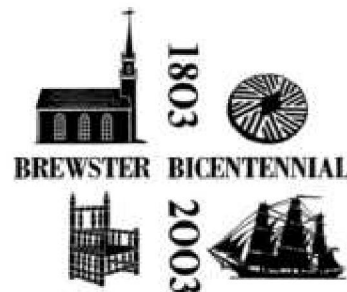




Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
Fax (508) 896-8089



Dear Community Members,

The Brewster Community Preservation Committee (CPC) is accepting Community Preservation Act (CPA) funding applications for:

1. Acquisition, creation, and preservation of **Open Space**
2. Acquisition, preservation, rehabilitation, and restoration of **Historic Resources**
3. Acquisition, creation, preservation, rehabilitation, and restoration of land for **Recreational use**.
4. Acquisition, creation, preservation, and support of **Community Housing**.
5. Rehabilitation and restoration of **Open Space** and **Community Housing** that have been acquired or created using monies from the fund.

CPA funds may not be used for maintenance or the use of land for a stadium, gymnasium, or similar structure. For examples of projects and additional information, go to: www.communitypreservation.org.

An application form and list of selection criteria are attached.

Applications should be submitted by July 1st for the fall meeting or December 1st for the spring meeting, to allow sufficient CPC review time for potential presentation to the following Brewster Town Meeting.

Interested parties are urged to submit applications as soon as possible. For further information, please contact any member of the committee.

Thank you,

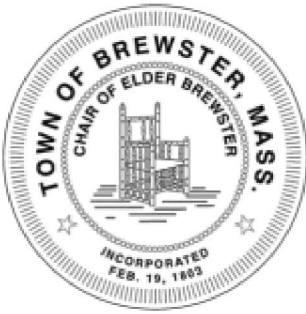
Paul Ruchinkas, Chair

Community Preservation Committee

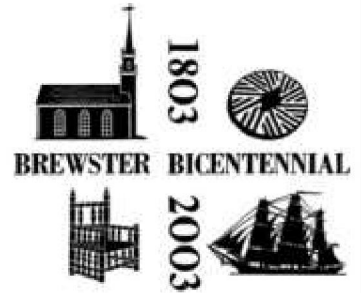
Paul Ruchinkas, Chair
Faythe Ellis, Vice-Chair
Sharon Marotti, Treasurer
Elizabeth G. Taylor, Clerk
Roland W. Bassett, Jr., Member
Barbara Burgo, Member
Peggy Jablonski, Member
William Klein, Member
Diane Pansire, Member

Citizen Representative
Historical Commission
Citizen Representative
Planning Board
Recreation Commission
Brewster Housing Authority
Citizen Representative
Conservation Commission
Citizen Representative

pjruch@comcast.net
faythe.ellis@outlook.com
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egtfarm@gmail.com
bjburgo19@gmail.com
pegjab@gmail.com
wjklein1@gmail.com
dpansire@capecodfive.com



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Town of Brewster Community Preservation Committee

Project Eligibility Criteria

Projects must be eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation. These requirements include:

- Acquisition, creation, and preservation of Open Space
- Acquisition, preservation, rehabilitation, and restoration of Historic Resources. (See Secretary of the Interior Standards for Treatment of Historic Properties for rehabilitation projects)
- Acquisition, creation, preservation, rehabilitation, and restoration of land for Recreational use.
- Acquisition, creation, preservation, and support of Community Housing
- Rehabilitation and restoration of Open Space and Community Housing that have been acquired or created using monies from the fund

CPA funds may not be used for maintenance or the use of land for a stadium, gymnasium, or similar structure. For examples of projects and additional information, go to: www.communitypreservation.org.

Applicants must be able demonstrate a clear need for the use of public funds for their project.

