

# Town of Brewster

2198 Main St., Brewster, MA 02631

bppc@brewster-ma.gov

(508) 896-3701

## Bay Property Planning Committee Meeting Agenda 2198 Main Street, Brewster, MA 02631 February 6, 2024 at 4:00 PM

### Members:

Amanda Bebrin,  
Chair  
(At Large)

Katie Miller Jacobus,  
Vice Chair  
(At Large)

Karl Fryzel,  
Clerk  
(At Large)

Mary Chaffee,  
Select Board

David Whitney,  
Select Board

Patricia Hughes,  
Natural Resources  
Commission

Peter Johnson,  
At Large

Caroline McCarley,  
At Large

Clare O'Connor-  
Rice, At Large

John Phillips,  
At Large

Tom Wingard,  
Recreation  
Commission

### Town Staff:

Peter Lombardi,  
Town Manager

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:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84863561303?pwd=bjhQazV3Y0NaN0dESk1LUmxmbGJCdz09>

Passcode: 893744

US: +1 312 626 6799 or +1 929 436 2866 Webinar ID: 848 6356 1303 Passcode: 893744

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)).

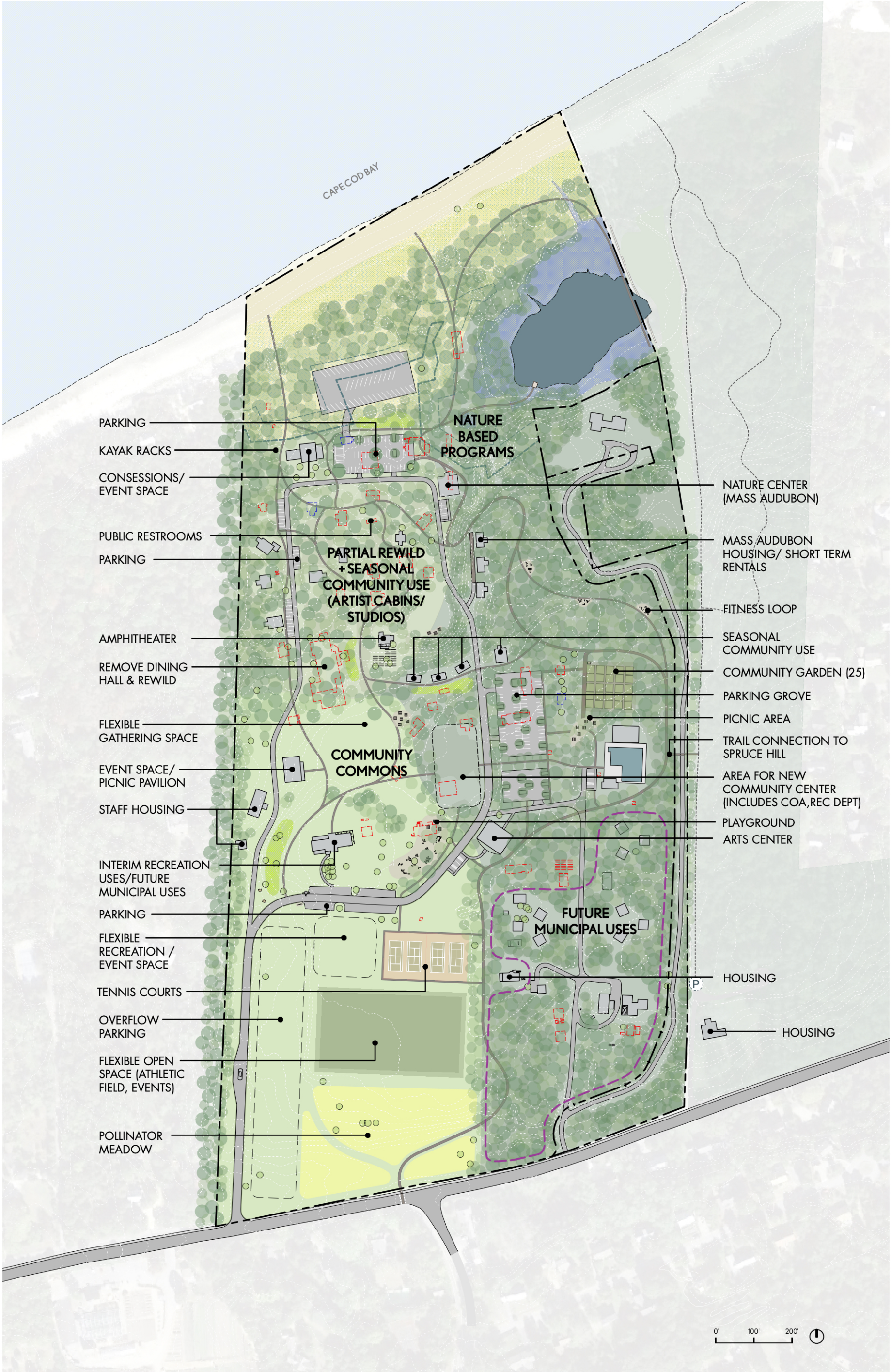
Please note that the Committee may take official action, including votes, on any item on this agenda.

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 Committee on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Committee will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
6. Follow-up Discussion on Housing & Future Municipal Uses in Secluded Zone
7. Vote to Clarify Future Municipal Uses in Secluded Zone
8. Update on Financing & Phasing Details and Format for February 15 Forum
9. Update on Shooting Range Remediation
10. Review Upcoming Approved Interim Uses and Vote on Proposed New Interim Uses
11. Vote on Meeting Minutes: January 9 and January 23, 2024
12. Discuss Future Meeting Agenda Items
13. Next Meetings: February 27, March 12 and March 26, 2024
14. Matters Not Reasonably Anticipated by the Chair
15. FYIs
16. Adjournment

**Date Posted:**  
01/31/2024

**Date Revised:**

**Received by Town Clerk:**



**Archived:** Friday, February 2, 2024 5:09:38 PM  
**From:** [Michael Gradone](#)  
**Sent:** Monday, January 29, 2024 1:24:53 PM  
**To:** [Peter Lombardi](#) [Amanda Bebrin](#)  
**Subject:** Bay Property programs and events  
**Importance:** Normal  
**Sensitivity:** None

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Hi Amanda,

The Rec Dept. would like to request usage of the Bay Property for the following this spring and summer:

*Wheel Good Time, after school on Wednesdays, starting April 3<sup>rd</sup>. Five weeks.*

*Audubon Camp field trip - the week of April 15<sup>th</sup> (not sure what afternoon yet)*

*Spring soccer with Challenger Sports, starting Sunday, April 28<sup>th</sup>. Six weeks.*

