does not plan to conduct this project during the 2026-2027 AOP but would like to make parking improvements in the future.*

- State Beach Overflow Lot

    - Mount Sunapee used the State Beach Overflow Lot for overflow parking seven times during the 2025-2026 ski season. The overflow parking days generally coincided with peak holiday weekends of the winter season: December 26-28, 2025 and January 16-18 and February 13-16 and 21-22, 2026.

STATE BEACH OVERFLOW PARKING USAGE	
SKI SEASON	**DAYS USED**
2010-2011	11
2011-2012	0
2012-2013	0
2013-2014	0
2014-2015	2
2015-2016	0
2016-2017	7
2017-2018	5
2018-2019	1
2019-2020	1
2020-2021	0
2021-2022	8
2022-2023	3
2023-2024	9
2024-2025	6
2025-2026	7

F. FORESTRY AND RARE PLANT RESOURCE MANAGEMENT

The forested lands within the Mount Sunapee Lease area are not actively managed for timber harvesting or silviculture.

The New Hampshire Natural Heritage Bureau (NHB) identified three rare plant resources in the areas of the Jet Stream, Pipeline, and Elliot Slope ski trails. The greater fringed-gentian (*Gentianopsis crinita*) was discovered in 2015 at the base of Jet Stream. In 2022, it was found at the base of Pipeline and on an ATV trail underneath the Spruce Lift. This plant is most likely dependent on the management of the ski trail for maintaining its habitat. As it blooms in late summer and produces seeds in the fall, mowing in those areas is done after October 25 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 nonnative herb, which grows aggressively in open areas, was identified at the same site. The knapweed should be monitored by NHB as a potential threat to the persistence of the greater fringed-gentian.

Second, the Loesel's wide-lipped orchid (*Liparis loeselii*) was discovered in 1998 on Jet Stream and then found at the base of Elliot Slope in 2019. In 2022, it was again observed on Jet Stream but has not been found on Elliot Slope again. As with the greater fringed-gentian, the orchid is most likely dependent on the management of the ski trail for maintaining its habitat. Late-season mowing (recommended for the greater fringed-gentian) has also likely been beneficial to the growth of the Loesel's wide-lipped orchid by keeping the small herbaceous plant from becoming overcrowded by vegetation. After the 2022 survey, NHB updated its recommendation for mowing on Elliot Slope to be conducted in early season (May to early July) to reduce competition for the rare orchid, as overgrowth could limit the orchid's ability to grow, and mowing could aid in the population in that area. Mowing on the lower area of Elliot Slope is completed at the direction of NHB, typically between early May and early July.

Lastly, the northern tubercled bog-orchid (*Platanthera flava* var. *herbiola)* was discovered in 2022 on Jet Stream while surveying for the Loesel's wide-lipped orchid. This species had not been

documented previously at Mount Sunapee. NHB staff believes that late-season mowing may be benefitting this species as well, and the resort should continue doing so in the area of this rare plant in order to aid in its proliferation.

During the 2022 survey, when NHB staff noted an abundance of brown knapweed in a dense patch on Pipeline, NHB did not find rare plants interspersed. Thus, it is unknown if the invasive plant is outcompeting rare plants or if their populations remain separate due to preferred soil conditions. Autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), another invasive plant species, was also observed at that time. Though not as abundant as the brown knapweed, several stems, some reaching nearly five feet in height, were found throughout Pipeline and Jet Stream.

The presence of invasive plants in the habitat of multiple rare plants is problematic because invasive species may outcompete native plants and lead to population decline. NHB recommends that all mowing equipment be cleaned before and after its use to aid in preventing the spread of invasive plants to other parts of the mountain and to/from other ski areas and will keep monitoring these populations. In 2025, NHB recommended conducting multiple mid-season mowings of the Pipeline Trail to try and limit the flowering and spread of brown knapweed across the rest of the slope.

