



CASE # PB 2024-03

SITE PLAN REVIEW APPLICATION

Property Address: Pats Peak Ski Area - 686 Flanders Road

Parcel Lot # : 588A, 589C, 655, & 655A **Zoning District:** Commercial Recreation

Parcel Lot Size: 456 + Acres **Road Frontage:** 1,210

Type of Application: **Change of Use**
(Circle Type) **Home Business Retail/Service**
 Multi-Family Residential
 Commercial/Industrial Development
 Telecommunication

Received By
TOWN OF HENNIKER

APR 10 2024

Building
Planning & Zoning

PROPERTY OWNER(s)

Name: Pats Peak Inc
Address: PO Box 2448
686 Flanders Road, Henniker NH 03242
Tel #: [REDACTED]
Fax #: [REDACTED]
Email: [REDACTED]
Signature: [REDACTED]

Name: _____
Address: _____

Tel #: _____
Fax #: _____
Email: _____
Signature: _____

APPLICANT(s)

Name: Pats Peak Inc
Address: PO Box 2448
686 Flanders Road, Henniker, NH 03242
Tel #: [REDACTED]
Fax #: [REDACTED]
Email: [REDACTED]
Signature: [REDACTED]

Name: _____
Address: _____

Tel #: _____
Fax #: _____
Email: _____
Signature: _____

If the property owner is not the applicant and/or wishes the applicant to act on their behalf, the property owner MUST provide a notarized letter (original) authorizing the applicant to file an application.

Telephone
603-428-3221

Town of Henniker
18 Depot Hill Road, Henniker, NH 03242
www.henniker.org

FAX
603-428-4366



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:

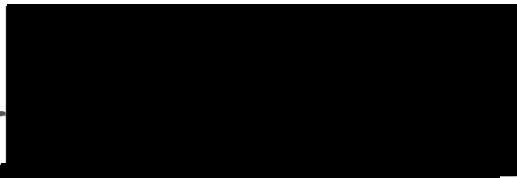
This letter authorizes Kris Blomback, and various contractors and consultants, he deems appropriate, to act on behalf of Pats Peak Ski Area to appear before any boards in pursuit of Town of Henniker, State of New Hampshire, and Federal permits and approvals. This authorization will remain in force until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

Regards,



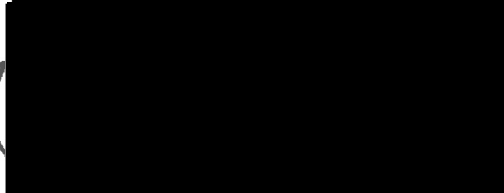
Wayne Patenaude
Owner

Signed before me:



Date 5-12-2021

Signature of Notary



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

OVERVIEW

This Site Plan Review Application addresses improvements and new infrastructure development proposed at Pats Peak Ski Area, in Henniker, NH. The Applicant for this project is Pats Peak Inc. (Pats Peak). The documentation included herein was prepared by Verdantas LLC (Verdantas) and Pats Peak.

The proposed projects include:

- **Snowmaking Reservoir:** a new water storage impoundment near the top of the mountain to assist in Pats Peak's snow making operations (Snow Making Impoundment);
- **Replacement of Hurricane Chairlift** raising the elevation of and regrading the Hurricane Chairlift summit unloading area for skier safety, in association with planned replacement of the existing chairlift (Chair Summit Improvements); and lowering the elevation of and regrading the Hurricane Chairlift base loading area, in association with planned replacement of the existing chairlift (Chair Base Improvements);
- **Beginner Bypass:** re-configuring and regrading a portion of the base area to separate "slow moving" skier traffic from "high speed" skier traffic, which will include installation of retaining wall supported trail section (Base Slope Improvements);
- **Parking Culvert:** construction of a stream crossing in one of the Pats Peak parking lots (Culvert);

PROPERTY DESCRIPTION

The projects included in this Application will take place entirely on parcels owned by Pats Peak including Henniker Tax Parcel numbers 588-A, 589-C, 655, and 655-A, and together these parcels are referred to herein as the Property. In total, the Property is approximately 456 acres and is bounded by woodland to the east, west, and south. The southern-most end of the Property abuts an easement to Craney Pond. To the north of the Property is Flanders Road, along which are numerous residential houses, a landscape supply business, and a lumber yard. There are also a few residential homes and a motel along the north end of Craney Pond Road near where it intersects with Flanders Road.

PROJECT DESCRIPTION

Snow Making Reservoir

The Snow Making Impoundment will be built to improve Pats Peak's snow making operation. The Impoundment will allow Pats Peak to withdraw water from Craney Pond at their present permitted rate, during the night, allowing them to achieve one of their sustainability goals of using electricity during off-peak rates to power the pumping system.

The Impoundment is expected to be filled to capacity for only for an approximately 2-3 week period prior to the start of the snow making season (late fall). The Impoundment will then most likely be drawn down nearly entirely during that initial snow making operation. Its use will then likely be sporadic over the remaining course of the winter as partial filling and use of the stored water is performed to augment existing snow cover. Outside of ski season, the Impoundment will remain at whatever storage capacity results from captured precipitation and run-on. Pats Peak personnel will monitor the impoundment on a regular basis to ensure Impoundment conditions remain safe. It is expected that there may be a need to remove sediment and other debris that accumulate in the base of the Impoundment from time to time. In this event, machinery will be able to enter the Impoundment via a gated access ramp located at the north end of the Impoundment

Hurricane Chairlift Replacement

The Hurricane Chairlift at Pats Peak is going to be replaced, and alterations are planned at both the summit unloading and base loading areas. The unloading area at the summit will be regraded to raise its elevation by up to approximately 11 feet. This will give riders easier access to the full range of trails that descend from the summit. Construction will require the installation of a precast retaining wall at the northern edge of the unloading area, and the import of approximately 2,000 cubic yards of fill material to reach design grade. The total area of disturbance for this portion of work is 19,000 square feet (~0.44 acres). The Hurricane Chairlift is approaching its "end of service" life after close to 50 years of service and almost 80,000 hours of run time.

Beginner Bypass

As previously mentioned, the Hurricane Chairlift is going to be replaced and alterations at both the base and summit are planned. At the base, alterations will include regrading of the loading area by approximately 5 feet to achieve a lower the elevation. The overall size of the flat loading area will be increased through the regrading and installation of retaining walls to the north and south. The bottom 150 feet of the two eastern most trails leading to the Hurricane Base will also be regraded to a slightly steepened slope to improve the ability to glide to the loading area.

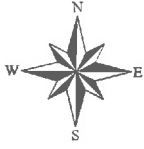
Additionally, a beginner-bypass trail is planned to be constructed immediately west of the Hurricane Base to improve skier safety. Historically, the Hurricane Base area has seen a high number of skier collisions due to the merging of a beginner level trail with a faster, more advanced level trail. The beginner-bypass trail will be constructed to provide a safer route for beginner level skiers to take when accessing the Hurricane Chairlift. Construction of the new trail will require the installation of precast retaining walls on either side of the trail alignment. The trail alignment will be filled and graded to a 6% slope. The total length of the beginner-bypass is 400 feet. The trail will cross a wooded area containing wetlands. Refer to the Wetland Filling section of this Application for more detail.

Parking Lot Culvert

A culvert crossing will be installed to connect two existing gravel parking lots by crossing over a small drainage stream at the base of the mountain. The crossing will be 18 feet wide and span 40 feet across. The culvert will be 36 inches in diameter. See Wetland Filling section for more detail.

PROJECT SCHEDULING

The schedules for the four projects included in this application are considered independent from one another. It is expected that none of these projects would occur during winter conditions.



Pats Peak Tax Map

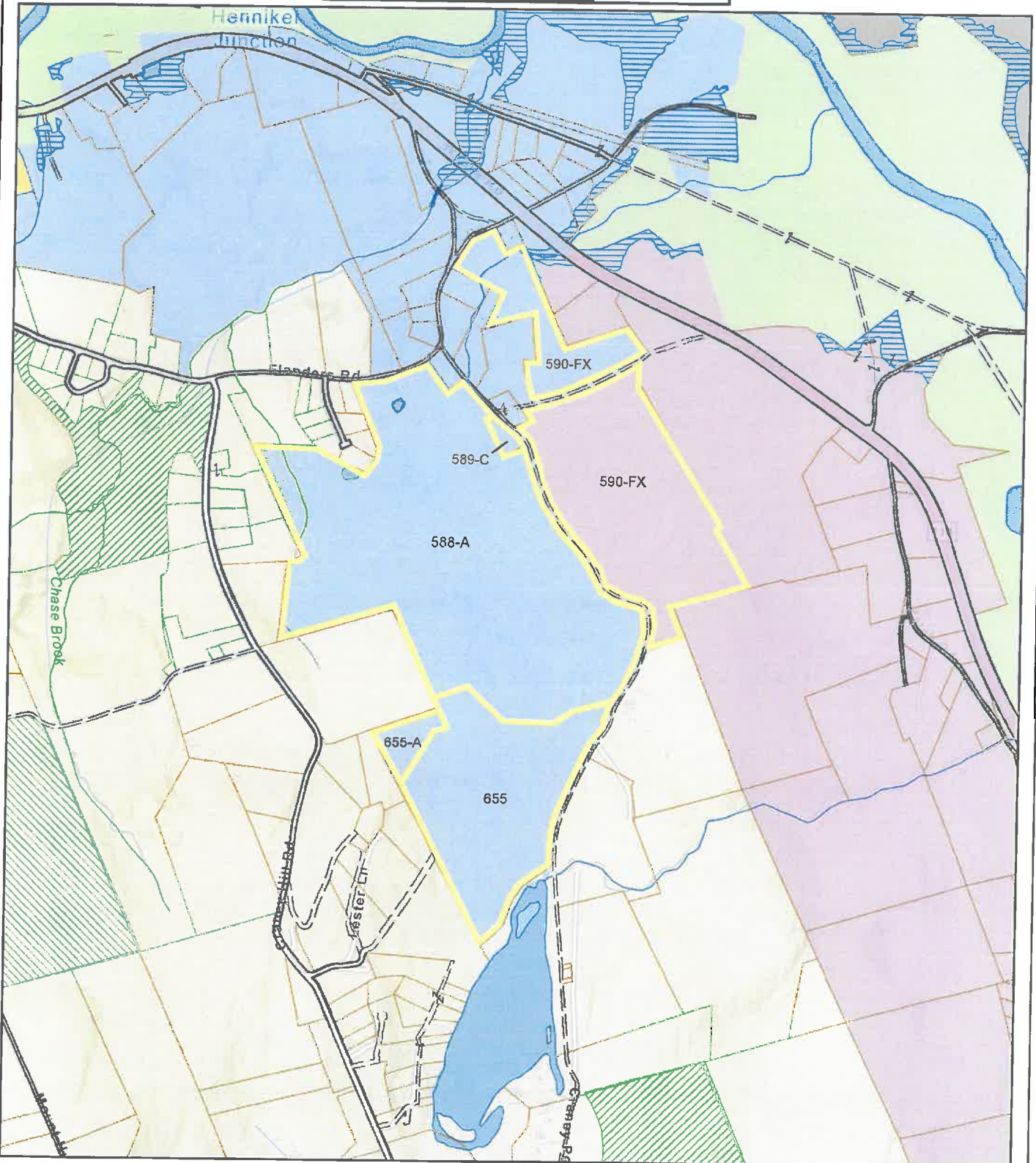
Town of Henniker, NH

1 inch = 1500 Feet



www.cai-tech.com

March 12, 2024



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.



