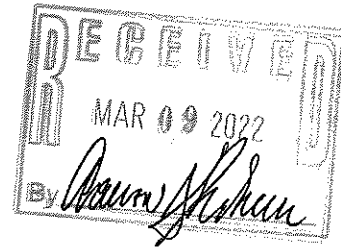


March 9, 2022

Wareham Planning Board
54 Marion Road
Wareham, MA 02571



Re: The Bay Pointe Club – File #36-21
Density / Traffic & Safety Issues / Lighting & Sidewalks

Dear Members Baptiste, Corbitt, Gleason, King and Schultz:

Having been a resident of Bay Pointe Village for over 16 years, I have closely followed the many proposals and the actual construction to date of the Windward Pines development. Overall, I consider the project to be an asset to the Town of Wareham. However, going back to the mediation issues between the applicant and the Town, and then the multitude of plan and construction modifications, the resulting changes have vastly altered the original proposals made by Tim Fay and The Bay Pointe Club. My current concerns include the proposed Phase 4 modification request.

First, I feel the density of Phase 4 is too great for the area, and the proposed style does not blend well with Phases 1, 2 and 3. Fewer units/buildings would also greatly improve the parking issues.

Second, I take serious issue with the Beta Group's report of November 15, 2021 assessing the impact of traffic and safety issues. I feel this report is flawed in many respects. It is based on outdated and incomplete data and does not consider the nearly 200 homes that will be in the immediate area – in addition to a busy golf course, pro shop, function facility and two bars and restaurants. Further, the Beta report does not address the consequences of closing off Cahoon Road as proposed by Mr. Fay. If that occurs, the traffic generated by residents, guests and recreational and business visitors will all be required to use only Bay Pointe Drive, a private way over which the Town of Wareham has little to no jurisdiction.

Third, when I bought my condo, there were numerous street lights (about 120 feet apart) that ran the length of the roadway from the entrance to Bay Pointe Village all the way down to the Pavilion function facility. At the time construction began on Phase 1, most of those street lights were removed. Only four (no longer working) remain on Bay Pointe Drive, and a fifth (which works) is near our entrance off Cahoon Road on Bay Pointe Village property. The Phase 1 homes at Windward Pines have solar-powered lamp posts that are decorative but are totally inadequate at illuminating the roadway, especially after a cloudy day or two. With the increasing number of pedestrians and vehicles, the lack of street lights has become a serious safety issue. If you are in doubt, take a ride through The Bay Pointe Club after dark.

Originally, Mr. Fay advised there would be a new and grand entrance with incoming and outgoing traffic divided into separate lanes. That appears to have vanished. Instead, the residents have learned he does not even intend to include a sidewalk all the way to Onset Avenue. This is another serious safety issue.

I request the density of this project be reconsidered. Further, I call for another traffic study to be done, during the summertime when traffic is at peak in Onset and at the golf course. I also hope the Planning Board will consider requiring actual street lights, rather than ineffective solar post lamps. Finally, for safety's sake, please require that a sidewalk be constructed from Phase 1 all the way to Onset Avenue.

Thank you for your consideration. I ask that this letter be made part of the record in File #36-21.

Regards,
John McGonnell
36 Bay Pointe Drive Ext.

cc: Planning Director Ken Buckland & Engineer Charles Rowley