

## **SECTION 1. DEVELOPMENT DESCRIPTION:**

### **A. Narrative:**

#### **1. Objective and details:**

Sugarloaf's West Mountain Project is a key component of Sugarloaf's comprehensive 2030 Plan and represents a major enhancement for Sugarloaf and significant opportunity to expand recreational and housing opportunities in the region. The purpose of the Project is to further develop the western side of Sugarloaf Mountain utilizing a master planning approach to providing additional ski trails, skier services infrastructure, roads, bridges, parking lots, and resort-based housing consisting of condominiums, duplex-style townhomes and single-family lots. The Project has several key goals:

- Enhance Sugarloaf's trail mix by providing additional intermediate and beginner terrain. This supports entry level and multigenerational use of the mountain ski terrain, which is critical to the future of the resort and serves to and avoid skiers attempting to ski on terrain over their ability.
- Protection against wind holds. On average, Sugarloaf experiences 7 days/season of ski terrain shutdown for wind holds. Wind holds require partial shutdown of lifts 15 days +/- year, resulting in a diminished skier experience. The proposed lift location and design will provide lift access to ski terrain with much less probability of wind holds. This will improve the skier experience and increase operational efficiency.
- Provide additional parking and convenient lift access for guests. In recent years, growth of skier visits has created occasional peak parking demands requiring 250+ cars parking on the main access road 6-8 days per year. The Town of Carrabassett Valley supports the construction of additional parking to address this concern.
- Providing four-season activities to enhance the operational success of ski areas moving forward. The addition of the lift will allow summer utilization of its mid-mountain Bullwinkle's Restaurant facility for weddings, concerts, and food & beverage service.
- Increase skier visits by providing additional single family residential housing on site.
- Increase the bed base with new townhomes and condominiums. Sugarloaf is currently experiencing a shortage of housing units available at the mountain.
- Develop the Project while being respectful of the environment and leaving hundreds of acres in the Project area undisturbed. The Project has undertaken significant efforts to shift ski trails and terrain out of sensitive areas to the extent feasible in order to preserve stream buffers and wildlife habitat.

The housing portion of the project consists of the following:

- 54 single family lots
- 4 condominium buildings, each totaling 22 to 28 units, depending on interior configuration for a total of 88 to 112 units
- 22 duplex style townhome buildings (44 units)
- A skier services building of 1500+/- square feet, including 24 restaurant seats, small kitchen & bar, small lodge seating area and an office/ticket sales.

## 2. Existing Facilities:

Sugarloaf Ski Resort is founded upon a ski mountain with a summit elevation of 4,237 feet above sea level. The Mountain provides a vertical drop of 2,820 feet. The Resort has developed 1,240 skiable acres of terrain in 162 trails and glades, all accessed by 13 lifts. The Resort has also developed a wide variety of housing over the years, including single-family residential, condominiums, townhomes, and hotel units.

The existing Project site is well suited for infill recreational and housing development and is currently bounded to the east by the Sugarloaf base area, access road, and dense residential housing. To the west lies a residential subdivision, water reservoir, and an existing ski lift which currently serves the top of West Mountain. The West Mountain summit is currently occupied by Bullwinkle's Bistro, ski trails, and the existing lift top terminal. To the north lies the West Mountain Access Road and the Sugarloaf Golf Club.

The interior of the Project site itself is primarily managed forest which is intersected by work roads and equipment staging areas, and a water line which cross the site in the east-west direction. The site has historically been used for timber harvests.

## B. Topographic Map:

A copy of a U.S.G.S. topographic map with the proposed new project boundary shown has been included as part of this Section. Also, all the Project Plans have been developed based on LiDAR contours of the project site.

## C. Construction Plan:

The project has been broken down into essentially three Phases for construction, though these phases may be multi-year construction efforts, and subject to adjustments based on market demand and skier utilization. Please see the Phasing Plan for visual representation of the project phasing.

Following presumed project approval in spring of 2022, the design team will prepare construction plans and bidding documents for the first phase of construction work. It is anticipated that bidding and contractor selection will occur summer into fall of 2022 in

preparation of a late fall or winter construction start.

Fall/winter of 2022 is anticipated to consist of timber harvesting and clearing efforts for the phase one construction limits of disturbance, including select Phase 1 ski trails.

