

PB referencing Project 36-21 Phase 4 Bay Point Club

Karen <karenparkinson@comcast.net>

Fri 3/11/2022 5:00 PM

To: Kenneth Buckland <kbuckland@wareham.ma.us>; Aaron Shaheen <AShaheen@wareham.ma.us>; crsr63@verizon.net <crsr63@verizon.net>;

Dear Planning Board Members,

I am concerned about the density of the proposed Phase 4. Structurally, I do not believe it is in keeping with the small town feel of Onset, or the rest of the development. There is no designated recreational green space for the people living there. Due to lack of parking spaces, I fear guests will park on Bay Pointe Dr.

Adding Phase 4 to an area of a narrow road where I don't believe can accommodate all the future potential traffic from Bay Pointe Village, Phase 1, 2 & 3. Delivery and service vehicles, golf course traffic. Plus, golfers crossing the road in several areas on foot, or in golf carts.

I believe it is too much for that road to handle. I would like to see a current traffic study done during peak season before Phase 4 is even considered.

There are no sidewalks. That raises a lot of safety concerns for people walking, many with pets. Another safety issue is the lack of lighting. The solar lamps on Bay Pointe Dr. are just an accent decoration. They do not provide any actual light. Especially, after a few cloudy days.

As one of the homeowners of Phase 1 I believe Stonestreet, and the Planning Board have an obligation to us. So many homeowners have been left with unfinished homes, construction issues, insufficient heating issues. Many unkept promises of working towards a solution. That is the standard Stonestreet response.

For me personally, this is my 3rd winter with insufficient heat. Stonestreet's response is they are working towards a solution. This should be unacceptable to the Planning Board.

I respectfully request Phase 4 be reconsidered until Phase 1 has been completed 100% and all issues are resolved.

I request this letter be made part of the record in File #36-21

Sincerely,
Karen and Fred Parkinson
4 Jetty Court
Onset, Ma.