

April 2, 2023

Town Hall of Harwich
Duncan Berry, Chair of Planning Board
Paul Halkiotis, Planning Director
732 Main Street
Harwich, MA 02645

Re: Request for Special Permit for Two-Family at 86 Miles Street from Karen and George Oliver of Oliver Homes, LLC, through their agent, Kent Drushella - 2nd MTG 4.11.23

Dear Mr. Berry & Mr. Halkiotis,

I am an abutter to the property of 86 Miles Street and I wanted to again strongly voice my opposition to the granting of a special permit for a "proposed two-family house".

In my opinion, this plan is inconsistent with the neighborhood and zoning laws of Harwich. The property is in a residential low-density zone. Thus, a proposed two-family is not appropriate. This permit is asking for a two-family addition with a size of 3,035 square feet which is significantly larger than the initial building plan which was 1,582 square feet which was proposed on 1/30/18. I submitted a copy of that plan at the last meeting. These changes since the original proposal causes me a great deal of concern as to their ultimate goals for the future. In my opinion, these structures are not being built for a single-family use. Clearly, due to the size and number of buildings and outdoor features they are designed for use by a significant amount of people that will certainly increase traffic and hazards on a quiet residential Grassy Pond Road. The application is not for a home but rather a compound which consists of a large outdoor kitchen, pavilion, large swimming pool, fire pit and play area. This compound is not a single-family home but is being designed to be a multiple family entertainment center in a single house zone in the middle of our quaint neighborhood.

In closing, my opinion has not change since the last meeting held on February 28, 2023 as well as the letter I forwarded to you at that time.

I respectfully ask for you to please deny this special permit.

Sincerely,

Allan F. Whitty

Allan F. Whitty
38 Grassy Pond Road
Harwich Port, MA 02646
508-404-6551
Email: awhitty_2000@yahoo.com

April 2, 2023

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Duncan Berry, Chair of Planning Board
Paul Halkiotis, Planning Director
732 Main Street
Harwich, MA 02645

Re: Planning Board Meeting Tuesday, April 11, 2023 - Meeting Request for Special Permit PB 2023-12 Oliver Homes LLC SP Alt Acc 86 Miles Street

Dear Mr. Berry & Mr. Halkiotis,

I am direct abutter to 86 Miles Street as I live at 38 Grassy Pond Road, Harwich Port, MA. I strongly oppose the granting of this special permit for an alternate access driveway.

I purchased and have maintained my house for over 33 years. How lucky I was to be welcomed by such a wonderful community. We considered ourselves very fortunate to live in a fantastic neighborhood where due to the unique design of the street it has helped to limit fast moving vehicles at excessive speed. This road is a great place for children to ride their bikes safely while their parents stroll behind them as enjoy the scenery. For someone to come in and redesign the neighborhood for the sole purpose of themselves rather than considering the best interest of the neighborhood is inappropriate. All who have been here for many years have earned the right to defend our homes, our families, the landscape, and safety of the neighborhood for the best interest of our future investment for years to come. If we allow this alternative access road it will increase the traffic and create a hazard for our street that is normally quiet, charming & quaint. Another viable option is to have an alternative access off of 86 Miles Street which has approximately 127'66" of frontage verses the 22'58" off Grassy Pond. In my opinion, if the driveway were to be approved it would create a significant safety hazard for not only pedestrians, cars on the street but for myself when pulling out of my driveway. In addition, when coming from 26 Grassy Pond to 38 Grassy Pond the proposed driveway can be difficult to see with the vast amount of vegetation growth along that side of the street. A true hazard.

Now if I could just share some personal comments about my property. As I stated prior, I am a direct abutter as the new entrance way to 86 Miles Street would go right across the end of my driveway. Here is how this change has already affected me even though neither permit as of the date of this meeting has been granted; however, some of the work has been done.

- In 33 years, I have never had water in my garage. Since the construction next door and the change in topography I have had water in my garage.
- Outside the front of my garage, I now have sandbags in addition to towels inside the garage to limit the excess water flow. However, my efforts to stop the water from coming into my garage has not helped.
- I have had to set up water alarms in my garage so it can alert me when I am off cape. I ask, is this normal?
- As you look at my house, I have a tree to the right of my driveway. When the new pathway/driveway was put in off Grassy Pond to 86 Miles Street you could clearly

see roots from this tree that were cut. I contacted a Certified Arborist as I was concerned for the safety of others. In his professional opinion here was his findings:

- Roots have been severed due to the construction of the new driveway which has comprised the tree
- Compacted driveway combined with the severed roots can create lack of nutrients and oxygen to the roots
- The severed roots can comprise the stability of the tree over time

In summary, the concerns I listed such as water in the garage, sandbags outside my garage and tree damage ultimately reflects negatively on my property and can decrease the value of my property.

In my opinion, we all have a right to be happy in Harwich Port; however, there are other people that don't have a right to infringe on the happiness of others. Many times, I think some people forget that their desires, ambitions & plans do not only affect them, but it does affect others such as their neighbors, the community & our future!

I respectfully ask you to please deny this special alternate access permit.

Sincerely,

Allan F Whitty

Allan F. Whitty
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