Mount Sunapee will continue to protect the greater fringed-gentian, Loesel's wide-lipped orchid, and northern tubercled bog-orchid by mowing the specific areas where they exist, as recommended by NHB, including early-season mowing between early May and early July of the identified area of Elliot Slope and late-season mowing after October 25 of the identified areas of Jet Stream and Pipeline. Mount Sunapee will also continue to clean mowing equipment before and after use to aid in preventing the spread of invasive plant species.

In conclusion, the AOP will continue to protect rare plant populations.

G. WETLANDS

No wetland impacts are anticipated for Mount Sunapee's planned operational and construction activities for summer 2026 and winter 2026-2027.

H. WILDLIFE HABITAT PRESERVATION

In accordance with 2025 State of New Hampshire Fish and Game Department State Wildlife Action Plan (SWAP) mapping, the AOP will not affect any critical wildlife habitat areas.

I. SCENIC AND AESTHETIC QUALITIES

The AOP will continue to preserve the scenic and aesthetic qualities of Mount Sunapee by maintaining the general character of the area for alpine skiing and summer recreational activities.

J. ARCHAEOLOGICAL AND HISTORICAL RESOURCES

The burial site from the 1700s that was discovered in the woods to the east of the South Peak ski slopes remains protected in an undeveloped area.

K. ENERGY CONSERVATION AND MANAGEMENT

During the 2021-2022 season, Mount Sunapee converted the Sunapee Lodge heating system to a

propane-fueled system in order to move away from oil consumption and reduce greenhouse gas emissions. In addition to the boiler conversion, new controls were also added to the system, allowing the building temperature to be controlled more efficiently and reducing overall energy consumption. The Sunapee Lodge heating controls were enhanced during the summer of 2024 to improve heating efficiency further in the largest building at Mount Sunapee.

Building maintenance involves a wide range of improvements aimed at keeping structures functional, safe, and comfortable for employees. For example, roof and wall repairs, new window and garage door installation, cleaning, and other preventative measures were conducted between 2024 and 2025.

Regarding snowmaking, since 2020, Mount Sunapee has purchased 61 new high-efficiency snow guns that have replaced older, less efficient snow guns.

L. HAZARDOUS MATERIAL AND WASTE MANAGEMENT

Mount Sunapee adheres to standard operating procedures and regulatory requirements for the proper storage and use of hazardous materials. Safety Data Sheets (SDS) are maintained for all hazardous materials used at Mount Sunapee, and all staff receive training on the availability of SDS information and proper handling, in accordance with environmental and safety regulations.

In the Vehicle Maintenance and Service Shops, all oils, lubricants, and solvents are stored indoors year-round. All parts-washing basins that are solvent-based are internally recirculating fluid devices with no solvents released from within the closed system.

Fuel storage tanks have electronic monitoring systems and are monitored manually by Mount Sunapee staff. If a vehicle or piece of equipment shows any sign of a fluid leak, it is immediately removed from service, and the leak is repaired.

All paints and solvents are stored indoors. All agricultural products used for erosion control, such as hay, seed, and fertilizer, are stored indoors year-round. Pesticides are stored indoors and used according to the label instructions. Mount Sunapee typically engages professional applicators to spray building eaves annually for cluster flies and other pests.

Mount Sunapee has deployed emergency spill containment kits in strategic locations throughout the resort to respond rapidly to hazardous material spills. The kits consist of booms to encircle and contain the spill zone and absorbent material designed specifically to absorb the spilled material. Staff are trained in spill response procedures to deal with spills immediately. Cleanup materials are containerized and disposed of by a licensed third-party hazardous waste hauler.

Mount Sunapee's Environmental Protection Agency (EPA) ID is NHD510009988. Typically, Mount Sunapee remains in "inactive status." However, the resort retains the ID, should it become necessary to activate as a Small Quantity Generator in order to dispose of off-specification oil, paint, or waste fuel, on an as-needed basis.

Hazardous or potentially hazardous waste is stored under cover in closed containers until picked up by licensed professional firms for proper disposal. The two 275-gallon outside waste oil tanks are not filled outdoors but have inlet pipes coming from inside the Maintenance Shops. Waste oils and fluids are disposed of when the designated container is 80% full.

