

## Shelagh Delaney

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**From:** Robert Carper <rocarper@aol.com>  
**Sent:** Wednesday, February 22, 2023 11:10 AM  
**To:** Shelagh Delaney  
**Cc:** tjsimpson@TSEL.com; katerpendergast@gmail.com; kathleen@haganandco.com; pattismith978@gmail.com; tylerburton10@gmail.com  
**Subject:** Abutter comments for 2/28/23 meeting regarding 86 Miles St Special Permit request

### **Please forward the following to the chairman and other members of the Planning Board.**

I have owned the home at 30 Grassy Pond Rd for 30 years. My wife and I have used our home on a year-round basis, not just as a summer residence.

I am strongly against approval of the project for the guest home at 86 Miles. I have read most of the comments from my neighbors requesting denial of the permit and I am in 100% agreement. It is clear that the both the intent and the spirit of the building codes are being diminished by the incremental approach that will result in a second home on the lot -- that I believe was initially denied during the initial construction project.

Some of my specific concerns:

#### **The driveway**

- This "service drive" is located at a difficult right-angle corner. All other drives on our street are clearly visible in front of houses where one can clearly see cars exiting -- whereas this service drive is basically hidden in a corner. I typically avoid that corner now because the poor visibility of cars/pedestrians/children coming in the opposite direction.

- With the proposed second home it is obvious that the use of the drive will exceed the original purpose of only maintenance. The usage will be similar to all other complying driveways on Grassy Pond Rd.

#### **The guest house**

- The lengthy covered walkway is clearly an attempt to skirt the intent of the second home building code restrictions. Approval of this construction trick will certainly open other formerly non-complying properties to the potential for second home construction throughout Harwich. In my opinion this is exactly why citizen board approval is required to protect the interests of the town.

- The comments regarding non-rental of the property are meaningless. This project will result in a vacation property with two houses and a pool that could be rented by multiple families -- resulting in high usage of the Grassy Pond drive.

#### **The process**

- It is obvious why the builder has timed this request when many owners on Grassy Pond are not able to attend.

- I was not aware of the service drive approval process. It is appalling to me that residents of our street were not asked to comment on that request. It seems that it is considerable leap from maintenance access to a primary drive for a 3-bedroom home.

- I never received the signature required letter because we are not at home during the day. I asked an individual at the Old County Road address to send a copy last week without signature required. Priority mail takes only 2-3 days. I have not received the official notification of the letter.

### **Conclusion**

I fully support landowners being able to maximize the value of their property. However, if proposed developments seem to get around the intent and purpose of building codes then these proposals must be denied. Equally, if the proposed projects diminish the safety and quality of life for the larger community, the proposal must be denied. This protection of by-laws and community well-being is exactly why approval of a citizen board is required.

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