

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 November 14, 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, Pricing and Forum #3 - Reed Hilderbrand
7. Review Upcoming Approved Interim Uses and Vote on Proposed New Interim Uses
8. Vote on Meeting Minutes: October 17, 2023
9. Discuss Future Meeting Agenda Items
10. Next Meetings: December 18, 2023 (Joint with Select Board and Recreation Commission)
11. Matters Not Reasonably Anticipated by the Chair
12. FYIs
13. Adjournment

Date Posted:
11/09/2023

Date Revised:

Received by Town Clerk:

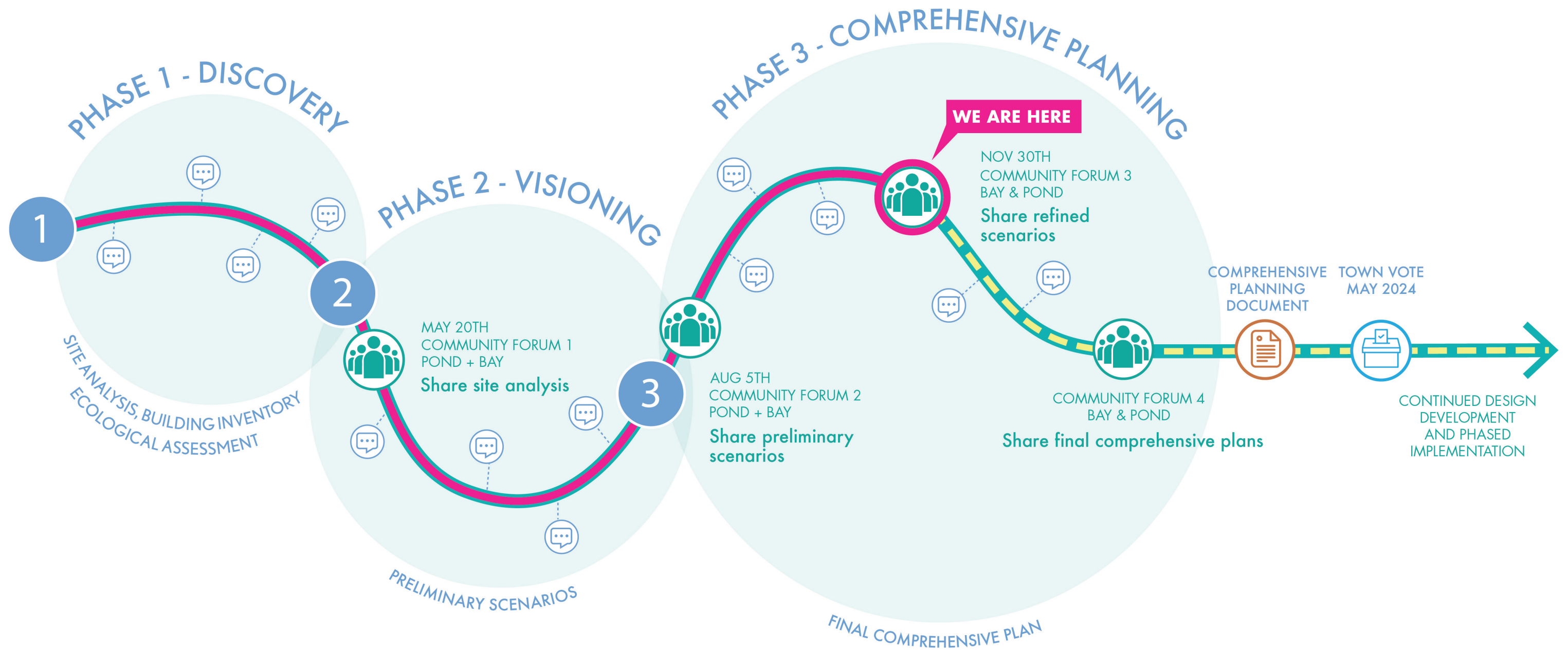
Town of Brewster Sea Camps BPPC Meeting

November 14, 2023

REED-HILDERBRAND

WXY

WHERE ARE WE IN THE PROCESS?



COMMUNITY FORUM #3 AGENDA

Orientation (8 min)

- Introduction
- Where We Left Off

Bay Property (40 min)

- What We've Heard
- Refined Plans and Cost Information

Partnerships (5 min)

Pond Property (30 min)

- What We've Heard
- Refined Plans and Cost Information

Breakout Room Discussions (30 min)

Conclusions & Next Steps (5 min)

