



May 19, 2021

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

Re: Minor Modification - Phase 2 and 3
Windward Pines

Dear Ken:

Bay Pointe, LLC requests a minor modification of the Special Permit dated August 14, 2017 and Major Modification #1 dated June 10, 2019, for the Bay Pointe Club Mixed Use Development.

We have attached the full set of proposed plans to this application as well as the current approved layout and the proposed layout. The proposed changes to the layout include the following:

- Shifting Starboard Drive location to be more centered in the parcel
- Removing Anchor Way completely
- Modifying Beacon Street to a flatter design so it extends less toward the golf course.

These changes were made to lessen any impacts on the existing golf course with the new home owners. The changes represent less roadway and less developed property.

There is no change in the overall unit count but it does switch up the type of units. The approved plan was 50 single family and 3 duplexes and the proposed layout will be 16 single family, 8 duplexes (16 units) and one 8-plex building. This unit count was necessary due to the decrease in overall road length.

We believe this change will be a major benefit to the golf course and new home owners. We also feel this is a minor change since this proposed plan decreases the overall roadway length and developable property while keeping the same unit count.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Reynolds', written in a cursive style.

Christopher M. Reynolds, PE
Executive Vice President

c.c. Tim Fay, Bay Pointe

