

Project: #36-21 Modifications to Special Permit/Site Plan Review - Bay Pointe Club LLC

axs44@comcast.net

Thu 2/24/2022 3:28 PM

To: Derek Sullivan <dsullivan@wareham.ma.us>; Kenneth Buckland <kbuckland@wareham.ma.us>; Richard Swenson <swensr@gmail.com>; Aaron Shaheen <AShaheen@wareham.ma.us>; crsr63@verizon.net <crsr63@verizon.net>;

To:

Wareham Planning Board:

Kenneth Buckland; Director of Planning

Aaron Shaheen; Asst. Town Planner

Richard Swenson; Planning Board Chairman

Charles Rowley; Town Engineer

Planning Board Members:

Michael Baptiste

Sam Corbett

Jane Gleason

Michael King

Carl Schultz

From:

Ayres Souza

39 Bay Pointe Drive

Please pass on to all Planning Board Members and others you deem appropriate.

**The following comments are related to development at the Bay
Pointe Club, LLC primarily focusing on safety concerns:**

1. Proximity to Golf Course Playing Areas:

Phase 4 Buildings E and F are in direct line with the 9th green. Unless netting or some other form of protection is utilized, they very likely will get hit by balls played to the 9th green. I live at 39 Bay Pointe Drive (Phase 1) across the street from the 5th tee and numerous times, our homes and automobiles have been hit and dented, windows broken, and holes in clapboard siding. People walking and riding on Bay

Pointe Drive have experienced many close calls. These are golf balls leaving course property, rolling down the street and crossing as well.

Safety protections should be considered before someone is seriously injured. The town also needs to determine responsibility for damage and injuries. When playing in the front yard with my Grandchildren (6,8), a ball hit directly in my driveway, bounced and hit my neighbor's tire. As a result, my Son will not allow them to play in the front yard when golfers are active. When we purchased here, we were told balls will never hit our houses. A neighbor was hit on the leg as he exited his house.

Protections should be considered for all 4 development phases due to positioning near golf course areas. These developments were designed and created by Golf Course ownership, from Golf Course property, not a unrelated 3rd party. With Bay Pointe Drive now refurbished to new condition, it has been an extremely desirable area for increased traffic of all types, and as an alternative to traffic and noise on Onset Avenue and cut thru to the Village. Therefore, ownership is well aware of ball movement and the potential for damage and injury.

2. Planned Sidewalks:

Are sidewalks included as a component of Phase 4? In a prior Site Plan, 2016, sidewalks were specified for Bay Pointe Drive and ending at the Onset Avenue intersection. To date, I have not observed any documentation relating to sidewalks being addressed in Phase 4. If sidewalk notations were specified in the design, please accept my apology.

3. Streets and Lights:

Are there plans to widen Bay Pointe Drive as it fronts buildings A and B of Phase 4? Currently, this section of Bay Pointe Drive is approximately 18' 8" +/- with no sidewalk areas. It is very dangerous, walking in the street with traffic traveling in both directions. In winter and snow conditions, it becomes extremely dangerous.

Also, this area is very dark. Lighting proposed on the buildings appears inadequate to cover the width of the street, especially if of a solar nature. Phase 1 street lights are solar units which provide very little light and rarely make it to midnight this time of year.

When Phase 4 is completed, will Bay Pointe Drive (Phase 1) maintain the same width from where it ends at the Clubhouse throughout to Onset Avenue? Currently, this stretch of road narrows and varies in width.

Please feel free to contact me if there are any questions or comments.

Thank you for the opportunity to present what I feel are safety issues for your attention.

**Ayres Souza
39 Bay Pointe Drive**

Please add these comments to the public record for Bay Pointe Club Project #36-21.