

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 26, 2013

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

RE: Mount Sunapee Resort Annual Operating Plan 2013-2014

Dear Mr. Mueller,

Pursuant to the authority granted to me under the Lease and Operating Agreement, I have completed my review of Mount Sunapee Resort's Annual Operating Plan 2013-2014 ("AOP"). I am providing you with my written conditional approval of the AOP.

I've taken into consideration the comments I've received from my staff, the Mount Sunapee Advisory Committee, and the public. I appreciate the thorough review provided by the NH Department of Environmental Services (NHDES), see attached correspondence dated June 24, 2013. I acknowledge that Mount Sunapee Resort is in compliance with its environmental permitting, and continues to find substantial energy savings through its improvement projects.

As it has become standard practice by this office, I provide you with my approval of the annual contract and lease agreement with an outside company to provide real estate marketing, sales or rental services at Mount Sunapee Resort (AOP, pg. 24, Item 4).

Approval of the construction, maintenance, and improvement projects listed in the AOP, pages 35-36, is granted provided that the following conditions are met:

- (1) Mount Sunapee Resort obtains review and approval of its projects from the Towns of Newbury and Goshen, as is required by law or local ordinance, including building permits and inspections; and
- (2) Mount Sunapee Resort obtains any other required State review and permits, as is required by law, including but not limited to:
 - a) NH Department of Environmental Services requirements and permitting, including those pertaining to the Spruce Lodge renovation;
 - b) NH Natural Heritage Bureau, through Sabrina Stanwood, will review proposed new and/or widening of winter and summer trails during the project design phase, and prior to construction for any changes in trail location; and

June 26, 2013 Tim Mueller, Mount Sunapee Resort Page 2

(3) Prior to commencement of construction of buildings and/or trails, including the major renovation of Spruce Lodge, this Department's Design, Development and Construction Office, through Tom Mansfield, will receive, review, and approve preliminary design and final construction documents, including site and building plans and specifications.

I recognize the fifteen years that Mount Sunapee Resort has invested in and operated Mount Sunapee State Park Ski Area, and I look forward to our mutual commitment to providing a premier year-round recreational experience to the citizens and visitors of New Hampshire.

Sincerely,

Jeffrey J. Rose Commissioner

cc:

Jay Gamble, Vice President, Mount Sunapee Resort Stephen K. Rice, CNL Lifestyle Company LLC Mount Sunapee Advisory Committee Tom Mansfield, DRED Architect

JJR/ttl



The State of New Hampshire DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

June 24, 2013

Jeffrey J. Rose Commissioner NH Department of Resources & Economic Development P.O. Box 1856 172 Pembroke Road Concord, NH 03302-1856

RE: MOUNT SUNAPEE RESORT'S ANNUAL OPERATING PLAN (2013-2014)

Dear Commissioner Rose:

The New Hampshire Department of Environmental Services (DES) is pleased to provide its comments relative to Mount Sunapee Resort's Annual Operating Plan (AOP) for 2013-2014. Comments offered by DES through this letter are submitted in accordance with its role as a member of the Mt. Sunapee Ski Area Advisory Committee, established by RSA 21-G:11, and in compliance with the *Public Involvement and Oversight Policy for Mt. Sunapee Ski Area*.

DES comments have been structured to correlate with each section (A through M, including the Appendix titled "NH-DRED Summer Recreational Program Proposal, November 3, 2011") in the 2013-2014 AOP. If there are questions or concerns regarding the attached review, please feel free to contact me by telephone at (603) 271-3306 or by email at Timothy.Drew@des.nh.gov.

Sincerely

Timothy W. Drew

Administrator

Public Information & Permitting Office of the Commissioner

Enc. Cc:

Thomas S. Burack, Commissioner, DES

Vicki V. Quiram, Assistant Commissioner, DES



Mount Sunapee Resort's Annual Operating Plan (2013-2014)

NHDES COMMENTS

June 24, 2013

INTRODUCTION

No comments.

SECTION A: RECREATIONAL ACTIVITIES AVAILABLE TO THE PUBLIC

Non-Skiing Activities

DES offers guidance on pet waste management on its webpage, titled "Pet Waste Outreach Campaign," http://des.nh.gov/organization/divisions/water/wmb/coastal/scoop the poop.htm).

