Brewster Select Board &
Town Administration

July 26, 2021

Potential Town Acquisition of the Cape Cod Sea Camps for Public Use

Presentation Purpose

To provide initial information to residents concerning a potential Town acquisition of the Cape Cod Sea Camps for public use.

Credit: Town of Brewster

Sale of the Cape Cod Sea Camps

- The Cape Cod Sea Camps closed in November 2020 after operating nearly 100 years as a residential children's camp.
- The Select Board and Town Administration evaluated a potential Town acquisition of the parcels.
- Town acquisition would prevent private development and offer a variety of potential public benefits.

Credits: Cape Cod Sea Camps Facebook

How Rare is This Opportunity?

Two Sea Camps properties are for sale:

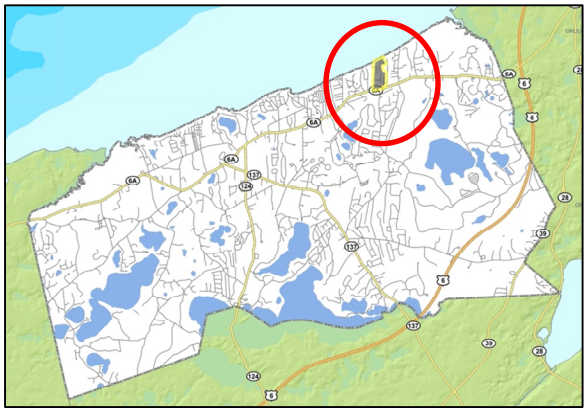
- **The Bay parcel (55 acres):** 4th largest privately-owned parcel in Brewster.
- **The Long Pond parcel (66 acres):** Largest privately-owned parcel in Brewster & one of the largest undeveloped parcels in the region.

- It is extremely rare for parcels as large as these, especially with waterfront, to become available.
- Most Cape Cod parcels of this size have been privately developed.

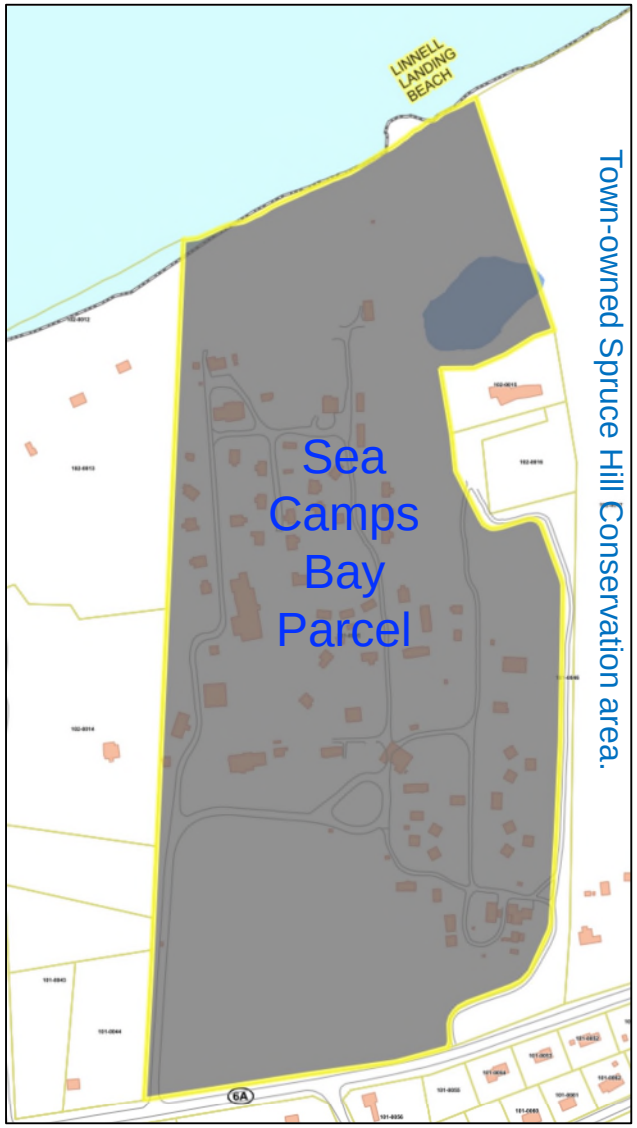
Credit: Town of Brewster

Credit: Cape Cod Sea Camps Facebook

Sea Camps “Bay Parcel” Maps



Part of this Sea Camps parcel abuts Town-owned Spruce Hill Conservation area.



