

Final Report

**Town of Brewster,  
Massachusetts**  
**Drummer Boy Park Master Plan**

October 2021



*Photo: Brewster Conservation Day - July 2018*

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# Section 1

## Study Purpose and Team

The Town of Brewster purchased a property in town in 1988 that was occupied by a museum and residence building. In 1995 the Town of Brewster in collaboration with Mary Smith Associates, P.C. Landscape Architects & Planners completed a Master Plan Study on Drummer Boy Park. That Master Plan was presented to and approved by Town Meeting on May 1, 1995. The study identified the opportunities and constraints for the site and developed a programmatic plan to maximize the potential into the future via a phased implementation approach. Some of these improvements, including the bandstand, playground, and some walking paths, have already been implemented. In 2020 the Select Board established the Drummer Boy Park Advisory Committee to review the park and revise the Master Plan. CDM Smith was hired by the town to assist the committee in preparing the revised design.

### 1.1 Study Purpose

The purpose of this study is to update the Master Plan for Drummer Boy Park considering the current needs of the town. Identifying specific opportunities and constraints at the site allows local representatives and the public to understand the site better and then decide how best to structure a plan to protect the resource as well as meet the needs of the community for many years to come. Factoring in knowledge and concepts from existing user groups as well as potential user groups is an important component of this master plan development.

### 1.2 Project Team

This project was coordinated for the town by an advisory committee which included the Brewster Department of Natural Resources, Department of Public Works, the Council on Aging, Recreation Department, Conservation Trust, local historical organizations, Brewster residents, and CDM Smith, and comprised of the following individuals:

#### Committee Members

- E. James Veara, Chair
- John Kissida, Vice Chair
- Cherlyanne Lombardi, Clerk
- Andrea Nevins
- Stephen Najarian
- Tom Wingard, Brewster Recreation Commission Representative.

### **Advisory Members**

- Bob Smith, Cape Cod Museum of Natural History
- Sally Gunning, Brewster Historical Society
- Hal Minis, Brewster Conservation Trust
- Chris Miller, Director, Brewster Department of Natural Resources
- Patrick Ellis, Superintendent, Brewster Department of Public Works
- Michael Gradone, Director, Brewster Recreation Department
- Denise Rego, Director, Brewster Council on Aging
- Patricia Hughes, Brewster Natural Resources Advisory Commission Representative

### **Consultants**

- Michael Dodson, CDM Smith
- David Young, CDM Smith

Several town staff members, elected and town officials, user groups and members of the community also provided input at committee meetings, community meetings, and general correspondence.

## Section 2

# Data Collection and Existing Conditions Analysis

A significant amount of data was collected by the project team and town representatives during preparation of the master plan. Understanding the parks uses and user groups, and site constraints and opportunities is an important step in master plan development.

## 2.1 Data Collection

The town provided property limits and ownership of parcels around Drummer Boy Park which identified opportunities to provide connections to adjacent properties. Historic plans were provided that included the historic residential dwelling as well as the museum that was demolished. A site plan that was developed by J.M. O'Reilly & Associates, Inc. was also provided that showed limits of the recently installed asphalt walkway meandering through the site and also wetland limits. The limits of wetland and wetland buffers were used to define limits of proposed improvements. The town also provided information for the abandoned gift shop, which is useful to understand the vacant structure's potential for reuse. A Playground Safety Audit as prepared by Playground Inspections of New England, LLC, and Nancy White a Certified Playground Safety Inspection. The audit identified that the playground is in need of many improvements including improved drainage, deteriorated structures, and accessibility improvements. The Town has taken care of any immediate safety issues that were noted.

## 2.2 Existing Conditions

The park is sited between Old Kings Highway (Route 6A) to the south and Quivett Creek and Wing Island to the north. Old Higgins Farm Windmill and Windmill Village owned by Brewster Historical Society and Windmill Meadows owned by Brewster Conservation Trust are located to the west, and a wooded parcel owned by the Town is located to the east. This wooded parcel is under the care, custody, and control of the Conservation Commission. The close proximity to these town resources provided the opportunity to integrate each parcel together as one cohesive park. Further to the east is the Cape Cod Museum of Natural History with a sidewalk leading to the park.

When driving into the site, the driver's view is partially blocked by an existing hydrangea shrub. Vehicles are able to drive counterclockwise around a central green that holds the town's seasonal tree that is decorated during the holiday season in December. The parking area is laid out organically and vehicles parallel park on each side of the drive aisle. When spaces within the paved area are fully occupied, vehicles park off of the pavement area where there was once grass but is now mostly bare soil.

Adjacent to the parking area, the vacant gift shop stores equipment used by a local band that plays at the bandstand. The view of the playground is unfavorably blocked by this vacant building. The playground surfacing is covered with wood chips and is not considered accessible by Massachusetts Architectural Access Board (MAAAB).

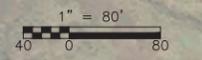
The parking area and playground open to a meandering walkway that was paved in 2020. This leads visitors around the site with a few seating areas located to take advantage of views of Quivett Creek. Another wooded trail was developed in the woods on the western side of the property. Some visitors walk through a partially exposed wooded trail on the east side of the parcel to access an existing gravel road to access Wing Island. Existing features were captured and labeled on an Existing Conditions Plan (**Figure 2-1**).

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## 2.3 Initial Site Visit with Town

In October of 2020 CDM Smith visited the site with town officials to discuss goals, identify opportunities and constraints, and review improvement priorities. Upon entering the site, it was clear that one of the goals of the project is to enhance the views of Quivett Creek and the bay. Another goal emphasized was to preserve the character of the park.

Drummer Boy Park is used for many passive activities including walking, picnicking, bird watching, and enjoying the outdoor environment. Recreational activities at the site include frisbee, playing catch, and use of the playground. The Brewster Band performs at the gazebo weekly during the summer months providing an opportunity for the community to gather and view live music. Organized activities including craft shows, farmer's markets, fairs, festivals, and weddings occur at the site throughout the year. For these events, tents and vehicles are grouped in open lawn areas that are identified prior to the event.

It is a goal to identify the park use areas based on the organized activities scheduled at the site. Drummer Boy Park attracts many people of all ages for different activities. Increased use at the park creates a desire for additional parking, but it was stressed that if too many parking spaces are provided, the character of the park would become compromised. The stated goal of the Advisory Committee was not to create a "large, paved parking lot"

## 2.4 Opportunities and Constraints

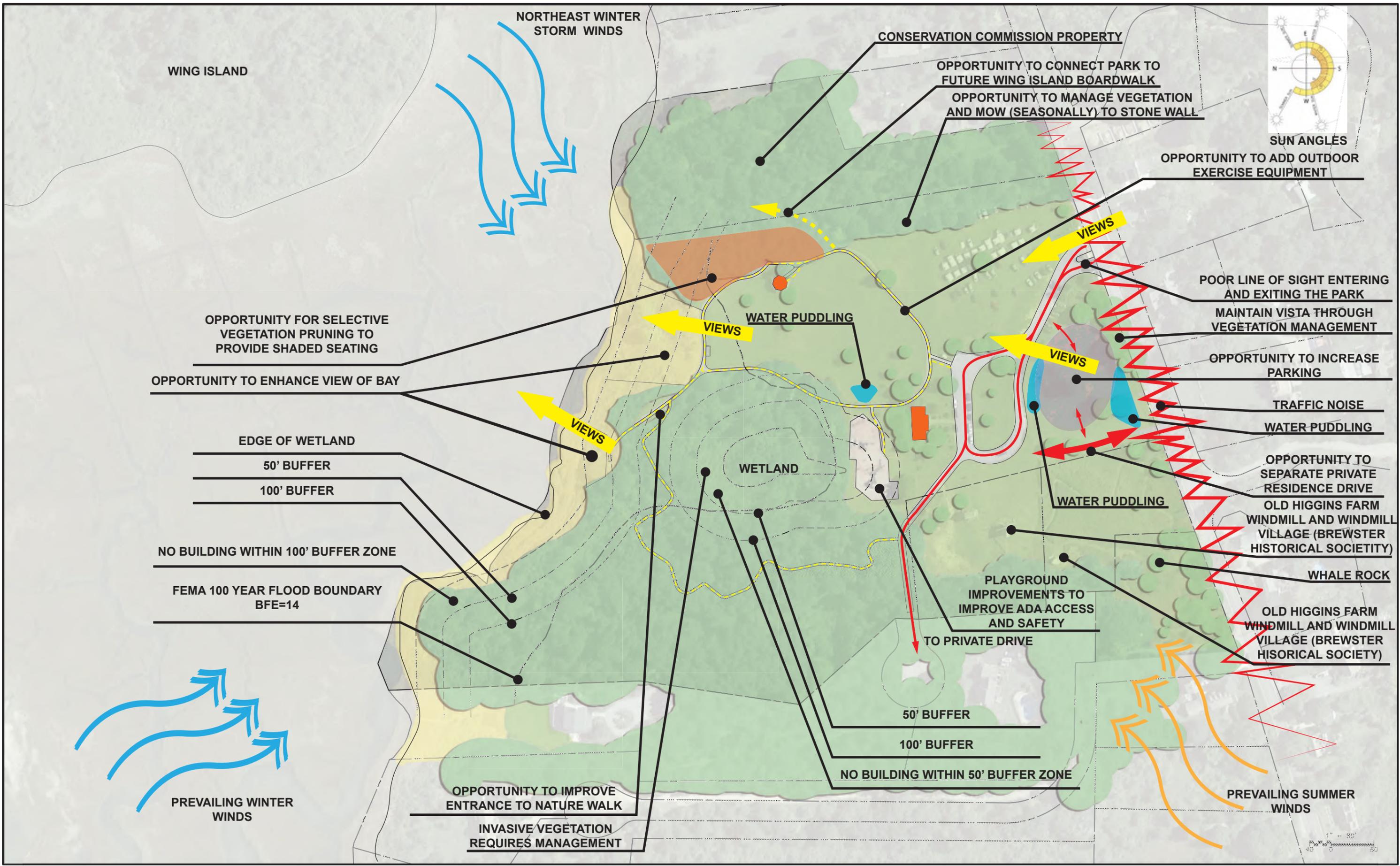
Improvements are needed to serve current and future needs of the community. The site has significant potential to enhance the existing features and increase activities. There is great opportunity for the Town, Brewster Historical Society and Brewster Conservation Trust to collaborate on future integration of their properties to form the Brewster Drummer Boy Park Complex. From the data collected and observations on site, an Opportunities and Constraints plan was prepared (**Figure 2-2**).

An opportunity was identified to selectively clear understory vegetation to enhance views of Quivett Creek. The view is currently constrained from vegetation along the edge of the creek as well as partially from trees along Old Kings Highway. View corridors were identified and added to the plan. Selective clearing could also provide additional shaded seating areas accessible from the existing walkways. The existing wooded trail has become overgrown with invasive vegetation, and there is an opportunity to manage the vegetation, while proving better visual access to the trail and making it more easily accessible.

There are opportunities to expand pedestrian walkways to the wooded parcel on the east as well as the Windmill Village on the west. This would create a setting where visitors could access the adjacent parcels and increase the overall use of the site. There are plans to create a connection to Wing Island in the future with a boardwalk, and access to the boardwalk would likely come from Drummer Boy Park. The planned location can be found in **Appendix A**. Increased pedestrians entering the site will need to be considered when planning walkway locations and widths.

Due to the current use at the site and the anticipated increase in use for the future, there is an opportunity to increase the structured parking area while still preserving the character of the

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site. As an alternative, expansion of the existing parking area could be considered if deemed necessary by the town in the future. Because of the existing soil there are some areas on the site where puddles form and should be addressed by proposed improvements. There is an opportunity to create rain gardens intended to collect and infiltrate stormwater in the wet areas around the site.

There is an opportunity to add restrooms to the park allowing visitors to stay longer. However, due to the poor draining soils most of the site is unable to accommodate a Title 5 leaching field. The only area suitable for a leaching field is on the eastern portion of the site in the location of the previously demolished residential property. Ideally, restrooms would be included in the area of the vacant gift shop.

The existing playground, located too close to the wetland, is often wet, is outdated, not identified as accessible by the MAAAB, and does not provide a source for shade. There is an opportunity to demolish the existing playground and shift to the south, closer to the vacant gift shop. The vacant gift shop could be renovated into a shade structure pavilion. This would preserve the character of the existing structure, would provide shade, and would open the views from the parking area to the playground.

## 2.5 Site Visit with Advisory Committee

In December of 2020, CDM Smith met with the Drummer Boy Park Advisory Committee to review the Existing Conditions Plan, Opportunities and Constraints Plan, and to identify additional opportunities that the park could provide. Expansion of structured parking to the open lawn on the southwest corner of the site was discussed. Though it would create many additional parking spaces, there were concerns that it would reduce the natural character of the site and it was determined that the parking area should not be expanded. It was recommended that the drive aisle and parking spaces be reconfigured to maximize parking spaces while reducing the overall paved area.