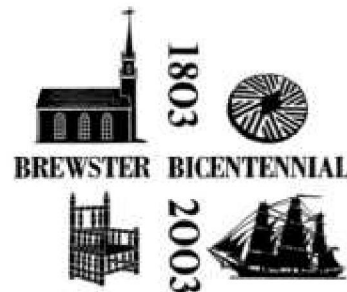
The CPC may recommend grants for the planning phase of projects where sufficient information is included in the application concerning the sources of funding that will be available after the planning phase is completed.

The Brewster Community Preservation Committee (CPC) encourages applications that address as many of the following general criteria as possible:

- Contribute to the preservation of Brewster's unique character
- Boost the vitality of the Town
- Enhance the quality of life for Brewster residents
- Serve more than one of the four CPA purposes
- Save resources that would otherwise be threatened
- Serve a currently under-served Town population
- Demonstrate practicality and feasibility, and ability to implement within budget
- Demonstrate a positive cost/benefit relationship
- Leverage additional public and/or private funds
- Preserve, enhance or better utilize existing Town resources
- Receive endorsement by other Town committees and the Brewster public at large



Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
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APPLICATION FOR COMMUNITY PRESERVATION ACT FUNDING

Date Application Submitted: _____

Name of Project Applicant: _____

Name of Co-Applicant(s), if applicable: _____

Name of Contact Person: Ted Baylis, President of Board of Directors

Contact Person's Mailing Address: _____

Contact Person's Daytime Phone Number: _____

Contact Person's email Address: _____

Proposed Project Name: _____

Project Address (or assessor's parcel ID): _____

Project Synopsis:

The accessible dock project consists of six interconnected areas designed to work as a system, which

Category: ☒ Open Space ☐ Historic Preservation ☒ Recreation ☐ Community Housing

CPA funding requested \$ _____ **Total Cost of Proposed Project \$** _____



PROJECT DESCRIPTION

Please describe your project, answering all of the following questions in the order presented. Applications will be considered incomplete if all requested information is not provided. Include supporting materials (maps, diagrams, photos, etc.). Please number pages of application.

1. **Project Description:** Describe the proposed project. Is this part of a larger project or an ongoing project?
2. **For Historic Preservation projects:** Attach proof of listing on the State Register of Historic Places or a letter from the Brewster Historic Commission indicating that the resource has been determined to be significant in the history, archaeology, architecture, or culture of Brewster. Please note that rehabilitation projects must comply with the Secretary of the Interior Standards for Treatment of Historic Properties. **Additional information and analysis will be needed for projects submitted by churches/religious organizations to determine if they comply with the SJC's Caplan vs. Town of Acton decision.**
3. **CPA Goals/Criteria:** Describe how this project accomplishes the goals and objectives of the CPA (refer to the attached general and issue-specific criteria and identify which of these apply to the project).
4. **Community Benefits:** What are the community benefits of the project?
5. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
6. **Timeline:** What is the schedule for project implementation, including a timeline for all milestones? Please identify any special timing considerations for the project's implementation. If this is part of a larger project, is it phased? What is the timeline for the entire project?
7. **Credentials:** What are the qualifications and relevant experience of those undertaking the project?
8. **Budget/Need for Public Funds:** What is the total budget (sources of funds and uses/expenses) for the project and schedule for expenditure of CPA funds? All sources of funds and expenses must be clearly identified. Provide the basis for cost estimates whenever possible. (Note: CPA funds may not be used for maintenance.)

If this is part of a larger project, what is the budget for the entire project (sources of funds and expenses/uses)?

Clearly identify what additional funding sources are available, committed, or under consideration and why public funding would be appropriate. Include copies of commitment letters, if available, and describe any other attempts to secure funding for this project.

Provide the most recent audited financial report or if none available, an applicant generated financial report that includes a balance sheet and operating budget. Town-sponsored projects must demonstrate why the project cannot be funded through the Department's or Committee's budget.
9. **Maintenance:** If ongoing maintenance is required for your project, who will be responsible for maintenance and how will it be funded?
10. **Site Control and Appraisal:** If the project involves acquisition of real property, provide evidence of site control (deed, purchase and sale, option, etc.). In addition, provide an appraisal of the property's value by a state licensed appraiser using customary appraising techniques. The CPA does not allow funding for acquisitions if the acquisition price is greater than appraised value.

