

“Brewster’s Local Comprehensive Plan: *Building Our Future*”

Frequently Asked Questions

October 2022

What is a Local Comprehensive Plan (LCP)?

Brewster’s Local Comprehensive Plan (LCP) describes how Brewster looks today and where it wants to go in the future. The LCP creates policy direction to help guide land use decisions and policies in the Town for the next decade. The heart of the LCP is the Action Plan (Section 4 of the LCP) which calls for Town government to accomplish a variety of tasks over the next 10+ years. The Action Plan addresses a range of issues important to Brewster residents, including expanding housing opportunities for our aging population and young families, protecting our water supply and the water quality of our ponds, fostering our local small businesses, and dealing with climate change. More broadly, the Action Plan is also intended to guide future decision-making and actions involving community organizations and residents.

How did Brewster’s Vision Planning Committee prepare the LCP?

The Planning Committee used the Vision Plan with its Vision statement and Building Blocks as the foundation for the LCP. As with the Vision Plan, the LCP was developed over 2+ years with a great amount of input and engagement of everyone from Brewster residents to Town staff and committees and local organizations. The center piece of the process was the *Next Steps Survey* in which over 2,300 people participated in early 2022. The Vision Planning Committee asked for input and feedback by making drafts of the LCP Action Plan and then the full LCP publicly available. These documents were posted and announced on the Town website for 3 weeks each during the summer and fall 2022.

Is Brewster’s Local Comprehensive Plan (LCP) a law or regulation?

NO, it is neither. It provides recommendations on a variety of initiatives across the community. It will serve as guidance to inform new or amended local bylaws or regulations, including those related to zoning.

Does the LCP create binding requirements or mandates on the Town?

NO, the LCP provides relatively general policy direction. It neither requires nor prohibits the Town pursuing any particular action or project. It is intentionally high-level, leaving the details to be decided through future public implementation processes.

Does the LCP replace the 2018 Vision Plan?

NO, it continues that planning process. The LCP is based on the fundamental principles and structure of the Vision Plan and picks up on many of the actions proposed in the Vision Plan

Can Town Meeting seek to amend the LCP?

NO, Town Meeting must vote for or against the LCP as recommended by the Vision Planning Committee and as endorsed by the Select Board and Planning Board. Town Meeting cannot seek to make specific changes to certain elements of the plan.

Does the LCP require the Town to pursue the Wing Island Boardwalk project?

NO, while the Wing Island Boardwalk project is referenced in the LCP, it is not expressly included in the Action Plan. The LCP recommends a broad policy of improving access to coastal resources.

Will not approving the LCP at the fall Town Meeting stop the design and/or construction of a new Wing Island Boardwalk?

NO, the LCP is larger than any one project and should be considered independent of the Wing Island project. Inclusion of this proposed project in the LCP will not change the ongoing public process, nor will it impact the outcome. Support of, or opposition to, this project, or any others in the LCP, can be provided during public forums or subsequent Town Meeting consideration.

Does the Cape Cod Commission (CCC) need to approve Brewster's LCP?

NO, Brewster would have an approved LCP if Town Meeting were to adopt the LCP as endorsed by the Planning and Select Boards. After local adoption, the Town could elect to pursue CCC certification (see below).

What is CCC certification?

The certification process entails the CCC reviewing a Town's LCP and determining that it is consistent with the Cape Cod Regional Policy Plan. If Brewster's LCP is certified, the Town would be eligible for CCC technical assistance and any future zoning bylaws would have to be consistent with the LCP.

What happens if Town Meeting adopts the LCP?

The LCP would be implemented through the Select Board's annual strategic planning process and the Town's standard capital budgeting process. The Select Board will report annually on progress in implementing the LCP. Residents will have opportunities to provide feedback regarding how specific projects and initiatives are implemented.