

# APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: Bay Pointe Club, LLC

Mailing address: 1275 WAMPANOAG Trail  
East Providence, RI 02915

Telephone: 401-433-6900

Project: Street & Number: 19 Bay Pointe Drive

Assessor's Map: 9 Lot(s) 1004 B / 1004A-1

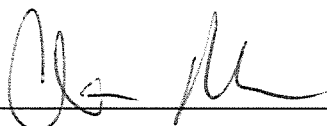
Dwelling Units # 52

Parking Spaces # 179

Acres: 7.50 Square Feet Commercial Space: 5,440

Briefly describe project: 7 new ~~town~~ Town  
home Buildings and new  
parking lot for existing clubhouse  
Phase 4 Mason modification to existing  
Bay Pointe Club Approval

Date: 10/1/21

Signature of Applicant: 

## SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

### 1. GENERAL INFORMATION

- Developer name, address, telephone number
- Property owner name, address, telephone number, legal relationship between developer and property owner
- Date of application
- Statement briefly describing project
- Locus map (1" = 2,000')
- Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)
- Zoning district (square feet within each district if more than one district)
- Total area of project in square feet to include wetland and 100 year flood plain (both in square feet)
- All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"

### 2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:

- Tree line of wooded area
- Individual trees 18" dbh or over
- Bogs or agricultural areas

- All wetlands protected under CMR 10.02 (1) (a-d)
- Flood plain (100 years) with base flood elevation data
- Contour lines (2' intervals)
- General soil types

## 2b. EXISTING MANMADE FEATURES

- Vehicle accommodation areas
- Street, roads, private ways, walkways
- Curbs, gutters, curb cuts, drainage grates
- Storm drainage facilities, including manholes
- Utility lines, including water, sewer, electric, telephone, gas, cable TV
- Fire hydrants and location of dumpsters
- Building, structures, and signs (free standing), including dimensions of each
- Existing light fixtures

## 2C. EXISTING LEGAL FEATURES

- Zoning of property (district lines)
- Property lines (with dimensions identified)
- Street right of way lines
- Utility or other easement lines
- Monuments

## 3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man made features and (c) existing legal features.

The Development Plan shall include:

- Square feet in every new lot
- Lot dimensions
- Location and dimensions of all buildings and free standing signs as well as the distances from all buildings to lot lines, streets, or street right of way
- Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
- Location, dimensions, and designated use for all recreation areas
- Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
- Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land
- Curbs and gutters, curb cuts, drainage grates
- Drainage facilities including manholes, pipes, drainage ditches, and retention ponds
- Sidewalks and walkways showing widths and materials
- Outdoor illumination with lighting fixture size and type identified
- Utilities; water, sewer, electric, telephone, gas, cable TV
- Fire hydrant location
- Dumpster (trash collection facilities)
- New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
- Vehicle parking, loading, and circulation areas showing dimensions
- Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

#### 4. IMPACT STATEMENT

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

NA All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.

NA The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)

NA The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.

## Site Plan Review Application Checklist

**Note to Applicant(s):** The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: Ceda - Phase IV Bay Pointe Date: 10/1/21  
 Owner(s): Town of Wareham  
 Address: 54 Munson Road Wareham, MA  
 Telephone Number: 508-291-3100 Cell Phone: \_\_\_\_\_

Developer(s): Bay Pointe Club, LLC  
 Address: 1275 WAMPANOAG TRAIL, East Providence, RI  
 Telephone Number: 401-433-6900 Cell Phone: 508-728-9208

02915

Relationship between Developer & Property Owner: Developer has a purchase and sales agreement with owner

Surveyor: Waterman Engineering Company  
 Engineer: Principa Company, Inc.  
 Architect: Jefferson Group Architecture, Inc.  
 Landscape Architect: BETA Group

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board (14 copies of application and supplementary materials)	✓
Application for Special Permit – Residential Cluster Development filed with Planning Board (11copies of application and supplementary materials)	✓
Copies filed with Town Clerk	✓
Filing Fees	✓
GENERAL INFORMATION	
Developer Name, address, telephone number	✓
Property Owner Name, address, telephone number	✓
Date of Application	✓
Statement briefly describing project	✓
Locus Map (1" = 2,000')	✓
Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including structures, parking areas, driveways, pedestrian ways, and natural characteristics	✓

Zoning district (sq. feet within each district if more than one)	✓
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	✓
All contiguous land owned by the applicant or by owner of property	✓
Photographs of site (8" by 10") – at discretion of Permitting Authority	N/A
List of abutters, certified by Board of Assessors	✓
Number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements, or covenants. This includes: <ul style="list-style-type: none"> <li>• Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake</li> <li>• Lake under any of the water bodies listed above;</li> <li>• Land subject to tidal action</li> <li>• Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development.</li> </ul>	✓
<b>EXISTING FEATURES</b>	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal) Must include a minimum of the following:	
<b>1. Existing Natural Features</b> <ol style="list-style-type: none"> <li>Tree line of natural area;</li> <li>Individual trees 18" dbh or over;</li> <li>Bogs or agricultural areas;</li> <li>All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data;</li> <li>Contour lines (2' intervals);</li> <li>General soil types.</li> </ol>	✓
<b>2. Existing Man-Made Features</b> <ol style="list-style-type: none"> <li>Vehicle accommodation areas; streets, roads, private ways, walkways;</li> <li>Curbs, gutters, curb cuts, drainage grates;</li> <li>Storm drainage facilities including manholes;</li> <li>Utility lines including water, sewer, electric, telephone, gas, cable TV;</li> <li>Fire hydrants and location of dumpsters;</li> <li>Buildings, structures, and signs (free standing) including dimensions of each;</li> <li>Exterior lighting features.</li> </ol>	✓
<b>3. Existing Legal Features</b> <ol style="list-style-type: none"> <li>Zoning of property (district lines);</li> <li>Property lines (with dimensions identified);</li> <li>Street right-of-way lines;</li> <li>Utility or other easement lines;</li> <li>Monuments.</li> </ol>	✓