Fluorescent lightbulbs are managed as New Hampshire universal waste, boxed, and taken to proper

disposal/recycling facilities.

M. MANUALS AND PUBLICATIONS UTILIZED BY MOUNT SUNAPEE

1. 2025 New Hampshire Stormwater Management Manual
2. New Hampshire Stormwater Manual – Volume 2: Post-Construction Best Management Practices Selection and Design
3. New Hampshire Stormwater Manual – Volume 3: Erosion and Sediment Controls during Construction
4. DES Best Management Practices for New Hampshire Solid Waste Facilities
5. DES Best Management Practices for Groundwater Protection
6. DOT Guidelines for Temporary Erosion and Sediment Control and Stormwater Management
7. DOT Best Management Practices for the Control of Invasive and Noxious Plant Species

SECTION K – SIGNAGE

Mount Sunapee believes that high-quality, effective signage is important, and the resort continues to maintain and upgrade its signage for both winter and summer operations. Signs are designed to be informational, simple, and consistent. Upgrades of the resort's signage are intended to provide better information and directions for traffic and skier flow. In 2021, Mount Sunapee invested in an updated main entrance sign along with new parking lot signs.

The resort continues to emphasize its relationship with New Hampshire State Parks by including the New Hampshire State Parks logo on signage throughout the property and trail maps. In 2021, three new State Park banner signs were installed at the South Peak Adventure Park.

Mount Sunapee may enter into strategic partnerships with other businesses, including those that do not offer products sold at Mount Sunapee. In collaboration with New Hampshire State Parks, Mount Sunapee incorporates advertising from those businesses into onsite displays or signage located on leased land, both outdoors and indoors, consistent with the State Park setting and built environment.

SECTION L – UTILITIES AND ROADS

Phone and computer systems are installed for business operations in all facilities. Mount Sunapee's electrical transformers are checked annually by TSI, Inc. for maintenance needs and to ensure operational reliability.

The resort completed significant repair and maintenance of the campground road in the summers of 2021, 2022, and 2025. Mount Sunapee continues to collaborate with New Hampshire State Parks to maintain the road's condition and reduce impact from runoff. All parking lots receive annual maintenance in the form of snow removal, trash cleanup, and sand removal in the spring, as well as drainage maintenance.

According to DES, the principal public water system (PWS) serving the resort (PWS 2277030), including the Sunapee and Spruce Lodges, Adventure and Competition Centers, NEHSA building, and snowmaking, is a single well with a yield of 90 gallons per minute and a storage tank with a capacity of 10,000 gallons. This yield can support over 12,500 persons per day. The resort directs the water system operator to obtain and record regular water meter readings.

Well testing performed in 1999 determined that the well has significant water capacity to meet the needs of Mount Sunapee. Mount Sunapee will be testing water capacity in 2026.

Mount Sunapee continues to work with consultants to monitor wastewater inflows into the lagoons and assure that the capability ofthe lagoons is adequate for Mount Sunapee's needs.

SECTION M – IMPLEMENTATION OF MASTER DEVELOPMENT PLAN SITE IMPROVEMENTS

Mount Sunapee's first Five-Year MDP 2000-2004 was presented to the former New Hampshire Department of Resources and Economic Development (DRED) (now DNCR) on January 25, 2000, and described capital improvement plans at the resort for the five-year period. The MDP 2005-2009 was presented on June 1, 2004, and described capital improvement plans for Mount Sunapee for a 10-year period. The MDP 2009-2014 was presented on June 1, 2009. The Five-Year MDP 2015-2019 was presented on June 1, 2014. The revised Five-Year MDP 2016-2020 was presented on December 1, 2015. The MDP 2020-2025 was presented on June 1, 2020.

DNCR confirmed that the MDP 2026-2030 must be submitted by June 1, 2026.

This AOP 2026-2027 describes the MDP capital improvement plans proposed for Mount Sunapee during the identified timeframe.

All planned capital maintenance projects are to maintain and/or enhance existing facilities, equipment, and inventories at Mount Sunapee.