*\*No Bikefest this year*

**SUMMER NIGHTS ON THE LAWN:**

*Family Dance Party - Thursday, July 25<sup>th</sup> from 6-8pm*

*Family Movie Night - Friday, August 9<sup>th</sup> from 8-10pm*

*Touch-a-Truck - Friday, August 23<sup>rd</sup> from 5-7pm*

**Mike Gradone**

**Town of Brewster, Recreation Director**

**[www.brewsterrecreation.com](http://www.brewsterrecreation.com)**

**508-896-9430**



**Archived:** Friday, February 2, 2024 5:09:43 PM  
**From:** [Amanda Bebrin](#)  
**Mail received time:** Tue, 30 Jan 2024 18:50:20  
**Sent:** Tue, 30 Jan 2024 13:50:05  
**To:** [Peter Lombardi](#)  
**Subject:** Fwd: request for using arts center in April  
**Importance:** Normal  
**Sensitivity:** None

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----- Forwarded message -----

**From:** **Clare O'Connor-RICE** <[capeduo@comcast.net](mailto:capeduo@comcast.net)>  
**Date:** Mon, Jan 22, 2024, 3:57 'a0PM  
**Subject:** Re: request for using arts center in April  
**To:** Amanda Bebrin <[abebrin401@gmail.com](mailto:abebrin401@gmail.com)>

Thanks. We had about 20/25 last year, and I'd expect about the same. We would have them register (a number of families joined around their kids who made the pieces). Thanks!

On 01/22/2024 3:05 PM EST Amanda Bebrin <[abebrin401@gmail.com](mailto:abebrin401@gmail.com)> wrote:

Clare,  
How many people did you have last year and how many do you anticipate this year?

I'll speak with Peter about putting this on our 2/6 agenda, stay tuned.

On Mon, Jan 22, 2024, 12:27 'a0PM Clare O'Connor-RICE <[capeduo@comcast.net](mailto:capeduo@comcast.net)> wrote:

Hi, the cultural council would like to host an earth day event at the Arts Center on the Sea Camps property on Saturday, April 20. Last year our pollinator party was very well received, and we plan to do another arts project that focuses on the environment. It was from 10-1, with time for set up and clean up before and after, and that seems like a good timeframe. This would be done in cooperation with the Rec Department. Please let me know if this can go before the committee for consideration, as we need to begin planning it. Thank you.

Clare O'Connor-Rice  
chair, Brewster Cultural Council



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## MINUTES OF THE BAY PROPERTY PLANNING COMMITTEE MEETING

**DATE:** January 9, 2024

**TIME:** 4:00 PM

**PLACE:** Hybrid Participation – Zoom/2198 Main Street, Brewster, MA

**PARTICIPANTS:** Town Manager Peter Lombardi, Chair Amanda Bebrin, Vice-Chair Katie Jacobus, Selectperson Mary Chaffee, Selectperson David Whitney, Karl Fryzel, Caroline McCarley, Thomas Wingard, Patricia Hughes, Peter Johnson, John Phillips, Clare O'Connor-Rice; Liaisons/Representatives: Jan Crocker, Bill Meehan, Sharon Tennstedt, Roger O'Day, Kathleen Walker, Gary Christen, Town Staff: Mike Gradone (Recreation Department Director), Griffin Ryder (DPW Director), Elton Cutler (COA Director); Reed Hilderbrand Consultants: Elizabeth Randall, Madeleine Aronson

### **Call to Order, Declaration of a Quorum, Meeting Participation Statement and Recording Statement:**

Amanda Bebrin called the meeting to order at 4:00 pm. Ms. Bebrin read the meeting participation and recording statements. Ms. Bebrin announced all members of the committee who were present, a quorum was declared. There were no public announcements or comments.

### **Public Announcements and Comments**

None

### **Review and Discuss Key Takeaways from Forum #3 & Public Comment – Reed Hilderbrand**

Elizabeth Randall of Reed Hilderbrand noted that, in terms of the schedule, the final forum, which will occur in February, is at the end of the comprehensive planning phase. After this forum, little tweaks on the plan will be prepared – but this will be the plan that will be voted on at May Town Meeting.

Ms. Randall noted that the forum went well in general, and email feedback was also received (116 emails) following the forum. The majority of comments were thoughtful, respectful, and positive. The range of opinions provided in the Breakout Groups and emailed feedback were very similar in terms of opinions and ideas expressed, and seemed representative of the community.

Ms. Randall noted that there was excitement about the potential Mass Audubon partnership but there was also a desire to better understand the relationship with the Town. There was confusion around a wastewater treatment plant, including what it is and how it works, who it would serve, what it would look like, and concerns about odor. Cost was a concern, especially for the community center. Some residents expressed their view that it was just too much money, many felt they needed to know the dollar amount of impact on their taxes, and many wanted more information on how phasing might help manage costs. For those who supported housing, there was often a preference noted for denser housing options like townhouses. The majority of residents supported housing on at least one of the properties, but there was mixed feedback on which property was preferred.



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Ms. Randall noted that, in terms of feedback about the Bay Property, there were mixed feelings about the community center. Some expressed full support and excitement, while others were more unsure due to the high cost, the perceived impact of a new large community center on the character of the property, and uncertainty about whether this is really needed in the community. There were continued questions about if the Eddy School may eventually become available for a community center, and the sentiment that this is a better option. There was support for housing on the Bay Property both for year-round affordable housing and an option combined with seasonal workforce, but interest in learning more about the ownership structure. Overall, there was strong support for landscape amenities including trails, artist cabins, pool and beach access, and a playground. While there was support for both the pollinator meadow and community gardens, there were also questions about if the community gardens would look tidy enough in the current location in the viewshed from 6A, and if the open lawn space would provide enough flexibility for events including space for the Pan Mass Challenge gathering. There was mixed feedback on the tennis courts. While some support the courts, others were unsure they would be fully utilized. There was also a concern about traffic impacts on Route 6A and relating to the intersection at Millstone Road.

Karl Fryzel said he feels the comments are representative of residents, based on his experience in the breakout room. Selectperson Mary Chaffee agreed that the summary from Reed Hilderbrand feels accurate. She added that she is happy to see that some residents who were opposed to housing as a use option are now open to it provided that environmental protections are put in place. Caroline McCarley said that she found it was helpful to hear from residents in relation to the tennis courts. Vice-Chair Katie Jacobus noted that she thought it was important to keep providing information to residents about the potential implications of deciding not to pursue the 10% affordable housing goal in Brewster. Pat Hughes said that she is pleased that there appears to be an openness among residents to housing as a use option on either property.

### **Review and Discuss Updated Bay Property Plan & Remaining Policy Decisions – Reed Hilderbrand**

Ms. Randall displayed an updated bird's eye view of the plan for the property on the screen, and zoomed in so committee members could see. The overflow parking has now been extended so it runs all along the entry drive, in order to accommodate events and increase flexible space. More flexible recreation event space has been added near the tennis courts. The community gardens have now been moved behind the swimming pool, in a less visible location, but still adjacent to parking and the picnic area. The initially proposed 60 plots in the community garden has now been reduced to 25. A building outline is no longer shown for the community center on the plan, due to the fact that Reed Hilderbrand's recommendation is that the community center should be part of a phased, long-term plan.

