



July 7, 2020

Mr. Ken Buckland
Town of Wareham Planning Board
48 Marion Road
Wareham, MA 02571

Re: Special Permit Minor Modification
The Bay Pointe Club – Residential Development

Dear Mr. Buckland:

Bay Pointe, LLC requests a minor modification of the Special Permit dated August 14, 2017 for the Bay Pointe Club Mixed Use Development. We are requesting relief from the setback requirement for the duplex located at 1 and 3 Jetty Court. The setback relief is from a paper cul-de-sac of Cahoon Road that did not ever get constructed. This cul-de-sac is highly unlikely to ever get built since the existing Bay Pointe Drive connects to Cahoon Road thus not ever creating a dead end roadway. A copy of the proposed site plan is attached for your review.

Thank you for your assistance, and please feel free to call me at (508) 728-9208 with any questions that you may have.

Sincerely,

Christopher M. Reynolds, PE
Executive Vice President

Zoning: CR & MR-30

Setbacks:

Front: 12'

Side: 18'

Rear: 10'

N/F
BAY POINTE CLUB
ASSESSORS
PARCEL 2/1004A

NOTE: Setback
information based on
plan titled "Modification
to an Approved
Subdivision Plan for Bay
Pointe Club in Wareham,
MA" dated July 9, 2018,
by Principe Company, Inc.,
Tiverton, Rhode Island,
recorded with the
Plymouth County Registry
of Deeds in Plan Book
63, Pages 231-233.

Flood Zone:

Panel: 25023C0494J

Effective Date: 07/17/12

PLAN REFERENCES:

- 1) Plymouth County Registry
of Deeds Plan Book 63, Pg
231-233
- 2) Plymouth County Registry
of Deeds Plan Book 61, Pg
1132

**Gateway Survey
Associates, LLC**

www.gatewaysurvey.com

ph: 508-291-8991 f: 508-291-0534

PO Box 54 Wareham, MA 02571

**PROPOSED DWELLING
at 1 & 3 JETTY COURT
WAREHAM, MA for OWNER OF RECORD:
BAY POINTE CLUB, LLC**

DRAWN BY:	MLL	DATE:	11/26/19
CHECKED BY:		DRAWING NO.:	
SCALE: 1" = 40FT		SHEET	1 OF 1