Town of Brewster Community Preservation Committee

CATEGORY SPECIFIC CRITERIA

(Identify which of the following criteria apply to your project.)

Open Space Proposals

- ☒ Permanently protect important wildlife habitat, including areas of significance for biodiversity, diversity of geological features and types of vegetation, contain a habitat type that is in danger of vanishing from Brewster or preserve habitat for threatened or endangered species of plants or animals.
- ☒ Provide opportunities for passive recreation and environmental education.
- ☒ Enhance or protect wildlife corridors, promote connectivity of habitat and prevent fragmentation of habitats.
- ☐ Provide connections with existing trails or potential trail linkages.
- ☒ Preserve scenic views or border a scenic road.
- ☐ Protect drinking water quantity and quality.
- ☐ Provide flood control/storage.
- ☐ Preserve important surface water bodies, including wetlands, vernal pools or riparian zones.
- ☐ Preserve priority parcels in the Town's Open Space Plan/maximize the amount of open land owned by the Town of Brewster.

Historical Preservation Proposals

- ☒ **MANDATORY:** Must be on the State Register of Historic Places or have a letter from the Brewster Historical Commission indicating that the resource has been determined to be significant in the history, archaeology, architecture, or culture of Brewster.
- ☒ **MANDATORY:** Project must meet Secretary of the Interior Standards for rehabilitation and/or restoration of Historic Preservation Properties.
- ☒ **MANDATORY IF REQUEST IS FROM A CHURCH/RELIGIOUS ORGANIZATION:** The project must satisfy the analysis outlined by the SJC's Caplan vs. Town of Acton decision.
- ☐ Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened.
- ☐ Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance.
- ☐ Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- ☐ Demonstrate a public benefit and/or public access, or
- ☐ Otherwise provide permanent protection for maintaining the historic resource.
- ☐ Project site should not be privately owned unless there is demonstrable public access and benefit.

Community Housing Proposals

- ☐ Increase the supply of year-round affordable rental housing for all types of households, such as young singles and couples, families, and seniors.
- ☐ Build support for addressing housing needs through partnerships with conservation groups and non-profit and for-profit developers.
- ☐ Create housing that is affordable and appropriate for very low-income seniors and people with disabilities.
- ☐ Increase local capacity to plan, advocate for, and create affordable housing, preserve the affordability and condition of existing affordable units, and monitor affordable housing restrictions.
- ☐ Increase the variety of mixed-income housing choices in Brewster, particularly in or near commercial areas in order to support Brewster's economy and accommodate household growth.
- ☐ Provide at least 10% of Brewster's year-round housing units as affordable housing in order to meet local and regional needs.
- ☐ Ensure long term affordability.

- ☐ Give priority to local residents, town employees, employees of local businesses, and households with children in Brewster schools as allowed by law.

Recreation Proposals

- ☒ Support multiple active and passive recreation uses.
- ☒ Serve a significant number of residents and visitors.
- ☒ Expand the range of recreational opportunities available to all ages of Brewster residents and visitors.
- ☒ Benefit other Brewster committees providing recreational resources to residents.
- ☒ Promote the use of alternative corridors that provide safe and healthy non-motorized transportation.

Town of Brewster Community Preservation Committee

APPLICATION REVIEW AND APPROVAL PROCESS

Step 1 – Complete the application (with numbered pages) and submit 12 copies, plus a CD or thumb drive containing the complete application with all attachments to:

Community Preservation Committee
Town Hall
2198 Main Street
Brewster, MA 02631

Step 2 – Community Preservation Committee Review and Public Comment

A. Application Review:

The Brewster Community Preservation Committee (CPC) will review submitted applications to determine whether:

- Proposed project is eligible for Community Preservation Act funding after review by Town Counsel.
- **The application, including the project description and any supporting documentation, is complete.**
- The application is sufficiently developed in terms of work plan and timely for further consideration. When necessary, the CPC will ask applicants to provide additional information, and the CPC may accept modifications to the original proposal based upon that information and/or discussions with the CPC.

