



BREWSTER'S LOCAL COMPREHENSIVE PLAN 2022

Draft Action Plan

Prepared by: The Brewster Vision Planning Committee
July 2022

COMMUNITY CHARACTER

GOAL: *Sustain and foster Brewster's historic and archeological values, rural nature, small town feel, and socially inclusive spirit and vitality*

PURPOSE 1: Provide social opportunities and services for all

Actions:

- Expand and enhance service programming for all, including recreational opportunities in a multi-generational community center, and at the former Sea Camps Bay and Long Pond properties
- Identify, develop, and support new services as needed, building on diversity, equity, and inclusion
- Ensure that school facilities and activities meet the needs of young families
- Increase accessibility to all Town activities and facilities.
- Evaluate providing financial support for Pre-K to attract and retain young families

PURPOSE 2: Maintain the Town's historic heritage and style

Actions:

- Support existing regulations and educate public on building design along Rt. 6A to preserve historic character
- Consider sensitivity to historic nature in development of Town projects
- Investigate the need for a Demolition Delay Bylaw and implement if supported

PURPOSE 3: Maintain the Town's small-town feel and scale through appropriate development

Actions:

- Explore the establishment of a Town Center and/or activity centers (Village Business Zones) and potential uses
- Consider land use tools to manage the development of a Town Center and/or activity centers
- Review mixed use potential in a Town Center and/or activity centers with parking considerations and a plan for walkable and bike able use

WATER RESOURCES

GOAL: *Protect Brewster's freshwater system to preserve high quality drinking water and maintain or improve the health of our ponds, wetlands and their buffers, and marine watersheds*

OVERARCHING PURPOSE: Continue to up-date and implement the Integrated Water Resources Management Plan

PURPOSE 1: Protect town drinking water supply areas by continuing open space acquisition and other measures

Actions:

- Continue land purchases to protect the drinking water and limit further development around land that protects the aquifer, coordinate with neighboring towns
- Consider further strengthening drinking water supply protection in industrial zones
- Evaluate other actions to protect drinking water from the impacts of other land uses

PURPOSE 2: Improve pond water quality through public education, regulation, and mitigation activities

Actions:

- Promote and research, including through pilot programs, the use of innovative septic systems and other non-traditional wastewater management models, develop financial management assistance programs and/or non-financial incentives and evaluate management and financing options
- Explore the feasibility of cluster sewage treatment systems for multifamily housing areas and neighborhoods that will impact pond water quality where supported by sufficient density
- Fully implement the stormwater bylaw and share further information with the public

- Continue to update pond water quality data and report to the public
- Educate the public on water quality issues and what people can do to make a difference in their own homes
- Pursue land acquisition to protect pond water quality

PURPOSE 3: Protect water quality in marine watersheds through public education, regulation, and mitigation activities

Actions:

- Evaluate the maximum build-out in the Pleasant Bay and Herring River watersheds and its impact on water quality; consider regulations to mitigate impacts
- Promote and research, including through pilot programs, the use of innovative septic systems and other non-traditional wastewater management models, develop financial management assistance programs and/or non-financial incentives, and evaluate management and financing options
- Explore the feasibility of cluster sewage treatment systems for multifamily and neighborhoods that will impact marine watershed water quality where supported by sufficient density
- Continue exploring nitrogen reduction practices on golf courses
- Pursue land acquisition to protect marine watersheds water quality

OPEN SPACE

GOAL: *Maintain and expand open space assets to provide passive recreation, protect fragile plant and wildlife habitat, protect water resources, and contribute to carbon sequestration*

PURPOSE 1: Improve public access to and expand recreational area use of open space

Actions:

- Continue to acquire open space, emphasizing the importance of recreation, the potential for building trail networks, and the positive effect of woodlands in climate mitigation as criteria for land acquisition
- Develop an integrated trail system for the Long Pond Woodlands and former Sea Camps Long Pond property
- Continue to improve public education and information, including guides and signage, about access to and locations of municipal open space assets