Mr. Fryzel asked if the phasing concept involves a "community campus" before a physical structure is built.



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Ms. Randall responded that yes, there could be an interim phase where the community has access to the property, and a renovation of some of the existing structures could be used for certain activities before a full community center is built. Town Manager Peter Lombardi said that this iteration of the plan assumes that the dining hall will be removed. Mr. Lombardi added that the UMass Boston Gerontology Institute will be providing a full report shortly on their Community Needs Assessment in Brewster, to identify and plan for the needs, interests, preferences, and opinions of Brewster residents age 60 and older. Part of this report will deal with the desire for an intergenerational community center, and will be important material for the committee to review. Mr. Lombardi added that any new community center will require a phased approach, and it will take 8-10 years in total. Sharon Tennstedt said she believed that data from the UMass Report would support the phasing approach. Clare O'Connor-Rice said that phasing in activities is also good for testing interest in specific activities, as well as giving the Town more planning time.

Mr. Lombardi added that the tennis courts will remain, but the configuration has changed slightly. Four tennis courts should be adequate for supporting the needs of the community. The pickleball community recently asked for the remaining tennis courts at Stony Brook to become pickleball courts due to the demand – nothing has been decided yet, but the demand and interest in pickleball will continue to grow. Lastly, Mr. Lombardi noted that the feedback from residents has been for support for housing on one property, but not both – leaving a portion of one of the properties set aside for future municipal uses would therefore be wise. Ms. McCarley asked for clarification on what this would mean for the plans to be voted on by residents – Mr. Lombardi explained that the versions of the plans being shared at February 15 are what the committees and the Select Board will recommend to take to Town Meeting – the aforementioned areas on the plans will be marked as either “housing”, or “future municipal uses”. The joint meeting on January 23 will decide which plan assumes “housing” and which assumes “future municipal uses”.

Selectperson Chaffee said that these plans represent a huge improvement over the last iteration, and added that the findings in the aforementioned UMass study indicate that there are a lot of significant needs in the older population. She added that it is important to keep in mind that a temporary community campus during a phased process would still cost a considerable amount of money. Recreation Director, Mike Gradone, said that it will be important to emphasize phasing in order to take away “sticker shock” away from residents in relation to a new community center. Taking the center off the map and identifying it as reserved space is a good approach. Mr. Gradone added a needs assessment for the Recreation Department will likely need to be carried out, and this should help support the creation of a community center.

Ms. McCarley asked for clarification on the housing/short-term rental part of the plan. Mr. Lombardi responded that for the 3 cabins close to the shooting range, the framework agreement with Mass Audubon is for the Town to renovate these structures and enter into a 5-year lease agreement for these 3 cottages for seasonal workforce housing with Mass Audubon. There would be an additional 5-year term, and the Town would reserve its right to make a decision about these properties after 10 years.

Mr. Fryzel asked if there are actually 31 buildings that will be left on the property. Mr. Lombardi responded that there will, but this also includes small maintenance structures. Selectperson Chaffee said that preserving



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the Amphitheatre is important – it could be a source of future revenue generation. Selectperson Chaffee asked why the playground was located where it is in the plan. Mr. Lombardi responded that it was adjacent to a number of active recreational amenities. Peter Johnson said he generally liked the whole plan, except for the fact he feels like the community garden crowds the space, and could be eliminated with a view to situating it in another part of town. Ms. O'Connor-Rice said she disagreed, and thought the current iteration of the plan is satisfactory. Jan Crocker said she is opposed to eliminating community gardens from the plan, due to the fact it is an intergenerational amenity. Mr. Fryzel agreed with Ms. Crocker, and added that it has a benefit as an educational amenity. Mr. Lombardi said that many residents have responded positively to siting a community garden at Sea Camps, and negative comments about it have generally revolved around the specific location on site.

Vice-Chair Jacobus asked the committee if there was any value in taking another walking tour through the property before any final decisions are made. Chair Bebrin and Mr. Lombardi agreed that this was a good suggestion. Selectperson David Whitney asked if the map could be amended prior to a site visit to show distances and dimensions, to give an idea of the scale of the proposed amenities. Ms. Randall responded that staking and scaling would probably come in the next phase of work. Chair Bebrin said having the final plans superimposed over the current plans, to provide a frame of reference, would be helpful.

Mr. Lombardi and Chair Bebrin said that the next joint meeting would have a hard stop at 5:45pm due to meeting schedules. Ms. McCarley asked if the committee would vote now on the future municipal uses/housing designation. Chair Bebrin responded that this would take place at the joint meeting. Vice-Chair Jacobus asked for final clarification that “future municipal uses” will include housing as an option – Mr. Lombardi responded that it does. Ms. Hughes said that her feeling was the Select Board had more speaking time during the last joint meeting than the two committees, and she would encourage the Select Board to allow more speaking time for each committee at the next joint meeting. Mr. Fryzel asked if the Select Board would take committee recommendations under advisement at this meeting and vote later, or if they would vote that night. Mr. Lombardi responded that the likelihood is the Select Board will vote later.

### **Review and Discuss Town Partnership with Mass Audubon**

Mr. Lombardi said that when Audubon first approached the Town looking to partner on the pond property, they extended an offer of a million-dollar pledge for the bay property. Due to the complex nature of the bay property, the Town did not want its planning period to be influenced by a partnership with an external entity. The Town had a series of meetings with Mass Audubon in the fall, and they expressed an interest in a nature center with an office on the bay property. The footprint and scale of this nature center has been worked on with Reed Hilderbrand. The cost of this proposed building was around 1.6 million dollars, and would include adjacent parking amenities. As this cost does not include engineering or other related costs, they have agreed a 2-million-dollar pledge. Most likely the financial arrangement would be that Mass Audubon would donate the money to the Town, the Town would construct the facilities, and Audubon would then have a 99-year lease. The nature facilities will continue to be Town property, open to the public, not just Audubon members.





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Thomas Wingard asked for the square footage of the proposed nature center. Mr. Lombardi responded that it was 2,700 square feet. Selectperson Whitney asked if there was a possibility that the Town could reserve the right to use the cottages as short-term rentals in the shoulder season when Mass Audubon is not using them. Mr. Lombardi responded that he did not think Mass Audubon would be opposed to it, and the shoulder season could well be a popular period for short-term rentals. Mr. Fryzel asked if the nature center would be open year-round, and if this would require the cabins to be winterized. Mr. Lombardi responded that the nature center would be open year-round, but that Mass Audubon was just looking for seasonal workforce housing. Mr. Fryzel asked if Mass Audubon's programming would be open to non-residents, Mr. Lombardi responded that it would be. Mr. Fryzel responded that this would mean anybody could theoretically drive into the property. Mr. Lombardi said that it was a practical impossibility for this property to be permanently excluded to non-residents. Selectperson Chaffee said this partnership would be beneficial to residents and be a source of revenue generation for the Town.