B. Project Review Guidelines are as follows:

- **When the CPC has determined that the 3 criteria in the application review process listed above (A) have been satisfied, the CPC** will refer an application to the appropriate committee for review and comment:
- Historic Preservation applications will be referred to the Brewster Historical Commission for review and recommendations.
- Community Housing applications will be referred to the CPC Housing Committee for review and recommendations.
- Recreation applications will be referred to the Recreation Commission for review and recommendations (unless the application originated with the Recreation Commission).
- Open Space applications will be referred to the Open Space Committee for review and recommendations (unless the application originated with the Open Space Committee)

C. Public Comment – The CPC will seek public comment on proposed projects at regular scheduled meetings.

D. CPC Recommendation – After Application Review (A), Project Review (B) and Public Comment (C), the CPC will make recommendations, pro or con, on all applications and will notify applicants of the CPC's determination. Applications that are approved will be recommended in the form of warrant articles to be voted on at the *next* Town Meeting.

The Brewster Community Preservation Committee (CPC) will make a recommendation to Town Meeting for warrant articles that seek Community Preservation funds only if satisfactory information is received from a project applicant indicating that:

1. Sufficient funds will be available to complete the project(s).
2. Every application shall include a project budget with a list of project sources and uses/expenses of funds and a schedule for completion.
3. The source and estimated value of any expected 'in-kind' contributions shall be specified.
4. The Brewster CPC may decline any application that is not responsive to these requirements.
5. The CPC will establish the preliminary terms and conditions for any recommended grant as part of its vote to recommend it.
6. Specific terms and conditions/requirements will be contained in the conditional award letter from the CPC.

Step 3 – Town Meeting Approval. Town Meeting has the final authority to award funds from Brewster's Community Preservation Fund. Should Town Meeting vote approval, for non Town-sponsored awards, a Grant Agreement will be executed between the Town and the applicant that will incorporate the terms and conditions included in the award letter among other items. No CPC funds shall be expended until the Grant Agreement is fully executed.

Step 4 – Funding and project oversight by the Community Preservation Committee

- Funding will be available following Town Meeting, subject to submission of documents, including the Grant Agreement if necessary, as required by the Community Preservation Committee.
- In general, the Town and CPC will execute a grant agreement with the applicant that will describe, among other issues, the conditions for CPC disbursement of funds, including any funds held back until project completion. The CPC must review and approve all agreements.
- Historic Preservation projects will require monitoring to ensure that work meets the restrictions as outlined in the Secretary of the Interior Standards for Historic Properties.
- In general, grant agreements will require that the project be completed and CPC funds expended within two years.
- The CPC will appoint one of its members as the liaison for each approved project. The liaison will frequently be in contact with persons responsible for each project and will require regular reports in person and/or in writing to the Committee. The liaison will also provide the initial approval for any project funding request.
- Two sets of bills must be submitted directly to the CPA Administrative Clerk (one original for the Town Accountant and one copy for the CPA Committee files). These must be approved/initialed by the Committee Clerk/Treasurer prior to being submitted to the Town Accountant.

Step 5 – Final Report after project completion. The Community Preservation Committee requires a final grant report. The Committee reserves the right to withhold some funds until a final report is received and approved by the Committee.

PLEASANT BAY COMMUNITY BOATING MISSION and HISTORY

Our Mission is to make boating, marine education, and environmental stewardship affordable and accessible to all. Pleasant Bay Community Boating breaks down barriers—providing access to boating and the Bay for everyone regardless of financial, physical or cognitive abilities. PBCB also supports marine education and environmental stewardship to ensure that future generations can experience this special place for years to come.

