

# Mount Sunapee

## Annual Operating Plan

### 2022-2023

---

May 15, 2022

*Prepared for:*

The State of New Hampshire  
Department of Natural and Cultural Resources

Prepared by:

*Mount Sunapee Resort*

# Table of Contents

<b>INTRODUCTION</b>	3
<b>SECTION A RECREATIONAL ACTIVITIES AVAILABLE TO THE PUBLIC</b>	4
<b>SECTION B SKI LIFT OPERATIONS</b>	15
<b>SECTION C SNOWMAKING and GROOMING OPERATIONS</b>	16
<b>SECTION D SKI SUPPORT SERVICES</b>	17
<b>SECTION E MAINTENANCE PROCEDURES</b>	19
<b>SECTION F SECURITY PROCEDURES</b>	21
<b>SECTION G EMERGENCY OPERATING PLAN</b>	22
<b>SECTION H STATUS OF SPECIAL USE PERMITS and LEASES</b>	23
<b>SECTION I MARKETING and ADVERTISING</b>	24
<b>SECTION J ENVIRONMENTAL MANAGEMENT PROGRAM</b>	25
<b>SECTION K SIGNAGE</b>	35
<b>SECTION L UTILITIES and ROADS</b>	35
<b>SECTION M IMPLEMENTATION OF THE MASTER DEVELOPMENT PLAN</b>	37
Improvements in the 2022-2023 Annual Operating Plan	38
Ski trail improvements	38
Chairlift improvements	38
Building improvements	38
Snowmaking System improvements	38
Infrastructure improvements	38
Other Improvements – Summer Adventure Park	38
Previously approved improvements from previous AOPs	39
<b>APPENDIX A: 2022 Summer Map for site and location reference</b>	40
<b>APPENDIX B: Parking and Traffic Operations Maps</b>	41
<b>APPENDIX C: Locker Room Placement</b>	45

## **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 (NH 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.

Paragraph 5 in the *Lease and Operating Agreement* defines the Annual Operating Plan requirements as follows:

### **ANNUAL OPERATING PLAN**

On or before the 15<sup>th</sup> of May during each year of this Agreement, the Operator shall submit to DNCR an annual operating plan, including a schedule of the proposed days and hours of operation for the ski area, and a description of the types of recreational activities available to the public. The proposed schedule of operation 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<sup>th</sup> of each year. No changes in the days of operation or the 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 Annual Operating Plan 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 operation 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”) presents its Annual Operating Plan for 2022-2023 in accordance with the requirements of the Agreement.

## **SECTION A RECREATIONAL ACTIVITIES AVAILABLE TO THE PUBLIC**

### **SUMMER**

The summer season at Mount Sunapee generally begins on the Saturday of Father's Day weekend, which will be June 18, 2022 and operates Thursday through Sunday. Daily operations typically continue through Labor Day, September 5, 2022. Weekend operations generally continue during the fall from Saturday, September 10 through Monday, October 10, 2022. This plan, including days and hours of operation and activities offered, is subject to change based on health and safety reasons, compliance with government order or for 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.

Mount Sunapee operates the following summer recreational activities:

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

The summer Adventure Park activities are designed to appeal to a broad cross-section of guests with activities for all age groups, skill sets and price points.

In addition to Adventure Park, Mount Sunapee offers many summer and fall activities including:

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

## **CANOPY ZIP LINE TOUR**

The Canopy Zip Line Tour (CZLT) is located in the woods at the South Peak area.

Participants register in the Adventure Park Welcome Center building. They are then fitted with a safety harness and helmet, and are given a safety presentation on their equipment and the course. They then ride the Clipper Ship Quad chair lift to the top of the CZLT course.

There are eight (8) different zip line stages and other features such as aerial bridges and rappels from a high tree platform to a lower tree platform. The final stage ends behind the Adventure Park Welcome Center Building with a rappel from the final aerial platform down to ground level.

A CZLT tour takes approximately two and one-half (2.5) hours to complete. The wire ropes on the first six stages in the woods are plastic coated for a quieter experience in the woods.

A full tour consists of eight (8) guests with two (2) guides. Two tours can depart per hour, on the hour and on the half-hour. This yields an hourly capacity of sixteen (16) guests and a daily capacity of ninety-six (96) guests. Guests are encouraged to make advance reservations for a specific day and time for their canopy tour experience due to the low daily capacity.

There are weight restrictions for users of the CZLT. Typically, eighty (80) pounds is the minimum weight and two hundred fifty (250) pounds is the maximum weight.

The Canopy Zip Line Tour will not be operated during summer of 2022 and will be evaluated for resuming operations in summer of 2023.

## **AERIAL CHALLENGE COURSE**

The Aerial Challenge Course (ACC) is located in the woods at South Peak adjacent to the base terminal of the Clipper Ship Quad chair lift.

The ACC is a ropes challenge course featuring four (4) layouts of differing skill levels that progress from novice to intermediate to advanced.

The Aerial Challenge Course has a lower minimum weight restriction than the Canopy Zip Line Tour (CZLT). The minimum weight of fifty (50) pounds in the ACC will allow younger children who are unable to use the CZLT to use the ACC.

The participants in the ACC wear helmets and safety harnesses at all times, and are always clipped-in on the safety wire rope. Guides are present in the ACC 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 and popular for younger children.

The Clipper Ship Quad chair lift has been fitted with special bike racks for transporting mountain bikes uphill to the start of the trail network.

## **DISC GOLF**

An 18-hole Disc Golf Course has a layout that 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 in the Mount Sunapee Adventure Center.

## **INTERPRETIVE HIKING TRAILS**

Mount Sunapee operates and assists with maintenance of a network of Interpretive Hiking Trails in collaboration with the Upper Valley Trails Alliance.

Guests may hike on the Interpretive Hiking Trails free of charge, and they can enter the walking trail network at any location by foot. Guests may choose to ride uphill on the Clipper Ship Quad chair lift and start at the top of the Interpretive Trail 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 chair lift. Landscaping for the Miniature Golf Course is perennial plants. Man-made snow covers the course during the ski season.

## **MINING SLUICE**

Mount Sunapee operates a “Mining Sluice” from the Cold River Mining Company for children from age 4 to 12. The children purchase small bags of mining material and use a screen box in the water sluice to find gemstones and fossils.

The Mining Sluice is a self-contained, re-circulating water system. The water flows within the leak-proof polycarbonate plastic liner in the sluice. The sluice will collect the mining ore which is kept out of the water tank by the baffle system and is easily removed from the plastic liner.

## **CLIMBING WALL**

Mount Sunapee operates a Climbing Wall. It is located adjacent to the Aerial Challenge Course in the South Peak ski trails area. The climbing structure is a 24’ wooden tower with a self-belay safety system and climbers are required to wear a harness, and helmet and are clipped into a safety line at all times. Climbers must be 6+ years old and weigh 50-250 lbs.

## **ARCHERY**

A 3-D Archery Course. operates with fifteen (15) 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 the extensive public operations in the summer and winter, dogs are not permitted to run loose at Mount Sunapee. Signs are posted informing our guests of this policy.

During Non-winter operations - All dogs must be leashed and the owners must clean up after their dogs. Mount Sunapee provides “Doggie Stations” with bags and disposal cans for the owners’ convenience.

During Winter Operations – Dogs are not allowed.

## **DRONE POLICY**

Due to safety concerns for guests, employees, and property, as well as concerns for individual privacy, the operation or use of unstaffed or pilotless aerial systems, or drones, is prohibited above or within the lease boundaries without written authorization. This prohibition includes drones used for recreation, filming or videotaping, as well as any drone used by media or journalists. This prohibition extends to any drones launched outside the lease boundaries that then seek to cross into lease boundaries. Mount Sunapee 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, Vail Resorts and other policies and regulations.

