



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

October 17, 2023 at 4:00 PM

Members:

Amanda Bebrin,
Chair
(Vision Planning
Committee)

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: 467353

US: +1 312 626 6799 or +1 929 436 2866 Webinar ID: 898 0232 5739 Passcode: 467353

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).

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. Review and Discuss Updated Plans for Forum #3, including Housing & Community Center Scenarios
7. Update on Shooting Range Remediation
8. Follow-up on Chatham Bars Inn Farms Fall Frolic Event
9. Review Upcoming Approved Interim Uses and Vote on Proposed New Interim Uses
10. Vote on Meeting Minutes: September 19 and October 4, 2023
11. Discuss Future Meeting Agenda Items
12. Next Meetings: November 14, 2023 & November 30, 2023 (Forum #3)
13. Matters Not Reasonably Anticipated by the Chair
14. FYIs
15. Adjournment

Date Posted:
10/13/2023

Date Revised:

Received by Town Clerk:

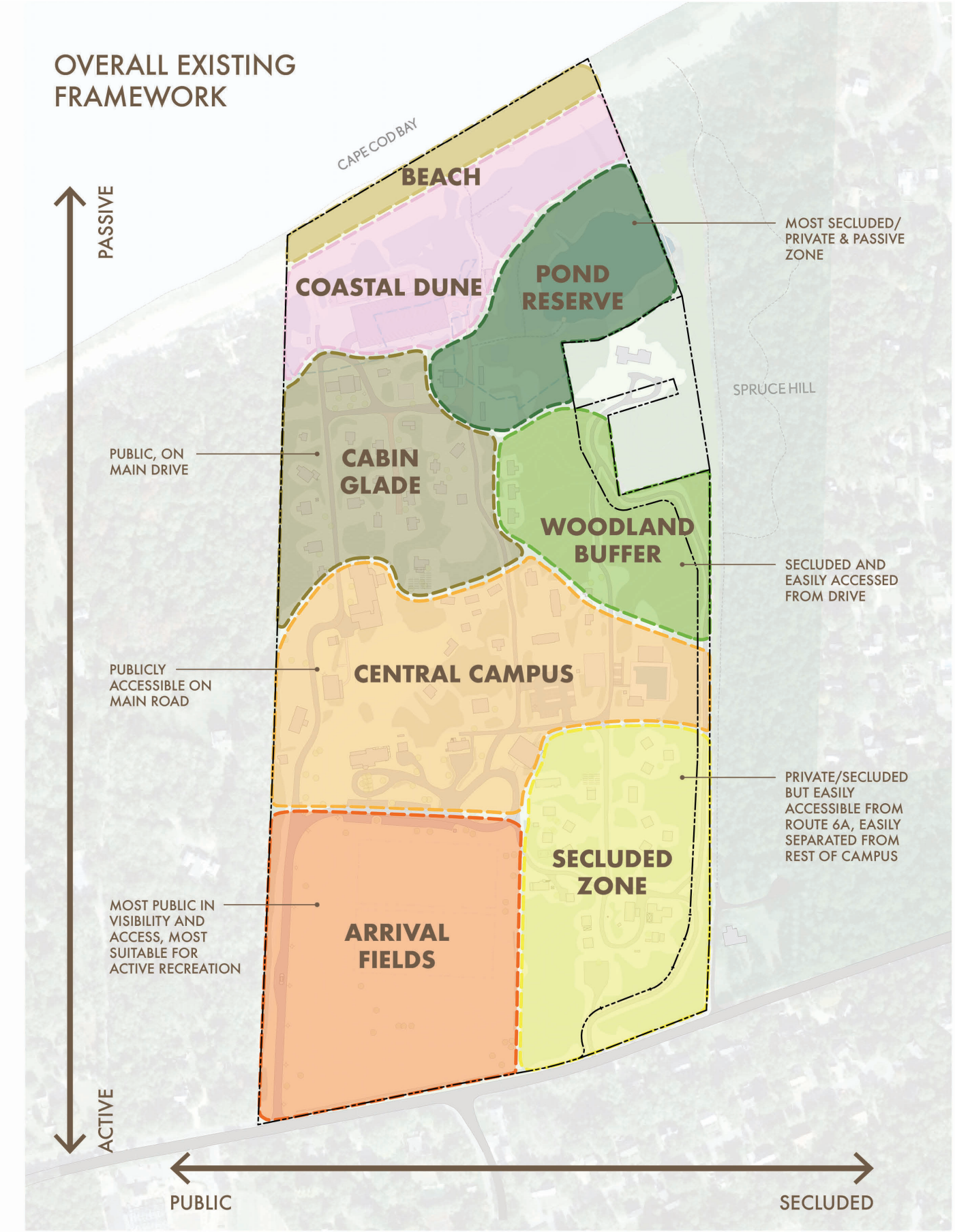
Town of Brewster Sea Camps BPPC Meeting

October 17, 2023

REED-HILDERBRAND

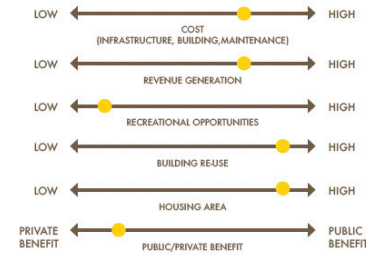
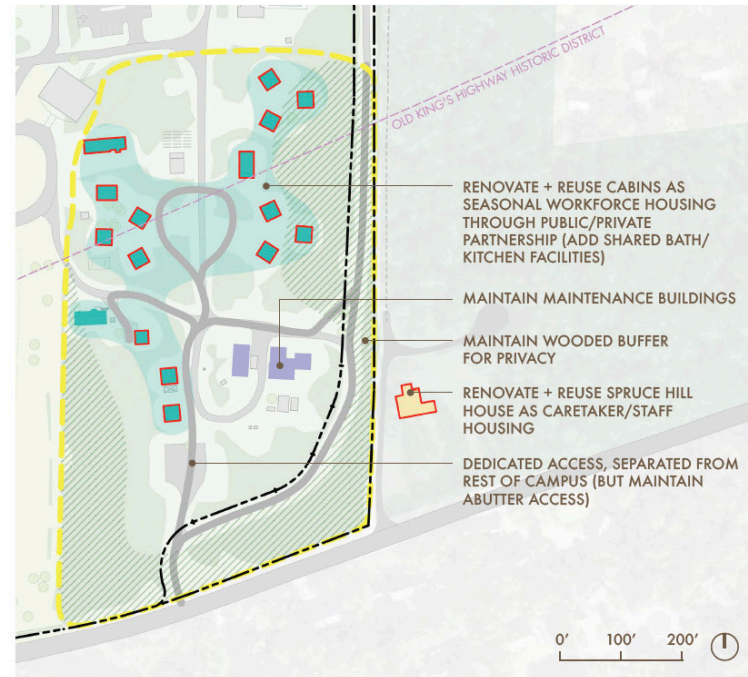
WXY

BAY PROPERTY - OVERALL EXISTING FRAMEWORK

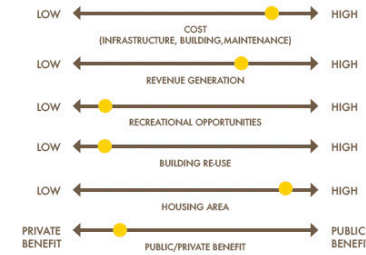
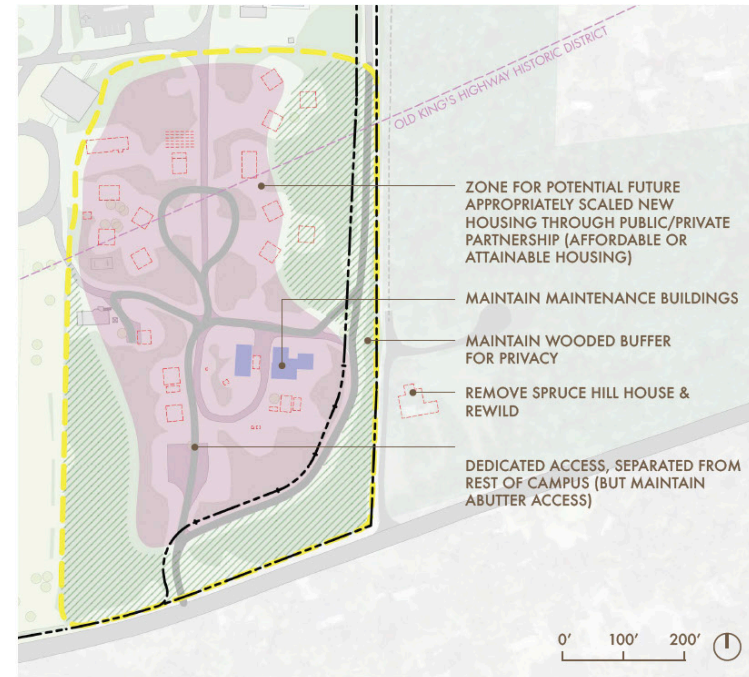


WHERE WE LEFT OFF - SECLUDED ZONE

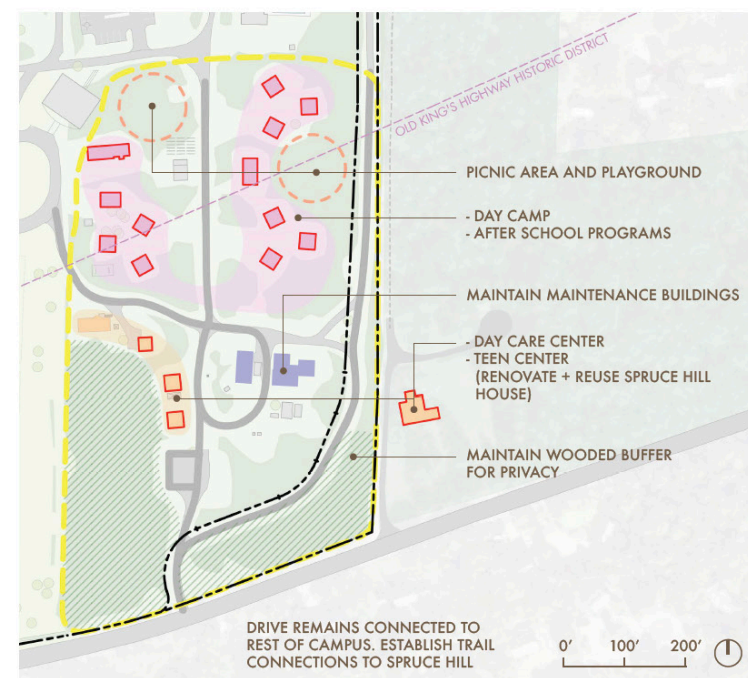
Option 1: Re-use Buildings for Seasonal Workforce Housing



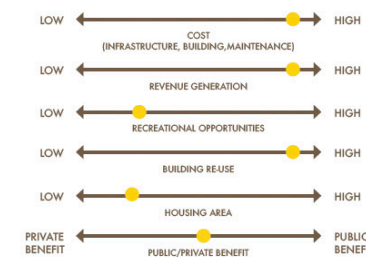
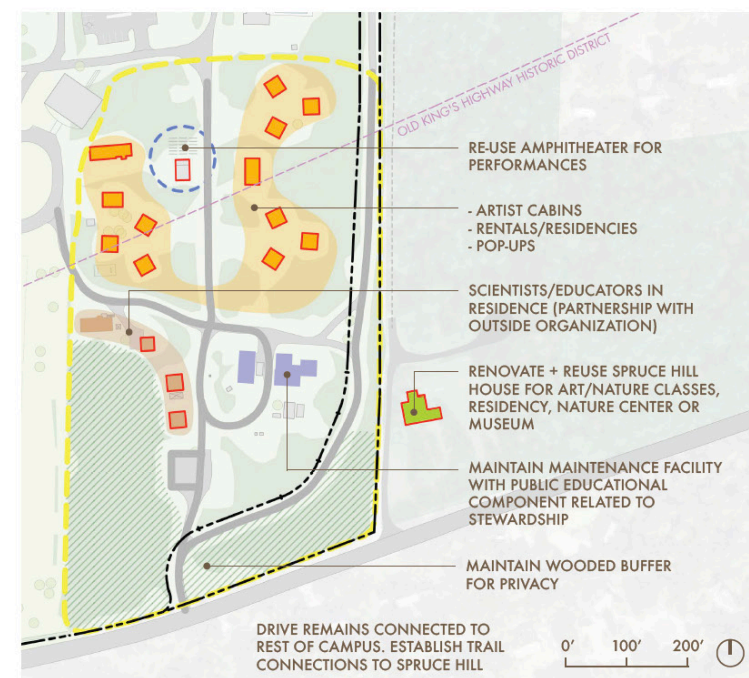
Option 2: New Year-round Housing (Affordable or Attainable)



Option 3: Family Zone



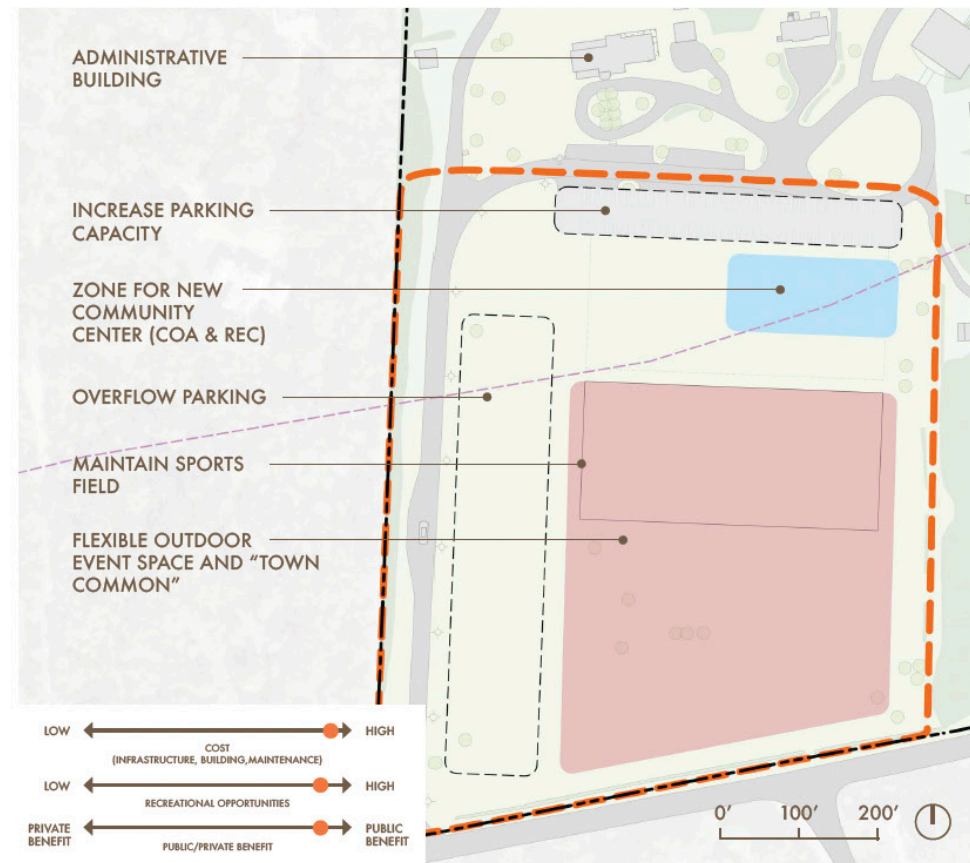
Option 4: Arts/Science/Nature Programs



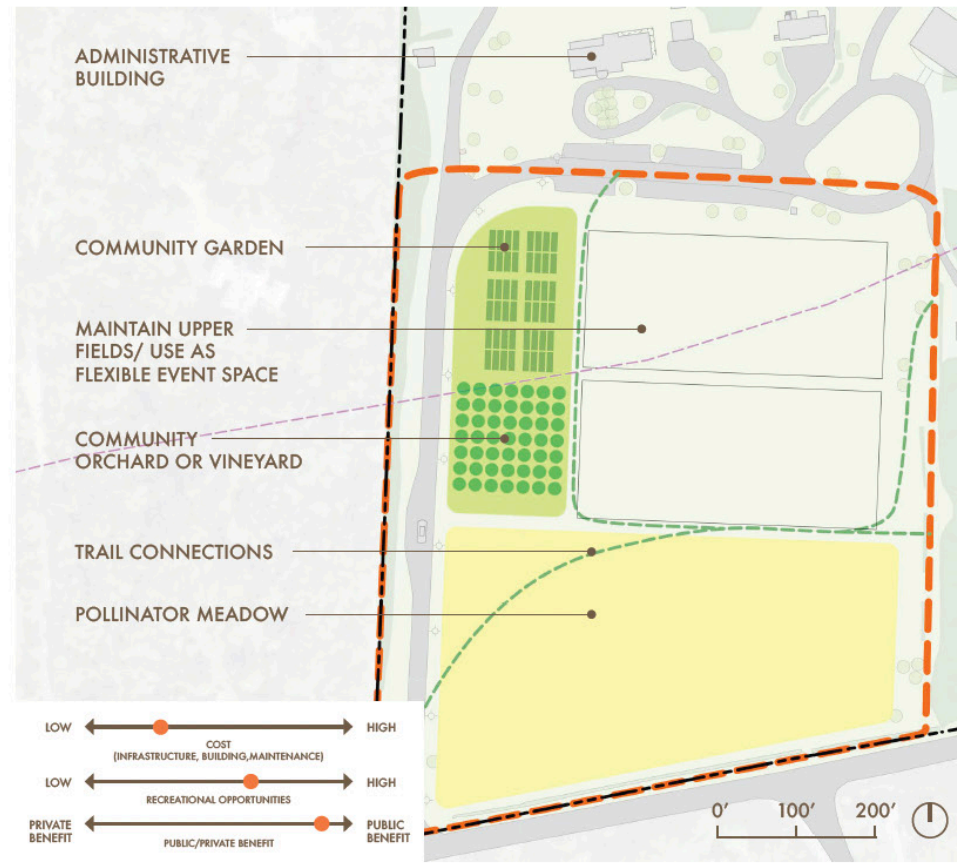
WHERE WE LEFT OFF - ARRIVAL FIELDS

Option 1: Community Center & Flexible Outdoor Gathering

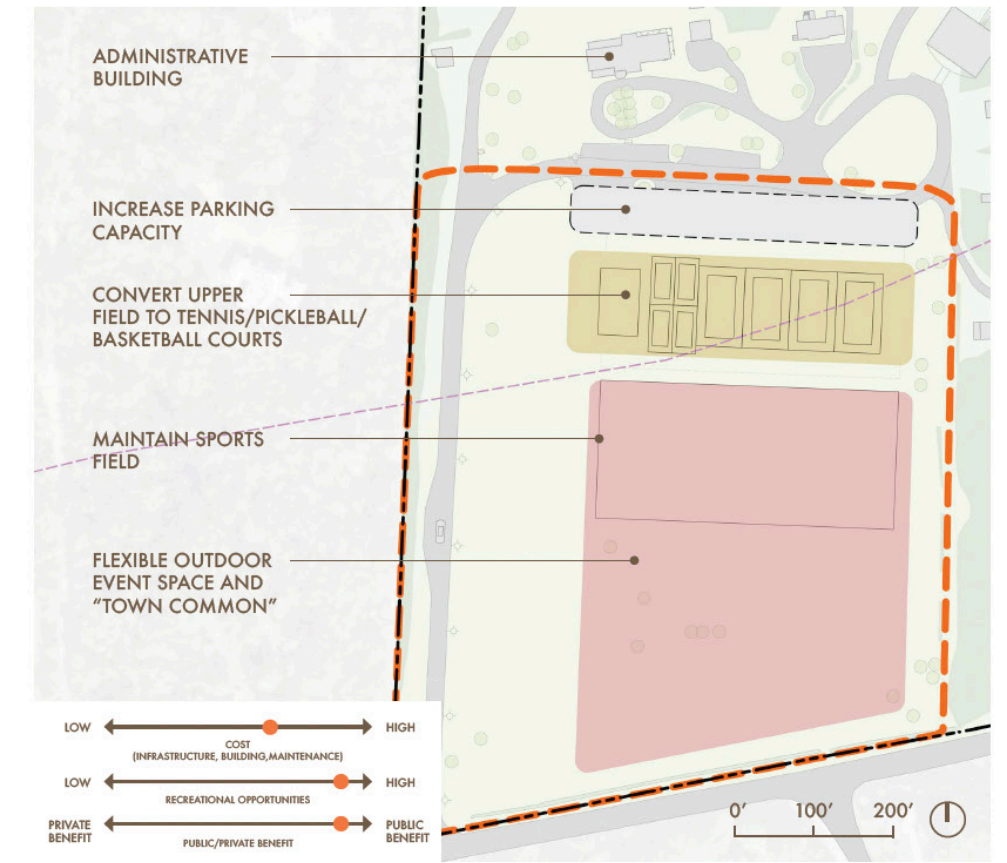
* THERE ARE OTHER OPTIONS FOR THE COMMUNITY CENTER LOCATION PROPOSED ON THE CENTRAL CAMPUS BOARD



Option 2: Partial "Re-wild"

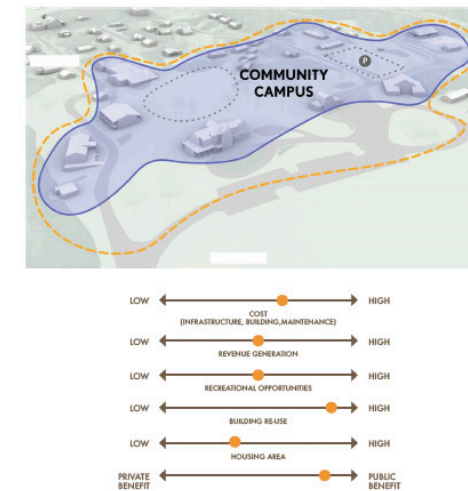
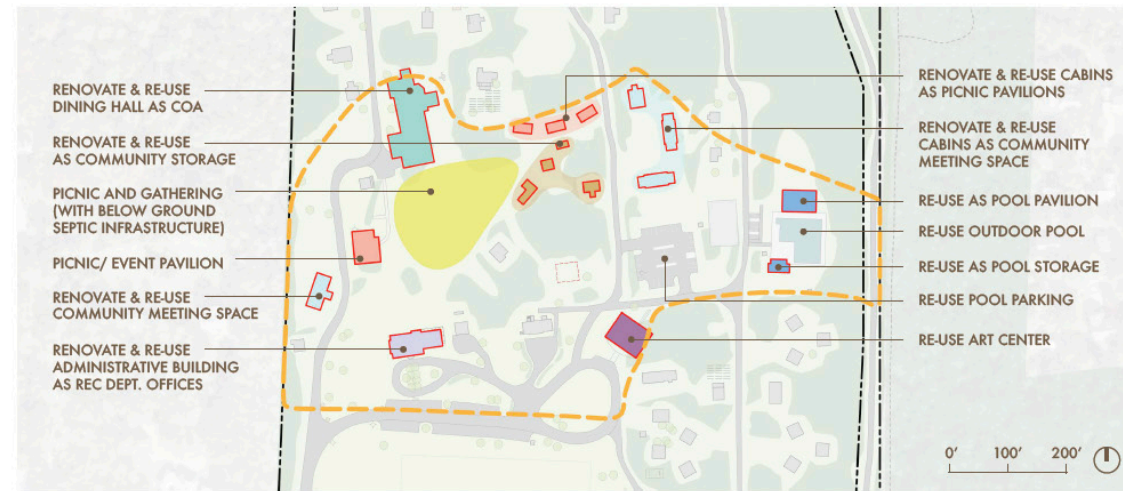