PBCB was founded in 2003 by John Dickson who was then a teacher at Harwich High School. Alarmed by a rash of teen suicides and concerned about the lack of recreational opportunities for local kids, he wanted to offer a productive and positive alternative. John was soon joined by a small band of local long-time sailors—believing that the “privilege of sailing shouldn’t be reserved for the privileged” and that healthy, life-enhancing recreational options should be afforded area youth—assembled to create an alternative to yacht clubs.

As word spread about PBCB and its mission, the community joined our efforts. Area residents donated six Daysailers and Nauset Marine contributed three 13-foot Boston Whalers. In 2004, PBCB offered the first of what would become thousands of community sailing lessons.

In 2006, we received a donation of seven Flying Scots from Southern Mass Sailing Association with an agreement to host regional U.S. Sailing Association-sanctioned competitions. By the following year, we broadened our community offerings further to include a Special Olympic sailing program for students from local schools with intellectual and developmental challenges.

We also offer free sailing for low income families through area recreation and community services programs. We provide sailing instruction free of charge to all children enrolled in Monomoy Community Service’s summer recreational program. To all third-grade students in the Monomoy and Nauset Regional School Districts we offer our signature program: “First Sail,” in which we take the 300 students out onto Pleasant Bay—and for many of these students this trip is truly their “first sail.”

Finally, in 2014, and after years of searching for an appropriate site, we recognized a once-in-a-lifetime opportunity to acquire the former McClennen estate—a magnificent 3.6-acre parcel on Pleasant Bay—and established a permanent home. The acquisition of this property has had a tremendous impact on the scope and number of programs PBCB now offers to the community.

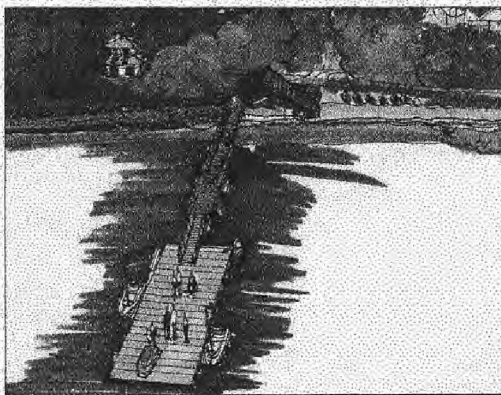
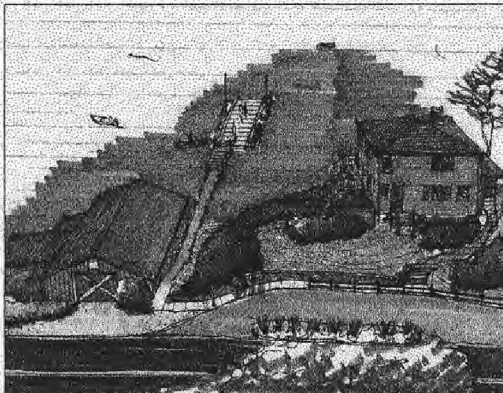
Of special note are our accessible programs that provide sailing opportunities for visually-impaired, physically challenged, and senior citizens. In 2018, PBCB served 2,048 individuals, 1,047 students, and 537 community outreach participants.



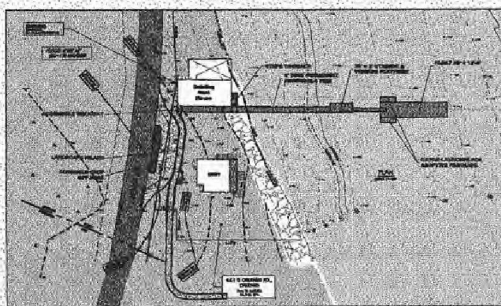
Universally Accessible Dock Project

Drop-Off Area
Walkway
Pier
Gangway
Float

To accommodate the growing demand for all of PBCB's wonderful programs and make them available to all residents and visitors, including those with physical disabilities, PBCB has designed a permanent, accessible walkway, pier, gangway and float that will be connected to an accessible drop off area on Route 28. This will enable people with physical disabilities to move from their car to a boat or kayak in a safe manner, which will make it possible for PBCB to expand its adaptive sailing and paddling programs and enable people with physical disabilities to participate in more of our marine education and environmental stewardship programs as well.