## **THE FOLLOWING RECREATIONAL ACTIVITIES ARE AVAILABLE TO THE PUBLIC WITHOUT CHARGE:**

**Hiking** – Hiking is offered on the South Peak Interpretive Hiking Trails which are maintained by Mount Sunapee. Hiking in the South Peak area is restricted to designated hiking trail 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 in progress and guest safety considerations in the South Peak area. Other designated hiking trails, such as the Summit Trail and the Lake Solitude Trail, offer hiking on trails that are part of the Sunapee-Ragged-Kearsarge Greenway and/or the Sunapee-Monadnock Greenway hiking trail network. Mount Sunapee does not operate, maintain, or patrol these hiking trails and is not liable for any individual(s) using these hiking trails.

In addition to the designated hiking trail network, Mount Sunapee currently allows hiking on the ski trails in the summer and fall. Mount Sunapee reserves the right to designate specific ski trails for hiking. Mount Sunapee reserves the right to not allow hiking on ski trails at its discretion, generally due to construction, maintenance work, special events, 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 feet of vertical rise), the expansive base area of Mount Sunapee allows visitors to take extended walks around the premises and stay on relatively flat ground.

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

**Picnics** – 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 schedules 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 all shooting activities of any type within the lease boundaries.

**MOUNT SUNAPEE ALSO OPERATES THE FOLLOWING FEE BASED RECREATIONAL ACTIVITIES IN THE SUMMER AND FALL**

**Summit Sky Rides** – Mount Sunapee will offer scenic chair lift rides to the summit on the Sunapee Express chair lift 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 chair lift. A general schedule for summit sky rides is outlined below.

**Summit Sky Rides schedule:**

Summer operations:	June 18 – Sept 5	10:00 am – 5:00 pm
Fall weekends	Sept 10 – Oct 10	10:00 am – 5:00 pm
Special events & functions	Dates as booked	Times as scheduled

**Note:** Chair lift 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 & Beverage Services** – Food & beverage services may operate in the Sunapee Lodge, the Spruce Lodge, the Summit Lodge, South Peak base area, and the Adventure Park Welcome Center during the summer for Adventure Park operations and for special events and banquets and receptions as scheduled.

**Summer Dinners** – Mount Sunapee may offer themed evening dinners in either the Summit Lodge or the Sunapee Lodge during the summer and fall. These dinners are usually by reservation only, and guests ride the Sunapee Express Quad chair lift uphill to the Summit Lodge for the dinners. The dinners are typically themed dinners such as Lobster Bakes and Family Fun Nights.

**Retail Ski Shop** – The retail shop in the Sunapee Lodge operates in the summer and fall to provide accessories, light apparel and ski season closeout sales. Operating hours are primarily 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 for these concerts and movies.

**Banquets & 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 for most weekends. Fees are charged for the building rental, for food and beverage and other services rendered.

**Note:** During private functions, any Base Lodge(s) and/or the Summit Lodge may be closed to the general public.

**Shows, Fairs and Events** – Several shows, fairs and events may be scheduled at Mount Sunapee including, but not limited to, the following events and their tentative dates:

- |   |                   |
|---|-------------------|
| 1) League of New Hampshire Craftsmen's Fair | August 6-14, 2022 |
| 2) October Fall Fest Weekend                | October 9, 2022   |

## WINTER

### ALPINE SKIING & SNOWBOARDING

The principal winter recreational activity at Mount Sunapee is alpine skiing and snowboarding, and the ancillary services associated with alpine ski area operations.

Ancillary services include, but are not limited to ski school, children's ski school, childcare, 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 chair lifts are required to purchase either a daily lift ticket or a season pass in order to use the ski lifts or the ski 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 Mount Sunapee Trail Map are not patrolled or 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 of the Mount Sunapee Website ([https://www.mountsunapee.com/the-mountain/more-options/mountain-safety.aspx?tc\\_1=3](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 you are, at that time, you must head downhill (generally these times are: weekends and holidays: 7:45 am; weekdays: 8:45 am).

Uphill Travel Routes:

- Lower Ridge trail to Upper Ridge trail to Summit Lodge on the Main Mountain
- Sunnyside Down trail to Province trail to top of Clipper Ship Quad on South Peak
- **Regardless of where you are at the time of lifts opening, you must head downhill at that time. No uphill travel is permitted after lifts open until uphill travel hours open again at 4:30 pm**

Downhill travel is only permitted on the designated routes. Prior to opening of lifts, the downhill route must match the uphill route. Do not travel downhill on glade trails or closed trails. When travelling downhill you 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 will be 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 working. 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 on a snow cat, mounds of snow that have been piled at the top of the trail that is being winched, or a posted warning that winching is in progress.
- Know that Resort Emergency Services are not available during non-operational periods. If you or a member of your party is injured, call 911. Know your route and be prepared to share it with emergency responders.
- Obey all signage and closures
- Dogs 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 the open and designated ski trails are not patrolled or maintained. Unmarked obstacles and other natural hazards exist.

You can be charged for the costs of your rescue beyond the 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 our guests is of the utmost importance and therefore certain devices are prohibited due to safety of the user or guests around them.

#### Allowed Devices

Must have metal edges and a device to stop runaway equipment (examples listed)

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

### Restricted Devices

- Skibikes, Snowbikes and Snowtrikes  
Allowed under the following parameters:
  - Bike must have no more than three (3) skis.
  - Must have metal edges on skis.
  - Only one (1) rider per bike. To be loaded within envelope of chair; bike counts as rider on chair lift.
  - Must fit through loading gate and safely (un)load chairlift
  - No homemade devices.
  - Must wear leash at all times (on lift & on slope).
  - Must have a braking or retention device to stop runaway equipment.
  - May be restricted in certain areas and lifts for safety concerns.
  
- Snowdeck & Snowskate  
Allowed under the following parameters:
  - Must have metal edges and a retention device to stop runaway equipment (such as straps or leashes).
  
- Adaptive Devices  
Allowed under the following parameters:
  - Must have metal edges and a retention device to stop runaway equipment.
  - All adaptive devices must be able to be safely loaded and unloaded from passenger tramways.
  - If you have a question about whether your device is prohibited or allowed, contact resort personnel.
  - No homemade devices allowed.

### Prohibited Devices

- Bicycle–converted snowbikes
- Plastic Snowboards
- Snow Scooter
- Body Sled
- Sledding devices such as ghosky, airboards, sleds, and toboggans
- Inflatable Snow Toys

### **Snowmobiles**

Snowmobiles are not allowed on Mount Sunapee except by Mount Sunapee maintenance and operations personnel using snowmobiles owned and maintained by Mount Sunapee. Snowmobile operation by the general public is strictly forbidden at all times.

**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 mountain to be temporarily closed.

With favorable temperatures for early season snowmaking, Mount Sunapee plans to open for the 2022-2023 winter season on November 23, 2022, and plans to remain open through Sunday, April 2, 2023, weather permitting.

Operating hours for the ski lifts during the ski season are generally from 9:00 am to 4:00 pm midweek, and from 8:00 am to 4:00 pm on weekends and midweek holidays. Lodges generally open one hour prior to the opening of the lifts each day.

