

Joseph and Kathleen D'Angelo  
15 Grassy Pond Road  
Harwich Port, MA 02646

February 23, 2023

Mr. Duncan Berry  
Chairman, Planning Board  
Town of Harwich  
732 Main Street  
Harwich, MA 02645

Case No. PB2023-04

Dear Sir:

My name is Joseph D'Angelo, my wife Kathleen and I own the property, located at 15 Grassy Pond Road which is within the abutters notification zone for the proposed construction at 86 Miles Street.

Thank you for allowing me to provide my comments.

First let me say we are not in favor of allowing this project to go forward as designed . My reasons are concerns for the town and for our neighborhood.

Although the regulations allow for a two family home on this lot. In reviewing the plan anyone would come to the conclusion that this should not be classified as a two family dwelling but rather two single family homes connected by a covered walkway. I understand the concept of a common roof or or series of roofs but this, in my opinion, violates the spirit if not the letter of the regulation. Especially, since the common connection is to another permitted accessory structure which appears to be tied into the main home's septic system. Sets a precedent that would have consequences for the town.

I am sympathetic to the family's need for a home to accommodate someone who is handicapped, as my wife also is handicapped and I know how difficult it can be, but a 3000 sf home with 4 bedrooms and a five bedroom septic system raises multiple concerns for the Grassy Pond neighborhood. Maybe an alternate design which is allowed without a special permit would be to construct an accessory dwelling unit (ADU) which could serve the same purpose.

If allowed to go forward it would in my opinion, violate conditions for approval of special permits. Specifically, 325-51 A-(1) a, c.

(a). Adverse impact to the Grassy Pond neighborhood. The driveway access is through our neighborhood, and given the size of the house and yard features the project as designed has the potential to increase traffic and on street parking dramatically. Also, what is the criteria for granting a curb cut into Grassy Pond with a Miles Street address? This is not a right of way. Originally, the access was permitted by the town so as to facilitate construction of the pool. Not another structure.

How will emergency vehicles access this property, especially fire apparatus, as the nearest hydrant is on Grassy Pond.

(c). Nuisance or serious hazard to vehicles or pedestrians. Everyone would have to agree that increasing traffic in any neighborhood would violate this provision. This construction has that potential.

I have been told that the Board looks at neighborhood issues in its entirety surrounding the proposed project, but in this case the only neighborhood of concern should be Grassy Pond and its residents. They, especially their children and grandchildren should not be subject to unnecessary risks caused by increased traffic volume.

Another area of concern. Despite the applicants assurances that it we be for family use only, this does not negate the possibility of further development on this parcel or condominium conversion, at some later date or any other use or conversion. Assurances are of no value unless they are in writing.

Hopefully, my concerns and those of practically all my neighbors, who also provided their concerns to the Board, will be taken into consideration and the special permit will be denied.

Respectfully,

Joseph D'Angelo