<b>DEVELOPMENT PLAN</b>	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	
• Area of each new lot in square feet;	✓
• Lot dimensions;	✓
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	✓
• Location, dimension, and designated use for all recreation areas;	✓
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);	✓
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	✓
• Curbs and gutters, curb cuts, drainage grates;	✓
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	✓
• Sidewalks and walkways showing widths and materials;	✓
• Outdoor illumination with lighting fixture size and type identified;	✓
• Utilities – Water, sewer, electric, telephone, gas, cable TV;	✓
• Fire hydrant locations;	✓
• Dumpster (trash collection facilities);	✓
• New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;	✓
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	✓
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	✓
<b>IMPACT STATEMENT</b>	
<b>Part One:</b> Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection;	N/A
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	N/A
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	N/A
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	N/A
Evaluation of open land proposed within cluster, with respect to size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster;	N/A



<b>Part Two:</b> Description of actions that have been taken to mitigate the impacts described in Part One.	N/A
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**TOWN OF WAREHAM  
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR \_\_\_\_\_ Form B \_\_\_\_\_ Form C \_\_\_\_\_ Site Plan Review

Date stamped in \_\_\_\_\_ Date decision in due \_\_\_\_\_

Applicant's name(s) Bay Pointe Club, LLC

Applicant's address 1275 WAMPANOAG Trail East Providence  
RI 02915

Telephone number 401-433-6900

Address of property 19 Bay Pointe Drive

Landowner's name Town of Wareham

Owner's address 54 Marion Rd, Wareham, MA

Telephone number 508-291-3100

Contact person Ken Buckland Telephone \_\_\_\_\_

Map # 9 Lot # 1004 B / 1004 A1 Zone \_\_\_\_\_

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments (state reasons for denial or stipulations of approval)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Conditions for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



STREET NAME PROPOSED AND ACCEPTED: \_\_\_\_\_

Conditions for: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION FOR A PUBLIC HEARING FOR A SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Special Permit from the Planning Board. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Special Permit from the Planning Board, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees\*\* to the Planning Board secretary.

\*\*Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

\*\*A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$80.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.73 per certified letter to each abutter. Please see Planning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 19 Bay Pointe Drive MAP: 9 LOT: 1004A-1, 104, B  
 ZONING DISTRICT: CR  
 USE REQUESTED: Mixed Use  
 OWNER OF LAND & BUILDING: Town of Wareham TEL.# 508-291-3100  
 ADDRESS OF OWNER: 54 Maria Rd Wareham MA  
 PERSON(S) WHO WILL UTILIZE PERMIT: Bay Pointe Club, LLC  
 ADDRESS: 1275 Wampanoag Trail, East Providence, RI 02915  
 DATE: 10/1/2021 SIGNATURE: [Signature]

This application was received on the date stamped here:

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_  
 Tax Collector: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning/Zoning Dept.: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application fee paid: \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt: \_\_\_\_\_  
 Advertising fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_  
 Abutters fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_

*Dear Applicant,*

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable:  Special Permit  Site Plan  Appeal