Winter Activities

No comments.

SECTION B: SKI LIFT OPERATIONS

No comments.

SECTION C: SNOWMAKING AND GROOMING OPERATIONS

No comments.

SECTION D: SKI SUPPORT SERVICES

No comments.

SECTION E: MAINTENANCE PROCEDURES

Air Permitting: Mount Sunapee holds air permit #SP-0034.

- This permit was issued May 8, 2009 and will expire on May 31, 2014. Mount Sunapee has submitted all reports required pursuant to this permit. According to the AOP, the facility will now be using grid power for snowmaking, since the last compressor engine was de-commissioned at the end of the 2012/2013 ski season.
- o The facility's air emissions, used as a basis for calculating the DES Air Resources Division's annual fee, were largely based on the compressor engines,

- with a small contribution from the emergency engines on the aerial lifts. DES expects that the facility's air emissions will be far lower next year.
- DES is pleased to see that the AOP addresses the energy savings due to the installation of new snow guns.
- Hazardous Waste Generator Status:
 - Mt. Sunapee notified DES as a Conditionally Exempt Small Quantity Hazardous Waste Generator.
 - The facility is up to date with notifying DES of its current activities and this site (MID #4316) is compliant with DES requirements.
 - Mt. Sunapee is not currently listed as a hazardous waste generator; but has switched to a non-hazardous parts washer.
- Water User Registration and Reporting Status: Compliance has been maintained during the 2012-2013 operating year relative to water use registration & reporting.
- Groundwater Discharge Permit (GWP-198704058-N-004):
 - The DES Water Division received the renewal application for the groundwater discharge permit renewal on May 13, 2013 that would continue to authorize use of the unlined wastewater treatment lagoons and seasonal slow rate spray irrigation areas.
 - The five-year permit renewal was issued on June 13, 2013.
- Wastewater Lagoon/Sprayfield System Status: The system is currently being operated in compliance with DES wastewater treatment/disposal requirements and standards.
- Wastewater Lagoon Dam Status:
 - O Dam #168.17 is the only actively-regulated dam on resort property and was inspected within the last four years and found to be in very good condition. This dam is classified as a "significant hazard dam" because it impounds wastewater and is inspected by DES every four years. It is usually found to be in fine shape at its inspections with just minor maintenance needs.
 - Dam #168.20 is classified a "non-menace" (i.e., not routinely inspected) detention pond for collecting parking area runoff.
- DES Drinking Water and Groundwater Bureau:
 - Engineering approvals are required for Public Water System #2277030 (Base Lodge) and #2277040 (Summit Building), Newbury NH:
 - At this time, these systems have no violations or deficiencies. These systems are owned by DRED but are leased by Mount Sunapee Resort. U.S. Environmental Protection Agency identification numbers on file for these four systems include: 1657030, 2277020, 2277030, and 2277040.
 - Current maximum population is 2,000 per day (winter season); two service connections for the Base Lodge and one connection for the Summit Building.
 - Next water system sanitary survey inspection will be in 2014, five years from the last visit in 2009, unless water system upgrades are approved / installed.
 - There has not been any sampling or water quality violations for either public water system since 2006.
 - Current sampling requirements are posted on the OneStop at
 - 2277030 Mt Sunapee Ski Base Lodge Master Sampling:
 - http://xml2.des.state.nh.us/DWGBSamplingForms/SamplingForm.aspx?PWSID=2277030&FORMID=MSS
 - 2277040 Mt Sunapee Ski Summit Bldg Master Sampling:

http://xml2.des.state.nh.us/DWGBSamplingForms/SamplingForm.aspx?PWSID=2277040&FORMID=MSS

• Mt. Sunapee officials have adopted numerous Best Management Practices (e.g., annual sand/salt mixture cleanup, paints, stored under cover, etc.) at the maintenance area to prevent inadvertent spillage of liquids and other contaminants from being released to Beck Brook and the surrounding environment. See also web link to pet waste management provided above under the heading ("Recreational Activities Available to the Public, Non-skiing Activities")

SECTION F: SECURITY PROCEDURES

No comments.

SECTION G: EMERGENCY OPERATING PLAN

No comments.

