

To - The Mount Washington Commission

Thank you for allowing public discourse to help guide the decision making process evaluating the proposed Lizzie Bourne Station. I have been a resident of the North Country since 1971, have worked on the mountain as the first winter caretaker in Tuckerman Ravine, experienced the second highest wind ever recorded while caretaking there and continue to care about our mountain. It seems essential that the commission require an independent environmental and climate assessment before even considering any proposal to construct the proposed Lizzie Bourne Station. The 500 foot proximity to the summit, the fragile alpine zone, impacts to several endangered species, weather and overloading of an already stressed infrastructure should dictate an impartial assessment.

It seems paradoxical that the proposed station should be named after Lizzie Bourne, the first person to succumb to the elements in 1849. The most recent fatality #160, died of a heart attack this past week. Attracting additional guests to the mountain seems problematic at best. There have been a couple of fatalities near the summit this year alone in addition to several other rescues. Having an influx of up to 70 people per night staying in sleeper cars, wandering the summit in sneakers and street shoes seems like a recipe to burden the already overtasked search and rescue community.

The Appalachian Mountain Club's last hut, Mizpah, was added to their system in 1964. The organization withdrew a proposal to construct a new hut near Ethan Pond several years ago for impact concerns. The proposed site was at a much lower elevation than what is being considered for this cog venture. The wind that I encountered while I was caretaking in Tuckerman Ravine tore the roof off a section of Lakes of the Clouds Hut. The 181 MPH wind came up Oaks Gulf and pressurized the hut from the inside. When it subsided it forced the roof to lift and the continuing gale blew the leading edge into Ammonoosuc Ravine. The proximity of what I will call the Presby Trailer Park to the summit, should give anyone in their rightful mind some pause. The kind of wind I experienced when I was in Tuckerman Ravine would surely topple a rail car.

When I think about the economics of this, I have to question the common sense of what is being proposed. It should be recognized that the motivation for this is greed and profit mongering. The summit is already overbuilt. What is the suggested cost of staying overnight in a sleeper car? Who will be responsible for the many searches and rescues. NH fish and Game are normally tasked with that responsibility but it seems that the Cog railway should contribute up to \$25 / guest as a hike safe fee. If the economics don't work who will be responsible for restoring the site to its former alpine condition if that is even possible. So many questions that the commission should take into account. The cost of an environmental - climate assessment should be borne by the Cog Railway and incorporated into their own cost benefit analysis. I have to question what the cost for an overnight stay would be when 70 guests can be accommodated / night, maybe 120 nights / year. What are they thinking? The commission should know the answers to these and many more questions. Seems more like whimsy than

anything realistic. From my perspective this proposal shouldn't even be considered. It is a complete waste of time and an exercise in futility. Thank you for considering my comments.

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