## Section 3

# Schematic Concept Plans

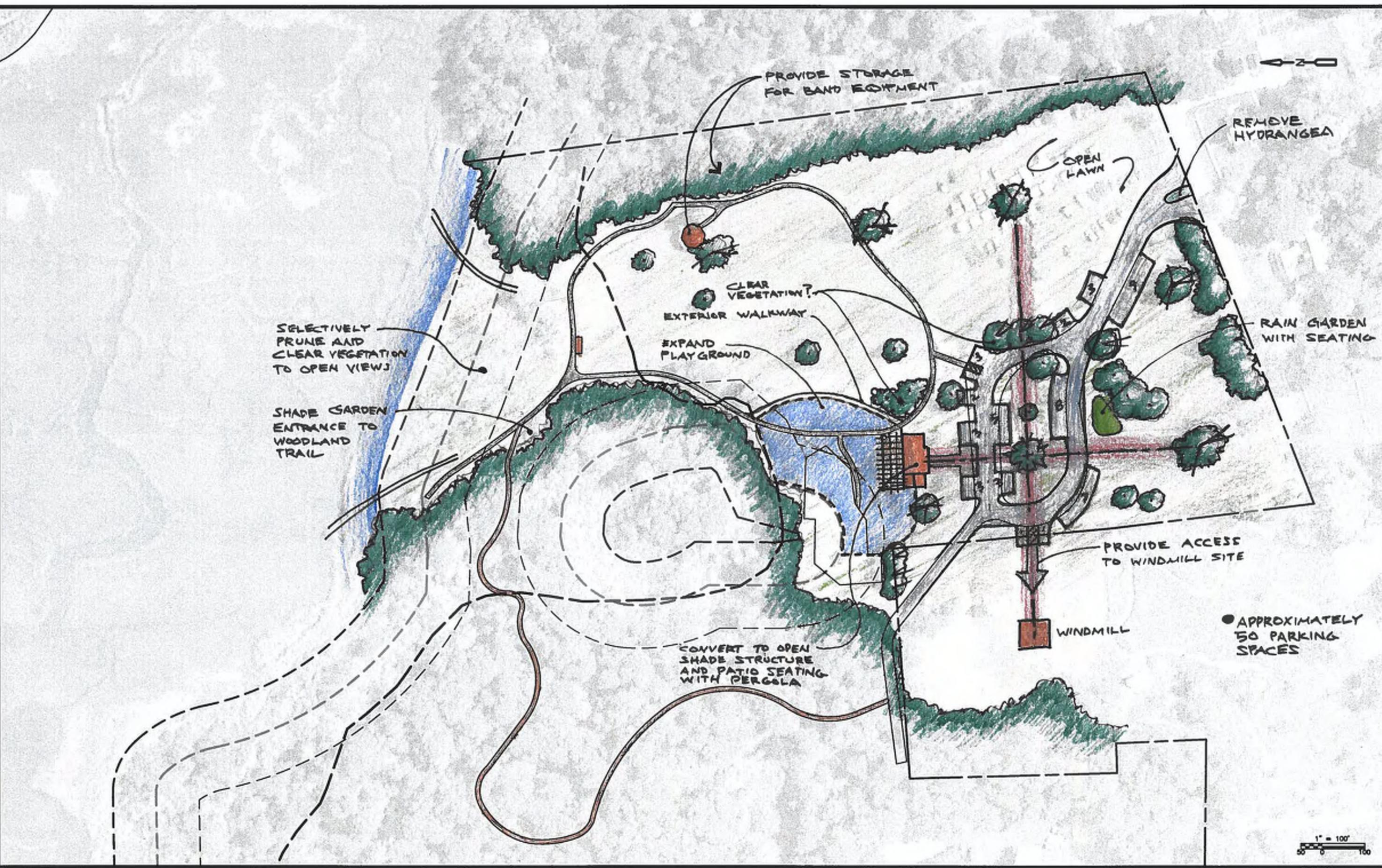
Utilizing the data collected, Opportunities and Constraints Plan, and comments from the Advisory Committee, schematic concept plans were created and presented at each monthly meeting with the Advisory Committee. During each meeting thoughtful feedback was provided, and the schematic plans evolved into the Recommended Master Plan.

### 3.1 Concept Plan I

In January of 2021 CDM Smith presented the first Schematic Concept Plan (**Figure 3-1**). Approximately 50 straight in parking spaces were proposed around the existing drive and staggered to reduce the overall width of pavement. It was proposed to selectively prune and remove vegetation between the park and the bay to enhance and open views. The existing hydrangea at the entrance should be pruned or removed and replaced with a low-growing shrub so that the sightline leading into the park is not blocked. The playground area was proposed to be increased in size and extend over the existing walkway to the east. Adjacent to the playground, it was proposed to convert the abandoned visitor center to an open pavilion. The roof may be able to be preserved and the walls removed though a thorough structural investigation would be required. Stormwater and wet areas within the site are proposed to be handled by rain gardens. This would be a sustainable way of encouraging stormwater to infiltrate and be stored in a controlled space. It would also add interest and color to the site, while providing habitat to pollinators and other species.

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DRUMMER BOY PARK  
TOWN OF BREWSTER, MA

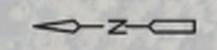
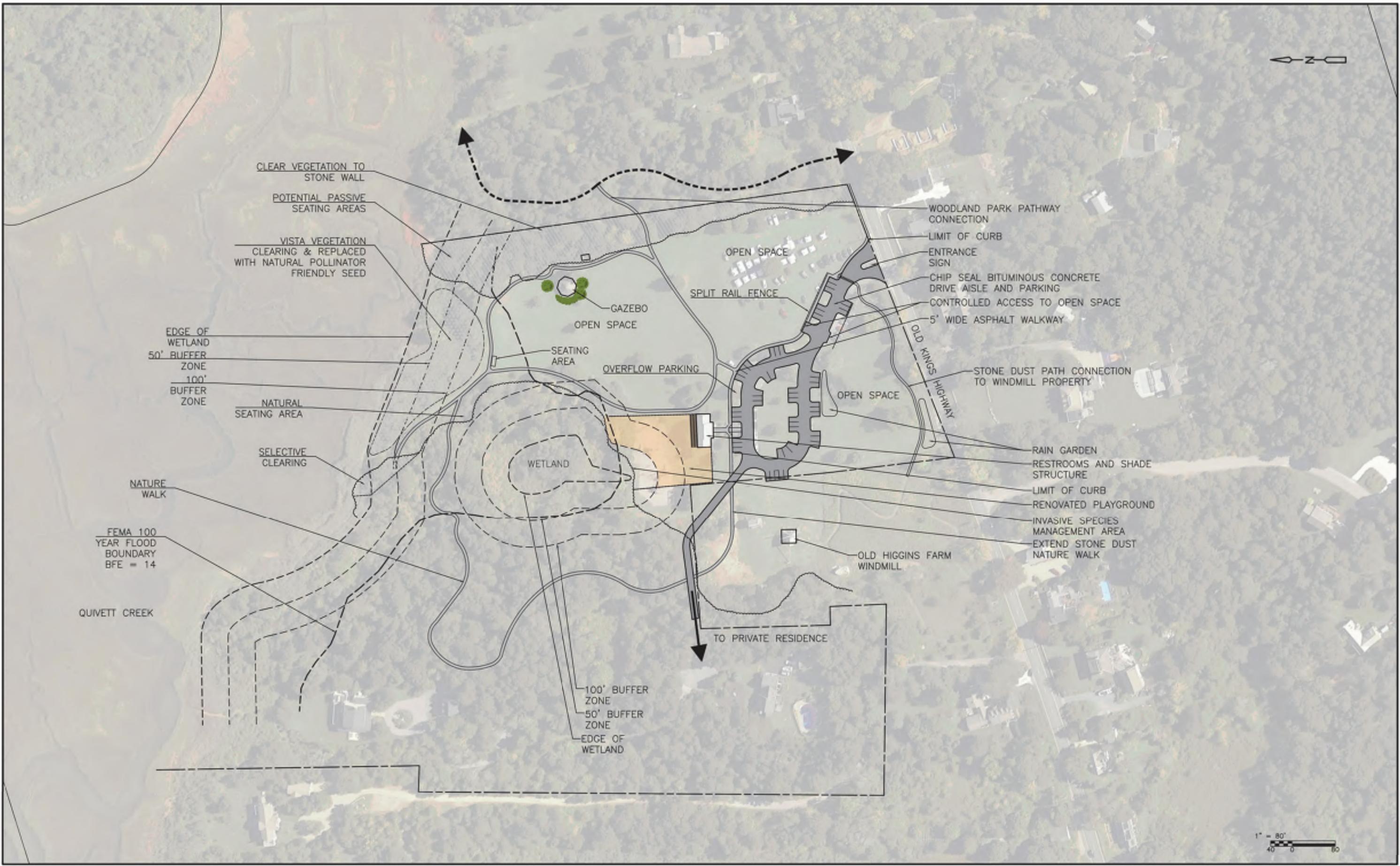
Conceptual Site Plan A  
1/6/2021

## 3.2 Concept Plan II

In February of 2021 CDM Smith presented the second Schematic Concept Plan (**Figure 3-2**) addressing comments from the Advisory Committee. It was recommended to include an asphalt sidewalk along the access drive, providing pedestrian access from Old Kings Highway into the park. The sidewalk along the drive would include a vertical granite curb to serve as protection from potential conflict with vehicles. An additional asphalt walk would connect from the park entrance around the open space on the southwest corner of the park and connect to the existing mowed walk at windmill meadows. This asphalt walk would continue to the north and connect to the shade pavilion, and other access throughout the site including the nature walk. All new asphalt walking trails, parking spaces and drive aisle should be finished with a chip seal to naturalize the appearance of the asphalt. A restroom with potential tight tank is located inside of the shade structure. Vegetation on the eastern portion of the site would be selectively cleared to expand the park and add potential passive seating areas. Large shade trees would be protected to encourage shade but invasive species and understory would be removed. A new asphalt walk would extend over the eastern existing walk through the existing stone wall and continue to the gravel driveway that leads to Wing Island. The playground area was reduced in size so that it would not extend the existing walk. This was requested from the advisory committee so that there was a separation between children playing in the playground and the other users of the park.

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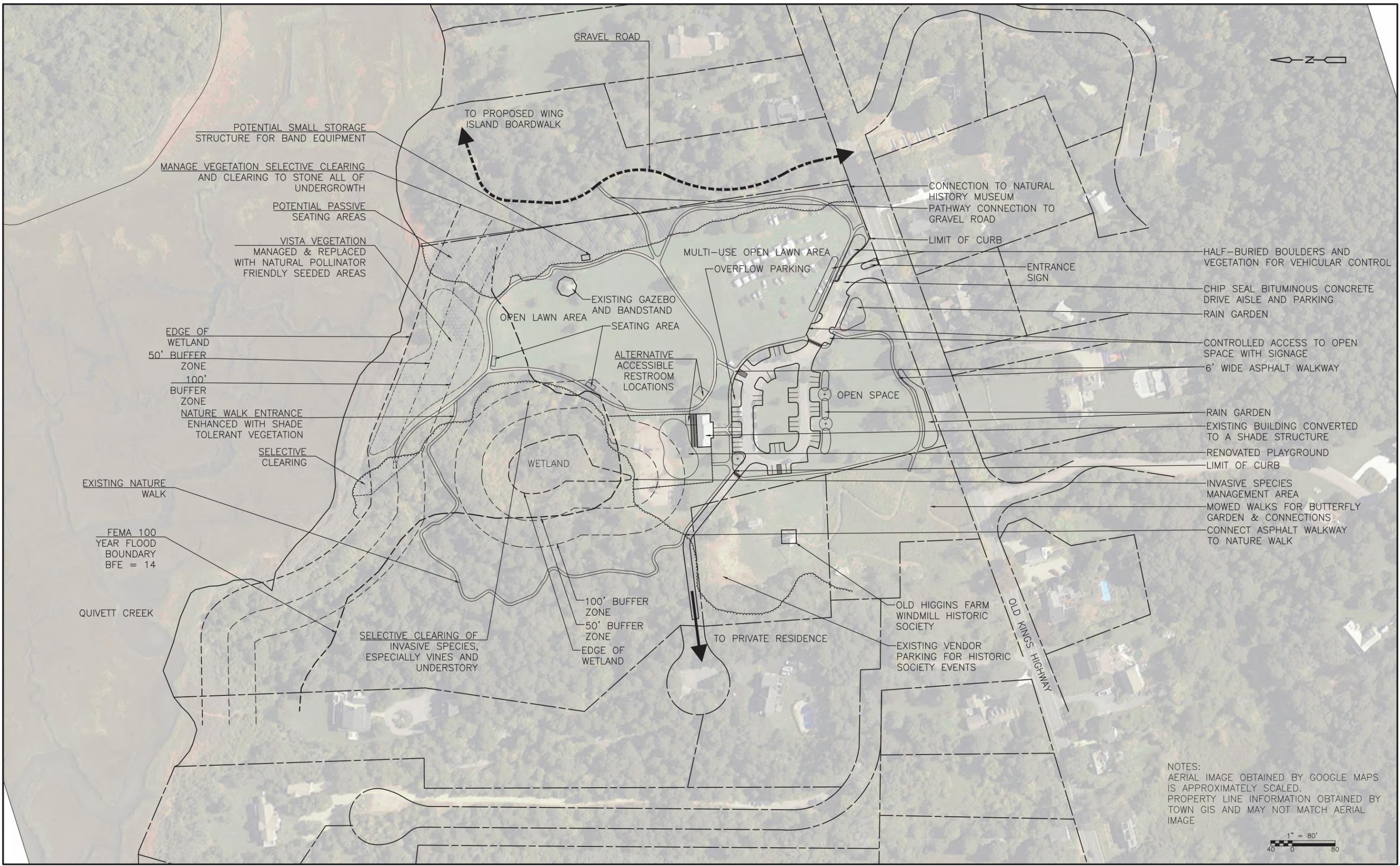
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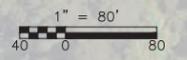
### 3.3 Concept Plan III

In March of 2021 CDM Smith presented the third Schematic Concept Plan (**Figure 3-3**) addressing comments from the Advisory Committee. At the entrance to the park, it was determined to include parallel parking spaces to accommodate three cars on each side of the drive. The length of these spaces would also allow one bus to park on each side. Parking arrangement was refined to maximize parking spaces while providing access to the open lawns. A three-tiered parking strategy was proposed. At low volume, vehicles can park only in paved parking spaces. During busier times, vehicles could park in the lawn areas between the paved parking spaces. During large events one or multiple open lawn areas would be permissible to park. An additional asphalt walk is proposed to connect to the sidewalk on Old Kings Highway and run along the stone wall on the eastern side of the park. This walk would continue and connect to the existing asphalt walk. Additional rain gardens were placed adjacent to the access road to serve as vehicular control to keep vehicles outside of the open space lawns, except when authorized by the town. It was recommended that accessible portable restrooms would be included either inside the shade pavilion or directly outside. Outside of the gazebo band stand, a small storage shed was proposed to house the band equipment. This structure would be set back in the woods so that no views would be blocked of the bay.

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## Section 4

# Recommended Master Plan

Utilizing the data collected, Opportunities and Constraints Plan, and comments from the Advisory Committee, and Schematic Concept Plan development, a Recommended Master Plan (**Figure 4-1**) was created. This plan was used to identify a phasing strategy and identify the Order of Magnitude Project Budget.

### 4.1 Recommended Master Plan Overview

Final modifications were made to the previous schematic to incorporate all comments from the Advisory Committee, adjacent user groups, and members of the community. It was determined that the vacant gift shop will be converted to a shade pavilion or demolished to install a new shade pavilion. Additional analysis is required to determine the feasibility of converting the vacant gift shop to a shade pavilion. It was also recommended to analyze the gazebo to determine the remaining life and provide improvement recommendations. Two accessible portable restrooms are proposed inside of the shade pavilion. The front façade on the front of the vacant gift shop will be protected to block views of the restrooms and keep the character of the historic building. A bike rack and water fill station were added to the plan outside of the shade pavilion. Park use areas were identified and a Park Use Area Plan was created (**Figure 4-2**). This plan can be distributed to vendors or event users of the park to instruct which open lawn space to utilize or to park when the town grants permission.