Option 3: Recreation Focus

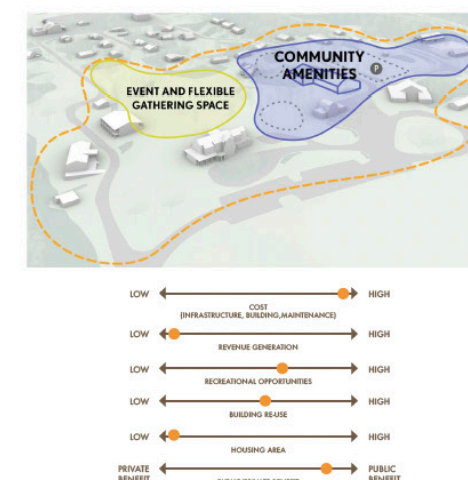


WHERE WE LEFT OFF - CENTRAL CAMPUS

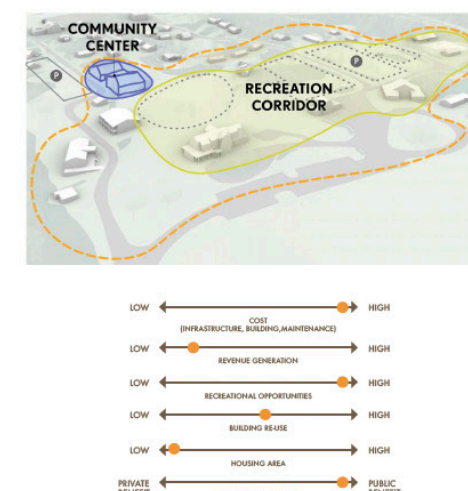
Option 1: Re-use and Extensively Renovate for Community Campus



Option 2: New Community Center Anchors Community Campus

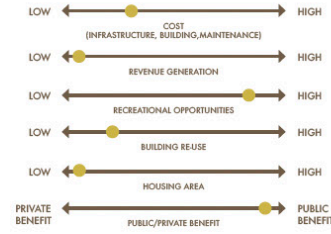
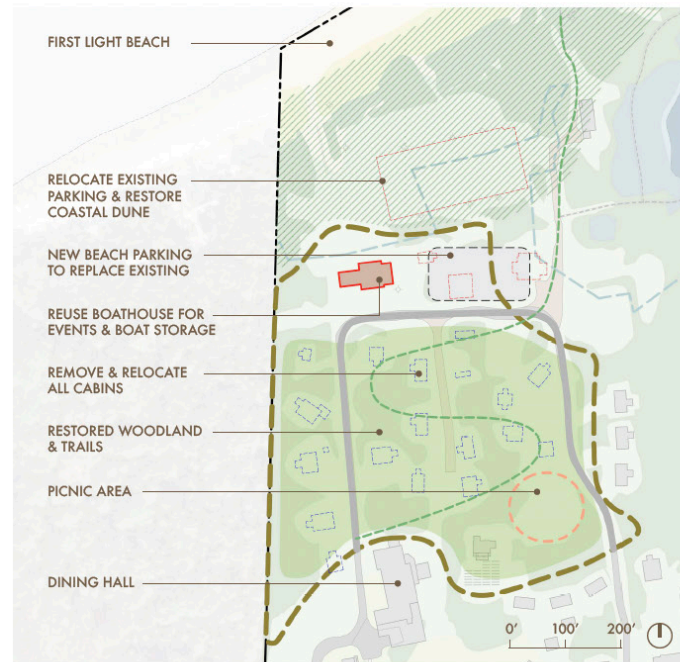


Option 3: New Community Center and Expanded Recreation

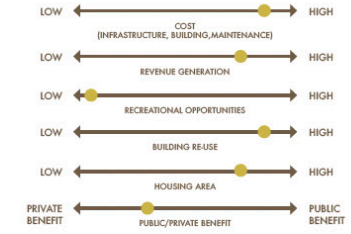


WHERE WE LEFT OFF - CABIN GLADE

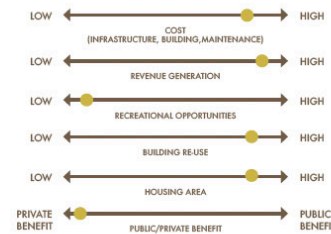
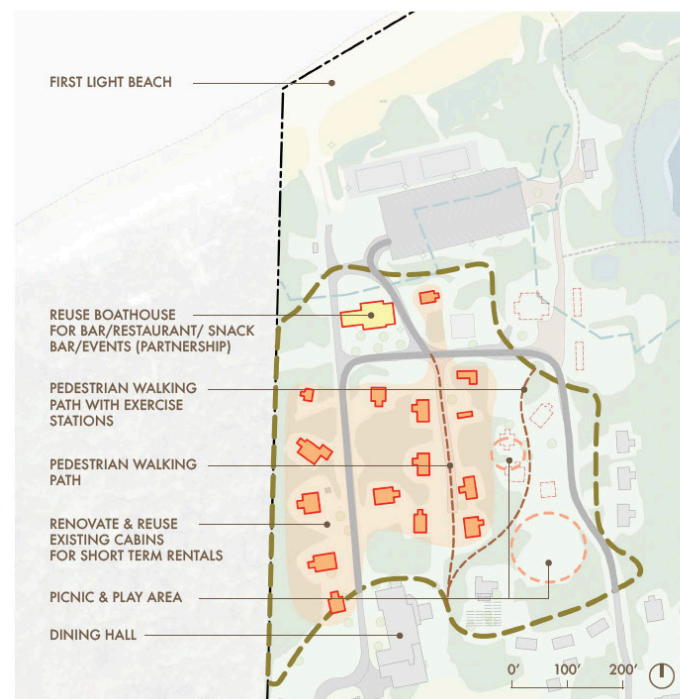
Option 1: Remove Cabins and Restore Woodland and Trails



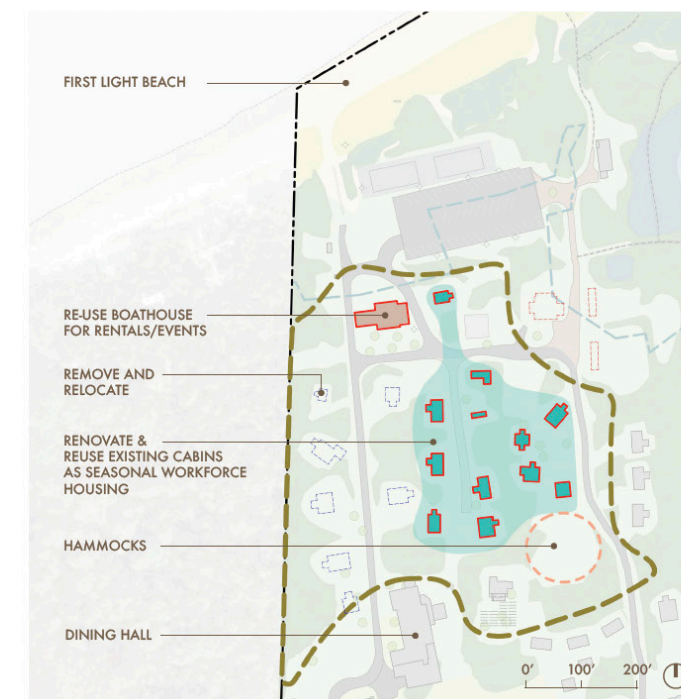
Option 2: Re-Use Cabins for Arts and Culture Campus



Option 3: Revenue Generating Short-Term Rentals



Option 4: Re-Use Cabins for Seasonal Workforce Housing



WHERE WE LEFT OFF - WOODLAND BUFFER & POND RESERVE

Option 1: Expand Trails and Nature Based Education



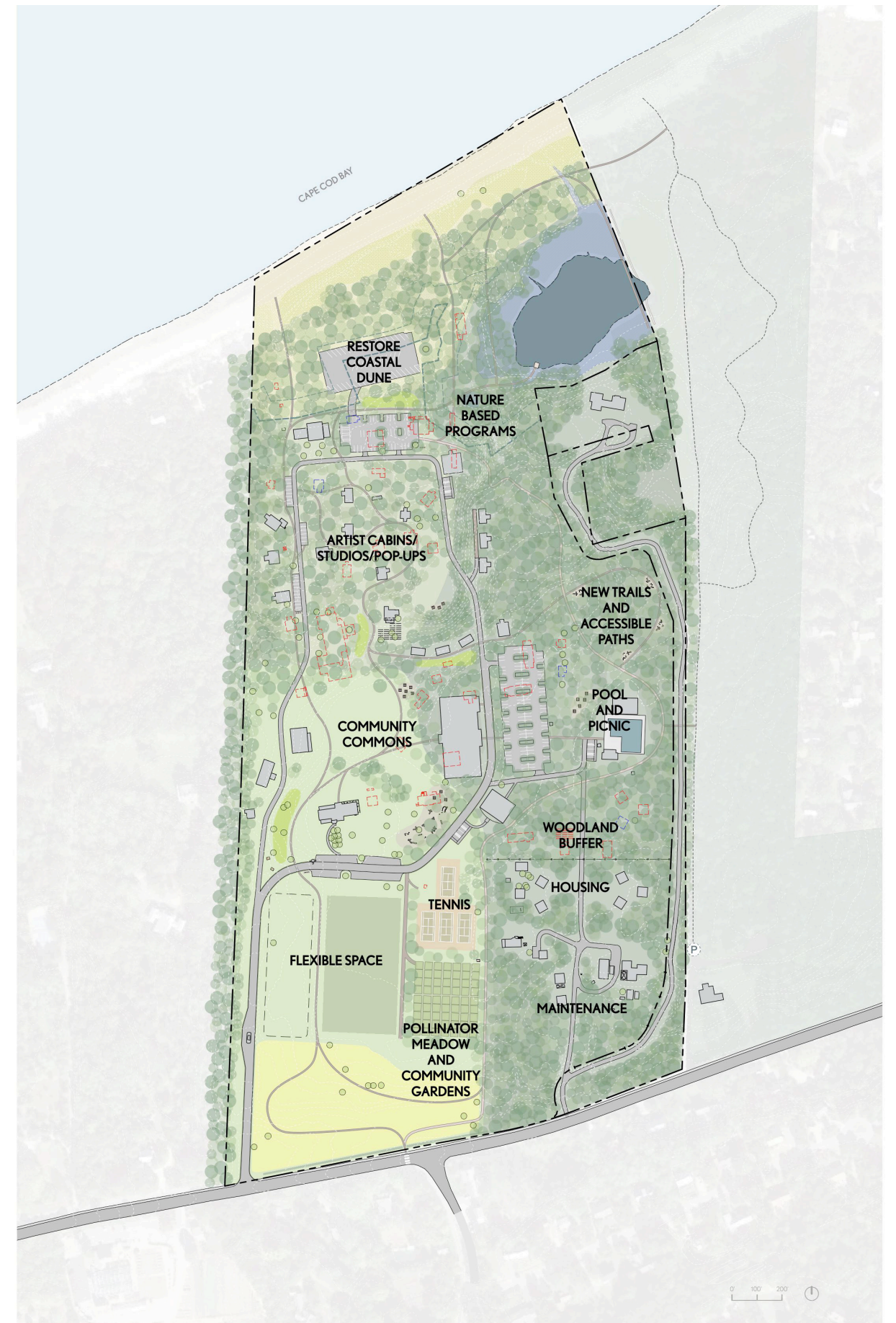
Option 2: Expand Trails



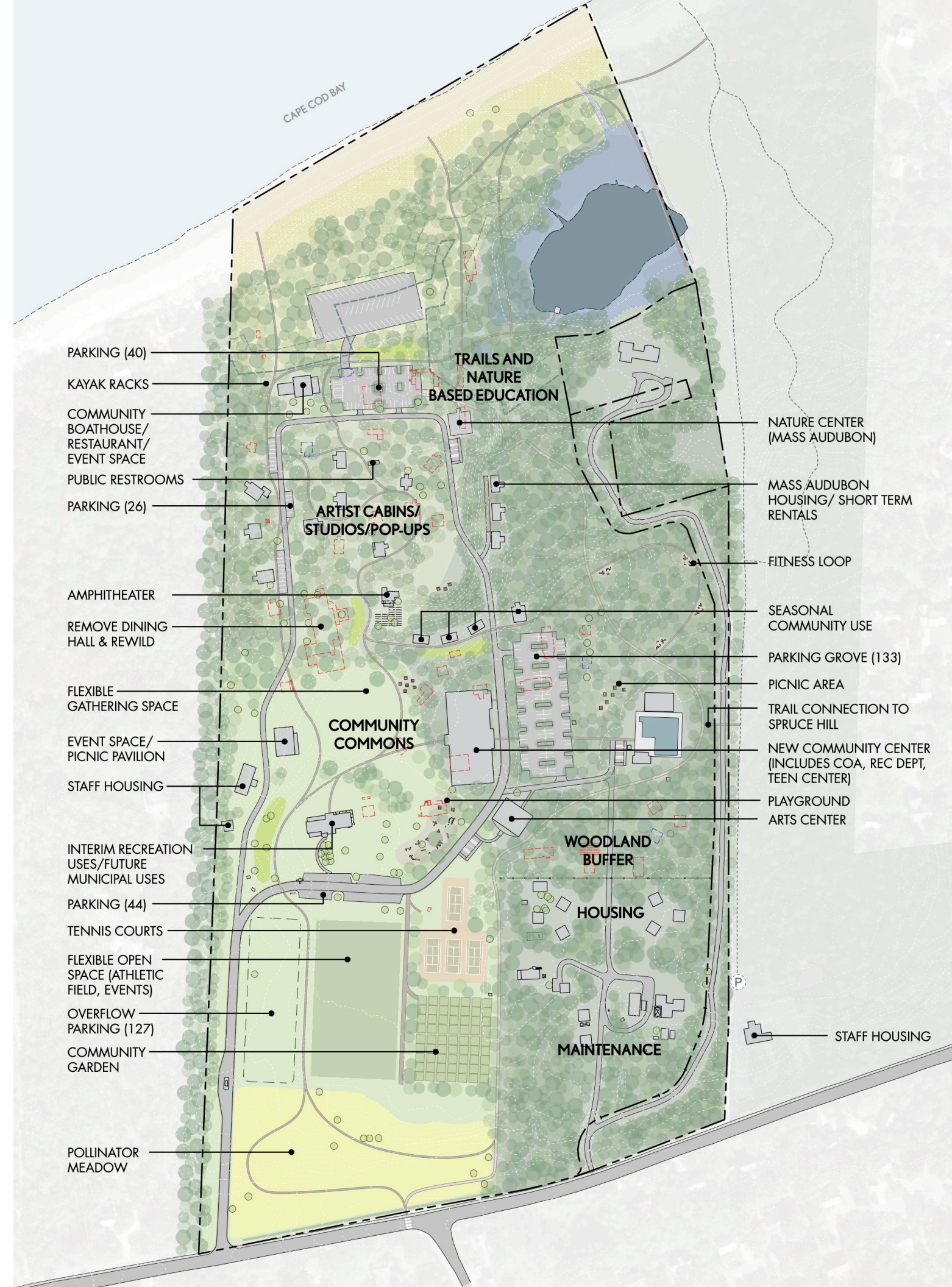
APPLYING OUR GUIDING PRINCIPLES

GUIDING PRINCIPLES

- Expand opportunities for community use with a focus on wellness, recreation, arts, and education
- Protect and conserve important natural habitat and water resources
- Contribute to the Town's affordable housing goals
- Balance cost with revenue generation
- Re-use buildings and amenities where feasible
- Provide resources for all ages
- Build partnerships for activities and stewardship
- Foster awareness of the sensitive ecologies and demonstrate sustainability
- Build upon Brewster's historic, small-town, and socially inclusive character
- Plan for long-term needs of the Town



BAY PROPERTY - OVERALL PLAN



COMMUNITY CENTER - DESIRED PUBLIC FACILITIES

COUNCIL ON AGING

- Library/reading room
- Medical exam/treatment rooms
- Game rooms

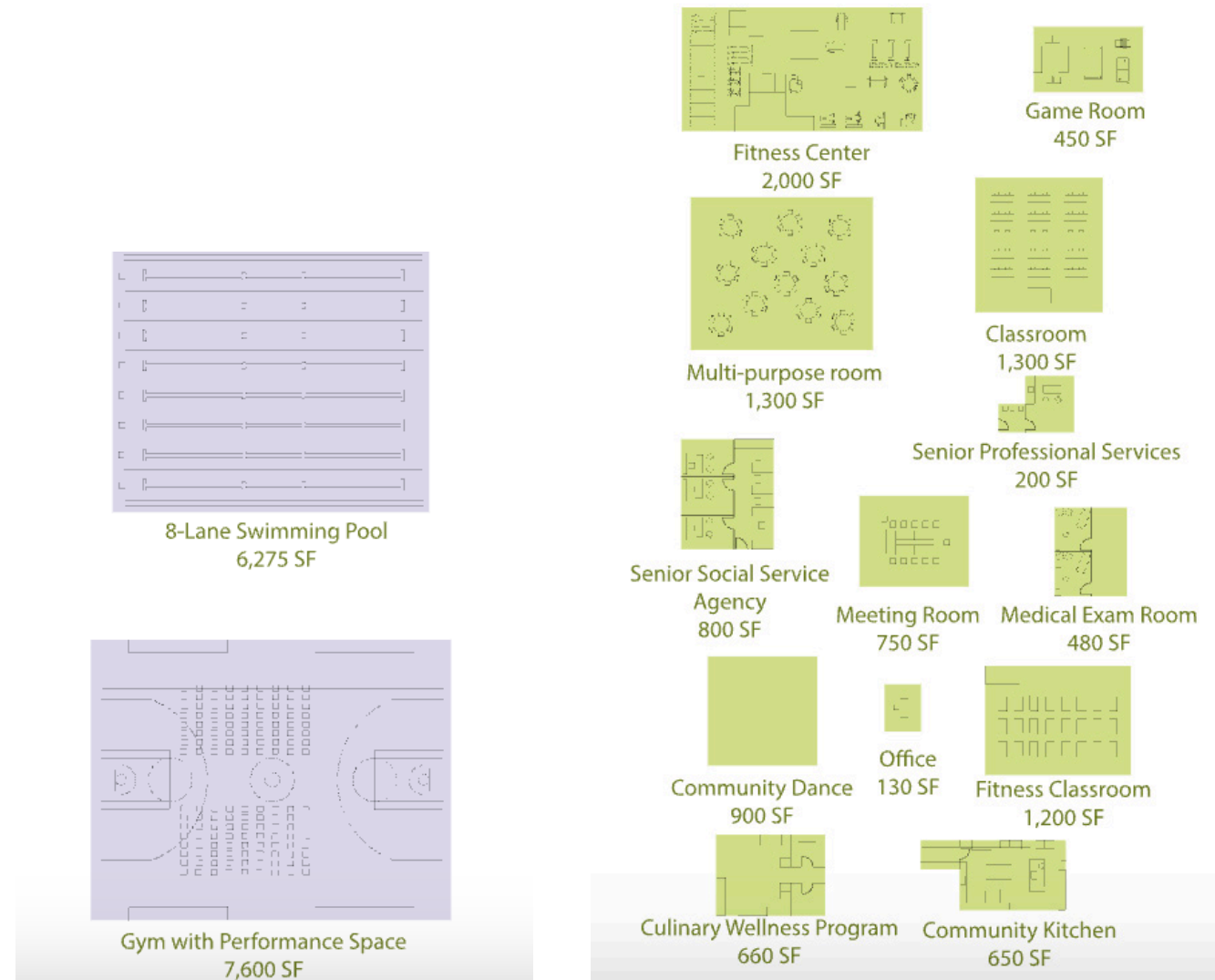
- Large multi-purpose rooms
- Storage areas
- Conference/meeting rooms
- Offices
- Workspaces
- Fitness center
- Walking track
- Kitchen/cafeteria
- Indoor Pool

REC DEPARTMENT

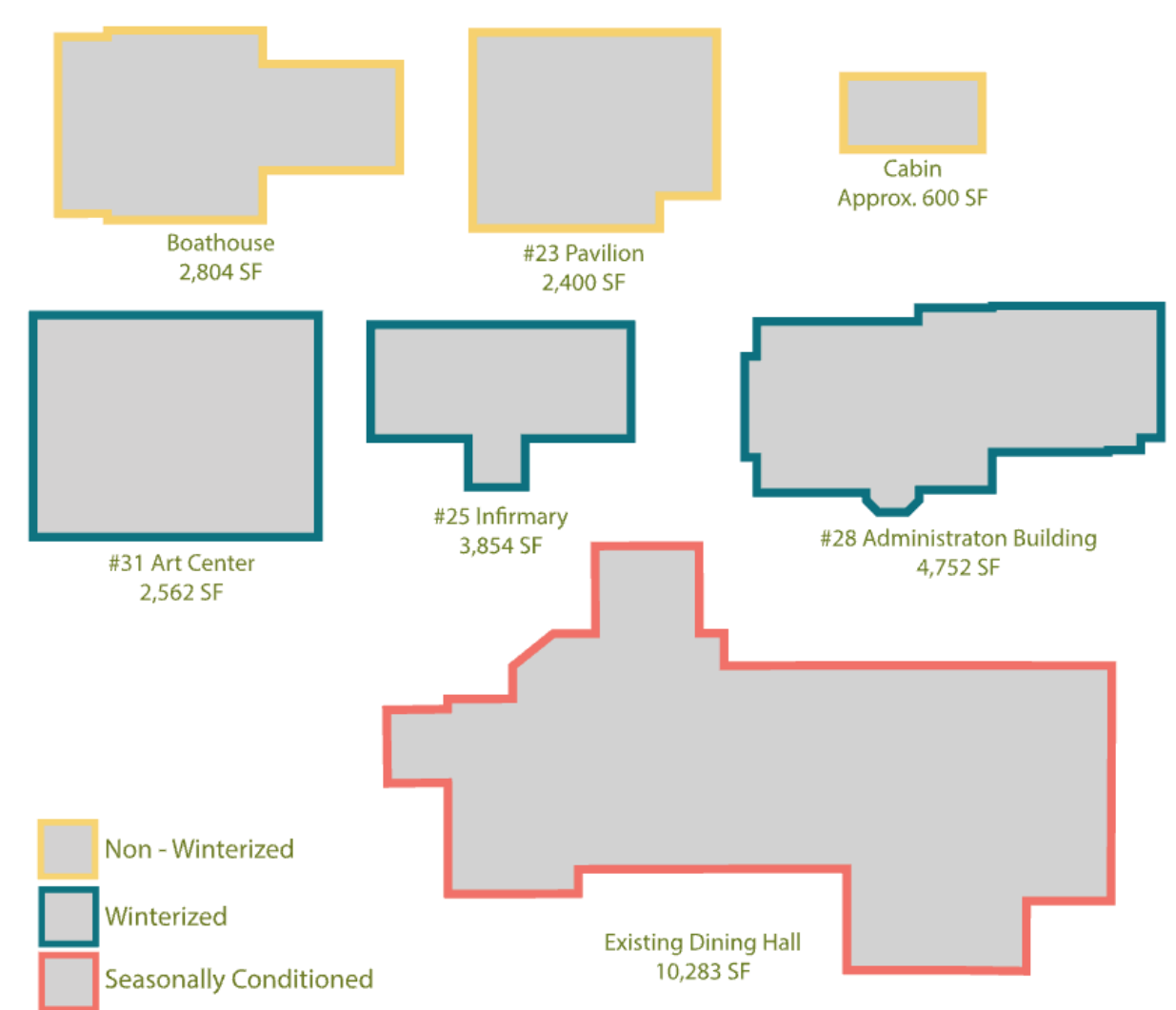
- Gymnasium
- Fitness classrooms
- Sport courts

