February 21, 2023

Planning Board

Town of Harwich

732 Main Street

Harwich, MA 02645

Re: Request for 86 Miles Street special permit

Dear Planning Board Committee,

I am an abutter to the property of 86 Miles Street and I strongly oppose the request for a special permit. I believe that the proposed plan to add an additional residence to this property is inconsistent with the culture and style of the neighborhood. The neighborhood is a residential low-density zone that is highly sought after for this culture. According to zoning code 325-51 an additional residence will adversely affect the neighborhood. This should be the first topic when considering this special permit.

The proposed addition of a second family home comes with a separate driveway for access which is off Grassy Pond road. The increased traffic to a quiet cul-de-sac road is a significant concern. Currently there is an access to the pool area that is seldom used from grassy pond road. The frontage on this road is less than the required 50 feet of frontage noted in section E4 of the Zoning bylaws. According to proposed building plans the second residence will have access only from the Grassy Pond driveway.

The proposed outline for the septic plan and the building layout leads to concern about rain water runoff affecting multiple abutters to this property. The setback for the septic field is less than the required 20 feet from the property line. This is a concern as there is currently a very nice tree line the provides privacy between the properties. In order to build the new residence and new septic system this tree line will be removed.

Currently the Grassy Pond neighborhood is a congenial group of houses that fit to a culture and population density that fits with the Harwich culture. The addition of this significantly sized second residence on a small acreage property will affect the restful and peaceful environment that Harwich is know for. Tight high-density housing is to be expected close to the shore but not on the inland side of Harwich-port. We know how lucky we are to live in a historical, friendly, and quiet part of Harwich. We would hate to see this additional residence change the culture of the area we currently reside.

I respectfully ask you to deny this special permit to build a second residence on the property.

Sincerely,

Michael Whitty

38 Grassy Pond Road

Harwich Port, Ma 02646