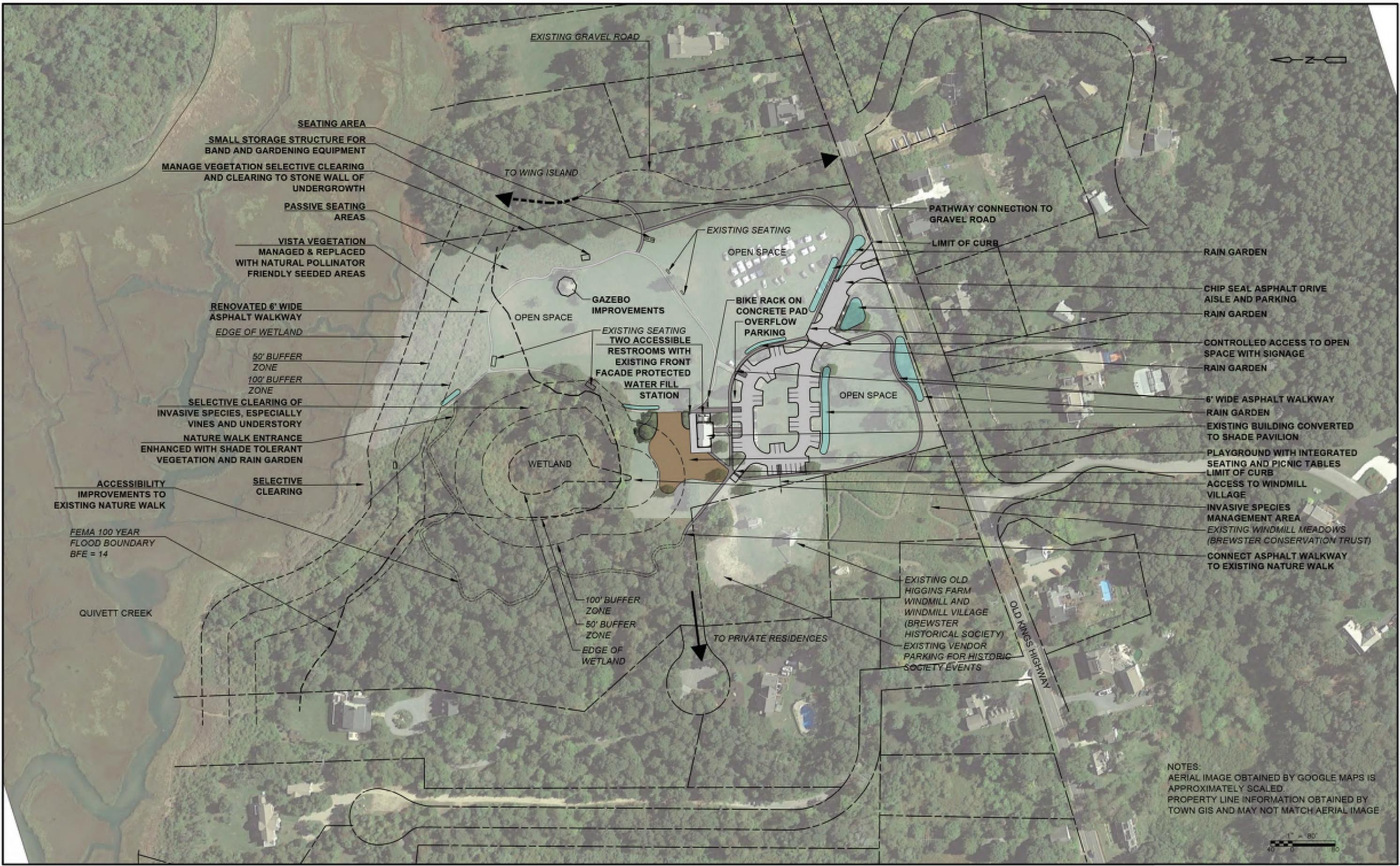
Project goals include the following:

- Preserve the character of the park and enhance the views of the bay.
- Collaborate with the Brewster Historical Society and the Brewster Conservation Trust in preserving the character of the complex and enhancing its use.
- Plan for increased use and provide additional access to and throughout the park
- Identify park use areas
- Collaborate with local advisory committee representing the town and coordinate with adjacent user groups

Design criteria was identified including the following:

- New asphalt walking trails are to be 6 feet in width
- New asphalt walking trails, parking and road are to be installed with chip seal
- Understory to be selectively cleared against eastern stone wall
- 50 asphalt parking stalls to be provided

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SEATING AREA  
 SMALL STORAGE STRUCTURE FOR  
 BAND AND GARDENING EQUIPMENT  
 MANAGE VEGETATION SELECTIVE CLEARING  
 AND CLEARING TO STONE WALL OF  
 UNDERGROWTH  
 PASSIVE SEATING  
 AREAS  
 VISTA VEGETATION  
 MANAGED & REPLACED  
 WITH NATURAL POLLINATOR  
 FRIENDLY SEEDED AREAS

RENOVATED 6' WIDE  
 ASPHALT WALKWAY  
 EDGE OF WETLAND

50' BUFFER  
 ZONE  
 100' BUFFER  
 ZONE

SELECTIVE CLEARING OF  
 INVASIVE SPECIES, ESPECIALLY  
 VINES AND UNDERSTORY  
 NATURE WALK ENTRANCE  
 ENHANCED WITH SHADE TOLERANT  
 VEGETATION AND RAIN GARDEN

ACCESSIBILITY  
 IMPROVEMENTS TO  
 EXISTING NATURE WALK

FEMA 100 YEAR  
 FLOOD BOUNDARY  
 BFE = 14

QUIVETT CREEK

EXISTING GRAVEL ROAD

TO WING ISLAND

OPEN SPACE  
 GAZEBO  
 IMPROVEMENTS

EXISTING SEATING  
 TWO ACCESSIBLE  
 RESTROOMS WITH  
 EXISTING FRONT  
 FACADE PROTECTED  
 WATER FILL  
 STATION

WETLAND

100' BUFFER  
 ZONE  
 50' BUFFER  
 ZONE  
 EDGE OF  
 WETLAND

TO PRIVATE RESIDENCES

EXISTING SEATING

OPEN SPACE

BIKE RACK ON  
 CONCRETE PAD  
 OVERFLOW  
 PARKING

OPEN SPACE

PATHWAY CONNECTION TO  
 GRAVEL ROAD

LIMIT OF CURB

RAIN GARDEN

CHIP SEAL ASPHALT DRIVE  
 AISLE AND PARKING

RAIN GARDEN

CONTROLLED ACCESS TO OPEN  
 SPACE WITH SIGNAGE

RAIN GARDEN

6' WIDE ASPHALT WALKWAY

RAIN GARDEN

EXISTING BUILDING CONVERTED  
 TO SHADE PAVILION

PLAYGROUND WITH INTEGRATED  
 SEATING AND PICNIC TABLES  
 LIMIT OF CURB

ACCESS TO WINDMILL  
 VILLAGE

INVASIVE SPECIES  
 MANAGEMENT AREA

EXISTING WINDMILL MEADOWS  
 (BREWSTER CONSERVATION TRUST)

CONNECT ASPHALT WALKWAY  
 TO EXISTING NATURE WALK

EXISTING OLD  
 HIGGINS FARM  
 WINDMILL AND  
 WINDMILL VILLAGE  
 (BREWSTER  
 HISTORICAL SOCIETY)  
 EXISTING VENDOR  
 PARKING FOR HISTORIC  
 SOCIETY EVENTS

OLD KINGS HIGHWAY

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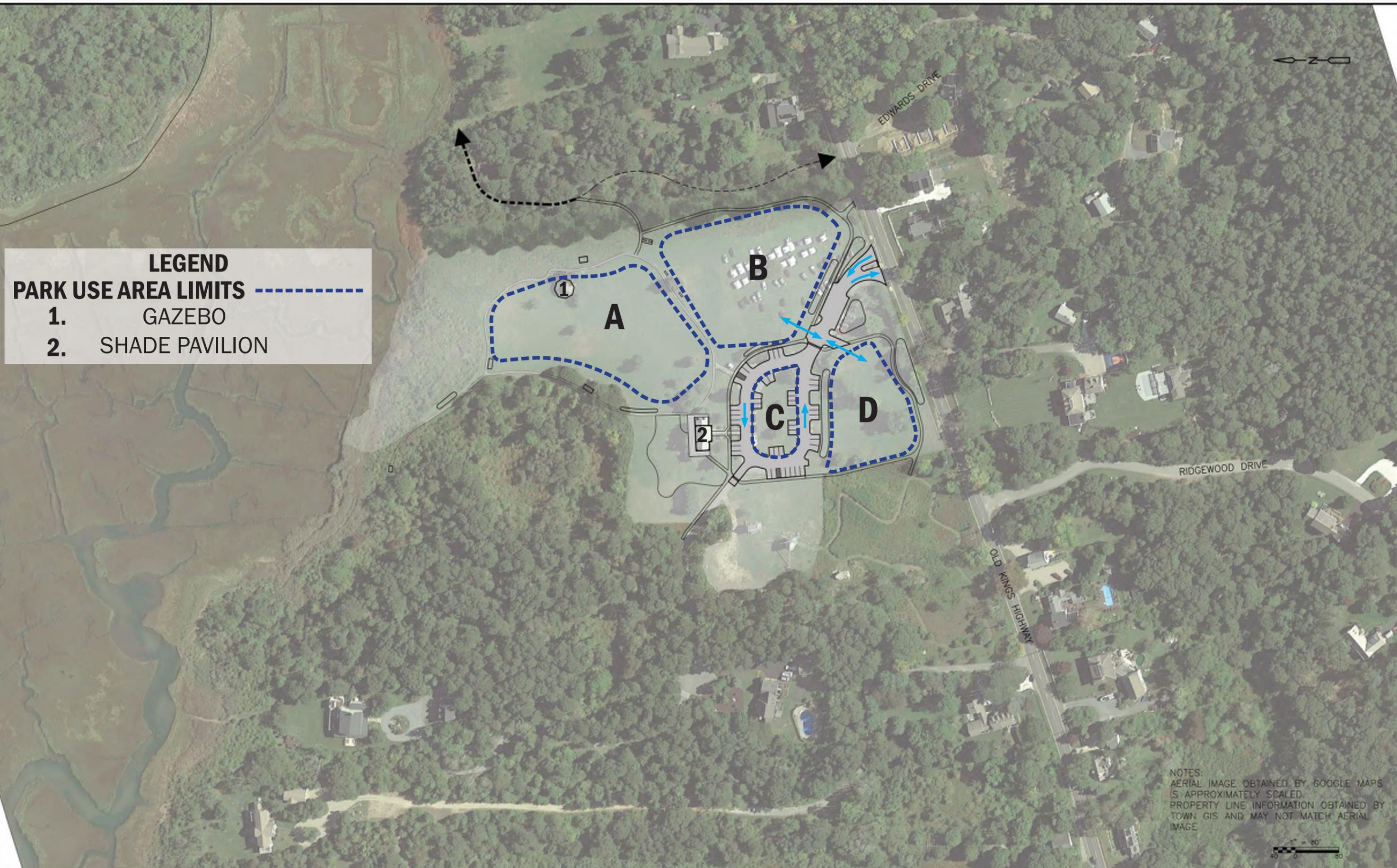
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**LEGEND**

**PARK USE AREA LIMITS** - - - - -

**1.** GAZEBO

**2.** SHADE PAVILION



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- Native plantings and flowering trees to be utilized
- Views of the bay are not to be blocked

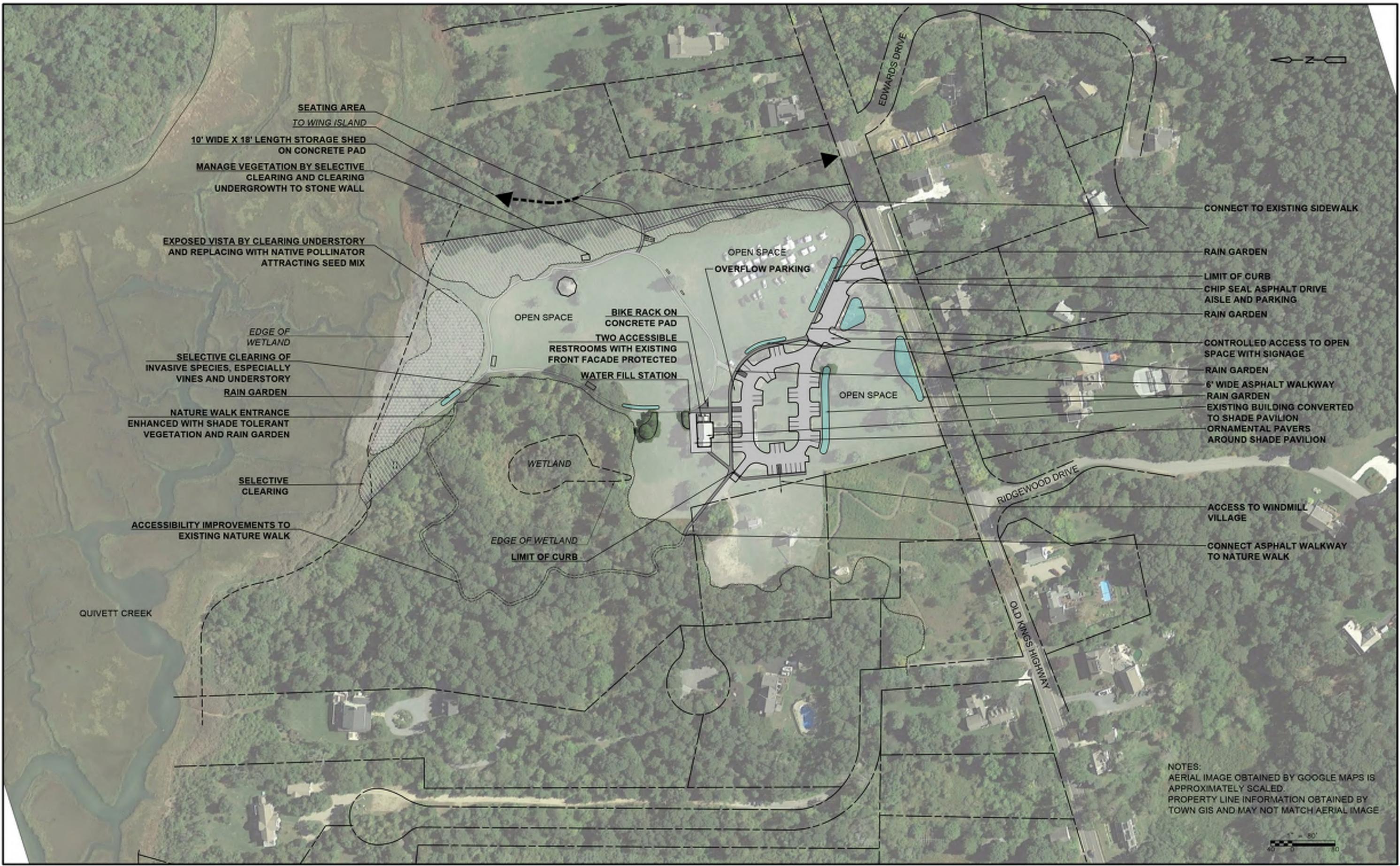
## 4.2 Phasing Strategy

Due to the size and complexity of the improvements identified in the Recommended Master Plan, it is planned that the park improvements will be implemented in two or more phases. Decisions on what elements are to be prioritized will be determined by many factors including available funds and community interest. For the purposes of this study, a Phase I Improvements Plan (**Figure 4-3**) was created. This plan can be implemented in several sub-phases. The majority of the Recommended Master Plan is included in the Phase I Improvements Plan; however, the playground is planned to be constructed in the second phase and the southwestern walking path is planned for a future phase.