**Town of Henniker
Planning Board
Wednesday June 14, 2023, 6:00PM
Henniker Community Center**

Members Present: Scott Dias; Chair, , Kyle Carson, Keith DeMoura, Dan Higginson, Paul Mulcahey; alternate, Bill Marko; Selectmen Representative, Neal Martin; Selectman Alternate

Member's Excused: Heidi Aucoin; Vice Chair, Ryan Haley

Town Planner: Mark Fougere

Recording Secretary: Hank Bernstein

Guests: See attached Sheet

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Scott Dias opened the meeting with recitation of the Pledge of Allegiance and called the meeting to order at 6:00pm.

2. MEETING MINUTES- REVIEW AND APPROVE

- March 22, 2023, Meeting Minutes

B. Marko moved to approve these minutes, seconded by D. Higginson. Motion carried unanimously.

3. PROJECTS OF REGIONAL IMPACT

There were no projects of regional impact to discuss.

4. DISCUSSION

Pats Peak: Conceptual discussion on potential various projects, 686 Flanders Road, M/L A-588, Zoned Commercial Recreation

Kris Blomback, of Pats Peak, discussed five upcoming projects at Pats Peak.

1. Snowmaking Reservoir

Pats Peak is looking into plans for a Snowmaking Reservoir that will increase their snowmaking window and decrease stress on staff, and decrease their carbon footprint. This project was permitted in 2003 but those permits have since expired. Pats Peak is using that foundation to revitalize this project. One of those permits is for Alteration of Terrain which lasts ten years. Pats Peak is hoping to utilize this permit to accomplish other goals as well. Craney Pond and Chase Brook will source this reservoir, both of which have been fully permitted and are monitored by sensors. There will be an overflow system in place, although overflow in this system is very unlikely.

2. Link Trail

K. Blomback discussed the link trail. They are currently permitting for the worst case scenario which would affect a neighboring property owner and would possibly need a special exception. They are looking into solutions that would not affect the abutter.

3. Box Culvert

Pat's Peak would like to put in a box culvert at their entrance.

4. Chairlift Terrain Alteration

The Hurricane chairlift is over forty years old. Pat's Peak is looking into fixing a traffic issue where experienced skiers have to cross over the beginner area. Part of that would be lowering the grade at the new station.

5. Race Trail

Pat's Peak is looking into adding training lanes away from the general public.

5. WORK SESSION

● **NHDOT: Old Concord Rd./Rt. 202 intersection - BOS June 20th**

The Planning Board discussed this intersection and looked forward to the discussion at the Board of Selectmen meeting on June 20th.

● **Goals for 2023**

M. Fougere reminded the Board of the Master Plan and previous goals that had been set.

Discussion ensued.

- Possible Zoning changes for the 75% of undeveloped land in Henniker.
- Possible discussion with Selectboard about Economic Development Committee changes.

The Planning Board consensus was to task B. Marko with discussion about increasing the number of resident positions on the EDC.

There was further discussion on Code Enforcement.

● **Dumpsters**

The Planning Board discussed the overflowing dumpsters around Town. It was agreed that the dumpsters are unsightly, but enforcement is out of the Boards hands. Discussed ensued on possible solutions.

6. OTHER BUSINESS

No other business

7. ADJOURNMENT

D.Higginson moved to adjourn at 7:30, seconded by K. Carson, motion carried unanimously.

Respectfully submitted,

Hank Bernstein

Minute Taker

Town of Henniker Conservation Commission Meeting

Wednesday, June 7th, 2023, 7PM

Grange Hall & Zoom

Members Present: Holly Green, Mark Mitch, Ross Bennett, Maegan Gagne, and Roni Hardy

Members Excused: Selectman Scott Osgood

Guests: Kris Blomback, Dave Mclean, and Mike Penney

Recording Secretary: Holly Green

Holly Green called the Conservation Commission to order at 7:10 PM. Mark Mitch then took over chairing the meeting, so Holly could take the minutes, since the regular minute taker, Hank Bernstein, was absent.

Item #1 – Presentation of Pat’s Peak’s projects to install reservoir and improve ski trails and parking lot - Kris Blomback, Pat’s Peak Manager. The Engineers for the projects, Dave Mclean and Mike Penney, both from Verdantas, were also present to answer questions. Ross asked if the runoff going across the parking area had been addressed. Kris said it had. The Commission had no other concerns.

Kris, Dave, and Mike left the meeting.

Item #2 – Review and approve previous meeting minutes. The minutes were tabled since Hank was absent.

Item #3 – Review proposals for Natural Resources Inventory Update. The Commission reviewed the ranking sheet prepared by Maegan, which compared the six proposals received by the Commission: Dubois & King; Kane Conservation and Moosewood Ecological LLC; Mad Scientist Associates LLC; FB Environmental Associates; SWCA Environmental Consultants; and Central New Hampshire Regional Planning Commission (CNHRPC). FB Environmental Associates and Kane Conservation & Moosewood Ecological were the most highly ranked. The Commission discussed the services offered by each proposal. Mark noted that one of the proposals included an invasive species mapping and that it sounded like a good idea. The Commission concluded that the proposals from Kane Conservation & Moosewood Ecological and CNHRPC were the most inexpensive and closest in location (Concord), and that CNHRPC’s proposal offered significantly less in services than the other proposals.

Ross moved to choose the proposal from Kane Conservation and Moosewood Ecological LLC to conduct the Natural Resources Inventory update. Mark seconded the motion. The motion passed unanimously.

Item #4 – Mail: The Commission reviewed some Intents to Cut and had no concerns.

Item #5 – Review Request for Proposal for Forestry Management Plan. Holly gave Mark a copy of her edits, all related to the timeline. There were no other comments. Mark will make the revisions and submit it to the Town Administrator, Diane Kendall.

Item #6 – Other Business

No other business.

Holly moved to adjourn at 9:19 PM, seconded by Ross. Motion carried unanimously.

Respectfully submitted,

Holly Green

Minute Taker



100 feet Abutters List Report

Henniker, NH
April 10, 2024

Subject Property:

Parcel Number: 588-A
CAMA Number: 8-588-A
Property Address: 686 FLANDERS RD Unit A

Mailing Address: PAT'S PEAK INC
PO BOX 2448
HENNIKER, NH 03242

Abutters:

Parcel Number: 654-II
CAMA Number: 11-654-II
Property Address: OFF TOWER RD Unit II

Mailing Address: H GOBIND KHORANA FAMILY REALTY
JULIA KHORANA 3 BIRCH HILL ROAD
STOW, MA 01775

Parcel Number: 654-JJ
CAMA Number: 11-654-JJ
Property Address: 134 TOWER RD Unit JJ

Mailing Address: HODGES ALAN
134 TOWER ROAD
HENNIKER, NH 03242

Parcel Number: 654-Z
CAMA Number: 11-654-Z
Property Address: TOWER RD Unit Z

Mailing Address: H GOBIND KHORANA FAMILY TRUST
C/O JULIA KHORANA 3 BIRCH HILL
ROAD
STOW, MA 01775

Parcel Number: 657
CAMA Number: 11-657
Property Address: 753 CRANEY POND RD

Mailing Address: LIDDLE MARGARET JANE DAVID F
LIDDLE JR; JOHN COREY
91 CHALK POND RD
BRADFORD, NH 03221

Parcel Number: 658
CAMA Number: 11-658
Property Address: CRANEY POND RD

Mailing Address: PATENAUDE THOMAS
PO BOX 1
HENNIKER, NH 03242

Parcel Number: 737
CAMA Number: 11-737
Property Address: CRANEY POND RD

Mailing Address: PAT'S PEAK INC
PO BOX 2448
HENNIKER, NH 03242

Parcel Number: 539-C
CAMA Number: 8-539-C
Property Address: 104 TEMPLE RD Unit C

Mailing Address: PATENAUDE PROPERTIES
PO BOX 48
HENNIKER, NH 03242

Parcel Number: 540-X9
CAMA Number: 8-540-X9
Property Address: WEARE RD Unit X9

Mailing Address: LANS ADAM M HENRY ANNE E
468 MERRIMACK STREET
MANCHESTER, NH 03103

Parcel Number: 586
CAMA Number: 8-586
Property Address: 27 CRANEY HILL RD

Mailing Address: COHEN BENJAMIN J
620 WEST 252 STREET
BRONX, NY 10471

Parcel Number: 586-A
CAMA Number: 8-586-A
Property Address: 285 CRANEY HILL RD Unit A

Mailing Address: DOWNES MARTHA
4115 HIGHWAY A1A
VERO BEACH, FL 32963



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100 feet Abutters List Report

Henniker, NH
April 10, 2024

Parcel Number: 586-C5
CAMA Number: 8-586-C5
Property Address: 209 CRANEY HILL RD Unit C5

Mailing Address: BATES JANINE Y
209 CRANEY HILL ROAD
HENNIKER, NH 03242

Parcel Number: 587-A
CAMA Number: 8-587-A
Property Address: 449 FLANDERS RD Unit A

Mailing Address: CONSTRUCTION AGGREGATES INC
C/O HENNIKER REDI-MIX
PO BOX 870
HENNIKER, NH 03242

Parcel Number: 587-F
CAMA Number: 8-587-F
Property Address: FLANDERS RD Unit F

Mailing Address: HESKETH PAUL J MD ANN M HESKETH
72 FEARING DRIVE
WESTWOOD, MA 02090

Parcel Number: 588
CAMA Number: 8-588
Property Address: 556 FLANDERS RD

Mailing Address: WAGNER THOMAS WALTER WAGNER
JO-ELLEN DEE
556 FLANDERS ROAD
HENNIKER, NH 03242

Parcel Number: 588-B2
CAMA Number: 8-588-B2
Property Address: 35 STONEHENGE DR Unit B2

