

January 23, 2022

To:

Kenneth Buckland, Director of Planning
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Planning Board Members:

Michael Baptiste
Sam Corbett
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Ayres Souza
39 Bay Pointe Drive
Windward Pines Phase 1

Subject:

Project 36-21 Bay Pointe Club LLC - Phase 4 Site Plan Review Response

A. Sewerage Configuration

Overview

Mr. Chairman, having resided in several previous condominiums where interruptions and out of service conditions were experienced, I felt the need to take a closer look at the Sewerage issue here at Windwood Pines to develop a basic understanding of the proposed dual Private Pumping Station solution where each facility will to be controlled and managed by separate private entities.

After searching through various project folders on the Planning Board website with no real success, I decided to take a closer look at the actual development plans and develop my perspective from that angle. As a result, in the following sections, I have attempted to describe the current situation and then the progression from a single Pumping Station solution to where the first station becomes dependent upon the 2nd station to process sewerage.

I chose to use Actual Project Plans dated 7/9/21, and utilized an inverse approach to arrive at a subjective interpretation. I regretfully apologize should there be any misunderstandings due to clarity. I truly believe many residents, as I, do not have a full grasp of the details.

Currently

The existing private pumping station (PS1) services 89 residential units (BPV=61, WWP Phase 1=28) plus connections to 3 existing Golf Club commercial entities: Golf Course Clubhouse, Pavilion, and Workshop. All waste is currently pumped directly into the Wareham sewer system through a non-shared Force Main connection.

Planned

Phases 2&3 will construct 56 residential units (31 and 25 respectively) and, to complete the project, will construct a new private pumping station (PS2). Also, noted on the plans, Page11, it refers to underground sewer and water main and states, ' Existing Easement, Water Main and Sewer Force Main to be relocated to within Starboard ROW Easement', to allow construction of units in the current location.

Phase 4 as presented, intends to construct 52 residential units and connect to the existing private pumping station (PS1) increasing the volume from 89 to 141 residential units, plus Golf Club connections.

Phase 2&3 Development Plans - as of 7-29-21

Looking at the 7-29-21 plans, it appears the existing Force Main, when relocated to the new Starboard Drive location, will no longer pump waste directly to Wareham Town facilities. The plans appear to show the original Force Main (PS1) is utilized to a point near the beginning of Starboard Drive, and then into a new Force Main emptying into a new Gravity sewer line on Starboard Drive, near the intersection of Beacon St. and flows thru Gravity lines into the new pumping station (PS2) in addition to all other waste generated within Phases 2&3. It then appears the new Private Pumping Station (PS2) is illustrated as pumping all waste, again, to a new section of Force Main and ends on Cahoon St. (aka Short Neck Rd.) , slightly beyond the project area??? The existing Force Main is no longer utilized after terminating at a connection point near the beginning of Starboard Drive. What also appears on the plan, not 100% clear however, due to small print, looks like the 8 units (4 on each side of the road) at the beginning of Starboard looks connected to the line that flows back to Pumping Station (PS1). If correct, then Phase 2&3 will only have 48 units flowing directly into Pumping Station (PS2), and Pumping Station (PS1) will then be receiving waste for 149 residential units.

If interpretations of the plans are correct, the final configuration will consist of one private pumping station (PS1), dependent on a second private pumping station (PS2) and each controlled by separate entities.

At completion, It is expected there will be 5 separate entities with 100% dependency on this new dual waste pumping configuration:

**Bay Pointe Club, LLC, 3 buildings,
Bay Pointe Village Condominiums,
WWP Phase 1 Condominiums,
WWP Phase 2&3 Condominiums,
WWP Phase 4 Condominiums,**

How will the end game look like with the above participants?

In total, there will be 197 residential units and Golf Club Facilities serviced. This accumulated volume could be analogous to that of several villages here in town, and as such, all participants require assurance that both pumping stations have proper oversight, maintenance and appropriate safeguards in place to minimize service disruptions.

Currently, the existing pumping station (PS1) is a well managed facility. For 33+years, Bay Pointe Village, through its residents and 3rd party contractors, have been monitoring all pumping operations with real time data tracking via web facilities, and possess the ability to react immediately when problems or indications thereof, are identified. It is the lack of details regarding Pumping Station (PS2) that foster serious concern.

Concerns:

- 1. The plan states the existing Force Main is to be relocated however, the new Force Main does not appear to replicate the existing version - a dedicated line directly to Wareham Sewer Facilities. Instead, it is feeding into Pumping Station (PS2) creating this dependency.**
- 2. Why didn't they design separate Force Mains for each Pumping Station and eliminate the total dependency placed upon Pumping Station (PS1) with its' much greater volumes - 149 PS1, 48 units PS2.**
- 3. Who will assume ownership responsibility for the operation, maintenance, safeguards, emergency planning, etc.?**
- 4. Currently, all users of the existing pumping station (PS1) contribute to maintenance and repairs based on water consumption. Is Phase 4 units expected to be assessed in a similar fashion?**
- 5. Have peak Pavilion and Golf Club usage considered in capacity calculations?**
- 6. Is there an estimate of downtime Pumping Station (PS2) may withstand prior to entering a state of emergency?**

B. Streets:

- 1. In the August 14, 2017, Bay Pointe Club Mixed Use Development Permit, states "Bay Pointe Drive from Onset Ave. to Cahoon Street shall be full depth reclamation and pulverization.." Does this item remain active and scheduled for completion?**

2. The current width on Bay Pointe Drive in the area between Onset Ave, and the first entry into the existing parking lot is approx. 18' 8" +/- at its narrowest. Shouldn't the road be widened to accommodate increased traffic of people, vehicles, and Golf Course activity and be consistent with newer roads in the area and improve sight lines at the entrance to Onset Ave.? The finished roads have now become an desirable destination for all types of foot and vehicular traffic.

3. There are virtually no on street lighting for walkers in front of the Phase 4 Development area on Bay Pointe Drive, and elsewhere. It is dangerous now and with the entire 197 units in place, the need for lighting will greatly increase. If you were to visit the site after dark and turn off your headlights, you will observe first hand how essential direct street lighting is.

Please advise if there is a specific location where I may review additional details related to this sewer issue.

Thank you for the opportunity to present my concerns.

Please include this document as part of the project record.

**Ayres Souza
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Windward Pine - Phase I**