

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 that the owner will petition the town to change zoning to 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 Captain's 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 encroaches 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
Resubmitted December 8, 2022 -11:00 am