Some capital improvement projects planned for Mount Sunapee have been presented and approved by DNCR in previous AOPs but not yet started. Previously presented projects that have not been pursued will be carried over into this and future AOPs.

IMPROVEMENTS IN THE 2026-2027 ANNUAL OPERATING PLAN

- **SKI TRAIL IMPROVEMENTS**
  - Routine trail maintenance to address forest undergrowth and canopy
  - Replacement of Spruce Triple gear box
  - Replacements of six Ski Patrol toboggan sleds

- **BUILDING IMPROVEMENTS**
  - Replacement of Sunapee Lodge main entrance staircase
  - Addition of Sunapee Lodge heating, ventilation, and air conditioning (HVAC) temperature controls
  - Replacement of current Sunapee Lodge light fixtures with light-emitting diode (LED) fixtures
  - Replacement of Spruce Lodge boiler components

- **SNOWMAKING SYSTEM IMPROVEMENTS**
  - Routine system and infrastructure maintenance
  - Replacement of snowmaking pipe

- **INFRASTRUCTURE IMPROVEMENTS**
  - Paving of entrance to Parking Lot 1 near Spruce Lodge to Adventure Center

- **OTHER IMPROVEMENTS**
  - Replacement of one shuttle bus

**All improvements are contingent upon obtaining approvals and contractor availability.*

PROJECTS APPROVED BY THE DEPARTMENT OF NATURAL AND CULTURAL RESOURCES IN PREVIOUS ANNUAL OPERATING PLANS

- **SKI TRAIL IMPROVEMENTS**
  - Construction of new ski trail to west of Upper Ridge Trail
  - Widening of section of Pipeline Trail
  - Construction of new ski trail from summit of North Peak to base of Sunbowl area

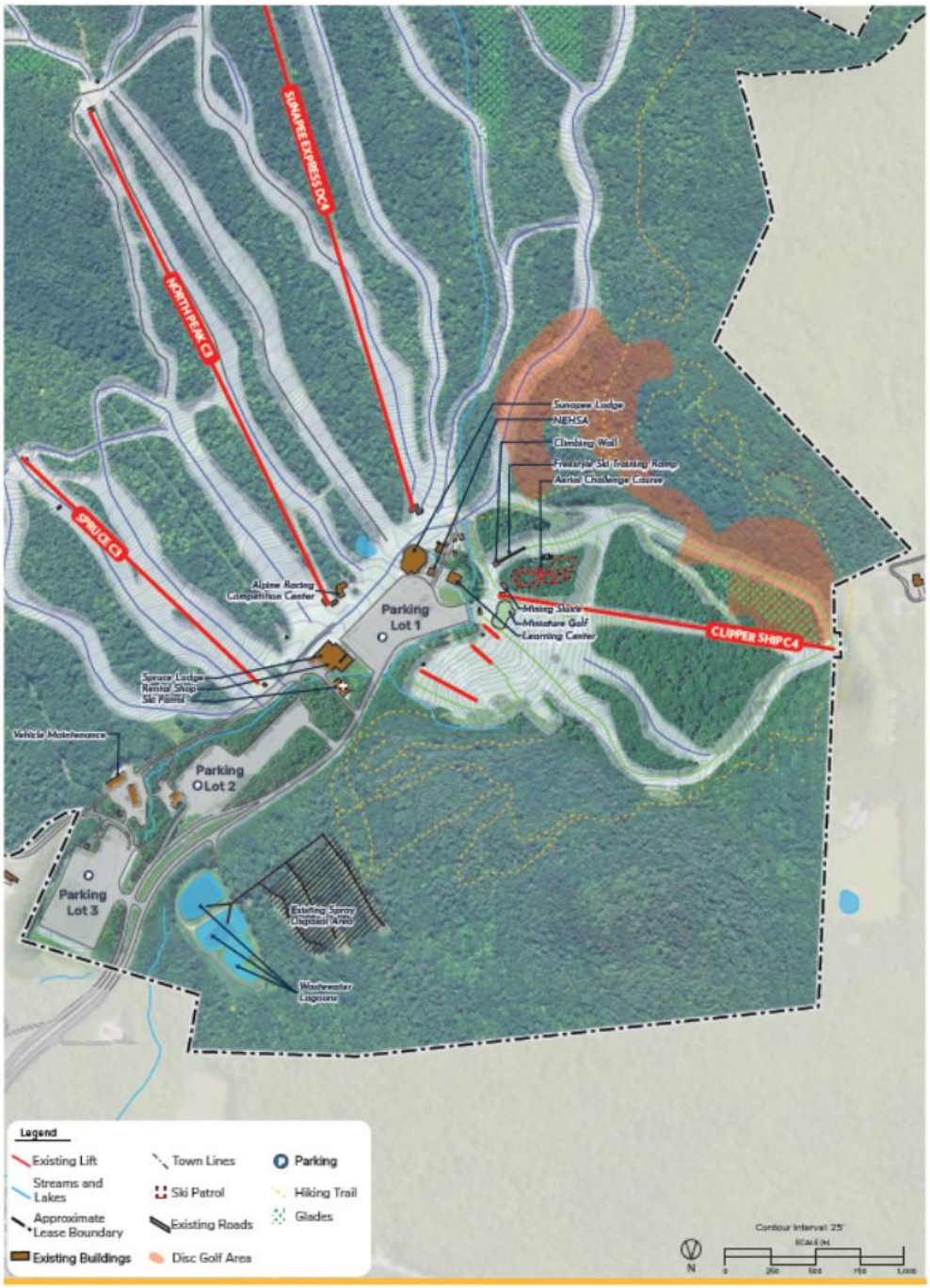
- **CHAIRLIFT IMPROVEMENTS**
  - Installation of new chairlift from base of Sunbowl area to summit of North Peak

