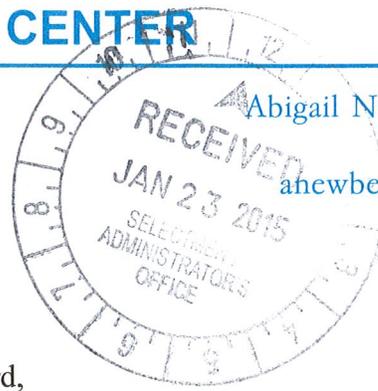




## THE CHILDREN'S CENTER

508-432-0152  
115 Sisson Road  
Harwich Port, MA 02646



Abigail Newberry-West  
*Director*  
anewberry@hech.org

January 23, 2015

To Mr. David Spitz and The Harwich Planning Board,

The Children's Center, part of Harwich Ecumenical Council for Housing, (HECH) is located on Sisson Road here in Harwich Port. The mission of The Children's Center is to provide safe and affordable childcare to working families so that parents may become self-supporting and integral members of the Cape Cod workforce and the community

The Children's Center has been providing safe, supportive and stable preschool and childcare services for over 22 years and has an outstanding reputation as a high-quality program for affordable childcare in the community. We provide one of the only truly affordable programs in the region.

Over the years, our school has moved and grown four times to continue our mission in an attempt meet the dire need for affordable care in our area. In our current location, we are able to provide care for 27 children ranging from 2.9 years-5 year olds that live from Eastham to Yarmouth and come from a wide range of economic situations.

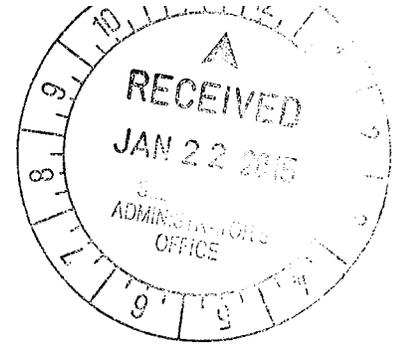
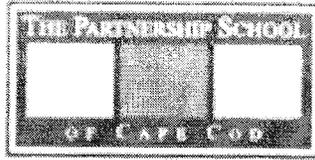
Over the past few years, The Children's Center and HECH have been discussing the greater need for affordable childcare on Cape Cod and the possibilities of our mission expanding into a larger space. The Children's Center has maintained a large waitlist of families that are in need of childcare for years. At this time, our school is full to capacity now and for Fall enrollment. Sadly, many of the families on our waitlist will not be able to join our school.

On behalf of The Children's Center, I would like to express great interest in learning more about the plans for The Harwich Middle School building and the possibilities of the Children's Center expanding in part of the space. This could be a great opportunity for our program to expand, help more families and our community as a whole.

Thank you for considering my request. I look forward to hearing from you and exploring this idea further.

Sincerely,

*Abigail Newberry-West*  
Abigail Newberry-West



January 21, 2015

Description of Use The Partnership School of Cape Cod was founded by a small group of dedicated and experienced educators who felt the importance of creating a school as a partnership between educators, parents, and children. We believe in building a strong educational foundation where every child would be supported academically, socially, and emotionally in order to reach his or her full potential. The school was organized as a not for profit corporation, is licensed by The Department of Early Education and Care (EEC) and approved to operate as a private school by the Orleans School Committee and carries liability, professional, and worker's compensation insurance.

In August 2014, we negotiated a lease for a 2,400 square foot, stand alone, building in Orleans (the former location of the Lighthouse Charter School). The transition to our new space was made easier since the building was formerly used as a school. We met and/or exceeded all building, zoning, regulatory, and health requirements. We are conveniently located off Route 6 at Exit 12 with 24 students from preschool through Grade 4 with 5 full-time and 7 part-time employees. In addition to our preschool and elementary school programs, we offer academic support and enrichment programs for home school students. From June 15 to August 21, 2015, we will offer an academic, theme-based summer program.

Our program requires classrooms, bathrooms, gross-motor space, kitchen access, administrative office(s), and outdoor play areas. Ideally, the portion of the building would include access to the auditorium and gymnasium. Parking spots should accommodate employees and family parking during drop-off and pick-up times.

Financial benefit/cost to the Town

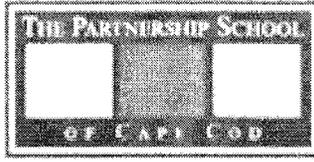
- a. Do you intend to pay for purchase the property? We are not interested in purchasing property.
- b. Will your use generate annual property tax payments? NA
- c. Will you provide annual lease payments to the Town? We would expect to pay rent and would negotiate a lease that is mutually beneficial for the Town and our school.
- d. Will you pay for all operating costs associated with your use? We will enter into lease discussions ready to discuss all operational costs and structure the lease terms accordingly.
- e. What type of Town services will your use require? Is the Town of Harwich the landlord for this property? If so, we would negotiate necessary services like any other lease agreements including septic, water, plowing, landscaping, grounds and exterior/interior structural maintenance, plumbing, and roof improvements.

Other benefits to the Town

Does your proposed use support goals of the Harwich Local Comprehensive Plan or other approved Town plans?