Mailing Address: PAT'S PEAK INC
PO BOX 2448
HENNIKER, NH 03242

Parcel Number: 588-B5
CAMA Number: 8-588-B5
Property Address: 59 STONEHENGE DR Unit B5

Mailing Address: FETZER SUSAN J
59 STONEHENGE DRIVE
HENNIKER, NH 03242

Parcel Number: 588-B6
CAMA Number: 8-588-B6
Property Address: 81 STONEHENGE DR Unit B6

Mailing Address: KNUDSEN PAUL KNUDSEN MILLI S
81 STONEHENGE DRIVE
HENNIKER, NH 03242

Parcel Number: 588-B7
CAMA Number: 8-588-B7
Property Address: 82 STONEHENGE DR Unit B7

Mailing Address: MCCORMICK KELLY FOSTER MICHAEL
82 STONEHENGE DRIVE
HENNIKER, NH 03242

Parcel Number: 588-B8
CAMA Number: 8-588-B8
Property Address: 80 STONEHENGE DR Unit B8

Mailing Address: ALBERS FAMILY TRUST ALBERS
GEORGE W & MARY ELIZABE
80 STONEHENGE DRIVE
HENNIKER, NH 03242

Parcel Number: 588-B9
CAMA Number: 8-588-B9
Property Address: 60 STONEHENGE DR Unit B9

Mailing Address: MURRAY TERRANCE P
60 STONEHENGE DRIVE
HENNIKER, NH 03242

Parcel Number: 589
CAMA Number: 8-589
Property Address: 711 FLANDERS RD

Mailing Address: PAT'S PEAK INC.
PO BOX 2448
HENNIKER, NH 03242

Parcel Number: 589-A
CAMA Number: 8-589-A
Property Address: 20 CRANEY POND RD Unit A

Mailing Address: PAT'S PEAK SKI AREA INC C/O MERLE
R PATENAUDE
PO BOX 2448
HENNIKER, NH 03242



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100 feet Abutters List Report

Henniker, NH
April 10, 2024

Parcel Number: 589-C
CAMA Number: 8-589-C
Property Address: 122 CRANEY POND RD Unit C

Mailing Address: PATS PEAK SKI AREA INC
PO BOX 2448
HENNIKER, NH 03242

Parcel Number: 589-D
CAMA Number: 8-589-D
Property Address: 841 FLANDERS RD Unit D

Mailing Address: GOSS LUMBER CO INC
841 FLANDERS ROAD
HENNIKER, NH 03242

Parcel Number: 589-F
CAMA Number: 8-589-F
Property Address: 803 FLANDERS RD Unit F

Mailing Address: CLEMENT WARREN J DANIEL SUSAN D
803 FLANDERS ROAD
HENNIKER, NH 03242

Parcel Number: 589-F
CAMA Number: 8-589-F
Property Address: 803 FLANDERS RD Unit F

Mailing Address: CLEMENT WARREN J DANIEL SUSAN D
803 FLANDERS ROAD
HENNIKER, NH 03242

Parcel Number: 589-F
CAMA Number: 8-589-F
Property Address: 803 FLANDERS RD Unit F

Mailing Address: CLEMENT WARREN J DANIEL SUSAN D
803 FLANDERS ROAD
HENNIKER, NH 03242

Parcel Number: 589-F
CAMA Number: 8-589-F
Property Address: 803 FLANDERS RD Unit F

Mailing Address: CLEMENT WARREN J DANIEL SUSAN D
803 FLANDERS ROAD
HENNIKER, NH 03242

Parcel Number: 590-A
CAMA Number: 8-590-A
Property Address: 103 CRANEY POND RD Unit A

Mailing Address: AIRGOOD JAMES G AIRGOOD
GWENETH M
103 CRANEY POND ROAD
HENNIKER, NH 03242

Parcel Number: 590-C
CAMA Number: 8-590-C
Property Address: 883 FLANDERS RD Unit C

Mailing Address: CONNOR PATRICK S CONNOR
MELANIE
103 TEMPLE ROAD
HENNIKER, NH 03242

Parcel Number: 590-D
CAMA Number: 8-590-D
Property Address: 103 TEMPLE RD Unit D

Mailing Address: CONNOR PATRICK S CONNOR
MELANIE
103 TEMPLE ROAD
HENNIKER, NH 03242

Parcel Number: 590-EA
CAMA Number: 8-590-EA
Property Address: 59 CRANEY POND RD Unit EA

Mailing Address: SUNSET VISTAS LODGING LLC
61 CRANEY POND ROAD
HENNIKER, NH 03242

Parcel Number: 590-EB
CAMA Number: 8-590-EB
Property Address: 61 CRANEY POND RD Unit EB

Mailing Address: SUNSET VISTAS LODGING LLC
61 CRANEY POND ROAD
HENNIKER, NH 03242

Parcel Number: 590-F1
CAMA Number: 8-590-F1
Property Address: 918 FLANDERS RD Unit F1

Mailing Address: NICHOLS ROBERT H
29 CEMETERY STREET
CONCORD, NH 03301



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4/10/2024

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100 feet Abutters List Report

Henniker, NH
April 10, 2024

Parcel Number: 590-FX
CAMA Number: 8-590-FX
Property Address: FLANDERS RD Unit FX

Mailing Address: PAT'S PEAK INC
PO BOX 2448
HENNIKER, NH 03242

Parcel Number: 590-G
CAMA Number: 8-590-G
Property Address: 822 FLANDERS RD Unit G

Mailing Address: NASH TRUST OF 2011 NASH JAMES &
ELIZABETH TTEES
1625 SHORT RIDGE DR
RENO, NV 89521

Parcel Number: 653
CAMA Number: 8-653
Property Address: CRANEY HILL RD

Mailing Address: MCWADE HARRIS K LEMIEUX PAUL G
79 SCHOOLHOUSE RD
GROTON, MA 01450

Parcel Number: 655-A
CAMA Number: 8-655-A
Property Address: OFF CRANEY HILL RD Unit A

Mailing Address: PAT'S PEAK INC
PO BOX 2448
HENNIKER, NH 03242

Parcel Number: 540-X9A
CAMA Number: 9-540-X9A
Property Address: WEARE RD Unit X9A

Mailing Address: HIPOWER GROUP LLC
727 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

Parcel Number: 540-X9B
CAMA Number: 9-540-X9B
Property Address: WEARE RD Unit X9B

Mailing Address: HIPOWER GROUP LLC
727 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

Parcel Number: 592-D
CAMA Number: 9-592-D
Property Address: WEARE RD Unit D

Mailing Address: CLEARY JAMES CLEARY WILLIAM G
PO BOX 40
BENNINGTON, NH 03442

Parcel Number: 663-A
CAMA Number: 9-663-A
Property Address: 174 PATCH RD Unit A

Mailing Address: CUNLIFFE STEPHEN K
174 PATCH ROAD
HENNIKER, NH 03242



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4/10/2024

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OWNER INFORMATION		SALES HISTORY					PICTURE
PAT'S PEAK INC		Date	Book	Page	Type	Price Grantor	
PO BOX 2448							
HENNIKER, NH 03242-2448							

LISTING HISTORY		NOTES
09/27/22	ERHC	BROWN PAT'S PEAK SKI AREA (9) LIFTS TOTAL; (2) MUELLER DOUBLE CHAIR (1) BORV IG TRIPLE CHAIR; (1) HALL DBLE CHAIR 98: (1) HOME BUILT J-BAR; (1) STADELI PONY TOW INCL. MAGIC CARPETS;(1) PAARTEK TRIPLE CHAIR; 12/97 LEASE W/ NYNEX; 04: VALLEY LDG ENLRG (CD1) SUMMIT PMPHSE 5 SKI LIFT TOWER REMOVED 11:PSNH TOWER ADDED 15: NC TO CD 3 13X26 ADDN; PER RECORDED VOL LOT MERGER BOOK 3775 PAGE 286 MERGED 1-588-B1 (1.25 AC) WITH 1-588-A (NOW IDENTIFIED AS 8-588-A)SEE CARD 8 FOR LIFTS
03/18/21	RD14 FIELD REVIEW	
07/31/20	VS14 FIELD REVIEW	
03/03/20	RD00 MEASUR+LISTED	
10/28/19	BL00 MEASUR+LISTED / RD	
05/07/19	BL00 MEASUR+LISTED	
04/20/18	RD00 MEASUR+LISTED	
07/13/17	GH98 ASSESSOR REVIEW	

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																																											
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	HENNIKER ASSESSING OFFICE																																											
FIREPLACE 2-CUST	1		100	8,500.00	100	8,500	Year: 1999	<table border="1"> <thead> <tr> <th colspan="4">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$ 3,665,400</td> <td>\$ 1,783,300</td> <td>\$ 3,589,900</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 9,038,600</td> </tr> <tr> <td>2023</td> <td>\$ 4,081,900</td> <td>\$ 1,783,300</td> <td>\$ 3,589,900</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 9,455,100</td> </tr> <tr> <td>2024</td> <td>\$ 1,486,300</td> <td>\$ 63,800</td> <td>\$ 3,589,900 (c)</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 9,455,100</td> </tr> <tr> <td colspan="4">(Card Total: \$ 5,140,000)</td> </tr> <tr> <td colspan="4">LAST REVALUATION: 2022</td> </tr> </tbody> </table>				PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2022	\$ 3,665,400	\$ 1,783,300	\$ 3,589,900	Parcel Total: \$ 9,038,600				2023	\$ 4,081,900	\$ 1,783,300	\$ 3,589,900	Parcel Total: \$ 9,455,100				2024	\$ 1,486,300	\$ 63,800	\$ 3,589,900 (c)	Parcel Total: \$ 9,455,100				(Card Total: \$ 5,140,000)				LAST REVALUATION: 2022			
PARCEL TOTAL TAXABLE VALUE																																																			
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(Card Total: \$ 5,140,000)																																																			
LAST REVALUATION: 2022																																																			
SHED-WOOD	64	8 x 8	310	10.00	75	1,488	Year: 1997																																												
GAZEBO	102	102 x 1	217	12.00	75	1,992	Year: 1997																																												
PORCH	234		128	15.00	75	3,370	Year: 1997																																												
DECK	1,980	1980 x 1	68	7.00	75	7,069	Year: 1997																																												
SHED-WOOD	48		393	10.00	75	1,415	Year: 1996																																												
SHOP-GOOD	120		193	21.00	90	4,377	Year: 2002																																												
SPRINKLERED AREA	17,788	17788 x 1	100	3.00	60	32,018	Year: 1999/WET																																												
SPRINKLERED AREA	2,000	2000 x 1	100	3.00	60	3,600	Year: 1999/DRY																																												
						63,800																																													