Date stamped in: \_\_\_\_\_ Date decision is due \_\_\_\_\_

Applicant's Name: Bay Pointe Club, LLC

Applicant's Address: 1275 Wampanoag Trail East Providence, RI 02915

Telephone Number: 401-433-6900

Cell Phone Number: 508-228-9208

Email Address: CReynolds@stonestreetcorp.com

Address of Property/Project: 19 Bay Pointe Drive

Landowner's Name: Town of Wareham

Owner's Address: 54 Marion Rd, Wareham, MA

Telephone Number: 508-291-3100

Contact Person: Ken Buckland Telephone Number: \_\_\_\_\_

Map 9 Lot 1004B/1009A-1 Zone CR

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

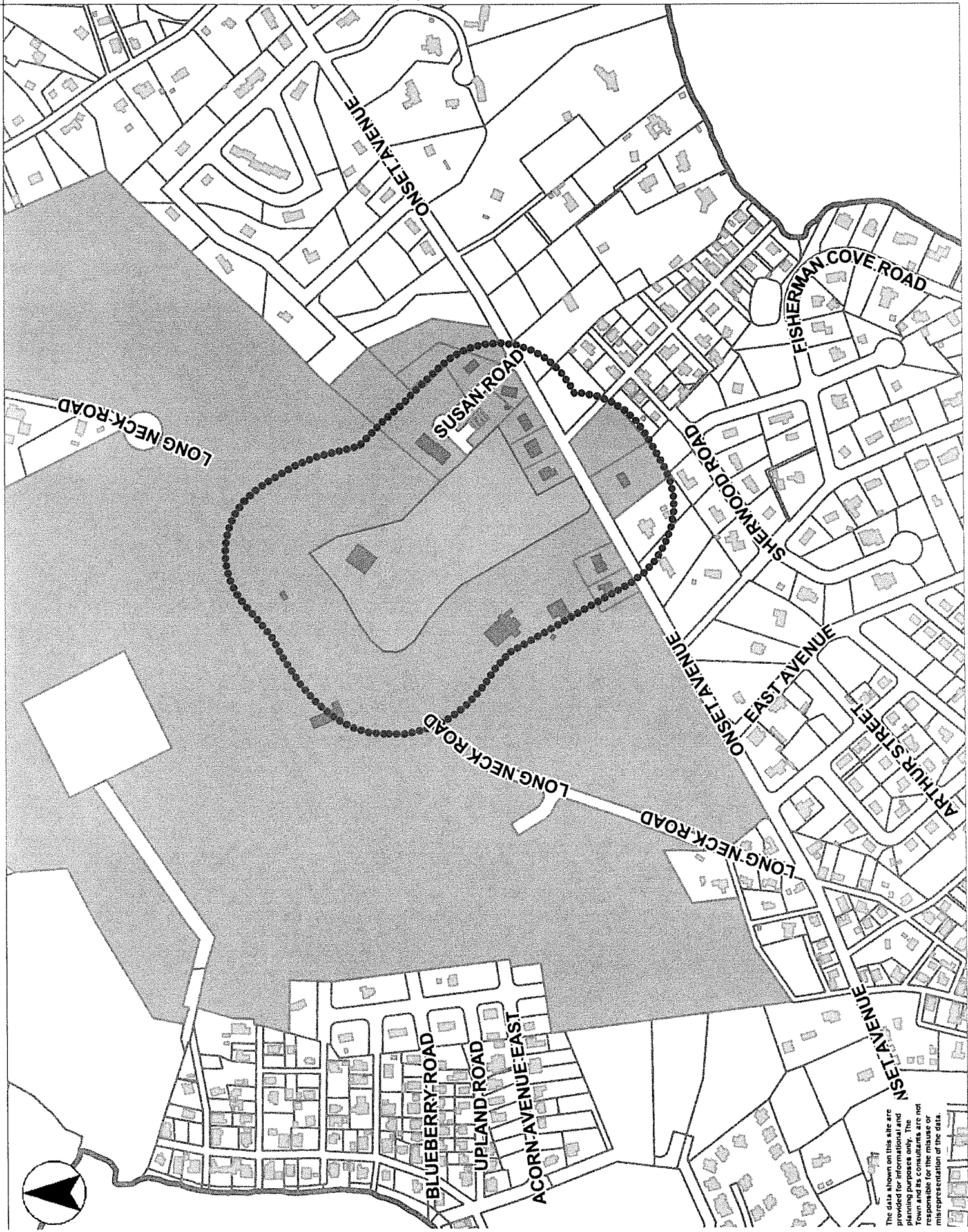
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- MA Places
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Route
- Streets
- Bathymetry
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Abutting Town Labels
- Abutting Towns



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the use or misrepresentation of the data.

640

1280 ft

Printed on 10/05/2021 at 09:19 AM



TOWN OF WAREHAM ABUTTERS									
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE			
2-025	CAMPBELL NOREEN P	CAMPBELL JOHN H	114 SUMMIT AVE	QUINCY	MA	02170			
2-F15	KENNELLY DAVID		PO BOX 1721	HYANNIS	MA	02601			
2-0108	SERECCHIA AUDREY		PO BOX 955	ONSET	MA	02558			
2-F5	LINDSAY GAIL G		5422 HUCKLEBERRY LN	ELDERBURG	MD	21784			
2-079	WHALEN PATRICIA M		PO BOX 785	ONSET	WA	02558			
2-069	HAUSER WALTER & DAVID	GOPIN JUDAH TRUSTEES	58 AMES ST	SHARON	MA	02067			
2-098	DIEDE JOSHUA H		72 LEWIS PT RD	BUZZARDS BAY	MA	02532			
2-1025/A3	KUPPENS CHRISTOPHER	KUPPENS MARGARET	133 ONSET AVE	BUZZARDS BAY	MA	02532			
2-F14	CLEMENTS RONALD A	CLEMENTS BEVERLY A	PO BOX 445	ONSET	MA	02558			
2-077	FAHEY GALE G		PO BOX 745	ONSET	MA	02558			
2-0101	WHITMORE LAURA B	ROY RACHEL B	PO BOX 48	ONSET	MA	02558			
2-087	BERTRAND ANDREW	BERTRAND JUDITH	PO BOX 1757	ONSET	MA	02558			
2-F6	HARUNK STEVEN E	HARUNK KATHERINE A	PO BOX 1023	ONSET	MA	02558			
2-0106	HANNIGAN ELIZABETH A		PO BOX 838	E WAREHAM	MA	02538			
2-081	DUROCHER CLARE ANN		PO BOX 1574	ONSET	MA	02558			
2-097	HAUSER ELI M	STONE MAURICE I	PO BOX 206	SHARON	MA	02067			
2-1025/A1	WAREHAM LAND TRUST INC		PO BOX 718	WAREHAM	MA	02571			
2-F13	ROBBINS MIRIAM C		PO BOX 1827	ONSET	MA	02558			
2-086	CALISE LINDA H	CALISE JOSEPH R	PO BOX 1634	ONSET	MA	02558			
2-072	DOYLE NANCY A		PO BOX 703	ONSET	MA	02558			
2-F7	STAPLES WILLIAM L	DION AMI S	PO BOX 997	ONSET	MA	02558			
2-090	GORMLEY ELIZABETH		568 E BROADWAY #3	S BOSTON	MA	02127			
2-074	RAMSEY STEVEN R	RAMSEY MARTHA C	PO BOX 1576	ONSET	MA	02558			
2-1025/A5	DUNKLE YVONNE		PO BOX 278	ONSET	MA	02558			
2-F12	ODONNELL LAWRENCE P	ODONNELL DEBORAH A	PO BOX 1456	ONSET	MA	02558			
2-064	PARKER DEAN		PO BOX 114	ONSET	MA	02558			
2-1025/A4	MANN SUSAN C TRUSTEE	SUSAN C MANN REV TRUST	PO BOX 41	ONSET	MA	02558			
2/C	MOYER NANCY S		PO BOX 1099	ONSET	MA	02558			
2-0104	SOHN BERNARD		PO BOX 438	ONSET	MA	02558			
2-073	KING KERRY J		PO BOX 1064	ONSET	MA	02558			
2-091	MANZO MICHAEL G	MANZO JANET L	67 FRANKLAND RD	HOPKINTON	MA	01748			
2-049	PITTSLEY LAWRENCE		908 MIDDLEBORO AVE	E TAUNTON	MA	02718			
2-F11	ODONNELL LAWRENCE C	ODONNELL DEBORAH A	PO BOX 1456	ONSET	MA	02558			
2-096	MILLER LINDA K		PO BOX 1648	ONSET	MA	02558			
2-062	TINGLOF PEGGY A	MURPHY STEVEN F	PO BOX 880	ONSET	MA	02558			
2-083	SEASTRAND CORNELIUS J		PO BOX 371	ONSET	MA	02558			
2-F10	MARKIR JONATHAN D		20 CAPTAINS WAY	LAKEVILLE	MA	02347			