The new pier will be a stable, permanent structure capable of supporting larger groups of participants and the new floats will be big enough to handle our new Floating Classroom/Research Vessel and additional boats at the same time. Plus there will be two kayak launchers to facilitate adaptive paddling! This is a big improvement over our existing and limiting seasonal dock; it will accommodate the increased numbers of people participating in all of our boating, paddling, fishing, marine education and environmental stewardship programs and it will facilitate further collaborations with local schools and other organizations for shoulder season and off season activities.



We hope that all members of the community will recognize both the need for and the value of this exciting and empowering project — and support it enthusiastically and generously.



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Diagram illustrating the cross-section of a sidewalk and pavement detail. The diagram shows the following layers and dimensions:

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SEASONAL RAIN¹

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INSTRUMENTS:

1. ALL TALL CONNECTIONS SHALL BE MADE BY THE FOLLOWING INCORPORATIONS:

2.1. CLOSURE: PROTECTIVE (CR. 10) ALUMINUM OR 16 GAUGE GALVANNEED 14G

ELECTRICAL:
CONDUCTOR SHALL BE SECURED TO SPANWIRE WITH CONNECTIONS TO THE SPANWIRE.

WATER METER PIT:
REQUIRED AT 2' AT MAINLINE ALBERTA COOL WATER MAINS 12" WITH

DETAIL & NOTES
66 / 5 ORLAND ROAD, ORLAND,
J.M. O'REILLY & ASSOCIATES

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Pleasant Bay Community Boating
Accessible Dock Project
Projected Budget Estimates

COST ITEM	
Design, Permitting & Inspections	\$30,000
Parking area, safety island, associated site work	\$30,000
Pier, walkway and floats	\$180,000
Contingency	\$10,000
TOTAL	\$250,000



PBCB is seeking CPC funding for a handicap accessible drop off area, walkway, permanent pier and seasonal gangway & float to replace the small, seasonal, residential dock that currently exists on its property but is inadequate for PBCB's purposes. Following are some project highlights:

1. PBCB's mission is to make boating, marine education and environmental stewardship affordable and accessible to all.
2. PBCB is open to the entire community. We are a year-round operation with on the water programs being offered from March through November. Hundreds of local and visiting families and thousands of individuals participate in our programs.
3. Programs include sailing lessons, recreational sailing, kayaking, marine education (marine biology, oceanography, STEM programs, birding, etc.) and environmental stewardship (water testing and quality, (runoff, nitrogen & algae), aquaculture, ocean health, climate change, etc.)
4. Free Community outreach programs include, Monomoy HS sailing team, First Sail for 300 third graders, Bioblitz, Senior Sailing (COA's from 4 towns), Monomoy Community Services, Harwich Recreation, developmentally impaired (Cape Abilities) sailing & paddling, blind & vision impaired sailing & paddling, wounded veteran sailing & paddling.
5. PBCB cannot offer any of these programs to individuals with mobility disabilities because of the inadequacy of the existing dock. In addition, there are no Accessible boating facilities on Pleasant Bay (and only a few on all of Cape Cod). This project creates a way for the disabled community to have access to the Bay as well as a wide variety of educational and recreational programs.
6. PBCB has recently achieved Camp certification from the State of Massachusetts and we are now offering full day, weeklong programs primarily for the benefit of local working families who need engaging, healthy, educational and recreational activities for their children during the times when school is not in session. We are also offering after school programs during the school year. These programs will benefit greatly from the larger, safer dock and it will enable children with disabilities to participate as well.
7. PBCB is in the process of acquiring a 37 foot floating classroom that has a capacity of 31 people and is also handicap accessible. This is a solar powered pontoon boat that will be used for educational and research purposes for both PBCB programs and programs in collaboration with the local schools and other organizations with a focus on marine education, environmental stewardship and the health of the Bay. The existing dock severely limits the use of this vessel but the new dock will enable us to get the entire community out on the Bay.
8. This project will also enhance Public Safety for the many participants in PBCB's programs as well as everyone else who might be out on the Bay by creating emergency access to the Bay that does not currently exist. Local public safety officials support it enthusiastically.

