

## Lecia McKenna

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**From:** seabay75@aol.com  
**Sent:** Thursday, February 16, 2023 10:42 AM  
**To:** Lecia McKenna  
**Subject:** Fwd: Case no.PH2022-24 John Carey /Case No. 2023-02 John Carey

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Lisha ~

Please forward this email to the Zoning Board of Appeals for their meeting on Feb 22 relating to Case No. 2023-02 John Carey. Attached is also (1) communication to the Planning Board for Dec 2022 meeting. I will be forwarding you a separate email which was sent to the Planning Board submitted for Jan meeting to include w/this communication.

Can you please confirm receipt of this email.

We, Bill & Maria Mahoney of Pinewood Village would like submit comments to the Zoning Board of Appeals for their meeting on Feb 22 re: Case No. 2023-02 John Carey and the redevelopment project "Workforce Housing" at 5 Bells Neck Rd.

~ This is an undersized lot which requires a variance for the proposed expansion. Pre-existing structure does not conform for proposed expansion.

~ Proposed vertical expansion of pre-existing structure to accommodate 10 units does not conform to setbacks.

~Standalone new building is not an alteration or extension of pre-existing structure. It is an entirely new structure at the property.

~The nonconforming concerns of the size of the lot is in question.

~We are suggesting a more modest redevelopment is required.

~Best  
Bill & Maria Mahoney  
submitted Feb 16

-----Original Message-----  
From: seabay75@aol.com  
To: seabay75@aol.com  
Sent: Thu, Feb 16, 2023 9:30 am  
Subject: Fwd: Case no.PH2022-24 John Carey

-----Original Message-----  
From: seabay75@aol.com  
To: sdelaney@town.harwich.ma.us <sdelaney@town.harwich.ma.us>  
Sent: Mon, Dec 12, 2022 9:33 am  
Subject: Re: Case no.PH2022-24 John Carey

Thanks so much !

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

From: Shelagh Delaney <sdelaney@town.harwich.ma.us>  
To: seabay75@aol.com <seabay75@aol.com>  
Sent: Mon, Dec 12, 2022 8:50 am  
Subject: RE: Case no.PH2022-24 John Carey

Mr. & Mrs. Mahoney,

Your letter has been received and is being distributed to the Planning Board Members.

Sincerely,

Shelagh Delaney  
Planning Assistant  
732 Main Street  
Harwich, MA 02645  
508-430-7511  
Mon-Fri 8:30-4

**From:** seabay75@aol.com [mailto:seabay75@aol.com]  
**Sent:** Wednesday, December 7, 2022 4:56 PM  
**To:** Shelagh Delaney <sdelaney@town.harwich.ma.us>  
**Subject:** Fwd: Case no.PH2022-24 John Carey

Hello Shelagh ~ Please email me an acknowledgement of receipt of this letter.

TO: Harwich Planning Department  
RE: AbutterNotification of Public Hearing of December 13, 2022

We, William & Maria Mahoney, are abutters to 5 Bells Neck Rd, West Harwich.  
We have been owners at 9 Bells Neck Rd, Pinewood Village since 1978.

Here, we offer our comments regarding the redevelopment of the  
historic schoolhouse at 5 Bells Neck Rd.:

1. Although being touted as a restoration project, this is, in fact, a complete gut with an added dormer and brand new structure all covered in vinyl. The historic building is in no way being honored. And the plan has a new building right on the easterly property line. It appears that this project is not a restoration of an historically significant building. Additionally, there will be an extensive enlargement of asphalt in the parking area to accommodate likely 20 vehicles since a 1 bedroom apartment can accommodate 2+ individuals and guest parking.

2. The site is less than 0.2 miles from a renowned protected wetlands and conservation area. The introduction of more asphalt will likely negatively impact that area as well as drainage and other environmental concerns. Has a feasibility study been conducted? If not, when? If yes, when will the town make the findings public?

