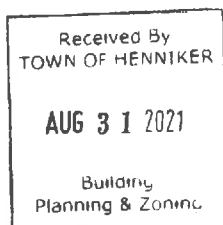
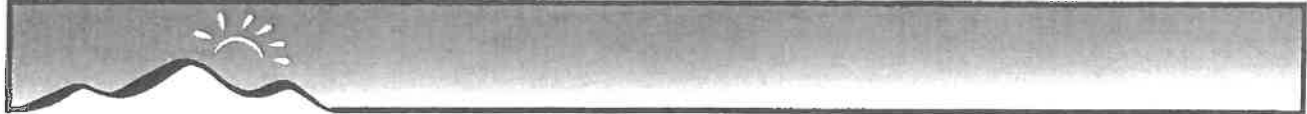


TOWN OF HENNIKER
Henniker Planning Board

Conceptual Consultation
for
Mountain Operations Facility





PATS PEAK

P.O. Box 2448 ■ Henniker, New Hampshire 03242

May 12, 2021

Town of Henniker
2 Depot Hill Road
Henniker, NH 03242

To Whom It May Concern:

This letter authorizes Kris Blomback, and various contractors and consultants, he deems appropriate, to act on behalf of Pats Peak Ski Area to appear before any boards in pursuit of Town of Henniker, State of New Hampshire, and Federal permits and approvals. This authorization will remain in force until terminated by me.

Regards,

Wayne Patenaude
Owner

Signed before me: Wayne Patenaude Date 5-12-2021

Signature of Notary: Julianne Dionne

JULIANNE R. DIONNE
Notary Public - New Hampshire
My Commission Expires October 2, 2024





Town of Henniker, New Hampshire
 18 Depot Hill Rd., Henniker NH 03242
 (603) 428-3221 | www.henniker.org

CONCEPTUAL CONSULTATION APPLICATION

FOR OFFICE ONLY:

Case Number: _____

Meeting Date: _____

Date Received Stamp:

Property Address: Pats Peak, 686 Flanders Road, Henniker NH 03242

Road Class (State, Town Class V, Town Class VI, or private): Town Class V

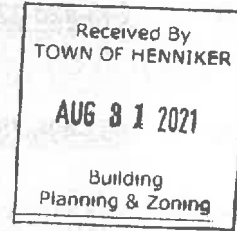
Road Surface (gravel or paved): Paved

Tax Lot(s): Lots 588-A and 588 - B1

Zoning District(s): Commercial Recreation/Rural Residential

Is/will the property be serviced by Town Water? N/A

Is/will the property be serviced by Town Sewer? N/A



Type of Application

Major Subdivision (4 or more lots total) | Number of Final Lots: _____

If yes, is this an Open Space Residential Development Subdivision? Yes No

Minor Subdivision (up to 3 lots total) | Number of Final Lots: _____

Lot Line Adjustment (no new lots created)

Voluntary Merger (two or more lots combined)

Change of Existing Use

New Construction | Existing Square Feet: 7,100 SqFt Proposed Square Feet: 12,000 SqFt

Addition to Existing Structure | Existing Square Feet: _____ Proposed Square Feet: _____

Expansion to Existing Size of the Use | Existing Square Feet: _____ Proposed Square Feet: _____

Change in Intensity of the Existing Use | Existing Square Feet: _____ Proposed Square Feet: _____

Other

Property Owner(s)

Agent or Landowner's Legal Representative

Name: Pats Peak Skiing LLC

Name: Kris Blomback

Address: PO Box 2448 – 686 Flanders Road

Address: Pats Peak Skiing LLC

Henniker, NH 03242

686 Flanders Road – PO Box 2448

Henniker, NH 03242

Tel. #: 603-428-3245 Ext 107

Tel. #: 603-428-3245 Ext 107


Fax #: 603-428-7821

Fax #: 603-428-7821

Email: Kris@patspeak.com

Email: Kris@patspeak.com

Signature: 

Signature: 

Date: 8/31/2021

Date: 8/31/2021

I understand that if I am not the owner of the property named above, this application must be signed by the owner(s) of the property showing recognition and approval for the **duly authorized agent to represent** the owner(s) in a discussion of the property before the Board. **Alternatively, a notarized statement signed by the property owner citing this permission can be submitted.**

Conceptual Consultation Applications and materials for submission are due to the Planning Office no later than Wednesday noon the week prior to the Planning Board Regular Business Meeting (a minimum of seven calendar days) in accordance with the adopted deadlines in the posted Planning Board Schedule.