### **Update on Shooting Range Remediation**

Mr. Lombardi reported that the Town received 7 bids, and ultimately awarded the contract for just under \$350,000 to Brighter Horizons Environmental. They are set to begin the work in the second week of February, and it should only take roughly 2 weeks from beginning to end.

### **Review Upcoming Approved Interim Uses and Vote on Proposed New Interim Uses**

Mr. Lombardi said that the Brewster COA was celebrating its 50<sup>th</sup> anniversary this year. A Town-wide celebration is proposed for Saturday, June 8, on the bay property, from 10.00am to 2.00pm. There would be a tent on the athletic fields, parking would be along the entrance drive, and as part of this celebration, the Brewster Historical Society is looking to use the Arts Center to have a display of Brewster's past. There will be food and music. Mr. Fryzel moved to approve the use of the bay property for the COA anniversary event. Ms. McCarley second. This motion was unanimously approved.

### **Vote on Meeting Minutes: November 14 and December 18, 2023**

Pat Hughes moved to approve the meeting minutes for November 14. Vice-Chair Jacobus second. The minutes for November 14 were unanimously approved.

Karl Fryzel noted a typo in the transcription of his name in the December 18 joint meeting minutes. Selectperson Chaffee moved to approve the meeting minutes for December 18 as amended. Vice-Chair Jacobus second. The minutes for December 18 were unanimously approved.

### **Discuss Future Meeting Agenda Items**

Chair Bebrin noted that, at the February 6 meeting, the committee will need to discuss the question of resident vs. non-resident access to the property.

Mr. Fryzel asked if at the February 6 meeting, the committee would discuss more details around the phasing and details of the plan. Mr. Lombardi responded that initial plans on phasing could be discussed on February 6. Mr. Fryzel asked if the February 6 meeting would also be used for planning the next forum on February 15.



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Mr. Lombardi responded that the planning for the forum would be done by that point, but that he would share plans for the forum on February 6.

Mr. Fryzel wanted to clarify that his comments earlier in the meeting regarding the implications of partnering with Mass Audubon should not be interpreted as opposing the partnership plan. He thinks the partnership is a good idea and he likes Mass Audubon’s programming.

### Next Meetings

January 23 (Joint with Select Board and Pond Property Planning Committee) and February 6, 2024

### Matters Not Reasonably Anticipated by the Chair:

None

### FYIs

None

### Adjournment

Mr. Johnson moved to adjourn at 5:48pm. Mr. Fryzel second. The committee unanimously voted to adjourn the meeting.

Respectfully submitted by Conor Kenny, Project Manager

Approved: \_\_\_\_\_ Signed: \_\_\_\_\_

Accompanying Documents in Packet: Agenda, Forum Key Takeaways, Bay Plan, Community Forum Presentation, Minutes of Bid Opening, CCSC Shooting Range Remediation Notice to Proceed, Project Schedule, Email Re: COA 50<sup>th</sup> Anniversary Use of Bay Property Request, BPPC Minutes 11.14.23, BPPC Minutes 12.28.23



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**Office of:**  
Select Board  
Town Manager

## **MINUTES OF THE JOINT MEETING WITH THE SELECT BOARD, POND PROPERTY PLANNING COMMITTEE & BAY PROPERTY PLANNING COMMITTEE**

DATE: January 23, 2024  
TIME: 4:00 PM  
PLACE: 2198 Main Street, Rooms A & B

**Select Board Participants:** Chair Chatelain, Selectperson Whitney, Selectperson Bingham

**Select Board Remote Participation:** Selectperson Chaffee, Selectperson Hoffmann

**PPPC Participants:** Chair Wilcock, Cyndi Baran, Steve Ferris, Cindy Bingham, Jan Crocker, Katie Gregoire, Elizabeth Taylor

**PPPC Remote Participation:** Kari Hoffmann, Chris Williams, Chris Ellis,

**PPPC Liaisons:** Anne Weirich, Donna Kalinick, Amy Henderson, Tino Kamarck, Melissa Lowe

**BPPC Participants:** Chair Bebrin, David Whitney, Thomas Wingard, Peter Johnson, Caroline McCarley, Katie Miller-Jacobus, Clare O'Connor-Rice, John Phillips

**BPPC Remote Participation:** Mary Chaffee, Karl Fryzel

**Town Staff:** Town Manager Peter Lombardi, Assistant Town Manager Donna Kalinick, Recreation Director Mike Gradone

**Reed Hilderbrand Staff:** Elizabeth Randall and Madeleine Aronson

**Absent:** PPPC Member Tim Hackert, BPPC Member Patricia Hughes

### **Call to Order, Declaration of a Quorum and Meeting Participation and Recording Statements**

Chair Chatelain called the Select Board meeting to order at 4:05pm and declared an in-person quorum. The Meeting Participation and Recording Statements were read by Chair Chatelain.

Chair Wilcock called the Pond Property Planning Committee to order at 4:06pm and declared an in-person quorum.

Chair Bebrin called the Bay Property Planning Committee to order at 4:06pm and declared an in-person quorum.

### **Review and Discuss Preliminary Phasing Plans for Bay & Pond Properties**

Elizabeth Randall (Reed Hilderbrand) provided an overview of where we are in the process, currently in the comprehensive planning phase where the plans will be refined to be presented at Town Meeting in May to be voted on. Decisions made at this meeting will provide Reed Hilderbrand with the information needed to prepare the presentation for the final forum that will be held on February 15. The presentation tonight will include preliminary phasing and key questions about a Community Center, Housing and Future Municipal Uses.

The overall goal of the preliminary phasing plans is to not only provide the Town with implementation but to convey to the community that they will not happen all at once. Phasing is meant to help alleviate financial concerns. Each phase is anticipated to take approximately 2 years and would begin after the plans



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are adopted at Town Meeting. The phasing approach is organized into five general categories: Approvals, studies, and design, Site preparation and infrastructure, Recreation and community use, Housing and Ecology. The phasing plans will approximate the timelines relating to potential Community Center, Housing and Future Municipal Uses. At the final forum, each phase will include an estimated cost and related financial impacts.