The community benefit of this project is very clear and we hope that Community Preservation Funds will be approved to help make it a reality.

Pleasant Bay Community Boating
P.O. Box 21, North Chatham, Massachusetts, 02650
www.pbc cb.cc info@pbc cb.cc

Pleasant Bay Community Boating is a non-profit 501(c)(3) organization and all contributions are tax deductible as allowed by law.



Our mission is to make boating, marine education and environmental stewardship affordable and accessible for all.

History: 2003–Present

In 2003, PBCB began by operating out of a pick-up truck on a Pleasant Bay public beach. In 2014, we acquired waterfront property on the Bay that included a dock, a boathouse, four buildings, and 750 feet of beach frontage. Since then, we have expanded our mission to include marine education and environmental stewardship and are able to deliver a wide variety of programs.

PBCB: By the Numbers

- 3.76** Acres of Waterfront Campus
- 70** Boats – sailboats, sailboards, paddleboards, kayaks, canoes, support/safety boats
- 50+** Volunteers
- 1,338** Members
- 6** Year-Round Staff
- 25+** Youth & Seasonal Jobs
- 50** Programs
- 603** Classes
- 4,292** Class Units
- 587** Individuals Served by Free Community Outreach Programs

What We Do

PBCB Provides:

- Recreational, educational, and social activities for all, regardless of financial, physical, or developmental abilities
- Access to Pleasant Bay, because public boating programs in our area are limited
- Opportunities for adults and children to participate in affordable programs that provide healthy, outdoor recreation and constructive educational activities that build self-reliance, leadership, teamwork and confidence
- Universal access to boating, marine education, and environmental stewardship programs for people with disabilities

Why Partner with PBCB

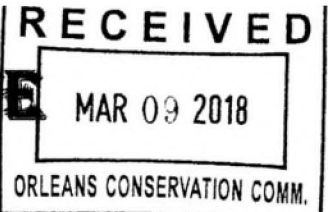
Your investment in PBCB is an investment in an important community resource whose mission is to make boating, marine education and environmental stewardship affordable and accessible to all.

We make it possible for everyone to enjoy the Bay. Our programs strengthen our community by creating opportunities for participants to build character and self-confidence, to develop leadership skills and to learn about the environment and its care. These programs increase the community's quality of life through marine-related activities.

Pleasant Bay Community Boating
P.O. Box 21
North Chatham, MA 02650
(508) 945-7245 (SAIL)
info@pbcab.cc / www.pbcab.cc

ORLEANS FIRE AND RESCUE DEPARTMENT

58 ELDREDGE PARK WAY - ORLEANS, MASSACHUSETTS - 02653



Anthony L. Pike M.P.A.
Fire Chief email - tpike@orleansfd.com

Phone 508-255-0050
Fax line 508-240-0855

March, 8 2018

John Jannell
Conservation Agent
Town of Orleans
19 School Road Orleans Ma

John,

I am writing in support of the proposed changes to the Pleasant Bay Community Boating waterfront facility. I have reviewed the requested changes and believe they have a significant collateral benefit to the public safety community.

My comments and opinions represent the fire rescue departments that comprise our immediate neighbors and mutual aid partners. Harwich, Chatham, Brewster and Eastham, all of whom could potentially be responding to a large emergency operation response in Pleasant Bay.

Having a pier wide enough to accommodate the safe evacuation of first responders with patients and medical equipment is an immense benefit to us. There is an advantage to having a large marine structure that would allow rescue equipment to stage and land rescue crafts during these operations. I believe that this project would be of great value as there is currently nothing comparable in that part of the bay.

In the short time PBCB has been at their present location, they have already proven to be a good partner to the public safety community. They have vowed to provide assistance should the need arise. The location also provides incident commanders a sweeping views of the entire bay. That is invaluable.

