November 12, 2023

Dear Chairman Berry and Members of the Planning Board,

I object to the proposal submitted to the Planning Board for a second dwelling at 86 Miles Street.

* The proposed dwelling would create an *oversized residential complex* with total living space of more than 6,294 sq.ft.\* and would be *completely out of character and scale with the Grassy Pond/Miles St neighborhood* which consist *only* of modest Cape style homes of average living space of 1,478 sq ft. on Grassy Pond Rd and 2,093.sq ft on Miles St.

This proposed residential complex in a *low density residential district* would be ***8x the size*** of the nearest abutter (38 Grassy Pond Rd has living space of 784 sq ft); ***4.25x the average size*** of houses on Grassy Pond; and **3x the average size** of properties on Miles St.

* The “artificial construct” (literally and figuratively) of a “two family house” does not represent *a two family house* but a second independent dwelling. Neither would a second dwelling be an extension of a protected second dwelling as the alleged prior “cottage” was in fact a garage. (This proposed dwelling plan creates *“intensification of structure & use”*.)
* The proposed dwelling is required by Harwich Zoning By-law to *use the legal frontage on Miles St*.  This second plan provides *no such access for the second single family residence.*
* The access roadway to Grassy Pond Rd was *not properly permitted*, is *conjoined at the end* with an abutter’s driveway (38 Grassy Pond), has violated the conditions of the permit that was issued in February, 2022 and has created *serious storm water drainage injury* to the abutter’s property.
* The access roadway positioned at a sharp 90 degree bend in Grassy Pond Rd creates a *blind spot hazard* for the many children (34) playing on Grassy Pond Rd, pedestrians, bikers, joggers and autos. Heavy use of the roadway as a “service entrance” and *street parking on Grassy Pond for visitors to 86 Miles creates a driving hazard, a cause for real concern for Mothers and child-minders, and a general disturbance to this quiet neighborhood.*

I refer you to the 2/22/23 guidance memorandum of the prior Planning Director, Paul Halkiotis, advising the Planning Board that any proposed development plan must *not* negatively impact the neighborhood. The improperly authorized roadway *has* *already negatively impacted* the neighborhood and approval of this dwelling proposal would create even greater negative impact.

The objecting abutters must put our trust in the good judgment of the Planning Board to apply all relevant Harwich Zoning by-laws fairly *and* to protect the safety, character and quiet enjoyment of this neighborhood for the resident abutters and their families on Grassy Pond Rd and Miles St. I request that you deny this dwelling application *and* issue an opinion on the access roadway permit granted by the Harwich Highway Dept. in February 2022.

Sincerely,

Kathleen F. Hagan, 37 Grassy Pond Rd