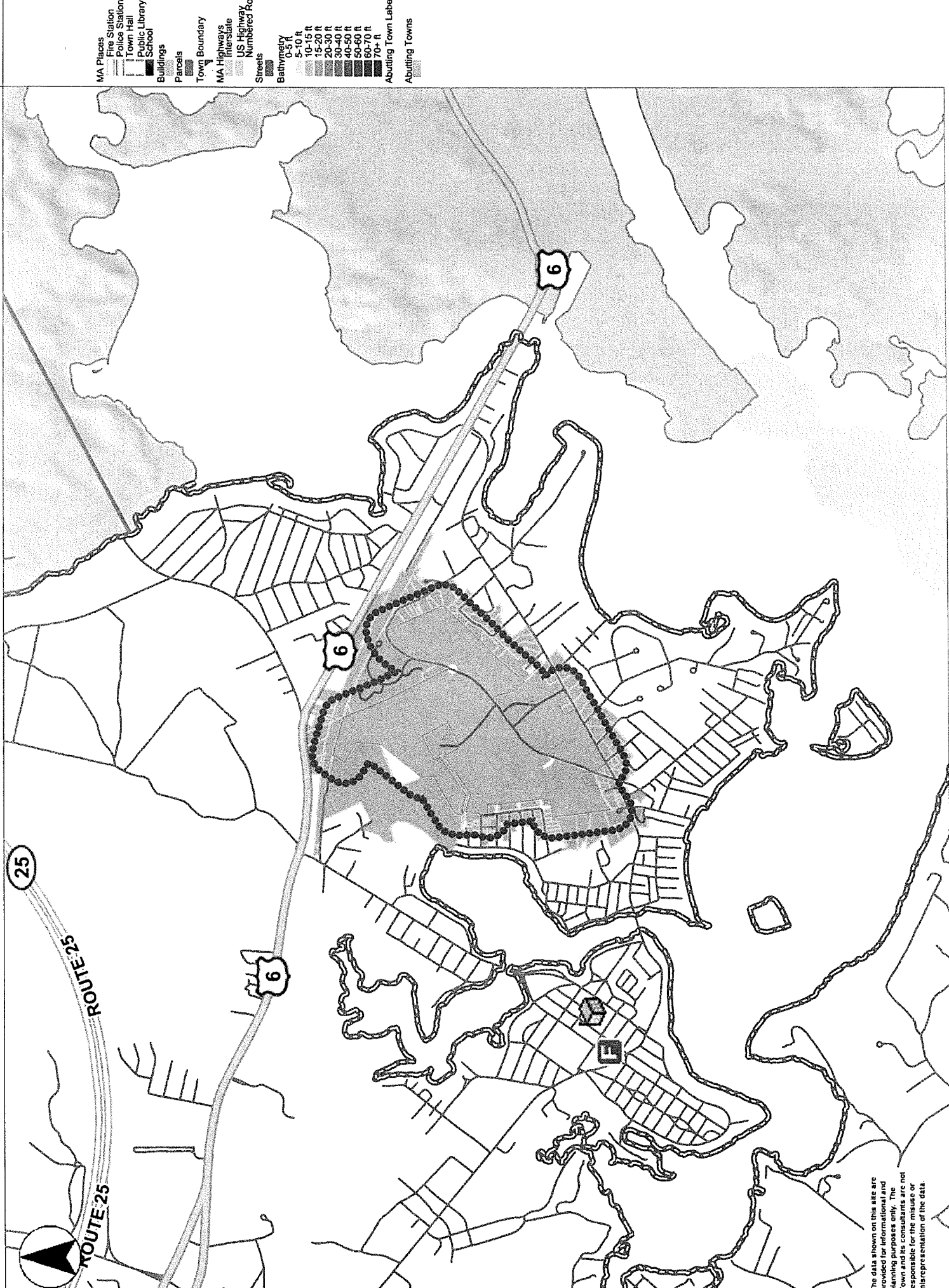
2-P9	MASON THOMAS+PAUL+ROBERT	MASON LINDA+DAVID+STEPHEN ET ALS	PO BOX 1796	ONSET	MA	02558
2-P093	SOHN BERNARD I	RICCI-SOHN SUSAN J	PO BOX 438	ONSET	MA	02558
2-P7	SECOR MICHAEL R	SECOR R MIMI	PO BOX 826	ONSET	MA	02558
2-1000/E	HASKELL STEVEN	HASKELL DEBORAH	46 BUNKER LN	ROTONDA WEST	FL	33947
2-1000/C	OCONNOR JOHN	OCONNOR JUDITH	41 OLDCART RD	AUBURN	MA	01501
2-1000/B	MCKENNA KEVIN L		P O BOX 758	ONSET	MA	02558
2-1000/H	GONSALVES CARL R		3 MAPLE ST #8	BUZZARDS BAY	MA	02532
2-1000/F	ALLEN SHIRLENE		116 ONSET AVE UNIT 6	ONSET	MA	02558
2-1000/G	HARDIMAN LOUISE A	HARDIMAN JAMES E	PO BOX 494	BUZZARDS BAY	MA	02532
2-1000/D	BAPTISTA MARIE A		3 MAPLE ST UNIT 4	BUZZARDS BAY	MA	02538
2-1000/A	COLELLA MARIA S TRUSTEE	MARIA S COLELLA NOMINEE TRUST	83 DOWNEY ST	HOPKINTON	MA	01748
2-P5	KILEY KATHLEEN		26340 HONG KONG RD	PUNTA GORDA	FL	33983
2-1043	MANN SUSAN C TRUSTEE	SUSAN C MANN REV TRUST	PO BOX 41	ONSET	MA	02558
2-P1	PHILLIPS MARY H		PO BOX 1338	ONSET	MA	02558
2-P3	HENDERSON MARK O	HENDERSON IRENE M	PO BOX 37	ONSET	MA	02558-0037
2-P11	COOK JONATHAN	COOK DIANNE L	PO BOX 563	ONSET	MA	02558
2-1050	ONSET FIRE DISTRICT		PO BOX 44	ONSET	MA	02558
2-P14	BRODLEY RAYMOND		PO BOX 1574	ONSET	MA	02558
2-P18	NAWOICHIK ROBERT J	ROSSI LISAJANE	P O BOX 1565	ONSET	MA	02558
2-T4	ANDERSON FREDERICK B	ANDERSON MELANIE	125 ONSET AVE RFD#3	BUZZARDS BAY	MA	02532
3-FC50	MARTIN MICHAEL A	MARTIN MARY BETH	1 CLIFFORD ST	DOVER	NH	03820
2-P22	PHILLIPS MARY H		PO BOX 1338	ONSET	MA	02558
10-1010/A	PISCITELLI PAUL J	C/O DIANNA PISCITELLI PERS REP	PO BOX 106	E WAREHAM	MA	02538
2-T6	ROGERS DAVID D		121 ONSET AVE	BUZZARDS BAY	MA	02532
2-T7	O'CONNELL BRENDAN W		119 ONSET AVE	ONSET	MA	02558
3-1020	PHIPPS DONALD EMERSON		PO BOX 1800	ONSET	MA	02558
2-LC1	NEE ERIC G	NEE TRACY L	PO BOX 334	DENNIS	MA	02638
3-FC51	KELLEY EUGENE L LIFE ESTATE		106 ONSET AVE	BUZZARDS BAY	MA	02532
2-LC2	HARPER IAN C		117 ONSET AVE	BUZZARDS BAY	MA	02532
10-1021	COMM OF MASS	EXEC OFFICE OF TRANS & CONSTRUCT	10 PARK PLAZA RM 3170	BOSTON	MA	02116
3/B-4-1	OCONNELL KAREN G	OCONNELL KEVIN C	388 TORREY ST	BROCKTON	MA	02301
3/B-4-6	ANDRADE ANASTATIA M	ANDRADE SHAWN G	113 ONSET AVE	BUZZARDS BAY	MA	02532
3/B-4-4	SHERMAN VIRGINIA P		4 SHORT NECK RD	BUZZARDS BAY	MA	02532
9-1000/B	ONSET FIRE DISTRICT		PO BOX 44	ONSET	MA	02558
3/B-4-2	PENTOWSKI STEPHEN		6 SHORT NECK RD	BUZZARDS BAY	MA	02532
2-1047	LEBLANC MARK L	LEBLANC PAUL S TRUSTEES	67 GREAT NECK RD	WAREHAM	MA	02571
3/B-4-13	MILLERICK BRIAN	MILLERICK LISA TRUSTEES	228 FOREST ST	WALTHAM	MA	02452
3/B-4-12	ROGERS SHARON A		2 CAMERON ST	BUZZARDS BAY	MA	02532
3/B-4-11	ROGERS DEXTER F	ROGERS KATHLEEN P	PO BOX 852	ONSET	MA	02558
3-G6	OSSWALD ROBERT B	OSSWALD THERESA A	BOX 1063	ONSET	MA	02558
2-H1	LACASSE LIONEL J TRUSTEE	LACASSE REALTY TRUST	PO BOX 35	ONSET	MA	02558
3-G5	BRALEY ARTHUR S III	BRALEY SHEILA J	PO BOX 926	ONSET	MA	02558
10-1002	SULLIVAN ROBERT D TR OF WAREHAM	3099 CRAN HWY REAL ESTATE TR	41 ACCORD PARK DR	NORWELL	MA	02018