About the Sea Camps Bay Parcel

- **Address**: 3057 Main Street, Brewster
- **Owner**: Camp Wono, Inc.
- **Size**: 54.92 acres
- **Parcel ID**: 101-45
- **Zoning**: RM (Residential Medium Density)
- **Zoning considerations**: Old King's Highway Historic District (southern third of parcel)
- **Main Street frontage**: 824 feet
- **Shoreline**: ~800 feet
- **Buildings**: 50+

Credit: capecodseacamps.com

Credit: Cape Cod Sea Camps Facebook

Credit: Cape Cod Sea Camps Facebook

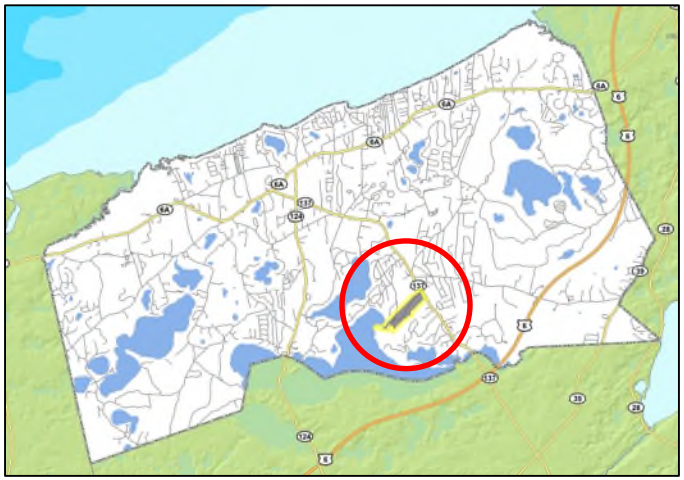
Sea Camps Bay Parcel Facilities

- Administration building
- 50+ cabins, cottages & dorms
- Beachfront
- Boathouse
- Dining hall with commercial kitchen
- Olympic-sized outdoor swimming pool
- Art center with ceramics studio
- Basketball courts
- 9 lighted tennis courts
- Fields for soccer, lacrosse, baseball, archery, field hockey & other sports
- 2 outdoor theatres
- Maintenance building & garage
- Woodworking shop