LAND VALUATION														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2.000 ac	127,000	F	110	110	100	100	95 -- MILD	900	1,313,900	0	N	1,313,900	USE/COMM/BLDGS
COM/IND	157.700 ac	x 2,500	X	53				85 -- MODERATE	900	1,598,500	0	N	1,598,500	
COM/IND	63.000 ac	x 2,500	X	53				75 -- STEEP	900	563,500	0	N	563,500	TRAILS
COM/IND	0.230 ac	x 2,500	X	53				90 -- ROLLING	100	112,500	0	N	112,500	TOWER COMPOUND SIT
COM/IND	1.250 ac	x 2,500	X	53				90 -- ROLLING	100	1,500	0	N	1,500	WAS LOT 1-588-B1
										224.180 ac			3,589,900	3,589,900

OWNER INFORMATION
PAT'S PEAK INC

 PO BOX 2448

 HENNIKER, NH 03242-2448

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

03/18/21	RD14	FIELD REVIEW
07/31/20	VS14	FIELD REVIEW
03/03/20	RD00	MEASUR+LISTED
10/28/19	BL00	MEASUR+LISTED / RD
05/07/19	BL00	MEASUR+LISTED
04/20/18	RD00	MEASUR+LISTED
07/13/17	GH98	ASSESSOR REVIEW
04/28/16	GH98	ASSESSOR REVIEW

NOTES
 BROWN ALPINE TRAINING CENTER "A"FRAME CONSTR ELEC BB HT FHS
 ADDN. COMPLETE- FUTURE METAL ROOF = UC 14: BLDG 8 ON CARD 10 -
 SKI PATROL BLDG NOW HAS SEPTIC SYSTEM & HALF BATHRM; ASSESSED
 TRAIL LIGHTING - PATS PEAK EST. 250 TELEPHONE POLE MOUNTED
 LIGHTS-APPROX 125 SINGLE, 100 DOUBLE, 13 TRIPLE & 12 QUADS; 18:
 UPDATED OBS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	80 x 1	260	10.00	25	520	Year: 1996
SHED-WOOD	64		310	10.00	50	992	Year: 1996
SHED-WOOD	80	80 x 1	260	10.00	50	1,040	Year: 1996
SHED-WOOD	80	80 x 1	260	10.00	50	1,040	Year: 1996
SHED-WOOD	48	48 x 1	393	10.00	50	943	Year: 1996
DECK	950	950 x 1	77	7.00	90	4,608	Year: 2010
SHED-WOOD	400	400 x 1	100	10.00	90	3,600	Year: 2017
SHED-WOOD	281	281 x 1	117	10.00	25	822	Year: 2010
COLD STORAGE	120	120 x 1	100	50.00	52	3,120	CARD 2 YR 1995/FREEZ
						16,700	

MUNICIPAL SOFTWARE BY AVITAR

HENNIKER ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	\$ 225,100	\$ 16,700	\$ 0(c)
Parcel Total: \$ 9,455,100			

(Card Total: \$ 241,800)

LAND VALUATION

Zone: COMM RECREATIONAL Minimum Acreage: Minimum Frontage: Site: Driveway: Road:
 Land Type COM/IND Neighborhood: F Cond Ad Valorem SPI R Tax Value Notes

0 ac

OWNER INFORMATION

PAT'S PEAK INC

PO BOX 2448

HENNIKER, NH 03242-2448

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

Date	Code	Description
03/18/21	RD14	FIELD REVIEW
07/31/20	VS14	FIELD REVIEW
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04/20/18	RD00	MEASUR+LISTED
07/13/17	GH98	ASSESSOR REVIEW
04/28/16	GH98	ASSESSOR REVIEW

NOTES

IF-IP BROWN MAINT BLDG-MOUNTAIN OPERATIONS SHD1 (240SF) ATT TO BRN8 (1100SF) 03: 4X24 UGR ADDED 13: ADDN TO CARD 1 BLDG INCLUDING NEW WARMING HUT & PLAZA COMPLETED CK 14 FOR 20 AC SKI TRAIL EXPANSION

EXTRA FEATURES VALUATION

Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
GIRDERS 13-18"	120	120 x 1	193	36.00	44	3,669	Year: 1987
POLE BARN	1,100		75	8.00	25	1,650	Year: 1996
POLE BARN	1,534	1534 x 1	70	8.00	25	2,148	Year: 1996
SHED-WOOD	340	17 x 20	107	10.00	50	1,819	Year: 1996
SHED-WOOD	30		400	10.00	25	300	Year: 1996
TANKS-FUEL/WATER	3,000	3000 x 1	65	3.00	50	2,925	Year: 2010/ELEVATED
PUMP GAS/OIL-DOUBLE	1		100	9,400.00	50	4,700	Year: 2010
						17,200	

MUNICIPAL SOFTWARE BY AVITAR

HENNIKER ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	\$ 62,500	\$ 17,200	\$ 0(c)
Parcel Total: \$ 9,455,100			

(Card Total: \$ 79,700)

LAST REVALUATION: 2022

LAND VALUATION

Zone: COMM RECREATIONAL Minimum Acreage: Minimum Frontage: Site: Driveway: Road:

Land Type COM/IND Neighborhood: F Cond Ad Valorem SPI R Tax Value Notes

0 ac

OWNER INFORMATION

PAT'S PEAK INC

PO BOX 2448

HENNIKER, NH 03242-2448

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

Date	Code	Description
03/18/21	RD14	FIELD REVIEW
07/31/20	VS14	FIELD REVIEW
03/03/20	RD00	MEASUR+LISTED
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04/20/18	RD00	MEASUR+LISTED
07/13/17	GH98	ASSESSOR REVIEW
04/28/16	GH98	ASSESSOR REVIEW

NOTES

BROWN (POLE BARN W/ BSMNT & 10X12 SHED ADDED) 03: COMPRESSOR IN 34X54 BAS NO LONGER FUNC-\$40K TO REMOVE SPACE FD 20 19: FNDT ADDED 2022 CHECK FOUNDATION SIZE OR PICKUP ADDTN

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	837	27 x 31	79	10.00	50	3,306	Year: 1996
BARN-1STRY/BSMNT	357		105	20.00	50	3,749	Year: 2000
SHED-WOOD	80	80 x 1	260	10.00	10	208	Year: 2000
SHED-WOOD	240	240 x 1	127	10.00	25	762	Year: 2010
PORCH	234	234 x 1	128	15.00	50	2,246	Year: 2010
SHED-WOOD	48	48 x 1	393	10.00	50	943	Year: 2010
FOUNDATION	3,200	40 x 80	65	20.00	100	41,600	Year: 2019/EST
						52,800	

MUNICIPAL SOFTWARE BY AVITAR

HENNIKER ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	\$ 108,000	\$ 52,800	\$ 0(c)
Parcel Total: \$ 9,455,100			

(Card Total: \$ 160,800)


LAST REVALUATION: 2022

LAND VALUATION

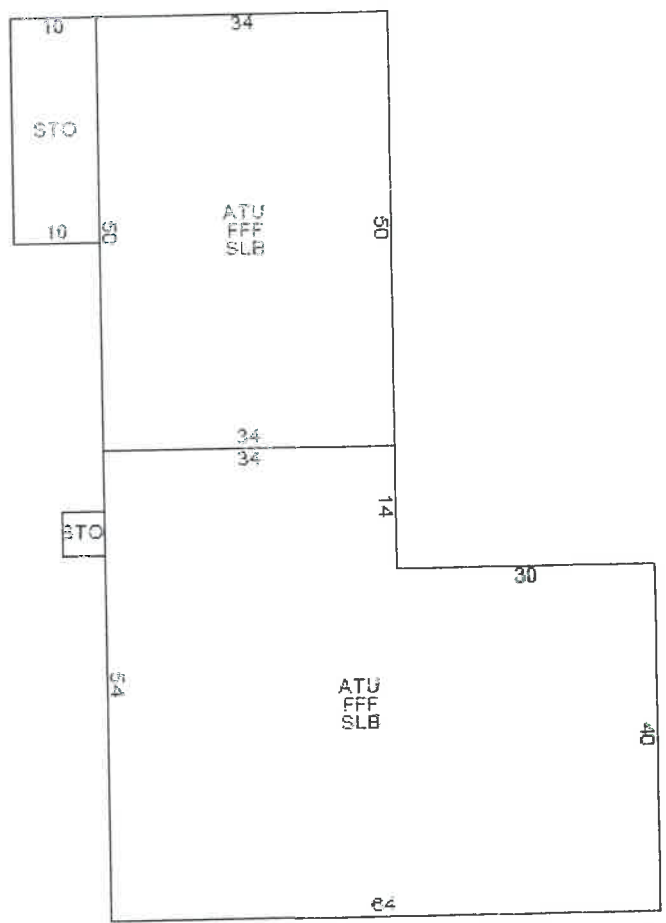
Zone: COMM RECREATIONAL Minimum Acreage: Minimum Frontage: Site: Driveway: Road:

Land Type COM/IND Neighborhood: F Cond Ad Valorem SPI R Tax Value Notes

0 ac

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
		District	Percentage			
	PAT'S PEAK INC			Model: 1.50 STORY WAREHOUSIN		
	PO BOX 2448			Roof: GABLE OR HIP/PREFAB METALS		
	HENNIKER, NH 03242-2448			Ext: PREFAB WD PNL/T111		
PERMITS				Int: DRYWALL		
				Floor: CONCRETE		
				Heat: OIL/FA NO DUCTS		
				Bedrooms:	Baths:	Fixtures:
					Extra Kitchens:	Fireplaces:
				A/C: No		Generators:
				Quality: A0 AVG		
				Com. Wall: WOOD, 12 FT.		1.0000
				Size Adj: 0.9500	Base Rate:	CGS 46.00
					Bldg. Rate:	0.7169
					Sq. Foot Cost:	\$ 32.98

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
ATU	ATTIC	4736	0.10	474
FFF	FST FLR FIN	4736	1.00	4736
SLB	SLB	4736	0.00	0
STO	STORAGE AREA	285	0.25	71
GLA:	4,736	14,493		5,281



2022 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 174,167
Year Built:		1972
Condition For Age:	AVERAGE	23 %
Physical:		
Functional:		
Economic:	ECON	15 %
Temporary:		
Total Depreciation:		38 %
Building Value:		\$ 108,000