## 4.3 Order of Magnitude Project Budget

In order to plan for project funding and schedule, an Order of Magnitude Project Budget (**Appendix B and C**) was created for the first phase and second phase. The budget identifies estimated demolitions costs, material costs, contractor costs for overhead and profit, engineering costs, and costs for analyzing the feasibility of implementing improvement for the vacant gift shop and bandstand gazebo. A 25 percent contingency is included in the budget to account for project unknowns. As the final design is refined the contingency will be reduced and the elements to be included in the first phase of implementation will be identified.

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## Section 5

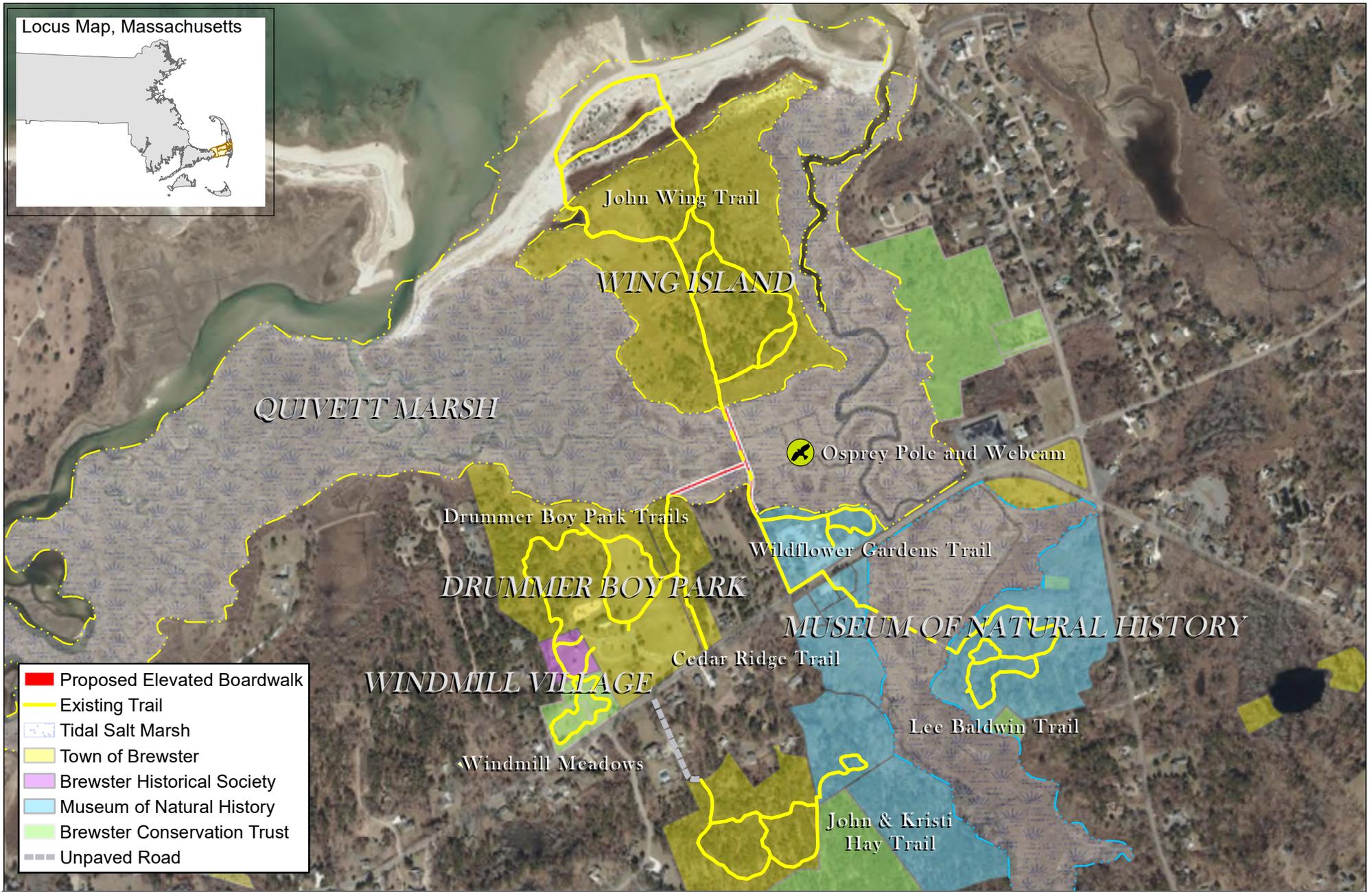
### Conclusion

Obtaining feedback from the community is an important step in planning improvements to public spaces. It is critical that members of the community and park users have a voice to inform and educate designers about their priorities and needs. The improvements to Drummer Boy Park were presented via zoom on April 26, 2021 to the public and positive feedback was received. The Advisory Committee Met in May to review and discuss comments from the public. In Brewster, the Select Board act as the Park Commissioners, and changes to the park are required to be reviewed by the Selectmen prior to being presented at Town Meeting. On June 7, 2021 the improvements to Drummer Boy Park were presented to the Select Board (**Appendix D**). The Master Plan for Drummer Boy Park will be presented at the Town Meeting in the fall of 2021 for approval.

# Appendix A

## Proposed Raised Boardwalk to Wing Island

Locus Map, Massachusetts



# PROPOSED RAISED BOARDWALK TO WING ISLAND AND ADJACENT TRAIL SYSTEMS

0 0.05 0.1 0.2 Miles



CREATED BY: DAJ  
02/01/21  
CREDITS: MASSGIS

## Appendix B

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# Order of Magnitude Opinion of Probable Project Cost, Phase I

Drummer Boy Park

Brewster, MA

Phase I

ORDER OF MAGNITUDE OPINION OF PROBABLE PROJECT COST

7/16/2021

Based on Phase I Improvements Plan dated July 2021

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Site Preparation</b>				
Erosion and Sedimentation Control	1	ls	\$5,000.00	\$ 5,000
Temporary fencing and safety signage	1	ls	\$5,000.00	\$ 5,000
Clear and Grub/ Vegetation Selective Clearing (Approximately 80,000 square feet)	1	ls	\$15,000.00	\$ 15,000
<b>Site Preparation Subtotal</b>				<b>\$ 25,000</b>
<b>General Site Improvements</b>				
Bituminous concrete walkway	500	sy	\$45.00	\$ 22,500
Full depth bituminous concrete access drive and parking with chip seal	2,300	sy	\$70.00	\$ 161,000
Mill and Overlay bituminous concrete access drive and parking with chip seal	900	sy	\$35.00	\$ 31,500
Renovate existing vacant gift shop or install new shade pavillion	1	allowance	\$200,000.00	\$ 200,000
10' wide by 18' length storage shed on concrete	1	ea	\$15,000.00	\$ 15,000
Granite Curbing with 6" Reveal	550	lf	\$45.00	\$ 24,750
Concrete Pavers	1,400	sf	\$30.00	\$ 42,000
Accessibility Improvements to Nature Trail	1	ls	\$15,000.00	\$ 15,000
Two (2) 6' x 6' accessible portable restroom	2	ea	\$5,000.00	\$ 10,000
Bench with Poured Concrete Pad	5	ea	\$2,700.00	\$ 13,500
Rain Garden (Approximately 10,500 square feet)	1	ls	\$50,000.00	\$ 50,000
Loam and Seed Disturbed Areas	1	ls	\$5,000.00	\$ 5,000
Plantings	1	allowance	\$50,000.00	\$ 50,000
Signage	1	allowance	\$10,000.00	\$ 10,000
Bike Rack on Concrete Pad	1	ea	\$4,000.00	\$ 4,000
Miscellaneous Work and Cleanup	1	ls	\$20,000.00	\$ 20,000
<b>General Site Improvements Subtotal, rounded</b>				<b>\$ 674,300</b>
<b>Project Subtotal</b>				<b>\$ 699,300</b>
			Subtotal Direct Costs	<b>\$ 699,300</b>
			Contractor Mobilization/Demobilization - 5% (Rounded)	<b>\$ 35,000</b>
			Subtotal Direct Costs plus Mobilization/Demobilization	<b>\$ 734,000</b>
			Div 01 (Gen. Cond.) and General Contractors OHP - 15% (Rounded )	\$ 110,000
			<b>ESTIMATED CONSTRUCTION COST, ROUNDED</b>	<b>\$ 844,000</b>
			Contingency - 25%, (Rounded)	\$ 211,000
			<b>TOTAL CONSTRUCTION COST, ROUNDED</b>	<b>\$ 1,055,000</b>
			Engineering- 15%, (Rounded) plus \$8K for existing building analysis, plus \$25K for playground 60% design.	\$ 190,000
			<b>ESTIMATED TOTAL PROJECT CONSTRUCTION COST WITH CONTINGENCY AND ENGINEERING</b>	<b>\$ 1,250,000</b>

## Appendix C

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# Order of Magnitude Opinion of Probable Project Cost, Phase II

Drummer Boy Park

Brewster, MA

Phase I

ORDER OF MAGNITUDE OPINION OF PROBABLE PROJECT COST

7/16/2021

Based on Phase II Improvements Plan dated July 2021

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Site Preparation</b>				
Erosion and Sedimentation Control	1	ls	\$2,000.00	\$ 2,000
Temporary fencing and safety signage	1	ls	\$2,000.00	\$ 2,000
Demo Existing Playground	1	ls	\$10,000.00	\$ 10,000
Clear and Grub	1	ls	\$2,000.00	\$ 2,000
	<b>Site Preparation Subtotal</b>			<b>\$ 16,000</b>
<b>General Site Improvements</b>				
Playground with Poured in Place Surfacing	1	ls	\$500,000.00	\$ 500,000
Bench with Poured Concrete Pad	2	ea	\$2,700.00	\$ 5,400
Bituminous Concrete Walkway (Southwest Path)	105	sy	\$45.00	\$ 4,725
Rain Garden	1	ls	\$10,000.00	\$ 10,000
Loam and Seed Disturbed Areas	1	ls	\$2,000.00	\$ 2,000
Plantings	1	allowance	\$5,000.00	\$ 5,000
Miscellaneous Work and Cleanup	1	ls	\$5,000.00	\$ 5,000
	<b>General Site Improvements Subtotal, rounded</b>			<b>\$ 532,100</b>
	<b>Project Subtotal</b>			<b>\$ 548,100</b>
	Subtotal Direct Costs			<b>\$ 548,100</b>
	Contractor Mobilization/Demobilization - 5% (Rounded)			<b>\$ 27,000</b>
	Subtotal Direct Costs plus Mobilization/Demobilization			<b>\$ 575,000</b>
	Div 01 (Gen. Cond.) and General Contractors OHP - 15% (Rounded )			<b>\$ 86,000</b>
	<b>ESTIMATED CONSTRUCTION COST, ROUNDED</b>			<b>\$ 661,000</b>
	Contingency - 25%, (Rounded)			<b>\$ 165,000</b>
	<b>TOTAL CONSTRUCTION COST, ROUNDED</b>			<b>\$ 826,000</b>
	Playground Final Design (\$55K), Bidding Services (\$8K), Services During Construction (\$35K)			<b>\$ 98,000</b>
	<b>ESTIMATED TOTAL PROJECT CONSTRUCTION COST WITH CONTINGENCY AND ENGINEERING</b>			<b>\$ 920,000</b>

## Appendix D

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# Drummer Boy Park Master Plan Presentation, June 7, 2021



# Drummer Boy Park

## Master Plan



**Chris Miller, Director**  
*Dept. of Natural Resources*

**James Veara,**  
*Committee Chair*

**Michael Dodson, RLA**  
*CDM Smith*

**David Young, P.E.**  
*CDM Smith*

*June 7, 2021*

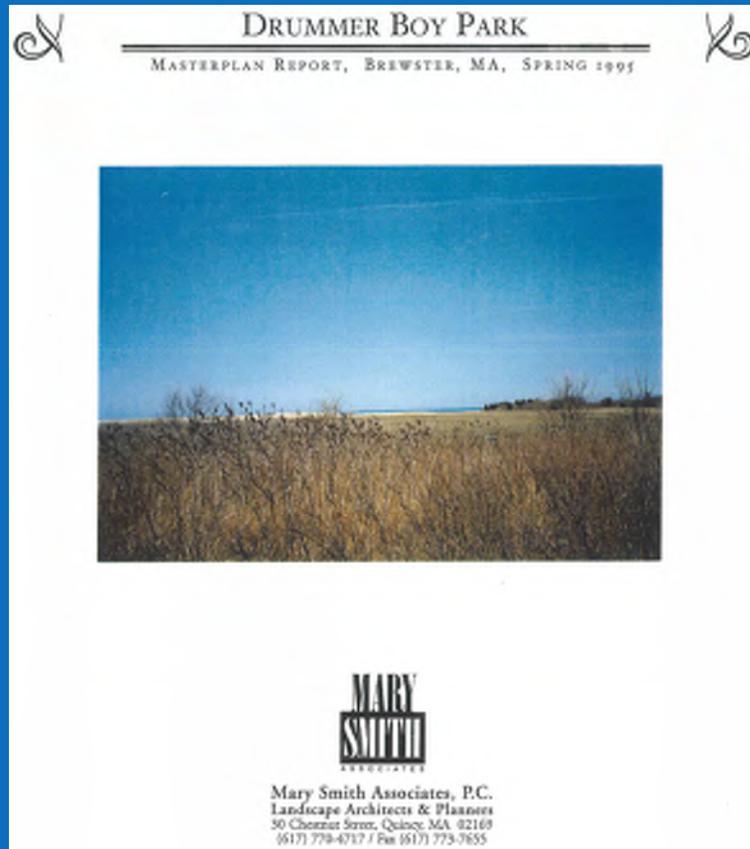
**CDM  
Smith®**



# Brewster Conservation Day



# Project History



- Town of Brewster purchased property in 1988.
- Select Board act as the Park Commissioners, changes to the park are required to go to Town Meeting for approval.
- Initial Master Plan for Drummer Boy Park was presented at the May 1, 1995 Town Meeting and was approved.
- The existing museum/residence building was removed, and the bandstand and playground were added.
- A walking path through the grassy field was created and later paved to allow better accessibility.
- A trail through the woods behind the playground was also established.
- In 2020 the Select Board established the Drummer Boy Park Advisory Committee to review the park and revise the Master Plan. CDM Smith was hired by the town to assist the committee in preparing the revised plans.
- The new Master Plan will go to Town Meeting in fall 2021 for approval.

