

SECTION 6. VISUAL QUALITY:

Existing Development:

This project is located on the area called the West Mountain section of the Sugarloaf Ski Resort, just east of the current West Mountain chair lift, and south of West Mountain Road. The existing Ski Area essentially surrounds the proposed development area, and consists of ski trails, ski lifts, and both residential and commercial developments, as well as the 18-hole golf course just north of the proposed development site.

Proposed Development:

The development project proposes to add 140 acres of new ski terrain between the West Mountain chair lift and existing trails that run to the Super Quad. Additionally, the project contemplates the addition on a new quad lift to a location just below Bullwinkles. The proposed development also includes residential lots, townhouses, and condominiums on both the east and west sides of the proposed new ski terrain.

The applicant intends to maintain as much natural vegetation as possible, outside the ski trails. The applicant intends to control, through Deed Covenants and Restrictions, the building styles and exterior finish materials and colors to assist in blending these structures into the landscape. The Applicant will additionally require that residential development be reviewed and approved by the resort's Architectural Review Board. Owners will be required to submit an individual engineered lot site plan for review and approval by the Board prior to the start of construction. Among other goals, the review will confirm architectural and aesthetic fit within the landscape and surrounding development, compliance with maximum clearing standards, drainage coherence with existing infrastructure, and stormwater treatment via rain garden or buffers, where applicable. A draft copy of these Deed Covenants and Restrictions is enclosed as part of this Section.

The larger structures (duplex and multi-unit condominiums, and ski services building) are located mostly on the lower elevations of the project site. The applicant will utilize the same types of colors, materials, and aesthetic character on these buildings, to fit them as harmoniously into the landscape as possible.

The applicant also intends to control all outside lighting within this development project. For the residential lots, this will be done through the Deed Covenants and Restrictions. For the rest of the development, as the applicant will also be the owner, outside lighting will be restricted to downcast, full cut-off fixtures to prevent light pollution into the night sky.

The project should not be visible to the Appalachian Trail to the south as it is protected from view by the Sugarloaf Mountain peak. The project should not be visible from South Crocker or Crocker Mountain as those are not far enough north to create a viewable angle. As is currently the case for most of the Sugarloaf Resort, the project may be visible

from portions of the AT to the north including Bigelow Mountain and Moose Falls Campsite. However, if visible from these locations at nearly 4 miles from the project site, the proposed development will be very much a background visual element from standpoint of scope and scale.

Therefore, the applicant concludes that there are no anticipated undue negative visual impacts due to this West Mountain Expansion.