Map: 000008

Lot: 000588

Sub: 00000A


Card: 6 of 9

686 FLANDERS RD

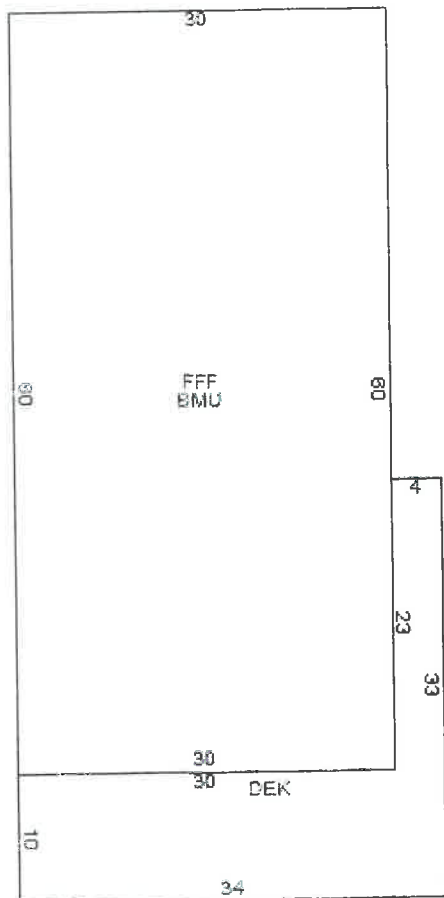
HENNIKER

Printed: 04/09/2024

OWNER INFORMATION			SALES HISTORY					PICTURE					
PAT'S PEAK INC PO BOX 2448 HENNIKER, NH 03242-2448			Date	Book	Page	Type	Price	Grantor					
LISTING HISTORY			NOTES										
03/18/21	RD14	FIELD REVIEW	97:SKI PATROL BLDG-SOME FIN-UBM 2ND FLR ACCESS VIA PDS-NV ALL ELEC SERVICE TO MTN IN UBM - 2400 VOLTS ARE STEPPED DOWN TO 480 VOLTS PLUMBING:TOILET&SINK; TOILET,SINK, SHOWER; SINK ONLY										
07/31/20	VS14	FIELD REVIEW											
03/03/20	RD00	MEASUR+LISTED											
10/28/19	BL00	MEASUR+LISTED / RD											
05/07/19	BL00	MEASUR+LISTED											
04/20/18	RD00	MEASUR+LISTED											
07/13/17	GH98	ASSESSOR REVIEW											
04/28/16	GH98	ASSESSOR REVIEW											
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes						
LIGHTS-PKG LOT/DBL	100		100	2,700.00	10	27,000							
LIGHTS-PKG LOT/TRIPL	13		100	3,700.00	10	4,810							
LIGHTS-PKG LOT/QUAD	12		100	4,700.00	10	5,640							
LIGHTS-PKG LOT/SINGL	125		100	1,700.00	10	21,250							
						58,700							
							PARCEL TOTAL TAXABLE VALUE						
Year		Building		Features		Land							
2024		\$ 160,200		\$ 58,700		\$ 0(c)							
							Parcel Total: \$ 9,455,100						
											(Card Total: \$ 218,900)		
LAND VALUATION											LAST REVALUATION: 2022		
Zone: COMM RECREATIONAL			Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:		
Land Type: COM/IND			Neighborhood: F				Cond:		Ad Valorem:		SPI R:		
							Tax Value:		Notes:				
_____ 0 ac													

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		District	Percentage		
	PAT'S PEAK INC			Model: 1.00 STORY OFFICE BLD	
	PO BOX 2448			Roof: GABLE OR HIP/PREFAB METALS	
	HENNIKER, NH 03242-2448			Ext: NOVELTY	
	PERMITS			Int: DRYWALL	
	Date	Project Type	Notes	Floor: LINOLEUM OR SIM/CARPET	
	09/08/22	PLUMBING	KNEE-WALL IN A-FRAME. APPL INS	Heat: OIL/HOT WATER	
				Bedrooms:	Baths: AVERAGE
				Extra Kitchens:	Fireplaces:
				A/C: No	Generators:
				Quality: B1 AVG-10	
				Com. Wall: WOOD, 12 FT.	1.0000
				Size Adj: 1.3247	Base Rate: COF 95.00
					Bldg. Rate: 1.1565
					Sq. Foot Cost: \$ 109.86

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1800	1.00	1800
BMU	BSMNT	1800	0.15	270
DEK	DECK/ENTRANCE	432	0.10	43
GLA:	1,800	4,032		2,113



2022 BASE YEAR BUILDING VALUATION		
Marker Cost New:		\$ 232,134
Year Built:		1996
Condition For Age:	AVERAGE	16 %
Physical:		
Functional:		
Economic:	ECON	15 %
Temporary:		
Total Depreciation:		31 %
Building Value:		\$ 160,200

Map: 000008

Lot: 000588

Sub: 00000A

Card: 7 of 9

686 FLANDERS RD

HENNIKER

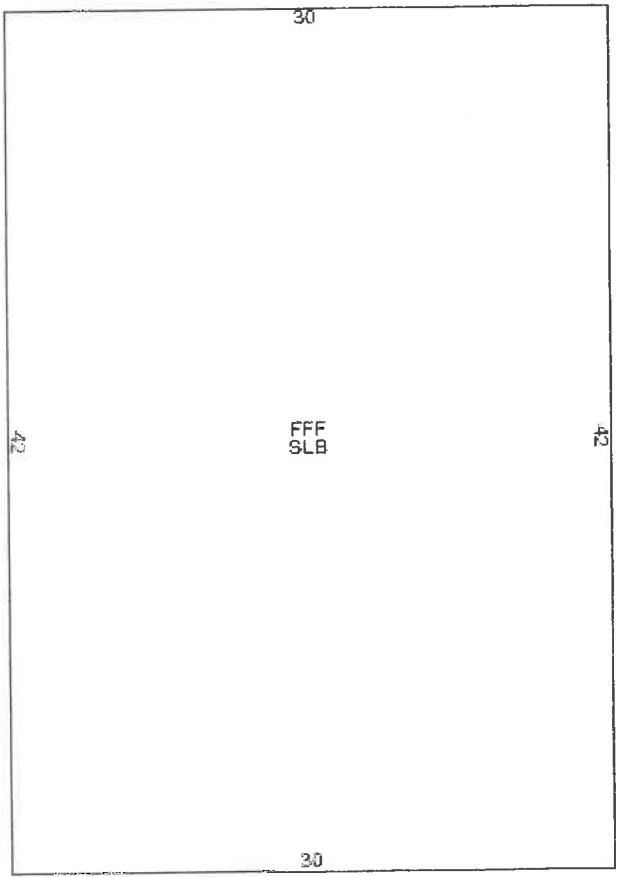
Printed: 04/09/2024

OWNER INFORMATION			SALES HISTORY					PICTURE															
PAT'S PEAK INC PO BOX 2448 HENNIKER, NH 03242-2448			Date	Book	Page	Type	Price	Grantor															
			LISTING HISTORY			NOTES																	
03/18/21	RD14	FIELD REVIEW	SUMMIT PUMPHOUSE ON LOT 656A POURED CONCRETE FND, 2X6 FRAMING, 8' TOEAVES, 1 8' TO RIDGE, OPEN INT W/ INSUL ONLY					MUNICIPAL SOFTWARE BY AVITAR HENNIKER ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$ 48,800</td> <td>\$ 0</td> <td>\$ 0(c)</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 9,455,100</td> </tr> </tbody> </table>				Year	Building	Features	Land	2024	\$ 48,800	\$ 0	\$ 0(c)	Parcel Total: \$ 9,455,100			
Year	Building	Features										Land											
2024	\$ 48,800	\$ 0										\$ 0(c)											
Parcel Total: \$ 9,455,100																							
07/31/20	VS14	FIELD REVIEW																					
03/03/20	RD00	MEASUR+LISTED																					
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04/20/18	RD00	MEASUR+LISTED																					
07/13/17	GH98	ASSESSOR REVIEW																					
04/28/16	GH98	ASSESSOR REVIEW																					
EXTRA FEATURES VALUATION																							
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	(Card Total: \$ 48,800) LAST REVALUATION: 2022															
LAND VALUATION																							
Zone: COMM RECREATIONAL		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:													
Land Type: COM/IND	Neighborhood: F			Cond:	Ad Valorem:	SPI:	R:	Tax Value:	Notes:														
<hr/> 0 ac <hr/>																							

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
		District	Percentage			
	PAT'S PEAK INC			Model: 1.00 STORY WAREHOUSIN		
	PO BOX 2448			Roof: GABLE OR HIP/PREFAB METALS		
	HENNIKER, NH 03242-2448			Ext: PREFIN METAL		
				Int: AVERAGE 4 USE		
				Floor: CONCRETE		
				Heat: ELECTRIC/RAD ELECT		
				Bedrooms:	Baths:	Fixtures:
					Extra Kitchens:	Fireplaces:
				A/C: No		Generators:
				Quality: A0 AVG		
				Com. Wall: WOOD, 12 FT.		1.000
				Size Adj: 1.7476	Base Rate: CWH	40.00
					Bldg. Rate:	1.363
					Sq. Foot Cost:	\$ 54.5

PERMITS		
Date	Project Type	Notes

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1260	1.00	1260
SLB	SLB	1260	0.00	0
GLA:	1,260	2,520		1,260



2022 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 68,708
Year Built:		2003
Condition For Age:	AVERAGE	14 %
Physical:		
Functional:		
Economic:	ECON	15 %
Temporary:		
Total Depreciation:		29 %
Building Value:		\$ 48,800