COMMUNITY CENTER - DESIRED PUBLIC FACILITIES

SPACES REQUIRED FOR DESIRED FACILITIES



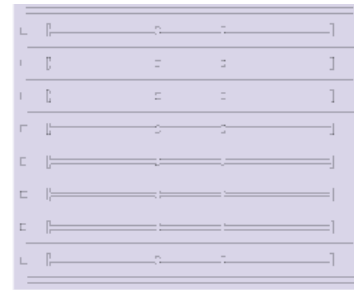
BUILDINGS VIABLE FOR SOME LEVEL OF RE-USE



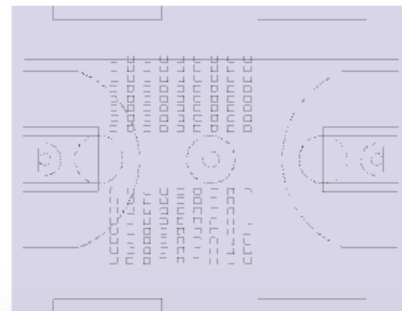
COMMUNITY CENTER - DESIRED PUBLIC FACILITIES

SPACES REQUIRED FOR DESIRED FACILITIES

APPROXIMATE FIRST FLOOR FOOTPRINT OF POTENTIAL NEW COMMUNITY CENTER



8-Lane Swimming Pool
6,275 SF



Gym with Performance Space
7,600 SF



Fitness Center
2,000 SF



Game Room
450 SF



Multi-purpose room
1,300 SF



Classroom
1,300 SF



Senior Social Service Agency
800 SF



Meeting Room
750 SF



Medical Exam Room
480 SF

Senior Professional Services
200 SF



Community Dance
900 SF



Office
130 SF



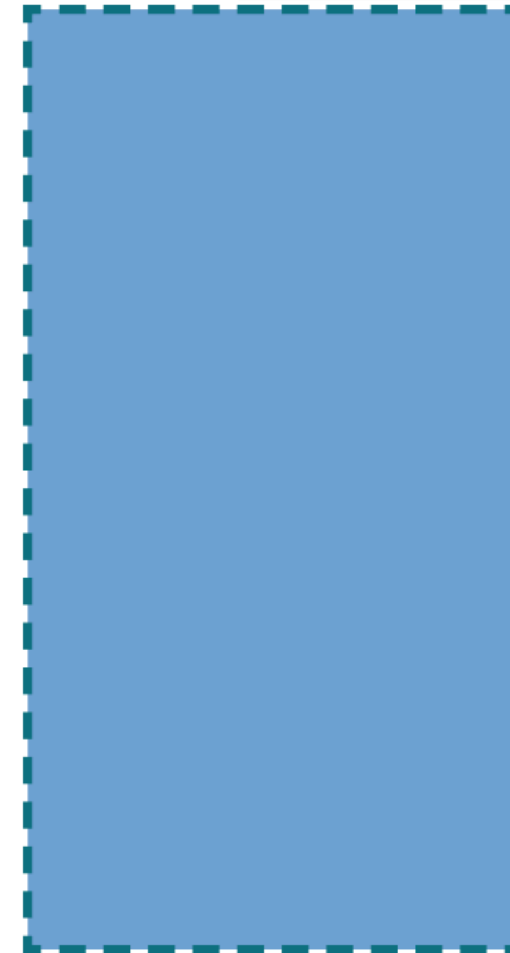
Fitness Classroom
1,200 SF



Culinary Wellness Program
660 SF



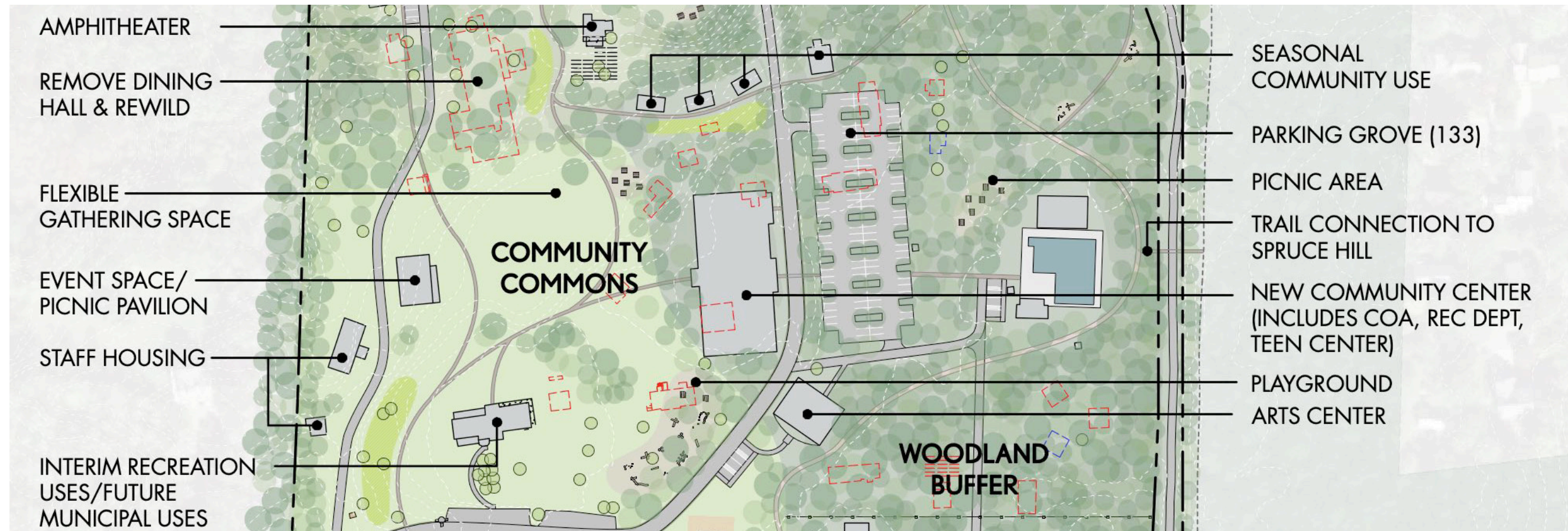
Community Kitchen
650 SF



New Community Center
20,000 SF

COMMUNITY CENTER - NEW BUILD

Potential to include all desired facilities



COUNCIL ON AGING

Library/reading room

Medical exam/treatment rooms

Game rooms

SHARED

Large multi-purpose rooms

Storage areas

Conference/meeting rooms

Offices

Workspaces

Fitness center

Walking track

Kitchen/cafeteria

Indoor Pool

REC DEPARTMENT

Gymnasium

Fitness classrooms

Sport courts

COMMUNITY CAMPUS - REUSE AND RENOVATE

No designated COA building



COUNCIL ON AGING

Library/reading room

Medical exam/treatment rooms

Game rooms

* Designated COA not viable

SHARED

Large multi-purpose room

Storage areas

Conference/meeting rooms

Offices

Workspaces

Fitness center

Walking track

Kitchen/cafeteria

Indoor Pool

REC DEPARTMENT

Gymnasium

Fitness classrooms

Sport courts

- Unlikely
- Maybe
- Yes (with renovation)

Town of Brewster Sea Camps Bay Housing Analysis

October 17, 2023

REED HILDERBRAND

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BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Needs

- The law establishes a statewide goal that **at least 10 percent of the housing units in every municipality will be deed restricted affordable housing** to ensure that all communities meet the “regional fair share” of low- or moderate- income housing. The 10 percent statutory minimum is based on the total number of year-round housing units in the most recent decennial census.
- In Brewster, the 10 percent minimum is currently **517 units** and is based upon the 2020 Census year-round housing count for Brewster (5,170).
- At 7.2 percent, the Town would need **an additional 145 units** based on its current Subsidized Housing Inventory (SHI).

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

- **Goal 1:** Increase and diversify year-round housing options in Brewster for a range of income levels and housing types
- **Goal 2:** Prevent displacement of current residents and facilitate housing mobility for households looking to move within or into Brewster.
- **Goal 3:** Align development with the principles of the Town's Local Comprehensive Plan/Vision Plan. This includes balancing housing goals with protection of the natural environment.
- **Goal 4:** Continue to build capacity to produce housing through staffing, funding, regional partnerships, advocacy and education, and relationships with nonprofit and for-profit developers.

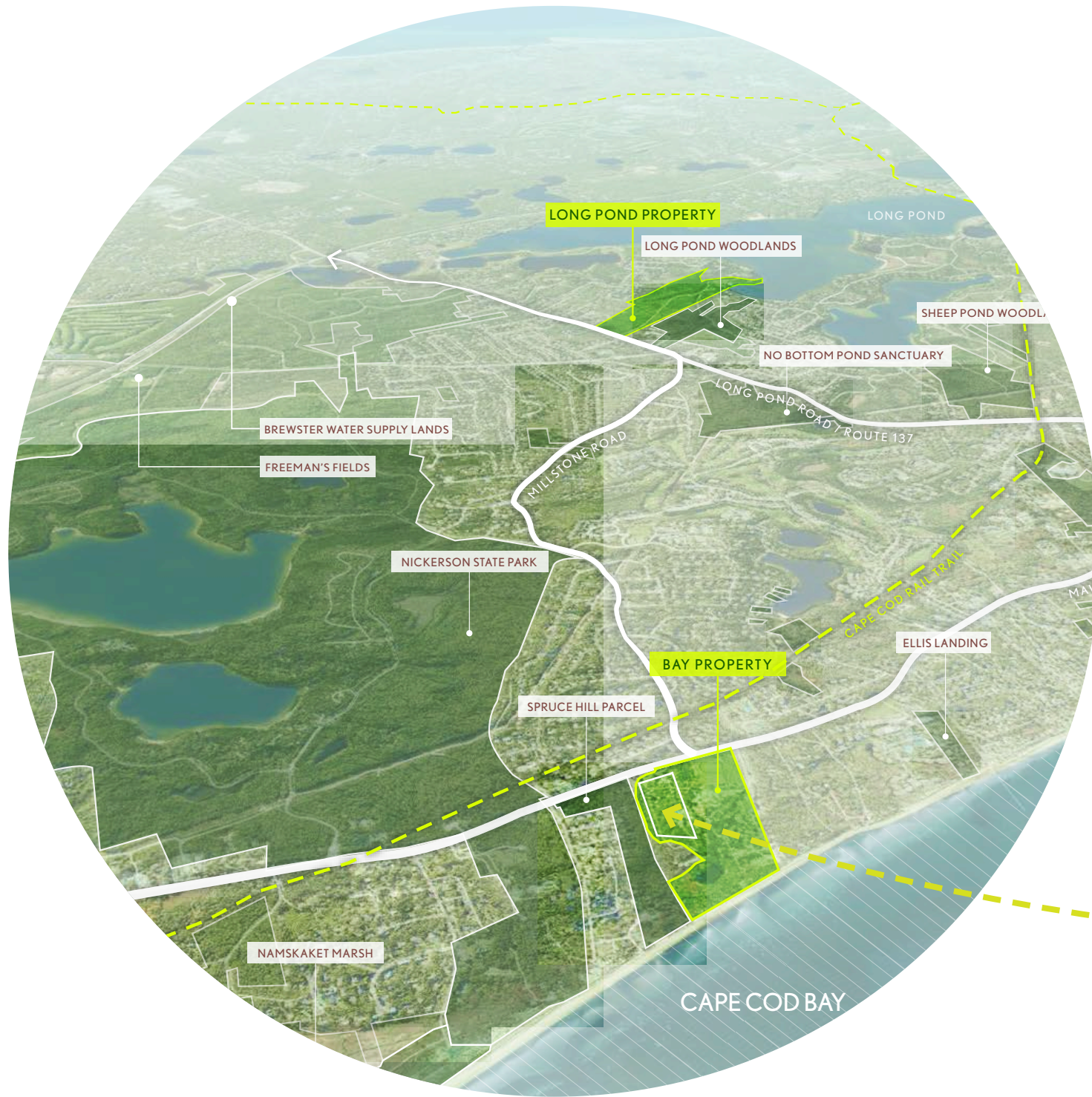
BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Implementation Strategies

- Reevaluate the existing ADU and ACUDU bylaws that will be brought to the Fall 2023 Town Meeting.
- Consider changes to regulatory measures to facilitate multi-unit residential development. A state grant has been secured to consider regulatory changes to facilitate multi-unit development
- Identify Town-owned land suitable for housing and issue an RFP for development for attainable housing.
- Allow and incentivize adaptive reuse of existing buildings for the creation of affordable and mixed income housing.
- Continue to make use of 40B as a vehicle for creating affordable housing.
- Encourage public/private partnerships to facilitate the collaborative production of affordable housing to meet a range of community needs.
- Utilizing the findings of the ongoing integrated Water Resource Management Plan, continue to identify appropriate wastewater treatment systems to enable the creation of denser housing development that can support the inclusion of affordable units.

BAY HOUSING ANALYSIS

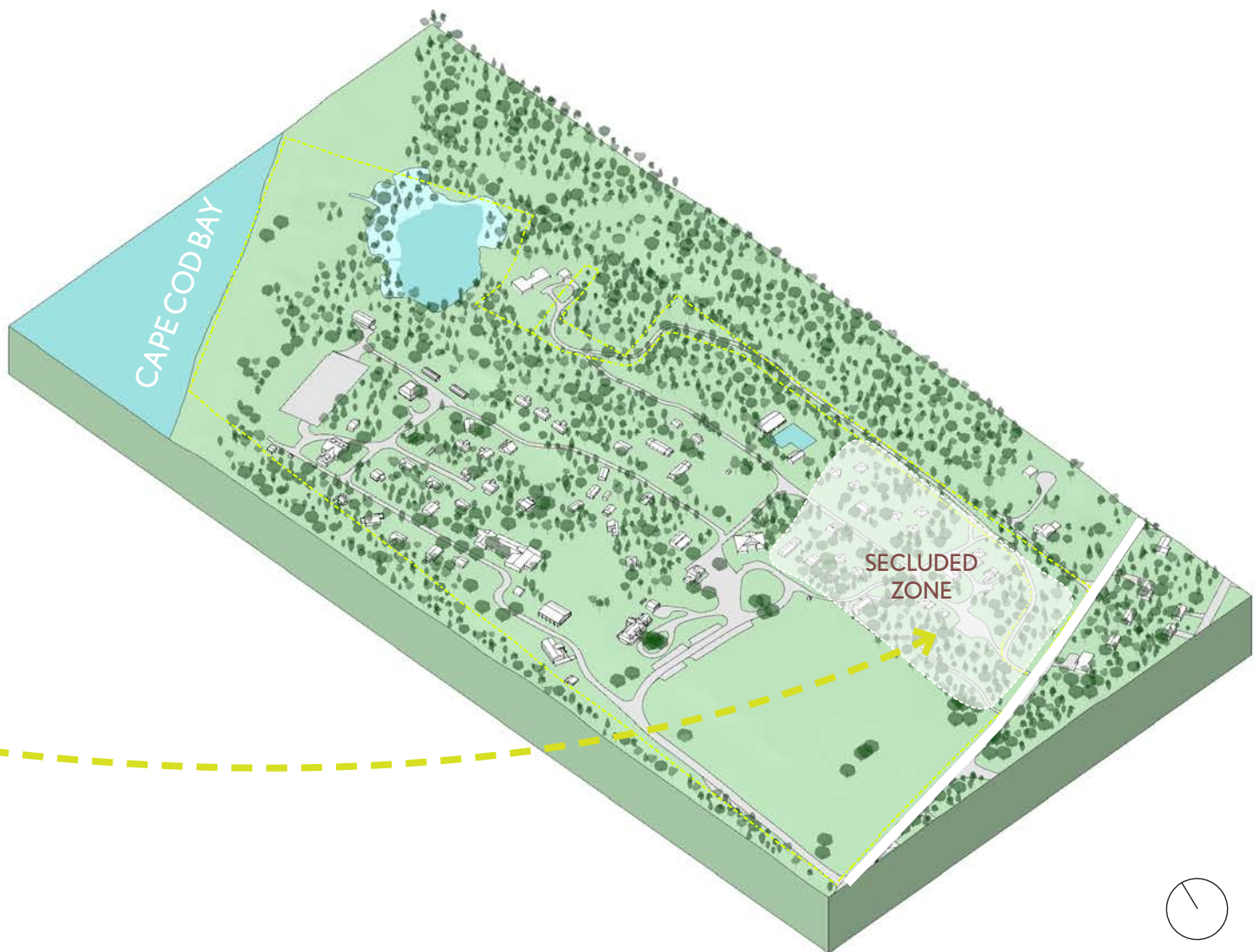
Bay Property Context



BAY PROPERTY

BAY PROPERTY: **55 ACRES**
SECLUDED ZONE: **10 ACRES**
POTENTIAL HOUSING DESIGNATED AREA: **5 ACRES**

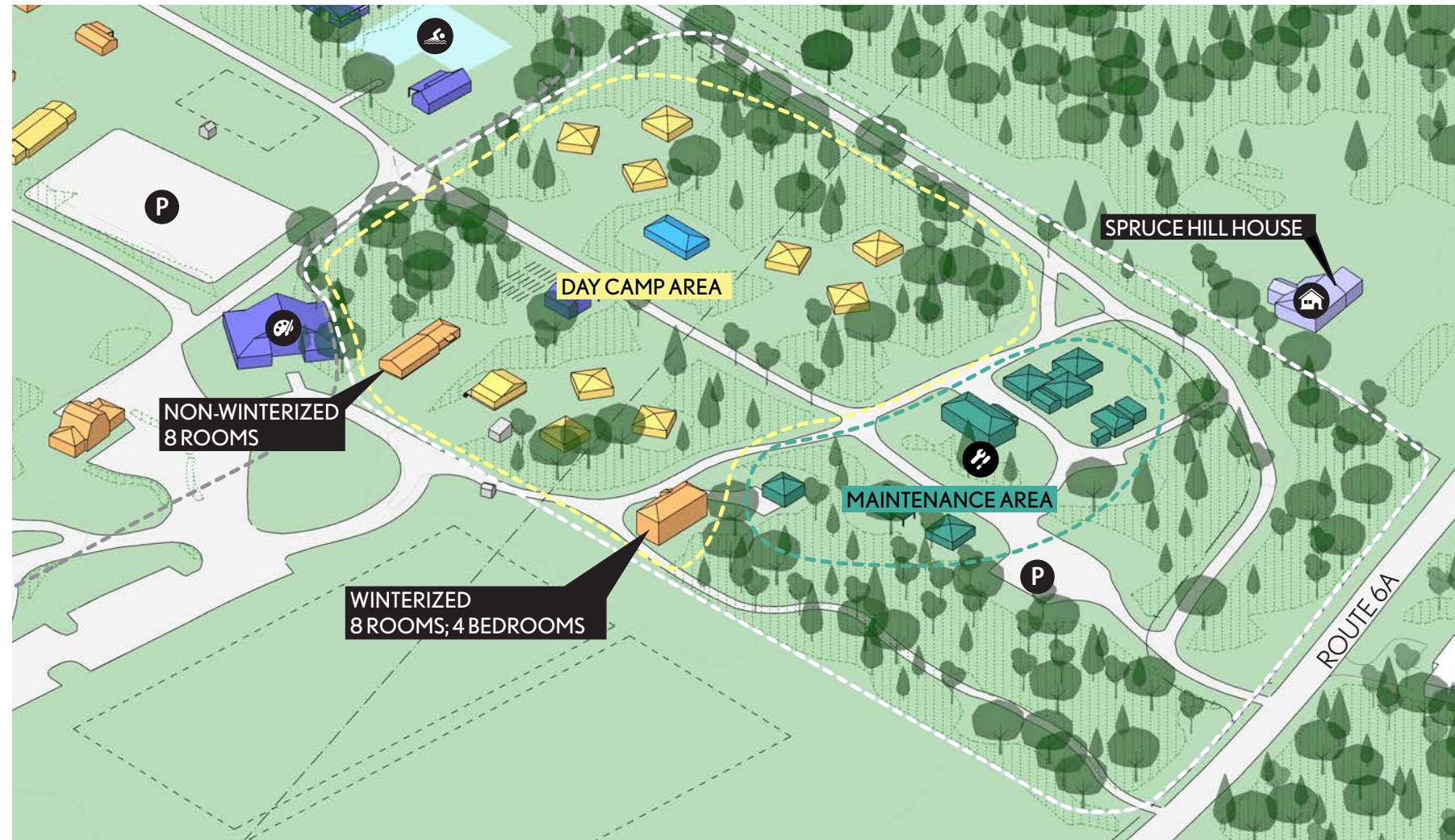
THE POTENTIAL HOUSING DESIGNATED AREA IS 9% OF THE BAY PROPERTY.



BAY HOUSING ANALYSIS

Previous Building Uses

The secluded zone of the Bay Property currently contains the maintenance area for the entire property and formerly housed the day camp programs.