Submission Requirements:

- Completed Application
- 7 copies of a concept plan, in 11"x17" size folded in half to 8-1/2" x 11" size with the blank side facing inward, of the site and surrounding properties, prepared by the Applicant, in sufficient detail to allow the Planning Board to discuss the proposal.
- 7 copies of a brief, clear, typewritten narrative description of the proposal describing the current conditions on and characteristics of the property and, generally describing the intended project. The narrative shall include the map and lot number, zoning district, property owner (s), and street address of the property.
- Any other information that the prospective Applicant feels will be helpful.

PLANNING BOARD CONSULTATION

Pats Peak is proposing to build a new 12,000 sqft Mt Ops facility, over a period of two years, and upon completion of the new shop, demolish the existing 7,100 sq ft facility. The new building would be constructed approximately 120 feet from the existing building. Our existing facility is now approaching 60 years old and does not meet any sort of current safety, environmental, ADA or space requirements. The larger facility; not only being modern, spacious, and state of the art, will allow us to keep more equipment inside and out of view.

This **building works in concert/complimentary with the main snowmaking building** which is located at the base of the Valley Chairs and is 150' feet away.

Naturally, **fire protection**, and the ability to keep operating in the unlikely event of one, we support a **healthy distance** between the two.

Finally, from an aesthetics perspective, recessing it into the existing contours of lot 588-B1 will dramatically reduce the visual impact by "burying" the back wall into the land. In fact, as designed, the rear wall of the shop will have less than 10 feet protruding from the ground level. If we pulled it into the middle of the parking lot the neighbors would be staring at 26' of solid wall. Exterior colors and surfaces will be earth tone in nature to blend in with the environment.

Pats Peak has proactively reached out to the immediate adjacent neighbors and incorporated any concerns they have into our overall design.

Mr. Kevin Gallagher – Lot 588- B2 (immediately to the west). Mr. Gallagher has no problem with the proposed development and only asks for some additional tree buffers and to maintain the access path that he has enjoyed to get to the back of his property. He requested an existing parking lot light to be angled differently.

Ms. Susan Fetzer - Lot 588 – B5 6/1 (immediately to the south) Ms. Fetzer has no problem with the proposed development and only asks for some additional tree buffers to be placed along her property line. She requested an existing parking lot light to be angled differently as well.

Paul and Milli Knudsen Lot 588 – B6 The Knudsen's have no problem with the proposed development and wish us luck.

List of Contractors:

Kurt Lauer
Lauer Architects
118 Paige Hill Road
Goffstown, NH 03045

JSN Associates
1 Autumn Street
Portsmouth NH 03801

Budel Construction
23 Meadorboro Road
Rochester, NH 03867

Dan Higginson
Higginson Land Services
Henniker NH 03242



**Town of Henniker
Zoning Board of Adjustment
Notice of Decision**

June 16, 2021

ZBA Case 2021:3 Request for a Variance from Article VII, Zone RR, Section 133-26 to allow for the construction of a 12,000 square foot mountain operation facility in a residential zone, Owner/Applicant Pats Peak Ski Area, 686 Flanders Road, Map 1 Lot 588-1.

At the June 16, 2021 meeting the Zoning Board of Adjustment held a public hearing relative to your request as outlined above. The Zoning Board, after discussing the request, voted to approve your application 5 to 0.

Doreen Connor, Chair
Zoning Board of Adjustment
July 29, 2021

Under the provisions of RSA 677:2 a request of rehearing must be filed with the ZBA within 30 days after a decision of the ZBA has been made. The request for rehearing is required to set forth fully every ground upon which it is claimed that the decision or order is unlawful or unreasonable. In the event that a rehearing is granted, a new application along with the appropriate fee must be presented to the Land Use Office in accordance with the posted schedule.