Ms. Aronson started with phasing for the Bay property:

- Phase 1 – targeted for 2025-2027 with the goal to open as much of the property to the community as possible.
  - The focus is on roadway improvements, walking trails, flexible open spaces, and renovations to the outdoor pavilion.
  - Includes important regulatory steps such as the comprehensive plan approval, funding approval and overlay districts.
  - The community center feasibility study would begin in this phase, if applicable.
  - Site prep and infrastructure including building, demo, and removal as well as required infrastructure including stormwater management.
  - Building structural analysis and maintenance of existing buildings.
  - Selective housing renovation of existing buildings.
  - Begin the pollinator meadow and dune restoration and initial woodland/tree plantings.
- Phase 2- targeted for 2027-2029 with the goal to continue to increase community access.
  - Addition of tennis courts and picnic areas.
  - Construction of the Mass Audubon Nature Center and the associated parking.
- Phase 3 – targeted for 2029-2031 continues to add on more community amenities.
  - Playground, picnic areas, community gardens and boathouse renovations for concession and events.
  - Kick off the community housing feasibility study (if decided on).
  - Design of the Community Center (if applicable).
- Phase 4 – targeted for 2031-2023
  - Focus on the remaining building renovations including the administration building and the community cabins and associated parking.
  - The Town would begin to establish a framework for Future Municipal Uses (if applicable).
- Phase 5 – targeted for 2033-2035
  - Potential Community Center and the associated parking.
  - Community Housing Comprehensive permit.
- Phase 6 (dates TBD)
  - Community Housing to be built.
  - Existing beach parking removal and dune restoration.

Ms. Randall noted the dates for each phase are in two-year blocks, within each phase, projects and financing would need to be approved. The idea is to structure the phases so the approvals, studies, and design work is going on constantly, but the construction work can only happen in the off season. The time



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frames for each phasing will be more explicit at the community forum, as suggested by Selectperson Hoffmann.

Members of the Bay Property Planning Committee had the opportunity to comment and ask questions:

- Member Wingard asked why the community gardens are scheduled in phase 3, when it would enhance the community involvement and at minimal cost? Ms. Aronson replied that with phase 1, the goal is to make sure to get people onto the site and is currently maxed out what is feasible for the Town to do at one time.

Mr. Lombardi shared that this is the first take on a phasing plan, and it is important to know this is still a work in progress. Initially phase 1 had an unmanageable number of projects, part of the reason why the community gardens were pushed to a later phase. Regarding the tennis courts, we feel this is a pressing issue for the Recreation Commission and placing them in phase 2 helps relieve the pressure. Mr. Lombardi added that what is brought to Town meeting as phases are informational, the plan isn't going to prescriptively say we have to bring a certain project in a certain year. Ms. Kalinick stated, as the procurement officer for the Town, each one of these requires a certain number of steps and all require some sort of bidding or procurement which takes time. Adding that the Town will be working on Phase 1 of the Pond at the same time. Mr. Lombardi stated that we quickly realized what a challenge this would be to fit everything in during the off season, and thus have compressed windows of time.

- Member Miller-Jacobus appreciates the focus of getting people on the property in phase 1 and the fact that trails are included reflects the community's feedback.
- Member McCarley references to the Community Center and Housing is applicable depending on the votes that are taken, this would need to be changed relative to the decision made. She appreciates the difficulty and complexity of all of this and asked if Mass Audubon has seen the scheduling? She also added that she was surprised to see the beach parking lot being removed.
  - Mr. Lombardi responded that the preliminary phasing has been shared with the partner organizations' representatives to both committees. Adding that a lot of phase 1 is site work and infrastructure, which needs to be done first.
- Chair Bebrin noted that with having some details about phasing hopes our residents look at this and as we continue to refine the plan and move towards Town Meeting that there is an understanding that for as much attention and work in getting to this place, there is as many moving pieces and things to consider in putting together the phasing. We are indeed considering what our Town's capabilities are in terms of staff power, capacity, and financial impacts. This is all being done intentionally.
  - Mr. Lombardi noted we didn't want to get too far ahead in making assumptions, once we have that direction, we will be updating the phasing plans and between now and the forum will be providing some level of detail about financing within each of the phases. Residents will understand as part of the presentation, order of magnitude, what each phase will cost for each of the properties.



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- Member O'Connor Rice asked about the difference between the Community Center feasibility study and the Community Center Design study? Is the feasibility study only for the Community Center on the Bay Property or a Town wide study?
  - Ms. Randall responded that it is specific to the Bay Property and will include a more detailed analysis of things like traffic, size, community needs, and program types before getting to the actual design of the building. Mr. Lombardi stated that if there is support for inclusion of the community center designated area in the plan, the feasibility study will follow. The study will look at community needs, programs, and activities, trying to define the overall footprint and program that would be needed to move forward. At the end of Phase 1 and into Phase 2, is a decision point for the community, whether to move forward with the Community Center on this property or perhaps pivot to something else.

Mike Gradone expressed a minor concern for the Recreation Department to host summer programming on the Bay property, would need to have some sort of temporary offices at the location to support all the programs. Mr. Lombardi shared that the working assumption is that the administration building could be used by recreation staff in the interim period without major renovations. In moving summer recreation over, we were expecting the Recreation Department to have a regular presence and based there for the summer.

Ms. Aronson continued with the phasing for the Pond property:

- Phase 1 – targeted for 2025-2027 to enable site access for the community.
  - The focus is on roadway improvements, trail improvements, parking areas and beach access.
  - Wastewater infrastructure and community housing feasibility studies (if applicable).
- Phase 2 – targeted for 2027-2029
  - Building removal and renovations.
  - Begin housing and wastewater design studies.
- Phase 3 – targeted for 2029-2031
  - Either housing and wastewater treatment or the Town would begin to establish a framework for Future Municipal Uses.
- Phase 4 – targeted for 2031-2033
  - Wastewater treatment to be connected to surrounding residences (if applicable).

Members of the Pond Property Planning Committee had the opportunity to comment and ask questions:

- Member Ferris was surprised when housing would be developed, since it is not the Town that will be developing the housing, it seems that it could move quicker than what was presented.
  - Ms. Randall stated that the goal is to start immediately with the feasibility study, as it is approved and leads into the design and construction phases there is the potential that the timeline could change. Ms. Kalinick shared that with permitting, design work and the financing involved for affordable housing typically takes between 4-6 years. The plan is reflective of this timeline.
- Member Baran noticed on both the phasing slides and the Future Potential Municipal Uses slides that a potential public water supply well location has been removed. This was on a plan in the first



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forum, and we haven't had the ability to do a full evaluation of the potential for this to be feasible. Ms. Baran requested that this option be included in the slides and for consideration as it is a potential option to include a feasibility study for a potential future water supply well. Adding that in fact the Water Department is going to be requesting approval to use funding at Town Meeting to hire a consultant to do an updated water system master plan. In this they will be looking at locations in town where potential future water supplies can be located. Since we don't have the information on costs estimates for a wastewater treatment facility for a relatively small fraction of the Brewster population, thinks it would be helpful to have at least a broad-based estimate on the costs before people are asked to decide.

