

From: [barbara](#)
To: [Elaine Banta](#)
Subject: Comments on proposed development 575 route 28
Date: Tuesday, July 26, 2022 7:59:02 AM

Chairman Berry and Planning Board members—

We are currently out of town but by sending this email offer the following comments on the proposed project at 575 Route 28, Harwich Port.

—the proposed parking solution offered by their consultant Mr. Spitz, while almost meeting the spirit of the law, does not accomplish the goals of the town pertaining to keeping parking lots away from the sidewalks and street, i.e. parking at 569 and 571 route 28. Creating a parking lot at the front of the property is exactly what town planners suggested be discarded from previous practices. If we were ok with parking lots in the front of the property, we could have left the development with “Dinos” as it was. This proposal is moving in reverse instead of forward.

—when looking at the 569, 571 and 575 properties from across the street, 569 is an empty lot with grass and fence, 571 is an attractive 1880 house and barn currently housing 3 businesses, and the proposed development at 575 is a hodge podge of concrete parking, ill designed structure with a patio on the front where we can watch people eat (not what I want to do)and apartments with balconies above that, if they are able to be rented, will likely display personal items. Not very attractive.

—by using the abutting properties owned by Mr. Miller (569, 571) and having them legally bound to parking for 575, the future of all 3 properties is in question. There will be a restrictive future impact on 569, where it can't be used for anything other than a parking lot. 571 with historic structures, will be boxed in by parking for 575 and will look like an oasis in a sea of concrete (will this use of 571 require historic board approval?). The restaurant will not be able to open for breakfast or lunch unless the coffee shop closes and frees up parking spaces. And while some people may not care about the future uses of the properties, those of us that live here do—we'll be stuck with all of the concrete, building, patios while the properties undoubtedly change hands over time .

—will there be crowds waiting on the sidewalk to enter the restaurant preventing walkers from passing by or worse yet, overflowing into the street and facing endangerment from traffic, like we saw happen this summer?

—how will 50+ cars entering/exiting the parking lots impede walkers? Walkers are already dodging cars at Cape Roots, Cumberland farms, 3 Monkeys and others. Drivers get impatient in the driveway as well as on route 28. What could be the outcome?

—the building is too large for the location. The architecture does not fit in with the historic nature of Harwich Port

—this design could be used in Worcester or Vermont-not Cape Cod. We are losing the historic texture of Harwich Port every time someone wants to build something—residential or commercial. Why not make future development in the “Village” look like it's supposed to be there—architecturally and size?

—in summary, we feel the project is too large for the location. Utilizing 569 and 571 route 28 for parking is NOT the answer to the parking problem. Having a patio on the sidewalk without a vegetative buffer is not desirable. Do we really need another coffee shop and 100 seat restaurant that probably won't be open all year ? It seems this project is for the summer crowd only. The residents only get to look at another building shuttered for most of the year.

Thank you for your time
Respectfully submitted,
Barbara and Robert Nickerson

Sent from my iPad