

From: Burr Phillips burr@c-solutions-llc.com
Subject: FW: Zoning Board Review - Septic System Design Question Tax Map V-1, Lot 53, Jackson, NH
Date: November 18, 2013 at 10:14 AM
To: Frank H Benesh frank_benesh@alum.mit.edu

Please see the below message from NHDES. Please note that this pertains to the NHDES septic system regulations.

Burr H. D. Phillips, PE, CPESC
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From: Thomas, Eric [<mailto:Eric.Thomas@des.nh.gov>]
Sent: Wednesday, November 06, 2013 12:09 PM
To: Burr Phillips
Subject: RE: Zoning Board Review - Septic System Design Question Tax Map V-1, Lot 53, Jackson, NH

Hello Burr,

The grandfathered status of the lot is however many number of bedrooms the house had prior to 1967. This must be documented with town records. Hope that helps.

Eric Thomas
Land Resources Management
603-271-3501

-----Original Message-----

From: Burr Phillips [<mailto:burr@c-solutions-llc.com>]
Sent: Tuesday, November 05, 2013 6:21 PM
To: Thomas, Eric
Subject: Zoning Board Review - Septic System Design Question Tax Map V-1, Lot 53, Jackson, NH

Hi Eric,

I review septic system designs on behalf of the town of Jackson and recently denied an application for very challenging lot which is going before the ZBA. The NHDES' input is requested to assist with the ZBA's review of the application. I will summarize the site information and then ask if the building is grandfathered for five bedrooms.

Summary: I'm told that this house existed since the early 1900's. Then, sometime in the 1970's, the house became a ski club. With the last year or two, the town building inspector visited the site and counted 32+ bunk beds spread over five bedrooms. One of the selectmen knew the cook a few years ago. The ski club has been defunct for a year or two and was recently purchased by people who wish to restore it to a residential dwelling. They are claiming that the building contains five bedrooms so they are grandfather for a 5-bedroom/750-gpd septic system. Note that the lot will not support five bedrooms, it is contains 0.45 acres some of which is wetlands and/or very poorly drained soils. It does have town water but still does not support five-bedrooms.

My question is: Is the original, pre- 1970's house, grandfathered for five bedrooms, or do they

need to apply under the current regulations? If they are required to apply under the new regulations, would NHDES be likely to approve a waiver to allow the lot capacity to be exceeded? (This would not be the only waiver, but this would be the most critical one.)

Thank you. Please call if you have any questions.

Burr H. D. Phillips, PE, CPESC

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