- Member Hoffmann regarding the water well feasibility study, believes that when we had the Water Commission at a PPPC meeting, he thought that if there was a well on the property that it would limit the access to the pond because a road couldn't cut through the buffer that would need to be around the well. Additionally, regarding ADA access to the pond, with the road improvements and ADA parking, would this also include some kind of path that is appropriate for those who have mobility issues to the beach.
  - Ms. Randall answered that included in the phasing will be an accessible route to the beach in phase 1.
  - Ms. Baran responded that though it was mentioned in the meeting about access to the pond, it was not definitive. This would be part of the feasibility study and not an absolute, DEP has allowed access through a zone 1 with approval, they are not mutually exclusive.

Mr. Lombardi commented that his recollection on an earlier plan that had a set aside potentially for a future municipal well site, was significantly to the southwest of where the future municipal zone is now. Believes it is entirely within the area that is currently identified for conservation and education and doesn't believe that there is practically any way to shift the zone further to 137 nor would we want a well directly adjacent to 137. Adding that this may be something that the Select Board can take up in negotiating the terms of the Conservation Restriction with Brewster Conservation Trust and/or Mass Audubon for the remaining 56 acres. Mr. Lombardi stated that the Town already has five permitted well sites, with a six site in the Punkhorns that is already permitted and is available. We aren't currently expecting needing to have any more needs beyond those that are already available.

- Chair Wilcock suggested having the handicap drop off and parking clearer in the presentation. He noticed that housing in phase 3 includes wastewater treatment construction but not into phase 4 for wastewater treatment connection to surrounding residences, asking if this is because of the timing of the Herring River Watershed permit and if it is, it should be made explicit. This is a key point if housing will be near 137 and how it will tie in with a watershed permit and the implications for zone 2. Chair Wilcock stated in regard to the wells, in speaking with the Water Superintendent, the current five wells can pump about 6.27M gallons per day, a peak usage in the summer is about 3.5M to 4M gallons a day. If well five came online, his expectation is that it would be comparable to well six and would produce another 1M+ gallons a day. This would give the Town 7.5M to 8M gallon pumping capacity. The issue is not how much water you can pump, but how much water is in the



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ground, a serious issue, but has nothing what we are doing today. Water conservation is where we should be looking.

- Member Baran responded that wells fail and have a maximum life expectancy and will need to be replaced. Adding that well 6, potential well 5, is very close to well 6, if there is a contamination issue, all the wells will be impacted. This is why she is suggesting keeping the option open to at least do the feasibility study to have the information.

## **Discuss and Vote on Inclusion of Community Center in Recommended Bay Property Plan for Final Community Forum**

Ms. Aronson recapped the feedback from forum 3 and the written public comment, sharing there were mixed feelings about a community center. Some expressed full support and excitement while others were unsure due to the high costs. There was concern of the perceived impact of a large new community center on the character of the property and the uncertainty whether this is really needed in the community. There was also interest in how a community campus and community center might be phased and continued questions about if the Eddy School may become available and if it may be a better option.

Ms. Aronson reviewed a community center in Town context:

- Town warrant article to purchase the properties included a Community Center as potential use.
- The 2018 Vision Plan sets a goal of providing a community center for all ages for social and recreational activities and includes meeting rooms.
- The Council on Aging (COA) facility is lacking adequate space for its programming needs and the condition of the existing historic building creates ADA and maintenance challenges.
- The Recreation Department also does not have a facility of its own and uses limited office and meeting space in the Eddy School.
- Currently there are no plans to reuse the Eddy School as a community center.

Ms. Aronson noted that we know that between the COA and Recreation Department there are a handful of desired facilities, which could benefit from being in the same location or building. In the recent COA survey, there were two questions related to a community center and across all age brackets the majority of respondents said they would be very likely or somewhat likely to use a community center. Additionally in the 50-79 age brackets, the majority of respondents wanted a community center located in one building versus located in a different building on one site. At earlier forums feedback showed that in general the community is more interested in reusing the existing buildings on the Bay Property for a community campus rather than building a new community center. However, some of the most popular program interests cannot be accommodated within the existing building footprints and would require extensive and costly building renovations. A community center would have the potential to accommodate the facilities the community is interested in, in one building.

There was a review of the Community Campus option, which would keep the dining hall, with no new build of a community center. Ms. Aronson pointed out the facilities that would be unlikely to be accommodated (fitness center, walking track, indoor pool, gymnasium and sports courts), potentially to be accommodated (library/reading room, medical exam/treatment rooms, large multi-purpose room, conference/meeting





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room, workspaces and fitness classrooms) and those that could be accommodated (game rooms, storage areas, office and a kitchen/cafeteria). The approximate cost to renovate the dining hall, including soft costs and related design studies is \$9.56M, this would require that additional land be acquired for a new COA facility to be built elsewhere in town at a comparable additional cost.

In the Community Center option where the dining hall is demolished, all facilities would be accommodated and the approximate costs for the community center including soft costs, an associated parking area, and related designs studies is \$32.96M.

The key question was presented: Should the Bay plan include an area designated for a future community center, or should the final plan include a community campus without an area designated for a future community center? If the final framework plan includes a future community center, this means the dining hall will be represented as demolished. The dining hall may remain for a period of time and have limited interim uses prior to construction of the new community center, as outlined in draft phasing diagrams to be shared with the community.

Select Board member Bingham stated that she believes there are a lot of people who believe there are buildings around Town not being used that could be used for a community center. She also believes there are people who believe that the Eddy School is available to be used as a community center, we need to dispel these thoughts if we want to have valuable discussion in regard to a community center.

Members of the Bay Property Planning Committee had the opportunity to comment and ask questions and Chair Bebrin advised that member Karl Fryzel joined the meeting via zoom:

- Member Miller-Jacobus inquired about an 8-lane swimming pool and if it would be included with a new community center. She also stated it is helpful to see the pricing as she understands why people would think a community campus is a good idea. Though it would be so short sighted because it doesn't come close to serving the identified community needs let alone future needs. She is in support of the community center as she knows the Eddy School is not available.
  - Ms. Randall responded that the 8-lane swimming pool would fit in the building, however it was not included in the pricing. Ms. Randall confirmed that this should not be presented if it is not included in the cost.
- Member O'Connor-Rice stated that when looking at the timing, why aren't we looking at the Eddy School if we aren't going to start construction for 5-7years? She also noted that the tax implications on the \$32M need to be addressed, it will be another question asked at Town Meeting. Ms. O'Connor- Rice noticed in the COA survey that the respondents were all 50+, we need to consider the families that we hope settle here and can afford attainable housing. She believes there needs to be a better balance of the older population with the needs of families.
  - Chair Bebrin clarified that in all discussion about the community center with the COA, it has also been in terms of a multigeneration center.
- Member Chaffee commented we heard from the COA survey that the campus approach would fail to achieve what they most need, a safe, sufficient, and new multigenerational COA. One of a number of benefits to proceeding with a feasibility study to explore a community center.



