

May 2 Review for Project #36-21 Modification to Special Permit/Site Plan Review Bay Pointe Club, Phase I

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Cc: Tim Fay <tfay@stonestreetcorp.com>;

To:
Director of Planning:
Kenneth Buckland

Wareham Planning Board:
Chair: Michael King
Members: Michael Baptiste
Sam Corbett
Jane Gleason
Carl Schultz

Asst. Town Planner:
Aaron Shaheen

Town Engineering:
Charles Rowley

Date: May 3, 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

Documenting Responsibilities for the Existing and New Pumping Stations:

Gentlemen, following up on Pumping Station discussions at the May 2 review for the Bay Pointe Club Project, #36-21, Mr. Fay had clarified specific maintenance and operational cost responsibilities for each pumping station at the point in time when both pumping stations are operating and in service.

Mr. Fay further stated the existing pumping station located at Bay Pointe Drive, opposite the Club House, will continue to service all current connections - Bay Pointe Village residents (61 units), Windward Pines Phase I residents (28 units), Golf Club House, and Golf Club Pavilion.

Currently, the Bay Pointe Village team manages this pumping station and distributes cost to all users on a prorated water usage basis. Waste will be pumped thru the existing Forced Main Line to the new pumping station to be built in Phase 2.

The new pumping station will collect waste from all units in Phases 2 (31 units), 3 (25 units), and 4 (52 units), as well as waste from the existing pumping station then routed thru a forced main on to Onset Ave. The users of this pumping station assume responsibility for all maintenance and operational costs from this location out to Onset Ave., thru the Forced Maine Line.

Summary:

I defer to your Planning Board as to how guidance of this type is best handled to gain the effective legitimacy desired. If something of this nature has been put forward by the Development team, then please ignore. If not, please defer to Mr. Fay for his review and allow him to best present his intentions.

The objective goal is provide a clear understanding of responsibilities and costs associated with each pumping station and prevent future ambiguity and have it accepted in time for the May 9th review.

Please thank all members of the Planning Board for their effort, time, endurance, and diligence invested in this significant development for the town of Wareham. It is greatly appreciated.

Sincerely,

Ayres Souza