

February 23, 2023

Duncan Berry, Chair  
Town of Harwich  
Planning Board  
732 Main Street  
Harwich, MA 02645

RE: Case No. PB2023-04 Special Permit for a Two-Family Dwelling  
Located at 86 Miles Street, Harwich Port, Massachusetts

Dear Mr. Berry,

My husband and I live on Grassy Pond Road and are very concerned about the magnitude of the proposed plan to build a second dwelling at 86 Miles Street. Upon completion, the proposed Special Permit would include two houses with a total of 7 bedrooms, 8 bathrooms, a pavilion, playground, pool, patio, roofed walkways connecting the houses, and two driveways built on a lot approximately 40,000+ square feet. This proposal is too dense for the lot and a neighborhood that is predominantly single-family homes. Approval of this permit would allow two houses to be connected with roofed walkways and be zoned as a two-family; when in reality, it is two houses on a single-family lot.

In addition, we would like to know: 1) Why there wasn't a hearing for Grassy Pond Road home owners before the easement on Grassy Pond Road was granted by the Highway Department? and 2) Why the home owners weren't notified by the Town after the Highway Department had granted the easement? Last year, when we asked about the cut through to the property, we were told that the access was temporary for the construction of their pool. If we had known that the cut through was permanent, we would have urged the Town to require all access to the property via 86 Miles Street.

This easement has increased our concerns about traffic and pedestrian safety on Grassy Pond Road. The road is a very narrow and has limited parking for visitors. From May to September, the number of vehicles and pedestrians increases exponentially because of landscaping trucks and

people visiting their family and friends. Grassy Pond Road is a very desirable neighborhood for Harwich walkers, joggers, baby strollers, and children learning to ride their bikes. Approval of this permit would change the character and quiet enjoyment of our neighborhood.

Our final concern is, will this property be rented? Even though the current owner has stated in the application that "There is no intent to rent the house out, it will be for family use.", we are concerned that in the future, one or both of the dwellings will be rented. The number of bedrooms and bathrooms, the pavilion, playground, and pool would make this property a very desirable rental for large weddings and family gatherings. With all the amenities, 86 Miles Street could become a very popular "party destination".

For these reasons, we respectfully ask you to deny the Special Permit for 86 Miles Street.

Sincerely,

Elizabeth and Edward Johnson  
6 Grassy Pond Road