# Advisory Committee – Thank you!

- James Veara
- John Kissida
- Cherylanne Lombardi
- Chris Miller
- Patrick Ellis
- Andrea Nevins
- Tom Wingard
- Hal Minis
- Michael Gradone
- Sally Gunning
- Stephen Najarian
- Denise Rego
- Bob Smith
- Patricia Hughes

# Project Goals

- Preserve character of the park
- Enhance and preserve views of the bay
- Increase use and access
- Identify park use areas
- Collaborate with local advisory committee representing the Town
- Plan development coordinated with adjacent user groups
- This is your park!

# Existing Park and Surrounding Area



# Existing Park and Surrounding Area



# Existing Vacant Gift Shop and Gazebo



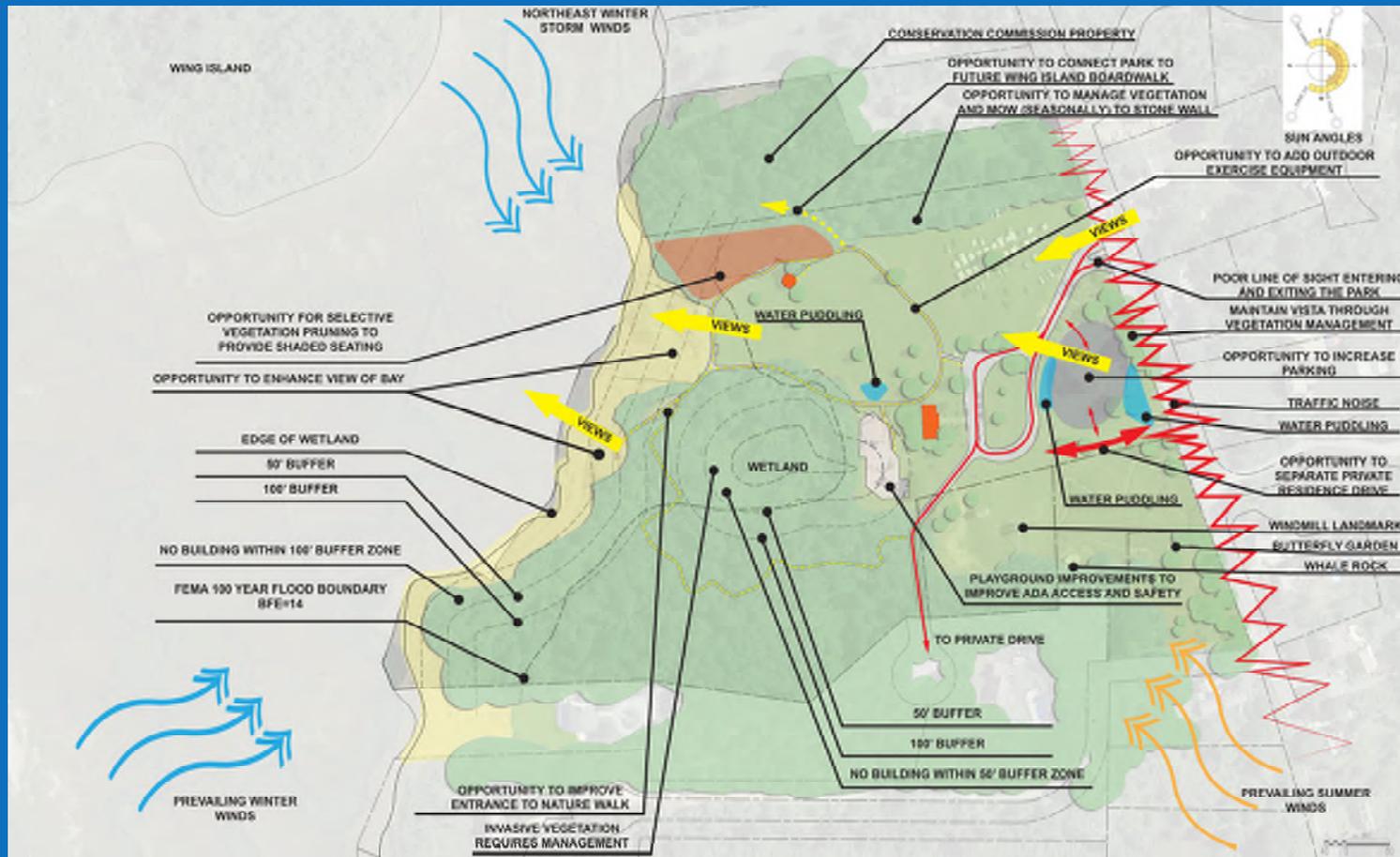
# Existing Playground



# Drainage Challenges



# Opportunities and Constraints



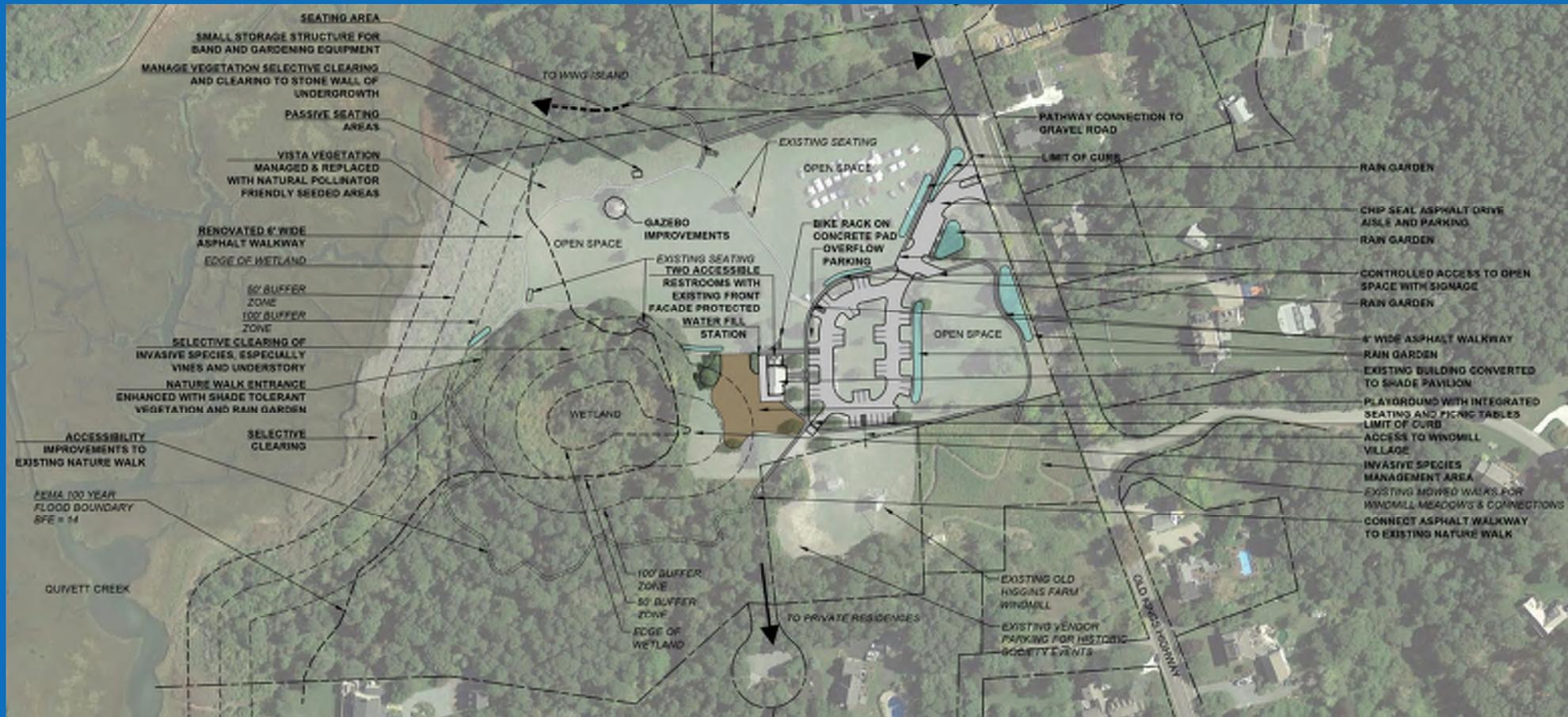
# Proposed Improvements

- Parking improvements
- New playground
- Improvements to vacant gift shop
- Nature trail enhancements
- Additional walking paths and seating areas
- Drainage improvements
- Identification of park use areas
- Prioritized Phase I Improvements

# Design Criteria

- 6-ft wide asphalt walking trails
- Selectively clear understory against eastern rock wall
- Provide 50 parking stalls using town requirements
- Utilize native plantings and flowering trees
- Do not block views to bay

