


**From:** Susan Dunbar mvsue2@yahoo.com   
**Subject:** Montessori School Expansion  
**Date:** January 28, 2024 at 8:14 AM  
**To:** Saltzberg@mvcommission.org

SD

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Rich Saltzberg and the Members of the MVC:

This is Susan Dunbar owner of 97 N William Street, the property abutting the giant three story phase one Montessori "Main Office" building directly in my backyard. There was no communication with neighbors upon construction of that first building; I left for work in the morning with a clear view of the water and returned home to a three story prefab erected in one day. No story poles were erected to indicate the height of that building. There was zero transparency from the school as to the use of that first building (toddler summer camp) and I believe that allowing more expansion of this school will devastate the neighborhood.

Just after the building went up, a pine tree fell down in a windstorm landing on the Montessori property. The school was quick to communicate that this was a tree on my property and my responsibility to chainsaw and remove debris, which I did immediately. After many attempts inquiring about future landscaping for privacy and noise control I purchased and planted the three Leland Cypress in line with the stump of the fallen pine supposedly on my property. I am a year round resident, a gardener who makes a low income salary and the Leland Cypress cost me \$2,400 to purchase and install. For a year I asked when a fence would be erected to keep children from wandering into my yard and my own safety concerns about projectiles from mowing my lawn injuring a child. When the fence was finally addressed, the school informed me the Leland Cypress were actually on their property and could they remove them? I gave them the trees as this is the only landscaping providing privacy and the fence finally went on my side of the trees.

Historically communication from the Montessori school with abutting neighbors has been very poor. Debbie Jernigan's letter left on my porch summer 2023 stated, "We value our relationships with you, our neighbors, and are committed to maintaining a positive and cooperative relationship with all of you." My experience throughout Phase One of expansion refutes the statement of caring about the neighbors. The Phase One Building is not "Dark Sky Compliant." Besides a glowing red exit sign, lights are left on constantly at night including red security motion detectors that trigger additional lights. The school has entirely disregarded my complaints about lights shining into my windows at night. (See photo below)

The noise from the school alone from young children crying all day, banging on pots and pans constantly, and a dumpster being emptied at 5:45 am just behind my house all summer are all my "personal" gripes. Environmentally, a third septic system concerns me on a lot that size and it's proximity to the coastline. Even worse would be if they tie into the Phase One septic installed behind my house demanding that system support 5 new toilets and 10 new sinks on top of the 5 toilets and 7 sinks in the Phase One Building and with its original septic supporting the 3 toilets, 5 sinks and 1 shower in the older building. From the information I have gathered, am I correct that the total plan includes 13 toilets, 22 sinks, and one existing shower with more showers to come with the new employee housing? That seems like a huge strain on the neighborhood considering the effluence from this proposed project.

In summary: the lack of communication, environmental concerns, increased traffic to our quiet neighborhood where kids always play in the street, and a housing unit for teachers - We as concerned neighbors appreciate your consideration to be included in the discussion to disallow the next phase of Montessori expansion to continue.

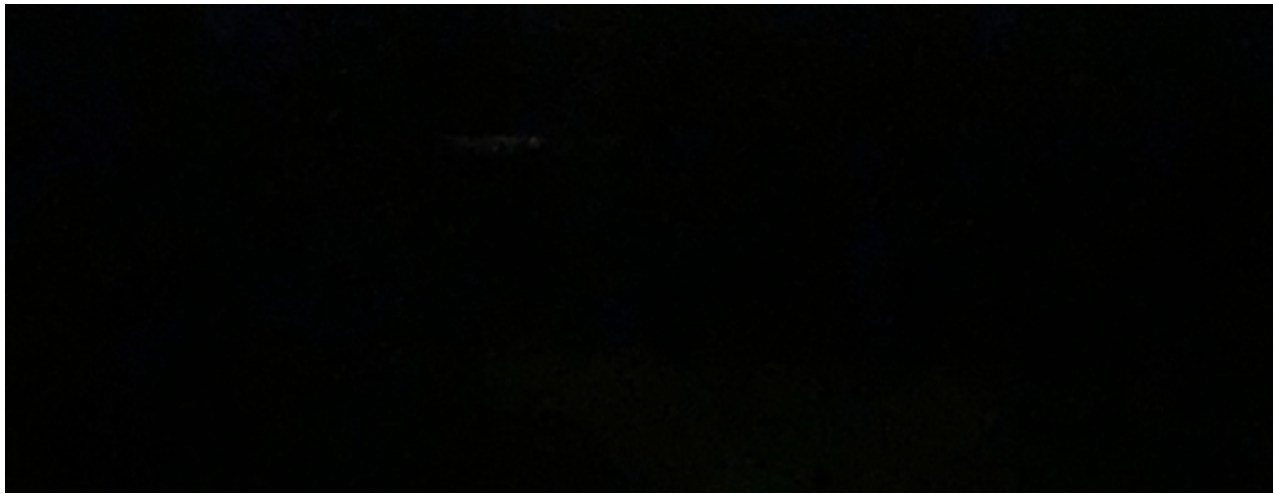
Thank you for listening!

Sincerely, Susan Dunbar

August 29  
8:25 PM

Edit





August 29

8:25 PM

[Edit](#)



