

Construction At Resort Waits For Better Economy

By Maddie Hanna
Concord Monitor staff

Condensed from the February 17
Concord Monitor

Blame the economy: Ragged Mountain, the Danbury ski resort that came under new ownership about two years ago, has put multimillion-dollar development plans on hold.

Plans are still under way to re-vamp the golf course, develop a third ski peak, and build more than 800 vacation homes, and owners have been working to obtain approval at the federal, state, and local levels, said the resort's president, Bob Fries.

But the permit-gathering process is ongoing, he said, and construction likely won't begin this year.

"If you can tell me when the economy's going to improve, I can tell you when we'll start," Fries said yesterday.

RMR Pacific, a Utah-based company, bought Ragged Mountain in May 2007 from owners who had been on the brink of bankruptcy and foreclosure. That fall, the company dumped \$3.5 million into improving the ski area, Fries said.

And it announced major plans to expand the resort and make it a four-season destination. Those plans include developing 60 to 80 acres of trails and a high-speed lift on a third peak [which is partly in Andover] – the resort now offers skiing on two – and building a combination of Adirondack-style cabins and ready-to-develop lots, letting buyers design their own homes.

The 18-hole golf course has already been redesigned and will be "quite a bit different," Fries said. But those changes won't be implemented until new real estate is built, he said, and new real estate won't be built until people are ready to buy it.

"The psyche of the public right now is not to spend," Fries said. "I think there has to be a general feel-

ing that we're starting to come out of the recession, and then people will be more apt to buy a second home."

Fries said he expected the project to take 15 years and maybe as long as 20. That would be significantly longer than the 10-year time frame the company gave as an estimate last year.

To earn permits, the development plans must meet a number of criteria at different levels. At the town level, for example, the expansion must fit with Danbury's zoning guidelines, Fries said. [Because this is a project with regional impact, the Danbury Planning Board is keeping the Andover Planning Board "in the loop."]

That also makes moving forward with the project difficult, because the company will have to spend a significant amount of money up front to put in infrastructure – such as sewage and water systems – that must accompany new residential development.

At the state level, developers must obtain permits to change the terrain and meet water quality guidelines, among other requirements, Fries said. The Army Corps of Engineers will evaluate plans to fill in six acres of wetlands on the property.

Development is also expected to meet an additional level of criteria outlined in a 265-page guide from the Audubon International Signature Program, a land stewardship program that promotes sustainability. Ragged Mountain opted into that process, got the recommendations about six months ago, and incorporated them into its planning, Fries said.

Despite the economic climate, Fries said he is optimistic.

"We see the end in sight," he said. "We think we'll be well positioned with permits in hand when the economy improves."

Copyright © 2009 Concord Monitor

Letters from page 4

of my withdrawal of the negotiated contract that was on the table for the School Board to vote on at their March 3 meeting. *Please note that there is no contract to vote on!*

If for some reason the School District would like to re-open any negotiations for the transportation contract, they will need to increase all numbers by 35% minimum so that we can negotiate up from there. (I must be competitive.) Also, I want you to be aware that should the School Board decide to go out to bid, I will not bid due to the fear that I might have an unfair advantage over my competitors.

Effective immediately, all services to the School District not covered in the contract will cease. This includes but is not limited to: free trips, One Wheeler busing, annual cookouts, and any donations of monies or support to the school activities.

Thanks,

Armand Boisvert
AB Transportation

I can use your help in legislation I am very much in favor of, known as House Concurrent Resolution (HCR 6) affirming our States' rights. The intent is to send a clear message to Washington, that as a signer of the Constitution of the United States, the Sovereign State of New Hampshire has granted only specific limited rights over our governance to the Federal Government and has retained all other as States' Rights for New Hampshire citizens.

A great many citizens took time off from their work and came to the public hearing in Concord in order to testify in favor of this legislation. As a matter of record there was no op-

posing testimony to this resolution.

Despite overwhelming support and testimony of our citizens and the Republican committee members voting in favor of the resolution, the Democratic majority on the committee sought to silence our voices by voting it inexpedient to legislate. I believe this resolution is bipartisan; it is an effort to preserve and protect our great state and reaffirm our state Constitution.

We have one more opportunity to pass it when it comes before the full legislature in the next few weeks, and with your support we might be able to do so. If you are interested in supporting me in this effort to assert our States Rights, have everyone you know contact the Speaker of the House, Terie Norelli at terie.norelli@leg.state.nh.us or 271-3661 and the Democratic Governor John Lynch at governorlynch@nh.gov asking them to support HCR 6 when it comes to the full legislature for a vote.

If you would like to see a constituent video of the testimony on the bill, go to: bikerbillnh.blogspot.com. It is the third video down.

For more information visit:
patriotsforamerica.ning.com/profiles/blogs/critical-states
jpf.org/alerts03/alert20090209a.htm
worldnetdaily.com/index.php?fa=PAGE.view&pageId=88218

It should be noted, some 20+ other States are in some phase of declaring States Sovereignty and reigning in the federal government.

Thank you in keeping our New Hampshire "Live Free Or Die" motto alive!

Jenn Coffey
State Representative
jenn.coffey@leg.state.nh.us
748-1985

Special Event coming up? Hold it at our House!

Our dining room seats up to 16 people comfortably for:

- Meetings
- Bridal and Baby Showers
- Birthdays, Anniversary Parties, and more!



Please call us about availability, prices and special requests ... we would love to help you host your gathering!

Chris & Michelle Bengivengo, Innkeepers
New England House Bed & Breakfast • 258 Main Street • Andover • 735-5776 • NEHBB.com



Lake Farm REALTY
164 MAIN STREET

Your Neighborhood Experts
For information call
735-5444
LakeFarm.com

Interested in Buying or Selling Property Anywhere in the Country?
Call for no-obligation information
1-800-523-2460 Ext. F-664.



REDUCED!

Ready To Move Into – Great location at the end of the street. 3 BR, 2 baths, fireplace, and a finished basement.

Andover \$239,900

GOING AWAY?

Worried About Leaving Your Best Friend?

call **Mountain High Kennel**

The Camp Dogs Love To Come Back To

Owner on premises • 735-6083