



December 12, 2022

The Harwich Planning Board

Attn: Shelagh Delaney
723 Main Street
Harwich, MA 02645

RE: Case No. PB2022-24

Ms. Delaney,

I am writing to express my opposition to the apartment complex proposed development at 5 Bells Neck Rd. I purchased 9 Bells Neck Rd., Unit 11 on September 1st 2022. During the process of acquiring this residence my realtor, Linda Walsh, had spoken to the developer in July and informed me this was a 4-5 unit restoration project of the West Harwich Schoolhouse. I recently learned in an article published September 21, 2022, in The Cape Cod Chronicle that when the developer acquired the property it was presented as four apartments. The article goes onto explain how it will be converted into seven apartments. Then on November 4, 2022, the developer submitted plans for ten apartments. This amount of development to the proximity of unit 11 in Pinewood Village would have significantly impacted the decision-making process of acquiring this home. The proposed 2nd building appears to be approximately 25' from my property.

I spoke with the developer the last week of October when he was doing some patch work on the roof. He stated he was experiencing delays with the town on getting permitted. I find it dishonest that he submitted his request after this conversation and at a time when most residents are not in the neighborhood and challenged to show up to the December 13 meeting in person. The developer is clearly not being upfront and honest. Especially when we the Pinewood Village we're willing to help support a 4 to 5 unit development with a water easement that developer neglected to mention had grown to 10 units.

The Cape Cod Chronicle article describes previous attempt to renovate the property was "thwarted by a major vein of pollution running under the property". Has this pollution been removed? Is there testing scheduled to deem the site toxic free?

The West Harwich Schoolhouse property is located in a single family residential neighborhood. It is about 0.25 miles to the Bells Neck Conservation Lands. Has a feasibility study been conducted to the environmental impact of this quiet neighborhood and conservation land? The Baxter Nye Engineering and Surveying site plans state that it does not appear to be near an area of critical environment concern. How was that determined? What impact does this 10 unit apartment complex have on the state designated IWPA zone? The 400' Neighborhood study shows that these are all private residences.



The site plan utility locations are approximate, and excavation likely required. Will there be utility interruptions at the Pinewood Village Condominiums?

It is my understanding that the town of Harwich viewed this project as a restoration project of an 1871 schoolhouse historic preservation. If you would please look at the South and East Elevation drawings on drawing A-200, how does this look like a historical 1871 schoolhouse? Same on drawing A-201 and the West Elevation with added dormer, I am not seeing a historical 1871 schoolhouse. The use of vinyl siding will further cover up this historical 1871 schoolhouse.

Regarding the second building, how does this enhance the restoration of the 1871 schoolhouse site?

I am perplexed as to why the town of Harwich would want to move forward with this project. The proposal is more than double the initial scope and will likely end up with zoning to accommodate affordable housing or seasonal worker housing status. This has the potential for an increase in drug use and crime that unfortunately is experienced in Hyannis. I am not opposed to development but the proposal before us is not for the betterment of Harwich, and it will lower properties values in the area.

Respectfully,

Alan Longton

A handwritten signature in black ink that reads "Alan Longton". The signature is written in a cursive style.

President Pinewood Village Condominium Association