Cc: File, Assessing, Applicant



May 6, 2021

Henniker, NH

1 inch = 549 Feet

0 549 1099 1648



www.cai-tech.com



The data on this map has been compiled from a variety of sources granted voluntarily by private owners and official sources and is not to be considered legal location of property boundary lines. The Town of Henniker assumes no responsibility for the accuracy of individual parcels.



ay 6, 2021

Henniker, NH

1 inch = 137 Feet

0 137 274 412



www.cai-tech.com



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May 6, 2021

Henniker, NH

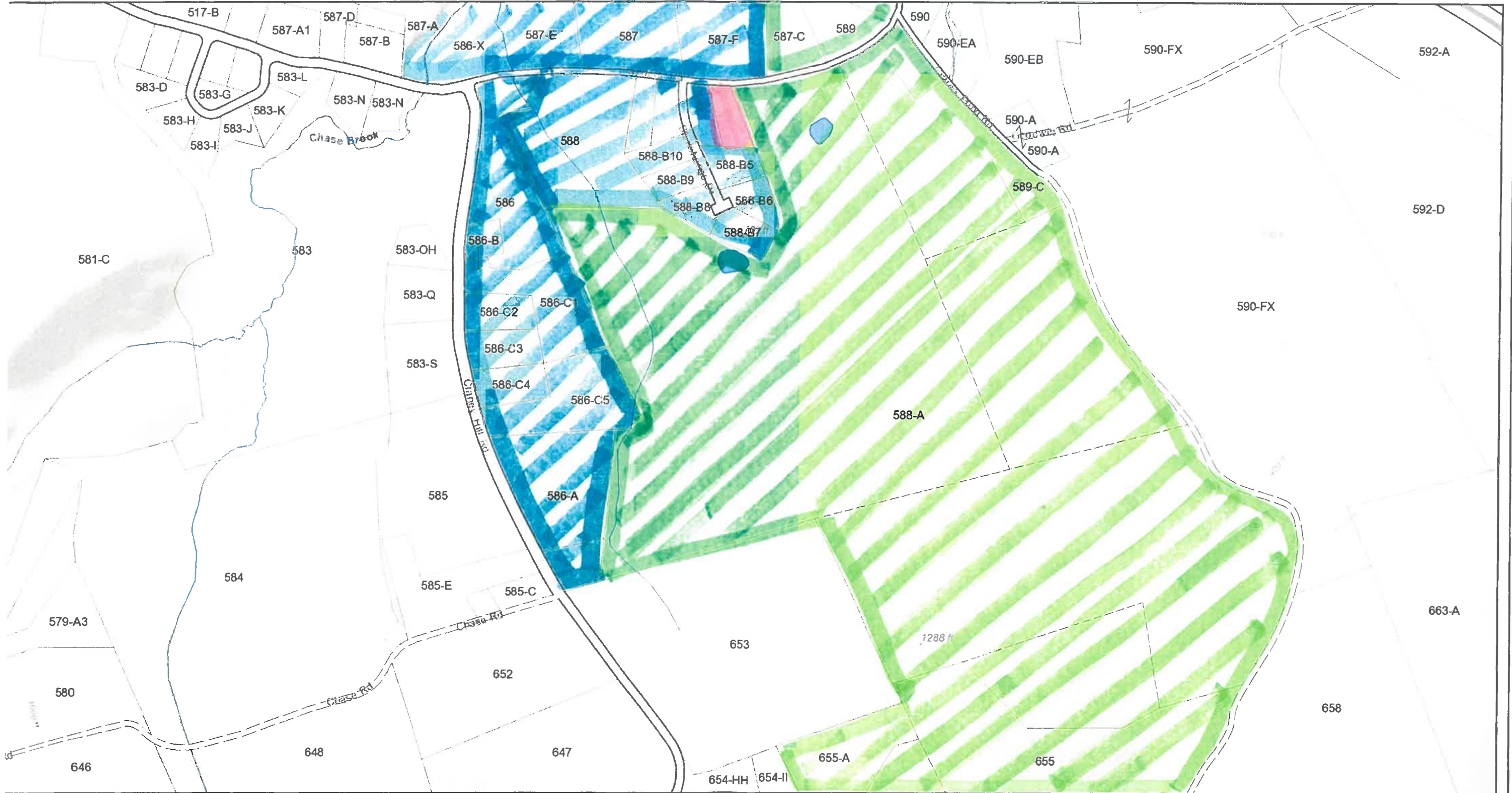
1 inch = 549 Feet



 = LOT 588B1 (RURAL)
 = RURAL RESIDENTIAL
 = COMMERCIAL RECREATION



www.cai-tech.com



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588-36

588-35

588-32

2" WATER LINE
2" FIRE PROTECTION

POLE LIGHT
FUELING STATION

DUMPSTER
U.G. L.P. TRUNKS
U.G. TEL/PDATA CONDUITS

WALL PACK LIGHT

FINISH FLOOR
592.0'