- DORMITORY
- STAFF CABIN
- COMMUNAL CAMP USES
- SHOWER HOUSE
- MAINTENANCE
- SPRUCE HILL HOUSE



BAY HOUSING ANALYSIS

Proposed Site Relationships

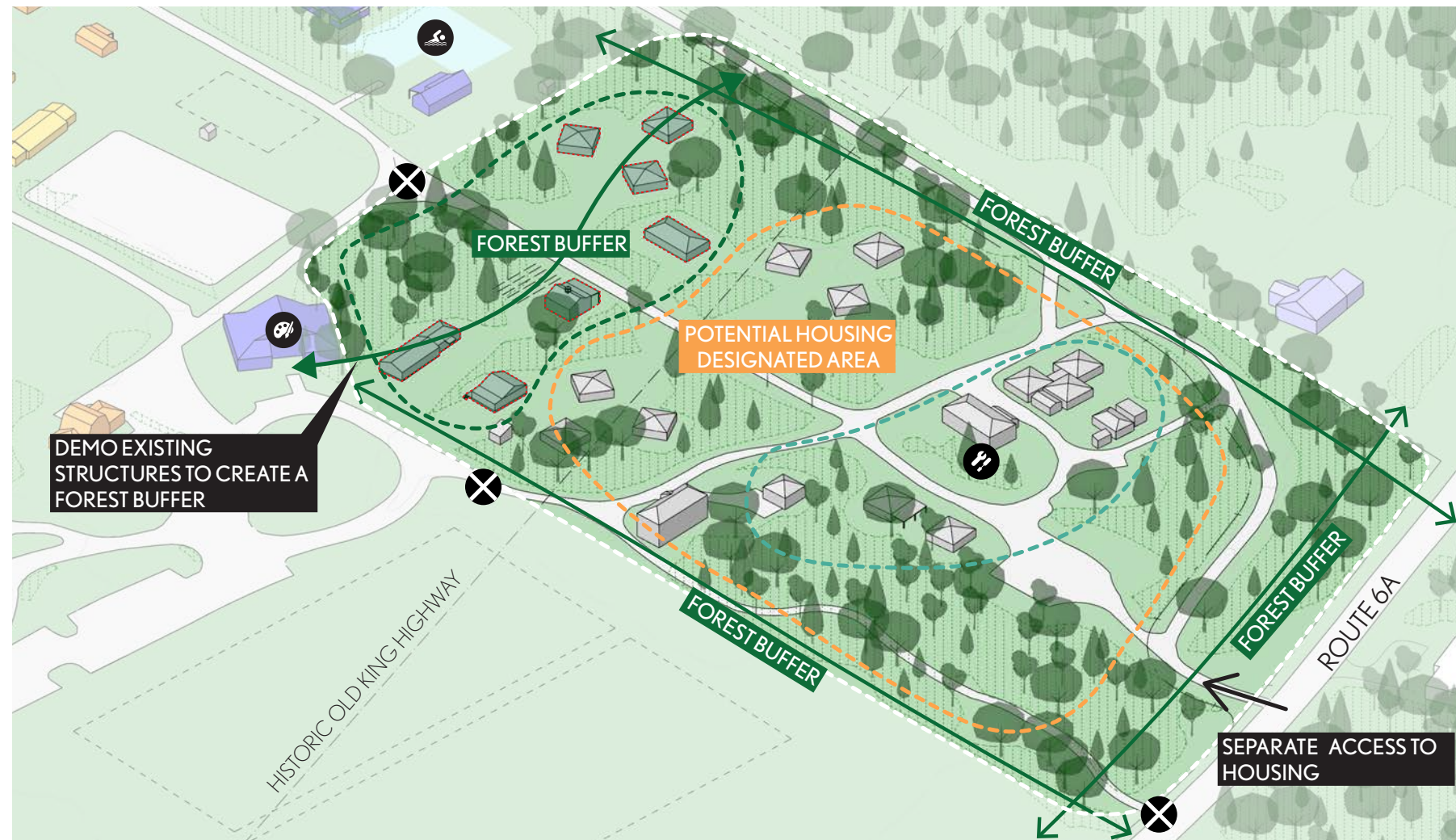
The forest buffer could separate more public uses of the Bay Property and the more secluded potential housing.

Scenarios based on approximately 50 Units (90 beds) within a 5 Acre area of the site.

Contemplated year round and seasonal workforce housing in both repurposed structures and new construction.

Group or individual parking is considered depending on dwelling type and configuration.

Septic requirements are being considered.



BAY ILLUSTRATIVE HOUSING SCENARIOS

Matrix

← MORE PRESERVATION

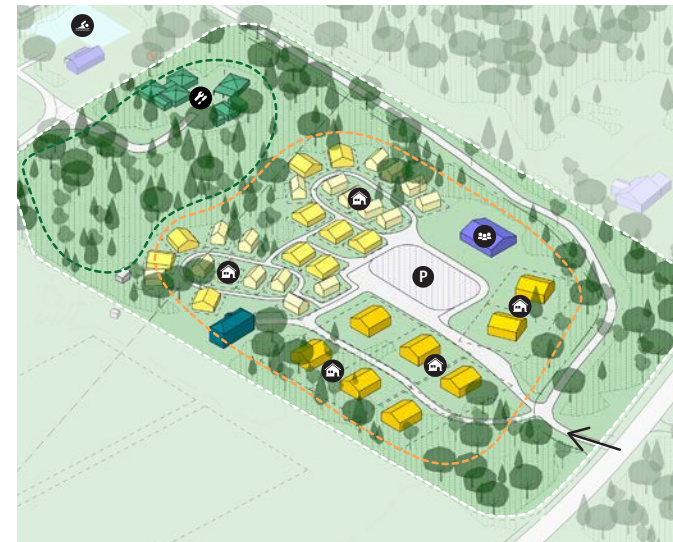
NEW BUILD →



REPURPOSE



**REPURPOSE &
NEW BUILD (DEMO)**



**NEW BUILD (DEMO)
DETACHED SINGLE UNITS**



**NEW BUILD (DEMO)
TOWN HOUSES**

UNIT COUNT

8 UNITS

2 year-round affordable
6 seasonal workforce

32 UNITS

26 year-round affordable
6 seasonal workforce

40 UNITS

40 year-round affordable
0 seasonal workforce

44 UNITS

44 year-round affordable
0 seasonal workforce

BEDS

28 TOTAL BEDS

2 year-round affordable
26 seasonal workforce

76 TOTAL BEDS

52 year-round affordable
24 seasonal workforce

48 TOTAL BEDS

48 year-round affordable
0 seasonal workforce

88 TOTAL BEDS

80 year-round affordable
0 seasonal workforce

UNIT SIZE

1000 sf year-round affordable
660 sf seasonal workforce

1000 sf year-round affordable
660 sf seasonal workforce

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

2 UNITS

26 UNITS

40 UNITS

44 UNITS

PARKING

13 TOTAL GROUP

48 TOTAL GROUP

60 TOTAL

8 individual, 42 group

66 TOTAL GROUP

← SEASONAL WORKFORCE →

← YEAR-ROUND AFFORDABLE →

BAY ILLUSTRATIVE HOUSING SCENARIOS

Repurpose



Existing structures are repurposed as dwelling units with group parking areas. An area of the site remains as maintenance.



- REPURPOSE**
- SEASONAL WORKFORCE
- YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
- ONE BEDROOM
- SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES
- MAINTENANCE

UNIT COUNT	8 UNITS 2 year-round affordable 6 seasonal workforce
BEDS	28 TOTAL BEDS 2 year-round affordable 26 seasonal workforce
UNIT SIZE	1000 sf year-round affordable 660 sf seasonal workforce
SHI	2 UNITS
PARKING	13 TOTAL GROUP

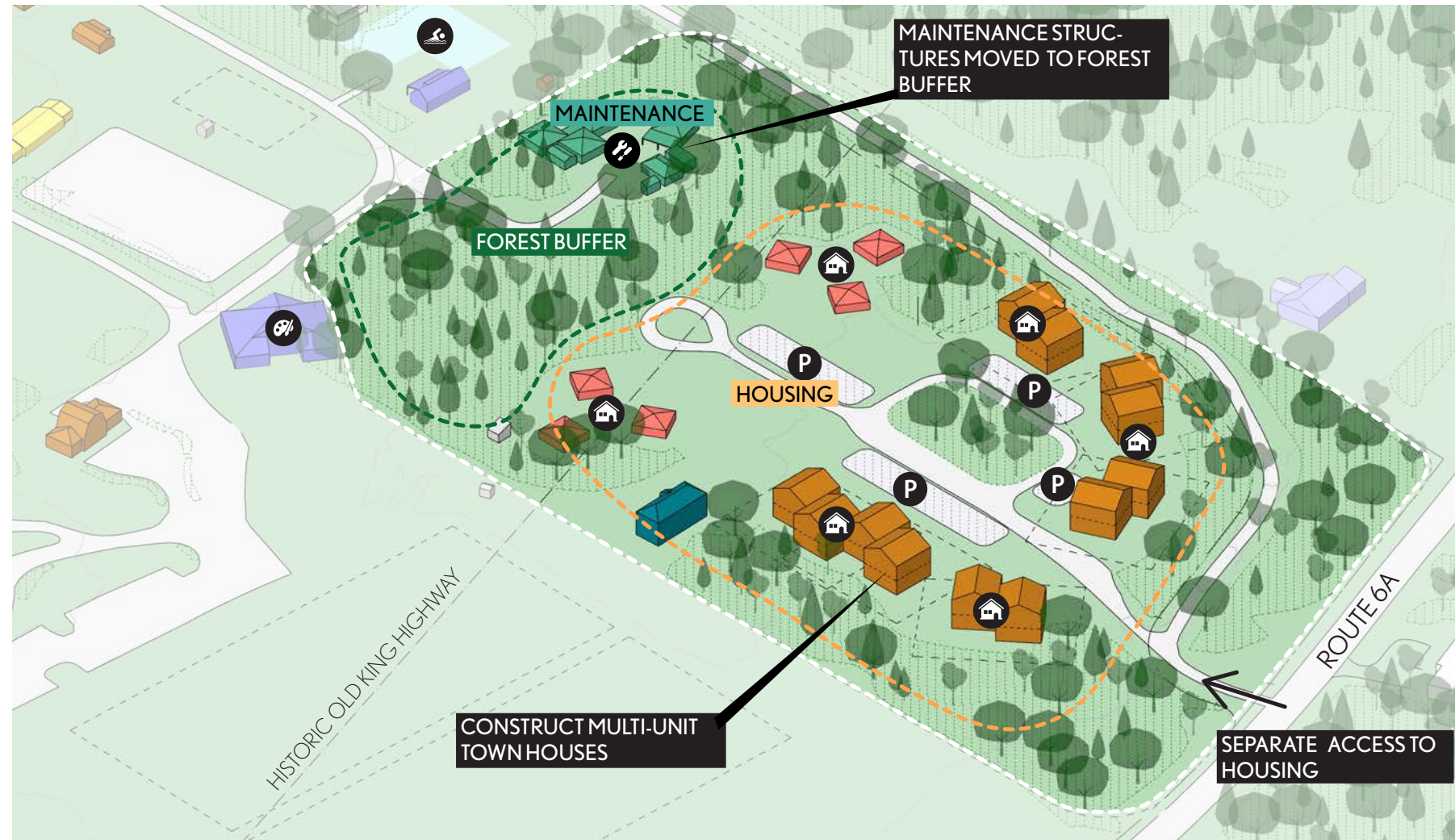


BAY ILLUSTRATIVE HOUSING SCENARIOS

Re-purpose and New Build (demo)



Former maintenance buildings are demoed to create additional dwelling units.



- REPURPOSE
 - SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND
 - STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
- COMMUNAL AMENITIES
- MAINTENANCE

UNIT COUNT	32 UNITS 26 year-round affordable 6 seasonal workforce
BEDS	76 TOTAL BEDS 52 year-round affordable 24 seasonal workforce
UNIT SIZE	1000 sf year-round affordable 660 sf seasonal workforce
SHI	26 UNITS
PARKING	48 TOTAL GROUP



Brewster Landing, Brewster, MA

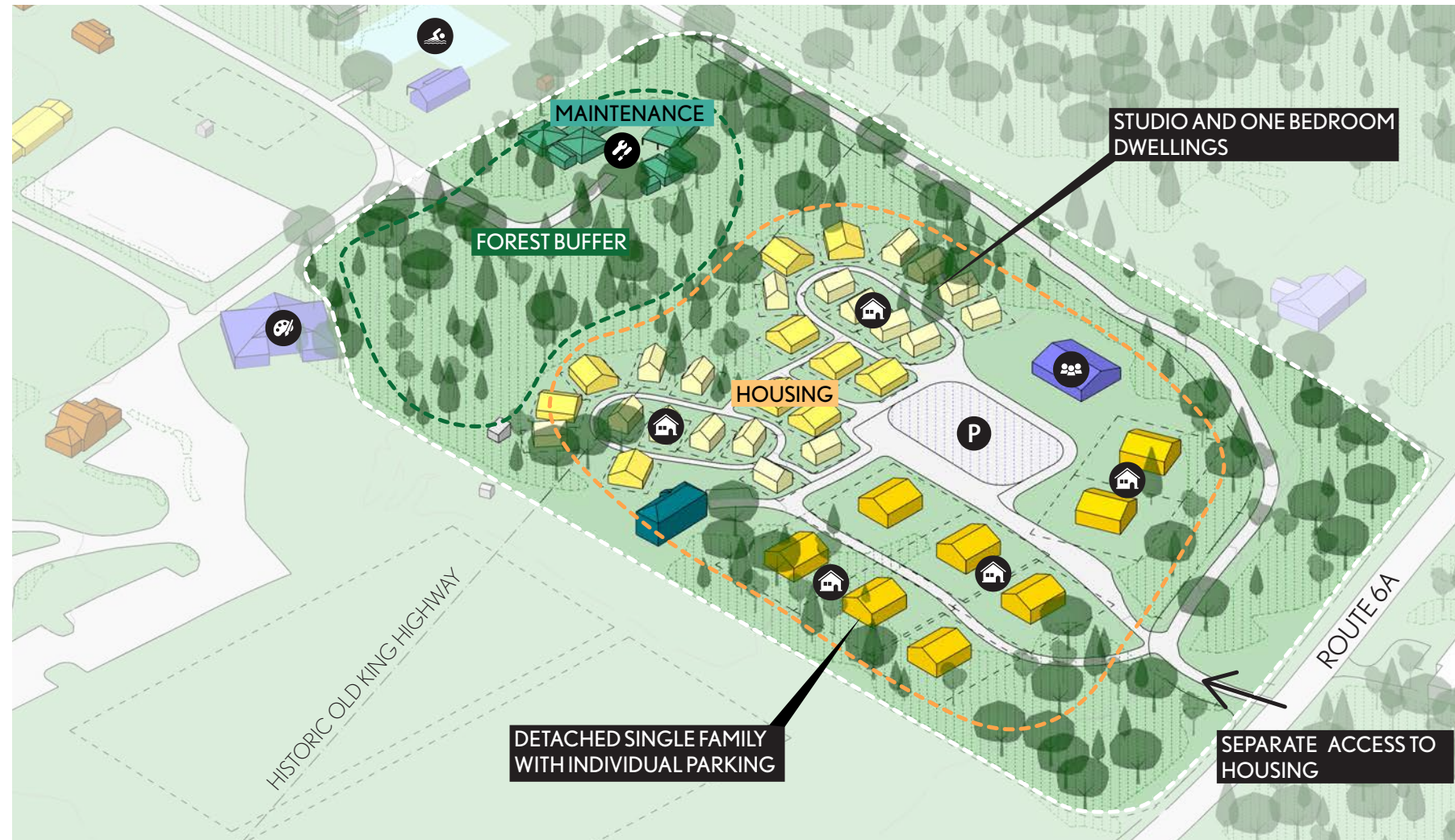


BAY ILLUSTRATIVE HOUSING SCENARIOS

New Build (demo) Detached Single Units



Single family homes and small dwelling units are constructed. No buildings are repurposed for housing.



- REPURPOSE
 - SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND
 - STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
- COMMUNAL AMENITIES
- MAINTENANCE

UNIT COUNT	40 UNITS 40 year-round affordable 0 seasonal workforce
BEDS	48 TOTAL BEDS 48 year-round affordable 0 seasonal workforce
UNIT SIZE	450 sf studio, 700 sf one bedroom, 1200 sf detached single family
SHI	40 UNITS
PARKING	60 TOTAL 8 individual, 42 group



Habitat for Humanity Housing, Brewster, MA



BAY ILLUSTRATIVE HOUSING SCENARIOS

New Build (demo) Town Houses



All existing structures are demoed for the construction of town houses.



- REPURPOSE
 - SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND
 - STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
- COMMUNAL AMENITIES
- MAINTENANCE

UNIT COUNT	44 UNITS 44 year-round affordable 0 seasonal workforce
BEDS	88 TOTAL BEDS 80 year-round affordable 0 seasonal workforce
UNIT SIZE	1000 sf town homes
SHI	44 UNITS
PARKING	66 TOTAL GROUP



Brewster Woods, Brewster, MA



BAY ILLUSTRATIVE HOUSING SCENARIOS

Matrix

← MORE PRESERVATION

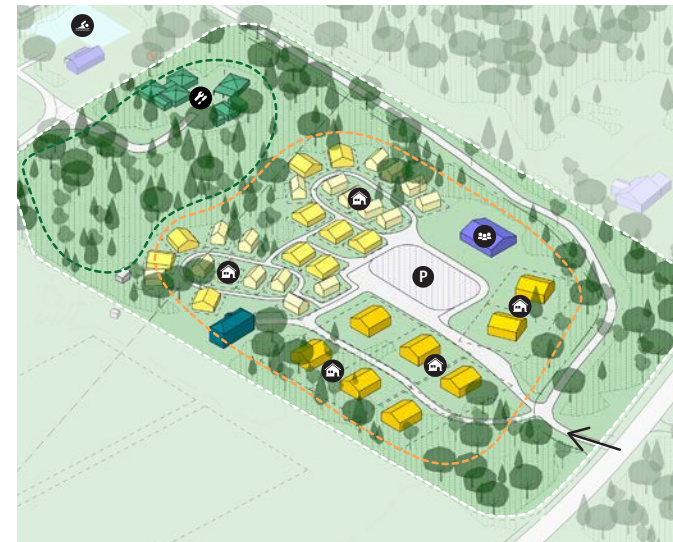
NEW BUILD →



REPURPOSE



**REPURPOSE &
NEW BUILD (DEMO)**



**NEW BUILD (DEMO)
DETACHED SINGLE UNITS**



**NEW BUILD (DEMO)
TOWN HOUSES**

UNIT COUNT

8 UNITS

2 year-round affordable
6 seasonal workforce

32 UNITS

26 year-round affordable
6 seasonal workforce

40 UNITS

40 year-round affordable
0 seasonal workforce

44 UNITS

44 year-round affordable
0 seasonal workforce

BEDS

28 TOTAL BEDS

2 year-round affordable
26 seasonal workforce

76 TOTAL BEDS

52 year-round affordable
24 seasonal workforce

48 TOTAL BEDS

48 year-round affordable
0 seasonal workforce

88 TOTAL BEDS

80 year-round affordable
0 seasonal workforce

UNIT SIZE

1000 sf year-round affordable
660 sf seasonal workforce

1000 sf year-round affordable
660 sf seasonal workforce

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

2 UNITS

26 UNITS

40 UNITS

44 UNITS

PARKING

13 TOTAL GROUP

48 TOTAL GROUP

60 TOTAL

8 individual, 42 group

66 TOTAL GROUP

← SEASONAL WORKFORCE →

← YEAR-ROUND AFFORDABLE →



Town of Brewster

2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701
Fax: (508) 896-8089

MINUTES OF THE BAY PROPERTY PLANNING COMMITTEE MEETING

DATE: September 19, 2023

TIME: 4:00 PM

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

PARTICIPANTS: Assistant Town Manager Donna Kalinick, Chair Amanda Bebrin, Selectperson Mary Chaffee, Selectperson David Whitney, Karl Fryzel, Katie Jacobus, Caroline McCarley (remote), Thomas Wingard, Patricia Hughes, Peter Johnson, John Phillips, Clare O'Connor-Rice; Liaisons/Representatives: Jan Crocker, Kathleen Walker, Gary Christen; Maggie Spade-Aguilar 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. Karl Fryzel 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.

Review Second Forum & Survey Summary & Discuss Key Takeaways and Next Steps

Madeleine Aronson provided a brief schedule update, noting that a joint committee meeting with the Select Board will be held on October 4, to be followed by a virtual joint community forum on November 30. Ms. Aronson noted that the purpose of the forum and survey was to share information on the design process and hear community feedback. Overall, the responses in all three forum sessions and in the survey were quite similar in terms of tone and content of responses. Ms. Aronson added that it is important to note that the assessment of the forum and survey “results” is not an exact science, and Reed Hilderbrand is making an effort not to get caught up in specific numbers or “votes”. For forum feedback, they have relied on their collective observations, a shared understanding of conversations and feedback, and a careful reading of the comments and stickers that attendees placed on the boards. Similarly, the survey feedback provides insight into community priorities. Reed Hilderbrand intends to balance first choice selections with the multiple community priorities that came forward and Brewster’s visions as a town.

In terms of common themes, Ms. Aronson noted that Reed Hilderbrand has repeatedly heard that cost – for new facilities, for renovation, and for upkeep – needs to be a part of the discussion. Re-using existing buildings was also a common theme. There were many comments questioning the need for a new community center and many suggested prioritizing re-purposing an existing building for this use.

For the secluded zone, Ms. Aronson explained that survey respondents preferred Option 1: Seasonal Workforce Housing, whereas the forum attendees preferred Option 4: Arts/Science/Nature option. Both groups agreed that the site should be “all-age friendly”. Both groups ranked year-round housing (affordable or attainable) last in terms of preference. For the arrival fields, there was a consensus that converting parts



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of the existing lawn into a pollinator meadow is a good idea. The survey basically ranked all three options equally in terms of first-choice preference (with Option 1: Community Center and Flexible Outdoor Gathering edging the others by a tiny margin), whereas the forum attendees preferred Option 2: Partial Re-Wild.

In terms of the central campus, Option 1: Re-Use & Extensively Renovate for Community Campus was the most preferred option across both platforms. There was unified agreement on wanting to re-use/remodel existing buildings and limit construction. There were also several comments regarding considering the Eddy school first before thinking about putting a community center at the Bay Property.

For the cabin glade, there was most interest in Option 1: Remove Cabins and Restore Woodland and Trails from the survey, but this option was the second least popular from the forum. Both platforms were strongly opposed to short-term rentals but also expressed confusion as to what exactly this means. There was unified agreement on the boathouse being re-used as either a restaurant or an events rental space.

For the pond reserve and woodland, Option 1: Expand Trails and Nature Based Education, was the most preferred option from both the forum and the survey. There was unified agreement on nature-based education. Whilst the forum results seemed to be neutral towards having a new nature center, results in the survey showed mixed feelings towards that idea. Many felt that the Cape Cod Museum of Natural History is already an excellent resource and that building a new nature center would be redundant. There was shared agreement on conducting dune enhancement activities to improve dune stability and coastal resiliency.

Ms. Aronson then reviewed and listed Reed Hilderbrand's guiding principles throughout this process. Ms. Aronson noted that the design team has distilled the feedback from the community forums and the subsequent surveys into a set of guiding principles. These principles will help shape the final plans for each property and will act as guidelines for decision-making. They are reflective of input from the community and echo many of the sentiments that were adopted as part of the Town of Brewster Vision Plan. The values and interests reflected in these principles are complementary and balanced equally; none is more important than others. In order to achieve shared community goals, each of these principles will be realized in a balanced form in the final plans. Ms. Aronson displayed a slide listing the 9 guiding principles, including bullets such as "plan for the long-term needs of the Town", and "balance cost with reuse and revenue generation".

Selectperson Chaffee said that the bullet, "balance cost with reuse and revenue generation" was somewhat confusing in the way it was worded – perhaps it should instead be "balance cost with revenue generation". Assistant Town Manager Donna Kalinick noted that she and Town Manager Peter Lombardi worked very closely with Reed Hilderbrand on the guiding principles – but this bullet could be wordsmithed more to make it clearer. Ms. Kalinick added that it was hard to distill these very big concepts down to guiding principles. Selectperson Chaffee responded that she believed this bullet should probably be split up into separate points. Pat Hughes said that some residents did not seem to understand the level of work needed in order to allow for reuse of certain buildings on the property. Mr. Fryzel said that re-use really hinges on what the desired community use for the property ultimately is.



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Clare O'Connor-Rice noted that the third bullet, "contribute to the Town's affordable housing goals" implies that there will definitely be some affordable housing units on the property, and she isn't sure that's what people really want. Ms. Kalinick responded that it was important to keep in mind that these are the guiding principles for both properties, not just one property. Gary Christen said that he got the impression that that the bay property was more suitable for housing Town workers, temporary summer workers and lifeguards, and that the pond property was a more appropriate location for affordable housing – perhaps the guiding principle bullets should be changed to clarify this. Ms. Bebrin said it was important not to dwell on this point in too much detail, as there is a considerable amount of other content in the packet that needs to be discussed.