3-G1	AVILLA JOSEPH R	AVILLA RENEE J	PO BOX 1624	ONSET	MA	02558
3-G12	BOULOS NABIL	BOULOS MICHELE	66 HAMILTON RD	WALTHAM	MA	02453
3-GC	ROSE DAVID M	QUATKEMEYER CAROLE E	12586 CAPRI CIR N	TREASURE ISLAND	FL	33706-4968
10-1003	FINE BROTHERS LLC		720 MAIN ST	HYANNIS	MA	02601
3-G34	ELICIER JOSE R JR	ELICIER LORI ANN	PO BOX 1096	ONSET	MA	02558
10-1013/B	ONSET FIRE DISTRICT		PO BOX 44	ONSET	MA	02558
3-1028/A	ALLEN JAYNE E LIFE ESTATE		PO BOX 103	ONSET	MA	02558
10-1004	AGREE STORES		PO BOX 460389 DEPT 125	HOUSTON	TX	77056
3-1028/B	ZINE RICHARD M	ZINE SHARON L	PO BOX 1451	ONSET	MA	02558
3-LC15	STEELE-WEDGE RUTH TRUSTEE OF	RUTH STEELE-WEDGE FAMILY TRUST	88 ONSET AVE	BUZZARDS BAY	MA	02532
2-1004/A	BAY POINTE CLUB LLC	C/O TIM FAY	1275 WAMPANOAG TRAIL-STE 14	E PROVIDENCE	RI	02915
8-1012	DEXTER LINDA R TRUSTEE	OF DEXTER REALTY TRUST	PO BOX 1723	ONSET	MA	02558
3-LC16	KILEY PATRICIA		1A ROBINWOOD RD	BUZZARDS BAY	MA	02532
8-1014	COMMONWEALTH OF MASS	DEPT OF TRANSPORTATION	10 PARK PLAZA RM 6160	BOSTON	MA	02116
3-LC17	MONRO KIYO SASAKI		PO BOX 247	BUZZARDS BAY	MA	02532
8-1028	PAYTON EDWIN J		P O BOX 183	ONSET	MA	02558
8-1015	DEXTER DENNIS R	DEXTER LINDA A	PO BOX 1723	ONSET	MA	02558
9-5	LOPES CHRISTINE E		89 ONSET AVE	BUZZARDS BAY	MA	02532
3-LC18	EVANS DAVID C	EVANS CHERYL	PO BOX 1676	ONSET	MA	02558
9-6	CORNUET KRISTI L	CORNUET MATTHEW S	87 ONSET AVE	BUZZARDS BAY	MA	02532
3-LC19	PETRONELLI PAUL	PETRONELLI DEBORAH	82 ONSET AVE	BUZZARDS BAY	MA	02532
8-1016/A	HOLIDAY IN MAINE LLC		3115 CRANBERRY HWY	E WAREHAM	MA	02538
9-1004/B	WAREHAM ECON DEV & IND CORP	C/O TIM FAY	1275 WAMPANOAG TRAIL STE 14	E PROVIDENCE	RI	02915
3-LC20	FILLION STEVEN D	FILLION ANNE MARIE	80 ONSET AVE	BUZZARDS BAY	MA	02532
3-LC21	LINCIS VIJA TRUSTEE	VIJA LINCIS 2004 REVOCABLE TRUST	133 PLYMOUTH DR APT 1A	NORWOOD	MA	02062
9-9	WILSON JOHN	WILSON BRIDGETT	81 ONSET AVE	BUZZARDS BAY	MA	02532
8-1029-6	STEBBINS JOSEPH MATTHEW		94 FERRECCCHIA DR	MARLBORO	MA	01752
8-1029-35	COLLINS NEIL F	COLLINS SHIRLEY A	35 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-15	MORRISSEY TAMMY M		15 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-30	SCHUMACHER EUGENE F	SCHUMACHER MARY T	30 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-3	INGALA ROBERT J	INGALA MARIA C TRUSTEES	3 TAPPAN WAY	LYNNFIELD	MA	01940
8-1029-34	ROGERS STEPHEN P	ROGERS ELAINE F	34 BAY POINTE DR EXT	BUZZ BAY	MA	02532
8-1029-22	TOURIGNY ROBERT J	TOURIGNY ROSE J	22 BAYPOINT DR EXT	BUZZARDS BAY	MA	02532
8-1029-26	HASTINGS GRIFFITH R	HASTINGS SHEILA A	26 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-12	HOBBS BARBARA R	MORSE ROBERT E	12 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-31	BLACK ROBERT E		31 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-1	FLAHERTY STEPHEN		1 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-27	KAWA K STEPHEN		27 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-14	FLEMING DOUGLAS J	FLEMING CAROLYN J	14 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-28	FRANKS ANN	FRANKS CHARLES J JR	5 MARSH DR	MEDFIELD	MA	02052
8-1029-9	LANE JOAN P	LANE DAVID C TRUSTEES	9 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-29	COUGHLAN JOHN F & JUDITH A TRUSTEES	THE COUGHLAN 2007 REVOCABLE TRUST	29 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-24	CHELI RONALD L	CHELI CAROL A	24 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532