2500 GAL. SEPTIC TANK
1000 GAL. HOLDING TANK

RETENTION POND

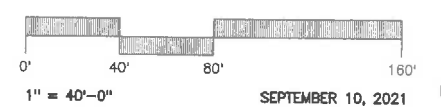
PAD MOUNT TRANSFORMER

U.G. ELECTRICAL

SETBACK LINE

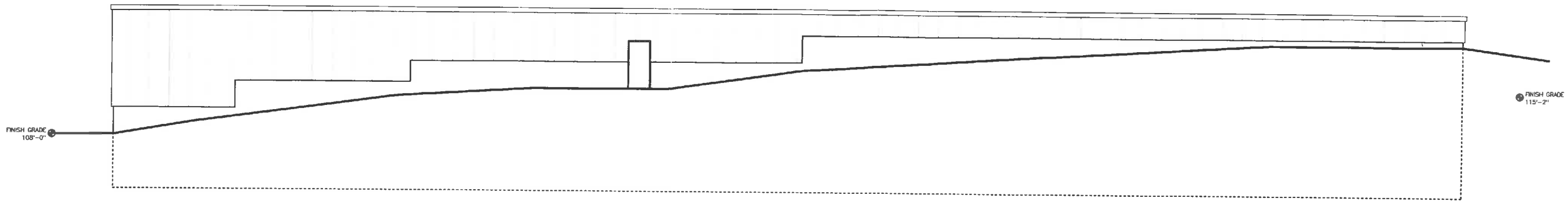
SITE PLAN

PATS PEAK SKI AREA
MOUNTAIN OPERATIONS BUILDING
686 FLANDERS ROAD, HENNIKER, NH 03242
LOT 558A and 588-B1

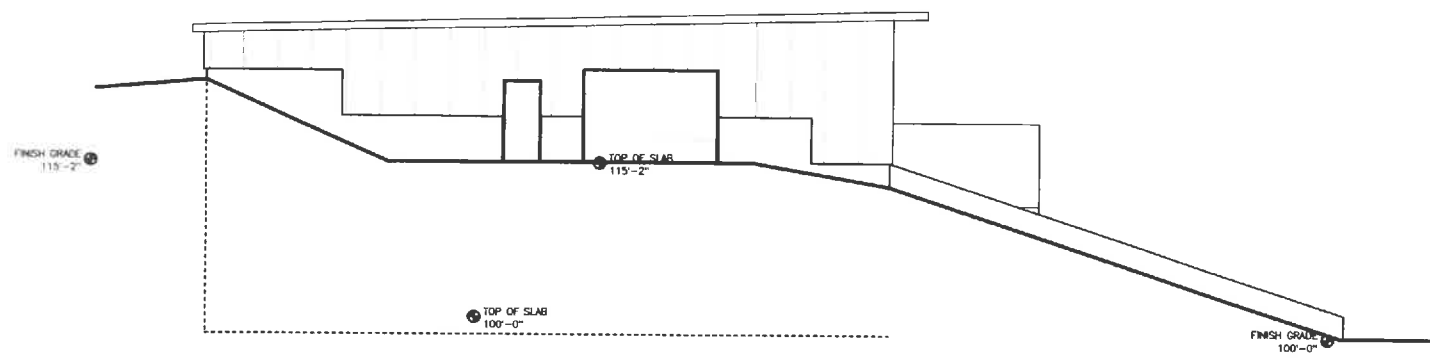


SEPTEMBER 10, 2021