SECTION H: STATUS OF SPECIAL USE PERMITS AND LEASES

No comments.

SECTION I: MARKETING AND ADVERTISING

No comments.

SECTION J: ENVIRONMENTAL MANAGEMENT PROGRAM

Spruce Lodge Boiler Replacement:

- Air Quality:
 - DES notes that Mt. Sunapee is installing two new, smaller boilers that will be propane-fired for space heating at Spruce Lodge. However, the existing oil-fired heating unit was so small as to not require an air permit. Therefore, DES is not able to determine at this time exactly how those emissions will decrease over the coming year other than in a general sense. Propane is a cleaner-burning fuel than oil and, as the AOP notes, the new boilers will be more efficient. By this time next year, there should be some hard numbers showing to what extent Mt. Sunapee Resort has reduced its air emissions.
- Underground Petroleum Storage Tanks:
 - Mt. Sunapee Resort, Newbury DES Site #198704058
 - UST Facility (#0111060): The Mt. Sunapee AOP notes plans to remove an underground petroleum storage tank (UST), registered with DES as Tank #17 (5,000-gallon capacity) storing #2 heating oil. That tank is currently compliant with DES requirements. Removal of the tank will require completion of the closure notification form (see attachment) 30 days prior to the date of closure.
- Aboveground Petroleum Storage Tanks:
 - AST Facility (#0000801): Larger emergency generators with integral diesel storage tanks are regulated by the AST rules if they meet the standard applicability threshold (see below). They are not categorically exempt from any applicable oil storage requirements.

- If such ASTs (including 55-gallon drums) exist on site, they must be registered with DES. See NH CODE ADMIN. RULE Env-Wm 1402.02(a) (Applicability) (
 http://des.nh.gov/organization/commissioner/legal/rules/documents/env

 -wm1402.pdf) These rules shall apply to the following aboveground oil storage facilities:
 - Those facilities having a single aboveground storage tank (AST) system with an oil storage capacity of more than 660 gallons, intended for storage, transfer, or distribution of oil; and
 - Those facilities with a combined oil storage capacity of more than 1,320 gallons, intended for storage, transfer, or distribution of oil, wherein the combined oil storage capacity shall be determined by adding together all aboveground storage tank systems with a nominal oil storage capacity of 55 gallons or more, intended for storage, transfer, or distribution of oil.
- Asbestos Abatement 2014 Spruce Lodge Renovation (see attached):
 - Before the renovation project moves forward review the materials provided on the DES Asbestos webpage, http://des.nh.gov/organization/divisions/air/cb/ceps/ams/index.htm.
 - The Asbestos Demolition/Renovation Notification description is located at: http://des.nh.gov/organization/divisions/air/cb/ceps/ams/permit asbestos demorenov.htm with its notification form located at:
 http://des.nh.gov/organization/commissioner/pip/forms/ard/documents/demoren
 o form.pdf
 - The plan should provide a description of where the asbestos-containing materials are located within the interior of the building
 - List of licensed asbestos abatement contractors: http://des.nh.gov/organization/divisions/air/cb/ceps/ams/categories/technical.htm
- <u>Lead Paint Abatement</u> If lead paint is suspected in or around the inside or outside of Spruce Lodge, please see this link to the U.S. Environmental Protection Agency's for guidance concerning its lead abatement program (http://www2.epa.gov/lead).

SECTION K: SIGNAGE

No comments.

SECTION L: UTILITIES AND ROADS

No comments.

SECTION M: IMPLEMENTATION OF THE MASTER DEVELOPMENT PLAN (MDP)

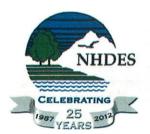
No comments.

EMERGENCY ACTION PLAN (EAP)

No comments.

SUMMER RECREATIONAL PROGRAM PROPOSAL

No new comments, unless the completion of the interpretive hiking trails include wetland impacts or erosion control issues.



The State of New Hampshire

Department of Environmental Services

Thomas S. Burack, Commissioner

Celebrating 25 years of protecting New Hampshire's environment.



ASBESTOS ABATEMENT INSPECTION AND NOTIFICATION REQUIREMENTS Asbestos Management Program- Air Resources Division

Background.