<b><u>LEASE YEAR</u></b>	<b><u>SKI SEASON</u></b>	<b><u>OPENING DATE</u></b>	<b><u>CLOSING DATE</u></b>	<b><u>DAYS OPEN</u></b>
1	1998-1999	December 11	April 11	122
2	1999-2000	November 25	April 02	133
3	2000-2001	November 23	April 22	151
4	2001-2002	December 10	April 07	122
5	2002-2003	November 29	April 13	136
6	2003-2004	December 04	April 11	130
7	2004-2005	December 05	April 10	127
8	2005-2006	November 25	April 03	130
9	2006-2007	December 06	April 22	137
10	2007-2008	November 23	April 20	150
11	2008-2009	November 28	April 05	124
12	2009-2010	December 08	April 08	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 06	April 09	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 03	April 03	122

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

This plan, including days and hours of operation and activities offered, is subject to change based on health and safety reasons, compliance with government order or for 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.

As a publicly traded company, Vail Resorts does not publicly disclose year-over-year visitation by individual mountains. Public filings can be found at <http://investors.vailresorts.com/sec-filings>. Skier Visit information is provided to the State of New Hampshire per the requirements of the lease.

Special events are held throughout the ski season.

Après-ski entertainment is offered in Goosefeathers Pub on weekends and holidays. Goosefeathers Pub is open from 11:00 am to 6:00 pm, or earlier or later for functions.

## **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 are not groomed or maintained. Users of the snowshoe trails assume all risk and personal responsibility for usage of the trails.

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.

## **NEHSA**

The New England Healing Sports Association (NEHSA) is based at Mount Sunapee, and operates its adaptive ski instruction and skiing assistance programs for adaptive skiers beginning in early December and continuing into late March or early April.

NEHSA is an independent organization with a lease agreement with the New Hampshire Department of Natural and Cultural Resources.

**SECTION B SKI LIFT OPERATIONS**

Mount Sunapee operates aerial chair lifts 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 the State of New Hampshire Department of Safety: Tramway Division – Rules and Regulations.

Supervision of lift operations and lift maintenance at Mount Sunapee is performed by full-time year-round personnel. Mount Sunapee currently operates five (5) aerial chair lifts and three (3) surface lifts.

<b>Aerial chair lifts</b>	<b>Speed / design capacity</b>	<b>Manufacturer</b>	<b>Installation</b>
1. Sunapee Express	1,100 fpm / 2,650 pph	Poma of America	1998
2. Sun Bowl Express	1,000 fpm / 2,400 pph	Poma of America	2014
3. Clipper Ship Quad	425 fpm / 2,200 pph	Poma of America	2000
4. North Peak Triple	450 fpm / 1,800 pph	Doppelmayr USA	1987
5. Spruce Triple	425 fpm / 1,800 pph	Doppelmayr USA	1985

**Surface lifts:**

1. Little Carpet	90' moving carpet	SunKid	2000
2. Flying Carpet	360' moving carpet	SunKid	2002
3. Middle Carpet	130' moving carpet	SunKid	2010

**Scheduled hours of operation for ski lifts:**

Weekends and Holidays	8:00 am – 4:00 pm
Weekdays	9:00 am – 4:00 pm

*Notes:*

- 1) Chair lift operations may be extended to 4:30 pm on peak weekend days to alleviate traffic congestion by spreading out the exit time frame.
- 2) Chair lift operations may begin prior to the regularly scheduled hours for private functions, alpine ski race course setting or other reasons.
- 3) Adverse weather conditions, i.e., high winds, icing conditions, thunderstorms, etc. may affect chair lift operating schedules including delays and/or closures.
- 4) Not all lifts are scheduled to operate seven days per week.
- 5) SunKid moving carpet lifts were previously known as Bruckschlogl lifts.

## **SECTION C SNOWMAKING and GROOMING OPERATIONS**

### **SNOWMAKING OPERATIONS**

Snowmaking operations are scheduled to begin in late October 2022 or as soon thereafter as sufficiently cold temperatures occur for productive snowmaking to begin. Snowmaking operations are planned for Mount Sunapee to meet its goal of opening for the Thanksgiving weekend each year.

Snowmaking usually begins 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 rapidly expand snow coverage on the ski trails.

Snowmaking operations take place during the months of October – 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 may not be groomed at all. Some advanced level ski trails (which are normally groomed) may not be groomed when natural snowfall allows for “powder” skiing days.

Snow grooming operations are generally performed between 4:30 pm and 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 1st when it closes for the season. The ski school is staffed by many PSIA-certified instructors, supervisors and directors offering instruction to skiers and snowboarders ages 3 and up and all abilities. Special package programs provide both the beginner and the experienced skier or snowboarder with lessons, rental equipment, and a lift ticket. Package prices will vary upon the type and number of lessons. Guests may select a group lesson, a specialty clinic or a private lesson.
- 2.) **RENTAL AND REPAIR SHOP** – The ski and snowboard rental shop offers a large selection of current snowboards, skis and snowshoe rentals. The ski rental shop is open every day that Mount Sunapee is open for skiing and riding.
- 3.) **SKI PATROL** – The Mount Sunapee Ski Patrol consists of a paid, full-time, professional corps of supervisors and patrollers supplemented by paid part-time weekend patrollers, and part-time weekend volunteer patrollers. Ski Patrol members must meet, at a minimum, the Outdoor Emergency Care (OEC) requirements as administered by the National Ski Patrol Association. The OEC certification is the equivalent of a basic EMT certification.
- 4.) **RETAIL SKI SHOPS** – Mount Sunapee operates retail ski shops in both the Sunapee Lodge and the Spruce Lodge. 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 Spruce Lodge Ski Shop has reduced hours during early season and late season.
- 5.) **FOOD & BEVERAGE SERVICES** – Most culinary operations are operated by Mount Sunapee management and staff, and are not usually contracted to outside vendors (except for the Waffle Cabin and occasional food trucks). Food and Beverage (F&B) services are located in the Sunapee Lodge, the Spruce Lodge, Goosefeathers Pub, the Summit Lodge, and the South Peak area. Food & Beverage services generally operate seven days a week during the ski season from the opening day through the closing day of each season. In the early and late season only one lodge with F&B 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 of our licensed food establishments.

- 6.) **ENTERTAINMENT** – During the winter ski season, après-ski entertainment is offered on weekends and holidays in the Goosefeathers Pub in the Spruce Lodge. Beer, wine and spirits are served in Goosefeathers Pub to adults ages 21 and older.
- 7.) **ALPINE RACING PROGRAM** – Competitive training programs for youths, ages 6-19, offer season-long instruction in alpine ski racing, freestyle skiing and snowboarding.
- 8.) **PARKING OPERATIONS** – Parking operations at Mount Sunapee utilize attendants on a daily basis.

- 9.) **SHUTTLE SERVICES** – Mount Sunapee operates shuttle buses to give courtesy rides to skiers from Parking Lot 3 and the State Park Beach area to the two base area lodges. Also, trucks with open air, standing shuttle bodies transport skiers from the Spruce Lodge area and the Spruce Lodge Ski Rental shop to the South Peak novice slopes and the Sunapee Lodge.
  
- 10.) **WAFFLE CABIN** – During the winter months, Mount Sunapee has contracted with “Waffle Cabin” for a ten foot by fourteen-foot cabin located on the snow near the Sunapee Lodge. The “Waffle Cabin” is a temporary building that serves Belgian-style waffles.

Mount Sunapee Resort does not allow any independent operators, agents, groups or individuals to provide services for hire on the Mount Sunapee Resort premises without written approval or contractual agreements from Mount Sunapee Resort 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 (5) departments to supervise and perform the required maintenance tasks at Mount Sunapee. Even though these specific departments exist, due to Mount Sunapee's small size there is considerable teamwork among the maintenance departments.