- **SNOWMAKING IMPROVEMENTS**
  - Addition of snowmaking capability to new ski trails upon construction
  - Replacement of existing South Peak snowmaking system on all trails
  - Installation of snowmaking on new ski trail from summit of North Peak to base of Sunbowl area

- **INFRASTRUCTURE IMPROVEMENTS**
  - Construction of new Parking Lot 4 along access road
  - Expansion of spray fields for septic system

(None of the above previously approved projects will be undertaken in this AOP.)

APPENDIX A: Summer Operations Map



MOUNT SUNAPEE

MOUNT SUNAPEE 2026 MDP

Figure II-3. Base Area Existing Conditions

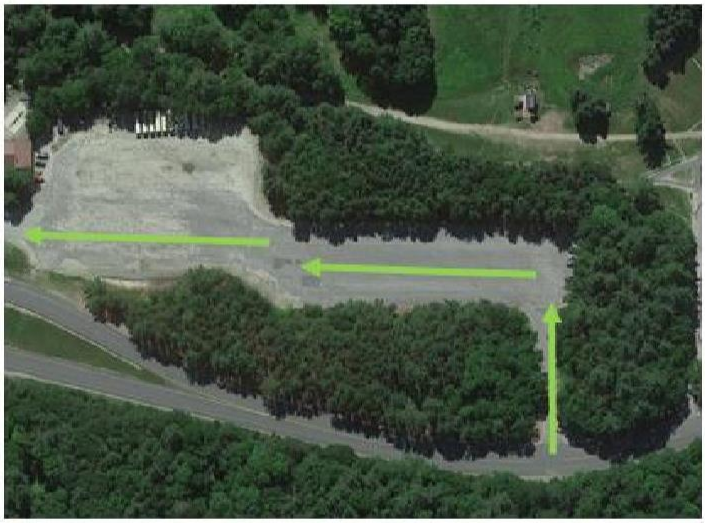
Prepared by: SE GROUP

APPENDIX B: Existing Base Area Parking Maps

Mount Sunapee Base Area Parking Maps

Parking Lot 1 – Closest lot to mountain access. Lot 1 is parked first by parking attendants. Lot 1 can be parked simultaneously with Lot 2 during high volume periods.

