

**Dixville Capital, LLC
PO Box 547
Bethel, ME 04217**

September 28, 2022

Mr. John Scarinza
Chairman, Coos County Planning Board
PO Box 10
West Stewartstown, NH 03597

RE: Request for waivers
Balsams Ski Area Site Plan Application submittal 9-28-22

Dear Mr. Scarinza:

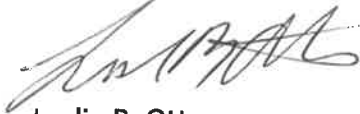
We respectfully request the following waivers to the site plan requirements.

- 1- B. 2.: Applicant requests a waiver to allow 25-foot contours instead of 5-foot contours for maps included in this application. Due to the map scale needed to present the ski area layout and the steep terrain, the larger contours are required to maintain readability.
- 2- B. 15.: Applicant requests the following setbacks waivers:
 - a. Internal parcel boundaries: Applicant requests no setback requirement. This is necessary for lifts and infrastructure to cross between multiple parcels under the control of The Balsams.
 - b. Boundary with State Park: Applicant requests a zero-setback requirement for trails, utilities, and access roads along the portion of the boundary line shown on the attached Exhibit A. An existing logging/access road abuts the existing state park parcel. The proposed trail and utilities follow this road. Due the very steep terrain, the trail, road, and utility construction cannot be moved further from the boundary without requiring widespread additional clearing, grading, and the associated impacts.

- c. RT 26 and Spur Road Rights of Way boundaries at ski bridge: Applicant requests a zero-setback requirement. The proposed bridge will cross the NHDOT right of way, and therefore, there cannot be a setback for the bridge structure. With respect to bridge abutments on each side of RT. 26 and Spur Road, the bridge design will comply with setbacks as required by NHDOT.

- d. RT 26 and Spur Road Rights of Way boundaries at gondola crossing: Applicant requests a zero-setback requirement. The proposed gondola will cross the NHDOT right of way, and therefore, there cannot be a setback for the gondola support ropes. With respect to support towers on each side of RT. 26 and Spur Road, the support tower design will comply with setbacks as required by NHDOT and NH Department of Safety Tramway requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie B. Otten", written in a cursive style.

Leslie B. Otten
as its manager