8-1029-40	PURRIER JEAN C TRUSTEE	JEAN C PURRIER LIVING TRUST	40 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029/P	BAY POINTE TRUST	C/O BAYPOINTE CLUB LLC-ATTN TIM FAY	1275 WAMPANOAG TRAIL STE 14	E PROVIDENCE	RI	02915
8-1029-66	SKIESGELAS SAUNDRA S	GUIDI PAUL	261 E HARTFOR ST UNIT 4A	HERNANDO	FL	34442
8-1029-11	FOLEY ANN-MARIE		11 BAY POINTE DR EXT UNIT 11	BUZZARDS BAY	MA	02532
8-1029-63	SALEM GEORGE	SALEM SHARON	63 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-23	BOCK JOSEPH J	BOCK BETTY LAKE	23 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-54	OUELLETTE BRIAN L	OUELLETTE ERIN T	54 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-8	BARNES LAUREN BETH		8 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-69	MCINTOSH DAVIS C	MCINTOSH MYRA E	69 BAY POINTE DR EXT	BUZZ BAY	MA	02532
8-1029-7	RIST JOHN R	SULLIVAN KATHLEEN N	192 SO MAMMOTH RD	MANCHESTER	NH	03109
8-1029-57	TILGHMAN MICHELLE M TRUSTEE	HELEN CICORIA REV TRUST	57 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-4	WISEMAN JOHN	WISEMAN NANCY A	4 OAKMONT DR #1	BUZZARDS BAY	MA	02532
8-1029-60	KILROY JOHN R	KILROY FRANCES L	60 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-25	PARADISE EDWARD J JR	PARADISE MARYANNE	25 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-39	MILNER PETR C	MILNER CAROL A TRUSTEE	39 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-17	WILLAND WILLIAM L		17 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-65	CARDIN JULES J JR	CARDIN LAUREN M	PO BOX 467	ONSET	MA	02558
8-1029-21	CONTI JUSTINE C LIFE ESTATE		21 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-53	MCISAAC GAIL		53 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-20	MEHTALA DEBORAH CLARKE		20 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-37	MACDONALD KAREN A		37 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-16	GAY SHARON J		17 WARREN RD	BOURNE	MA	02532
8-1029-64	RODERIQUES ARTHUR P	RODERIQUES DONNA M	64 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-19	MULLER MELINDA TRUSTEE	MULLER CHRISTOPHER TRUSTEE	19 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-43	RUSCETTA RICHARD G	RUSCETTA MARION E	43 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-18	GRANDY JOHN	GRANDY JOYCE	18 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-44	BOWKER ROBERT E	BOWKER VERONICA	44 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-5	MORIARTY ROBERT TRUSTEE	MORIARTY FAMILY REV TRUST	5 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-45	LETOURNEAU LOIS S LIFE ESTATE		45 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-10	MULLEN RICHARD A	MULLEN BEVERLY E	10 BAY POINTE DR EXT	BUZZ BAY	MA	02532
8-1029-50	CODERRE CLAUDETTE		50 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-2	LABA CYNTHIA M TRUSTEE	LABA FAMILY IREV TRUST	2 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-38	LLOYD ANDREW H	LLOYD KATHLEEN ANNA	38 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-13	LANGLAIS DENNIS J	LANGLAIS BRENDA L	6 KIOWA RD	SALEM	NH	03079
8-1029-62	MCCLURG KEVIN J	MCCLURG JANICE F	62 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-68	YANKOPOULOS JUDITH A TRUSTEE	68 BAY POINT DRIVE REAL ESTATE TR	68 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-36	MCGONNELL JOHN A	MCGONNELL DEBORAH	36 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-33	AKLEY MICHAEL P	AKLEY KATIE M	33 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-41	TURNER STEPHEN J		PO BOX 123	LINCOLN	NH	03251
8-1029-42	OLIVEIRA WILLIAM M	OLIVEIRA DARLENE M	42 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-32	MCCARTHY CYNTHIA A		32 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-67	HORTON E WAYNE & DOROTHY W TR	HORTON E WAYNE & DOROTHY W TR	67 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-58	HENSON-BROSLESER DENISE	BROSLESER ERIC	58 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532