Painted lines, barricades, cones, and signs are utilized to direct traffic, along with employees to point, guide and receive guests.



Parking Lot 2 – Second closest lot to mountain access and walkable distance to Spruce Lodge. Lot 2 is parked second by parking attendants. Lot 2 can be parked simultaneously with Lot 1 or Lot 3 during high volume periods.

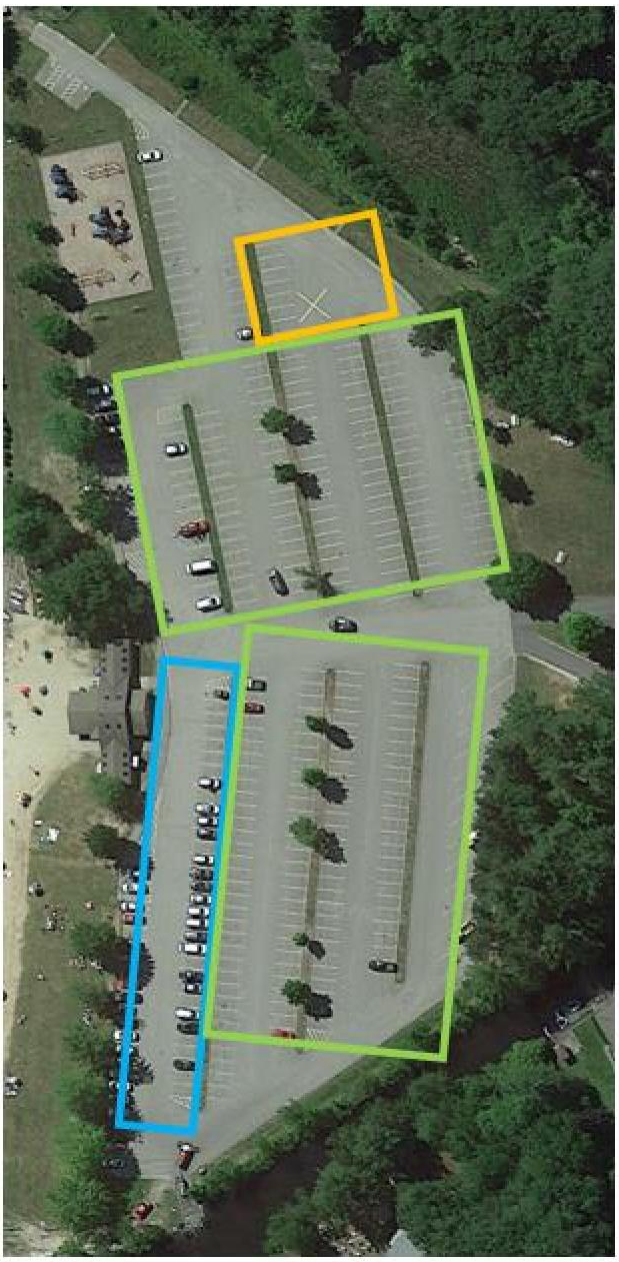
Painted lines, barricades, cones, and signs are utilized to direct traffic, along with employees to point, guide and receive guests.

Parking Lot 3 – Walkable distance to Spruce Lodge and offers bus transportation. Lot 3 is parked third by parking attendants. Lot 3 can be parked simultaneously with Lot 2 during high volume periods.

Barricades, cones, and signs are utilized to direct traffic, along with employees to point, guide and receive guests.

APPENDIX C: Existing State Beach Overflow Parking Map

State Beach Overflow Map



State Beach Overflow Lot – The State Beach Overflow Lot is maintained by Mount Sunapee during the winter for public recreation parking*, employee parking, and overflow ski area parking.

Bus transportation is provided for employees and guests.

Painted lines, barricades, cones, and signs are utilized to direct traffic, along with employees to point, guide and receive guests and employees.