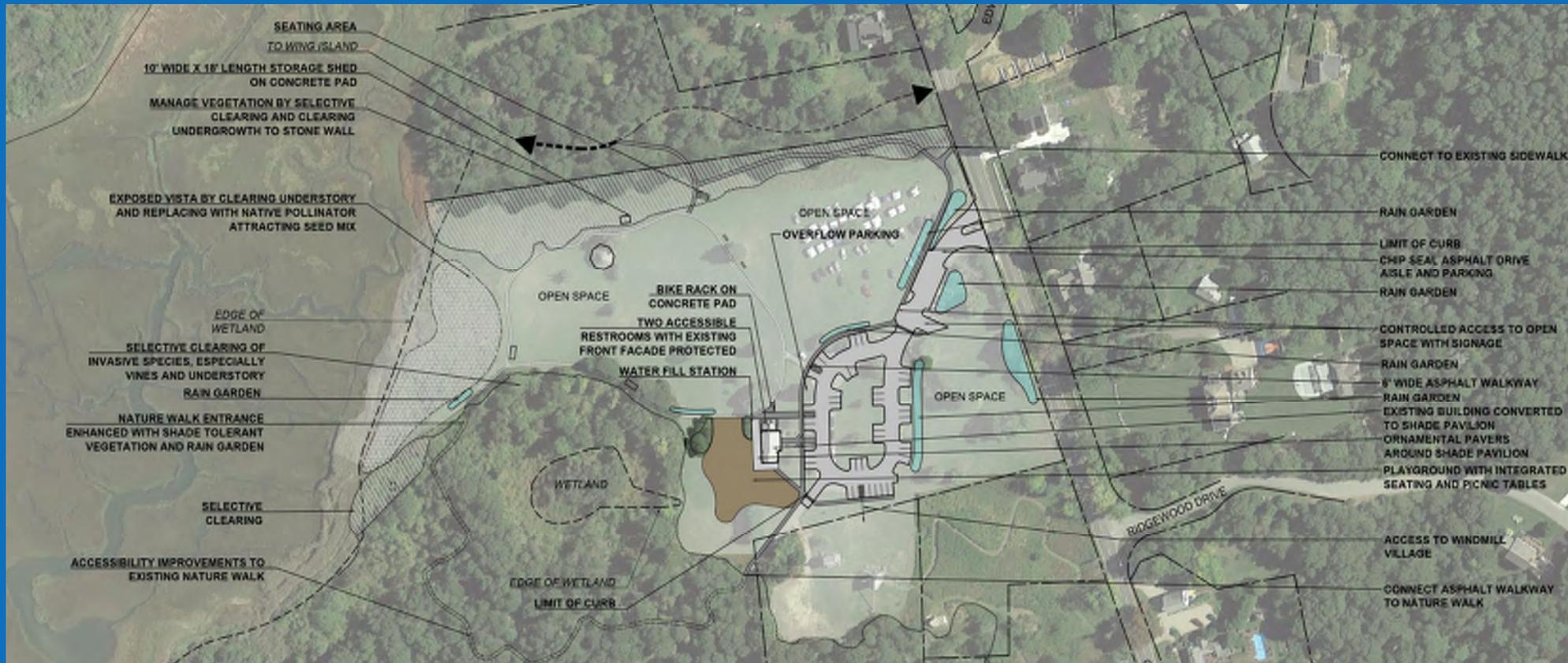
# Recommended Master Plan



# Recommended Master Plan

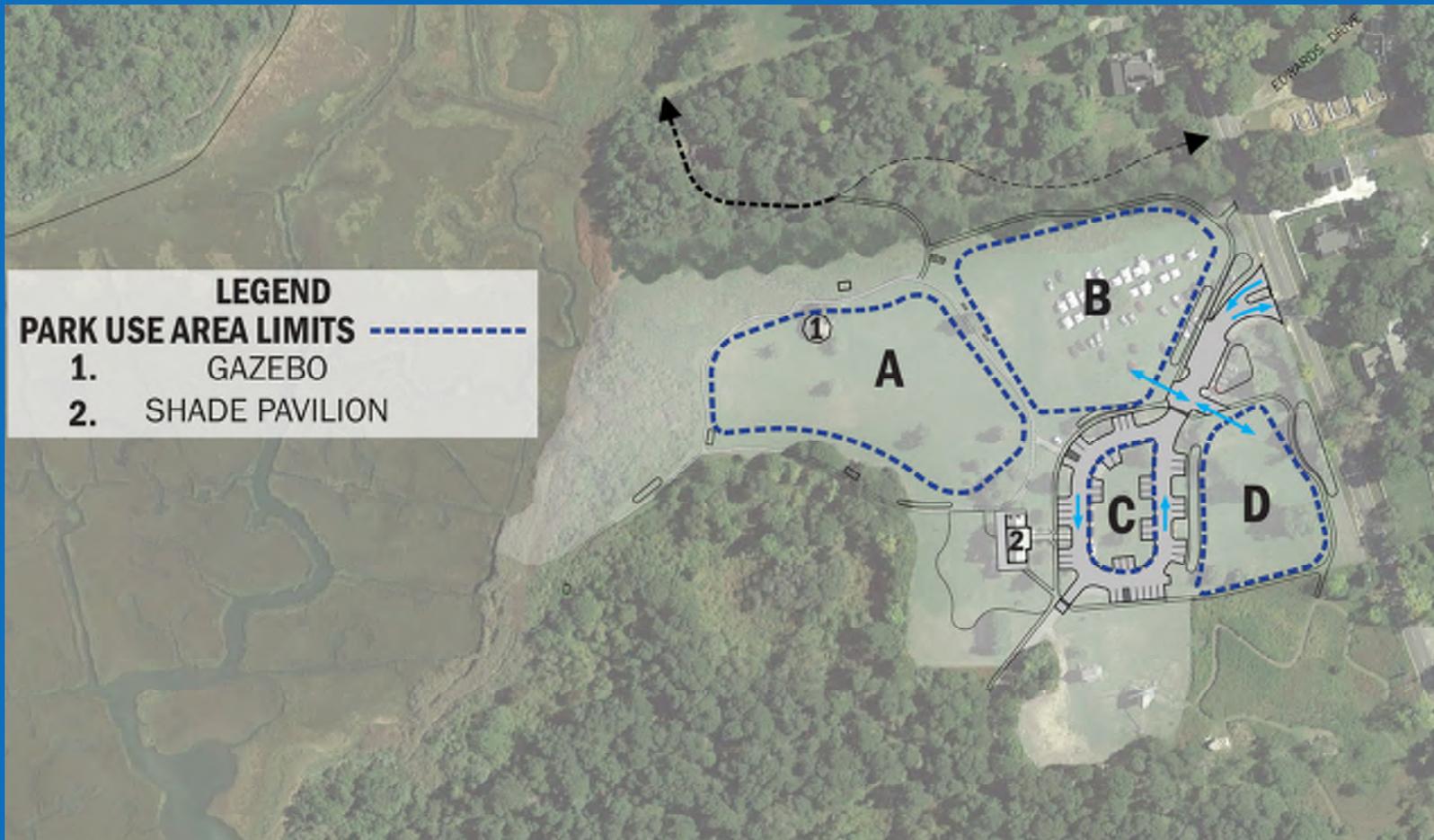


# Phase I Improvements Plan



Phase I Improvements Cost: Approximately \$2 Million

# Park Use Area Plan



# Questions and Discussion



# Appendix E

## Meeting Minutes



# Town of Brewster

## Drummer Boy Park Advisory Committee

[drummerboymeeting@brewster-ma.gov](mailto:drummerboymeeting@brewster-ma.gov)

MEETING Minutes  
Wednesday February 3, 2021 at 1:00pm

BREWSTER TOWN CLERK

21 MAY 10 2021

### Drummer Boy Park Advisory Committee

John Kissida

Cherylanne  
Lombardi

Andrea Nevins

E. James Veira

Tom Wingard

Stephen Najarian

Natural Resources  
Director  
Chris Miller

Council on Aging  
Director  
Denise Rego

Recreation Director  
Mike Gradone

Public Works  
Director  
Patrick Ellis

1. Call to Order
  - Chris called the meeting to order at 1:00PM
2. Declaration of a Quorum
  - Chris declared a quorum was present
  - Members in Attendance: John Kissida, Cherylanne Lombardi, Stephen Najarian, Andrea Nevins, James Veira; Not Present: Tom Wingard
  - Other Attendees: Mike Dodson, CDM Smith; Patrick Ellis, Public Works Director; Mike Gradone, Recreation Director; Sally Gunning, Brewster Historical Society; Chris Miller, Natural Resources Director; Hal Minis, Brewster Conservation Trust; Denise Rego, Council on Aging Director; Bob Smith, Cape Cod Museum of Natural History; Dave Young, CDM Smith
3. Meeting Participation Statement
  - Chris read the meeting participation statement
4. Public Comment
  - No public comments on items not on the agenda were made
5. Introductions
6. Election of committee chair, vice chair, and clerk
  - Nominations to serve as chair, vice chair, and clerk
    - John Kissida accepts vice chair nomination
    - Jamie Veira accepts chair nomination
    - Cherylanne Lombardi accepts clerk nomination
    - Jamie makes motion to vote on all nominations; seconded by John; unanimous vote in favor of all nominations
7. Discuss Overall Project Objectives & Proposed Project Timeline
8. Review Current Park Uses and Discuss Potential Desired Park Uses, including Update on Proposed Wing Island Boardwalk Project
9. Review Existing Conditions Site Base Plan and Discuss Consultant Analysis of Opportunities and Limitations
  - Review of Revised Existing Conditions Plan
    - Mike D. shares updates to Existing Conditions Plan (graphic)
    - Hal of Brewster Conservation Trust suggests inclusion of BCT land (south and west of Windmill Villageland)
    - Bob of Cape Cod Museum of Natural History suggests correction of boundary lines (lot lines of private residences)
    - Chris shares that the wooded trail pathway has been modified and should be updated on the Plan

- Mike D. discusses vistas added, references public comment about clearing of trees along rock wall, and queries committee members for input
- John clarifies prior discussion of "selective clearing" of brush and undergrowth, not trees, as desirable approach; underscores the importance of stating rationale for selective clearing (i.e. to expose stonewall; invasives control, improve vista)
- Chris suggests exposing the stonewall (neighboring conservation land on north side - wetland buffer zone - may limit selective pruning)
- Consensus to protect shade trees and provide invasives control
- John refers to public comment to not expand formal parking area near 6A; Mike follows up with additional public comment to not add new curb cut to entrance - committee consensus on both points made
- Dave clarifies aim of Existing Conditions Plan under consideration (opportunities and constraints), not a Master Plan
- Hal poses opportunity to integrate BHS and BCT properties with DBP; extend walking paths from wooded path to BHS and BCT lands; Sally concurs BHS is in agreement with walking paths along backside of property
- John calls for inclusion of BHS and BCT parcels to be named on analysis of existing conditions to consider the incorporation of their features on the Master Plan
- Chris and John suggest disclosure of private properties from existing conditions plan (refer to updated property lines)
- Hal clarifies entities that define the DBP site under study (BHS, BCT, and town property to be treated as an integrated whole)
- Review of updated Conceptual Site Plan
  - Mike D. shares updates to Conceptual Site Plan (graphic)
- *Discussion of walking path relative to Conceptual Site Plan*
  - Mike D. discusses opportunities: for woodland trail connection to BHS and BCT; extension of walking path from BCT toward entrance; proposal of sidewalk and curbing

- along open lawn (east of entrance); proposal of formal parking spaces along entrance roadway and loop
- Jamie suggests need to separate pedestrian/vehicular traffic, inquires about controlled access to open lawn space - Will it be flat to allow for vehicles to traverse into open lawn space? Is access wide enough for 2-way traffic?
  - Mike G. inquires into split rail fence option to separate entrance road from open lawn space to the east
  - Chris inquires into ease of access to overflow parking on open lawn space with a possible split rail fence
  - Mike D. refers to existing split rail fencing on the site that may be more consistent with character of DBP; Chris proposes concern over a permanent post (various options open to consideration)
  - Chris queries crosswalk location suggested in Conceptual Site Plan - concern for pedestrian safety
  - John refers to prior discussion of entrance (i.e. perhaps, reducing entrance footprint); agrees with Chris regarding crosswalk safety concerns; suggests parking be relocated closer to/inside circle (i.e. remove at least 6 spaces nearest entrance); suggests defining overflow parking space without use of curbing; undecided with regard to split rail fence/posts; favors fewer barriers (i.e. vertical) to overflow parking
  - Jamie agrees with elimination of parking spaces along entrance road and fenceless point of access to open space lawn
  - John mentions drainage improvements required for potential pathway connecting BCT property to entrance
  - Chris refers to existing split rail, suggests granite curbing and flower beds along entryway
  - Cherylanne agrees with relocating crosswalk and eliminating parking spaces along entryway; suggests a more natural barrier (i.e. large rocks) to overflow parking on open space; inquires into parking space surfacing and proposes use of porous pavers as a potential option for consideration
  - Mike D. mentions asphalt as material under consideration for parking usage; refers to drainage issues regarding porous pavers

- John agrees with Mike regarding challenges of establishing porous pavers and suggests chip seal and accompanying rain gardens to limit access to open lawn space
- Rain gardens shown in areas where water currently collects (graphic)
- Chris comments about increasing walking trails on property, connecting sidewalk from playground to wooded trail (following property boundary), behind Windmill Village, toward grassy Wildflower Meadow trail, intersecting at loop; suggests paving as more efficacious than stonedust
- Dave refers to previous meeting discussion of extending walkway near stonewall to connect to conservation land
- Chris shares town submission of application for trail to Wing's Island Boardwalk (ADA compatible); refers to conservation restriction in terms of parking near eastern boarder of DBP
- Hal emphasizes need to anticipate increased usage of DBP, heightened visitor interest, and greater demands for parking with Wing's Island access; proposes parking near stonewall (i.e. soft surface) as a consideration; recommends a provision made for consideration of future parking demand
- Jamie disagrees with formal parking lot in place of open space; suggests parking occur "organically"
- *Parking under consideration relative to Conceptual Site Plan*
  - Mike D. suggests offering vendors a parking plan for events (town charged with designating/ mapping out spaces for heavy use)
  - John suggests defining overflow parking areas during heavy usage without paving
  - Patrick proposes parking spaces reconfigured (i.e. parallel parking) around loop to lesson the visual impact of formalized parking spaces and increase availability of space
  - Steve agrees with unstripped parallel space, not to block traffic flow and rain gardens/ flower island along split rail fencing
  - Bob shares Hal's concern over increased parking demand with successful construction of boardwalk to access Wing's Island

- Cherylanne proposes consideration of multiple iterations of a Master Plan (i.e. offering a plan that is consistent with existing parking demands and a second option that reflects anticipated parking demands)
- Mike D. prepared an earlier graphic that includes increased parking to accommodate greater need, which could be revisited as a later conceptual option to consider as necessary
- Chris discusses expansion of opportunities for park visitors to enjoy the grounds relative to increased access to acreage through town partnerships (BHS, BCT)
- Dave classifies usage in terms of tiers (i.e. day-to-day; interest in Wing Island; larger events such as craft fairs)
- Hal stresses importance that existing plan allow for flexibility (i.e. changing future needs)
- Mike G. agrees with parallel parking (i.e. school bus) - consensus reached
- Patrick refers to using pervious pavement (depending on permeability rates) for parking spaces
- Chris proposes a controlled access point near open space south of Windmill Village
- Mike D. asks for committee input on controlled access points (i.e. split rail vs post w/ chain) to limit vehicle access where a curb does not exist
- Denise favors post and chain over split rail fence option and mentions rescue truck access
- Chris suggests a post option with roping
- Cherylanne disagrees with a post and chain option and concurs that a rope would likely be durable and easy to remove as necessary and is in favor of a less permanent structure more consistent with character of park
- Patrick offers an example of a roping system at Mayflower Beach, Dennis and split rail fencing throughout town (i.e. conservation land, beaches)
- John proposes signage (removable); questions whether it is even necessary to have permanent structures in place at controlled access points; opposes post and chain option; favors openness of park

- Dave will plan to offer different layout options for designating controlled vehicle access points
- *Discussion of playground relative to Conceptual Site Plan*
  - Mike D. shares split rail fencing option to demarcate playground area and contain playground users
  - Mike G. discusses drainage issues/water table within the playground area and suggests shifting its location toward building
  - Mike D. discusses possibility of elevating playground
  - John agrees with locating playground closer to building and suggests an examination of the playground footprint, perhaps reducing the space
  - Mike G. offers to investigate playground elements utilized in current space at DBP and draw comparisons to school playgrounds in town with regard to overall playground space allocation; will look into fencing requirements
  - Chris proposes picnic areas/benches at west end of playground (without clearing) using hard surfacing to mitigate flooding that occurs in woodchipped area
  - Mike D. suggests swingset locations backing up to woodlands (i.e., safety precaution); designated swing areas; fibrous playground surfacing
  - Mike G. suggests the current building be repurposed into an open air space for families to gather
- *Discussion of restroom facilities relative to Conceptual Site Plan*
  - Dave asks for committee input on type of restroom facility and location
  - Chris sees no issue with the use of a serviced tight tank (i.e. portable trailer/temporary)
  - John proposes temporary usage consistent with year-round demand; Jamie agrees
  - Cherylanne agrees with open air structure to provide shelter (i.e., rain/shade) and suggests some separation/delineation between spaces (i.e. separate open air structure/pavillion from restroom facilities and from actual playground space) while maintaining a coherent integration of the spaces
  - John agrees that the play area should remain independent from the structure (open air pavillion)
  - Cherylanne suggests reconsideration of restroom location