Asbestos is a naturally occurring, mineral fiber, which due to its high tensile strength and insulating qualities, was used in the manufacture of thousands of products. Many of these products were used in the construction of buildings, including insulations, surfacing materials, flooring, siding, and roofing. Asbestos fibers however, are a human carcinogen, and their use has been strictly controlled since the 1970's.

The greatest potential for exposure to asbestos fibers now occurs when asbestos containing building materials (ACBM) are disturbed during either building renovations or demolition. RSA 141-E and Chapter Env-A 1800, Asbestos Management and Control Rules were promulgated to address this potential hazard, and they require that building owners and contractors take certain steps to identify and address asbestos hazards in structures prior to beginning any work that might disturb asbestos containing materials.

Specifics.

Inspections. Env-A 1804.01 requires that a thorough inspection be conducted for the presence of asbestos containing building materials(ACBM), prior to any demolition or renovation, in the affected portions of the facility. The inspection must be conducted by a person competent in the identification of ACBMs. A list of qualified inspectors can be obtained by calling the NH DES Asbestos Licensing Program at 603-271-4609.

Notifications. Env-A 1803 requires each facility operator to provide written notification to the NH DES Air Resources Division, and the local health officer, at least ten (10) working days before any demolition activity occurs, regardless of the amount of asbestos present, if any.

Written notification is also required ten days prior to any asbestos abatement activity conducted as part of a renovation, if it involves greater than 10 linear feet, or 25 square feet of ACBM. A fee may be required depending on the amount of asbestos being removed. Notification forms can be obtained by calling the Air Resources Division, Asbestos Program, at 603-271-1370, or from the DES website at www.des.nh.gov.

