



Town of Brewster Planning Board

2198 Main St., Brewster, MA 02631

brewplan@brewster-ma.gov

(508) 896-3701 x1133

PLANNING BOARD MEETING AGENDA

2198 Main Street

November 8, 2023 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), or **Video recording** (tv.brewster-ma.gov).

The Planning Board packet can be found on the Calendar on the Town of Brewster website (www.brewster-ma.gov). Please note that the Planning Board may take official action, including votes, on any item on this agenda. Whenever the Planning Board takes up a matter as a public hearing, the Board will also allow the opportunity for public comment on the matter.

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.
6. **Public Hearing: Proposed Modification, Special Use Permit and Site Plan Approval Decision (#2017-11 MOD1):** Applicant: Ocean Edge Resort LLC. Owner: Brewster Properties, Inc. Property: 30-44 Villages Drive as shown on Tax Map 89, Parcel 23. The Applicant seeks to modify special use permit and site plan approval decision #2017-11, which authorized the construction and operation of seasonal workforce housing units as an accommodations use for employees of Ocean Edge Resort. Specifically, the Applicant seeks modification of condition #2 of the decision, which limited the term of the approval to five (5) years, to remove any term limitation of the approval and make it permanent. The Planning Board will consider and potentially vote whether to approve the request for modification.
7. Discussion with Department of Public Works Director Griffin Ryder regarding stormwater management permitting.



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8. Approval of Meeting Minutes: October 25, 2023
9. Committee Reports.
10. For Your Information.
11. Matters Not Reasonably Anticipated by the Chair.
12. Next Meetings: December 13, 2023 and January 10, 2024.
13. Adjournment.

Date Posted:
11/01/23

Date Revised:

Received by Town Clerk: