

November 15, 2023

Duncan Berry, Chair
Town of Harwich
Planning Board
732 Main Street
Harwich, MA 02645

RE: **Case No. PB2023-34** Oliver Special Permit Two-Family Dwelling
Located at 86 Miles Street, Harwich Port, Massachusetts

Dear Mr. Berry,

My husband and I have reviewed the Oliver's October 23, 2023 application/plan to construct a two-family dwelling at 86 Miles Street. In the narrative portion of the application, Mr. Oliver stated that several changes were made to decrease the footprint, lower the height of the new dwelling and moved the dwelling closer to the pavilion. However, even with these changes, this proposal is still too dense for a lot that is zoned as low density (RL) in a neighborhood that is predominantly single-family homes.

In addition, none of the plan changes address the concerns of the Grassy Pond neighborhood regarding pedestrian safety, traffic and parking. Our main concerns are:

- The secondary access to Grassy Pond Road was improperly permitted. The "existing driveway" noted on Mr. Oliver's plan is really a temporary easement from Grassy Pond Road that was given by the Highway Department for the construction of their pool. It wasn't meant to be a permanent, secondary access to the 86 Miles Street property.
- Grassy Pond Road is a very narrow, dead-end road with three curves, short distance sight lines, and limited street parking. The recent heavy use of the temporary driveway as a service entrance to 86 Miles Street and the parking of their vehicles on the golf course side of the road has created a traffic hazard for pedestrians, bikers, joggers and vehicles.

- Approval of this project would change the character and quiet enjoyment of our neighborhood forever.

For these reasons, we respectfully ask you to deny the Special Permit to build a second home at 86 Miles Street and permanently deny secondary access to their property from Grassy Pond Road.

Sincerely,

Elizabeth and Edward Johnson
6 Grassy Pond Road

xc: Shelagh Delaney
Harwich Planning Board Members