Map: 000008

Lot: 000588

Sub: 00000A

Card: 9 of 9

686 FLANDERS RD

HENNIKER

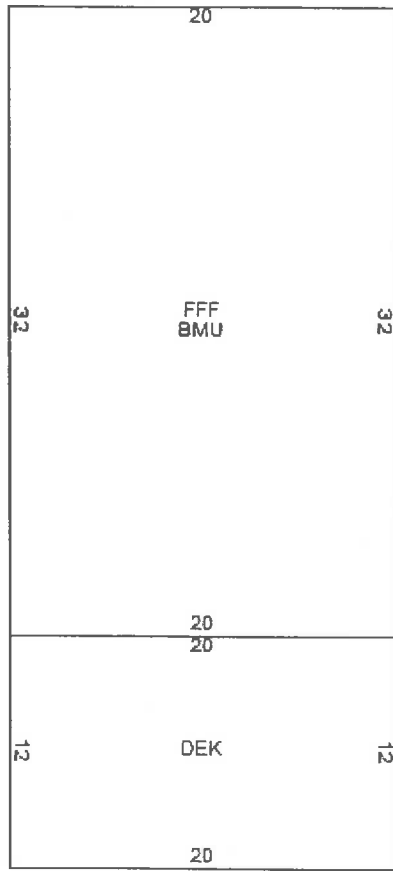
Printed: 04/09/2024

OWNER INFORMATION		SALES HISTORY					PICTURE											
PAT'S PEAK INC PO BOX 2448 HENNIKER, NH 03242-2448		Date	Book	Page	Type	Price	Grantor											
		<table border="1"> <thead> <tr> <th colspan="2">LISTING HISTORY</th> <th colspan="2">NOTES</th> </tr> </thead> <tbody> <tr> <td>04/26/23</td> <td>DMVL</td> <td colspan="2"> 4/23; PU NEW BLDG; SHELL ONLY & NO SLB OR DOORS=40% COMPL'D; RECK 24; BOTTOM FLR WILL BE GAR & UFF WILL BE STO & A COUPLE OF OFFICES; WILL REPLACE MAINT BLDG; EA FLR W/HGT IS 15 FT TOTAL=30FT IN FFF/SLB; </td> </tr> </tbody> </table>		LISTING HISTORY		NOTES						04/26/23	DMVL	4/23; PU NEW BLDG; SHELL ONLY & NO SLB OR DOORS=40% COMPL'D; RECK 24; BOTTOM FLR WILL BE GAR & UFF WILL BE STO & A COUPLE OF OFFICES; WILL REPLACE MAINT BLDG; EA FLR W/HGT IS 15 FT TOTAL=30FT IN FFF/SLB;				
LISTING HISTORY		NOTES																
04/26/23	DMVL	4/23; PU NEW BLDG; SHELL ONLY & NO SLB OR DOORS=40% COMPL'D; RECK 24; BOTTOM FLR WILL BE GAR & UFF WILL BE STO & A COUPLE OF OFFICES; WILL REPLACE MAINT BLDG; EA FLR W/HGT IS 15 FT TOTAL=30FT IN FFF/SLB;																
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR											
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	HENNIKER ASSESSING OFFICE										
							PARCEL TOTAL TAXABLE VALUE											
		Year	Building	Features	Land													
		2024	\$ 416,500	\$ 0	\$ 0 (c)		Parcel Total: \$ 9,455,100											
							(Card Total: \$ 416,500)											
LAND VALUATION							LAST REVALUATION: 2022											
Zone:	Minimum Acreage:	Minimum Frontage:					Site:	Driveway:	Road:									
Land Type	COM/IND	Neighborhood:					Cond	Ad Valorem	SPI R	Tax Value Notes								
		0 ac																

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	PAT'S PEAK INC PO BOX 2448 HENNIKER, NH 03242-2448	District Percentage	Model: 1.00 STORY OFFICE BLD Roof: GABLE OR HIP/PREFAB METALS Ext: NOVELTY/CEDAR/REDWD Int: DRYWALL Floor: CARPET Heat: ELECTRIC/RAD ELECT
	PERMITS		Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: WOOD, 12 FT. 1.0000 Size Adj: 2.4368 Base Rate: COF 95.00 Bldg. Rate: 2.0469 Sq. Foot Cost: \$ 194.46
	Date	Project Type	Notes

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	640	1.00	640
BMU	BSMNT	640	0.15	96
DEK	DECK/ENTRANCE	240	0.10	24
GLA:	640	1,520		760

2022 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 147,790
Year Built:		2010
Condition For Age:	AVERAGE	11 %
Physical:		
Functional:		
Economic:	ECON	15 %
Temporary:		
Total Depreciation:		26 %
Building Value:		\$ 109,400



OWNER INFORMATION	SALES HISTORY	PICTURE												
PAT'S PEAK INC PO BOX 2448 HENNIKER, NH 03242-2448	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor							
Date	Book	Page	Type	Price	Grantor									

LISTING HISTORY	NOTES
03/18/21 RD14 FIELD REVIEW	BROWN; SKI PATROL BUILD AT TOP OF PEAK;SKI LIFT COST PER M&S DEPR 1.25;BLUSTER 2007-936 PPH/60' V/700' L, KNIGHT HANDLE TOW 2009-185 PPH/163.22' V/760.34' L, VALLEY 1969-905 PPH/328' V/2296' L, VORTEX 1972-1200 PPH/618' V/2289' L, ASCUTNEY-2017?-1350 PPH/701.95' V/2834.44' L, HURRICANE 1977-1815 PPH/677' V/2862' L, TURBULENCE 2003-1424 PPH/359' V/2098' L; VALUED USING M&S AND VERT DROP + LENGTH ONLY X COST FROM M& S TABLE(REMOVING VAL. FOR CHAIRS, CABLE, AND MOTOR UNITS)
07/31/20 VS14 FIELD REVIEW	
03/03/20 RD00 MEASUR+LISTED	
10/28/19 BL00 MEASUR+LISTED / RD	
05/07/19 BL00 MEASUR+LISTED	
04/20/18 RD00 MEASUR+LISTED	
07/13/17 GH98 ASSESSOR REVIEW	
04/28/16 GH98 ASSESSOR REVIEW	

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR															
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	HENNIKER ASSESSING OFFICE															
BLUSTER	1		100	94,200.00	90	84,780	936PPH;TOW;2007	PARCEL TOTAL TAXABLE VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$ 109,400</td> <td>\$ 1,510,000</td> <td>\$ 0</td> </tr> <tr> <td colspan="3" style="text-align: right;">Parcel Total: \$ 9,455,100</td> <td></td> </tr> </tbody> </table>				Year	Building	Features	Land	2024	\$ 109,400	\$ 1,510,000	\$ 0	Parcel Total: \$ 9,455,100			
Year	Building	Features	Land																				
2024	\$ 109,400	\$ 1,510,000	\$ 0																				
Parcel Total: \$ 9,455,100																							
STADELI	1		100	120,000.00	90	108,000	185PPH;TOW;2009																
VALLEY	1		100	278,100.00	80	222,480	905PPR;2SEAT;1969																
VORTEX	1		100	308,100.00	80	246,480	1200PPH;2SEAT;1972																
ASCUTNEY	1		100	350,000.00	100	350,000	1350PPH;3SEAT;2017																
HURRICANE	1		100	332,600.00	80	266,080	1815PPH;3SEAT;1977																
TURBULENCE	1		100	258,000.00	90	232,200	1424PPH;3SEAT;2003																
						1,510,000																	

LAND VALUATION						LAST REVALUATION: 2022					
Zone: COMM RECREATIONAL	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:	Cond	Ad Valorem	SPI	R	Tax Value	Notes
Land Type: COM/IND	Neighborhood: F										
<div style="display: flex; justify-content: space-around; align-items: center;"> _____ _____ </div> <p style="text-align: center;">0 ac</p>											

ALTERATION OF TERRAIN PERMIT APPLICATION

PATS PEAK SKI AREA

HENNIKER, NH

March 26, 2024



Michael C. Penney

Submitted to:

DES Water Division – Alteration of Terrain Bureau

29 Hazen Drive, P.O. Box 95

Concord, NH 03302-0095

Submitted by:

Pats Peak Inc.

P.O. Box 2448

Henniker, NH 03242

Prepared by:

Verdantas LLC

186 Granite Street

Manchester NH, 03101



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

**NOTICE OF ACCEPTANCE OF PERMIT APPLICATION
LAND RESOURCES MANAGEMENT
ALTERATION OF TERRAIN BUREAU**

March 28, 2024

HENNIKER MUNICIPAL CLERK
18 DEPOT HILL RD
HENNIKER NH 03242

**Re: Alteration of Terrain (AoT) Bureau Permit Application (RSA 485-A:17); NHDES File Number: 240328-067
Project Name: Pat's Peak Area-Improvements and New Infrastructure Development
Subject Property: Tax Map# 8, Lot# 655, 655-A, 588-A**

Dear Sir or Madam:

Pursuant to RSA 541-A:39, please be advised that the New Hampshire Department of Environmental Services (NHDES) AoT Bureau accepted an application on March 28, 2024 for the permit program and subject property referenced above. The application requests a permit to disturb approximately 724,000.00 square feet of earth at the subject property.

Pursuant to Env-Wq 1503.05 (f), the applicant is required to provide a copy of the application and plans to the municipality. If you have not received the required information, please contact the agent: **VERDANTAS C/O MICHAEL C. PENNEY, 186 GRANITE ST, STE 3A, MANCHESTER NH 03101.**

If you wish to comment on the application, please submit your comments by **April 12, 2024**. All comments should reference the NHDES file number, and mailed to the following address: **NHDES ALTERATION OF TERRAIN BUREAU, PO BOX 95, CONCORD NH 03302-0095.**

Please provide a copy of this notice to all interested departments, boards and commissions. Also note that under current state law and regulations, NHDES is not authorized to consider local zoning and regulatory issues pertaining to a project; these must be addressed at the local level.

If you have any questions, please contact the NHDES Alteration of Terrain Bureau at (603) 271-3568.

Sincerely,

Alteration of Terrain Bureau
Land Resources Management

cc: Kris Blomback, Pat's Peak Inc.
Michael C. Penney, Verdantas

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



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

February 15, 2024

PAT'S PEAK INC
KRIS BLOMBACK
PO BOX 2448
HENNIKER NH 03242

**Re: Administrative Completeness Notice – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2024-00386
Subject Property: 686 Flanders Rd, Henniker, Tax Map #8, Lot #588-A**

Dear Applicant:

On February 15, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). On February 15, 2024, NHDES determined the Application was administratively complete in accordance with RSA 482-A:3, XIV.

The Application has been added to the technical review queue for compliance review. This application shall be reviewed in accordance with the timeframes established under RSA 482-A:3, XIV. The language of RSA 482-A:3, XIV has been provided on the reverse of this document for your reference. The status of the application is available at <https://www4.des.state.nh.us/lrmonestop/>.

Please note that with the 2022 U.S. Army Corps of Engineers NH General Permit, additional mitigation may be required under the Clean Water Act. If your project has 5,000 square feet or greater of non-tidal wetlands impacts, impacts to tidal wetlands, stream work greater than 200 linear feet or proposes discharge of dredge or fill material within a vernal pool depression, please contact the USACE at 1-978-318-8832, 1-978-318-8295, or by email at cenae-r-nh@usace.army.mil to see if additional mitigation may be required from the USACE.

Please note this letter is **not** a permit or authorization to begin work. If you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

Sincerely,

Brandy Holmes
Application Receipt Center, Wetlands Bureau
Land Resources Management, Water Division

cc: Spencer Tate, Meridian Land Services, Inc.