### **Groundwater Discharge Permit (GWP-198704058-N0064):**

- The Mount Sunapee has a Groundwater Discharge Permit (GWP-198704058-N-006) for the unlined lagoons and spray irrigation site. Disposal of the treated wastewater on site is via infiltration from unlined lagoons and spray irrigation.
- The most recent permit was issued June 13, 2018 and is valid until June 12, 2023.
- The facility operators prepare operating reports and perform groundwater sampling pursuant to the permit.

**Wastewater Lagoon/Sprayfield System Status** - The system operates under NHDES wastewater treatment and disposal requirements and standards. Maintenance of the dams is the responsibility of the 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 Operations Sr Manager who performs regular inspections of all facilities. Custodial and cleaning operations are performed daily. Building repairs and maintenance work is performed as needed. Summer lawn mowing in the base area is under the supervision of the Buildings & Grounds Supervisor.

**Security** – All lodges and buildings are equipped with door locks which are locked each night after operations. The rental shop and both retail locations are equipped with 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 repair work is performed as needed. The track vehicle fleet including snow grooming vehicles and construction equipment is also maintained under the direction of the Vehicle Maintenance Manager.

**Lift Maintenance** – The Lift Maintenance Sr Manager and Director of Mountain Operations are responsible for the maintenance of the five (5) chair lifts and three (3) surface lifts.

Service and maintenance is performed on each lift during the off-season in accordance with the Lift Manufacturers' Service Manuals and by ANSI B77.1 code.

Prior to operating lifts for the winter ski season or for the summer season, each lift is inspected by the NH Tramway Division.

During the operating season, chair lifts are inspected daily and are ridden by Mount Sunapee maintenance staff to observe the alignment of the sheave trains and haul rope.

**Trail Maintenance** – Ski trail maintenance is performed during the ski season and the off-season under the direction of the Snow Surfaces Manager. In-season trail maintenance work generally includes snow grooming operations and slope safety inspections.

Off-season work includes erosion control, water bar repairs, seeding and mulching, trimming sapling growth along ski trail edges and mowing the ski trails.

**Snowmaking Maintenance** – Snowmaking maintenance during the ski season and the off-season is under the supervision of the Snow Surfaces Manager.

## **SECTION F      SECURITY PROCEDURES**

Mount Sunapee maintains a staffing schedule to provide a general presence and surveillance of the facilities during the winter ski season, the summer season and during the off-seasons.

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

**Prevention of Theft of Equipment** – Operational policies and staffing schedules are done 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 Action Plan for Mount Sunapee consists of plans for dealing with emergency events at the ski resort. In the event that an emergency situation requires the involvement of an outside agency, i.e., Local Police, State Police, Fire Department, Fish & Game Department, the General Manager and the appropriate Mount Sunapee managers and employees will assist the outside agency in responding to the emergency situation.

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 them aware of a situation although not requiring their immediate assistance.
- The following Mount Sunapee management team members will be contacted: General Manager, Base Operations Senior Manager, and Mountain Operations Director, as required by the nature of the emergency situation.
- The Emergency Command Post will be located in the administrative office unless otherwise designated.
- Mount Sunapee management has had several planning meetings with emergency management officials from the Town of Newbury in developing the Emergency Action Plan. 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 (3) Special Use Permits from the New Hampshire Department of Natural and Cultural Resources (DNCR), and certain operating agreements and contracts with outside vendors and third parties as detailed below:

### **SPECIAL USE PERMIT**

- 1.) Special Use Permit for use of the Sun Bowl access road**  
Purpose of Permit: Provide access to the base of the Sun Bowl area  
Period of Use: June 1, 2022 to May 31, 2025
- 2.) Special Use Permit for parking use of the State Beach parking lot in winter**  
Purpose of Permit: Staff parking and overflow parking for the resort  
Period of Use: June 1, 2022 to May 31, 2025
- 3.) Special Use Permit for Mountain Bike Trail on Bowl Road**  
Purpose of Permit: Mountain Bike Trail on Bowl Road  
Period of Use: June 1, 2022 to May 31, 2025

### **LEASES, CONTRACTS and AGREEMENTS**

1.) **League of New Hampshire Craftsmen** – The League of NH Craftsmen has an annual contract/lease agreement with Mount Sunapee to operate the annual Craftsmen’s Fair each summer. The Craftsmen’s Fair always opens on the first Saturday in August and runs for nine (9) consecutive days.

Fair set-up activities on the grounds of Mount Sunapee generally begin during the third week of July to prepare for the Fair opening in early August. This year, The Craftsmen’s Fair is scheduled for August 6, 2022 through August 14, 2022.

Mount Sunapee may enter into two-week contracts with specialty food vendors during the Craftsmen’s Fair to provide different cuisine offerings during the Fair.

2.) **New England Healing Sports Association (NEHSA)** – Mount Sunapee has an operating agreement and a liability agreement with NEHSA.

3.) **On-Mountain Photography** – Mount Sunapee may enter into an annual contract and lease agreement with a service provider / concessionaire for space to operate a photography service at Mount Sunapee during the winter ski season.

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 or reservation services at Mount Sunapee.

5.) **Waffle Cabin** – Mount Sunapee signed a three-year contract with “Waffle Cabin” for a ten foot (10’) by fourteen-foot (14’) cabin to be 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.

## **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 marketing team is responsible for branding and positioning Mount Sunapee in the ski industry.

### **MARKETING**

Mount Sunapee is positioned as “Where Family Traditions Take Flight” with emphasis on providing excellent guest services and excellent learn-to-ski programs.

### **ADVERTISING**

Mount Sunapee may develop and produce collateral pieces and brochures including a group sales planner, a trail map, a ski school brochure, a magazine and other collateral materials. Mount Sunapee may use newspaper, internet, 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 the off-season months.

### **PROMOTIONS & EVENTS**

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

### **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 PROGRAM**

Mount Sunapee presented its Environmental Management Plan as a required part of its Five-Year Master Development Plans. In this Annual Operating Plan, the areas of the Environmental Management Program that are discussed below are relative to the major resources utilized at Mount Sunapee or to the improvements planned in the current Annual Operating Plan for this summer.

### **A.) WATER USAGE AND CONSERVATION**

*Snowmaking* – Snowmaking water withdrawals are relatively consistent over the years, and have averaged 158,342,766 gallons for the past five years and 156,281,984 million gallons for the past 10 years.

Mount Sunapee is required to report water use data, to the NHDES 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). Questions about WURR should be directed to Stacey Herbold at (603) 271-6685 or at [stacey.herbold@des.nh.gov](mailto:stacey.herbold@des.nh.gov).

### **B.) SEPTAGE/SLUDGE MANAGEMENT**

Mount Sunapee operates a lagoon and spray field waste treatment system under the rules and regulations of the NH - Department of Environmental Services.

Septic tanks are generally pumped (septage) two (2) times per year by a licensed NH hauler to a sewage treatment plant. The tanks are usually pumped prior to the ski season, 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 woods above the lagoons for final polishing (tertiary treatment) in the soil column.

### **C.) DRAINAGE, EROSION AND WATER QUALITY ISSUES**

Mount Sunapee utilizes the New Hampshire Stormwater Manuals – volumes 1-3, published in December 2008, for guidance in managing storm water run-off, soil stabilization and erosion control practices.

Erosion control buffers, swales, stone check dams and level spreaders are in place to reduce the velocity of storm water run-off and maintain water quality.

In mid-April, sand from winter sanding operations is cleaned up by a machine designed for sweeping up sand from the parking lots and roadways. This spring clean-up prevents very fine sand particles from being washed into the brooks flowing from Mount Sunapee during spring rains and run-off.

