

February 20, 2022

To: Director of Planning Kenneth Buckland

Wareham Planning Board:

Chair: Richard Swenson

Members: Michael Baptiste

Sam Corbett

Michael King

Carl Schultz

Asst. Town Planner: Aaron Shaheen

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; Responses to Wareham Engineering, C. Rowley

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

This is in response to Bay Pointe Club comments to Charles Rowley:

Under general comments #2, it appears from their response to Mr. Rowley (and the town) that the Bay Pointe Club is not going to provide a sidewalk for the entry area of Bay Pointe Drive. If this is the case, what are the next steps from the town to provide adequate and safe walking access for what will be 138 residences (WWP phases 1, 2, 3 & 4) to Onset Avenue.

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, page 12, item 39, dated January 6, 2016. “The Bay Pointe Club, LLC shall provide at least one sidewalk which conforms to the Rules and regulations of the Planning Board on each street and the sidewalk on Bay Pointe Drive shall connect to the public sidewalk on Onset Avenue.”

It has been six years since this was proposed and still there are no plans for a sidewalk for the Bay Pointe Drive entrance. This is unacceptable for the town residents living in the Bay Pointe Club (Windward Pines) area. Hopefully the town can convince the Bay Pointe Club to provide a safe pedestrian walkway for access to Onset Avenue.

I will not be able to attend the next Planning Board meeting (2/28/2022) but please include discussion and inclusion of this needed sidewalk for the safety of all residents.