8-1029-59	PICKETT ALEXANDER L	PICKETT SANDRA	59 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-61	CIACCIO PHILIP M	CIACCIO KATHLEEN L TRUSTEES	61 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
9-10	HOUDE TIMOTHY	HOUDE AMELIA	79 ONSET AVE	BUZZARDS BAY	MA	02532
8-1030	CANTWELL DOLORES E		BOX 1014	BUZZARDS BAY	MA	02532
3-LC22	GEORGE SUSAN M TRUSTEE	SUSAN M GEORGE REV TRUST	3 CLEVELAND AVE	BUZZARDS BAY	MA	02532
9-51/BP-3	MILLIGAN EDWARD R	MILLIGAN BERNADETTE M	4 SUSAN RD UNIT 3	BUZZARDS BAY	MA	02532
9-11	DAVIS PATRICIA H	MONTEIRO EDWIN P	77 ONSET AVE	BUZZARDS BAY	MA	02532
9-51/BP-1	CUBELLIS LINDA TRUSTEE OF	KNOWLES FAMILY REALTY TRUST	PO BOX 992	MONJUMENT BEACH	MA	02553
9-1005-1	RUPORT REALTY LLC		1520 PARK ST	PALMER	MA	01069
9-1005-6	MANSUR LISA		1150 LEMON TREE LN	PALM HARBOR	FL	34683
9-1005-5	RICHARDSON SARAH M		5 SUSAN RD UNIT 5W	BUZZARDS BAY	MA	02532
9-1005-7	BROWN KENNETH	BROWN CATHLEEN	72 SHOREWOOD DR	E FALMOUTH	MA	02536
9-1005-8	BROOKS MARTIN J TRUSTEE	MARTIN J BROOKS LIVING TRUST	8W SUSAN RD	BUZZARDS BAY	MA	02532
9-1005-4	POWERS LISA B		7 SUSAN RD UNIT 4W	BUZZARDS BAY	MA	02532
9-1005-2	REED CAROLYN E TRUSTEE	CAROLYN E REED TRUST	7 SUSAN RD UNIT 4W	BUZZARDS BAY	MA	02532
9-1005-3	GREENLEAF SHARYN R + ZACHARY J	GREENLEAF JARED R + SETH N	6 SHIPS WAY	BOURNE	MA	02532
3-LC23	GREER DANIEL	GREER SARAH	PO BOX 3389	NEW HAVEN	CT	06515
9-E7	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
9/C	SIMS CHRISTOPHER M	SILVA AMANDA R	25 FAIRWAY DR	BUZZARDS BAY	MA	02532
8-LC1	GIANCOLA PROPERTIES LLC		PO BOX 3	POCASSET	MA	02559
9-E6	MIRANDA JOHN P C/O MIRANDA AMELIS	APT 413 HAYWARD LANDING	26 NORTH ST	DOUGLAS	MA	01516
9-E8	BLANCHARD SUSAN J		234 LINCOLN STREET	FRANKLIN	MA	02038
9-E11	HARRISON ROBERT J	HARRISON GINA A	7 CAROL RD RFD3	BUZZARDS BAY	MA	02532
8-S6	BISSETT JAMES	BISSETT SANDRA	32 CAHOON RD	BUZZARDS BAY	MA	02532
8-1035	DITALIA CHRISTOPHER J		36 STUDIO DR	BUZZARDS BAY	MA	02532
9-E12	GILMORE CHERYL A		12 FAIRWAY DR	BUZZARDS BAY	MA	02532
8-1024	CARVALHO PAULO H		PO BOX 217	BUZZARDS BAY	MA	02532
9-E9	HESEK MARIAMA		17 FAIRWAY DR	BUZZ BAY	MA	02532
8-LC76	LACHANCE JUDIANNE	MCKAY JAMES	10 ROBERTA DR	BUZZARDS BAY	MA	02532
8-S4	ALMEIDA DAVID A	ALMEIDA DIANE L	30 CAHOON RD	BUZZARDS BAY	MA	02532
8-S3	PRATT MACLEOD PATRICIA A		28 CAHOON RD RFD 3	BUZZARDS BAY	MA	02532
8-1025/A	EAST WAREHAM LLC	C/O HOMEPLACE PROPERTIES INC	PO BOX 120	GRIFFIN	GA	30224
8-1036	TOBIN MICHAEL J	TOBIN MARIE	16 CAHOON RD RFD3	BUZZARDS BAY	MA	02532
8-LC77	DEXTER LINDA A		PO BOX 1723	ONSET	MA	02558
8-S2	LAMONTAGNE GAVIN P		32 BAY STREET	BUZZARDS BAY	MA	02532
8-S1	MATTHEWS DAVID J		24 CAHOON RD, RFD#3	BUZZ BAY	MA	02532
8-1060/B	DIANTONIO GUY F	DIANTONIO CARREN L TRUSTEES	20 CAHOON RD	BUZZARDS BAY	MA	02532
8-1060/C	TOBIN MICHAEL J	TOBIN MARIA A	16 CAHOON RD	RFD3 BUZZARDS BAY	MA	02532
8-1037/A	POWERS DANIEL G		33 CAHOON RD	BUZZARDS BAY	MA	02532
8-LC67	WELCH JAMES J JR	WELCH KAREN D	9 FAIRWAY DR	BUZZ BAY	MA	02532
8-1057	ST ONGE SHAUN C	ST ONGE HEIDI F	12 CAHOON RD	BUZZARDS BAY	MA	02532
8-1037/B	GONCALVES HENRIQUE J JR	GONCALVES JOY D	29 CAHOON RD	BUZZARDS BAY	MA	02532
8-1056/A2	GOVONI SALLY A LIFE ESTATE	GOVONI DAVID W TRUSTEES	10 CAHOON RD	BUZZARDS BAY	MA	02532