Mr. Fryzel said it appeared the Town was going about this process in the right manner, and thanked the consultants for the considerable amount of work they have put into collating this information. Mr. Fryzel asked if one of the Reed Hilderbrand consultants could explain the bullet "build partnerships for activation and stewardship", as its meaning was unclear. Elizabeth Randall explained that perhaps the clarity of this point could be improved – in essence, it means that partners such as BCT or Mass Audubon can come up with ideas for programming on the property to be run by groups other than the Town.

Katie Jacobus said that a number of comments in the survey referenced reusing the Eddy School – this conversation has been going for a number of years, but decisions about the Eddy School are beyond the charge of this committee. Ms. Bebrin concurred with this point. Ms. Kalinick stated that any decisions pertaining to the future of the Eddy School lie with the Brewster School Committee.

Mr. Fryzel stated that, to avoid any confusion, he would like it clarified for the record that there is no "Brewster Museum of Natural History", as some of the materials in the packet referred to it as. Mr. Fryzel also asked for clarification about the coastal dune restoration idea – he had seen some comments about this in the materials but was unclear on the meaning. Ms. Randall said she would have to look into this, but that the comment likely referred to keeping an open mind that structures such as the parking lot might have to be moved back in 20-30 years' time. Ms. Hughes said that the current parking lot should be considered temporary – due to the way that dunes roll-back on themselves and sand keeps on moving, parking should be planned for in another location in the long-term.

Mr. Roy Cuniff of 873 Harwich Road said that he was a former Town employee and worked as a gate attendant at the property. He asked if the committee was comfortable that they are getting enough feedback from members of the community – his experience working at the property suggested a lot of people weren't familiar with the planning process. He also said he felt as though the Town could charge more for accessing First Light Beach. There are 65 community gardens in the Brewster, but there is a significant waiting list – the new property could potentially be a new location for them. He also advocated a feasibility study be done to examine the possibility of opening the pool year round, and allowing non-residents to use it for an increased fee. Ms. Bebrin responded to Mr. Cuniff's initial question, noting that resident engagement and making sure enough people contribute to the process and are aware of it is an



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ongoing challenge. Ms. Randall said that Mr. Cunliff's comments were welcome and it was good to have residents attending and asking questions at these meetings.

Maggie Spade-Aguilar said that all of the different possible uses require employees. Residents should be asked if they want this property to be used year-round, or in the summer only. If residents favor the property being used year-round, then the plans should probably incorporate year-round housing.

Ms. O'Connor-Rice said there are opportunities for grants that the committee should consider for the property. Ms. Kalinick said that, with the exception of a planning grant that they have secured, the Town is reluctant to apply for any grants before the future use of the property is known.

Mr. Fryzel asked if there was more space set aside for the uses of the arts, would there be enough to demand to fill this space – there seem to be a lot of artist spaces that already exist on Cape Cod. Jan Crocker responded that there is demand, a lot of the studio spaces Mr. Fryzel is referring to have waiting lists. Ms. O'Connor-Rice said that there is a large arts community on Cape Cod and that demand exists. Creating space for artists could also help with revenue generation.

Ms. Bebrin suggested that the committee look at some of the other responses that came through. Ms. Randall said there was notable interest among residents in passive recreation and trails on the property. Ms. Bebrin and Mr. Fryzel agreed that the comparative lack of interest among survey respondents in active recreation was interesting.

Mr. Cunliff said he would be happy to volunteer to get some initial estimates on the cost of enclosing the pool, and the cost of operating all of the nearby pools. Ms. Bebrin responded that the committee already has this information on file. Mr. Fryzel said, on the subject of the pool, he has gotten a sense that residents would like to keep access to the pool limited to residents – this is difficult to balance with the need for revenue generation.

Ms. Bebrin closed by thanking the Reed Hilderbrand team for the considerable work they put into aggregating this data.

Update on Shooting Range Remediation

Ms. Kalinick reported that the Town went out to bid to remediate the shooting range, and received healthy bids. This is very specific work that needs to be done, and they have hired a consultant who is an authority in this area. Although the low bid that the Town was received was far lower than the other bids, they have informed the bidder that they do not believe their methodology will meet the specifications. In the meantime, the Town has been checking the work and references of the second low bidder. Before the end of the week, the Town will confirm with the low bidder that they are not accepting their bid and will award and move to contracting with the second low bidder. The Town had hoped to do this work right after the beach closes. The only potential problem is that the Town could receive an official bid protest through the State of Massachusetts.



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

Ms. Crocker reported that the Movement Arts Festival, which was rained out in the spring, will be occurring instead on Saturday, September 23 from 1pm-4pm outside the boat house, with a rain date on Sunday, September 24. Ms. Bebrin added that the parking will be on the front lawn.

Ms. Bebrin reminded committee members that the first Brewster volunteer fair will be on Saturday, September 30, from 10am-12pm in the dining hall. From 12pm-1pm there will be a volunteer appreciation luncheon with pizza and cookies. This will be an opportunity to recognize the good work that Brewster's volunteers do. A raffle will be held during the volunteer fair for free 2024 beach, pool, recycling, and shellfish permits.

Chatham Bars Inn will be holding a "Fall Frolic" on Saturday, October 7, from 11am-5pm. They will have a police detail during the event. They have requested the use of the front lawn on the bay property for event parking. Mr. Fryzel moved to approve the use of the front lawn on the bay property for overflow parking for Chatham Bars Inn's "Fall Frolic" on Saturday, October 7, from 11am-5pm with the stipulations of a police detail, volunteer parking assistance, and the insurance policy listing the Town as additionally insured. Ms. Hughes second. A roll call vote was taken. Selectperson Chaffee – yes, Clare O'Connor-Rice – yes, Selectperson Whitney – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Thomas Wingard – yes, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes.

Public Announcements and Comments

None

Vote on Meeting Minutes: August 22, 2023

Selectperson Chaffee moved to approve the meeting minutes from August 22, 2023. Ms. Jacobus second. A roll call vote was taken. Selectperson Chaffee – yes, Clare O'Connor-Rice – yes, Selectperson Whitney – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Thomas Wingard – yes, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes.

Discuss Future Meeting Agenda Items

The next meeting on October 4 will be a joint session with the Pond Property Planning Committee and Select Board and will be in a hybrid format. This meeting will be helpful in coordinating the respective planning processes of these groups.

Next Meetings

October 4 (Joint Meeting with Pond Property Planning Committee & Select Board) and October 17, 2023.

Matters Not Reasonably Anticipated by the Chair:

John Phillips asked if the Reed Hilderbrand cost proposal information included in the packet was just included as an FYI. Ms. Kalinick responded that the Town has exceeded the services and scope that they were originally quoted on. Multiple surveys were not anticipated, and that was one of the add-on services.



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There have been more meetings between the consultants and staff than were originally anticipated. The Town has therefore executed a change order to the contract.

Adjournment

Ms. Jacobus moved to adjourn at 5.36 pm. Selectperson Chaffee second. A vote was taken. Selectperson Chaffee – yes, Clare O’Connor-Rice – yes, Selectperson Whitney – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Thomas Wingard – yes, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes.

Respectfully submitted by Conor Kenny, Project Manager

Approved: _____ Signed: _____

Accompanying Documents in Packet: Agenda, Community Forum 2 and Survey Feedback Summary Packet, Committees Memorandum, BPPC 8.22.23 Minutes, Reed Hilderbrand Additional Service Request Proposal, Reed Hilderbrand Scope of Services, Select Board FY24-25 Strategic Plan

DRAFT



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MINUTES OF THE SELECT BOARD, BAY PROPERTY PLANNING COMMITTEE AND POND PROPERTY PLANNING COMMITTEE JOINT COMMITTEE MEETING

DATE: October 4, 2023

TIME: 4:00 PM

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

PARTICIPANTS:

Select Board: Chair Ned Chatelain, Vice-Chair Mary Chaffee, Selectperson Kari Hoffman, Selectperson Cynthia Bingham, Selectperson Dave Whitney

Bay Property Planning Committee: Chair Amanda Bebrin, Karl Fryzel (remote), Katie Jacobus, Caroline McCarley (remote), Patricia Hughes, Peter Johnson, John Phillips, Clare O'Connor-Rice;

Liaisons/Representatives: Gary Christen; Maggie Spade-Aguilar

Absent: Thomas Wingard

Pond Property Planning Committee: Chair Doug Wilcock, Vice-Chair Cynthia Baran, Stephen Ferris, Katie Gregoire, Timothy Hackert, Chris Williams, Katie Gregoire, Chris Ellis (remote)

Absent: Jan Crocker

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

Reed Hilderbrand Consultants: Elizabeth Randall, Madeleine Aronson

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

Selectboard Chair Ned Chatelain called the Select Board meeting to order at 4:00pm and declared a quorum with all members present in person. Chair Chatelain read the meeting participation and recording statements.

Public Announcements and Comment

None

Chair Amanda Bebrin called to order the Bay Property Planning Committee meeting at 4:01pm and declared a quorum.

Chair Doug Wilcock called to order the Pond Property Planning Committee meeting at 4:01pm and declared a quorum with one person attending remotely.

Review and Discuss Shared Areas of Interest for Bay & Pond Properties and Provide Policy Direction on Community Center, Housing, Partnerships, and Municipal Uses in Preparation for Next Community Forum

Elizabeth Randall and Madeline Aronson from Reed Hilderbrand said they have gathered great information and feedback from the discovery phase and from community feedback. There are a few areas where they are not able to draw conclusive community desires from the feedback. At this point there have been two forums



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and two surveys – they are using these to develop plans for each property. Ms. Randall said that their hope is that at the next forum in November they will be sharing one plan for each property – there will be some alternatives in the plans for discussion, but the goal is to share plans that residents can respond to. There will be a further virtual forum, after which the consultants will continue to refine the plans. Then there will be a final forum to share the plans that will be voted on at Town Meeting. Ms. Randall said she feels that Reed Hildebrand has a good sense of the community priorities at this point.

Madeline Aronson said that the forum and survey feedback shows that the community has a very strong interest in reusing buildings and prefers reuse over the construction of new buildings on the bay property. Residents have more of an interest in a community campus, this conflicts with some of the desired programming, such as an indoor pool, which cannot be accommodated in the existing buildings. Several respondents questioned whether the bay parcel is the correct location for a community center and suggested that the Eddy School might be a better location. Ms. Aronson suggested that at the next forum the consultants present two options for the community center, showing a new construction and a reuse alternative. Planning studies showing feasibility for other community centers should also be shared at the next forum.

Selectperson Chaffee said she was concerned that a lack of information may have influenced how people responded to the survey – particularly in relation to the idea of Eddy School reuse – which is not an option at this point in time. Secondly, Selectperson Chaffee noted that only a handful of buildings on the bay parcel are theoretically reusable for community use. It is possible that some of the residents who provided this feedback may not have been aware of these realities, and, therefore, the construction of a new purpose-built community center should remain an option.

Selectperson Hoffmann voiced her agreement with Selectperson Chaffee's comments regarding the Eddy School. Selectperson Whitney said that community centers generally include gyms, and there is no building currently on the property that is suitable for repurposing as a gym. The Council on Aging also cannot stay where it is, and none of the existing buildings on the parcel can be repurposed as a Senior Center. Selectperson Whitney strongly suggested that the final plans include a new purpose-built building.

Selectperson Bingham said that she has real concerns about cost and debt associated with new construction. The current Senior Center building is not fit for purpose, however, the cost of constructing a new 20 million building would be a financial burden on residents – unless a donor can be found she is not sure what to do about the situation. Selectperson Chatelain said that he favors an activities-based approach to designing the site – it seems likely at this point that the Town will need to construct a new facility to house a community center.

Selectperson Chaffee noted that she also has concerns about the cost, but that the vacation of the existing council on aging building would give the Town the option of selling this structure, which could potentially fund new constructions on the bay property. Mr. Lombardi said keeping costing and programming in mind is critical, and the next forum will include this information for residents.



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Katie Jacobus said that, as the Chair of Brewster School Committee, she could confirm that any previous plans for school consolidation have been tabled, and therefore reusing the Eddy School for a community center is not an option.

Amanda Bebrin read out prepared remarks from Karl Fryzel that it is important to have a sense of the programs and the cost for a new construction, as well as the cost of retrofitting existing structures. Ms. Bebrin also read out some prepared remarks from Sharon Tennstedt that the COA cannot currently adequately house the desired level of programming, and building a new center is preferable to retrofitting an existing building.

Ms. Bebrin said that educating the public about the Eddy School context, and the cost of retrofitting existing buildings for desired programming is important. If a community center cannot be built now due to cost reasons, perhaps the space can be set aside for a later date. Clare O'Connor-Rice said that interim use of existing buildings is a good idea, and that space should be set aside for the possible future construction of a new community center.

Mike Gradone, Recreation Department Director, said that it was important to keep recreation and youth in mind when discussing a multigenerational community center. The Recreation Department is currently housed in the Eddy School, but it needs its own facility.

Selectperson Chatelain noted that there seemed to be a consensus among committee members and the Select Board that a standalone community center should remain on the table as an option, and that the conversation should continue about the cost and timeline. Options for reuse should also continue to be discussed.

In terms of housing, Ms. Randall noted that responses to the survey and forum showed that most residents are in favor of seasonal workforce housing on the bay property. There was mixed feedback regarding housing on the pond property. Some residents felt that the general aim of conservation was in conflict with the concept of building new housing. Ms. Randall noted that if one of these properties is not used for year-round deed restricted housing to meet the state's 10% mandate, other properties will need to be purchased by the Town to build housing in the near future. The design team is suggesting that the Town prepare a new presentation for the next community forum that puts the goals of the Housing Production Plan in context as it relates to possible housing on these parcels, and the need to purchase additional land to meet the state's mandates if housing is not part of the future of these parcels. The design team would like policy direction from the committees and Select Board on whether affordable housing should be included on at least one of these parcels as an option, and approval for the design team to develop one version of the plan for each property that shows appropriately scaled affordable housing for residents to provide feedback on.

Selectperson Hoffmann said that one of the concerns about putting housing on these properties is related to the installation of septic systems. However, she hopes these concerns do not rule this out as an option for discussion – technology can change over time.



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Selectperson Chaffee said it is important to consider putting housing on at least one of these properties. Otherwise, the Town would have to buy new property elsewhere to meet the state mandated goals. Environmental concerns are valid, but decisions need to be high-level and flexible. Conservation restrictions can potentially be limiting and could close the door off for future use options. Selectperson Bingham agreed that use options have to be kept open. Selectperson Whitney agreed and asked Reed Hildebrand to include options for both properties for the next forum.

Selectperson Chatelain expressed concern about using the bay property for short-term worker housing. Affordable housing for residents is a public good and should be a high priority, however, short-term affordable housing is merely a subsidy for the business community on public land, and he has concerns with that approach.

Pat Hughes said that, from an environmental perspective, the bay property might make the most sense for new housing. The pond is more environmentally sensitive. Peter Johnson agreed that housing should be on one of the properties, but he would not favor the pond property. Ms. Jacobus said that it was understandable for residents to favor workforce housing, but the existing cabins on the property have a low potential for reuse and using them in this way would not contribute to the 10% affordable housing state mandate.

Ms. Bebrin read out comments from Mr. Fryzel. Mr. Fryzel is in favor of affordable options for both properties, and having conceptual plans to view during the next forum to give a sense of scale would be helpful. It will be very difficult to meet the 10% mandate by 2029 if affordable housing is not pursued on either site.

Ms. Bebrin explained that she works in housing, and she is concerned that the committees might not be getting feedback from the people who need housing the most, either because they cannot afford to live in Brewster or might be too busy to respond to surveys.

Tim Hackert said that he thinks the wastewater concerns in relation to housing can be solved. The pond site is a mixed-use type of site, and constructing housing with limited impacts on groundwater is achievable. The Spring Rock housing project represents appropriately scaled housing, and this might be a good model for residents to consider. Stephen Ferris said that there is a tremendous opportunity on both sites, and it would be a mistake not to put housing on both properties.

Cynthia Baran said that she completely agreed that affordable housing was necessary, and she was in support of it on the bay property. She said that she does not believe it is appropriate on the pond property due to water quality issues. There needs to be additional information to educate residents about the natural resources that exist at this location. Elizabeth Taylor voiced her agreement with Ms. Baran that the most appropriate location for new housing construction is the bay property. Constructing housing on the pond property runs the risk of polluting the pond and contaminating the soil.



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Selectperson Chatelain said he felt there was a consensus among voting committee members and the Select Board for affordable housing on at least one of the parcels. Adding that there is consensus to instruct Reed Hilderbrand to develop one concept on each property that includes appropriately scaled affordable housing.

Ms. Aronson said that, in terms of potential partnerships, there appears to be consensus from residents that the Town should pursue a partnership with Mass Audubon on both properties. There is widespread interest in nature programming. Mass Audubon has indicated they need a facility that can serve as a welcome center and a base for staff. They have also expressed a need for seasonal workforce housing for their staff, with the bay property as a preferred site. The Reed Hilderbrand design team recommends that the Town obtains more information from Mass Audubon about their needs for staff housing and other facilities to manage their desired programming. The Town should also find out if they can receive financial support from Mass Audubon for nature-based uses of the pond property. One nature center on one of the properties seems more feasible than one on each. One or more of the buildings on the bay property should be designated for Mass Audubon use, such as facilities or seasonal staff housing.

Selectperson Chaffee responded that partnering with a highly respected organization like Mass Audubon would be a great initiative. Mr. Lombardi added that having had conversations with David O'Neill, Mass Audubon President, he knows that they are very interested in partnering with the Town on both properties. Selectperson Hoffmann agreed that Mass Audubon would be a great organization to partner with.

Clare O'Connor-Rice said there should be a very clear description of any potential agreement with Mass Audubon. And, if housing is provided for the staff, the cost-sharing nature of these details should be provided. Ms. Jacobus agreed that the Town needs to look at the request for seasonal workforce housing for this partnership.

Selectperson Chatelain said that there was a consensus among Select Board and committee members to continue this discussion about the Audubon partnership, but that further information would be needed.

Ms. Randall explained that there was community consensus in pursuing a partnership with Brewster Conservation Trust (BCT). Ms. Randall is requesting that all plans for the pond property include an area designated for conversation that covers at least 60% of the property. The suggestion is that the Town pursue a conservation restriction held jointly with BCT and Mass Audubon and inquire about receiving financial support from BCT.

Selectperson Hoffmann said that any conservation restriction should leave room for the building of appropriately scaled housing if the technology is available to protect the Town's water. Selectperson Chaffee said that housing priorities and conservation are not incompatible on the pond property, and a conservation restriction of 60% is a good idea, while the remaining landing should be reserved for future uses. Selectperson Chatelain agreed that a conservation restriction of 60% is appropriate and flexible.



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Mr. Hackert said that there is no conflict between conservation and housing. BCT and the Housing Trust have already had preliminary conversations about working together at this location, and their aims are compatible. A flexible conservation restriction would be beneficial. Cynthia Baran said that she would like to hear from Mark Nelson on the impact to the watershed systems of these potential decisions. Mr. Lombardi confirmed that Mr. Nelson would be available to answer these questions at the next Pond Property Planning meeting.

Selectperson Chatelain said that there seemed to be consensus that a flexible conservation restriction of 60%, that potentially allows for other uses, was appropriate.

Ms. Aronson said that, in terms of municipal uses, there appeared to be community interest in reserving portions of the pond property for future municipal use. However, there is some confusion around what this means. Reed Hilderbrand is requesting policy direction for uses that should be included as possible future uses, and for the Town to explain some of these future uses at the next community forum.

Mr. Lombardi said it was important to make clear to residents that some uses were mutually exclusive, such as a well and a package treatment plant. The committees and board members need to decide how much specificity should be on the plans that go to Town Meeting.

Selectperson Chaffee said that the Town brings in a lot of revenue through the rentals of beach cottages at Crosby Mansion. There are some pockets of cottages on the bay property that are in decent shape that could potentially be renovated and rented out to vacationers in a similar manner. Selectperson Hoffmann said that a discussion around a cell phone tower on either property should be an option. Selectperson Chatelain said he thinks that the pond should not be constrained to a particular municipal use.

Ms. Hughes said she supports the idea of reserving space for future uses. Ms. Bebrin expressed support for exploring the idea of a cell tower on the bay property. Elizabeth Taylor said that a new cell tower on either property could potentially be a monopole, and less of an eyesore than a traditional cell tower.

Adjournment

Pat Hughes moved to adjourn the Bay Property Planning Committee at 6:02 pm. Peter Johnson second. A vote was taken. Clare O'Connor-Rice – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes. The Committee vote was 8-Yes, 0-No.

Cynthia Baran moved to adjourn the Pond Property Planning Committee at 6:02 pm. Tim Hackert second. Doug Wilcock – yes, Cynthia Baran – yes, Stephen Ferris – yes, Timothy Hackert – yes, Chris Williams – yes, Katie Gregoire – yes, Chris Ellis – yes. The Committee vote was 7-Yes, 0-No.



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Selectperson Hoffmann moved to adjourn the Select Board at 6:02 pm. Selectperson Bingham second. Chair Ned Chatelain – yes, Vice-Chair Mary Chaffee – yes, Selectperson Hoffman – yes, Selectperson Bingham – yes, Selectperson Whitney – yes. The Board vote was 5-Yes, 0-No.

Respectfully submitted by Conor Kenny, Project Manager

Select Board

Approved: _____ Signed: _____

Bay Property Planning Committee

Approved: _____ Signed: _____

Pond Property Planning Committee

Date Approved: _____

Accompanying Documents in Packet: Agenda, Community Forum 2 and Survey Feedback Summary Packet, Committee Considerations and Suggestions, Guiding Project Principles, Approved Bay Property Planning Committee Charge, Approved Pond Property Planning Committee Charge, BCT Position Paper Summary Long Pond Property, Email from Tino Kamarck, Pages from Final Community Forum 2 Boards, Town Meeting Articles, Town Plans Resource Sheet

Overview of Water Quality Planning Considerations

Sea Camps Long Pond Property

October 18, 2023



Horsley Witten Group, Inc.