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- Member Phillips noted that \$9M is shown for a campus and shows that a new COA would be another \$9M, shouldn't we be comparing \$18M to the \$32M? He believes that a community center will pay for itself and can't comprehend not having a community center in one building.
  - Ms. Randall didn't want to get into assumptions about where or how much it would cost to build a COA facility, so left that number off, but takes his point.
- Member McCarley agreed with earlier statements that the COA has always stressed a multigenerational facility and that in the COA survey the under 50 years of age wasn't reflected. She stated she has learned a lot on the committee and thinks that a lot needs to be shared with the community members.
- Member Whitney noted on the cost comparisons, the \$9.5M for a renovated dining hall does not get you a community campus, only one building, several other buildings would need to be renovated as well in order to get to the full community campus, likely including the administration building, perhaps the art center and the infirmary. The one building is limited on what it can provide.
  - Ms. Randall shared that the cost of renovating the other buildings is included if you build the community center, which is why they pulled it out, it is not an additional costs for the campus version.

Member Johnson motioned to include an area designated for a future community center on the Bay Plan. Member Fryzel seconded the motion. A roll call vote was taken. Member Jacobus-Miller-yes, Member Chaffee-yes, Member Fryzel-yes, Member Whitney-yes, Member Johnson-yes, Member McCarley-yes, Member O'Connor Rice-yes, Member Phillips-yes, Member Wingard-yes, Chair Bebrin-yes. The vote was 10-Yes, 0-No.

Member Whitney motioned to endorse the recommendation made by the Bay Property Planning Committee. Member Bingham seconded the motion. A roll call vote was taken. Member Hoffmann-yes, Member Chaffee-yes, Member Bingham-yes, Member Whitney-yes, Chair Chatelain-yes. The vote was 5-Yes, 0-No.

## **Discuss and Vote on Inclusion of Community Housing / Future Municipal Uses in Recommended Plan for Pond and/or Bay Properties for Final Community Forum**

Ms. Randall noted that the Housing Production Plan sets forth a certain number of goals that are around increasing and adding to housing options and what is being proposed is an effort to align with these goals. The feedback from the last forum showed that a majority of residents supported housing on at least one of the properties, with mixed feedback on which property. In general, there was support for both the year-round affordable housing and an option combined with seasonal workforce. Those who support housing on the pond property preferred the denser options, with questions about wastewater and water quality. Ms. Randall noted that should this be the decision it will be addressed at the forum in more detail.

Ms. Randall reviewed the slides from the last presentation, for the Bay property with a total of 55 acres and the secluded zone is approximately 10 acres. The area within that is designated for housing is 7.5 acres. The slides are illustrative to have an understanding of what is possible, but they are not the design. The plan that was desired most by the community was to maintain buffer zone at the north part of the secluded area



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to include a maintenance area for the property, potential wastewater treatment and a 76-bed model design with slightly denser townhouse typology. There would be a separate entrance off Route 6A.

On the Pond property there is residential communities on both sides of the particular piece of the property and abuts Long Pond woodlands and is within the Zone II. There has been a great deal of consideration and talk about water quality. The property is 66 acres overall and 10 acres have been designated for housing, which is about 15% of the total property. The area designated for housing is designed with buffers on all sides, and two areas have been preliminary identified as possible areas for wastewater treatment. The illustrative plan is townhome typology housing which is set off from Rt 137 and has room for its own entrance to be separated from the road that goes to the beach. All of this is to be tested and designed by appropriate consultants.

Ms. Randall reviewed the key considerations comparing some of the main issues that we know are important on either property:

- On the pond wastewater treatment is needed in this area and any such systems could be relatively easily integrated into adjacent neighborhoods in the Herring River and/or Pleasant Bay watersheds to help meet the Town's nitrogen mitigation requirements. These are not all true on the Bay but would be needed to have for housing. Less of a need for neighbor access and not the same watershed requirements.
- The Bay has a much longer housing feasibility study and construction timeline.
- Housing would not be in a Zone II area on the Bay property.
- The Bay property has better walkability and relatively better access to bus routes. The Pond has a good location relative to bus routes.
- Real Estate is at a premium north of 6A and integrating housing in close proximity to the high use community activities proposed for the Bay Property may present practical complications. On the Pond property the location is adjacent to existing residential areas.
- The proposed housing area on the Bay property was previously used for maintenance so it has already been disturbed. The proposed housing area on the Pond property is on undisturbed land.
- Housing on the Bay property would contribute to more complicated traffic along Millstone Road intersection. Ms. Randall confirmed that they did have their traffic engineer test and review the options. Housing at the Pond property would not present traffic complications.

Ms. Randall stated that if housing is not selected, the area would be reserved for future municipal uses, that can be anything included in the warrant article used to purchase the properties. This includes habitat protection, watershed protection, open space, conservation, passive recreation, active recreation, community housing, and general municipal uses. There would be a separate community process to determine what the future municipal uses might be, in the phasing plan this would happen in phase 3, which is not determined for at least 5-10 years. This is explicitly for the 10-acre zone along Rt 137.

The key question is: Following the Town's decision in October that at least one property plan should include housing, the Design Team prepared and presented illustrative housing options for both properties to the community. Based on community feedback, we request that the committees recommend whether the final



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comprehensive plans should include housing and wastewater treatment on the Pond Property, the Bay Property, or both.

If there is no designated housing on the Pond Property plan, the 10-acre zone by Route 137 will be shown as reserved for future municipal uses as previously stated, including all the various items in the Town Warrant article. Similarly, if there is no designated housing on the Bay Property in the secluded zone, that will be shown as reserved for future municipal uses as described in the Town Warrant article.

If either property designates an area for future municipal uses, a separate community process will take place to determine the future uses and once finalized, that plan will be brought to Town Meeting for approval. Future uses, if any, are not anticipated to be determined for at least 5-10 years.

Selectperson Chaffee commented that if the final decision is to do housing on the Pond Property, the title on the map should always be specified as Housing and Wastewater Treatment so the message is consistent. Chair Chatelain added that the wastewater treatment would not be just for the new development but would collect affluent from the adjacent neighborhoods with the goal being to get to a net improvement of water quality in Long Pond and ground water quality from where we are today. Selectperson Bingham expressed caution because the neighbors would have to choose to hook up into the system, and we can't assume that they will, at this point we should let it be known it is for the affordable housing units.

Mr. Lombardi noted that we are very early on with the new DEP regulations, the Town just submitted a Notice of Intent for our Herring River Watershed permit. We have up to 7 years to develop the permit and up to 20 years to implement it. Based on our understanding of the data of existing conditions of the Herring River Watershed, which the Pond property is entirely within, we would have broadly across our portion of the watershed, an obligation to offset any new development, including new housing units, with 100% nitrogen offset. The details will need to be worked out, if the plan for the Pond property is to include housing on the 10 acres, any wastewater system would be treating housing in the neighborhood. Exactly what houses and whether they are in the Pleasant Bay Watershed or the Herring River Watershed or both, we don't yet know, that is what the feasibility study is for. Mr. Lombardi stated that it is accurate to represent that it would not be just for any new housing it would also be to bring other residential properties online and take them off Title 5 systems and bring them into a package sewer plant.

