



STATE OF NEW HAMPSHIRE
DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT
OFFICE of the COMMISSIONER
172 Pembroke Road Concord, New Hampshire 03301

603-271-2411
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June 30, 2016

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

RE: Mount Sunapee Resort Annual Operating Plan 2016-2017

Dear Mr. Mueller,

I have completed my review of Mount Sunapee Resort's Annual Operating Plan 2016-2017 (AOP), and have taken into consideration the comments I've received from the Department of Resources and Economic Development (DRED) staff, the Mount Sunapee Advisory Committee, and the public. Pursuant to the authority granted to me under the Lease and Operating Agreement, I am providing you with my written approval of the AOP subject to the conditions enumerated below.

- 1) The schedule of operation for the ski area described in the AOP is approved as proposed.
- 2) As it has become standard practice by this office, the annual contract and lease agreement with an outside company to provide real estate marketing, sales, or rental services at Mount Sunapee Resort is approved as proposed (AOP, pg. 22, Item 4).
- 3) The NH Department of Environmental Services (DES) provided comments relative to its program areas of responsibilities, including state environmental permitting and compliance. Mount Sunapee Resort shall continue to comply with DES review, permitting, and reporting as required by law. A copy of DES's comments, dated June 17, 2016, is enclosed for your information and for action where necessary.
- 4) Approval of the capital improvement and maintenance projects planned in the AOP 2016-2017 timeframe and listed on page 36, is granted with the following conditions: Mount Sunapee shall
 - a) Obtain review and approval of its projects and operations from the Towns of Newbury and Goshen, as is required by law or local ordinance, including but not limited to site plan review, building permits, and inspections;
 - b) Obtain all other State review and approval, permits, and licensing of its projects and operations, as is required by law, including but not limited to DRED, the NH Natural Heritage Bureau (NHB), and DES;
 - i) As required under the lease agreement, all plans and specifications for site improvements and structures shall be submitted to DRED for approval at least sixty

(60) days before the proposed construction date. I encourage you to submit preliminary plans and specifications of the renovation of Spruce Lodge Café to DRED, through its Design, Development and Construction Office, as early as possible to facilitate a timely review.

- ii) Obtain any necessary review and permitting for the new Mountain Biking trail in the South Peak Adventure Park, including but not limited to
 - (1) Consultation during the planning and siting stage with the NHB relative to potential impacts to protected species and exemplary natural community, and
 - (2) Review by DES should jurisdictional wetlands be impacted or streams crossed.

Major improvements and capital investments are a business and financial decision. I note that Mount Sunapee Resort will not undertake the previously approved projects listed on page 37, nor the improvements listed on page 38 of the AOP, during the summer of 2016.

Although separate from this conditional approval of the AOP, I wish to recognize that Mount Sunapee Resort will continue to consult with the NHB on the timing of its mowing operation at the Duckling (Jet Stream) ski slope to protect threatened plant species located in that area; and will collaborate with DRED and the Sunapee-Ragged-Kearsarge Greenway Coalition on the maintenance of the Summit Hiking Trail.

As required under the lease agreement, DRED will conduct its annual inspection of the leased premises. This inspection has occurred in the fall of each year.

I recognize the investments that Mount Sunapee Resort has committed to Mount Sunapee State Park Ski Area, including over \$20,000,000 in capital improvements since the 1998 lease. I look forward to our continued mutual commitment to providing a premier year-round recreational experience to the citizens and visitors of New Hampshire.

Sincerely,



Jeffrey J. Rose
Commissioner

JJR/ttl

cc: Jay Gamble, Vice President, Mount Sunapee Resort
Mount Sunapee Advisory Committee