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United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
United States Custom House
200 Chestnut Street
Philadelphia, PA 19106

COPY

NOV 10 2004

Gail Wolek, Director of Recreation Services
Alternate State Liaison Officer
Department of Resources and Economic Development
PO Box 1856
Concord, NH 03302

Subject: Mount Sunapee State Park

Dear Ms. Wolek:

I am responding to your October 25, 2004 inquiry regarding the Mount Sunapee Resort Master Development Plan (MDP.) In consultation with our Washington Office we have determined that the proposed addition of a ski lift and ski trails in the West Bowl of Mount Sunapee does not require National Park Service (NPS) action. This determination regarding the proposed ski lift and ski trail expansion is made based on the following:

- It will involve no LWCF assistance
- It is consistent with the original purpose of the LWCF grant assistance
- It does not adversely affect outdoor recreation at Mt. Sunapee State Park, i.e. it does not reduce the recreation utility within the Section 6(f) boundary.

We recognize that a portion of the proposed West Bowl ski lift and ski trails would be constructed on private land outside the Section 6(f) boundary of Mt. Sunapee State Park. As an extension of facilities for Mt. Sunapee State Park visitors, we understand that:

- The West Bowl ski lift and trails will be managed and operated as a State Park, consistent with the existing lease agreement between the State and Mt. Sunapee Resorts.
- One or more entrances from a public right of way and public parking will provide the general visiting public access to the West Bowl ski lift and trails.
- Signage on public roadways, in the parking area, and West Bowl park entrance will make it clear that the ski lift and trails are available to the general visiting public.
- In addition to signage described above, Mt. Sunapee State Park's public information (signs, maps, brochures, etc) will identify public access to the West Bowl ski lift and trails.

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We noted that the MDP identifies potential real estate development at the base of the West Bowl ski lift and trails outside of the park, and Section 6(f) boundary. As the West Bowl ski lift and trails will be managed and operated as a State Park by Mount Sunapee Resorts, it is imperative that future residents in the proposed real estate development clearly understand that:

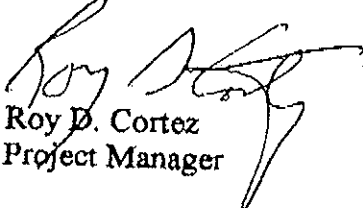
- The West Bowl ski lift and trails are managed as part of Mt. Sunapee State park and not a private facility associated with the residential development.
- No greater interests or rights at Mt. Sunapee State Park, and lifts or trails that occupy any portion of Mt. Sunapee State Park.
- There will be no preferential treatment for residents that reside in the proposed residential development i.e. for public parking, access, lift times, or fees accorded any other general visiting public to any part of Mt. Sunapee State Park.
- Residents are not afforded rights of privacy or exclusive use not afforded other visitors to Mt. Sunapee State Park.
- West Bowl facilities will be open to the general visiting public at all times of normal operations at Mt. Sunapee State Park.

Any change to the proposed management and operation of the West Bowl ski lift could adversely affect operations within the existing 6(f) boundary at Mt. Sunapee State Park. Therefore, the Department of Resources and Economic Development would need to closely monitor management and operations, and consult with NPS should there be any change to management and operations as described in the MDP and existing lease agreement.

It is the States discretion whether or not to obtain an easement or outright title to land, or to pursue some other arrangement between the State and Mt. Sunapee Resorts for the area outside the existing boundary of Mt. Sunapee State Park. We remind you that if the State seeks LWCF assistance to purchase the land, it would be subject to Section 6(f) and any future residential development within the 6(f) boundary would constitute a conversion.

If you have any questions, please contact me by phone at (215) 597 5134 or by e-mail at roy_cortez@nps.gov.

Sincerely,



Roy D. Cortez
Project Manager

Cc: Michael Wilson, NPS WASO