

George Pultz and Roberta Seiler
950 Orleans Road
Harwich, MA 02645

Harwich Planning Board
Planning Department, Town Hall
732 Main Street, Harwich, MA 02645

Re: Notice of Public Hearing, Case # PB2023-11. Property at 958 Orleans Rd,
Assessor's Map 51, Parcel S9

To the Members of the Harwich Planning Board:

We are residents of 950 Orleans Road, abutters to an abutter within 300 feet of the Property that is subject of the above Case # PB2023-11. As you may be aware, our property as well as the subject Property are located in the Residential Rural (RR) Zoning District located near the intersection of John Joseph Road and Orleans Road, across the roadway from Thompson's Field and adjacent to the Cranberry Valley Golf Course.

We will be unable to attend the currently scheduled hearing on April 11, but wish to communicate our objections to the granting of a special permit for an exception to the single-family requirement of current zoning regulations. Such an exception would be totally unacceptable in this section of Harwich.

We feel very strongly that our neighborhood should remain single-family homes as it is currently zoned. We bought our home in a quiet and peaceful area of Harwich that is blessed with plentiful green space and rural properties ranging from one-half to one-and-a-half acres in size. We are strongly concerned that approval of a permit to allow a duplex home in this neighborhood will change the character of the neighborhood forever and will devalue our neighborhood and property in both the short term and the long term.

This is a rural part of Orleans Road, and being single-family homes, traffic entering and exiting onto and from Orleans Road has also been kept to a minimum. During the summer months, traffic increases tremendously and the addition of duplex homes will add to the increase of residents pulling into and out of their driveways AND will change the feel of the neighborhood forever. You should also be concerned that this stretch of Orleans Road is a long straight-way over which vehicles travel at high speeds of 50 mph or more. An increase of cars turning on and off the road will create new safety concerns for neighbors and travelers alike.

In addition, the granting of the special permit requested in this case will set a precedent that will make it hard to deny future requests to allow more duplex and even larger multiple family dwellings along Orleans Road. What is now a very peaceful and pleasant section of Orleans Road has the potential of becoming a cheapened main road neighborhood due to a drastic change in its visual appeal and more dense population use. Our street has maintained a high

standard and appearance that has happened because of large land parcels owned by one owner caring about their property. Multiple family dwellings do not belong in our neighborhood which was the intent of the original zoning for single-family homes.

We believe that the current developers plan to make the subject property multi-family is driven entirely because it enables them to get more money for their planned sale of the property, and they do not care what the impact will be on our neighborhood. Our properties are affected by their greed. The developers bought this property knowing it was zoned for single-family homes. It is unconscionable for them to try to change our neighborhood simply for their own financial gain. They should use the property for the use it is zoned for, single-family homes. We intend to continue to live here and plan to stay and enjoy it far into the future.

We implore you to reject this special permit and preserve the single-family home neighborhood we all bought into and care about.

Sincerely,

//George Pultz Roberta Seiler//

George Pultz and Roberta Seiler
Owners of 950 Orleans Road, Harwich

Cc: Harwich Planning Board email at sdelaney@town.harwich.ma.us