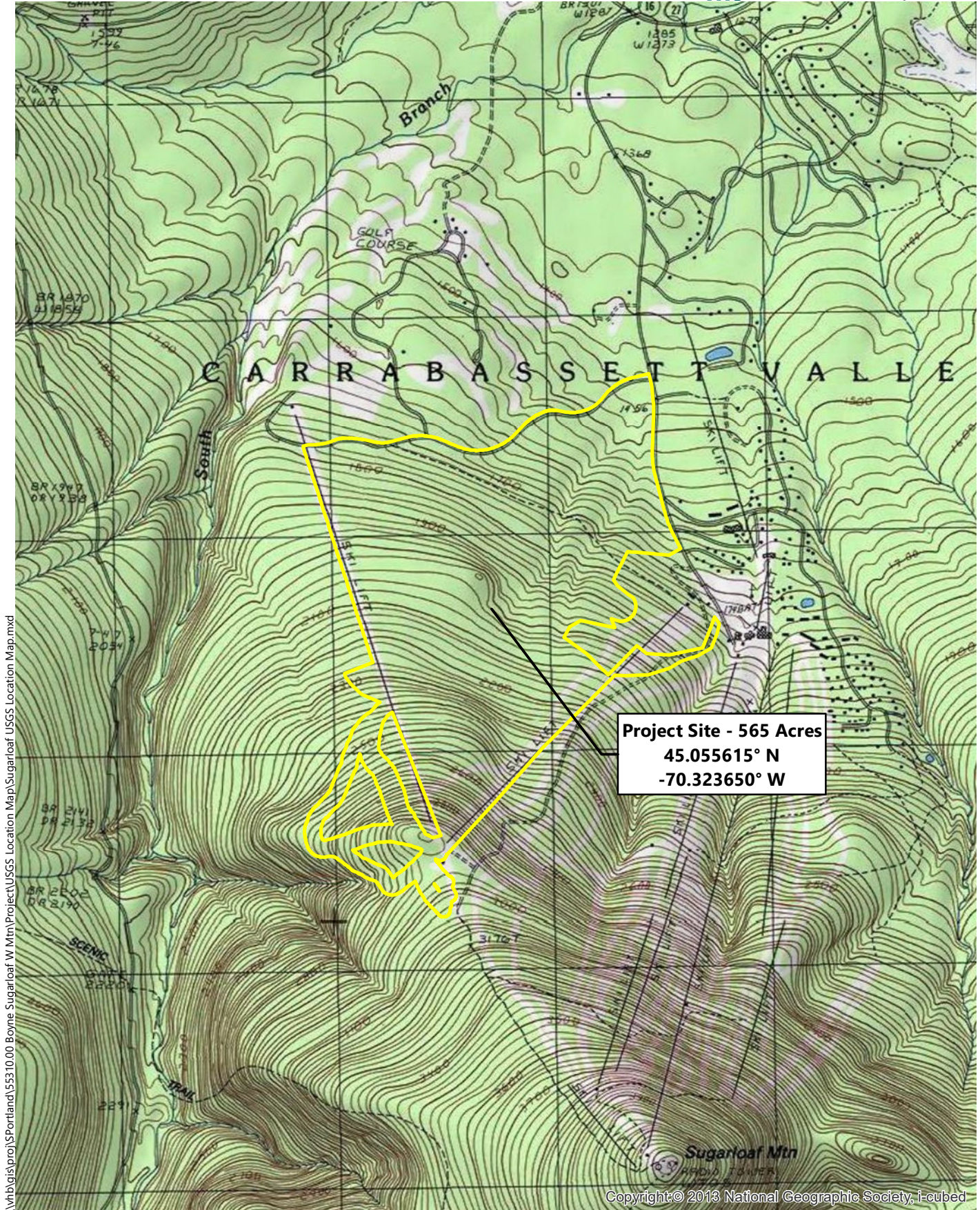
The 2023 construction season will begin the Phase 1 infrastructure including new lift, roads, stormwater BMPs, utilities, and condominium site work. It is anticipated that Phase 1 improvements will extend into and include the 2024/2025 construction season.

Phase II and subsequent phases will be considered based on the timing of Phase 1 build out and pace of real estate sales but is likely to start in 2025/2026.

Within Phase 1 construction, clearing and soils disturbance will be limited to an area manageable by, and scaled to, the number of crews or amount of construction effort. Perimeter sediment controls will be installed prior to earthwork in a given area. Gravel, riprap, permanent erosion control blanket, and erosion control mix covered surfaces will be deemed stable, signaling the ability to initial clearing of additional areas. Binder pavement, where paving is specified, will generally lag behind completion of gravel surfaces for one year, allowing time for settlement and construction maturation. Surface paving will be further delayed until risk of damage from construction activity is reduced.