For the 2021/2022 Season, the Base Operations Manager successfully passed the UNH T2's "Green SnowPro" exam administered by UNH T2 with a passing score of 100%, as well as virtually completing a total of 5.0 (five) hours of applicable training. The course included: winter operations environmental impacts of salt and why it is important to be conscious of these effects. The course also discusses how to prepare for winter and cleaning-up after a storm, while minimizing salt use.

Mount Sunapee uses Best Management Practices in its maintenance operations to maintain the water quality in the streams flowing from the mountain.

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 waste water 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 us to separate trash, recycling, and food/compost. This effort resulted in a 51% reduction of waste to landfill year-over-year.

Mount Sunapee contracts with a service provider to remove waste to landfill, mixed recycling (plastic, glass, cardboard), food/compost, construction debris, and scrap metal.

#### **E.) TRAFFIC CONGESTION MITIGATION**

Mount Sunapee exercises a multitude of techniques in an effort to manage traffic and parking. The mountain uses four parking lots to accommodate guests (lots 1-3 and State Beach Overflow). Two of the lots offer walk to capability (lots 1-2), while two lots offer a shuttle service (lot 3 and State Beach Overflow). Mount Sunapee employs six (6) to eight (8) attendants during peak arrival time to welcome guests and ensure parking lots are efficiently filled to capacity. (Parking and Traffic operations maps are attached to the AOP as Appendix B).

The measures below are demonstrative of our efforts to combine the successful practices implemented in the 2021/2022 season with new enhancements we plan to implement that will more effectively manage traffic and parking and improve the overall guest experience:

- Operational Changes to Manage Traffic and Parking
  - Mount Sunapee utilizes Active Lot Management with attendant positions to point, receive, and guide guests to their parking space in effort to expedite the parking process and keep traffic moving.
  - Parking Lots are filled sequentially starting with Lot 1, then Lot 2, then Lot 3 and onto the State Beach Overflow as needed. During the parking process, Mount Sunapee engages Pulse Parking when a parking lot begins to near capacity or experiences a delay causing traffic. Pulse Parking utilizes parking attendants to direct vehicles into two (2) 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 its capacity. This transfer process is critical to ensure continuous flow of traffic off the access road.

- Mount Sunapee applies employee parking at the State Beach Overflow during peak days in an effort to allow for maximum guest parking availability near the base area and to keep as many guest vehicles consolidated to one side of Rte. 103 during peak arrival. Employee parking at the State Beach Overflow also spreads out the timing of our bus service so that bussing may be focused in one area at a time and reduce traffic moving across Rte. 103.
- Mount Sunapee has engaged Horizon Engineering to evaluate current lot infrastructure and capacity maximization. Horizon Engineering will complete a site plan review in summer 2022 to identify enhancement opportunities for the Resort to review with DNCR and implement prior to the winter season.
- Collaboration with Local and State Agencies to Enhance Traffic Management
  - Mount Sunapee hired the Newbury Police Department to direct traffic at the rotary on Rte. 103 during weekends in 2021/2022. A duty officer was positioned on the southwest side of the rotary in an effort to control the flow of westbound skier traffic that must cross Rte. 103 to enter the Mount Sunapee Access Road. Mount Sunapee will continue this successful practice during all peak days in 2022/2023.
  - Mount Sunapee meets with and regularly communicates with Newbury Fire and Newbury Police during peak arrival times and throughout the season between high volume periods to assess traffic mitigation and seek feedback on in-season enhancements.
  - Mount Sunapee will actively seek feedback from the NH DOT, State Representatives, and Town of Newbury Representatives regarding parking and traffic management during the winter season.
  - Mount Sunapee will continue to collaborate with NH DOT, Newbury Fire, Newbury Police, State and Local stakeholders to refine the traffic mitigation plan for the 2022/2023 winter season after incorporating both the initial assessment and future data and observations from the Reeves Consulting traffic study discussed below.
- Communication Plan to Enhance the Guest Arrival Experience
  - Mount Sunapee will implement prominent pre-arrival messaging on the Mount Sunapee website and social media platforms to encourage carpooling and build awareness of peak arrival time as part of a “know before you go” campaign.
  - Mount Sunapee uses Twitter and the EpicMix mobile application to send real-time updates to guests, informing them of the current status of the parking process, where to park, and any applicable updates to shuttle service. Mount Sunapee will message how to access the real-time updates on the website and through the “know before you go” campaign.
  - Mount Sunapee uses a digital sign board for pre-arrival updates positioned at the rotary on Rte. 103 facing the westbound traffic.
  - Mount Sunapee uses signage for arriving guests, which informs them of full parking lots to reduce driver decision making time and improve nonverbal directions. This signage was enhanced in 2021/2022 and will continue to be refined or added to for the most effective placement and sign design based on further traffic observations and review in 2022/2023.
  - Mount Sunapee aligned with Newbury Fire and Newbury Police to use a digital reader board placed near the interstation of Rte. 103 and Rte. 103A to inform arriving guests of the parking lot capacity status at the Resort which allows the guest to make re-routing decisions.

- Guest Experience Enhancements for Future Evaluation and Implementation
  - Mount Sunapee will open lift access to public at 8:00 am on weekends and holidays in the 2022/2023 winter season, as noted in section B of this AOP. This will allow the arrival time to be further spread out, reducing traffic and congestion at peak arrival times as well as move parking space turnover earlier in the day. The change in hours will be communicated through the website, social media channels, and as part of the “know before you go” campaign.
  - Mount Sunapee employed a traffic engineer from Reeves Consulting for an initial onsite evaluation of the peak arrival process in 2021/2022. Reeves Consulting will be engaged in 2022/2023 to study traffic at the Resort to aid in the development of new mitigation procedures. Timing of implementation for new procedures will be dependent upon the impact to operations.
  - Mount Sunapee is involved with an enterprise parking optimization program with other Vail Resorts locations. This program will leverage data, technology, and resources from experts from other ski resorts to develop strategies to enhance the arrival process at Mount Sunapee.
  - Mount Sunapee has engaged Horizon Engineering and SE Group to begin the evaluation and permitting process for development of parking Lot 4\* from the approved Mount Sunapee Master Development Plan. Parking Lot 4 will allow more guest traffic to stay consolidated to one side of Rte. 103 more often and reduce the usage of the State Beach Overflow. Lot 4’s placement near the entrance of Lots 1 & 2 will allow the parking staff the option to pulse park three (3) lots at once from a single point and reduce the distance between lot moves, increasing the promptness of vehicles coming off the road, benefiting the flow of Rte. 103 traffic.
    - \* *The Lot 4 project was previously permitted in 2005 and will need to be updated for current standards. Development of Lot 4 will be dependent upon the timeline to produce a design, secure permitting, and availability of contractors.*

State Beach Overflow

Mount Sunapee used the State Beach for overflow parking eight (8) times during the 2021/2022 ski season. This is behind the 2010/2011 season and just ahead of the 2016/2017 season.

The overflow parking days generally coincide with peak holiday weekends of the winter season: December 29-31; January 14-16; and February 18-19, 25-26.

<b>STATE BEACH OVERFLOW PARKING USAGE</b>	
<b><u>SKI SEASON</u></b>	<b><u>DAYS USED</u></b>
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

**F.) FORESTRY MANAGEMENT**

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

**G.) WETLANDS IMPACTS**

Wetlands at Mount Sunapee are regulated by Local, State and Federal rules.