PURPOSE 2: Prioritize environmentally sensitive areas for preservation

Actions:

- Continue to prioritize land acquisition in public drinking water supply areas
- Formalize the criteria to evaluate open space acquisitions
- Emphasize the importance of pond and fragile habitat protection as related to this Purpose

PURPOSE 3: Maintain open space through density and development standards

Actions:

- Revise regulations and bylaws to direct growth toward areas with public services, economic activities, and transport, and away from environmentally sensitive areas
- Develop design standards to prevent fragmentation of environmentally sensitive areas

PURPOSE 4: Maintain open space assets for public resource values

Actions:

- Develop and maintain an inventory of all Town-owned open space
- Develop an active management program for Town-owned open space

HOUSING

GOAL: Provide more affordable, attainable, accessible, safe, and fair housing, and support residents to maintain and preserve their current housing to remain in the community

PURPOSE 1: Achieve the Commonwealth's goal of 10% affordable housing by 2027

Actions:

- Implement the 2022 Housing Production Plan (HPP) Update
- Collaborate with existing local and regional groups to conduct public forums educating the general public on what affordable housing is and why it is important in the Town of Brewster
- Work collaboratively with other towns to increase opportunities for affordable housing

PURPOSE 2: Establish attainable housing by promoting housing choices to allow families, single individuals, older adults, and seasonal workers to live, work, and prosper in the community

Actions:

- Review and consider revising, as appropriate, the zoning bylaw to clarify/allow mixed use developments
- Evaluate ADU bylaw to improve efficacy, explore incentives for a greater number of ADUs, and connect owners to community resources
- Support creative funding and collaborative partnerships (public/private) in the development of community housing, including incentives for year-round rentals
- Work collaboratively with other towns to increase opportunities for attainable housing
- Review and evaluate the zoning bylaw with the aim of promoting more opportunities as appropriate for various types and forms of housing, including two-family residential/ duplex;

multi-unit/ multi-family residential; and mixed-use residential development

- Prioritize the adaptive reuse of existing buildings for housing.
- Evaluate the use of Town-owned properties and propose creative solutions, including reuse of Town owned buildings for housing, such as the former Sea Camps dormitories on the Bay property
- Evaluate the acquisition of land by the Town for housing.
- Encourage housing in areas near transportation, public services, and economic activities
- Explore potential housing programs, opportunities, and funding for those earning 80% to 120% of Area Median Income (AMI)

PURPOSE 3: Preserve existing year-round housing

Actions:

- Promote ability for residents to transition to different forms of housing and remain in Brewster over a lifetime by providing a wide range of housing choices
- Explore solutions to allow residents to age in place including funding or subsidizing building adaptations, co-housing, and a review of co-pairing situations
- Evaluate ADU bylaw to improve efficacy, explore incentives for a greater number of ADUs, and connect owners to community resources
- Support creative funding and collaborative partnerships (public/private) in the preservation of community housing, including incentives for year-round rentals

COASTAL MANAGEMENT

GOAL: *In the context of coastal change, preserve and protect Brewster’s coastal resources, expand public access, and minimize the vulnerabilities from coastal hazards due to climate change*

PURPOSE 1: Protect coastal resources in ways that preserve coastal ecosystems and the character of the Town and coastal neighborhoods

Actions:

- Evaluate and implement local coastal resiliency by-laws and regulations to preserve the scale, character, and resources in the Town’s coastal planning area
- Establish a uniform definition of the 100-year coastal floodplain for local regulations
- Increase public awareness of the importance of healthy coastal wetlands and natural processes, and of the need to protect these resource areas

PURPOSE 2: Maintain and expand public access for all through public consensus and explore alternate modes of transport and access points

Actions:

- Explore and evaluate the need for, and feasibility of, alternative transport and options for off-site parking in general and for potential retreat parking for Paine’s Creek and Mant’s Landings
- Complete the permitting and construction of the Wing Island Boardwalk and the design and construction of the Drummer Boy Park Master Plan, Phase 1
- Provide interim access and complete long-term planning for beach access at the First Light Beach property
- Continue to explore opportunities to improve visibility and mobility access at beach landings

