

CASE STUDY



Ragged Mountain Ski Resort

NATIONWIDE OFFICES

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Mountain Property Expansion Project Danbury, New Hampshire Ragged Mountain Ski Resort, LLC (RMR)

BACKGROUND

Ragged Mountain Ski Resort, LLC (RMR) is proposing to improve and expand the existing ski and golf facility at the 2,100-acre Ragged Mountain property. The proposal includes renovating an 18-hole golf course, improvements and expansion of the existing ski area including expanded snowmaking, and the development of up to 890 single-family homes and cabins, and condominiums. The project is proposed in phases, with the first phase to include the golf course renovation, construction of up to 120 residential cabins and lots, and improvements to the ski area. The remaining residential development and ski area expansion will occur over a period of 1-2 decades, depending on market forces.

Normandeau Associates has provided RMR with multiple natural resources surveys; including wetland delineation and functional assessments, stream geomorphological studies, vernal pool surveys, wildlife habitat and travel corridor assessments, and rare species surveys. Wetlands and water impacts of approximately 6 acres triggered NH Wetland Bureau and Corps 404 permitting requirements. Normandeau Associates managed the development of an Environmental Assessment for the Corps process, which ultimately devolved into a standard 404 application. Normandeau Associates provided agency coordination and helped reach agency consensus on a mitigation solution that included 1100 acres of upland preservation, with approximately 20 acres of wetland enhancement and restoration. The mitigation measures were designed to conform to RMR's interest in preserving open space and positive public perception. Vernal pool creation was a small but important component of the mitigation package.



View of mountain from Bog Pond