

To: Mr. Duncan Berry, Chairman  
Harwich Planning Board  
732 Main Street  
Harwich, MA 02645

Re: Special Permit - 86 Miles Street Harwich Port

My house 98 Miles Street is a corner house and my property is part of both Miles Street and Grassy Pond Road. I am a year round resident and the proposed second family home on 86 Miles St. will impact our community. I am concerned that allowing a single family lot to be developed into two single family homes with separate driveways will set a precedent for other lots to be overpopulated. There are also safety concerns as it pertains to adding a new driveway on Grassy Pond Rd and the addition of a new driveway leading to a second home will adversely affect the neighborhood.

The application process to create a permanent driveway for a second home was opened up under the highway department to create a temporary access for the construction of a pool. The owners and builders have tried to use this application as a method to build a paved driveway for a second large home. The current unpaved driveway has created flooding on Grassy Pond that has never occurred prior to the development of this driveway. A paved driveway will create more flooding and potentially create drainage issues for abutting homes. There is very little space between the utility pole anchor and the abutter's property for a residential driveway to be created leading onto Grassy Pond which does not have any remaining buildable lots. Shoe horning a driveway opening onto Grassy Pond will create safety and flooding issues.

Grassy Pond Rd. is a cul-de-sac with each lot containing a small house. There are no more buildable lots on Grassy Pond. The addition of a driveway and second home with a driveway on Grassy Pond Rd. that will serve that home is not how the neighborhood was planned. Grassy Pond is a walking community and many Cape Cod walkers loop the cul-de-sac for recreational walking on a daily basis. Many neighbors also walk the loop after dark to visit each other on foot or for recreation. Scores of neighborhood children have learned to ride their bikes on Grassy Pond. We would like for our community to continue to have safe recreation as it pertains to being able to safely walk and bike on Grassy Pond Rd.

Grassy Pond Rd. is a narrow road. Any extra cars parked on Grassy Pond could make it difficult for emergency vehicles such as a fire truck or ambulance to pass parked cars, especially when they round a corner. My family has had to call ambulances for my son who attended Monomoy High School. The nature of an unplanned driveway being placed on a corner of Grassy Pond is compounding the risk that walkers may be in danger and emergency vehicles may not have safe passage. I observe that when drivers who do not live on Grassy Pond drive into the cul-de-sac they generally drive faster than the neighbors.

86 Miles St. has an enormous driveway that can accommodate more cars. An additional driveway should not be needed. If the owners need a structure that is larger and can address

handicap accessibility then they should add to the current single family house in keeping with the tradition that 86 Miles St is a single family lot. Cost does not seem to be preventing an addition.

I have been a year round resident at 98 Miles St. and I have observed that 86 Miles St. is rarely occupied. The proposed construction seems like an investment decision. In the future, the owners could move to subdivide the property and turn it into condos. The proposed second single family home has three bedrooms and an office and loft which could be easily used for sleeping which would bring the total number of sleeping spaces on the property to nine.

With the advent of online vacation rental services, this property could easily rent to more than 20 people which adds up to a very noisy pool party with tons of cars. Out of town guests will park up and down Grassy Pond and will need to navigate a tricky driveway positioned on a corner. The nature of the slow creep that the Oliver's have employed to first level a lot with dozens of beautiful hundred-year-old trees, to sneaking in a maintenance driveway without providing notice to the neighbors and now proposing to add a second single family home which they are trying to make legal by connecting with an outdoor corridor is not beneficial to the community and may prove dangerous.

I respectfully request that the planning board preserve our community and deny the building of a second single family home on 86 Miles St. and additional driveway with egress to Grassy Pond Rd.

Regards,  
Tyler Kate Burton  
98 Miles Street  
Harwich Port, MA 02646