**H.) WILDLIFE HABITAT PRESERVATION**

Per 2015 NH Fish and Game Department mapping, the capital improvements and maintenance projects proposed in the current Annual Operating Plan would not affect any critical wildlife habitat areas.

**I.) SCENIC AND AESTHETIC QUALITIES**

The Annual Operating Plan for 2022/2023 preserves the scenic and aesthetic qualities of Mount Sunapee by maintaining the general character of the area with its summer recreational activities,

and by maintaining the facilities for the alpine skiing experience in winter recreational activities.

**J.) RARE PLANT RESOURCES**

The NH Natural Heritage Bureau (NHB) has identified a population of a plant called greater fringed-gentian (*Gentianopsis crinita*) which was discovered in 2015 at the base of Jet Stream ski slope. This state-threatened plant is most likely dependent on the management of the ski run on maintaining habitat. The gentian blooms in late summer and produces seed in the fall, mowing in the area where the gentian occurs will be 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 non-native herb was identified at the same site and it aggressively grows in open areas. This species should be monitored by DNCR as a potential threat to the persistence of the greater fringed gentian.

The NHB has also identified a population of a plant called the Loesel's wide-lipped orchid (*Liparis loeselii*), which was discovered in 2019 at the base of the Elliot Slope. This state-threatened herbaceous plant is most likely dependent on the management of the ski run on maintaining habitat. The orchid needs adequate time to produce mature seed, mowing in the area where the orchid occurs will be done after October 25 to allow for seed production.

Mount Sunapee will protect both the greater fringed-gentian population and the Loesel's wide-lipped orchid population by mowing the specific areas where they exist after October 25 to allow time for flowering and seed dispersal.

The work proposed in this Annual Operating Plan would not affect any of these plant populations.

**K.) ARCHAEOLOGICAL / HISTORICAL RESOURCES**

A previously unknown burial site from the 1700s has been located in the woods to the east of the South Peak ski slopes. The site is protected in an undeveloped area.

**L.) ENERGY CONSERVATION and MANAGEMENT**

During the 2021/2022 season, Mount Sunapee converted the Sunapee Lodge heating system to a propane fueled system in effort 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 therefore reducing overall energy consumption.

Mount Sunapee plans to remove four unused underground storage tanks (USTs) during the summer of 2022. These include one 10,000 gallon, one 5,000 gallon, and two 3,000 gallon tanks that were previously used for heating oil storage for the base area lodges.

**M.) STORMWATER POLLUTION PREVENTION PLAN**

Mount Sunapee employs a number of industry best practice techniques for stormwater pollution prevention measures.

Wetland/Alteration of Terrain Impacts:

If pursued, Parking Lot 4 requires an Alteration of Terrain Permit and Major Wetlands Impact Permit. Both will follow the local, state, and federal application process.

Wetland, Drainage, Erosion and Water Quality:

Staff from the NHDES Watershed Assistance Section has been in contact with Mount Sunapee concerning the development of a sub-watershed management plan for Beck Brook in the Lake Sunapee watershed. Mount Sunapee and the LSPA are currently partnered in a project that will address erosion issues along parking lot 1 and Beck Brook in summer 2022. Mount Sunapee has obtained the requisite permits (NAE-2021-02149 and NH-2021-01967) with NHDES.

**N.) AIR QUALITY**

Mount Sunapee holds a “General State Permit,” # GSP-EG-0427, for the operation of the five emergency evacuation engines used in its chair lifts.

**O.) HAZARDOUS WASTE MANAGEMENT**

Mount Sunapee’s EPA ID is NHD510009988. Typically Mount Sunapee remains in “inactive status” however may need to activate as a Small Quantity Generator to dispose of off specification oil, paint, or waste fuel.

**P.) LAKE SUNAPEE WATERSHED MANAGEMENT PLAN**

Mount Sunapee collaborates with the Lake Sunapee Protective Association (LSPA) regarding maintenance needs and potential projects to improve the overall management of the Lake Sunapee Watershed as well as working together to apply for NHDES Watershed Assistance Grants. We currently have an approved grant and approved permits for a partnered project with LSPA that will address erosion issues along parking lot 1 and Beck Brook. This project is currently scheduled to take place mid-August 2022. Mount Sunapee will continue to collaborate with LSPA on future grant requests by providing input on prospective projects and offer resources, as available so as not to impact operations, to complete approved projects. We will update future AOPs to include activities related to the Lake Sunapee Watershed Management Plan.

## List of Best Management Practices (BMPs)

Best Management Practices (BMPs) are generally considered to be specific practices that are used to minimize or prevent pollutants from having negative impacts upon groundwater and surface water resources such as ponds, lakes, rivers, streams, wetlands, and estuaries. Many structural and non-structural BMPs are associated with stormwater runoff abatement and treatment.

**Below is a list of manuals and publications that are utilized by Mount Sunapee to establish its BMPs.**

1. New Hampshire DOT Guidelines for Temporary Erosion and Sediment Control and Stormwater Management.
2. NH Stormwater Management Manual, Volume 1: Stormwater and Antidegradation.
3. NH Stormwater Management Manual, Volume 2: Post-construction Best Management Practices Selection and Design.
4. NH Stormwater Management Manual, Volume 3: Erosion and Sediment Controls during Construction.
5. NH-DES Best Management Practices for NH Solid Waste Facilities
6. NH-DES Best Management Practices for Groundwater Protection

### Examples of Best Management Practices at Mount Sunapee:

- It is a Best Management Practice to use a sand/salt mixture for sanding roads and parking lots in the winter and to be stored in an enclosed three-sided building with a concrete floor. It is Best Management Practice to pick up spillage during unloading or loading operations. It is scooped up and returned to the sand pile inside the enclosed building.
- Sand from winter sanding operations in Parking Lot 1, Parking Lot 2 and at the State Beach is swept up each spring by a sweeper truck to help minimize silt runoff.
- It is a Best Management Practice in the Vehicle Maintenance Shop, that all wash water enters floor drains goes through two separation chambers, a solids separator and an oils separator, before being piped into the waste water lagoons. The separation chambers are pumped annually by professional firms that are licensed for the disposal of such refuse.
- It is a Best Management Practice in the Vehicle Maintenance Shop and in the Service Shop, that all oils, lubricants and solvents are stored indoors year-round.
- It is a Best Management Practice that all parts washing basins that are solvent-based are internally re-circulating fluid devices with no solvents released from within the closed system.
- It is a Best Management Practice that procedures are in place advising maintenance staff about the proper use and storage of all solvents, chemicals and oils.

- It is a Best Management Practice that fuel storage tanks have electronic monitoring systems and are manually monitored by Mount Sunapee staff.
- It is a Best Management Practice to have any vehicle or piece of equipment that shows any sign of a fluid leak be immediately removed from service and the leak is repaired.
- It is a Best Management Practice to have hazardous and/or potentially hazardous waste stored under cover in closed containers until picked up by licensed professional firms for proper disposal.
  - There are two 275 gallon outside waste oil tanks. These tanks are not filled outdoors, but have inlet pipes coming from inside the Maintenance Shop. Waste oils and fluids are disposed of when the designated container is 80 percent full.
- It is a Best Management Practice that Mount Sunapee has emergency spill containment kits at all buildings and has developed spill response procedures. Staff are trained in the procedures to immediately deal with spills. Each building has its own dedicated yellow 55-gallon emergency spill containment kit.
  - The emergency spill kits consist of booms to encircle and contain the spill zone and absorbent material designed specifically to absorb the spilled fluid. After clean up, the contaminated materials used in the clean-up are placed in a container for pick up by a professional firm licensed for the proper disposal of such refuse.
- It is a Best Management Practice to have all paints and solvents stored indoors.
- It is a Best Management Practice to have all agricultural products used for erosion control such as hay, seed and fertilizer be stored indoors year-round.
- It is a Best Management Practice to use very few pesticides at Mount Sunapee and those that are used are stored indoors and are used according to the label instructions for approved uses. Mount Sunapee typically uses professional firms to spray building eaves annually for cluster flies and other pests.
- It is a Best Management Practice to have erosion control silt fencing and staked hay bales used around the perimeter of any disturbed areas of soil during construction and/or maintenance operations.
- It is a Best Management Practice to have drainage ditches with stone check dams to reduce the velocity of storm water run-off and to create sediment settling areas. It is a Best Practice that we check these dams regularly to clean and maintain them.
- It is a Best Management Practice to have level spreaders and swales used to reduce storm water run-off and to create sediment settling areas. It is a Best Practice that we regularly clean and maintain them.
- It is a Best Management Practice to have regular mowing done on the berms and sides of the dams of the waste water lagoons to prevent sapling root growth into the banks of the dams.

