

# Town of Brewster Planning Board

2198 Main St., Brewster, MA 02631  
brewplan@brewster-ma.gov  
(508) 896-3701 x1133

## MEETING AGENDA

2198 Main Street

March 13, 2024 at 6:30 PM

### Planning Board

Amanda Bebrin, Chair

Alexander Wentworth  
Vice Chair

Robert Michaels  
Clerk

Charlotte Degen

Madalyn Hillis-Dineen

Antone Freitas

Elizabeth Taylor

### Town Planner

Jonathon Idman

### Senior Department Assistant

Lynn St. Cyr

This meeting will be conducted in person at the time and location identified above. This means that at least a quorum of the members of the public body will attend the meeting in person and members of the public are welcome to attend in person as well. **As a courtesy only, access to the meeting is also being provided via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or affect remote attendance or participation, unless otherwise required by law.** Members of the public with particular interest in any specific item on this agenda, which includes an applicant and its representatives, should make plans for in-person vs. virtual attendance accordingly.

Members of the public who wish to access the meeting may do so in the following manner:

**Phone:** Call (312) 626-6799 or (301) 715-8592. Webinar ID: 841 0778 1002. Passcode: 612505.

To request to speak: Press \*9 and wait to be recognized.

**Zoom Webinar:** <https://us02web.zoom.us/j/84107781002?pwd=VTVSV1ExaUNCL253NmNZV21Gdmo4dz09>

Passcode: 612505. To request to speak: Tap Zoom "Raise Hand", then wait to be recognized.

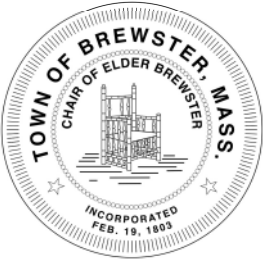
When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by accessing the meeting remotely, as noted above. Additionally, the meeting will be broadcast live, in real time, via **Live broadcast** (Brewster Government TV Channel 18), **Livestream** ([livestream.brewster-ma.gov](http://livestream.brewster-ma.gov)), or **Video recording** ([tv.brewster-ma.gov](http://tv.brewster-ma.gov)).

The Planning Board packet can be found on the Calendar on the Town of Brewster website ([www.brewster-ma.gov](http://www.brewster-ma.gov)). Please note that the Planning Board may take official action, including votes, on any item on this agenda.

1. Call to Order.
2. Declaration of a Quorum.
3. Meeting Participation Statement.
4. Recording Statement. As required by the Open Meeting Law we are informing you that the Town will be video and audio taping as well as broadcasting this public meeting. In addition, if anyone else intends to either video or audio tape this meeting they are required to inform the Chair.
5. Public Announcements and Comment. Members of the public may address the Planning Board on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Planning Board will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.

### PUBLIC HEARINGS:

6. **Special Permit Case No. 2024-03:** Applicant/Owner: Main Street Brewster Trust, Andrew K. Murphy, Trustee d/b/a The Peacemaker has applied for a special permit under Brewster Zoning Bylaw Article VI for a sign at 2149 Main Street (Tax Map 68 Parcel 121), located within the Residential Medium Density (RM) Zoning District. The Planning Board will consider and potentially vote whether to grant the Special Permit.
7. **Special Permit and Site Plan Review Case No. 2024-04:** Applicant/Owner: The Free Sea Turtle, LLC, Paul Wallace, Manager, has applied for Site Plan Review under Brewster Zoning Bylaw Article XII for a new commercial development on an undeveloped lot, and a Special Permit under Brewster Zoning Bylaw Section 179-51 for uses including building and construction trade shop or garage and a full-service restaurant, at 162 Underpass Road (Tax Map 77 Parcel 9), located within the Commercial High Density (CH) Zoning District. The



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Planning Board will consider and potentially vote whether to grant the Special Permit and Site Plan Approval. **(APPLICANT REQUESTS CONTINUANCE TO MARCH 27, 2024)**  
**Special Permit and Site Plan Review Case No. 2024-05:** Applicant/Owner: 162 Underpass LLC, Charles Whitcomb III, Manager, has applied for Site Plan Review under Brewster Zoning Bylaw Article XII for a new commercial development on an undeveloped lot, and a Special Permit under Brewster Zoning Bylaw Section 179-51 for uses including building and construction trade shop or garage and (1) accessory commercial dwelling unit, at Underpass Road (Tax Map 77 Parcel 10 and 60), located within the Commercial High Density (CH) Zoning District. The Planning Board will consider and potentially vote whether to grant the Special Permit and Site Plan Approval. **(APPLICANT REQUESTS CONTINUANCE TO MARCH 27, 2024)**

8. Approval of Meeting Minutes: February 28, 2024.
9. Committee Reports.
10. For Your Information.
11. Matters Not Reasonably Anticipated by the Chair.
12. Next Meetings: March 27, 2024 and April 10, 2024.
13. Adjournment.

**Date Posted:**  
03/08/24

**Date Revised:**

**Received by Town Clerk:**