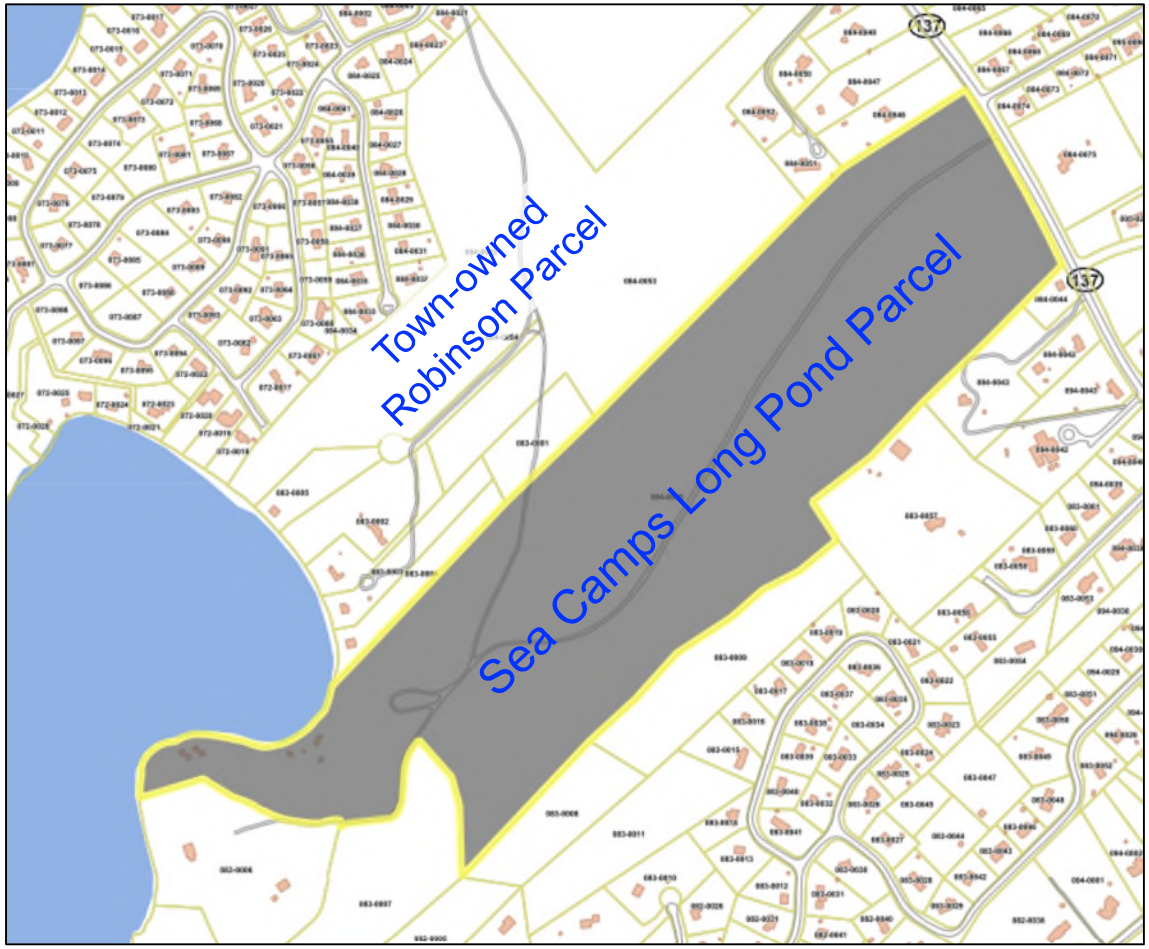
Note: Some facilities have solar panels

Credits: Cape Cod Sea Camps

Sea Camps “Long Pond Parcel” Maps



This Sea Camps parcel abuts 42 acres of Town-owned conservation area.



About the Long Pond Parcel

Address: 500 W.H. Besse Cartway

Owner: Camp Wono, Inc.

Size: 66 acres

Parcel ID: 84-45

Zoning: Residential Medium (RM) & Residential Rural (RR)

Zoning considerations: About half of parcel is in Zone II (primary aquifer recharge area), Brewster Water Protection District & Natural Resource Protection District

Route 137 (Long Pond Road) frontage: 765 feet

Shoreline: ~1,200 feet

Buildings: Boating storage facilities

Credits: Town of Brewster

Potential Benefits of Town Acquisition

The Sea Camps properties offer opportunities for substantial public benefits including:

- Land, coastal dune & wetlands conservation
- Habitat & drinking water protection
- Beach access
- Home for a community center
- Recreational amenities
- Housing

Future uses by the Town would be determined after extensive community input.

Credit: Cape Cod Sea Camps Facebook

Credit: Town of Brewster

The Select Board's Due Diligence: November 2020 –June 2021

Recognizing a rare opportunity for the Town, the Select Board conducted a 7-month analysis of the Sea Camps parcels.

- **The Select Board:**
  - Met 26 times in Executive Session, through June 23, to evaluate if acquisition of the Sea Camps should be pursued and <u>what the lowest cost and most expeditious strategy would be.</u>
  - Consulted with Town Counsel on legal options and requirements.
  - Hired an appraiser who worked with local expert consultants.
  - Authorized the Town Administrator to conduct confidential meetings to gather information.
  - Acquired title research and found no impediments.
  - Conducted site visits to both parcels.

Would Acquiring the Sea Camps Achieve Brewster Planning Goals?

Yes, acquiring the Cape Cod Sea Camps would achieve:

- ✓ Vision Plan goals
- ✓ Open Space & Recreation Plan goals
- ✓ Coastal Resource Management Plan goals

The Sea Camps Property Appraisals

- The Town had the Sea Camps appraised by a Certified General Real Estate Appraiser
- Local land use experts provided consultation
- Appraisal amounts remain privileged while negotiations are ongoing

Credit: Cape Cod Sea Camps Facebook

Credit: Cape Cod Sea Camps Facebook

Town Action to Preserve Brewster Voters' Ability to Acquire the Sea Camps at the Lowest Cost

At the direction of the Select Board, the Town of Brewster submitted bids on both Sea Camps parcels.

- The Sea Camps' owners invited bids for both parcels to be submitted by June 23, 2021; no listing price was offered.
- The Town followed the prescribed process & submitted bids.
- The Town's bids were:
  - Based on its appraisals and other information
  - Contingent on Town Meeting authorizations, a local ballot vote & other requirements
- Bid amounts remain privileged while the Town continues to seek a negotiated sale.
- If a negotiated sale does not occur, Brewster voters may consider acquiring these properties through eminent domain.

Brewster's Use of Eminent Domain

Eminent domain:

- A right given to Massachusetts municipalities, and other governments, to acquire property for a public purpose.
- Requires the property owner to be compensated fairly.
- In Brewster, Town Meeting voters authorize eminent domain.

Brewster has used eminent domain at least 31 times from 1918 to 2007 to acquire significant properties for public use including:

- At least 6 public beaches including Paines Creek, Fisherman's Landing & Crosby Landing
- Wing's Island
- Land for Captains Golf Courses
- Land to establish & protect the public water supply
- Land to build Eddy & Stony Brook Schools
- Conservation areas including Punkhorn Parklands

Eminent domain has shaped the Brewster we know today.

