

RECEIVED DEC 16 2020



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

December 11, 2020

DIXVILLE CAPITAL LLC
C/O LESLIE B OTTEN
PO BOX 547
BETHEL ME 04217

Re: Approved Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2015-00425
Subject Property: NH Route 16 & NH Route 26, Errol, Tax Map #. 15, Lot No. 2-2; Dixville Tax Map No. 1626, Lot No. 1, 3, 3.1, 3.3, 3.4, 6.1, 6.3, 6.4, 6.4A, 6.5, 6.8, 7, 9

Dear Applicant:

On December 11, 2020, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Standard dredge and Fill Wetlands Permit Application Time Extension and Name Change. Enclosed please find extended Wetlands Permit # 2015-00425 to permanently impact 2.68 acres of wetlands, including 950 linear feet of streams, and temporarily impact 0.35 acres of wetlands, including 1,250 linear feet of streams, for the redevelopment and expansion of the Balsams Resort.

Permanent wetland impacts include filling 23,642 square feet of wet meadow wetlands for a parking lot; filling approximately 14,206 square feet of forested wetlands for the construction of townhouses; filling approximately 9,931 square feet of forested wetlands for the construction of a mid-mountain lodge; filling approximately 39,724 square feet of forested wetlands for the construction of 6 ski towers (B4, B5, B6, B7, B11 and B13); filling 4,009 square feet of perennial and intermittent stream for the construction of access roads to the ski areas; impacting 500 square feet of the Androscoggin River for the installation of a snowmaking intake structure; installing seven seasonal piers not to exceed 6 ft. x 40 ft. for single family residential use along the shoreline adjacent to the proposed townhouses, regrade sand within the footprint of an existing beach, impact approximately 10 linear ft. of lakeshore on Lake Gloriette to replace an existing pool deck, construct commercial docking structures not to exceed 2,614 sq. ft. in area, impact 435 sq. ft. of bank to repair the abutments for a pedestrian bridge to access the island, impact not more than 1,600 sq. ft. of lakebed to construct ski lift supports, and impact not more than 1,742 sq. ft. of lakebed and bank to construct a ski-back bridge across a portion of Lake Gloriette.

Temporary impacts include 9,831 square feet for the installation of a snowmaking water line; 5,330 square feet for the installation of a snowmaking intake structure in the Androscoggin River; 2,350 square feet of perennial streams and forested wetlands for the installation of the hotel drinking water line. All temporary impacts will be restored. An estimated 49 acres of vegetation conversion is proposed in buffer areas of perennial and intermittent streams.

Compensatory mitigation for the proposed wetland and stream impacts includes preserving 92 acres of mid-elevation terrain (elevation 1500-2300 feet) adjacent to Dixville Notch State Park and 258 acres of predominantly low-elevation terrain that includes some steep mid-elevation habitats along the Clear Stream wetland complex and associated upland (elevation 1300-2700 feet). Compensation for impacts within the existing conservation easement includes 476 acres of wetland and uplands and 133 acres of high elevation terrain (above elevation 2700) along Sanguinary Ridge.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964

This approval is based on the following findings:

The decision to approve this extension was based on the Governor's Executive Order #29 issued on July 2, 2020 and the following findings:

1. The owner, authorized agent or applicant certifies that this permit qualifies for a permit extension in accordance with RSA 482-A:3, XIV-a, and Env-Wt 502.01.
2. This permit has been extended in accordance with RSA 482-A:3, XIV-a and Env-Wt 502.01.

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Env-WtC 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, December 11, 2020.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at <https://nhec.nh.gov/wetlands/index.htm>. For appeal related issues, contact the Council Appeals Clerk at (603) 271-6072.

If you have any questions, please contact me at MaryAnn.Tilton@des.nh.gov or (603) 271-2147.

Sincerely,



Mary Ann Tilton
Wetlands Bureau Assistant Administrator
Land Resources Management, Water Division

Enclosure

cc: Dixville Capital, LLC c/o Burt Mills
Bayroot, LLC
Dixville Woodlands
Balsams Resorts Amenities, LLC
Union Water Power, Co. c/o IUMC
Tillotson Corp. c/o Thomas Deans
Horizons Engineering, Inc. c/o Stephen LaFrance
Errol Municipal Clerk/Errol Conservation Commission
Dixville Municipal Clerk/Dixville Conservation Commission