Indicates Employee and Guest Parking Area**

Indicates State Beach Recreation Parking Area**

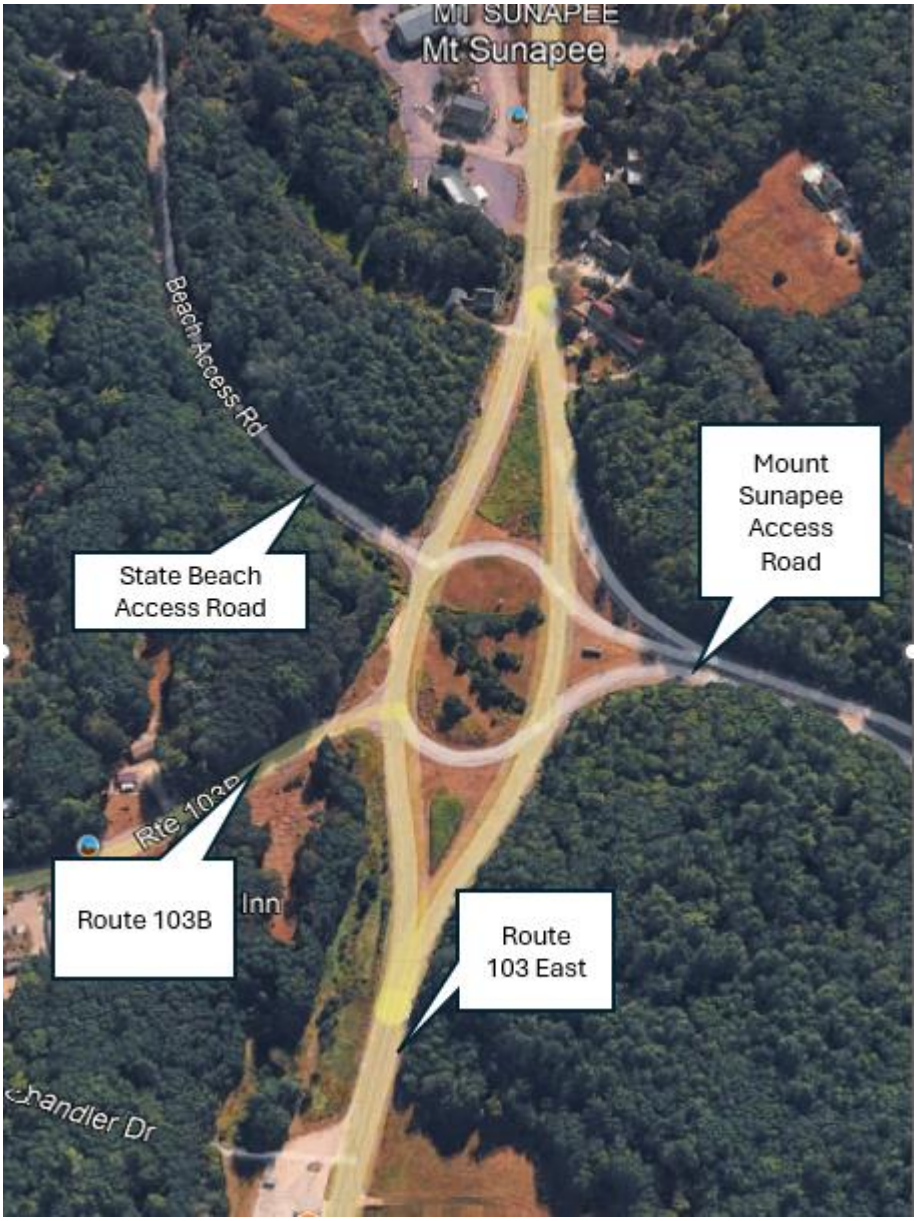
Helicopter Landing Zone^

**Recreation may include but is not limited to: ice fishing, ice skating, snowmobiling, and other winter activities allowed within Mount Sunapee State Park.*

***Parking areas are approximate*

^Landing zone is delineated with cones during operations

APPENDIX D: Existing Traffic Circle Map



(Figure created using June 2, 2025 imagery on Google Earth Pro.)