PPPC Member Bingham moved that we have housing with wastewater treatment on Route 137, the Pond parcel, in the top 10 acres. Member Ferris seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-no, Member Baran-no, Member Williams-no, Member Crocker-yes, Member Ferris-yes, Member Gregoire- yes, Member Ellis-yes, Chair Wilcock-yes. The vote was 7-Yes, 3-No.

BPPC Member Chaffee commented that the input received through the public engagement activities leaned toward a preference for housing on only one parcel and we have just seen a recommendation for housing on the Pond parcel. We have also been reminded that the Bay property is going to be a much busier



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community and recreation complex, so she thinks the Pond parcel is preferred as a site and should be the only site.

BPPC Member Miller-Jacobus motioned to support the inclusion of future municipal uses on the Bay property site. Member Whitney seconded the motion. A roll call vote was taken. Member Jacobus-Miller-yes, Member Fryzel-yes, Member Chaffee-yes, Member Whitney-yes, Member Johnson-yes, Member McCarley-yes, Member O'Connor Rice-yes, Member Phillips-yes, Member Wingard-yes, Chair Bebrin-yes. The vote was 10-Yes, 0-No.

Selectperson Bingham moved to vote to approve housing on the Pond parcel property, the 10-acres near Route 137 with housing and wastewater treatment and on the Bay property the amount of acreage near the day camp and maintenance property for municipal use. Selectperson Whitney seconded the motion. Chair Chatelain commented that he is supportive entirely of the use of housing on the Pond parcel, would've liked to have seen an endorsement of housing as a use on the Bay parcel, acknowledging that is one of the many municipal uses that may be approved down the road. He hopes the community keeps this as one of the likely outcomes of the parcel moving forward. Selectperson Hoffmann shared that she is incredibly sensitive to conservation and glad we got to the point of being able to conserve 85% of the parcel, if this passes at Town Meeting, for conservation purpose. She added that she likes Mr. Lombardi's idea of looking at the Conservation Restriction if we have information from the water study to consider if we can have a well on the property as part of the feasibility or part of the Conservation Restriction. With the conditions of the wastewater treatment on the pond property along with housing, Ms. Hoffmann would support the vote. A roll call vote was taken. Selectperson Chaffee-yes, Selectperson Hoffmann-yes, Selectperson Bingham-yes, Selectperson Whitney-yes, Chair Chatelain-yes. The Board vote was 5-Yes, 0-No.

## **Adjournment**

BPPC Member Miller-Jacobus motioned to adjourn at 5:45pm. Member McCarley seconded the motion. A roll call vote was taken. Member Jacobus-Miller-yes, Member Fryzel-yes, Member Chaffee-yes, Member Whitney-yes, Member Johnson-yes, Member McCarley-yes, Member O'Connor Rice-yes, Member Phillips-yes, Member Wingard-yes, Chair Bebrin-yes. The vote was 10-Yes, 0-No.

PPPC Member Bingham moved to adjourn at 5:45pm. Member Gregoire seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-yes, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire- yes, Chair Wilcock-yes. The vote was 9-Yes, 0-No.

Selectperson Bingham moved to adjourn at 5:46pm. Selectperson Whitney seconded the motion. A roll call vote was taken. Selectperson Bingham-yes, Selectperson Hoffmann-yes, Selectperson Chaffee-yes, Selectperson Whitney-yes, Chair Chatelain-yes. The Board vote was 5-Yes, 0-No.

Respectfully submitted by Erika Mawn,  
Executive Assistant



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Select Board Approval:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kari Hoffmann, Select Board Clerk

Pond Property Planning Committee Approval:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Stephen Ferris, PPPC Clerk

Bay Property Planning Committee Approval:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Karl Fryzel, BPPC Clerk

Accompanying Documents in Packet: Agenda, Reed Hilderbrand report to committees regarding Final Plan decisions, Aging in Brewster: A Community Needs Assessment Key findings and recommendations, Fourth Community Forum flyer, PPPC Member Hackert's email.

Attention: Cape Cod Sea Camps Planning Committee

1/30/24

Subject: **Future Community Center Gym** (thinking outside the box)

My wife and I have lived in Brewster for 38 years.  
I'm a retired dentist (Underground Plaza).  
My wife is a retired teacher (Eddy Elementary School).

We will probably have a new community center at CCSC. (great).  
That new community center will probably have a gym (great).  
The gym will cost Brewster money to build, equip, insure, maintain, and run (not great).  
The gym will probably be free, or cheap, to Brewster residents (great).  
But the gym probably won't bring in any money for Brewster (not great).  
Also, the gym will almost certainly be far inferior to a commercial gym (not great).

I have an alternative proposal that would turn the three "not greats" into "greats".

**Do a joint venture with Planet Fitness for the gym portion of our community center.**

My wife and I are Planet Fitness members, but have no other interest in Planet Fitness.  
Most gyms in the area charge \$50-\$70/ mo.  
Planet Fitness charges \$10/mo, plus \$39/yr membership.  
That's \$159/yr total, of which Harvard Pilgrim CCMHC insurance reimburses \$150!  
But we rarely go, because the nearest Planet Fitness is over a half hour away in Yarmouth.  
Planet Fitness tends to put their gyms about a half hour apart'  
(Yarmouth, Hyannis, Falmouth, Wareham, Plymouth, as I recall)  
But there are none east of Yarmouth, and Brewster is a half hour east of Yarmouth.  
Before Covid, there was talk of a new Planet Fitness in Brewster or Harwich, but no talk lately.  
But if Planet Fitness still has a long term goal of a franchise in the Brewster area,  
this could be a match made in heaven!

Think about the **potential advantages for both parties:**

1. If Planet Fitness wants to be in this area eventually, they'd have to do it on their own, at retail.  
A joint venture with Brewster would have to be cheaper and easier for them.  
So negotiate with them to pay for a portion of the gym construction.
2. Once it's built, Planet Fitness would equip it, manage it, maintain it, insure it, etc.  
That would just be business as usual for them,  
but it would spare Brewster all those expenses and responsibilities.

3. Plus Brewster would be practically guaranteeing them a huge number of instant members. That would be worth a lot to them..

So maybe negotiate an income sharing agreement, as towns do with other vendors.

4. Plus their gym would be first class, vs the kind of token gym a town would build.

That would be a huge benefit for the Brewster residents who use it.

5. Plus \$10/mo is practically free, meaning essentially everyone could afford it.

(It's so cheap, my wife and I pay it, and **don't** go.)

But for anyone with a true severe financial need,

maybe subsidize them with savings or proceeds from the Planet Fitness joint venture.

Food for thought.

Thank you for your consideration.

A handwritten signature in black ink that reads "D Maczko". The signature is written in a cursive, flowing style.

Dave Maczko

358 Greenland pond Road