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March 31, 2022

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571 Re: Bay Pointe Club, LLC

Review of Plans of March 7, 2022

Attention: Michael King, Chairman

Dear Chairman King:

I have reviewed the set of latest plans for Bay Pointe, Phase IV by Principe Engineering Co. dated March 7, 2022 together with a letter that specifies certain information with regard to a new pump station. The following comments are with respect to these two documents and with a summary of issues that have been submitted in previous reviews for Phase IV but which are in need of resolution by the Planning Board.

Plans

Sheet 3 of 18

1. No handicap parking or accessible routes have been provided for Buildings, A, B, C, D or G. Accessible spaces may not be required for these buildings and that finding is left to the Building Commissioner for a determination. However, accessible routes are required between each building and parking area and would include handicap ramps placed at each building and which would not be blocked by parked vehicles.
2. Specify the distance between islands of the Pro Shop Parking area.
3. There is a section near the Pro Shop building labeled as “Drop Off Area”. What are the two rectangles shown on the plan?
4. Cape Cod berms should be extended to enclose grassed areas for Buildings A, B, and C. The radii are missing for two small islands located in the cluster of garage spaces.
5. Label the full width of each island in the parking areas for Buildings C, D, E and F.
6. Outside parking for Buildings C, D, E. F and G should have overall parking limits as follows, not including additional handicap spaces if required and the appropriate handicap ramps from parking spaces to sidewalks.
7. Bldg. C: Required length: 181 feet. Scales 177’ face of curb to face of curb.
8. Bldg. D: Required length: 143 feet. Scales 139 feet face of curb to face of curb.
9. Bldg. E: Required length: 167 feet. Scales 164 feet face of curb to face of curb.
10. Bldg. F: Required length: 167 feet. Scales 164 feet face of curb to face of curb.
11. Bldg. G: Required length: 128 feet. Scales 121 feet face of curb to face of curb.