Topics to Discuss

- Hydrology of site and the surrounding neighborhoods
- Pleasant Bay watershed
- New DEP regulations and effect on Herring River watershed planning
- Long Pond water quality
- Zone II drinking water protection area

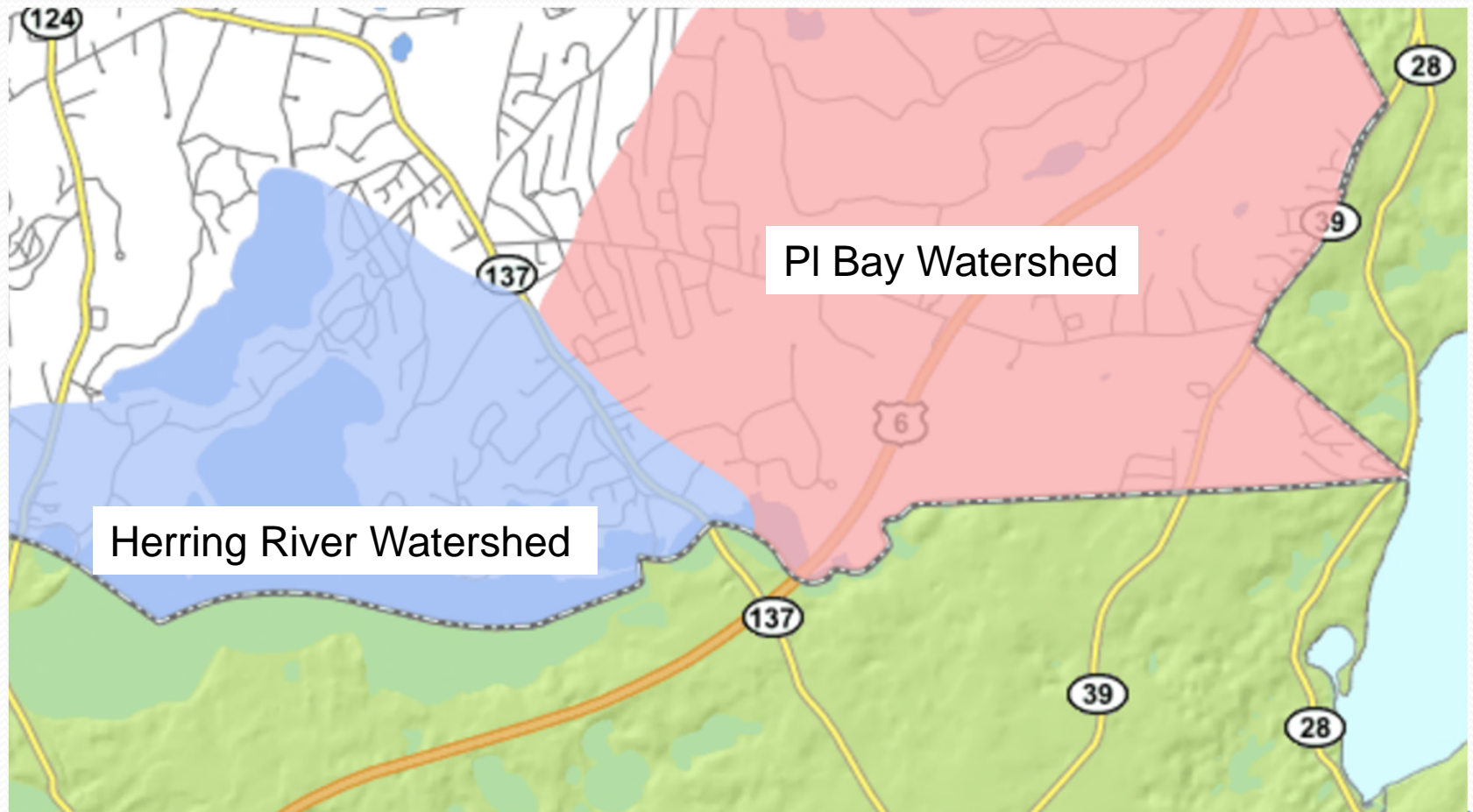


Hydrology

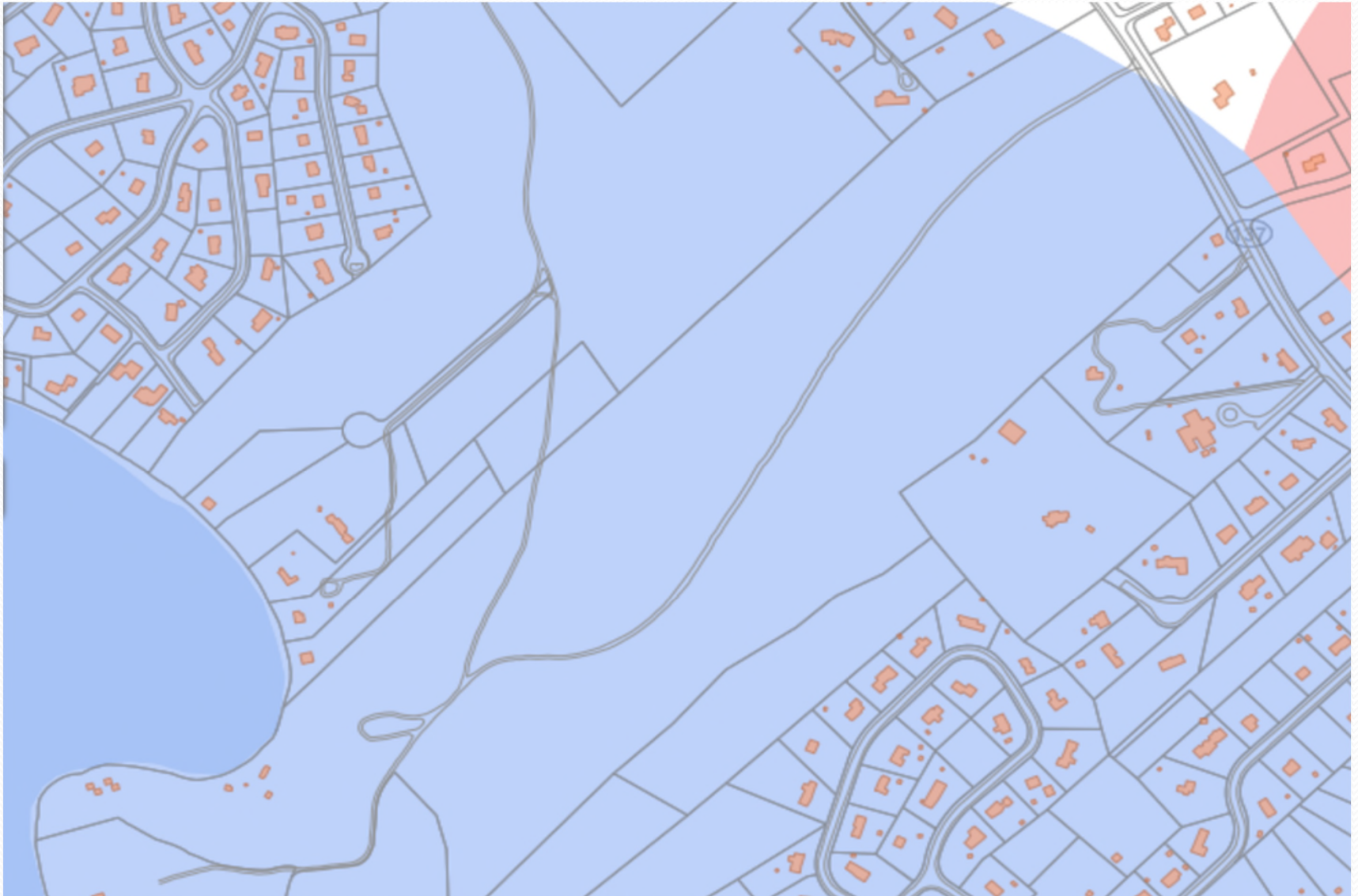
- Groundwater from at least 99% of the property flows to Long Pond.
- A small area in the northeast corner might flow to Cape Cod Bay.
- The site is in the Herring River watershed.
- The eastern half is in a Zone II.



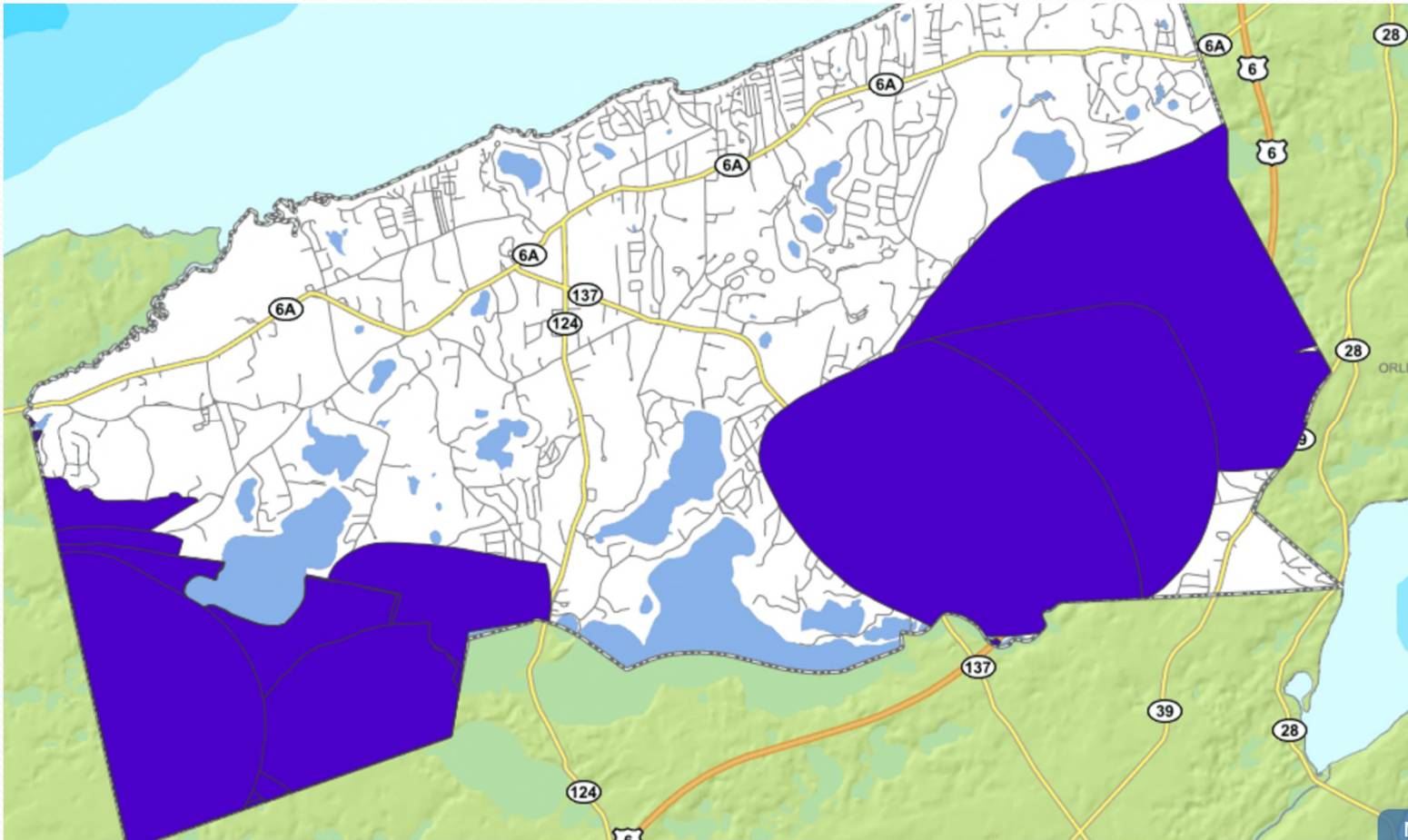
Watersheds to Coastal Estuaries



Watershed Boundaries on Parcel



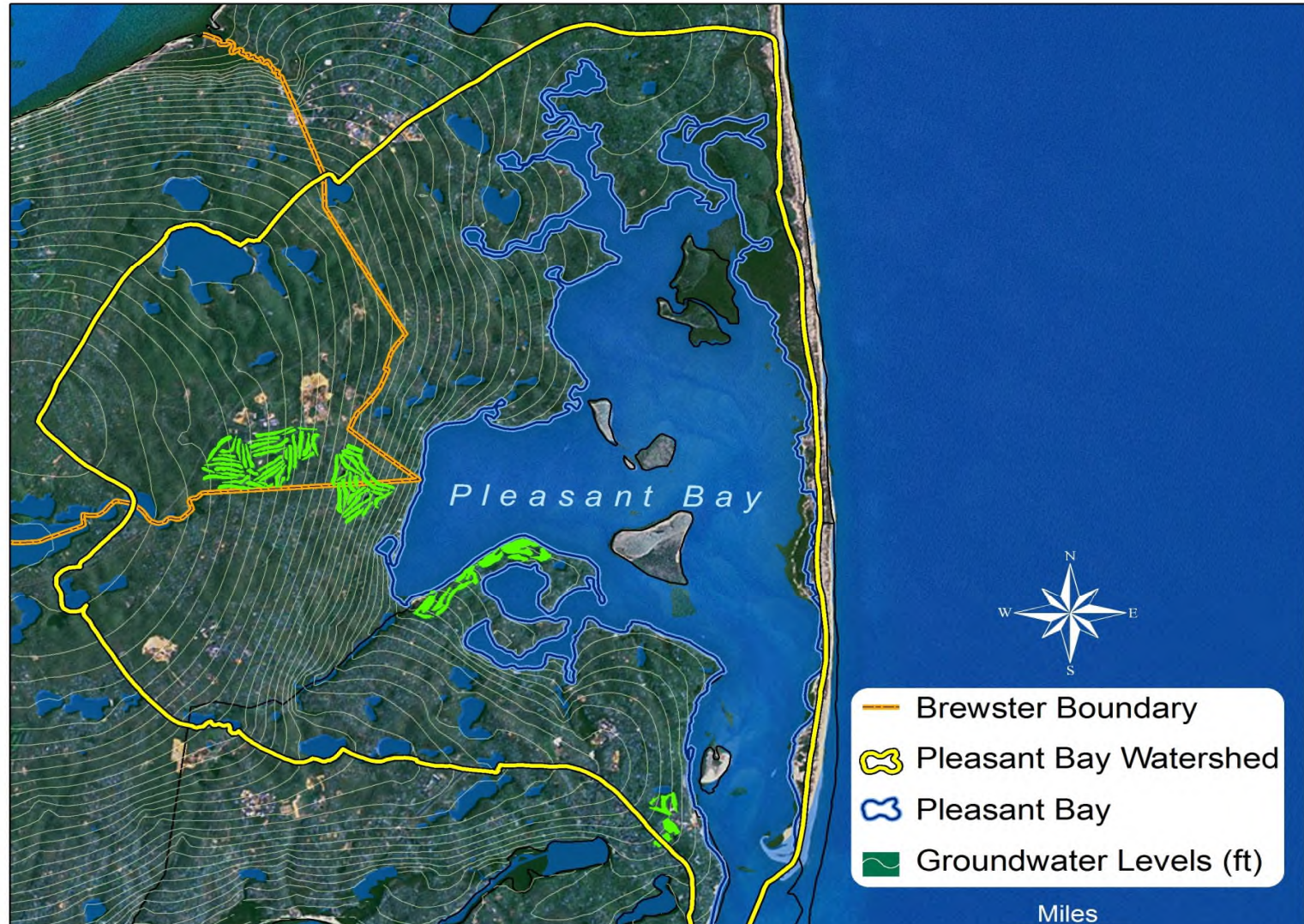
Zone II PWS Protection Areas



Zone II On Parcel



Pleasant Bay Watershed Permit



Pleasant Bay Permit Update

- Captains Golf Course Fertilizer Reductions Have Already Attained More Than 80% of Brewster's Nitrogen Removal under Watershed Permit.
- Ongoing Golf Course Fertilizer Leaching Rate Study May Document Additional Nitrogen Load Reductions.



Pleasant Bay Permit Update

- The Need for I/A Septic Systems Or a Neighborhood Wastewater Treatment Plant is Still Being Evaluated.
- Possibility of a Combined Plant to Serve Pleasant Bay and Herring River Watersheds.
- Decisions Will Account for the Nitrogen Load from Future Development.



Herring River Watershed

- Groundwater from the site flows to Long Pond and eventually to the Herring River in Harwich.
- The Herring River watershed is subject to the new DEP regulations (Nitrogen Sensitive Area).



Title 5 Changes

- Septic Systems In Impaired Watersheds Must Be Upgraded to Innovative/ Alternative (I/A) to Treat Nitrogen within 5 Years of the Regulations
 - Unless:
- Town Files a Notice of Intent to Obtain a Watershed Permit or requests a de minimis exemption.



Watershed Permits

- Select Board Voted to Submit a Notice of Intent to DEP that Watershed Permit will be submitted for Brewster's Part of the Herring River Watershed.
- Watershed Permit will take up to 5 years to develop.
- NOI will pause the need for Septic Upgrades in this Watershed.

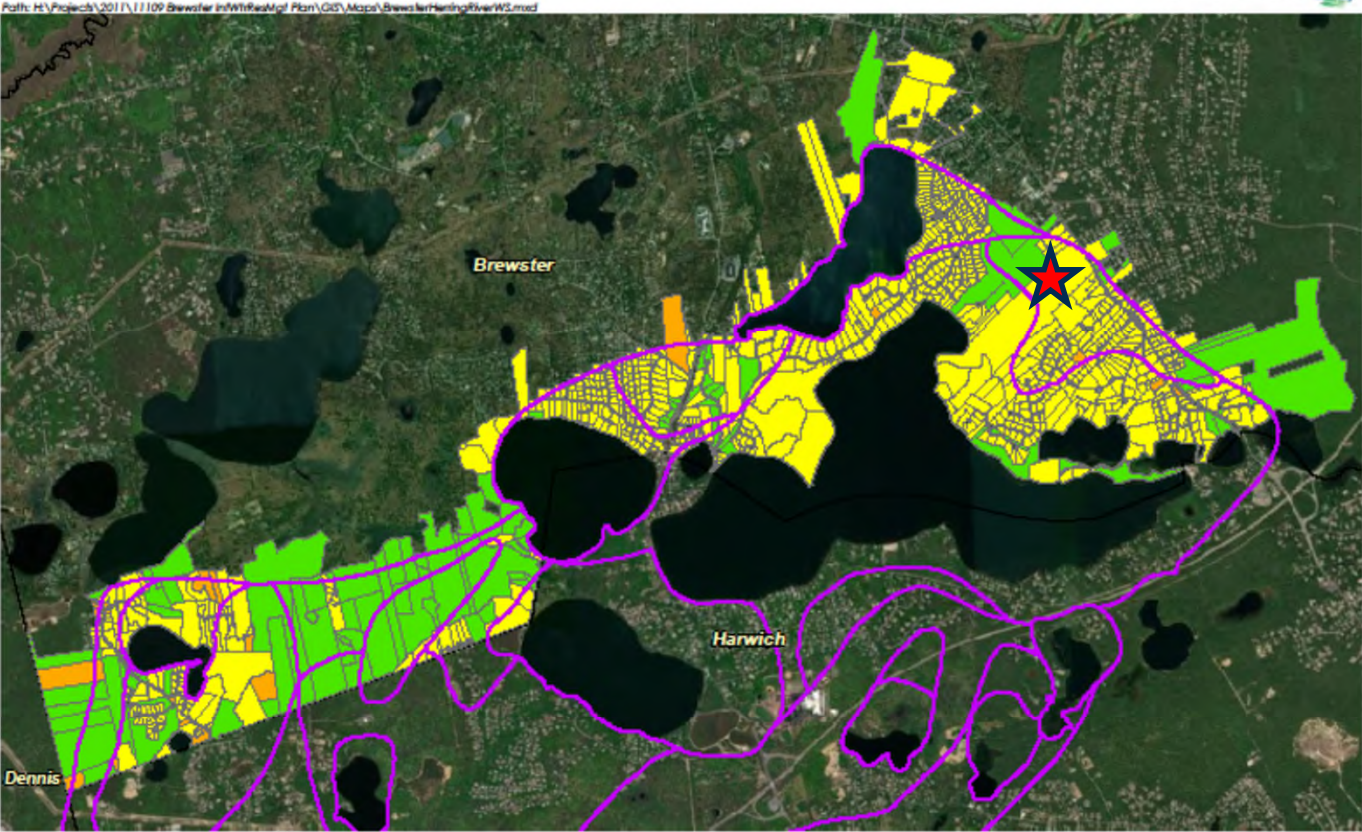


Herring River Watershed

- Recent Data Suggests Brewster will Only Need to Manage Nitrogen Load from development that was built after 2013 (Baseline Year) or in the future.
- Many Ponds are Within the Town's Portion of Watershed (Long, Sheep, Seymour, Elbow, etc) - Reducing the Nitrogen Load that Must Be Managed Due to Attenuation.



Herring River Watershed



★ Sea Camp Parcel

Date: 8/16/2023
Data Sources: Bureau of Geographic Information (MassGIS), ESR
This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.

- Herring River Watersheds
- Municipal Boundary
- Brewster Parcels**
- Developed/Residential
- Protected
- Vacant Land - Unprotected

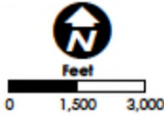


Figure 2
Brewster Parcels within Herring River Watersheds

Herring River Watershed

- Options For Managing the Load from Future Development Include:
 - Septic System Upgrades
 - Neighborhood Sewer Systems
 - Fertilizer and Stormwater Management
 - Nitrogen Trade
- Strategies to Reduce Nitrogen Loads Should Consider Beneficial Impacts on Ponds



Long Pond Water Quality

- Primary issue is phosphorus as a small increase in concentration can affect water quality.
- Biggest phosphorus concern relates to septic systems close to the shore – within 300 feet.
- Larger systems can be an issue further away if treatment is not provided.



Long Pond Water Quality

- Nitrogen can also affect a pond if phosphorus levels are high.
- Phosphorus in wastewater effluent can be treated effectively, in both onsite I/A systems and in larger treatment plants.



Water Quality Review Bylaw

- Currently regulates areas with Zone IIs and the Pleasant Bay Watershed.
- Nitrogen loads from development cannot exceed 5 mg/L – designed to reduce impacts to PWS wells and to Pleasant Bay.
- State drinking water standard for nitrogen is 10 mg/L.



Water Quality Concerns

- Lawn Fertilizers
- Road Runoff
- Wastewater Effluent



Water Quality Concerns

- Lawn Fertilizers – Phosphorus typically not used in fertilizer.
- A lawn can be managed without fertilizer.
- Road Runoff – treatment and infiltration of stormwater managed under Town bylaw – no phosphorus impacts to Long Pond.



Water Quality Concerns

- Wastewater can be treated to reduce nitrogen to a level that complies with the WQR Bylaw requirements.
- Phosphorus treatment also possible.
- Depth to groundwater and distance to pond minimizes phosphorus impacts on Long Pond



Water Quality Concerns

- Town must offset nitrogen load from buildout under Herring River watershed permit.
- I/A systems or a neighborhood treatment facility provide options to manage this need.



I/A Septic Systems

- More technologies are proving to treat nitrogen at or below 10 mg/L.
- Shubael's Pond study in Barnstable shows Nitroex system can treat below 5 mg/L - close to General Use Approval from DEP.
- DEP regulations require transition to I/A in NSAs if no watershed permits.



Treatment Facility Layout and Sizing

- Treatment System can be mostly below ground with small control shed.
- 15,000 gpd system –
 - Approximately 138 bedrooms
 - Size <3,000 sq. ft. facility with 5,000 sq. ft leaching area.



Treatment Facility Example

Approx 15,000 gpd



Questions?

Mark Nelson, Principal
Horsley Witten Group, Inc.
mnelson@horsleywitten.com



Horsley Witten Group, Inc.



