

March 6, 2023

Duncan Berry, Chairperson
Harwich Planning Board
Harwich Town Hall
732 Main St.
Harwich, MA 02645

SUBJECT: Public Hearing Case# PB2023-04 Karen & George Oliver, Oliver Homes, LLC, 86 Miles St.

I want to thank you for hearing our concerns at the February 28 Planning Board Meeting. It is good to know that we have public officials who take the time to listen to town residents and make their concerns part of the decision making process.

I just want to reiterate a couple of things, as there were many people raising concerns and a lot of information generated at that meeting on this and other issues.

These are the concerns raised by members of the Grassy Pond area and Miles Street area.

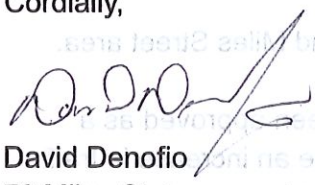
- The driveway that is being used off of Grassy Pond has never been approved as a driveway and it should not be approved. A driveway would cause an increase in traffic and pose a nuisance or serious hazard on the road and to pedestrians, on the quiet and enclosed Grassy Pond area. The area proposed for the driveway does not provide enough space between the adjacent properties.
- The construction of an additional 3,000 sq. ft. dwelling will alter the character of the neighborhood on both Grassy Pond and Miles Street. One of the values of living in this residential area is the open space afforded to the properties, the quaint setting that we all come to Cape Cod for, and the quiet, walkable, family oriented neighborhood.
- Ten years ago, when the property was purchased and prior to the construction of the first house, the owners attempted to split this property into two parcels. The Town rejected that attempt as the property did not have enough frontage to support two parcels or two separate houses. This now, is the beginning of their second attempt to divide this property.
- The construction of approximately 50 feet of covered walkways or hamster tunnels as they were described, does not meet the spirit of Section 325-51N of connecting roofs. These are being constructed only in an attempt to get around that Section of code.
- Questions remain as to the affect on the septic system, as this was not answered at the meeting.

- I continue to maintain that the owners, who are a Real Estate Development Company, are looking to get the second driveway so that they can eventually address the 2nd Dwelling with a Grassy Pond address. This way, when they petition to divide this property into two parcels, they will have managed to get around the problem of not having enough frontage on Miles St. Their ultimate intention is to sell one or two of these houses to earn a profit for the Development Company.

I encourage each of you to take a drive by 86 Miles Street and see the beautiful house and property that currently exists there. Then imagine the construction of 50 more feet of covered walkways connecting the existing house to a new 3,000 square foot dwelling. Currently, the house, though larger than most in the area, is able to blend in with the old and new neighborhood homes. Adding this additional dwelling and connections to it will alter the entire look of that property and it will adversely affect the neighborhood.

Thank you again for taking the time to check on concerns in relation to this issue. I hope to see you at the meeting in April.

Cordially,



David Denofio
79 Miles St.

- The driveway that is being used off of Grassy Pond has never been approved. A driveway would cause an increase in traffic on the road and to pedestrians, and pose a nuisance or serious hazard on the road and to pedestrians. The area proposed for the driveway does not provide enough space between the adjacent properties.
- The construction of an additional 3,000 sq. ft. dwelling will alter the character of the neighborhood on both Grassy Pond and Miles Street. One of the values of living in this residential area is the quiet space afforded to the properties. The quiet setting that we all come to Cape Cod for, and the quiet, walkable, family oriented neighborhood.
- Ten years ago when the property was purchased and prior to the construction of the first house, the owners attempted to split this property into two parcels. The town rejected that effort as the property did not have enough frontage to support two parcels or two separate houses. This now, is the beginning of their second attempt to divide this property.
- The construction of approximately 50 feet of covered walkways or transfer tunnels as they were described, does not meet the spirit of Section 32B-6(1) of connecting tools. These are being conducted only in an attempt to get around that section of code.
- Questions remain as to the effect on the septic system, as this was not answered at the meeting.