

To:	Wareham Planning Board: Chair Michael King, Members Michael Baptiste, Sam Corbitt, Jane Gleason and Carl Schultz
cc:	Town Planner Ken Buckland / Asst. Town Planner Aaron Shaheen Consulting Engineer Charles Rowley
From:	Deborah McGonnell, 36 Bay Pointe Drive Extension
Re:	#36-21. The Bay Pointe Club. Phase 4. Windward Pines
Date:	March 2, 2022

Please include this as part of the public record re The Bay Pointe Club. #36-21

PARKING:

- (1) Prohibiting parking on part of Bay Pointe Drive**
- (2) Requiring "No Parking Either Side" signage on part of Bay Pointe Drive**

There do not seem to be adequate provisions in the current plans for parking for all the traffic that will be generated once Phases 2, 3 and 4 are fully built out. Bay Pointe Drive is **not** a wide road. There is no room for parked vehicles on Bay Pointe Drive as it comes off Onset Avenue, yet the lack of parking seems to invite that scenario.

Holidays, weekends (especially in summertime) and golf tournaments always generate extra traffic. Phase 4 is going to be built where parking spaces exist today for function attendees. Where are the function and tournament attendees going to park?

I respectfully ask this Board to prohibit on-street parking on Bay Pointe Drive from the intersection of Onset Avenue down to the building that currently houses the Clubhouse and Pro Shop. I also ask this Board to require the installation of "No Parking Either Side" signage in this area.

Bay Pointe Drive is a private road owned by The Bay Pointe Club. ***If the Planning Board does not ban on-street parking as part of their permitting requirements, we will have zero recourse later as the Town does not control parking on a private roadway if no restrictions are put in place by the Planning Board.***

This will be especially problematic if Tim Fay is successful in his quest to close off Cahoon Road in order to enlarge his for-profit golf course, thus funneling all traffic in and out of Bay Pointe Drive. This would include 198 homes with the potential for 400+ vehicles, *plus* guests, workers, golfers, function attendees, trash trucks, snowplows, landscaping trucks and trailers, delivery trucks, school buses, etc.

We have already seen a big increase in both vehicular and pedestrian traffic on Bay Pointe Drive since the completion of just the first 28 units of Windward Pines.

Please! Prohibit on-street parking on Bay Pointe Drive from the intersection of Onset Avenue to the area of the Clubhouse and Pro Shop and mandate the installation of an appropriate amount of "No Parking Either Side" signage as part of the requirements for Phase 4.

Sincerely,

Deborah McGonnell
Deborah McGonnell