- It is a Best Management Practice to promote a wide enough, vegetated buffer that allows for saplings, bushes, and other understory species to mature and shade the stream. It is a more effective buffer filtering pollutants and provides some degree of habitat along the margins of the developed landscape. Wider and more diverse buffers also attenuate flood flows far better than mowed, monoculture of grass along the tops of the streambanks.
- It is a Best Management Practice to have brush chipped with a wood chipper rather than burned.
- It is a Best Management Practice to have mixed recycling including; glass bottles and plastic bottles and cardboard separated in the solid waste stream and placed in a recycling dumpster.
- It is a Best Management Practice for Fluorescent light bulbs to be managed as NH Universal Waste boxed and taken to proper disposal / recycling facilities.
- It is a Best Management Practice to collect food scraps and EcoProducts from our dining outlets to be separated in the solid waste stream and placed into a compost dumpster.
- It is a Best Management Practice to have metal waste collected in a waste metal dumpster for recycling.
- It is a Best Management Practice to have waste cooking oil from culinary operations collected and picked up monthly for recycling by a 3<sup>rd</sup> party.
- It is a Best Management Practice to have water conservation measures include replacing standard flush valves with auto sensor valves on toilets and faucets.
- It is a Best Management Practice to Safety Data Sheets (SDS) maintained for all chemicals used at Mount Sunapee, and all staff receives orientation training on the availability of SDS information.
- It is a Best Management Practice that dams on site are inspected on a bi-weekly 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.

## **SECTION K            SIGNAGE**

Mount Sunapee believes that high quality, effective signage is important and continues to maintain and upgrade its resort signage each year. Our signs are designed to be informational, simple and consistent.

Mount Sunapee will continue its upgrades of the resort's signage to provide better information and directions for traffic and skier flow around the resort.

Signage for the Summer Recreational Program has been developed and placed in appropriate locations and we will continue to improve upon our signage in both winter and summer operations.

In 2021 Mount Sunapee invested in an updated main entrance sign along with re-scheming of parking lot signs. In addition, three (3) new State Park banner signs were installed at the South Peak Adventure Park.

Mount Sunapee continues to emphasize the relationship we have with the NH Park Service by including the NH State Parks Logo in our signage throughout the property and on the trail map.

Mount Sunapee may enter into strategic partnerships with other businesses, including businesses that do not offer products sold at Mount Sunapee (e.g., Toyota), and incorporate advertising from those businesses into onsite displays or signage located on leased land, both outdoors and indoors, that are consistent with the state park setting and/or built environment. Mount Sunapee will collaborate with the NH Park Service on signage design and placement.

## **SECTION L            UTILITIES and ROADS**

This section provides information on the parking areas, internal work roads, walkways, water supply and distribution, sewage disposal, electrical systems and telephone systems at Mount Sunapee.

- Phone System and Computer Systems – Phone and computer systems are installed for business operations in all facilities.
- Deep Well – Well testing was performed in 1999 to determine the capacity of the primary source of potable water for Mount Sunapee. The well has significant water capacity that will meet the needs of Mount Sunapee for the foreseeable future.
- Electrical Transformers – Mount Sunapee has its electrical transformers checked annually by TSI, Inc. for maintenance needs and to assure their operational reliability.
- Parking Areas – All parking lots receive annual maintenance in the form of snow removal, trash clean up, and sand removal in the spring and drainage maintenance.
- Sewage Disposal – Engineering consultation with Hoyle-Tanner Associates continues for monitoring the wastewater inflows into the lagoons and for assuring that the capability of the lagoons is adequate for Mount Sunapee's needs.
- Campground Road – Mount Sunapee completed significant repair and maintenance of the campground road in summer 2021. Mount Sunapee will continue to collaborate with the Parks Service to maintain the road's condition and to reduce impact from runoff.

Mount Sunapee's Groundwater Discharge Permit, GWP-198704058-N-006, expires on June 12, 2023.

Mount Sunapee Sewage Lagoon Dam, Newbury NH

NH Dam#: D168017

Latitude: 43.3361, Longitude: -72.0769, located adjacent to Mt Sunapee access road.

NHDES inspects every four years

Last inspected 10/20/2021.

Inspection showed the dam to be well maintained and in good condition with the exception of some minor brush on the slopes that needed to be removed.

Mount Sunapee Parking Detention Pond Dam, Newbury NH

NH Dam#: D168020

Latitude: 43.3367, Longitude: -72.0730, located adjacent to Mt Sunapee ski area parking lot.

NHDES inspects as necessary

Last inspected 11/6/2015

Typical dam safety maintenance items to check for that may require repair with these types of dams are:

- Sloughing of the slope
- Alignment of the embankment
- Settlement of the crest
- Sinkholes
- Animal burrows
- Seepage
- Tree and brush growth
- Vegetative cover

Drinking Water and Groundwater:

The NHDES Drinking Water and Groundwater Bureau reviewed its database for the public water systems that service Mount Sunapee Ski Resort (PWS 2277030 and PWS 2237040) in response to the review of the 2020/2021 Annual Operating Plan:

According to the NHDES database, the principal water system (PWS 2277030); the one that serves the main lodge, is served by a single well that has a yield of 70 gallons per minute, and a pressurized storage tank having a capacity of 1,500 gallons. This yield can support between 3,500 and 4,000 persons-per-day using the "NHDES book value" water consumption rules (Env-Wq 1008.03). The resort already directs the water system operator to obtain and record regular water meter readings to gauge actual water consumption from both systems through the Water Use and Registration and Reporting Program. This will determine whether or when the Resort's incremental expansions will eventually require an additional source. For transient, non-community water systems, there is no predetermined interval for which pump testing of the well is required.

**SECTION M IMPLEMENTATION of the MASTER DEVELOPMENT PLAN (MDP)**

Mount Sunapee's first Five-Year Master Development Plan (MDP) 2000-2004 was presented to the NH Department of Resources and Economic Development (DRED) on January 25, 2000, and described capital improvement plans for the next five years.

Mount Sunapee's second Five-Year MDP 2005-2009 was presented on June 1, 2004, and described capital improvement plans for Mount Sunapee for the next five to ten years.

Mount Sunapee's third Five-Year MDP 2009-2014 was presented on June 1, 2009, and described capital improvement plans for Mount Sunapee for the next five to ten years.

Mount Sunapee's fourth Five-Year MDP 2015-2019 was presented on June 1, 2014, and described capital improvement plans for Mount Sunapee for the next five to ten years.

Mount Sunapee submitted its revised 2016-2020 MDP on December 1, 2015, and described capital improvement plans for the years 2016-2020.