PURPOSE 3: Adapt to climate change projections and advance adaptation and resiliency techniques that are financially and environmentally sustainable

Actions:

- Periodically assess coastal resource conditions for comparison to baseline conditions and on a regional scale, including sediment budget update, storm tide pathways, and a regional framework for resilience
- Explore regulatory options for managed retreat from high-risk coastal areas

PURPOSE 4: Provide access for coastal water dependent activities

Actions:

- Provide access for commercial aquaculture by updating regulations, evaluating the designation of an Aquaculture Development Area, and analyzing the costs and benefits of expanding shell fishing and aquaculture
- Provide opportunities for commercial shellfish harvesting by up-dating regulations
- Expand propagation and other activities to support recreational shell fishing
- Manage competing uses at town landings and mooring areas

LOCAL ECONOMY

GOAL: *Promote a sustainable economy that builds on Brewster's natural and human assets, addresses the needs of small businesses, and provides year-round employment for Brewster's young families*

PURPOSE 1: Preserve and enhance Brewster's economy based on the Town's natural and cultural resources

Actions:

- Develop an economic development strategy that builds on Brewster's natural, cultural, and human resources and aims to maintain existing small businesses and attract new small businesses
- Work proactively with the Brewster Chamber of Commerce and other stakeholders to refine a common marketing strategy
- Provide more information, including signage and online material, to help visitors find their way to public resources, businesses, and other amenities in town
- Consider the impact of Town facilities in anchoring community activity centers in making capital investment decisions

PURPOSE 2: Maintain and attract small businesses compatible with the Town's character and promote year-round employment

Actions:

- Review and revise bylaws and regulations to allow a greater variety of small business, including in-home businesses, compatible with the Town's character
- Build public awareness/understanding of the concept of form-based zoning. Consider form-based zoning to focus on the physical form of development rather than on the type of business
- Develop a guide to doing business for local businesses in Brewster
- Continue to implement online permitting to clarify and simplify the permitting process

GOVERNANCE

GOAL: *Provide an inclusive Town government that encourages participation by all residents by engaging in two-way communication, expanding volunteer opportunities, and providing customer friendly service*

PURPOSE 1: Continue to communicate Town plans and activities to residents

Actions:

- Develop a written Communications Plan to better inform residents about Town affairs
- Continue to provide news and announcements on the Town website and on social media
- Provide updated and relevant information on the Town website, including Town finances, projects, permitting processes, and other initiatives

PURPOSE 2: Expand the volunteer base to increase the use of citizen expertise and build diversity in decision-making

Actions:

- Develop and launch a Citizens Leadership Academy to help introduce residents to government services and volunteer opportunities
- Continue the use of Town-wide activities and ad hoc committees to engage residents in Town affairs
- Develop a central database of volunteers to assist with recruitment of qualified volunteers across all Town Departments and appointed Committees
- Acknowledge contributions of active volunteers and recognize volunteers when they complete their commitment in order to improve volunteer retention

PURPOSE 3: Continue to strengthen the customer service approach to Town services

Actions:

- Develop a resource section on the Town website that includes educational materials including videos (e.g., by link to Vimeo, BGTV or LCTV files) and fact sheets on topics such as responsibilities of Town Departments, zoning, permitting, ADUs, and other matters of high interest
- Develop a 'How to Do Business Guide' for homeowners to explain permitting processes

COMMUNITY INFRASTRUCTURE

GOAL: *Maintain and enhance town infrastructure in an environmentally and economically sustainable way that supports government services, opportunities for community interaction, the local economy and culture, public health, multi-modal transportation options, and expanded recreational opportunities.*

OVERARCHING PURPOSE: This goal, the Town’s Capital Plan, and the Select Board’s Strategic Plan shall inform one another and shall be applied in harmony and aligned with one another.