D. Drawings:

1. Development Facilities: The Plans for this project depict the locations and sizes of the proposed areas throughout the project site, as well as all the drainage features.
2. Site Work: The Plans for the site work related to this project show through post development contours throughout the site. Road Plan and Profiles have been provided for the construction of the road network. Utilities Plans have also been provided for the construction and installation of the public water and sewer mains to serve the project site. Ski trail grading plans are included.
3. Existing Facilities: At the project development site, the only existing facilities are the ski trails that traverse a portion of the site; maintenance trail/roads, the tie-in water line near the top of the development; and the West Mountain Chair Lift, which will now terminate at its mid-station, with the remaining section of the lift to be removed. These areas are shown on the project site plans.
4. Topography: Existing and proposed topography for the roadway and real estate portions of the project are depicted with 2-foot contour intervals, developed with LiDAR data. Outside the developed area and within the proposed ski trails, 10-foot contours have been shown, due to the scale and size of the ski terrain.



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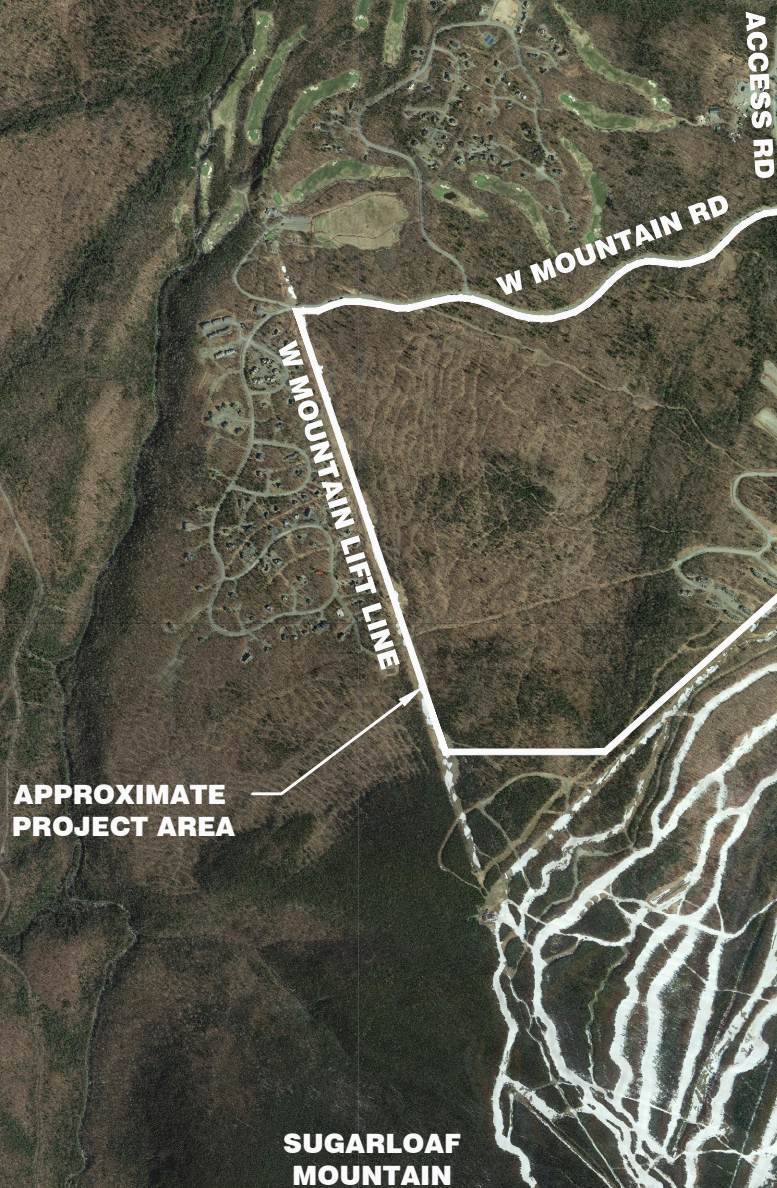
**Sugarloaf West Mountain**

**Carrabassett Valley, Maine**

Location Map

 Project Area (VHB)

Sources:  
USA Topo Basemap - Copyright © 2013 National Geographic Society, i-cubed



**NOTES**

1. AERIAL PHOTO DOWNLOADED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY USING PLEX.EARTH SOFTWARE.
2. THIS IS NOT A BOUNDARY SURVEY. ALL LINES SHOWN ARE BASED ON APPROXIMATE PROJECT BOUNDARIES.

**NOT FOR CONSTRUCTION**

PROJECT:  
**SUGARLOAF RESORT - WEST MOUNTAIN EXPANSION**  
TOWN OF CARRABASSETT VALLEY

DRAWING:  
**AERIAL MAP**

SCALE: 1" = 2000'

MLDC NO. 20-237  
PROJ. MGR: RWD  
DRAWN BY: SDH  
CHECKED BY: RWD  
REVISION NO. N/A  
ISSUE DATE: 2021-03-30  
ISSUED FOR: REVIEW

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