- Chris mentions portable unit must be accessible for the purpose of pumping
- Patrick suggests looking into space between parking loop and current building (relatively flat, open, unused area) to consider locating restroom facilities at front entrance
- Mike D. proposes vertical playground structures as one way to reduce square footage of playground area
- Dave asks about band storage needs (remain in question)
- Jamie proposes storage on east side of building and offer restroom facilities that are less prominently displayed
- Cherylanne suggests potential space for restroom facility west of playground (between the current building and grassy area that abuts private road in the direction of Windmill Village); does not advocate for increased playground square footage but recognizes the multiage age use of playground and benefit of spacing out elements in an area where kids are running around in all directions; not in favor of fencing around playground unless it is a requirement; only concern is playground proximity to any additional parking lanes
- *Discussion of Gazebo/Bandstand & Windmill Village relative to Conceptual Site Plan*
  - John queries into band stand condition and the potential for storage of band equipment at the band stand rather than at the location of the current building
  - Mike D. offers landscaping as an option to conceal storage around bandstand
  - John proposes the possibility of storage within a newly designed and replacement bandstand or along its backside
  - Sally of Brewster Historical Society asks for clarification of walkway surfacing material and location relative to BHS property; suggests a painted crosswalk over private road; mentions BHS split rail fence along property line and parking loop and current designation of vendor parking space
  - Chris suggests reworking design of Conceptual Site Plan to more accurately depict property boundaries
  - John recommends revisiting the conceptual design plan earlier devised for BHS and distributed to the committee,

which includes a handicap parking space and access ramp to Windmill Village

- o Sally shares designated entrance to BHS property
  - o Patrick mentions the present one-way directionality of parking loop that is unregulated yet understood and followed by residents and visitors alike without the presence of signage; cautions against overprescribing parking rules/regulations and related signage
  - o John suggests flowering trees to offset parking expansion and offers species examples for rain gardens as well
  - o Cherylanne suggests additional rain garden to the east of the playground adjacent to the swings (right/back side of current building); mentions the need to keep restroom facilities central but in consideration of available space and the desired focal points of entry into the park
  - o Chris mentions provisions for emergency helicopter use
10. Discuss agenda items for next meeting
  11. Future Meeting – March 3, 2021
    - Jamie - next meeting will be held on Wednesday, March 3rd at 1pm
  12. Other Business not anticipated by Chair within last 48 hours
  13. Adjournment
    - John Kissida makes motion to adjourn; Cherylanne seconds the motion; all in favor

<http://video.brewster-ma.gov/CablecastPublicSite/show/5205?channel=1>

Date Approved: April 7, 2021



# Town of Brewster

## Drummer Boy Park Advisory Committee

[drummerboymeeting@brewster-ma.gov](mailto:drummerboymeeting@brewster-ma.gov)

MEETING Minutes  
Wednesday March 3, 2021 at 1:00pm

BREWSTER TOWN CLERK

21 MAY 10 3:31 PM

### Drummer Boy Park Advisory Committee

John Kissida

Cherylanne  
Lombardi

Andrea Nevins

E. James Veira

Tom Wingard

Stephen Najarian

Natural Resources  
Director  
Chris Miller

Council on Aging  
Director  
Denise Rego

Recreation Director  
Mike Gradone

Public Works  
Director  
Patrick Ellis

1. Call to Order
  - Jamie called the meeting to order at 1:01PM
2. Declaration of a Quorum
  - Jamie declared a quorum was present
  - Members in Attendance: John Kissida; Vice Chair; Cherylanne Lombardi, Clerk; Andrea Nevins; James Veira, Chair; Tom Wingard, Stephen Najarian
  - Other Attendees: Mike Dodson, CDM Smith; Mike Gradone, Recreation Director; Sally Gunning, Brewster Historical Society; Patricia Hughes, Member of Natural Resources Advisory Commission; Chris Miller, Natural Resources Director; Hal Minis, Brewster Conservation Trust; Denise Rego, Council on Aging Director; Bob Smith, Cape Cod Museum of Natural History, David Young, CDM Smith
3. Meeting Participation Statement
  - Jamie read the meeting participation statement
4. Public Comment
  - No public comments on items not on the agenda were made
5. Introductions
6. Discuss Overall Project Objectives & Proposed Project Timeline
  - Review of Proposed Schedule for Project Completion
    - Mike D. discusses goals of current meeting: to review schematic drawings of updated plans and define priorities prior to April 7<sup>th</sup> meeting when costs estimates are identified and recommended future phases are clarified; a community meeting is scheduled for April 21<sup>st</sup>; Master Plan is on schedule to be finalized on May 5<sup>th</sup>; the committee plans to present to the Select Board a month after finalizing the plan
    - Dave suggests the committee consider the format and logistics of the upcoming community meeting
    - Chris Miller suggests an in-person community meeting will not likely be feasible given the current social distancing guidelines and will check with the Town Administrator for recommended process for
    - Cherylanne asks, "Will there be another scheduled site visit?"
    - Jamie is in favor of a second site visit
    - Mike D. proposes the consideration of an outdoor community meeting on site

- Jamie suggests seeking Town guidance on format for gathering community input
  - Hal refers to Brewster Conservation Day as an example of a successful outdoor tented gathering on site
  - Jamie reiterates the need to consider state COVID restrictions on size of gatherings and distancing and is in favor of a committee site visit
7. Review Current Park Uses and Discuss Potential Desired Park Uses, including Update on Proposed Wing Island Boardwalk Project
- a. Form Follow Function: Andrea Nevins
    - Andrea discusses park needs of older adults such as exercise venues and social activities; mentions qualifications for parks suited to older adults – safe walking trails, strategic placement of seating/benches, shade trees
    - Andrea offers a PowerPoint on age-friendly parks
    - Andrea expresses enthusiasm for converting the existing building into an open-air pavilion for multiple uses such as exercise programs, art activities, parties, etc.
    - Mike G. agrees with the need for a shade structure with portable picnic tables so that the space
    - Cherylanne mentions the need to consider the surfacing of the open-air pavilion
    - Mike G. reached out to Nauset Disposal; handicap accessible Porta Potty available for use on a seasonal basis seems to be the most feasible option
    - Tom Wingard inquires as to whether the Health Dept. has been contacted regarding a tight tank option
    - Chris refers to soil constraints per the site evaluation completed as part of the initial Master Plan and volunteers to reach out to the Health Dept.
  - b. Story Walk
    - Chris describes Story Walk concept and provides background information of proposal by resident and Brewster Ladies Library
    - Hal discusses success of past Brewster Conservation Trust Story Walks and the preference of BCT to continue to offer them on a periodic basis without installation of any permanent structures on Trust lands
    - Mike G. suggests to place a permanent structure such as this on the wooded trail rather than along the paved path

- Chris suggests that Freeman's Fields may be an alternative to Drummer Boy Park
- John opposes signage on the open space lawn/paved pathway of Drummer Boy Park
- Cherylanne agrees that the wooded trail would be a more preferable location for any installation of permanent Story Walk structures and suggests that the texts be regularly rotated to avoid stale signage; Cherylanne shares her view of opportunities Story Walks may afford multiple age groups with regard to shared reading experiences, vocabulary development, and knowledge building through complex themes addressed in texts selected
- Chris references the Little Free Library seasonally placed at the Park entrance and the willingness of the Brewster Ladies Library to take the lead on maintaining the Story Walk
- Cherylanne inquires as to whether an elevated boardwalk might be installed to connect the wooded trail over the wetlands to the playground rather than to the private road
- Dave Young expresses concern that the wooded trail is not handicap accessible and suggests consideration of Story Walk structures installed along the perimeter of the playground
- Mike G. clarifies that fencing around the playground is not a requirement and expresses concern over structures placed in the wetlands that presently border the playground
- Jamie agrees with John's remarks on signage and suggests the Story Walk may be something to integrate at a later phase
- Chris concurs that the intergration of a Story Walk may be feasible at a later phase
- Tom recommends a boardwalk or elevated walkway over the wetlands to create a connected pathway
- Hal agrees that the Story Walk works well on circular trails and does not view Trust property on Drummer Boy as well suited for a Story Walk
- Cherylanne agrees with locating Story Walk signage within the wooded trail and set back off the trail; Cherylanne proposes that the Story Walk project might provide an impetus for leveling the grade of the trail and making it more senior-friendly

- Chris plans to reach out to the resident who proposed Story Walk and the Building Commissioner
- 8. Review Existing Conditions Site Base Plan and Discuss Consultant Analysis of Opportunities and Limitations
  - Mike D. introduces the proposed Conceptual Plan and discusses revisions to the plan with regard to parking, vehicle control, rain gardens, and walkways
    - Jamie wonders about walkway surface
    - Mike suggests asphalt for continuity's sake and recommends widening the walkways (6-8')
    - Pat is in favor of expanded walking opportunities but is not in favor of widening paths beyond 6' nor using pavement in order to maintain the rural character of the Park
    - Chris mentions that existing Town sidewalks are all paved and suggests that the additional paved loop within the multi-use lawn area from Windmill Meadow toward the entrance may not be necessary if an additional pathway is created in conjunction with the planned Wing Island boardwalk
  - Paved walkways
    - Cherylanne appreciates the addition of rain gardens and more natural barriers but is not in favor formalized asphalt walkways cutting through open space lawn and would rather see walking paths that extend along the perimeter of the Park, perhaps along the rockwall.
    - Jamie is not necessarily in favor of additional asphalt visible from 6A on either the east or west side of the parking area; Jamie is in favor of a crosswalk and rain gardens
    - John suggests the additional walking path on the west may be desirable in a later phase and could be made less visible from 6A with rain gardens; favors parallel parking plan and would like to further consider parking surfacing to avoid creating the look of an expanded parking lot; expresses initial enthusiasm for potential path along the rockwall but wonders how a walkway may be integrated into the existing gravel path beyond the rockwall; would like to consider narrowing the park entrance/exit; recommends connecting to Windmill Village; agrees with connecting playground and wooded trail for the possible inclusion of a Story Walk loop

- Mike D. queries committee about the proposed paved path to the east and Conservation Commission land where a gravel path presently exists
- Chris identifies an existing break in the stonewall
- Jamie is in favor of eliminating the asphalt path along the stonewall
- Andrea is also in favor of eliminating the asphalt path along the stonewall and recommends a path in the wooded area toward the north east corner of the Drummer Boy parcel with views of the Bay and potential space for benches and picnic tables
- Historic Windmill Village
  - Hal clarifies its name, Windmill Meadows, not "butterfly garden"; agrees that the additional asphalt pathways shown on the plan should be reconsidered at a later phase of the project; recommends interpretative signage to invite visitors to the Historic Windmill Village, Windmill Meadows, etc.; such signage should represent the various elements of the park as an integrated whole and perhaps be located near the parking area
  - Mike D. sums up the committee's intent to present the paved pathways (east and west) as a later phase proposal
  - Bob asks if it would be possible to show the existing paved pathways in a different shade on the diagram to differentiate between existing versus proposed walkways
  - Jamie would like different phases of the Master Plan to be depicted on separate diagrams
  - John suggests that handicap accessibility from the parking area to Windmill Village would require consideration of the vertical grade and refers to the plan he earlier prepared for Brewster Historical Society that accounts for the sloped land
  - Sally clarifies that Windmill Village is not presently handicap accessible and will likely require additional planning and preparation on the part of the Brewster Historical Society to comply; states the preferred entrance to Windmill Village as the opening in the split rail fence in line with the windmill
  - All in agreement that parking improvements should be Phase 1
- Pathway along east property line near stonewall

- Chris inquires as to whether other committee members would like paved pathway along the stonewall given the potential connectivity to the existing sidewalk
- Cherylanne wonders if two parallel paths (i.e. paved path along stonewall and gravel path beyond) might be duplicative; agrees that additional paved pathways should be considered at a later phase and proposes strategic placement of seating areas, perhaps nearby a rain garden as a pathway endpoint rather than continuing a fully paved loop; inquires into visually representing aspects of the Master Plan (i.e. walkways, seating, parking, relocating of structures, etc.) separately in addition to holistically
- Chris suggests the anticipated additional use of the gravel path would be more respectful of neighbors if visitors entered the park and were directed to the gravel path at its midpoint
- Steven is not in favor of two parallel paths along each side of the stonewall and inquires into the location of the break in the wall as a point of connection; would prefer to reduce the three-way paved junction to a two-way
- Dave suggests that benches may be purposeful near the stonewall at its highpoint to overlook the Bay
- Pat does not support hardening of proposed walkway along the east side of Park; recommends seeking public input regarding the pathway along the east property line and to clearly indicate it as either Phase 1 or 2; suggests that the vistas are the park's defining attribute
- Jamie concurs that public comment is desirable
- Mike D.
- Chris suggests parking spaces in beach lots have been kept narrow
- Playground, shade structure, and restrooms
  - Jamie recommends playground as a Phase 1 improvement
  - John agrees that the playground area and strategic seating should be a part of Phase 1; suggests the connector between the proposed Wing Island boardwalk and park should be a meandering path and avoid the paved Y-shape intersection depicted on the graphic; recommends additional seating areas along the pathway to benefit seniors

- Mike D. queries the committee with regard to preferred quantity and type restrooms
- Jamie believes two restrooms will be sufficient and agrees with their placement near the shade structure
- Tom agrees with two restrooms; refers to Hal's earlier comments about interpretive signage and suggests placement of a graphic/sign be located in a centralized location near open air structure and parking
- Cherylanne agrees that two restrooms would be sufficient; and raises concern about its placement directly connected to the open-air shade structure; anticipates pavilion uses (i.e. ceremonies, social gatherings, exercise programs, picnics, etc.) and recommends separation of restrooms from proposed open-air structure and perhaps relocating restrooms on the west side of present building, nearer Windmill Village
- Chris mentions that a Porta Potty could be reasonable concealed with constructing a wall(s) that frame the restrooms
- Cherylanne recommends utilizing existing treescape to conceal restroom facilities
- Mike G. agrees that the restroom should be shielded with a wall(s) or fencing, and the playground should be incorporated in Phase 1
- Jamie states he must leave the meeting early and requests next month's agenda include approval of meeting minutes
- Chris recommends making use of a portion of the existing building as a restroom facility
- John assumes the role of committee chair in Jamie's absence
- Chris suggests a bottling filling station be included near the shade structure/restroom area
- Gazebo/band stand
  - Committee is interested in needs of the Brewster band with regard to storage requirements; Chris Miller is looking into uses, needs, and dimensions of current bandstand
- Rain gardens and planting around playground area
  - John recommends the plan account for a greater expanse of rain gardens
  - Pat suggests members of the Association to Preserve Cape Cod may be a resource in determining plant species

- John suggests cost savings if community-based organizations are involved in plantings; proposes the entrance to the nature walk be visually enhanced, and proposes a tree planting budget
  - Chris suggests height requirements for plantings so as not to obstruct the vistas as plants flourish
  - John asks Mike G. to determine an estimated playground budget to replace the play structure in its entirety and recommends seating and plantings surrounding the playground
  - Playground size (square footage) based on playground utilization and surfacing material under consideration
9. Discuss agenda items for next meeting
- Cherylanne asks, "What is our plan for getting the word out to the public that we are interested in their input?"
  - Chris will work with chair and Town leadership to determine process for public meeting and a date to schedule such meeting
  - Approval of meeting minutes will be on next agenda
10. Future Meeting - April 7, 2021 @ 1 pm
11. Other Business not anticipated by Chair within last 48 hours
12. Adjournment
- Pat makes motion to adjourn; Andrea seconds the motion; all in favor
  - Meeting is adjourned at 3:14PM

