April 6, 2023

Duncan Berry, Chair

Town of Harwich

Planning Board

732 Main Street

Harwich, MA 02645

RE: **Case No. PB2023-04** Oliver Holmes LLC Special Permit for a Two-Family Dwelling Located at 86 Miles Street, Harwich Port, Massachusetts

**Case No. PB2023-12** Oliver Holmes LLC Special Permit for Alternate Access to 86 Miles Street, Harwich Port, Massachusetts

Dear Mr. Berry,

We are writing to express our concerns regarding the special permits for the Oliver Holmes LLC’s construction of a second dwelling at 86 Miles Street and the impact on our neighborhood, if the Planning Board approves a permanent access to the property from Grassy Pond Road.

**PB2023-04 SP Two-Family Dwelling**

My husband and I live on Grassy Pond Road and are very concerned about the magnitude of the proposed plan to build a second dwelling at 86 Miles Street.

If approved, the proposed “two-family home” would provide an additional 3,000 sq. ft. in living space for a total of 6,000+ sq. ft. From the Grassy Pond Road vantage point, you would see the original home, a huge pavilion, a fenced in pool, a playground, covered walkways and the proposed second dwelling. This plan has too many structures and very little open space. This proposal is too dense for a lot that is zoned as a low density (RL) in a neighborhood that is predominantly single-family homes.

Oliver Holmes LLC also owns three other properties in Harwich. 86 Miles Street isn’t a summer vacation home; it’s a real estate business for homes that will be either rented or flipped for profit.

Approval of this permit would allow two houses to be constructed on a single-family lot and be classified as a “two-family”. This would dramatically change the character and quiet enjoyment of our quaint Cape Cod neighborhood.

**PB2023-12 SP Additional Access to 86 Miles Street**

Access to the 86 Miles Street property from Grassy Pond Road raises additional concerns about noise, pedestrian safety, traffic and parking in our neighborhood.

The road is a very narrow and has limited parking for visitors. From May to September, the number of vehicles and pedestrian traffic increases exponentially because of landscaping trucks and people visiting their family and friends. Grassy Pond Road is a very desirable neighborhood for walking, jogging, children playing and riding bikes/scooters.

The Sewer Disposal Plan dated February 1, 2023 shows an existing driveway. This driveway has not been approved by the Planning Board or the Highway Department. This is really a temporary easement from Grassy Pond Road that was given by the Highway Department for the construction of the pool and Pavilion (outdoor kitchen).

Is access really needed from Grassy Pond Road now that the pool and pavilion have been completed? 86 Miles Street has a frontage of 127 feet and large side yards that could be used if the current driveway was reconfigured for parking.

Our final concern is noise, safety, parking and traffic if this property is rented to large groups. Since Miles Street is a very busy road, visitors would automatically try to park on Grassy Pond Road.

Even though the current owner has stated in the application that “There is no intent to rent the house out, it will be for family use.”, we are concerned that in the future, one or both of the dwellings will be rented. The number of bedrooms and bathrooms, the pavilion, playground, and pool would make this property a very desirable rental for large weddings parties and family gatherings. With all the amenities, 86 Miles Street could become a very popular “party destination”.

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

For these reasons, we respectfully request that the Harwich Planning Board deny the Oliver Holmes LLC Special Permits to build a second dwelling at 86 Miles Street and to obtain permanent access to their property from Grassy Pond Road.

Sincerely,

Elizabeth and Edward Johnson

6 Grassy Pond Road