155257

DATA SYSTEMS

BPG Corp.

a corporation duly established under the laws of Commonwealth of Massachusetts

and having its usual place of business at Seven New England Executive Park,

Burlington, Middlesex

County, Massachusetts

\$400,000.00

for ~~transmission paid, and in full consideration of~~ ~~the mutual benefits to be derived from that~~ ~~and in full consideration of the mutual benefits to be derived from that~~

and in full consideration of the mutual benefits to be derived from that certain Agreement dated May 16, 1993 by and between, among others, BPG Corp. and the Wareham Economic Development and Industrial Corporation, grants to the Wareham Economic Development and Industrial Corporation, a Massachusetts corporation, of Wareham, Massachusetts, ~~with~~ ~~quitclaim~~ ~~interest~~ ~~in~~ ~~the~~ ~~land~~ ~~in~~ ~~Wareham,~~ ~~Plymouth~~ ~~County,~~ ~~Massachusetts,~~ ~~more~~ ~~particularly~~ ~~described~~ ~~as~~ follows:

Parcel I (Registered) (Description and encumbrances, if any) Lots 8 and 13 on subdivision plan number 357B, drawn by Walter E. Rowley & Associates, Surveyors, dated February 28, 1964 as filed with Certificate of Title No. 17.

Parcel II (Recorded) Lot 1004B on a plan of land entitled "Approval Not Required Plan prepared for BPG Corporation", prepared by Braman Engineering Company Ltd., dated July 19, 1993, recorded with the Plymouth County Registry of Deeds as Plan No. 447 of 1993.

The Grantor hereby conveyn to the Grantee and its successors, assigns, invitees and lessee the right to pass and repass over and use for all purposes for which roads are used in the Town of Wareham, Massachusetts Lot 14 as shown on subdivision plan number 357B and "Bay Pointe Drive" as shown on the aforementioned Approval Not Required Plan.

Said land is being conveyed subject to and has the benefit of the restrictions, easements and reservations of record.

For Grantor's title see deed dated October 25, 1991 recorded with the Plymouth County Registry of Deeds at Book 10553, Page 19 and registered with the Plymouth County Registry of the Land Court as Document No. 326944.

The conveyance hereby does not constitute a conveyance of substantially all of the assets of the Grantor.

In witness whereof, the said BPG Corp.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered

in its name and behalf by Mark L. Paris

its Vice President hereto duly authorized, this 16<sup>th</sup>

day of December in the year one thousand nine hundred and ninety-three

Signed and sealed in presence of

Barbara L. Coitard

BPG Corp.

Received & Recorded PLYMOUTH COUNTY REGISTRY OF DEEDS 23 DEC 1993 12:33PM JOHN D. RIORGAN REGISTER

by Mark L. Paris Vice President

The Commonwealth of Massachusetts

Middlesex ss.

December 16, 1993

Then personally appeared the above named MARK L. PARIS

and acknowledged the foregoing instrument to be the free act and deed of the BPG Corp.

before me

Notary Public - Justice of the Peace ROBERT C. BUCKLEY NOTARY PUBLIC

My commission expires 12/21/95

PETER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

CANCELLED

12/23/93 TAX 1824.00 1826.00 2460.00 13:02 EXCISE TAX

I contain or have endorsed upon it the full name, residence and post office address of the grantee and creation thereof in dollars or the nature of the other consideration therefor, if not delivered for a sum shall mean the total price for the conveyance without deduction for any liens or encumbrances. All such endorsements and initials shall be recorded as part of the deed. Failure to comply with requirements of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the

01st Avenue, Wareham, MA.