3. The proposed rents of two thousand dollars (\$2,000) per month for a one-bedroom apartment far exceeds the current market rate. This does not alleviate the affordable housing crisis on Cape Cod. Therefore, it is likely zoning will have to change to accommodate affordable housing or seasonal worker housing status.

4. With the updated idea of building 10 apartments, this is an excess of 20+ year-round tenants occupying basement space, attic space and an out building space. The town of Harwich can not entertain tenement like housing in this lovely retirement /resort town in the important Captains Row district. The negative environmental impact in forms of water use and waste water removal, traffic patterns, and emissions has not been released. Has it been studied?

5. Years ago, the town discovered a toxic vein underground on this site prohibiting development and condemning a private well abutting 5 Bells Neck Rd. Have those findings been ignored? Has current testing been scheduled? If not, how is the town or developer builder deeming the site toxic free and safe for disrupting the earth with no harmful effects therein? When will such findings be released?

We are completely opposed to Mr Carey's significant expansion ( 100%) of his initial proposal of 4-6 units.

As a recap:

- +This site simply cannot support 10 units
- +The Out building encroaching on the easterly property line.
- +There is zero preservation of the historical building
- +There is a 'toxic vein' underground
- +Excessive asphalt creates negative environmental impact
- +Proposed rent unrealistic exceeds local economic opportunities
- + No precedent in town for tenement type housing

Best Regards

William & Maria Mahoney

Submitted December 7, 2022 - 4:45pm





## Lecia McKenna

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**From:** seabay75@aol.com  
**Sent:** Thursday, February 16, 2023 10:46 AM  
**To:** Lecia McKenna  
**Subject:** Fwd: Case no.PH2022-24 John Carey Submit for Dec 28 meeting

Second communication ( in Jan) to planning board re Case No. PH2022-24. Please submit with today's email for Feb 22. Thank you !

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

From: seabay75@aol.com  
To: seabay75@aol.com  
Sent: Thu, Feb 16, 2023 9:32 am  
Subject: Fwd: Case no.PH2022-24 John Carey Submit for Dec 28 meeting

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

From: [seabay75@aol.com](mailto:seabay75@aol.com)  
To: [sdelaney@town.harwich.ma.us](mailto:sdelaney@town.harwich.ma.us) <[sdelaney@town.harwich.ma.us](mailto:sdelaney@town.harwich.ma.us)>  
Sent: Wed, Dec 28, 2022 9:48 am  
Subject: Fwd: Case no.PH2022-24 John Carey Submit for Dec 28 meeting

Hello Ms Delaney ~

We would like to offer comments for this evening's planning board meeting in response to the December 13 meeting regarding the West Harwich Schoolhouse project. The timing of the hearings during off season in holiday season is curiously planned while all owners are off cape at their winter residences. Is there are zoom link available?

Mr Carey's comparing Pinewood Village to Schoolhouse is completely absurd.  
~ Pinewood Village was established as a seasonal cottage colony ( town permitted 10% winter use).  
Is town prepared to grant all 15 units year round status in following suit for "workforce housing" ?

~ Pinewood Village consists of 2+ acres with 15 dwellings.

~ None of the 15 dwellings are 3 stories in height.

~ None of the 15 dwellings have added out buildings.

~ None of the buildings were owned by the town of Harwich.

~ All of the buildings were condemned by the Town of Harwich due to ground contamination in 1990's.  
caused by a laundry on Rt 28 West Harwich ( not Dennis Port as stated previously)

We are requesting the recent ground contamination report be made available to us and all Pinewood owners.

We are requesting to review the EPA study of the site as it relates to this project.

We are requesting to review the Captain's Row approval of the project.

What is the septic plan?

We welcome Mr Halkiotis from Norwood to Harwich !

submitted December 28,2022

William & Maria Mahoney

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From: [seabay75@aol.com](mailto:seabay75@aol.com)

To: [sdelaney@town.harwich.ma.us](mailto:sdelaney@town.harwich.ma.us) <[sdelaney@town.harwich.ma.us](mailto:sdelaney@town.harwich.ma.us)>

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