

## **The Balsams**

### **Ski Area Expansion Site Plan Review**

#### **Supplemental Information Submittal – December 12, 2022**

In response to the Board's comments and Tara Bamford's November 17<sup>th</sup> comment chart, supplemental information and revisions to the site plan application supplemental information and revisions to the ski area site plan application are being submitted. Responses to chart comments are below.

#### Item 1:

- a- Monumentation: Map L was revised to add existing monumentation.
- b- Conservation easement: Map F and Map L were revised to show the current proposed easement configuration. This configuration was proposed by the DNCR. Final approval by DES and ACOE is pending.

#### Item 4:

- a- Clearing notes were added to Maps H1-H3 and Map J
- b- See Map K plans for gondola and bridge clearing within 200' of Rt 26

#### Item 9:

- a- View simulations of the gondola and ski bridge crossings from Rt 26 are included in Appendix C.

#### Item 10:

- a- References to night skiing were removed from Map L. That note was in error and should have indicated glade skiing. Glade skiing areas are shown on Maps H and J.

#### Item 11:

- a- A link to the AoT application for Lake Gloriette House was provided on 11/17/22.

#### Item 12:

Parking: A conceptual parking & circulation plan is provided as Map O. Day skier parking for the Phase I expansion will be located at the parking lot previously approved with the Lake Gloriette House/Phase I site plan approval. Sidewalks are provided to the gondola plaza area. Skier services such as ticketing, rentals, food and beverage, restrooms, etc. are located at the plaza level of the Lake Gloriette Hotel. Parking shuttles will also be used for skiers to access the plaza area. Overflow parking will be provided

at the existing ski area parking lots with shuttle service to and from the hotel area. Proposed parking counts and details will be provided in a future submittal.

Circulation: Access between the ski area and the Lake Gloriette area for skiers, pedestrians, mountain bikes, and other non-motorized uses will be provided by the ski back bridge and the gondola. The gondola will be capable of transporting guests in either direction for both winter and non-winter uses.

Ski-back bridge:

The ski-back bridge provides skier access from the ski area to the hotel area during the ski season. Typically snow cover will be maintained on the bridge during the ski season. Snowmaking would not occur on the bridge itself, but instead, would be done adjacent to the bridge and moved on the bridge as required. A maximum snowpack level will be maintained as required by final engineering criteria.

During conditions when there is not enough snow on the bridge for skiing, skiers can either use the gondola to return to the hotel area or can walk over the bridge. During non-ski season periods, the bridge will provide both to and from the ski area for pedestrians, bikes, and other non-motorized guest uses. The bridge deck lighting will be designed to provide appropriate levels for safety. Lighting will be dark sky compliant and will be designed to avoid motorist glare as required by NHDOT.

All bridge use will be subject to rules and restrictions established by the resort.

Item 14: See Map K plans

Item 18: Proposed mitigation lands were added to Map L.

Item 22: The proposed icing plan was reviewed by Bruce H. Bailey, Ph.D., an expert in wind turbine icing, as requested by the Board. A revised plan, incorporating the expert's suggestions is included in Appendix A along with his opinion letter.