

April 1, 2023

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

Re: Abutters Note per PB2023-12 Oliver Homes LLC SP Alt Acc 86 Miles St.

Dear Mr. Berry,

We are writing to you regarding the special permit for the two-family dwelling at 86 Miles St.

We live at 45 Grassy Pond and are very concerned about the proposed addition to 86 Miles St. When we bought our home three years ago what drew us to the neighborhood was a quiet, safe, and well-established "cul-de-sac" with no more potential new lot builds. However, while 'technically' the proposal by 86 Miles might not have the Grassy Pond address, if approved, the outcome is a new house on Grassy Pond Road. As current residents of Grassy Pond Road, we are opposed to that.

Moreover, it appears as though 86 Miles is attempting to build an entirely separate home that is connected by a walkway/roof for the purpose of manipulating the intention of the existing regulations. We are also opposed to this tactic that appears to take advantage of the rules and that would set the precedent for other homes in town.

Grassy Pond Road is very narrow and currently serves as a nice walking loop for individuals, families, and children. We are concerned that the addition of the second home at 86 Miles St with a driveway entrance coming from Grassy Pond will add more traffic to our quiet street thus creating a safety issue for neighbors and visitors. Additionally, that proposed driveway filters out directly into 2 other existing driveways on Grassy Pond. Please also note that the street lighting on Grassy Pond is very poor at night.

The front of 86 Miles St can easily accommodate a multitude of driveways/parking, and there should be no need to have any access point from Grassy Pond Rd. We are still perplexed as to how a private driveway was put into 86 Miles without any sort of notification or public hearing. Is this the normal process followed when those types of allowances are given for a private driveway?

We respectfully ask that you deny the special permit for 86 Miles St.

Thank you,

Stephen & Maureen Dilanian  
45 Grassy Pond Road  
Harwich Port, MA 02646