

January 16, 2022

To:

Director of Planning Kenneth Buckland
Wareham Planning Board Chair: Richard Swenson

Members: Michael Baptiste

Sam Corbett

Michael King

Carl Schultz

Jane Gleason

Asst. Town Planner: Aaron Shaheen

Consulting Engineer: Charles Rowley

Town Administrator: Derek Sullivan

Select Committee Chair: Judith Whiteside

From:

Stephen Costa

35 Bay Pointe Drive, Windward Pines, Onset, MA 02558

Subject: Project #36-21 Modifications to Special Permit/Site Plan Review – Bay Pointe Club LLC, Phase IV

Please include this letter as part of the public record concerning the Bay Pointe Club Project #36-21.

With the Phase 4 development that has been presented and discussed at the last few Planning Board meetings, there has been no mention of pedestrian traffic on the entrance area of Bay Pointe Drive for Phase 4. The other phases 1, 2 & 3 have sidewalks in their plans. Since there will be close to 200 residences (Windward Pines and Bay Pointe Village) when Phase 4 is completed and unlimited access for the golf course and pavilion traffic using Bay Pointe Drive there will be no sidewalk access to Onset Ave. This will present a pedestrian traffic hazard when walking to Onset Village via the public road sidewalks. There is a need for a sidewalk along the beginning section of Bay Pointe Drive starting at the Onset Ave entrance to accommodate walkers with the increased vehicle traffic.

A proposed sidewalk for that section of Bay Pointe Drive was on the document for the Site Plan Approval and Special Permit Phase 1, Conditions of Approval (item 39), dated January 6, 2016. This proposal may have been dropped during other phases of approvals before Phase 4 was proposed, but is needed for safety reasons.

Even though this is a private road with public access, we are all tax payers in the town of Wareham and should be provided with adequate walking access to Onset Avenue. Please include discussion and inclusion of this needed sidewalk for the safety of all residents.