

November 20, 2013

Dear Jackson Board of Adjustment,

I am writing as an abutter to 41 Switchback Way which was formally the Abenaki Ski House.

I looked at that property to buy and hired Andy Chalmers to do an inspection for me. Besides finding oil leaking in the basement and discovering a horribly inadequate cesspool above the year round brook that dumps into the Wildcat River, he told me I would "be lucky if I could get a two bedroom septic" for this property. He also advised the oil issue in the crawl space could be extremely costly. He stated that he would have to report these discoveries to the Board of Selectmen. I recall seeing the discussion in the BOS minutes.

So if I did proper due diligence before buying the property. Did Mr. Scoennagel not have someone inspect the property? Was he not told the same thing I was, that it could barely support a two bedroom septic? Is it possible to grandfather five illegal bedrooms?

This property has been an environmental disaster for decades. There were too many beds in that place to count. The septic was flowing past the school into the river. The basement, or crawl space, is below the water table. I can't imagine the new owner wasn't made aware of this. If he chose to buy it despite the problems and now wants this train-wreck grandfathered it would set a bad precedence. So I will go on record, as an abutter, that I think anyone who suggests that this postage stamp sized lot can support five bedrooms doesn't really believe it, they are being paid to come to this meeting to make that claim.

Respectfully,

Lisa MacAllister