

William MacDonald
26 Grassy Pond Road
Harwich, MA 02646

April 3, 2023

Duncan Berry, Chairperson
Harwich Planning Board
Harwich Town Hall
732 Main Street
Harwich, MA 02645

RE: Request for special permits PB2023-04 & PB2023-12, 86 Miles Street by
Oliver Homes, LLC.

Dear Mr. Berry

My wife Sharon and I are long time owners of a house located at 26 Grassy Pond Road in Harwich Port. We are vehemently opposed to the issuing of the above-referenced special permits.

The power to grant special permits in Harwich is clearly spelled out in the Harwich Zoning Code 325-51A. In order for a special permit to be granted several conditions must be met including;

- (1)(a) The use as developed will not adversely affect the neighborhood.
- (1)(b) The specific site is an appropriate location for such a use, structure or condition and
- (1)(c) There will be no nuisance or serious hazard to vehicles or pedestrians.

It is clear that none of the conditions that must be met in order to approve the applications for these special permits have been met. The addition of a second large structure on a lot slightly larger than one acre and a second driveway being jammed into a corner of the lot limited frontage adversely affects the neighborhood because the increase in traffic and a special d parking on Grassy Pond Road poses a serious hazard to both vehicles and pedestrians. There may be an area in Harwich where a development of this sort would be appropriate but it certainly isn't the Grassy Pond/ Miles Street neighborhood. This is a quiet neighborhood of small homes and narrow streets. A development of this size would be more suited to the shore area on Route #28.

I am in agreement with all of our neighbors that the Grassy Pond/ Miles Street neighborhood is a special place. It's special because it is a very safe, uncrowded and quiet place. It is an area of safe streets and very limited traffic. It is a neighborhood of small single family houses and great neighbors. I request that the Planning Board deny the requests for the special permits made by

Oliver Homes LLC pertaining to their property on 86 Miles Street. The granting of those two permits would have a huge negative impact on our neighborhood. If the permits were granted our small neighborhood would see more traffic, more parking issues and probably more damage to vehicles, pedestrians and bicyclists. This nuisance can be avoided by denying the permits and therefore preserving the integrity of the Grassy Pond/ Miles Street neighborhood.

Respectfully Submitted,

William MacDonald