One obvious goal of the Harwich Local Comprehensive Plan is the appropriate reuse of the Middle School. As recommended, we are an educational entity. Aside from meeting that goal, we would be a new employer seeking to hire from within the community. In addition, schools need services such as janitorial and cleaning, food and beverage, maintenance, carpentry, advertising, and professional development opportunities. Private schools draw families from a wide range and our families become connected to the school's location and local services/vendors.

What is the need in the community for your proposed use? Early education centers draw local families. Generally, families prefer to limit their drive time to or from preschool. Most children attend preschool for one, two, or three years. We have had many years experience following the



trends of preschool families and believe there is a need for a small, private preschool program in Harwich. Some families like knowing there is a private elementary school option, too.

2. Impact on the neighborhood

- a. Will your proposed use complement the Elementary School? Will it be incompatible in any way, and how will you mitigate any potential adverse impacts?

Elementary schools (particularly highly rated, elementary schools) attract the vast majority of local elementary children. Some families like the idea of having a choice and some children benefit from a private school education. The Partnership School was conceived with the hope that our school could complement elementary schools catering to those students who flourish with small group sizes, individualized learning plans, one on one teaching, and a smaller school community. Although most elementary schools meet or exceed the needs of the majority of students, there is a small percentage of students that will do better in a private school setting. Our goal is to develop a strong relationship with the local public schools and to be seen as a resource for students and families needing the features of a small, private school.

- b. What adverse impacts may be created for residents in the vicinity, and how will you mitigate such impacts? Please consider type of use, traffic, noise, lighting, appearance, and any other relevant impacts.  
We don't expect that the residents in the vicinity of our school would have any negative impact. If anything, we expect that we would add value to the community.

3. Ability to perform

- a. Please describe your experience with the development and operation of your proposed use.

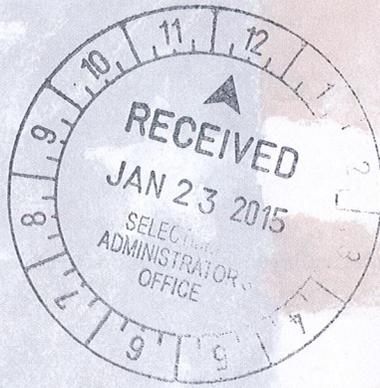
Our team has taught and operated private schools for many, many years. In the past 20 years, we were involved in a reputable, private preschool and elementary school in Brewster, MA.

- b. Please describe your financial capacity to develop and operate the proposed use.  
Currently, we are operating a debt free, small, private preschool and elementary school in Orleans. We have enough financial backing to replicate the same program at a Harwich location.

Thank you for the opportunity to respond. We are eager to hear more about the direction of this project and welcome any comments/questions.

Sincerely,

Diane Driscoll and The Partnership School Team



19 Sequattom Road  
Harwich, MA  
January 6, 2015

Office of the Town Administrator  
732 Main Street  
Harwich, MA 02645

Attn: Mr. David Spitz, Town Planner

Re: Middle School RFI

Dear Mr. Spitz:

As a resident of the town of Harwich for over 45 years, I want to respond, with interest, in the re-purposing of the current Middle School on Sisson Road.

This building, thankfully, has remained owned by the town. This two-story, brick structure has a worthwhile future as a possible Town Hall and also those presently housed at Albro House. It is the perfect locale for the town offices with little strain on the current septic system. There would be adequate parking for not only employees but also visitors. The current town hall has outgrown its purpose. The Albro House is a historic building and should be tied into the new use of 732 Main.

The Middle School would more than adequately fit the various offices needed with room to spare.

The current town hall should remain as a building of purpose.....perhaps a Cultural and Arts Center as that of the Town of Yarmouth (the old Bass River Savings Bank building, Old Main St.). We need to reinvent Harwich Center and such a structure would bring visitors and revenue.

The cost to undertake such projects would require a huge commitment by its townspeople but with the right approach and engineering.....it is possible!

I wish the committee good luck with its decision. It is a difficult task to make such a decision but allow the townspeople to help with the decision and go from there.

Very truly yours,

A handwritten signature in cursive that reads "Joyce E. Bearse".

Joyce E. Bearse

cc: Christopher Clark, Town Administrator

## David Spitz

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**From:** Karen <karenhalloncapecod@comcast.net>  
**Sent:** Wednesday, January 14, 2015 2:33 PM  
**To:** David Spitz  
**Subject:** Suggestion for use of Middle School  
**Attachments:** How 3D Printing Will Change the World.docx

Hi David,

I would like to get a message to the committee for tonight's meeting since I will not be able to make it. I hope that you will be going or will be able to get it to a party that will be there. I would appreciate it.

My suggestion is based on so much information I have been reading and hearing about. It is **3-D Printing and how it will be changing our world**. It already has when you pay attention to the many health developments that have been benefiting from this technology. My thought would be to include some form of education facility to be offered in this building for a technology based school. If this school was developed successfully it might even attract business to commercial areas of town once it was "marketed" properly. I have attached an article that explains in great detail the extent of where this technology is taking us.

Thanks for your help David.

Karen