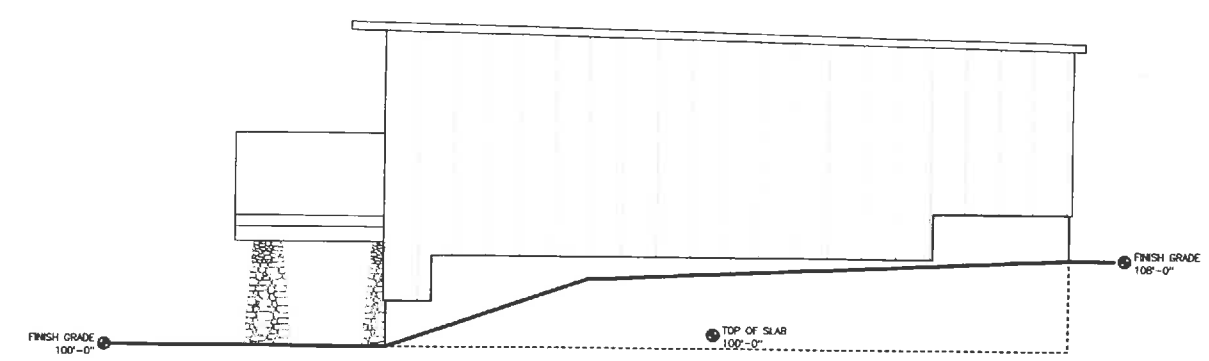




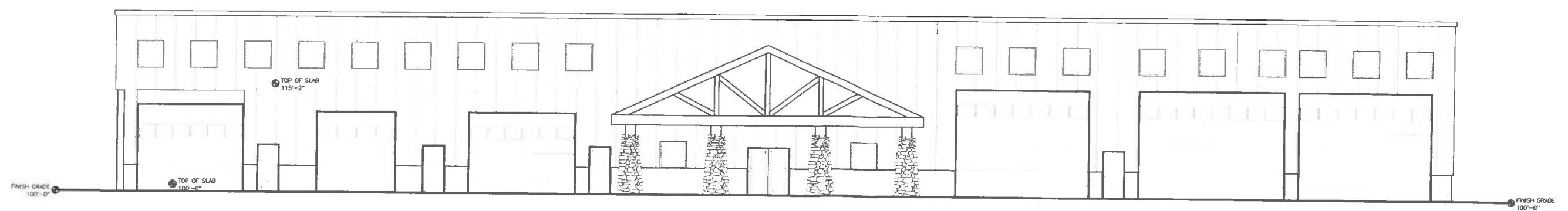
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



LAUER ARCHITECTS, P.A.
118 PAGE HILL RD., COFFSTOWN, NH 03045
Tel. 603-497-8441
lauerarchitects@comcast.net

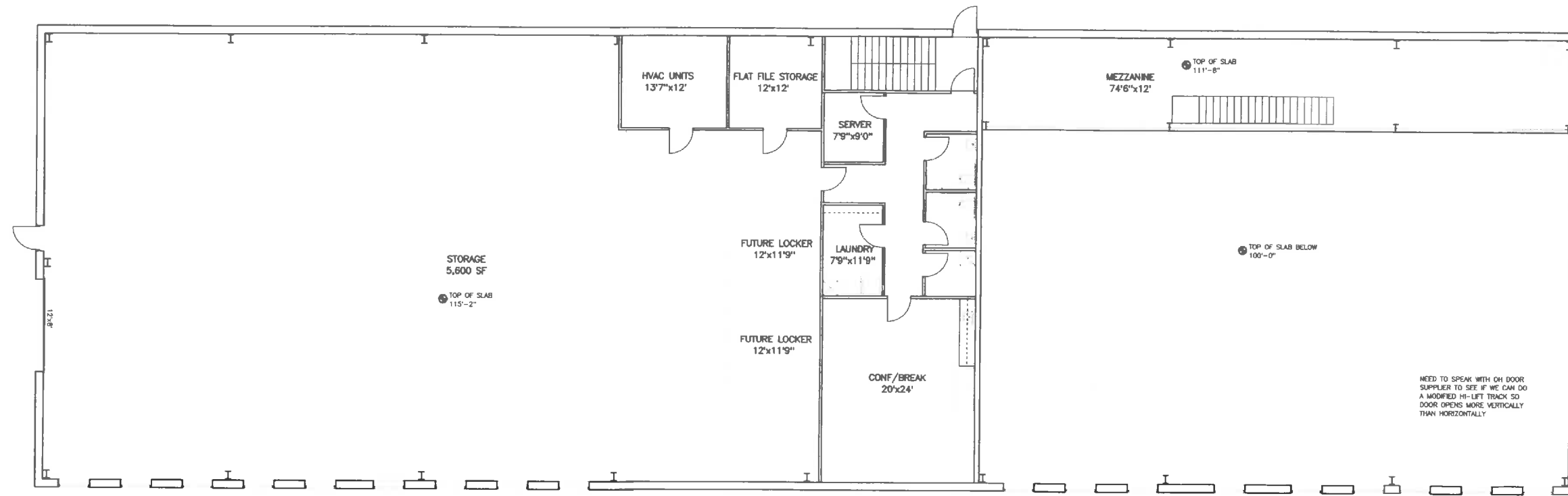
PROPOSED IMPROVEMENTS AT:
PATS PEAK SKI AREA
MOUNTAIN OPERATIONS BUILDING
ROUTE 114, HENNIKER, NEW HAMPSHIRE