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Date Approved: April 7, 2021



# Town of Brewster

## Drummer Boy Park Advisory Committee

[drummerboymeeting@brewster-ma.gov](mailto:drummerboymeeting@brewster-ma.gov)

MEETING Minutes  
Wednesday January 6, 2021 at 1:00pm

BREWSTER TOWN CLERK  
21 JAN 10 2:36 PM

### Drummer Boy Park Advisory Committee

John Kissida

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Lombardi

Andrea Nevins

E. James Veara

Tom Wingard

Stephen Najarian

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Chris Miller

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Denise Rego

Recreation Director  
Mike Gradone

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1. Call to Order at 1:03 pm by Chris Miller
2. Roll call and Declaration of a Quorum declared by Chris
  - Members in Attendance: John Kissida, Cherylanne Lombardi, Andrea Nevins, Stephen Najarian, Jamie Veara; Not present: Tom Wingard.
  - Other Attendees: Mike Dodson, CDM Smith; Patrick Ellis, Public Works Director; Mike Gradone, Recreation Director; Sally Gunning, Brewster Historical Society; Chris Miller, Natural Resources Director; Hal Minis, Brewster Conservation Trust; Denise Rego, Council on Aging Director; Bob Smith, Cape Cod Museum of Natural History; David Young, CDM Smith
3. Meeting Participation Statement read by Chris Miller
4. Public Comment: none
5. Introductions.
  - New committee member, Stephen Najarian, was introduced; the Natural Resources Advisory Commission representative will be chosen at their Thursday January 7<sup>th</sup> meeting.
6. Election of committee chair, vice chair, and clerk was tabled until the next committee meeting by John Kissida, second by Cherylanne Lombardi, Unanimous vote in favor.
7. Discuss Overall Project Objectives & Proposed Project Timeline; and Review Current Park Uses and Discuss Potential Desired Park Uses, including Update on Proposed Wing Island Boardwalk Project: Discussion led by Michael Dodson, CDM Smith.
  - Mr. Dodson shared his screen and presented the originally prepared plan.
  - Discussion of the site visit by committee and opportunities/constraints that were observed.
  - Discussion on modifications to include on general site plan "Opportunities and Constraints":
    - Property lines
    - Integrate adjacent properties (BCT, Historical, Conservation parcel). Include all buildings, "whale rock", paths etc. 'basically integral to the park'. Scale out plan to show up to Museum property and trail to Wing Island, or have a second plan showing out to Wing Island/big picture.
    - Show other off site structures, across 6a and to west and east, that abut parcel(s).



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- Parking callout discussed during site visit; more discussion on parking on subsequent plans to be discussed today.
- Brief discussion on parking south of circle. General agreement that we are not discussing a large formal parking lot as not in character for site.
- Discussion on desire for additional vista pruning at north end, plus along east side of grass area.
- Additional pruning is beyond existing permit but management should be part of discussion.
- Vegetation at northeast blocks view of Wing Island.
- View of island available from adjacent conservation land; there was a vista prune plan on that parcel.
- Access to Wing Island; will be submitting a grant proposal for a raised boardwalk to Wing Island from adjacent conservation land.
- Larger volume of people will be present at park if improved access to Wing Island.
- Mike Dodson shared a draft plan (DrummerBoyPark\_ConceptA\_1.6.2021.pdf).
  - Plan adds parking along existing oval, instead of parallel parking, extends straight in spots and reduces drive isle width to 20'. Increase to approximately 50 spaces.
  - Discussion on how various groups have been using space at island and south.
  - Aerial view of site shows wear to grass demonstrating where people regularly park along drive isles.
  - New sketch showing a potential design for formalized parking design south of circle. Could be grass pave or just two strips of pavement with grass between, split rail etc. to designate areas.
  - Initial parking could be expanding parking at circle as shown in plan. Secondary design could add another 50 cars to south of oval.
  - Jamie: Likes idea of dedicated parking along oval. Prefer more "organic" use like now to south of oval versus formal design.
  - Mike: design along loop would accommodate daily use and Wing use. Perhaps a way to "rotate" parking along lawn areas.



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Formalize plan when taking reservations and designate where use is allowed.

- John: Likes plan around circle, does not like plan to south of circle. Need to check zoning for drive/parking space size. Parking at circle should not be across from each other; limit large expanse of parking. Limit size of adjacent spots, 4-5 max. Need to provide access places to additional parking on lawn for events. Vendors could provide plans for parking/ use.
- Dave Young: Design was for day-to-day users as primary, then to events. Depends on time of year, grass condition, etc. Formalize like a site-plan review for larger events, town decide on how to use park.
- Middle ground especially if boardwalk is in use (parking plan south of island). More like summer peak use. Was just one concept for talking purposes. Use rain gardens for drainage, low area for parking so does not affect vista from road.
- Chris: Would like to see some kind of control to "open lawn" area. Want to control to keep parking along circle first, and not driving out to park there on a daily basis. Could be split rail, gates, etc. to allow use for larger events, etc.
- This is a master plan, could be phased, or options if uses increase over time/needs change.
- Hal: Agree, we have some idea on daily/event use. Improvements we are discussing will bring more use, more cars. If boardwalk goes through, pretty considerable draw. Will boardwalk users compete for daily use? Contrary to Chris, do we need an intentional parking area on southeast side for wing island access?
- Chris: if we designate a parking area at southeast, we should provide a walkway along eastern side of parcel.
- Patrick: Great opportunity for stormwater in rain garden, obligated to control drainage.
- Post and rail or post and rope system to control parking on lawn area; need for that now to keep people from parking across area into vista.
- Recommend a chip seal treatment on pavement; can change color for parking stalls, etc. Tone down the 'black' pavement.



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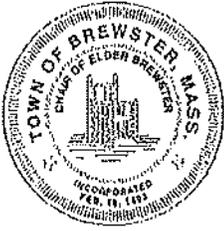
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- o John: natural stone versus pavement. Start with signage "parking on pavement only" etc.? Too much tall rail fencing "playpen" look.
- o Chris: really only was thinking of along eastern side of driveway, low rail for better control, area that can be opened.
- o Patrick: could be curbing; may want to extend sidewalk along that side. Would cut that off. Leave sidewalk on 6a, step onto pavement.
- o Most new vehicles/SUVs make curbing easily crossed.
- o Walkway entrance to park for accessibility to site via foot.
- o Not much access to site by bike due to Rt. 6a and limited length of sidewalks. Causeway across marsh narrow, limits biking/walking east of Museum. To west, not much walking along 6a. Mostly people come by vehicle.
- o Organic parking, green space, look is what people in town want.
- o Hal: re Bike access, in future, desirable to extend sidewalks past lemon tree, lukes plaza; limit is marsh crossing. Future offset boardwalk? Culvert was made extra wide to allow sidewalk on either side. Town as advocate to MassDOT is only way this will happen.
- o Hal: On analysis plan, show the foot path through woods on west side crossing the road and including paths on Historical and BCT meadow property, whale rock, etc.
- o Emphasis on connectivity of three parcels.
- o Include other buildings on historical society property, whale rock, path.
- o Patrick: Vista very big part; should be included in plan. Long term plan should emphasize preservation of vista. Mowing phragmites at marsh can be done. Tara Nye at Horsley Witten semi annual mowing projects could be example. Native grasses instead of tall phragmites.
- o Chris: Look at vista from various locations due to elevation; phragmites mostly impacts vista near north end north of band stand. Look at vista heights; lot of wind at site, and we may want a varied elevation; not just grasses. Look at from Rt. 6a,



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- path above bandstand, bandstand, path at north. Most appropriate views from each point.
- Hal: Other vistas at site; windmill, view of Cape Cod Bay; should identify them in plan and how to maintain.
  - Only unobstructed view of ocean in Brewster from 6a.
  - John: include control of invasives in planning. Not just at north, also invasives in woods.
  - Photos in 1995 master plan shows only one or two trees in vista versus now; document to show what we are trying "to bring back".
  - Stephen: Appreciate concept A parking plan.
  - Mike: sounds like we are not going to formalize parking south of circle. Primary parking around oval, different configuration. Open some spaces for bigger events, but not formalized.
  - John: need to look at where tents have been set up and where parking has occurred; Master plan should include recommendations on where parking and tents should be conducted. Set some guidelines on how to set up and vary.
  - Sally: we designate area for parking and market stalls (much on our property). Visitors to market designated parking along fence by BCT.
  - Castleberry does tents in wet area to south and park on lawn area up to gazebo. By the Bay sets up tents on lawn area. Wet area often set off by caution tape.
  - There is not a formal process from town telling them where they can set up and park. Town should be telling vendors where to set up and park.
  - Hal: Brewster Conservation Day mid July may attract up to 1000 people on a Saturday; parking on open lawn and south of circle, tents surround circle and in center of circle.
  - Chris: suggest we limit any driving to south of new paved path, not allow up to bandstand.
  - Mike: Plan can designate five or six "zones" on property to direct what can be done in each area.
  - Parking along circle is parallel; can block access to informal parking to south.
  - Could be adding gates to keep those areas available.



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- Discussion on how to direct/limit where people park for different events. Parking/activity areas a/b/c/d etc. Rotate areas and more formality to maintain condition of park etc.
- Discussion on where to place tents/activities. May be push back from long term vendors.
- Some smaller events may occur more to north (weddings, etc.) but they do not generate real vehicle traffic.
- Discussion on how park is used in various events.
- Discussion on potential changes to parking along entry road and circle.
- Discussion on additional formalized parking and drainage south of circle. If wet area addressed, vendors may be very happy to use that area near street.
- Even without formal parking layout we should address drainage, rain gardens.
- Review of vistas, opportunities to increase views of marsh and ocean. Vegetation management plan along 6a. Not remove trees but keep eye on vista, maintain. Look at island and sight lines at entrance.
- Review where drainage enters site from Rt. 6a, address in master plan.
- If drainage/rain gardens are established, the area to south of circle may be used more.
- Look at Rt. 6a vista and plan for vegetation management/pruning as needed to maintain vista.
  - Expansion of playground, do we extend to east across walkway and move walkway? Will not impact view and will make playground more visible. Pergola for shade and visual element?
  - John: Do we need to expand beyond current size? Spoke about pulling it closer to structure, away from poor soils/wetland. Need help from Recreation on need and how large/user groups. Open space/master plan discuss needs? Was located behind building to block view from Rt. 6a



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- Have Nancy White evaluation. Existing will be outdated by time of implementation.
- Can walkway go through playground or is separation needed?
- Patrick: downside to this playground seems to be soils/wet.
- Not many other locations in town for a playground with these features.
- Place playground on a mound/elevate and keep in same location? Hard to relocate to another site.
- Could move it slightly off wetland buffer/filled area, move south.
- Mike: If structure opened up, shade structure only, will remove some concerns that it is blocked by building. Could include fencing around playground? Could be split rail, etc. in character with site. Current design usually has some form of control over area. Playground improvements in plan?
- Why complicate with fence? Lived on site this long without one.
- Dave Young: playground was never "approved"? per original; was it ever approved? Same for bandstand.
- Sally: was much discussed at at least one town meeting (acceptance of gift). Include as a design element in the new plan and town meeting will accept it now.
- Any change in use, change in vista, structures on site need town meeting approval. Any of those items would require funding and likely would go to town meeting anyways.
- Mike: Design for playground, sounds like moving away from wetland, same general area. Fencing? Visual border, plantings.
- Playgrounds in town: one at each school, but not accessible except evening/weekends. Only other is this one. Discussion about adding one at Freemans Way fields. Should ask recreation commission about needs, size, etc.
- Mike: eastern side of park, pull back vegetation to stone wall/property line? Improves vistas, expands size of park.



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- Andrea: Could include alcoves, seating, exercise stations, storage for band equipment, game tables, but not in vista. Keep shade trees.
- Understory clearing, shade trees remain.
- At north end within wetlands jurisdiction and pretty well vegetated now.
- Andrea: Also consider wind, affect on park.
- Chris: Would need to maintain some vegetation to hide structures from vista at Rt. 6a.
- Patrick: East side could be more like the meadow at BCT; mow once per year, not just lawn. Adds depth, but not weekly mowing schedule.
- Mike: add pollinator seed mix, etc.
- Habitat, most missing part is flowering plants.
- Entrance to woodland trail: Instead of just a sign, open up a bit, shade garden, add perenials and help define opening better.
- Cherylanne: Bandstand plantings, incorporate to storage so band doesn't need to store equipment in building but nearer use.
- Chris: Brewster Band and Brewster Garden Club both use site; should get feedback. Garden club does plantings at entrance and around bandstand.
- John: pathway at southeast end, would this add to site pathways?
- Chris: Could incorporate existing "driveway" on conservation land into a new path leading towards boardwalk. Expands available area of park. On aerial view it is visible.
- Parking for island possible on that parcel? Conservation restriction may not allow a parking lot on that parcel. How to access, put in road across park? New curb cut would be complicated.
- Cherylanne: Any collaboration with Museum to allow parking for Wing Island access?



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- Bob: Issue for over 20 years; lots are private, has been a difficult issue already for Museum. Busy museum days lots on both side are full with museum goers. Constantly "chasing away" people who want to go to the island; have been sending them to Drummer Boy.
- Cherylanne: Utilities and condition?
- Chris: Power line to several locations, also water service to several locations, building, island, bandstand. No idea of condition/age. Need to evaluate needs for this and whether it is sufficient.
- Craft fairs generally don't use power; some events use limited power at circle, band may use it for lighting, amplification? Power line in open field area at east, then underground to existing building, circle and bandstand. Similar for water service.
- Next agenda: Very similar topics on next agenda.
- Chair, vice chair, clerk nominations/vote
- No public comment during meeting.
- Next meeting February 3<sup>rd</sup>, 1 pm.
- Agenda sent by Mike Dodson sets deadlines, topics.
- Chris to reach out to garden club, recreation, band.
- Other Business not anticipated by Chair within last 48 hours: None.
- Motion to Adjourn by Jamie Veara, seconded by John Kissida. Roll call vote was unanimous in favor. Meeting adjourned at 2:59 pm.

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Date Approved: April 7, 2021