UST/AST SYSTEM CLOSURE NOTIFICATION FORM

Τc	own	Date of Closure			Mailed
1.	Telephone Message			Initial Date:	
	Street			Telephone:	
	City		anne sua.	Fax #	
2.	Facility Registration Nu	umber:			
	Name			City	
	Street			Telephone	
3.	Owner Name		•		
	Name	TO CONTENT TO THE PARTY OF THE	City	Telephone:	The street was the street of t
4.	Tank Removal Information			d; R=Removal; F=Fille	d in Place
	L R F	L R F	L R F	L R F	L R F
	Size	Tank #	Tank #	Tank #	Tank #
	Product	Product	Product	Product	Product
	Will tank be replaced underground? Yes No	Will tank be replaced underground? Yes No	Will tank be replaced underground? Yes No	Will tank be replaced underground? Yes No	Will tank be replaced underground? Yes No
5.	Consultant / Contractor:				
	Local Fire Dept. Notified				
7	Inspector			Duta	
	Field Screening Methods	(tank and piping):	_	Date	The state of the s
9.	Sample Information				
	tank #	tank#	tank #	took #	tank#
	Soil Water	Soil Water	Soil Water	Soil Water	Soil Water
Taken By:					
10.	tank #	tank#	tank #	tank #	tank #
	:				
11. Indicate tank and sample locations by sketching on back of this report.					
 12. Include photographs of the excavation and tank(s) condition if available. 13. Estimated cubic yards of stock piled contaminated soil: 					
	Jan	2 cook pilot contain	70211		cubic yards
14. Verification I have inspected the site of the removed tank(s), including the entire excavation area. I am knowledgable in field observation techniques to determine regulated substance contamination in soils and groundwater. There is no evidence of soil or groundwater contamination at the site. I have also inspected the excavated tank(s) and found no evidence of leakage.					
Nam	ıć:	Signature:			Date:
~~~					01-440.08



Improperly removed asbestos from home renovation project.

# What should I do with asbestos in my home?

Many homeowners have asbestos-containing materials in their homes. Although not required by the state, homeowners should have an inspection performed by a qualified asbestos inspector to properly identify these materials. Any asbestos-containing material that is in good condition and will not be disturbed should be left alone.

If these materials are deteriorating, or will be disturbed during renovation or demolition, they must be removed. Homeowners in single family, owner-occupied homes who do the work themselves are exempt from the state inspection and notification requirements, provided they will not be selling the home within six months. However, homeowners are required to package and dispose of the waste materials properly. Homeowners should use extreme caution when dealing with asbestos-containing materials, and should consider using a licensed asbestos abatement contractor for most removal

## For More Information

For information on asbestos management and control in New Hampshire:

Asbestos Management & Control Program
Air Resources Division
N.H. Department of Environmental Services

PO Box 95

Concord, NH 03302-0095 (603) 271-1370 www.des.nh.gov (See "Asbestos Management" on the "A to Z LIST.")

For additional information on asbestos and its health impacts:

U.S. Environmental Protection Agency www.epa.gov/asbestos/



Printed on 100%, process chlorine free paper.

## Renovation, Demolition &

# Asbestos

What Building Owners
& Contractors
in New Hampshire
Should Know



Damaged asbestos pipe insulation.

2011

H. Department of Environmental Services

## What is asbestos?

Asbestos is the common name for a group of naturally occurring mineral fibers that are known for their high tensile strength and thermal insulating properties. It is commonly found in a variety of building construction materials and products. Examples include:

Heating system insulation
Spray-applied insulation
Vinyl floor tiles
Vinyl sheet flooring
Ceiling tiles
Adhesives and construction mastics
Roofing paper and shingles
Cement siding shingles
Plaster and joint compound
Vermiculite



Vermiculite insulation found in an attic.

# Why is asbestos a problem?

When asbestos is disturbed, it can break down into microscopic fibers that may become airborne. Once airborne, these fibers can be inhaled and trapped in the lungs, posing a health threat. Breathing asbestos can cause respiratory diseases including asbestosis, lung cancer, and mesothelioma, a fatal cancer of the chest cavity lining.

## How should asbestos be managed to minimize health risks?

The greatest potential for exposure to asbestos fibers now occurs when asbestoscontaining building materials are disturbed during either building renovations or demolitions. All building owners – residential and commercial – should be aware of what steps should be taken to properly identify and address asbestos hazards in structures prior to beginning any work that might disturb asbestos-containing materials.

# What are the requirements for building renovation and demolition projects?

## Inspection

A thorough inspection must be conducted for the presence of asbestos-containing building materials prior to any building renovation or demolition project. The inspection must be conducted by a person accredited in the identification of asbestos-containing building materials.

If asbestos is found during the inspection and will be disturbed during any renovation or repair work, it must be properly removed and disposed of at an approved disposal facility. Likewise, all asbestos must be removed prior to any building demolition project. In most cases, asbestos abatement activities must be performed by a licensed abatement contractor.

Lists of certified asbestos inspectors, licensed abatement contractors, and approved disposal facilities are maintained by the N.H. Department of Environmental Services.

RSA 141-E and the N.H. Code of Administrative Rules establish certain requirements for licensing abatement contractors and to properly address and abate asbestos hazards.

## Notification

Each facility owner must provide written notification to the Department of Environmental Services and the local health officer at least ten working days before any building demolition activity occurs. This notification is required for all building demolition projects, regardless of the amount of asbestos present, even when no asbestos is present.