RSA 482-A:3, XIV

- (a) In processing an application for permits under this chapter, except for a permit by notification, the department shall:
- (1) Within 10 days of receipt by the department, issue a notice of administrative completeness or send notice to the applicant, at the address provided on the application, identifying any additional information required to make the application administratively complete and providing the applicant with the name and telephone number of the department employee to whom all correspondence shall be directed by the designated department employee regarding incompleteness of the application. Each receipt of additional information in response to any notice shall re-commence the 10-day period until the department issues a notice of administrative completeness. Any notice of incompleteness sent under this subparagraph shall specify that the applicant or authorized agent shall submit such information as soon as practicable and shall notify the applicant or authorized agent that if the requested information is not received within 60 days of the notice, the department shall deny the application.
 - (2) Within 50 days of the issuance of a notice of administrative completeness for projects where the applicant proposes under one acre of jurisdictional impact and 75 days for all other projects, request any additional information that the department is permitted by law to require to complete its evaluation of the application, together with any written technical comments the department deems necessary. Such request and technical comments may be sent by electronic means if the applicant or authorized agent has indicated an agreement to accept communications by electronic means, either by so indicating on the application or by a signed statement from the applicant or authorized agent that communicating by electronic means is acceptable. Any request for additional information under this subparagraph shall specify that the applicant submit such information as soon as practicable and shall notify the applicant that if the requested information is not received within 60 days of the request, the department shall deny the application. The department shall grant an extension of this 60-day time period upon request of the applicant.
 - (3) Where the department requests additional information pursuant to subparagraph (a)(2), within 30 days of the department's receipt of a complete response to the department's information request:
 - (A) Approve the application, in whole or in part, and issue a permit; or
 - (B) Deny the application and issue written findings in support of the denial; or
 - (C) Schedule a public hearing within 30 days in accordance with this chapter and rules adopted by the commissioner; or
 - (D) Extend the time for rendering a decision on the application for good cause and with the written agreement of the applicant; or
 - (4) Where no request for additional information is made pursuant to subparagraph (a)(2), within 50 days from the issuance of the notice of administrative completeness for proposed projects under one acre of jurisdictional impact, or 75 days for all others:
 - (A) Approve the application, in whole or in part, and issue a permit; or
 - (B) Deny the application and issue written findings in support of the denial; or
 - (C) Schedule a public hearing within 30 days in accordance with this chapter and rules adopted by the commissioner; or
 - (D) Extend the time for rendering a decision on the application for good cause and with the written agreement of the applicant.
 - (5) Where the department has held a public hearing on an application filed under this chapter, within 45 days following the closure of the hearing record, approve the application in whole or in part, and issue a permit or deny the application and issue written findings in support of the denial.
- (b) (1) The time limits prescribed by this paragraph shall supersede any time limits provided in any other provision of law. The time limits prescribed by this paragraph shall not apply to applications submitted by the department of transportation, for which time limits shall be set by a memorandum of agreement between the commissioner of the department of environmental services and the commissioner of the department of transportation. If the department fails to act within the applicable time frame established in subparagraphs (a)(3), (a)(4), and (a)(5), the applicant may ask the department to issue the permit by submitting a written request. If the applicant has previously agreed to accept communications from the department by electronic means, a request submitted electronically by the applicant shall constitute a written request.
- (2) Within 14 days of the date of receipt of a written request from the applicant to issue the permit, the department shall:

- (A) Approve the application, in whole or in part, and issue a permit; or
- (B) Deny the application and issue written findings in support of the denial.
- (3) If the department does not issue either a permit or a written denial within the 14-day period, the applicant shall be deemed to have a permit by default and may proceed with the project as presented in the application. The authorization provided by this subparagraph shall not relieve the applicant of complying with all requirements applicable to the project, including but not limited to requirements established in or under this chapter, RSA 485-A relating to water quality, and federal requirements.
- (4) Upon receipt of a written request from an applicant, the department shall issue written confirmation that the applicant has a permit by default pursuant to subparagraph (b)(3), which authorizes the applicant to proceed with the project as presented in the application and requires the work to comply with all requirements applicable to the project, including but not limited to requirements established in or under this chapter, and RSA 485-A relating to water quality, and federal requirements.
- (c) If extraordinary circumstances prevent the department from conducting its normal function, time frames prescribed by this paragraph shall be suspended until such condition has ended, as determined by the commissioner.
- (d) The time limits prescribed by this paragraph shall not apply to an application filed after the applicant has already undertaken some or all of the work covered by the application, or where the applicant has been adjudicated after final appeal, or otherwise does not contest, the department's designation as a chronic non-complier in accordance with rules adopted pursuant to this chapter.
- (e) Any request for an amendment to an application or permit shall be submitted to the department on the appropriate amendment form. Any request for a significant amendment to a pending application or an existing permit which changes the footprint of the permitted fill or dredge area shall be deemed a new application subject to the provisions of RSA 482-A:3, I and the time limits prescribed by this paragraph. "Significant amendment" means an amendment which changes the proposed or previously approved acreage of the permitted fill or dredge area by 20 percent or more, includes a prime wetland, or elevates the project's impact classification. This meaning of "significant amendment" shall not apply to an application amendment that is in response to a request from the department.
- (f) The department may extend the time for rendering a decision under subparagraphs (a)(3)(D) and (a)(4)(D), without the applicant's agreement, on an application from an applicant who, within the 5 years preceding the application, has been determined, after the exhaustion of available appellate remedies, to have failed to comply with this chapter or any rule adopted or permit or approval issued under this chapter, or to have misrepresented any material fact made in connection with any activity regulated or prohibited by this chapter, pursuant to an action initiated under RSA 482-A:13, RSA 482-A:14, or RSA 482-A:14-b. The length of such an extension shall be no longer than reasonably necessary to complete the review of the application, but shall not exceed 20 days unless the applicant agrees to a longer extension. The department shall notify the applicant of the length of the extension.
- (g) The department may suspend review of an application for a proposed project on a property with respect to which the department has commenced an enforcement action against the applicant for any violation of this chapter, RSA 483-B, RSA 485-A:17, or RSA 485-A:29-44, or of any rule adopted or permit or approval issued pursuant to this chapter, RSA 483-B, RSA 485-A:17, or RSA 485-A:29-44. Any such suspension shall expire upon conclusion of the enforcement action and completion of any remedial actions the department may require to address the violation; provided, however, that the department may resume its review of the application sooner if doing so will facilitate resolution of the violation. The department shall resume its review of the application at the point the review was suspended, except that the department may extend any of the time limits under this paragraph and its rules up to a total of 30 days for all such extensions. For purposes of this subparagraph, "enforcement action" means an action under RSA 482-A:13, RSA 482-A:14, RSA 482-A:14-b, RSA 483-B:18, RSA 485-A:22, RSA 485-A:42, or RSA 485-A:43.

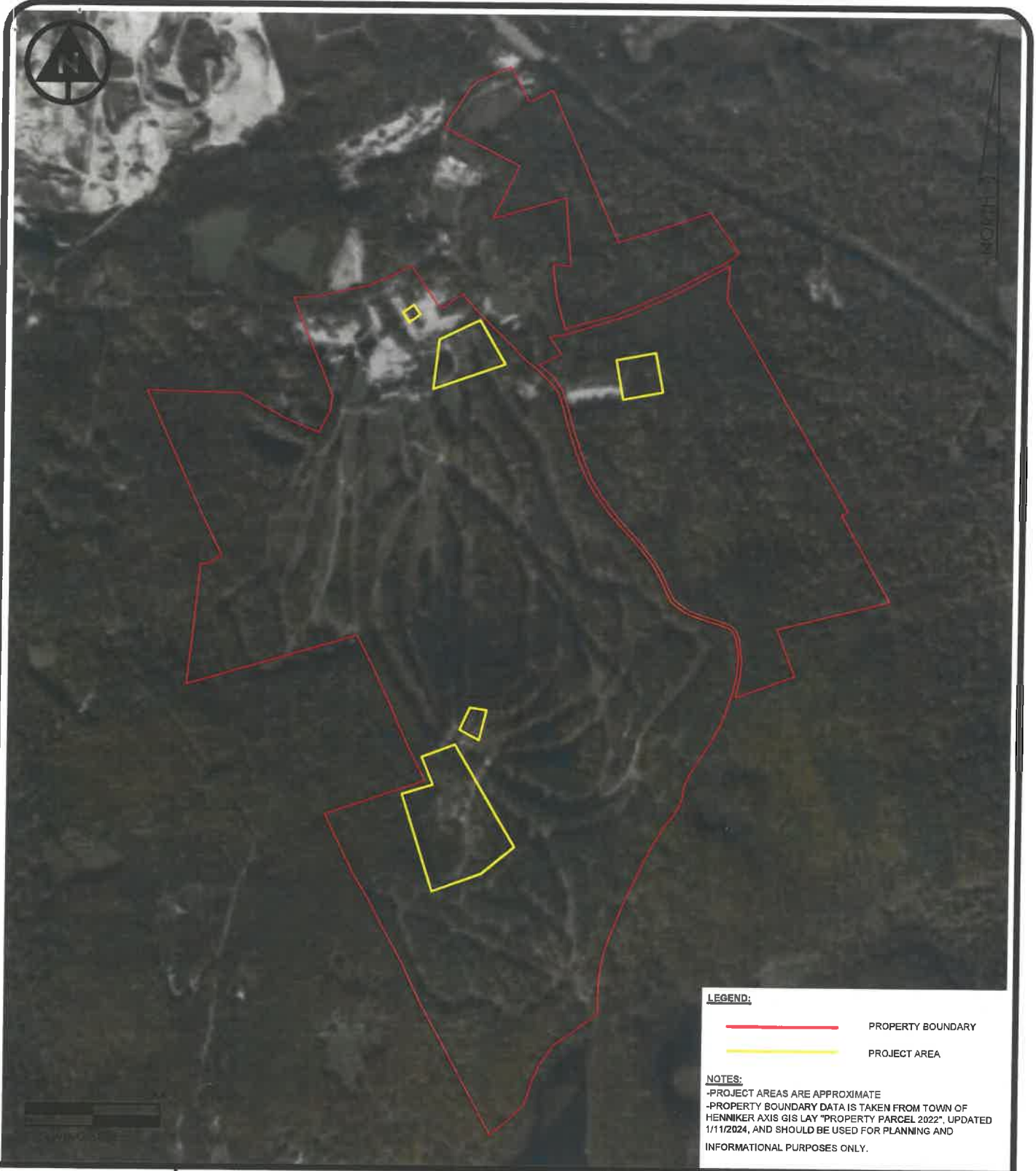
www.des.nh.gov

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

z:\project files\0a-pz\patspea\16898 - pats peak reservoir\cad\sheets and plans\overview.dwg



LEGEND:

— PROPERTY BOUNDARY

— PROJECT AREA

NOTES:

- PROJECT AREAS ARE APPROXIMATE
- PROPERTY BOUNDARY DATA IS TAKEN FROM TOWN OF HENNIKER AXIS GIS LAY "PROPERTY PARCEL 2022", UPDATED 1/11/2024, AND SHOULD BE USED FOR PLANNING AND INFORMATIONAL PURPOSES ONLY.