PURPOSE 1: Plan and design Town building and construction projects to benefit the broad cross-section of all users and interests in the community

Actions:

- Include enhanced universal accessibility where feasible on Town properties and projects
- Move forward on a needs assessment for a multi-generational community center, including potential sites, users and, as applicable, next steps related to results of the School Consolidation Feasibility Study and the Bay Property comprehensive planning process
- Implement the updated Master Plan for Drummer Boy Park
- Complete the comprehensive planning processes for, and begin implementation of, the plans for the Bayside and Long Pond properties

PURPOSE 2: Provide enhanced recreational opportunities, access and facilities for all

Actions:

- Develop a town-wide plan for expanding bike and pedestrian paths and sidewalks, possibly including road improvement priorities, reducing speed limits, a Complete Streets design which is compatible with Brewster’s character, and/or non-road-based path opportunities
- Pursue the development of the CCRT extension from Nickerson State Park to Cape Cod Bay including the consideration of alternatives for crossing Rte. 6A

PURPOSE 3: Plan and design traditional infrastructure projects like road improvements and maintenance to best serve the needs of the overall community, limit environmental impacts, and balance fiscal impacts

Actions:

- Factor, budget, and set aside long-term improvement and maintenance costs in the funding for capital projects

SOLID WASTE MANAGEMENT

GOAL: *To manage a municipal solid waste system that protects public health, safety, and the environment, optimizes financial methods, communicates effectively with users, and employs innovative strategies to reduce solid waste and related costs*

PURPOSE 1: Reduce the waste stream

Actions:

- Implement an ongoing multi-media public education campaign to reduce the waste stream including re-purposing and re-using items and optimizing recycling
- Enhance and publicize regional waste collection initiatives such as hazardous waste collection
- Further investigate opportunities between Brewster and regional initiatives for solid waste management

PURPOSE 2: Improve the efficiency of the solid waste facility

Actions:

- Improve communications with the public concerning Recycling Center operations, practices, and policies using a variety of print and electronic media channels
- Conduct a Recycling Center study and site analysis including traffic circulation, optimal use of space, safety, and potential re-use options

CLIMATE MITIGATION AND ADAPTATION

GOAL: *Support and advance the Commonwealth's greenhouse gas reduction goals, including promoting sustainable energy use and renewable energy that protects the Town's natural resources*

PURPOSE 1: Reduce the town's contribution to and vulnerability to climate change

Actions:

- Develop and implement a Net Zero Energy Plan for the Town's assets and operations
- Implement the MEMA/FEMA approved 2021 Local Multi-Hazard Mitigation Plan
- Consider specific actions for reducing energy use, including completing energy audits in all Town buildings; specifying actions regarding increased energy efficiency in existing and newly constructed Town buildings; locating solar panels/arrays on Town buildings and facilities; and purchasing alternative energy Town vehicles when due for replacement
- Encourage solar panels on commercial and residential buildings or parking lot canopies/carports that maintain the Town character
- Work with private entities to install public charging stations at appropriate municipal or publicly accessible locations
- Consider provision of financial incentives and/or assistance for installation of solar panels on private homes
- Modify or re-locate town infrastructure and buildings to reduce the potential damage due to climate change such as flooding

PURPOSE 2: Review and update Town bylaws and regulations to mitigate projected climate change impacts

Actions:

- Review zoning bylaws to consider and develop amendments for consistency with this goal, including the existing solar bylaw and small-scale solar installations
- Clarify design guidelines for the Historic District regarding renewable energy
- Review and consider revising existing Town bylaws and regulations dealing with fertilizer management
- Foster natural carbon sequestration by amending Town bylaw to limit the clearing of forested land, including for solar farms; and exploring opportunities to restore degraded native plant communities
- Review zoning bylaws to determine if they promote efficient development patterns that will encourage a walkable and bikeable community

PURPOSE 3: Build awareness about the nature of climate change and Town efforts to mitigate climate change

Actions:

- Develop an Education and Preparedness Campaign for the general public and the business sector that includes guidance and checklists for reducing fossil fuel use, as well as recommendations to increase community resilience to the impacts