Town of Brewster Sea Camps PPPC Meeting

October 18, 2023

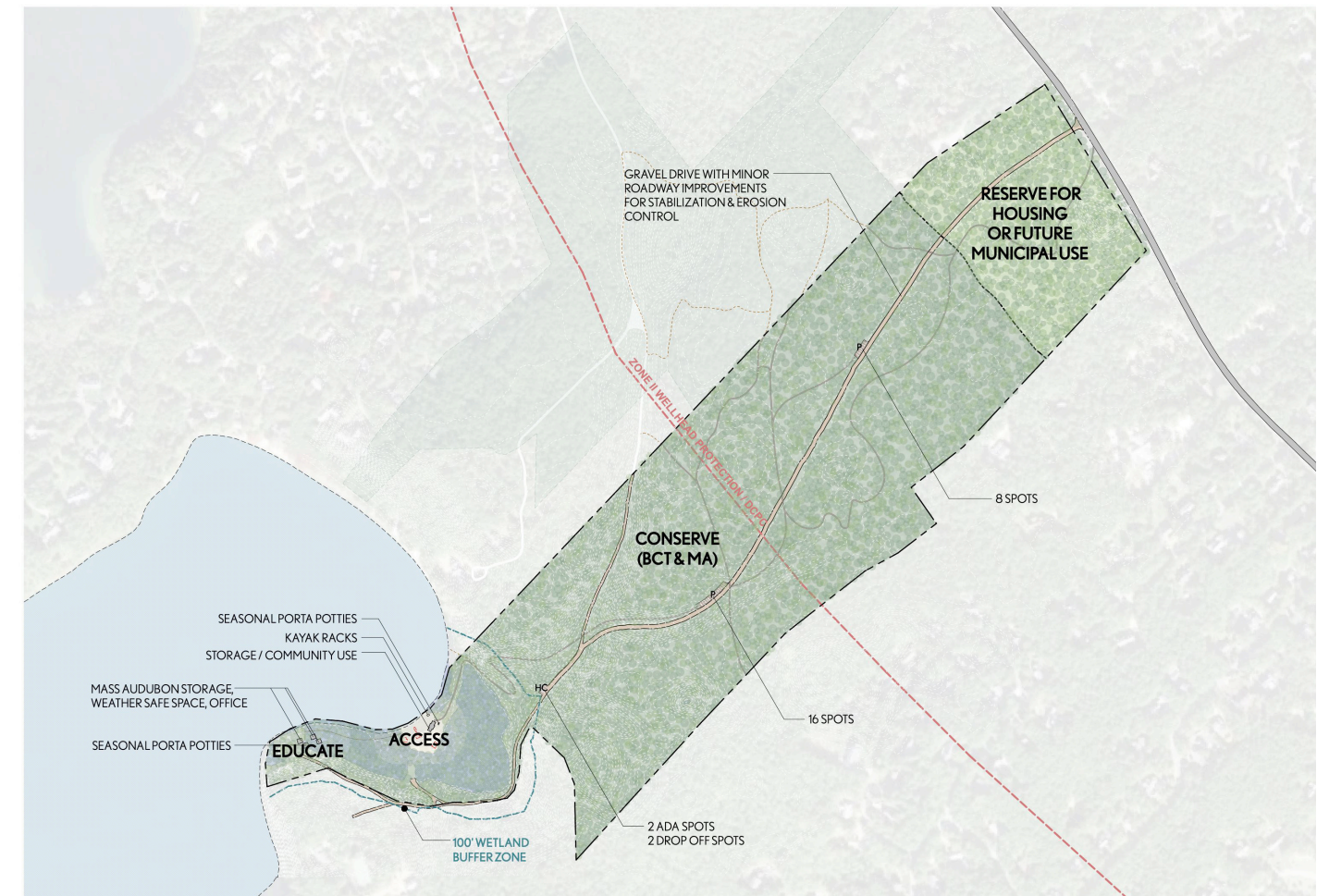
REED-HILDERBRAND

WXY

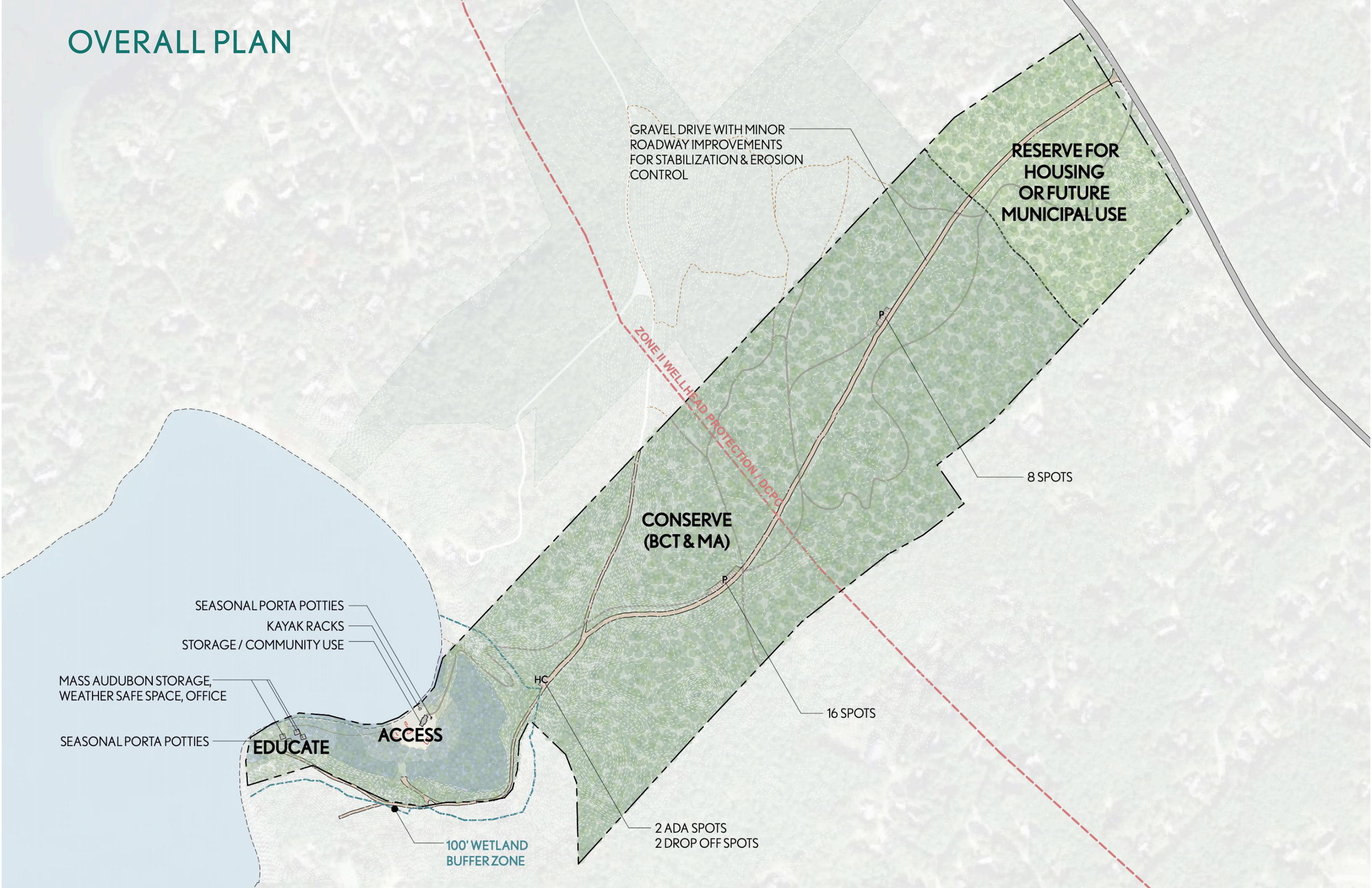
APPLYING OUR GUIDING PRINCIPLES

GUIDING PRINCIPLES

- Expand opportunities for community use with a focus on wellness, recreation, arts, and education
- Protect and conserve important natural habitat and water resources
- Contribute to the Town's affordable housing goals
- Balance cost with revenue generation
- Re-use buildings and amenities where feasible
- Provide resources for all ages
- Build partnerships for activities and stewardship
- Foster awareness of the sensitive ecologies and demonstrate sustainability
- Build upon Brewster's historic, small-town, and socially inclusive character
- Plan for long-term needs of the Town



OVERALL PLAN



GRAVEL DRIVE WITH MINOR ROADWAY IMPROVEMENTS FOR STABILIZATION & EROSION CONTROL

RESERVE FOR HOUSING OR FUTURE MUNICIPAL USE

8 SPOTS

CONSERVE (BCT & MA)

16 SPOTS

SEASONAL PORTA POTTIES
KAYAK RACKS
STORAGE / COMMUNITY USE

MASS AUDUBON STORAGE, WEATHER SAFE SPACE, OFFICE

SEASONAL PORTA POTTIES

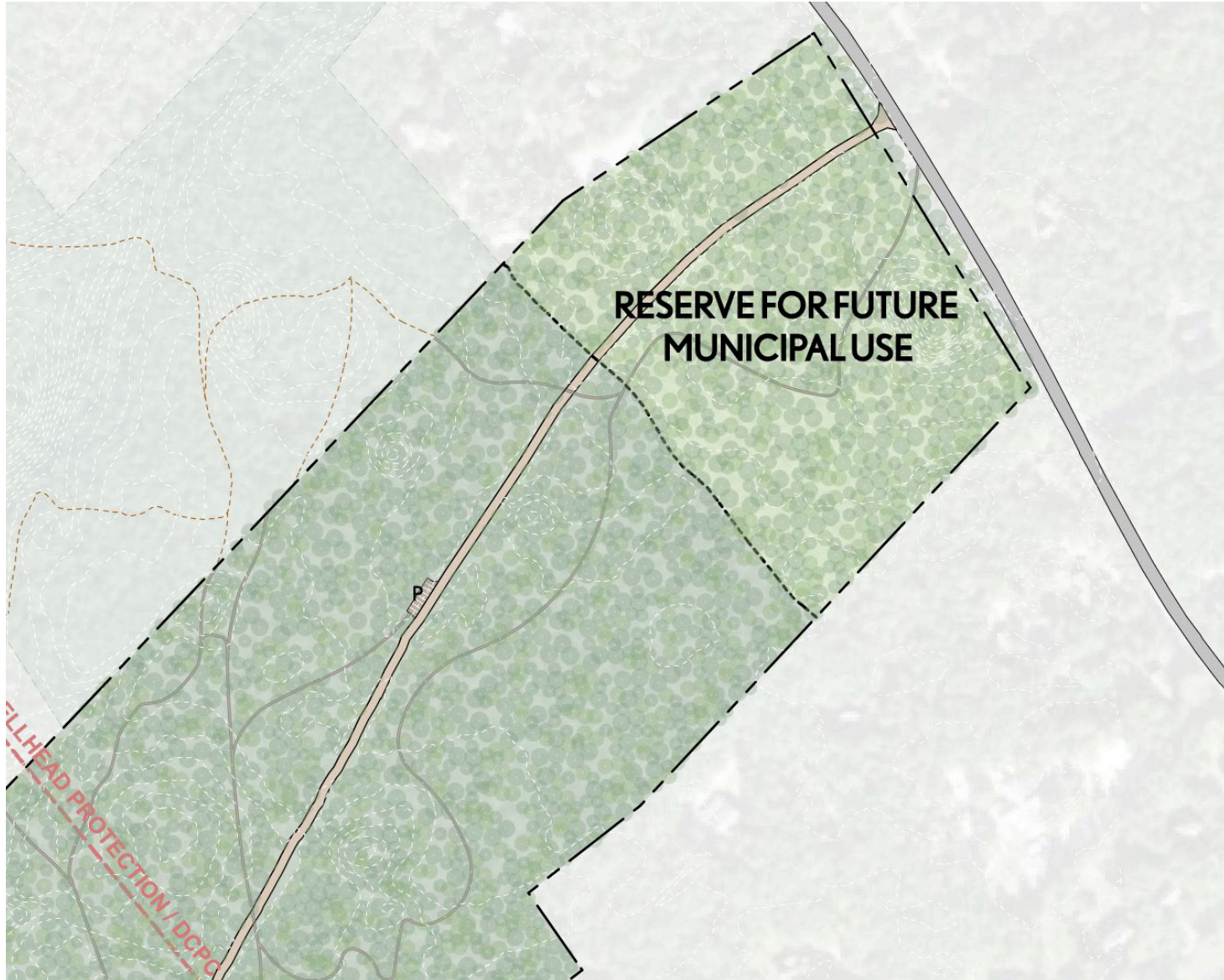
EDUCATE

ACCESS

100' WETLAND BUFFER ZONE

2 ADA SPOTS
2 DROP OFF SPOTS

PLAN ALTERNATIVES



Town of Brewster Sea Camps Pond Housing Analysis

October 12, 2023

REED HILDERBRAND

WXY



LEC

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Needs

- The law establishes a statewide goal that **at least 10 percent of the housing units in every municipality will be deed restricted affordable housing** to ensure that all communities meet the “regional fair share” or low- or moderate- income housing. The 10 percent statutory minimum is based on the total number of year-round housing units in the most recent decennial census.
- In Brewster, the 10 percent minimum is currently **517 units** and is based upon the 2020 Census year-round housing count for Brewster (5,170).
- At 7.2 percent, the Town would need **an additional 145 units** based on its current Subsidized Housing Inventory (SHI).

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

- **Goal 1:** Increase and diversify year-round housing options in Brewster for a range of income levels and housing types
- **Goal 2:** Prevent displacement of current residents and facilitate housing mobility for households looking to move within or into Brewster.
- **Goal 3:** Align development with the principles of the Town's Local Comprehensive Plan/Vision Plan. This includes balancing housing goals with protection of the natural environment.
- **Goal 4:** Continue to build capacity to produce housing through staffing, funding, regional partnerships, advocacy and education, and relationships with nonprofit and for-profit developers.

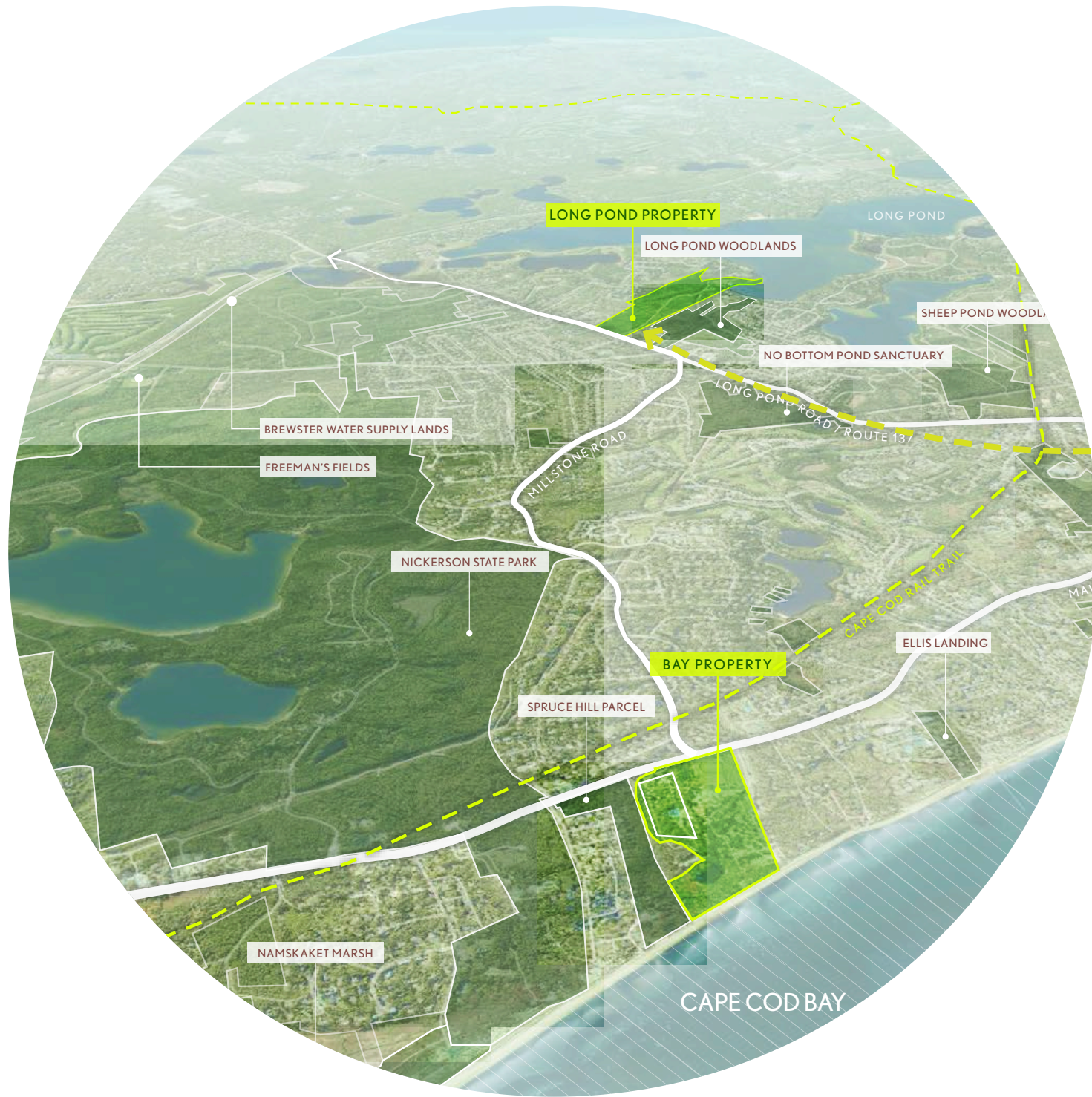
BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Implementation Strategies

- Reevaluate the existing ADU and ACUDU bylaws that will be brought to the Fall 2023 Town Meeting.
- Consider changes to regulatory measures to facilitate multi-unit residential development. A state grant has been secured to consider regulatory changes to facilitate multi-unit development
- Identify Town-owned land suitable for housing and issue an RFP for development for attainable housing.
- Allow and incentivize adaptive reuse of existing buildings for the creation of affordable and mixed income housing.
- Continue to make use of 40B as a vehicle for creating affordable housing.
- Encourage public/private partnerships to facilitate the collaborative production of affordable housing to meet a range of community needs.
- Utilizing the findings of the ongoing integrated Water Resource Management Plan, continue to identify appropriate wastewater treatment systems to enable the creation of denser housing development that can support the inclusion of affordable units.

POND HOUSING ANALYSIS

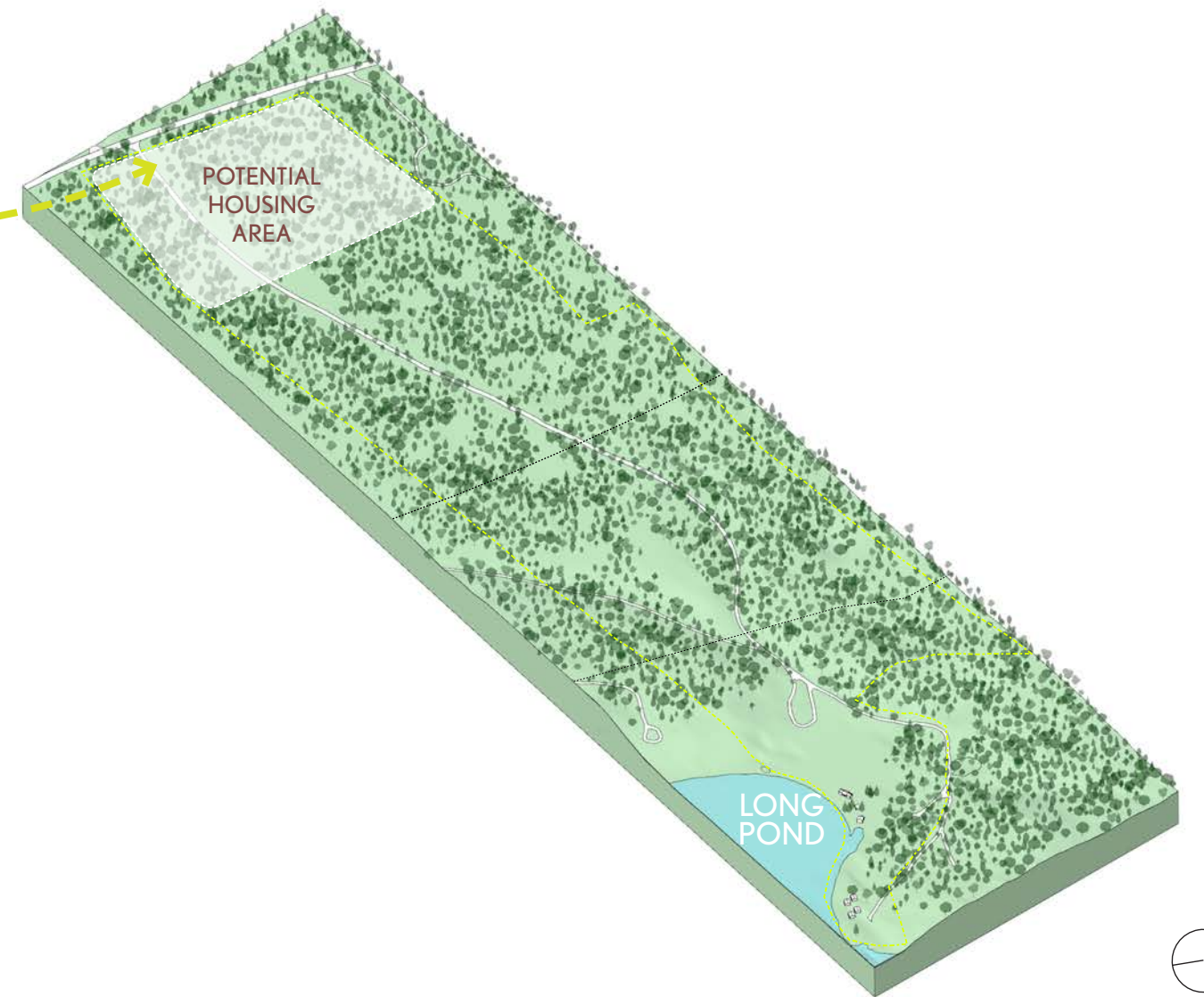
Bay Property Context



POND PROPERTY

LONG POND PROPERTY: **66 ACRES**
HOUSING DESIGNATED AREA: **12 ACRES**
POTENTIAL DEVELOPMENT AREA: **6 ACRES**

THE POTENTIAL DEVELOPMENT AREA IS 9% OF THE LONG POND PROPERTY



POND HOUSING ANALYSIS

Site Analysis and Principles

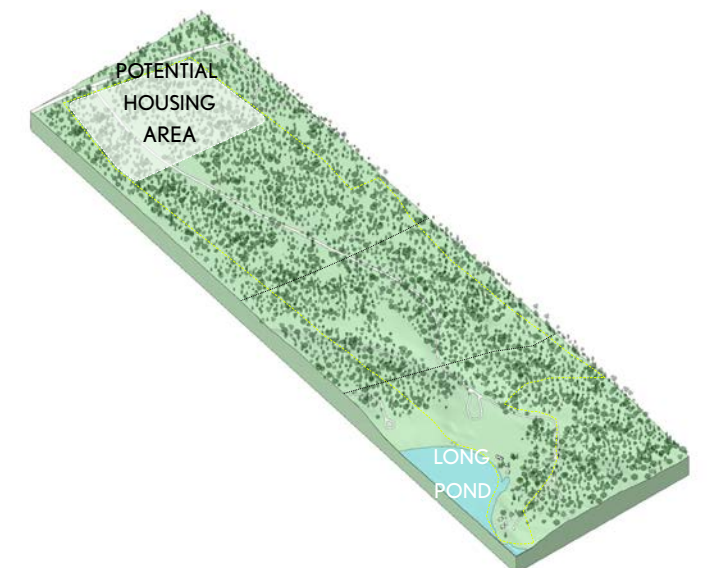
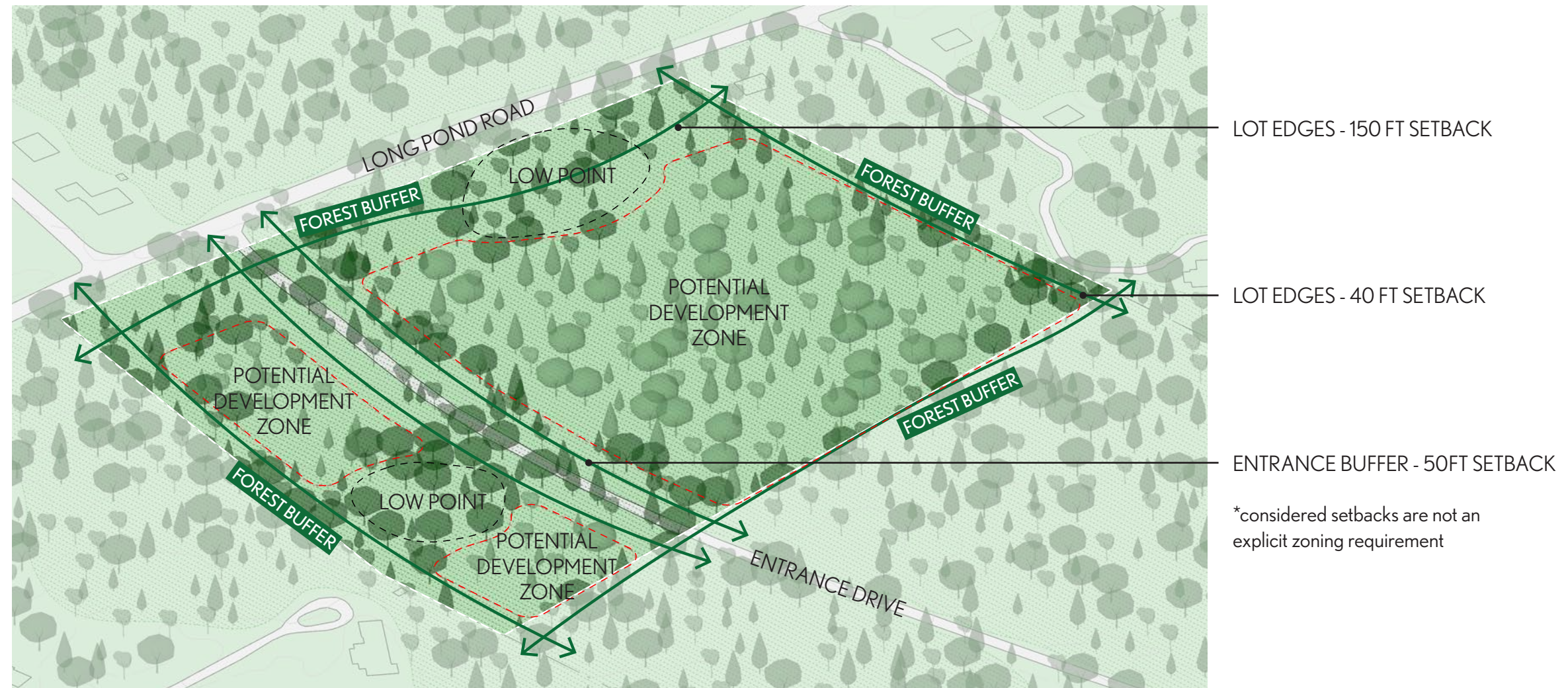
The area designated for housing implements forest buffers and setbacks.

