February 16, 2023

Duncan Berry, Chair

Planning Board

Town of Harwich

732 Main Street

Harwich, MA 02645

Re: Request for Special Permit for 86 Miles Street from Karen and George Oliver of Oliver Homes, LLC, through their agent, Kent Drushella – Special Meeting 2/28/23 at 6:30 PM

Dear Mr. Berry,

I am an abutter to the property of 86 Miles Street, and I strongly oppose the granting of this special permit. In my opinion, this plan is inconsistent with the neighborhood and the zoning of our historic and present-day Harwich. This property is in a residential low-density zone. Thus, a proposal for “proposed use two-family” is not appropriate. I received a copy of the previous plan for this property, and at that time it was proposed for a swimming pool size 18’ x 36’ and a proposed building with an area of 1,582 square feet. According to the assessment information the present pool that was built in 2022 was 18’ x 44’ which is larger than the original plan. In addition, this permit before you is asking for a two family addition with asize of 3,035 squarefeet. Which is significantly larger than the prior building plan of 1,582 square feet. These changes since the original proposal are very troubling to me and causes me great concern as to their ultimate goals for the future. These structures are not being built for single family use. Clearly, due to the size and number of outdoor features they are designed for use by a significant number of people. This 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 rather a multiple family entertainment center in a single house zone in the middle of our quaint neighborhood. They say they will not rent the property, but there is no guarantee that they won’t sell the property to someone who will.

In closing, it is my opinion that this plan is not in the best interest of the neighborhood, the town, the people of Harwich or the future of Harwich. A very important attraction of Cape Cod and Harwich is a restful, peaceful, and enjoyable environment for property owners and visitors. We are known as a very historical and picturesque setting. How lucky we are to live in this friendly and personable community. However, if this application is approved my fear is that we will be setting a precedent for the future of Harwich.

I respectfully ask you to deny this special permit.

Sincerely,

Allan F Whitty

Allan F. Whitty

38 Grassy Pond Road

Harwich Port, MA 02646

508-404-6551