Thank you for accepting our letter of support and please contact us with any questions you may have.

Chief Anthony Pike
Orleans Fire Rescue

Brewster CPC Project Description

- 1) This project is outlined under the “Project Synopsis” headline. Pleasant Bay Community Boating was founded in 2003 by John Dickson, initially working out of the back of a pick-up truck on Jack Knife Cove. John was concerned that there was a lack of recreational opportunities for local youth. After searching for an appropriate site for years, the organization had the opportunity to purchase the former McClennen Family estate in 2014 and established a permanent home directly on Pleasant Bay at the intersection of Brewster, Orleans, and Harwich and bordering Chatham. Since then two of the existing residences have been refurbished and another building renovated to provide a conference room, office, and storage space. The largest building, “Three Towns,” will be renovated at some future time, after the completion of our Accessible Dock Project. Thus, the dock project is one phase of a multi-year renovation of our 3.6 acre campus.
- 2) Not applicable.
- 3) This project fits into the Brewster’s CPA Criteria and the plans of the surrounding communities under the rehabilitation and restoration of land for recreational use, as well as the rehabilitation and restoration of open space. The dock project upon completion will replace a less than ideal seasonal dock with a safer and larger permanent dock that is ADA compliant, thus opening our facilities and programs to those with mobility issues, while providing a better operational alternative for all of our programs of boating, marine education, and stewardship of Pleasant Bay. Please see the enclosed PBCB Mission and History.
- 4) Brewster is one of the four neighboring towns to our PBCB campus with residents and visitors alike utilizing our affordable boating and marine education programming. PBCB makes it possible for everyone to enjoy the Bay, learn about the Bay, and care for the Bay regardless of physical, financial, or developmental ability. One signature program we offer is “First Sail,” where some 300 third-graders from the Monomoy and Nauset Regional School Districts spend a day each spring sailing with our instructors on Pleasant Bay. The Brewster Council on Aging and Capabilities also frequent our campus to enjoy our programs. And, PBCB offers scholarships to low-income area families to ensure they can enjoy our boating and marine education opportunities, something not available at the numerous local yacht clubs and camps. Please refer to the CPC Funding Benefits page.
- 5) Our Accessible Dock Project has received approval from the Orleans Conservation Commission and favorable opinions from the Pleasant Bay Alliance and the Orleans Fire and Police Departments. Anthony Pike, the Orleans Fire Chief, received positive feedback from the fire and safety departments of Brewster, Harwich, and Chatham. (See attached letter.) In addition, any number of local residents applaud this project, especially the ADA compliant aspects. Numerous letters of support are available upon

request. State and Federal permitting approvals are pending and expected by the end of this year.

- 6) PBCB has raised over \$130,000 thus far through private donations for our Accessible Dock project. The total cost estimate for the project is \$250,000. Our plan is to request \$25,000 in CPC funding from our four main beneficiary towns to this project: Orleans, Harwich, Chatham, and Brewster. A competitive bidding process is underway and will be available in the fourth quarter 2019. Our estimated start date is March 1, 2020, and completion date is June 15, 2020. Initially, construction would begin on the accessible drop-off area on Route 28 and accessible path to the pier, while the balance of the project would be completed as time and funding permits.
- 7) J. M. O'Reilly and Associates of Brewster have done the engineering and design for this project with extensive input from experienced PBCB boating and program personnel. Project bidders are all well-established marine construction companies.
- 8) Outlined in Number 6 above. If the four towns approve our requests, then PBCB would take out a bridge loan to cover expenses until funding is released by the towns. Private donations would cover any additional costs. Our most recent audited financial report is attached for your review.
- 9) Maintenance of the new dock will be the responsibility of PBCB and the cost thereof will be included in our annual operating budget. This new asset will allow for the expansion of our boating and marine education programming and assist with the stewardship of the Pleasant Bay estuary.
- 10) Not applicable.