

*Thomas and Mary Ann Simpson  
41 Grassy Pond Rd  
Harwich Port, MA 02646*

Duncan Berry, Chair  
February 18, 2023  
Town of Harwich Planning Board  
732 Main Street  
Harwich, MA 02645

Ref: PB2023-04 Oliver Homes LLC Two  
Family SP, 86 Miles Street

Dear Mr. Berry:

We are writing in regards to the Special Permit for a two-family dwelling located at 86 Miles Street requested by Karen and George Oliver.

My wife and I are the owners of 41 Grassy Pond Road an abutter to the property at 86 Miles St. We are *Opposed* to the town issuing a Special Permit for building a second dwelling at 86 Miles St.

Grassy Pond Road is a very narrow road which I am sure you are aware of. It is a very quiet country road that children can be safe riding their bikes or hot wheels. It was never setup to handle traffic or have people parking overnight on it. It was surprising that the Town granted an easement for the benefit of a private property owner that has legal access to their property on Miles Street without any input from abutters. I think if that was done you would have gotten opposition to that easement then.

If I was on the planning board I would ask these questions, not exactly sure of all the detail here but the town records will have the detail:

1. Oct 2013 the property was purchased and the new owner request a zoning change to allow 2 houses to be build but the Town said they didn't have enough frontage to support that on Miles Street. *Is that the case?*
2. 2015 a single-family house was built on the property. *Yes*
3. 2021 a new driveway was put in off Grassy Pond Road. *Yes (Did it need abutters approval? Should the Town gotten input from the abutters)*
4. 2022 a request for a Special Permit to build another house using Grassy Pond Road as the access. *Being done (Dose it need abutters approval?)*
5. Note 1: The owner says it is not for rental. *Is that true? How does the Town enforce that it is not rented?*
6. Note2: What are the chances that the owner is going to come back at a later date and ask to sub dived the property one with a Miles Street address and the other with a Grassy Pond Road address? Is the Town and the abutters being played here?

We respectfully request that you **Deny the Special Permit.**

Sincerely,



Mary Ann Simpson



Thomas J. Simpson