April 2, 2023

Duncan Berry, Chair

Town of Harwich, Planning Board

732 Main Street

Harwich, MA 02645

Re: Request for 86 Miles Street special permit PB2023-04

Dear Planning Board Committee,

 I am an abutter to the property of 86 Miles Street and again I strongly oppose the request for a special permit to construct a 2nd dwelling at 86 Miles Street. I believe that the proposed plan to add an additional residence to this property is inconsistent with the Harwich Port culture and use of the neighborhood. The neighborhood is a residential low-density zone that is highly sought after for the quiet cul-da-sac neighborhood. According to zoning bylaw section 325-51 (a); this additional residence will adversely affect the neighborhood. This area is coveted for the quiet neighborhood and that is safe for children and walkers. A second residence will negatively impact the culture and traffic to this area.

 The proposed addition of a second family home comes with a separate driveway for access which is off Grassy Pond road versus the driveway for the current house which is off Miles street. This separate access will give the attached 2nd residence a separate address of Grassy Pond Road versus the current residence on Miles St. According to Zoning Bylaw section 325-51 (c) the increased traffic on grassy pond road will be a nuisance and serious hazard to vehicles and pedestrians. The addition of this proposed residence will greatly increase the traffic to a very quiet neighborhood. In addition to increasing traffic this driveway is located is a tight corner where the road is only one car wide. Currently there is access to the pool area that is seldom used from grassy pond road and the traffic increase for this purpose has already shown a significant increase of safety risk for the neighborhood due to increased traffic.

The frontage on Grassy Pond road is less than the required 50 feet of frontage needed for a residential home access, noted in section E4 of the Zoning bylaws. According to proposed building plans the second residence will only have access from the Grassy Pond driveway. This should be a red flag that future purpose of this second home is planned to be totally separate from the main residence for future rental purposes.

 Currently the Grassy Pond neighborhood is a congenial group of houses that fit to a culture and population density that fits with the Harwich culture. The addition of this significantly sized second residence on a small acreage property will affect the restful and peaceful environment of our neighborhood. Tight high-density housing is to be expected close to the shore but not on the inland side of Harwich Port. We know how lucky we are to live in a historical, friendly, and quiet part of Harwich. We feel that the proposed structure will be detrimental to the neighborhood.

I respectfully ask the Harwich Planning Board to deny this special permit.

Sincerely,

Michael Whitty

38 Grassy Pond Road

Harwich Port, Ma 02646