Scenarios based on approximately 50 Units (90 beds) within a 6 Acre area of the site.

Contemplated year round housing with new construction.

Group or individual parking is considered depending on dwelling type and configuration.

Septic requirements are being considered and new package plants may be required.



POND ILLUSTRATIVE HOUSING SCENARIOS

Matrix



DETACHED SINGLE UNITS



DETACHED SINGLE UNITS



TOWN HOMES

UNIT COUNT

32 UNITS

48 UNITS

44 UNITS

BEDS

64 TOTAL BEDS

66 TOTAL BEDS

88 TOTAL BEDS

UNIT SIZE

1200 sf

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

32 UNITS

48 UNITS

44 UNITS

PARKING

32 TOTAL INDIVIDUAL

18 INDIVIDUAL, 45 GROUP

66 GROUP

PRESERVATION

52%

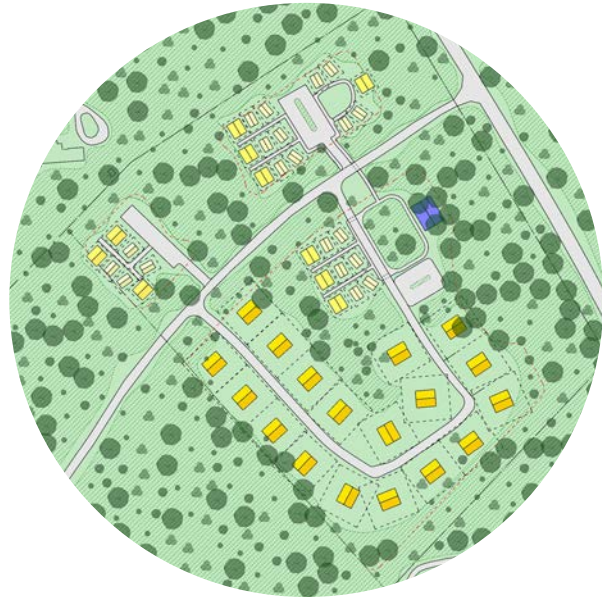
49%

59%

**of Housing
Designated Area*

POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units



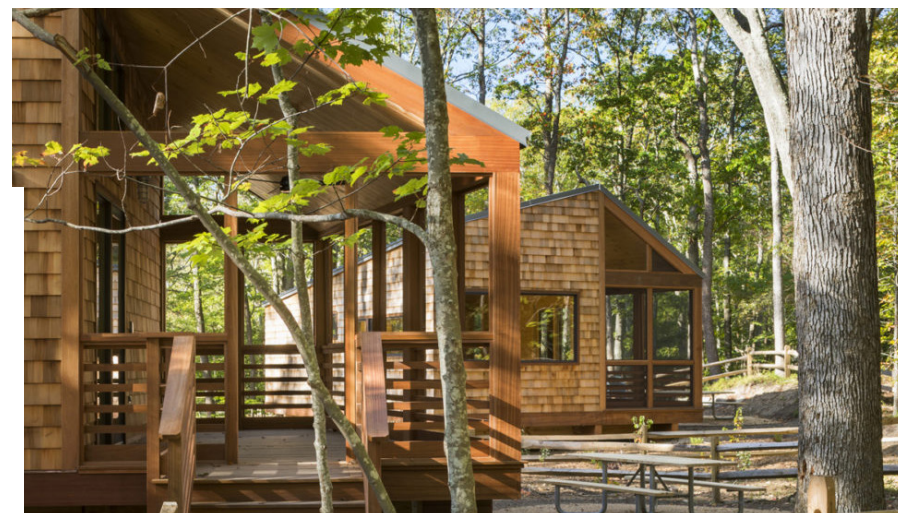
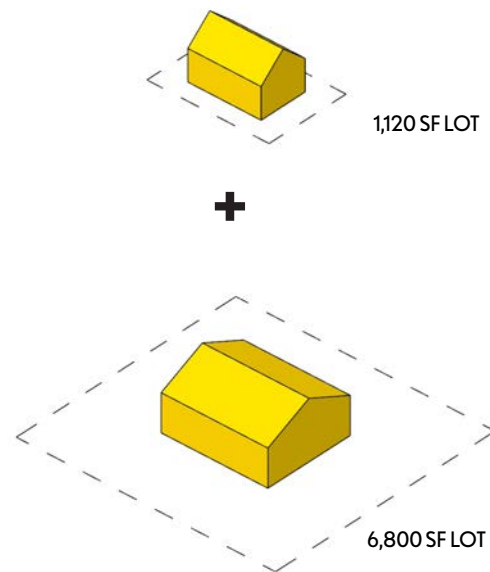
A greater quantity of smaller units and single family housing are considered.



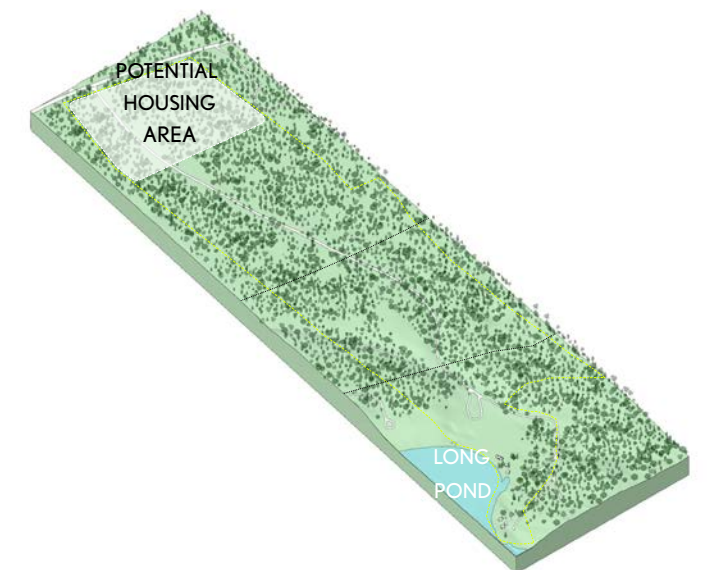
- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT	48 UNITS
BEDS	66 TOTAL BEDS
UNIT SIZE	450 sf studio, 700 sf one bedroom, 1200 sf detached single family
SHI	48 UNITS
PARKING	18 INDIVIDUAL, 45 GROUP
PRESERVATION	49%

**of Housing Designated Area*

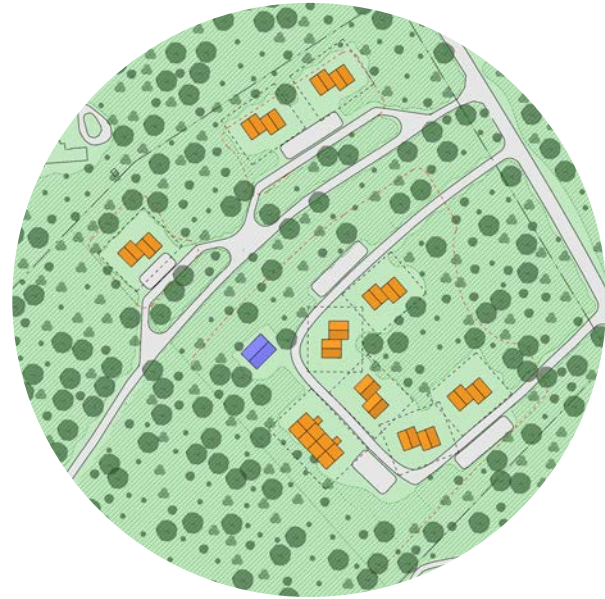


IYS Cabins, Long Island, NY



POND ILLUSTRATIVE HOUSING SCENARIOS

Town Homes



A low density configuration of town homes with group parking.



- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT 44 UNITS

BEDS 88 TOTAL BEDS

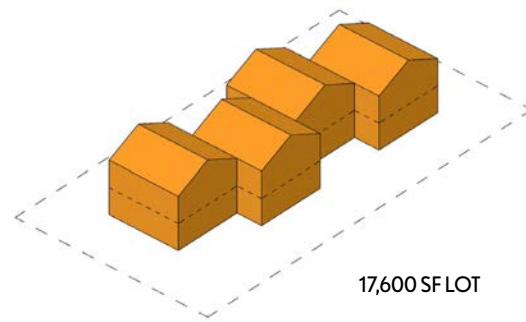
UNIT SIZE 1000 sf town homes

SHI 44 UNITS

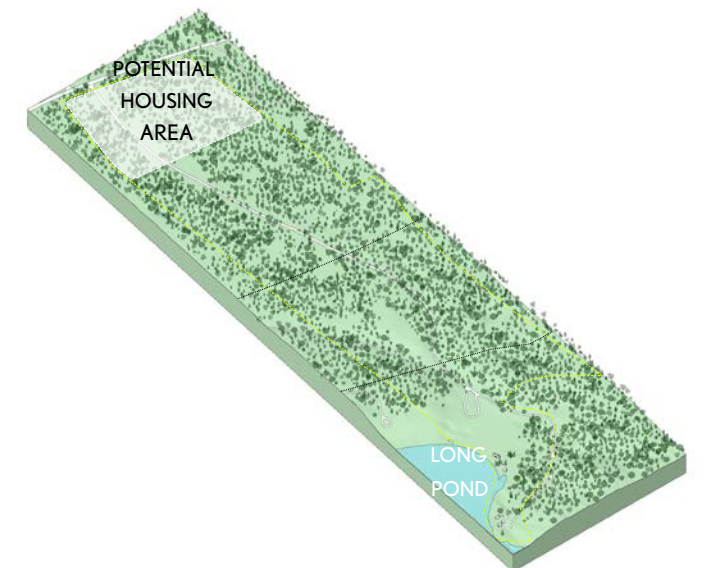
PARKING 66 GROUP

PRESERVATION 59%

**of Housing Designated Area*

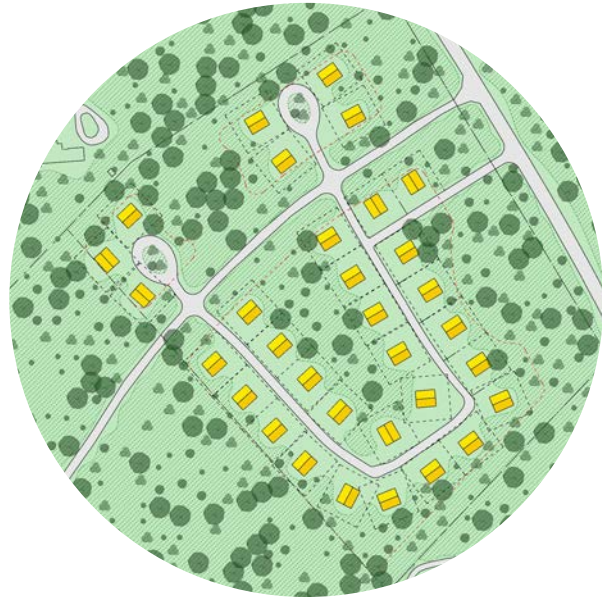


Brewster Woods, Brewster, MA



POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units



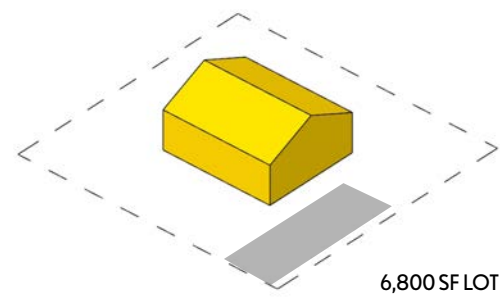
detached single family housing.



- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT	32 UNITS
BEDS	64 TOTAL BEDS
UNIT SIZE	1200 sf
SHI	32 UNITS
PARKING	32 TOTAL INDIVIDUAL
PRESERVATION	52%

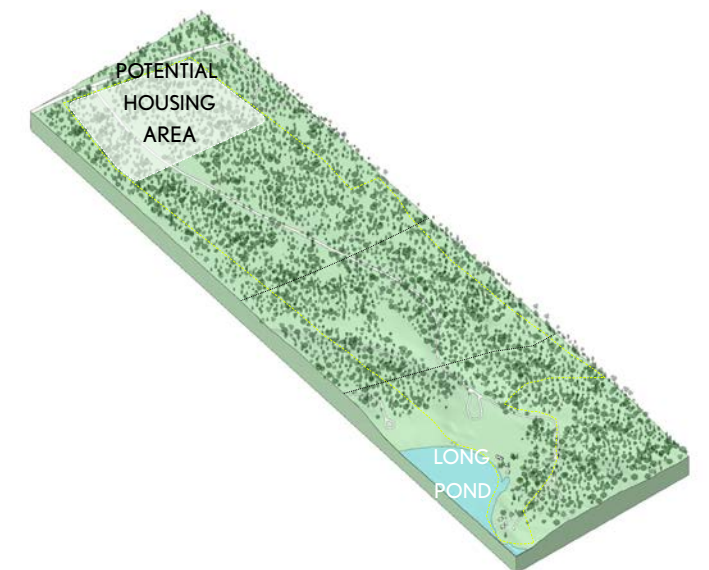
**of Housing Designated Area*



6,800 SFLOT



Habitat for Humanity Housing, Brewster, MA



POND ILLUSTRATIVE HOUSING SCENARIOS

Matrix



DETACHED SINGLE UNITS



DETACHED SINGLE UNITS



TOWN HOMES

UNIT COUNT

32 UNITS

48 UNITS

44 UNITS

BEDS

64 TOTAL BEDS

66 TOTAL BEDS

88 TOTAL BEDS

UNIT SIZE

1200 sf

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

32 UNITS

48 UNITS

44 UNITS

PARKING

32 TOTAL INDIVIDUAL

18 INDIVIDUAL, 45 GROUP

66 GROUP

PRESERVATION

52%

49%

59%

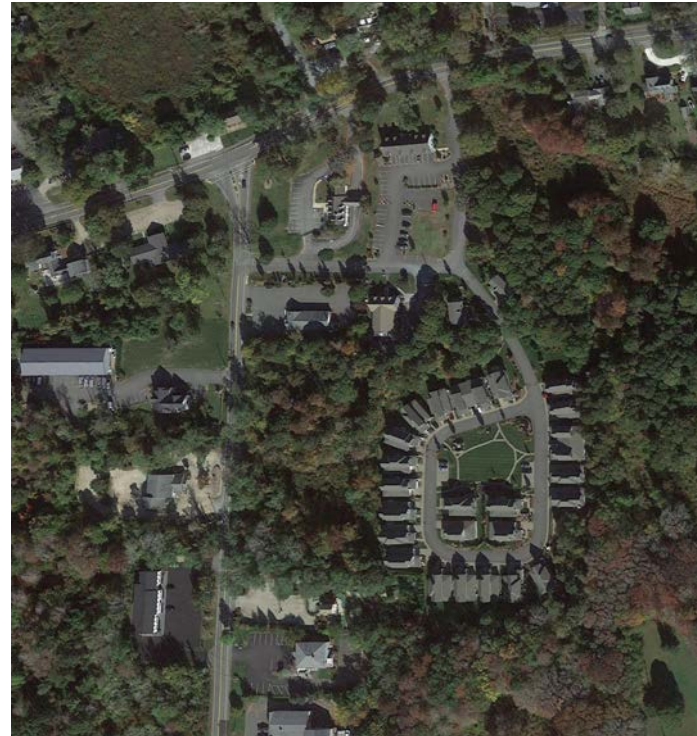
**of Housing
Designated Area*

APPENDIX: POND HOUSING ANALYSIS

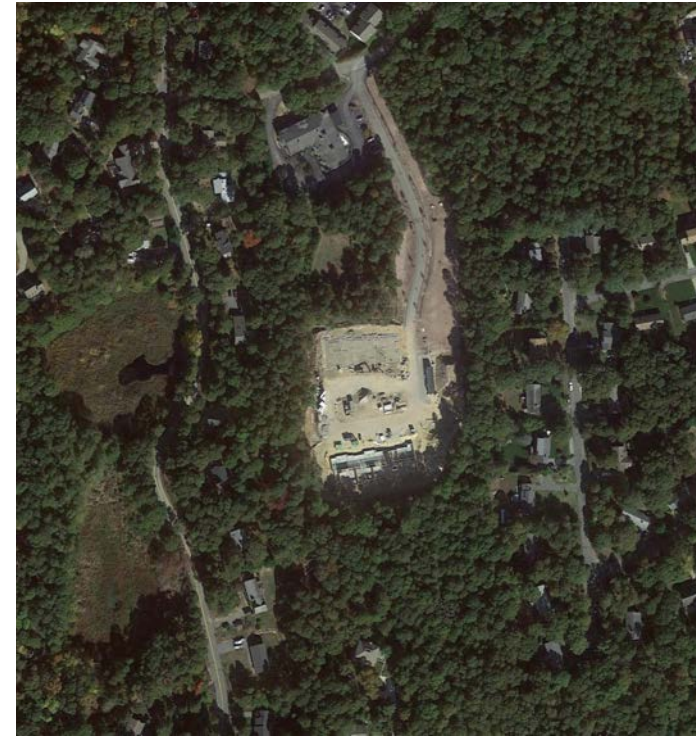
Brewster Scale Comparisons



LONG POND PROPERTY
HOUSING DESIGNATED AREA
12 ACRES



BREWSTER LANDING - BREWSTER, MA
9.4 ACRES
7 SHI UNITS (28 UNITS IN COMPLEX)



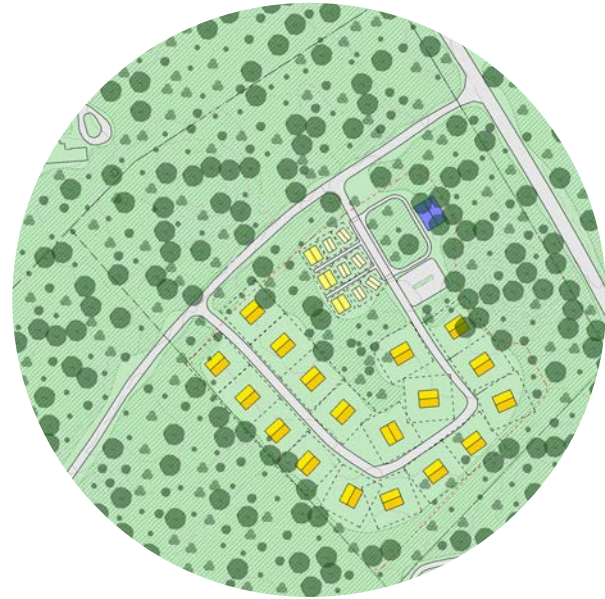
BREWSTER WOODS - BREWSTER, MA
7.1 ACRES
30 SHI UNITS



PAUL HUSH WAY - BREWSTER, MA
APPROX. 10 ACRES
14 SHI UNITS

APPENDIX: POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units (Lower Density)

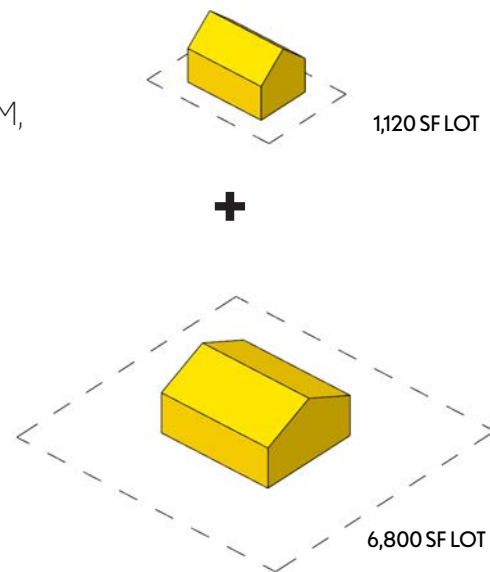


- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

A low density of smaller units and single family housing are considered.

DENSITY	LOW DENSITY
UNIT COUNT	27 UNITS
PARKING	18 INDIVIDUAL, 14 GROUP
UNIT SIZE	450 SF STUDIO, 700 SF ONE BEDROOM, 1200 SF DETACHED SINGLE FAMILY
SHI	27 UNITS
BEDS	45 TOTAL BEDS
PRESERVATION	59%

*of Housing Designated Area



Brewster Landing, Brewster, MA

