

Project #36-21 Modification to Special Permit/Site Plan Review Bay Pointe Club, Phase I

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📎 2 attachments (2 MB)

attorney_angles_letter.pdf; baypointe_ph_ii-iii_ceda_sewer_letter_3-21-22.pdf;

To:

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Charles Rowley

Date: April 1, 2022

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

Please add this document in the public record for the Bay Pointe Club Project #36-21.

Thank you,

Ayres Souza

39 Bay Pointe Drive

Phase 1 Windward Pines

Primary Concerns - Proposed Sewerage Solutions and Changes:

Gentlemen, Following are observations, concerns and questions regarding the overall solution to sewerage processing supporting development here at the Bay Pointe Club. There appears to be several conflicting situations regarding published subdivision plans and filed documents. Although we are focused on this proposal - Project #36-21 , Phase 4, CEDA Property, there appears to be a connection and impact on the recently approved subdivision plans for closed project - Bay Pointe Club #23-21.

Existing Situation:

Bay Pointe Village consists of 61 units which are currently serviced by the sole private pumping station residing on Bay Pointe Property. In addition, it also services all 3 Golf Course facilities - Club House, Pavilion, and the Workshop. Then, in the last 2+ years, 28 units from Windward Pines, Phase 1, have also been added, bringing the total to 89 residential units, in addition to the Bay Pointe Properties. In total, all waste currently generated on Golf Course property is serviced thru this private pumping station.

All collected waste is then routed via the existing Forced Main System (FMS) thru Golf Course Property on a line towards Short Neck Road and then into Wareham Town facilities for processing.

The existence and routing of the current FMS is depicted on the subdivision plans for closed project - Bay Pointe Club #23-21. This plan also illustrates the rerouting and changes to the existing FMS and discharging into a new sewer line, on the proposed Starboard Drive (Phase 2), where sewerage from all 4 phases of development, Golf Course Properties, and Bay Pointe Village, are combined, and routed to the proposed new pumping station (Phase 2) off Starboard Drive. This pumping station will establish a new Forced Main and reconnect to the remaining end section of the existing FMS at or near Short Neck Road and continue on to town facilities via Short Neck Road to Onset avenue.

Findings:

Back in the Fall of 2021, there were vague rumors that the existing FMS location was elsewhere other than where depicted in subdivision plans for closed project - Bay Pointe Club #23-21. However, no such documentation was located within published project materials .

When you look at the Water Pollution Control Facility (WPCF) Software (Public Works Utility Viewer), there does not appear to be any indication of a pipe connection on Onset Avenue near where the rumored pipe is to exist. We followed up with a conversation and were told the existing FMS continues on a line to Short Neck Road, as noted in the subdivision plans for closed project - Bay Pointe Club #23-21.

Recent Postings of Phase 4 Project Letters From:

- 1. Principe Company Dated March 21, 2021, submitted 3/21/2022
See section 3, Paragraph 3, "Based on...."**
- 2. Angley & Angley, Dated March 28,2022
See paragraph 5, As of "March...."**

In reading the above letters as a layman to these matters, it appears to clarify the existing Force Main is not in the location as illustrated in the original subdivision plans for - Bay Pointe Club #23-21, but some 300+ feet in a southerly direction along the edge of the 11th fairway and then out to Onset Avenue. This general description of this new location which appears in the above letters, adds a more precise location regarding the corrected position of the existing Forced Main.

These comments do not take into consideration any potential pumping considerations within the Phase 4 development project.

Concerns and Questions:

- 1. Are there plans to revise the subdivision plans for closed project - Bay Pointe Club #23-21 to reflect this new information? This new line location is not illustrated on the 7-29-21 plans.**
- 2. Is there a graphic depiction describing this revised modification to the sewerage solution? All there seems to be is a few written paragraphs which may easily be overlooked.**
- 3. The Phase 4 plans illustrates the presence of the existing Force Main (lightly shaded) where originally thought to be located and proceeding to where the new Starboard Drive connects. With the new information revealed in the above letters, where does the existing Force Main make the right turn to the 11th fairway? How much of the existing Force Main is located as depicted on this plan?**
- 4. If I understand correctly, the new verbal description of the plan is to take the existing sewer solution that has been running successfully and autonomously for**

30+ years and, in the 11th fairway, it travels 1300+ ft from the existing pumping station on through Bay Pointe Club Property down the fairway, then rerouted out of the existing Force Main to the new pumping station. Waste from all phases will then be combined and then pumped back to the original Forced Main for pumping out to Onset Avenue. This solution will process 100% of all Bay Pointe Club developments where the first pump will then be dumping into the second pump and then onto Onset Avenue to complete the cycle.

Why risk disturbing the existing system (in service for 30+ years), and reroute the sewerage out prior to Onset Avenue so it may be routed back to the same Force Main to complete the final leg to Onset Avenue?

5. What are the assessed risks vs benefits of potential damage in altering the existing Forced Main?

Golf Course Safety Concerns:

Phase 4 Building F, and to a lesser degree, Building E, appear directly inline with the 9th green. Will there some form of protection from golf balls landing on the property? I inquire because my unit is on Bay Pointe Drive, across the street from the 5th fairway and buildings and cars have been hit by balls crossing the street. Without protection, they will have difficulty using the rear of the buildings during play.

Attach for reference are the above mentioned Phase 4 CEDA Project letters of note.

Thank you,

**Ayres Souza
39 Bay Pointe Drive
Phase 1 Windward Pines**