DATE:	MARCH 12, 2024
PROJECT. NO.	16898
SCALE:	1" = 1000'
DESIGNED BY:	LTV
DRAWN BY:	LTV
CHECKED BY:	MCP

HENNIKER ~ MERRIMACK COUNTY ~ NEW HAMPSHIRE

ALTERATION OF TERRAIN

PATS PEAK SKI AREA

OVERVIEW OF PROJECT AREAS

NOT FOR CONSTRUCTION

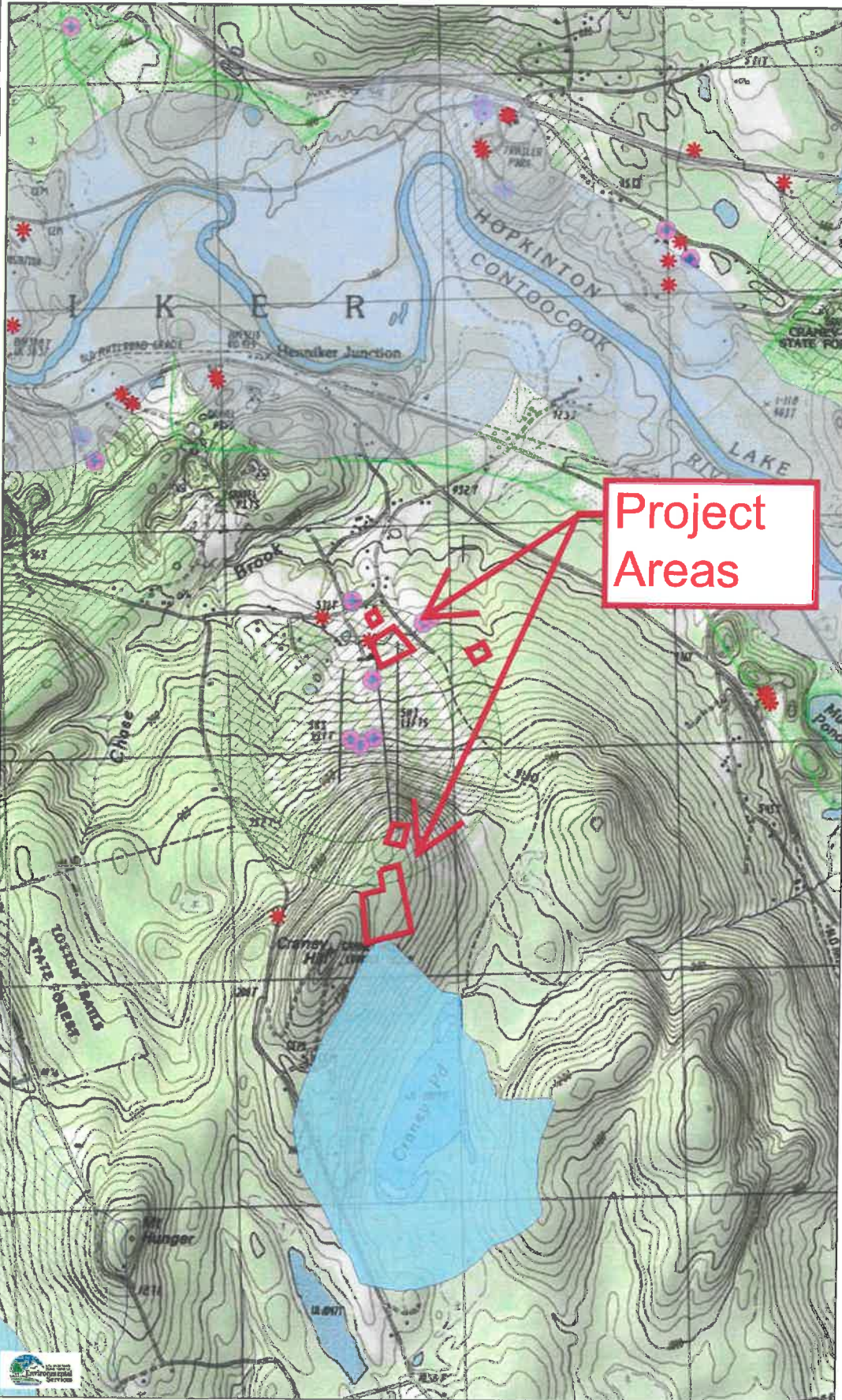


verdantas
PEOPLE FOCUSED FUTURE

186 GRANITE STREET
MANCHESTER, NH 03101
TEL. 603.314.0620 VERDANTAS.COM

SHEET: **1 OF 1**

Pats Peak Ski Area: Alteration of Terrain Layers



Legend

- ★ Remediation Sites
- Coastal and Great Bay Regional Communities
- ▭ Designated Rivers Quarter Buffer
- Public Water Supply Wells
- Groundwater Classification / GA1
- Groundwater Classification / GA2
- ▭ Water Supply Intake Protection Areas
- ▭ Wellhead Protection Areas
- ▭ Class A Lakes with a Quarter Buffer
- Class A - All Features
- ▭ All Lakes, with a Quarter Mile Buffer
- ▭ Outstanding Resource Water Watersheds
- ▭ Surface Waters with Impairment with Quarter Mile Buffer
- ▭ Watersheds with Chloride Impairments

Project Areas

Map Scale
1: 25,000



© NH DES, <http://des.nh.gov>

Map Generated: 3/15/2024

Notes



APPENDIX F – Representative Photographs of Site

SNOW MAKING IMPOUNDMENT



Looking northwest at existing cleared area.



Looking west at existing dirt access road and temporary stockpiles.



Looking north at existing dirt access road.



Looking south at cleared overhead wire trail and wooded area.



Looking northeast from southwest corner of proposed construction area.



Looking south at existing ski slope and wooded area, south of proposed construction area.

SUMMIT AREA



Looking west towards the mountain's peak.



Looking northeast at the existing Hurricane Chair Lift unloading area.



Looking north, down an existing ski slope.

BASE AREA



Looking north towards Hurricane Chair Lift loading area.



Looking northeast towards Hurricane Chair Lift loading area.



Looking northeast towards Hurricane Chair Lift loading area.



Looking southwest through wooded area behind Hurricane Chair Lift loading area.



Looking east towards proposed location of Skier Safety trail.



Looking east towards proposed location of Skier Safety trail.

CULVERT



Looking west towards drainage stream.



Looking east towards drainage stream.

APPLICATION INSTRUCTIONS

DATA TO BE PROVIDED WITH SITE PLAN REVIEW APPLICATION

- Narrative description of proposed development
- Planning Board meeting minutes from Conceptual Consultation, which is optional (Copies may be researched and obtained at Town Hall)
- Copy of the property tax map showing subject parcel and abutting properties (Copies may be researched and obtained at Town Hall)
- Copy of Property assessment card (Copies may be researched and obtained at Town Hall)
- Copies of any ZBA Notices of Decision (Variance or Special Exception) for project
- Planning Board Application Fees
- Abutter Notification List
- Plan Sets
 - Initial Application:
 - Seven 22"x34" copies of the plans for review by Planning, Conservation, Assessing, Highway, Fire, Town Sewer (if applicable) and Town Water (if applicable)
 - Revised Application Deadline:
 - Seven 22"x34" copies of the plans for Planning Board meeting
 - Eleven 11" x 17" copies of the plans for the Planning Board packets
- Copies of any State or Federal permits
- Copies of any deeds or easements
- Copies of Condominium declaration, bylaws, and floor plan (condo conversion)
- All required material as outlined in 203-12 and 203-13, as applicable, in the Town of Henniker Site Plan Review Regulations
- Waiver requests for any of the required material under 203-12 or 203-13 of the Town of Henniker Site Plan Review Regulations. Request must be in writing and explain why conformity to the requirements would pose an unnecessary hardship and how granting the waiver would not be contrary to the spirit and intent of the Regulation.

FEES

Fees MUST be paid at the time the application is submitted or the application will not be accepted. Fees can be paid in cash or by check made out to the "Town of Henniker".

Site Plan Application	\$375 application fee; \$500 escrow
Residential	\$100 per dwelling unit
Affordable Residential	\$30 per dwelling unit (as defined by US HUD)
Change of Use	\$190 application fee; \$250 escrow
Telecommunications	\$625 application fee; \$500 escrow
Telecommunications co-location	\$315 application fee; \$500 escrow
Newspaper Notice Fee:	\$125
Abutter Notification Fee:	\$10 per abutter notification address
Recording Fee:	\$30 per plan sheet, \$25 per document, \$25 LCHIP fee per plan set/document

<u>Amount enclosed with application:</u>	
Application Fee	\$ 375.00
Initial Escrow	\$ 500.00
Newspaper Notice	\$ 125.00
Abutters	\$ 410.00
Recording Fee	\$ 210.00
Total	\$ 1,620.00



Henniker Planning Board

November 10, 1768

CASE # _____

SITE PLAN REVIEW APPLICATION

Property Address: Pats Peak Ski Area - 686 Flanders Road

Parcel Lot # : 588A, 589C, 655, & 655A **Zoning District:** Commercial Recreation

Parcel Lot Size: 456 + Acres **Road Frontage:** 1,210

Type of Application: **Change of Use**
(Circle Type) **Home Business Retail/Service**
 Multi-Family Residential
 Commercial/Industrial Development
 Telecommunication

Received By
TOWN OF HENNIKER

APR 10 2024

Building
Planning & Zoning

PROPERTY OWNER(s)

Name: Pats Peak Inc
Address: PO Box 2448
686 Flanders Road, Henniker NH 03242

Name: _____
Address: _____

Tel #: _____
Fax #: _____
Email: _____
Signature: _____

Tel #: _____
Fax #: _____
Email: _____
Signature: _____

APPLICANT/TEL

TD BANKNORTH, NA
HENNIKER, NH 03242
54-7/114

048487

4/8/2024



PATS PEAK SKIING, LLC
P.O. BOX 2448
HENNIKER, NH 03242
(603) 428-3245

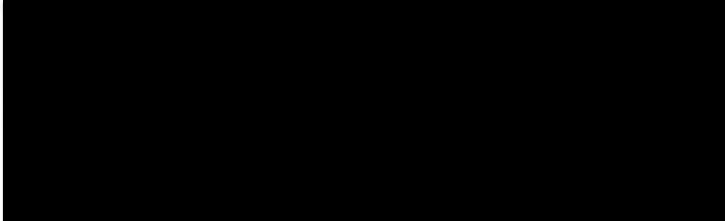
\$ 1,620⁰⁰

TO THE
DER OF

TOWN OF HENNIKER
ONE THOUSAND SIX HUNDRED TWENTY AND 00

DOLLARS

TOWN OF HENNIKER
DEPOT HILL ROAD
HENNIKER NH 03242
PLANNING BOARD FEES



EMO