For renovation projects, written notification is required at least ten working days prior to any asbestos abatement performed as part of the renovation if the abatement involves greater than 10 linear feet, or 25 square feet of asbestos-containing building material.

No notification is required for renovations if the amount of asbestos-containing material is less than this, or if there is no asbestos-containing material is less than this, havill be disturbed during the renovation.

A special Demolition/Renovation

Notification Form must be used for the written notification to the Department of Environmental Services. A fee may be required depending on the amount of asbestos being removed.

## <u>Divisions</u> > <u>Water Division</u> > <u>Programs/Bureaus/Units</u> > <u>Coastal Program</u>

## Pet Waste Outreach Campaign

- NEW! Pet Waste PSA/Video 'Beach Karma'
- . "The Inside Scoop: How to Conduct a Pet Waste Outreach Campaign" manual
- More Information
- · Reasons to Start a Pet Waste Outreach Campaign

Dog waste is more than a nightmare for our shoes. Just like human sewage, untreated pet fecal matter is harmful to waterways. Rain washes dog waste and the associated disease-causing organisms, such as giardia and salmonella, into rivers, beaches and bays via storm drains. Enough bacteria make water unsafe for drinking and swimming and also contribute to shellfish bed closures. DES can assist you with improved water quality through a pet waste outreach campaign modeled on the successful project in Dover,

New Hampshire. Please refer to the pet waste outreach campaign manual of for a detailed case study description.

## Reasons to Start a Pet Waste Outreach Campaign

- Improve water quality.
- 2. Reduce SIP (stepping in poop) occurrences.
- 3. Reduce public health risks associated with bacteria-laden domestic dog poop.
- 4. Meet new people.
- Increase awareness that water carries this and other types of pollution into water bodies that people use to swim, fish and recreate.
- Empower the community; build community spirit around one issue.
- 7. Resources are available to help!
- DES staff is available to help you use the <u>new manual</u> to develop an outreach campaign.
- 9. A pet waste outreach campaign is a fun way to make a positive difference!

The Inside Scoop: How to Conduct a Pet Waste Outreach Campaign manual

This how-to manual provides a step by step guide to designing and implementing a well researched and sound pet waste outreach campaign. It will show you how to work with local partners to motivate dog owners/walkers to pick up after their dogs and dispose of the waste in an environmentally sound and safe way. It gives readers background information to help decide if they want to start a pet waste outreach campaign, shows how to implement and promote a successful campaign, and provides suggested outreach activities, resources and examples to make the campaigns easier. A successful campaign in Dover, New Hampshire is also presented to give readers ideas and encouragement.

The online version of the manual includes links to all referenced Web sites, making it faster and easier to access information. In addition, scroll through the table of contents and click on internal links to quickly find what you want to read.

The Inside Scoop: How to Conduct a Pet Waste Outreach Campaign - Manual

## **Resources Section**

The following is a breakout of all of the resources and how-to guidance in the manual with links to the individual documents. You are welcome to download any and all of these materials for your own outreach campaign, but please look closely for references to "Dover" before making copies of these pages.

This section is organized into three tool kits: Planning/Assessment, Media, and Activities. Lastly, it has an additional resources page with places to go for further information.

Planning/Assessment Tool Kit

- Action Plan Template
- Determine Outcomes, Audiences & Barriers How-to Guidance
- Mail-in Survey How-to Guidance
- Windshield Survey How-to Guidance
- Windshield Survey Example Tally Sheet

### Media Tool Kit

- NEW! Pet Waste PSA/Video 'Beach Karma'
- Flyer Example 个
- Media Advisory Template for Storm Drain Stenciling Event
- Press Release Example from Logo/Slogan Contest
- Press Release How-to Guidance

## Activities Tool Kit

- · Dog Bone Give-Away Project How-to Guidance
  - Template: Dog Bone Informational Tags Version 1 | Version 2
- EnviroScape Activity How-to Guidance
- Example: Permission Slip
- Logo/Slogan Contest How-to Guidance
- Storm Drain Stenciling Event How-to Guidance
  - Example: Door Hanger
  - Example: Permission Slip Word
  - · Example: Recording Chart
- Additional Resources

For a printed copy of the manual, please contact Cathy Coletti at (603) 559-0024 or catherine.coletti@des.nh.gov.



Don't forget your bag when you walk your dog!

## More Information

## Scoop the Poop Tips

You can follow these easy steps to be part of the solution to pet waste contamination.

- The first step is to always carry a plastic bag with you when you walk your dog. Re-using an old newspaper delivery bag or
  plastic grocery bag works well.
- Using the bag like a glove, you can then pick up the pet waste, turn the bag inside out around the waste, seal the bag, and dispose of it in a trash can. You can also flush un-bagged pet waste down the toilet.
- Don't place the bagged or un-bagged pet waste in a storm drain or hose the pet waste towards storm drains as they drain directly to a stream, river, lake or other waterbody.
- If you have a large yard, you may bury un-bagged pet waste in the yard at least five inches in the ground and away from vegetable gardens and waterways.

## Related DES Web Sites

- Beach Program
- Federal Stormwater Program
- NHCP Nonpoint Source Pollution Program
- Watershed Assistance

## Other Related Web Sites

- · Blue Ocean Society for Marine Conservation
- Fostering Sustainabile Behavior, McKenzie-Mohr Associates
- Pet Waste Campaign, Dover, New Hampshire
- · Pet Waste Outreach Campaign Snohomish County

Pet Waste Outreach Campaign - Coastal Program - NH Department of Environmental Ser... Page 3 of 3

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