Mount Sunapee's fifth Five-Year MDP 2020-2025 was presented on June 1, 2020, and described capital improvement plans for Mount Sunapee for the next five to ten years.

This Annual Operating Plan 2022-2023 describes the MDP capital improvement plans proposed for Mount Sunapee during the spring and summer of 2022.

In the summer of 2022, new capital projects and capital maintenance projects are estimated to cost approximately \$500,000 if pursued. Parking lot 4 is an MDP major capital project proposed, if pursued, and is pending evaluation and estimates. Installation of a ski school locker room is planned behind the existing ski school (see appendix C). All remaining projects are capital maintenance projects.

All of the capital maintenance spending planned for the summer of 2022 will be to maintain or enhance the existing facilities, equipment and inventories at Mount Sunapee.

Some capital improvement projects planned for Mount Sunapee have been presented and approved by the NH DRED in Mount Sunapee's previous Annual Operating Plans but have not been started yet. Previously presented Annual Operating Projects that have not been pursued will be carried over into future Annual Operating Plans.

**Improvements Included in the 2022-2023 Annual Operating Plan:**

**1.) SKI TRAIL IMPROVEMENTS**

- Normal Maintenance on trail encroachment by forest undergrowth and canopy.

**2.) CHAIRLIFT IMPROVEMENTS**

- Gearbox refurbishment and drive bull wheel bearing replacement on Sunbowl Express.

**3.) BUILDING IMPROVEMENTS**

- Replace the roof on the Adventure/Learning Center building
- Replace the septic tank behind the Spruce Lodge
- Replace the primary internal stair way from the main floor of the Sunapee Lodge to the basement and mezzanine
- Install a manufactured building adjacent to the Adventure/Learning Center building for ski school locker room (see appendix C)

**4.) SNOWMAKING SYSTEM IMPROVEMENTS**

- Repair air leaks in pipe on Lower Hansen Chase, Calypso and snowmaking building entrance.

**5.) INFRASTRUCTURE IMPROVEMENTS**

- Normal maintenance.
- Construction of Parking Lot 4

**6.) OTHER IMPROVEMENTS – Summer Adventure Park projects**

- Aerial Challenge Course maintenance
- Miniature golf turf replacement

**Projects approved by the NH-Department of Resources and Economic Development in previous Annual Operating Plans:**

**SKI TRAIL IMPROVEMENTS**

- a. Construction of a new ski trail to the west of the Upper Ridge trail.
- b. Widen a section of Billy Goat trail (renamed Pipeline).
- c. Construct a new ski trail from the summit of North Peak to the base of the Sunbowl area.

**CHAIRLIFT IMPROVEMENTS**

- d. Install a new chairlift from the base of the Sunbowl area to the summit of North Peak.

**SNOWMAKING IMPROVEMENTS**

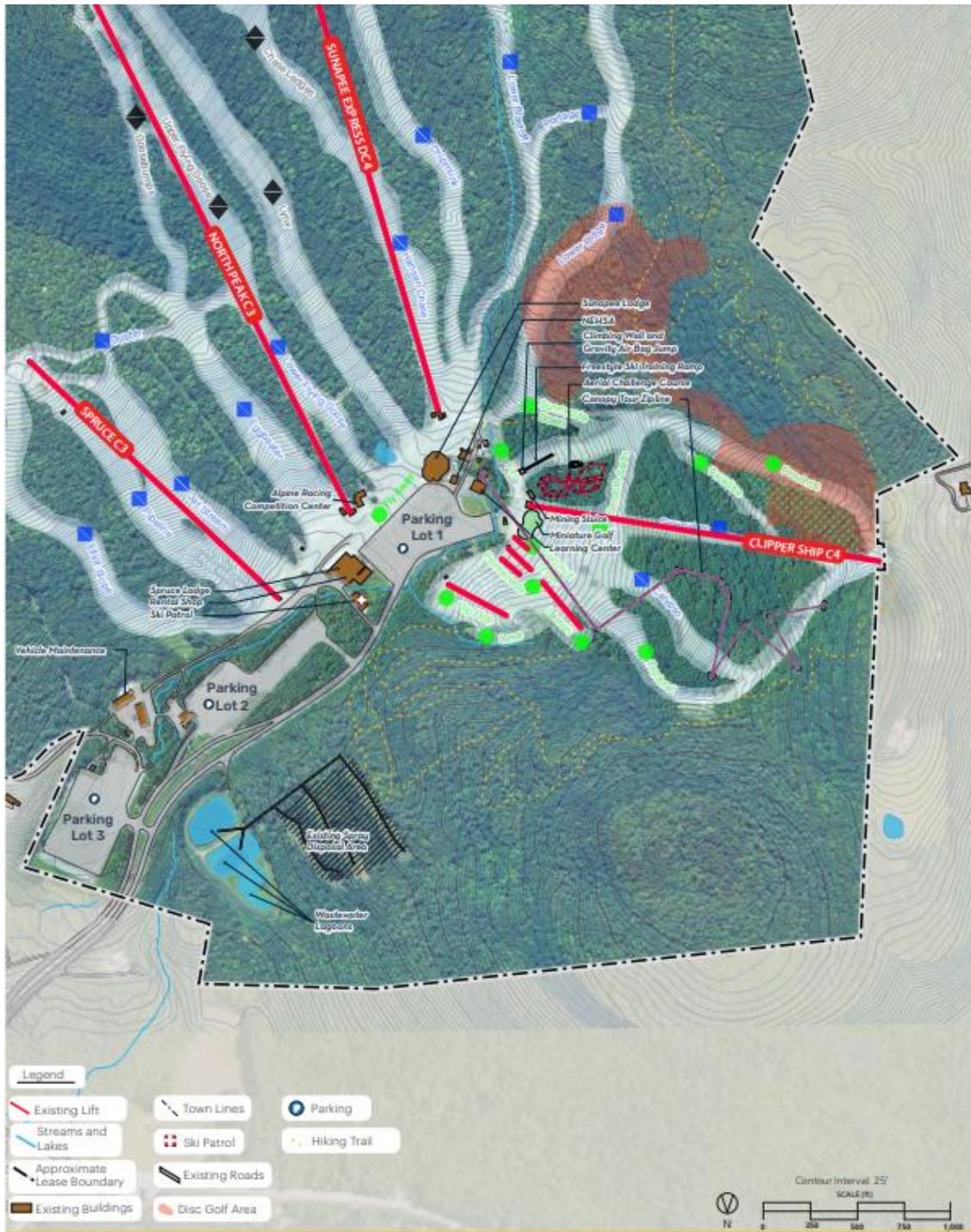
- e. Add snowmaking capability to new ski trails when constructed.
- f. Replace the existing South Peak snowmaking system on all trails.
- g. Install snowmaking on the new ski trail from the summit of North Peak to the base of the Sunbowl area.

**INFRASTRUCTURE IMPROVEMENTS**

- h. Construct a new gravel Parking Lot #4 along the Access Road.
- i. Expand the spray fields for the septic system.

*(Note: None of the above previously approved projects will be undertaken in the summer of 2022 at Mount Sunapee Resort with exception to Parking Lot #4, pending timeline to produce a design, secure permitting, and availability of contractors.)*

APPENDIX A: Summer Map



MOUNT SUNAPEE 2020 MDP  
Figure II-3. Base Area Existing Conditions



**APPENDIX B: Parking and Traffic Operations Maps**

Mount Sunapee Base Area Parking Overview Map



Previously approved  
Parking Lot 4

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.

### 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*

Traffic Circle Overview

