

Joyce K. McIntyre
11 Mid Pine Drive
West Harwich Ma 02671
617-834-0534

Planning Board
Harwich Town Hall
732 Main Street
Harwich, MA 02645
United States

December 9, 2021

Dear Planning Board Members,

I am writing to you with deep concern about the Case No. PB2021-25 30 Lower County Road, in regards to Ronald and Jill Buck's request for a Special Permit for alternate access to their lot via Fairbanks Drive. I live at 11 Mid Pine with my husband and son and our lot abuts Fairbanks Drive.

As a lifelong Harwich resident, I write to provide community context and to illustrate the immediate impact and potential long term negative effects this issue has on this part of Harwich.

Attorney David Reid has highlighted the important legal issues pertinent to this proposal.

I strongly oppose the further development of Fairbanks Drive both out of respect for the law but equally with deep environmental concerns for this area.

Quite frankly, I am horrified that with questionable legal access across Fairbanks, 30 Lower County and land outside of that parcel—more than 1 acre of mature woodlands within a ¼ mile of the ecologically vital Herring River water shed—was irrevocably clear cut on November 1.

Unfortunately the state of development in Harwich has made even relatively small parcels of native woodland vital to our ecological health as a community. This acre+ of native fauna and wildlife habitat is forever damaged. Dr. Suess' book "The Lorax" was prescient.

Please find attached photos of the current state of the land taken on Monday 12/6. If past actions are reflective of values and future actions, I am also deeply concerned about the Bucks' request on 11/4/21 "Seeking a waiver from site plan review, landscape plan, etc. Our project will be "by right" with the exception of the alternate access request."

I acknowledge this case may become a conundrum for the Board. Access to 30 Lower County is not assured legally across Fairbanks, likely due to legal measures put in place by past owners who wisely wanted to preserve these woods. A driveway to 30 Lower County off of Lower County Road is not ideal on this busy stretch of road approaching a curve and I am pained may cause discomfort for my valued neighbors that abut that part of the proposal.

But I want to emphasize to the Board that this is not a case of esoteric legal issues or grumpy neighbors resistant to change. I was educated in our public schools, my son is in kindergarten at Harwich Elementary, I practice medicine in the community. My neighbors on Mid Pine and Fairbanks are especially lovely and equally invested in our community's schools and institutions. What happens here on this stretch of Lower County has significant impact on Harwich residents and on the environment within ¼ mile of the Herring River.

I encourage the Town Planning Board to deny this special permit request and act according to Harwich's highest values, with a deep commitment to community, unwavering respect for the land and adherence to the law.

Sincerely,

Joyce K. McIntyre MD