EXTERIOR ELEVATIONS
@ 1/8" = 1'-0"

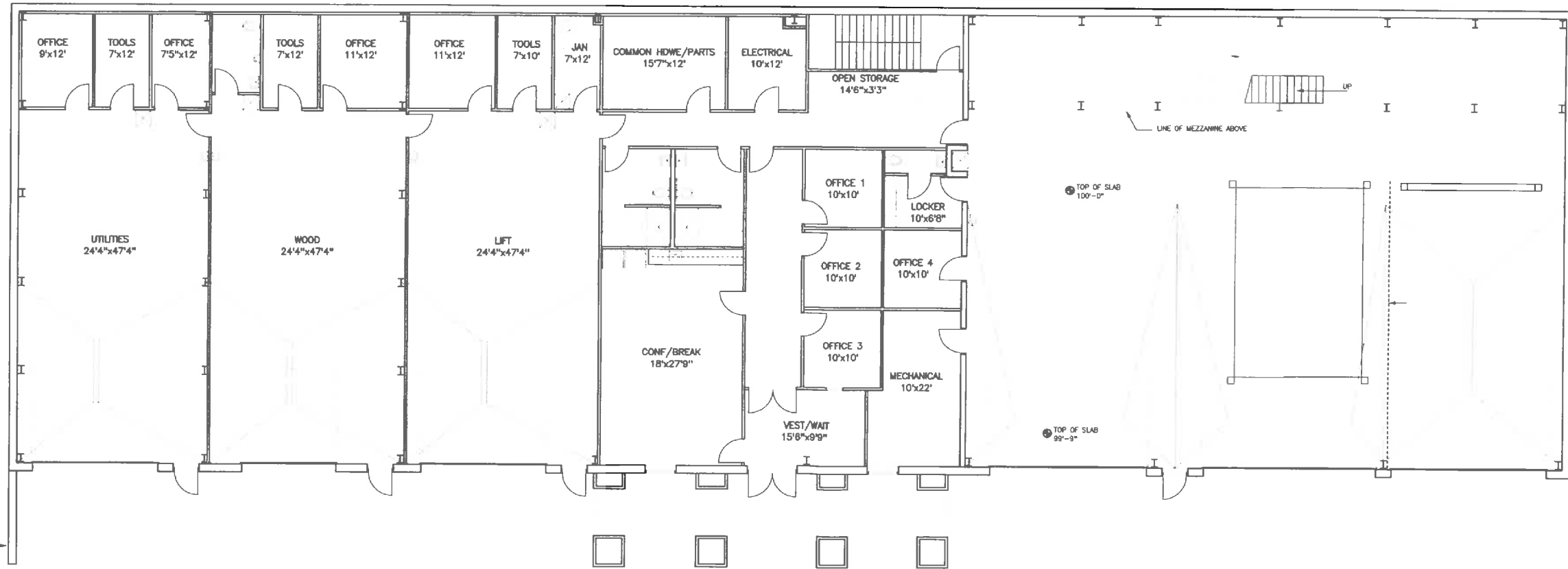
DATE: AUG. 30, 2021
FILE: 2150\PATSPK\ MINTOPS\PB-6ELEV

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ELEV



SECOND FLOOR PLAN 12,000 SF
 1/8" = 1'-0"



FIRST FLOOR PLAN 12,000 SF
 1/8" = 1'-0"



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 Tel. 603-457-8441
 lauerarchitects@comcast.net

PROPOSED IMPROVEMENTS AT:
PATS PEAK SKI AREA
MOUNTAIN OPERATIONS BUILDING
 ROUTE 114, HENNIKER, NEW HAMPSHIRE

FLOOR PLANS
 @ 1/8" = 1'-0"

DATE: AUG. 30, 2021
 FILE: 2150\PATSPK\ MNTOPS\PB-6PLAN

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PLANS