Credit: Cape Cod Museum of Natural History

Wing's Island

Credit: Town of Brewster

Crosby Landing

Credit: Captainsgolfcourse.com

Captains Golf Courses

Special Town Meeting and Special Election

1. **Special Town Meeting:** Will be called for September; Brewster voters will determine if the Town will acquire one or both Sea Camps properties for public use.
2. **Special Election/Ballot Question:** Will be held shortly after Special Town Meeting, with ballot questions asking voters to authorize funding for these purchases via excluded debt.

Credit: Cape Cod Sea Camps Facebook

What if the Town Doesn't Acquire the Cape Cod Sea Camps?

Both Sea Camps parcels could be developed: At least 2 major developers have submitted bids to buy them.

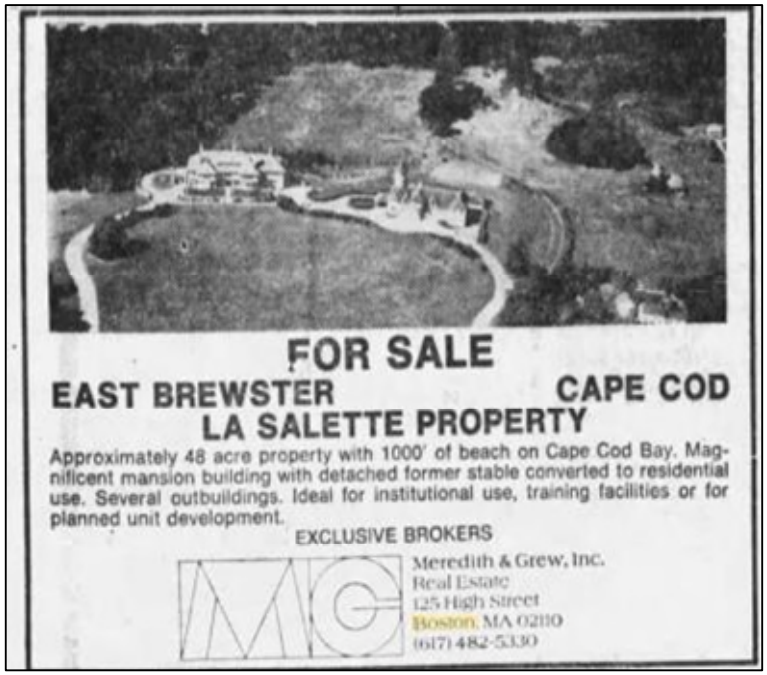
- **Bay parcel is located in the Residential-Medium (RM) Zoning District**
  - **Uses allowed with special permit:** Cluster, major residential development, planned residential development & others
  - **Uses allowed without special permit:** Church, educational use & others
- **Long Pond parcel is located in both Residential Rural (RR) & Residential Medium (RM) zoning districts**
  - **Uses allowed with special permit:** Cluster, major residential development & others
  - **Uses allowed without special permit:** Church, non-profit recreation facility & others

[See Town of Brewster Ch. 179 Zoning Use Regulations for all permitted uses]

Cape Cod Commission Review: *Any development will require Development of Regional Impact (DRI) review & approval because the parcels are larger than 30 acres.*

LaSalette Seminary: A Similar Property the Town Did Not Acquire

- LaSalette Seminary sold ~48 acres north of Route 6A in Brewster to a developer for $1.5 million in 1975.
- Property had 2 historic structures, several outbuildings & ~1,100 feet of beach.
- It was developed into Ocean Edge Resort and Golf Course by 1982.
- The Town had the opportunity to acquire the property but declined.


FOR SALE

EAST BREWSTER CAPE COD

LA SALETTE PROPERTY

Approximately 48 acre property with 1000' of beach on Cape Cod Bay. Magnificent mansion building with detached former stable converted to residential use. Several outbuildings. Ideal for institutional use, training facilities or for planned unit development.

EXCLUSIVE BROKERS

Meredith & Grew, Inc.
Real Estate
125 High Street
Boston, MA 02110
(617) 482-5330

Boston Globe, May 30, 1976, p. 111

Cjhospitality.com

Next Steps

1. **Public Information**: Information about the potential acquisition will be widely distributed including at the Town website.

2. **Public Forum for Brewster Voters:** August 17 at 6pm on Zoom.

3. **Special Town Meeting:** late September 2021; date to be determined.

4. **Special Election/Ballot Questions:** Shortly after Special Town Meeting.

5. **Public Engagement & Visioning for Sea Camps' Public Uses.** If the Town acquires one or both parcels, a public engagement process will be facilitated to determine preferred future uses of the properties.