OVERALL PLAN

Bay Property



RESTORE COASTAL DUNE



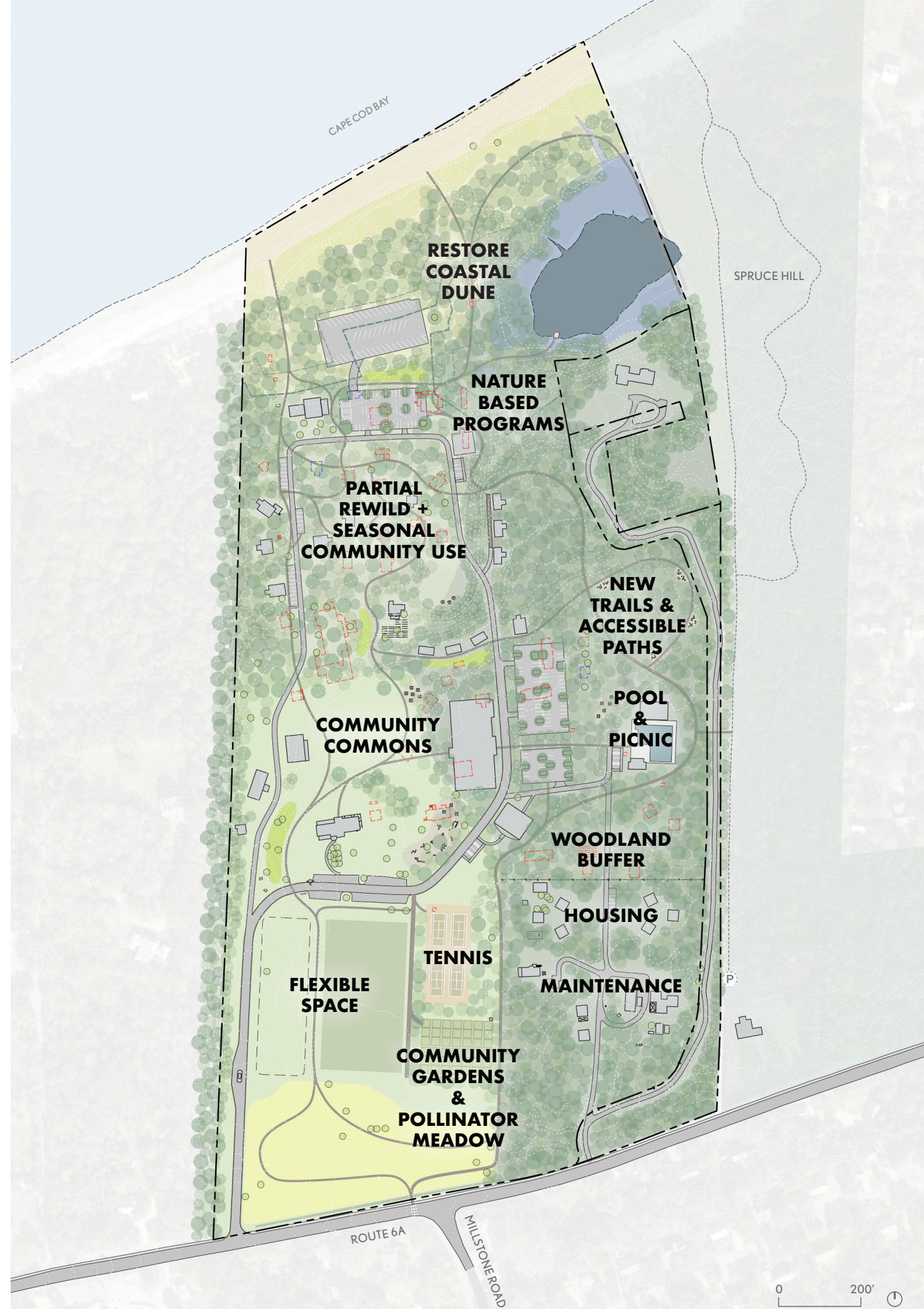
PARTIAL REWILD + SEASONAL COMMUNITY USE



COMMUNITY COMMONS



FLEXIBLE SPACE



NATURE BASED PROGRAMS



NEW TRAILS & ACCESSIBLE PATHS



POOL



WOODLAND BUFFER



COMMUNITY GARDEN

EXISTING PLAN

Existing Buildings

92 TOTAL BUILDINGS:

- 12 COMMUNAL CAMP USES
- 6 SHOWER HOUSES
- 9 STAFF CABINS
- 38 CABINS
- 25 MAINTENANCE BUILDINGS
- 1 ADMINISTRATION BUILDING
- 1 SPRUCE HILL HOUSE



SHOWER HOUSE



STAFF CABIN



MAINTENANCE



SPRUCE HILL HOUSE



CABINS







COMMUNAL CAMP USES



ADMIN BUILDING

PROPOSED PLAN

Building Re-Use

-  24 BUILDINGS TO BE REUSED
-  2 NEWLY CONSTRUCTED BUILDINGS
-  40 BUILDINGS TO BE REMOVED
-  20 BUILDINGS POSSIBLY TO BE REUSED
(These buildings would remain if used for seasonal workforce housing but would be removed if there were to be new affordable housing)

WHAT WE HEARD:

- Re-use existing buildings where feasible



REUSE PICNIC PAVILION



REUSE ADMIN BUILDING



REUSE BOATHOUSE



REUSE CABINS FOR COMMUNITY USE



REUSE ARTS CENTER



REUSE CABINS FOR MAINTENANCE

PROPOSED PLAN

Parking



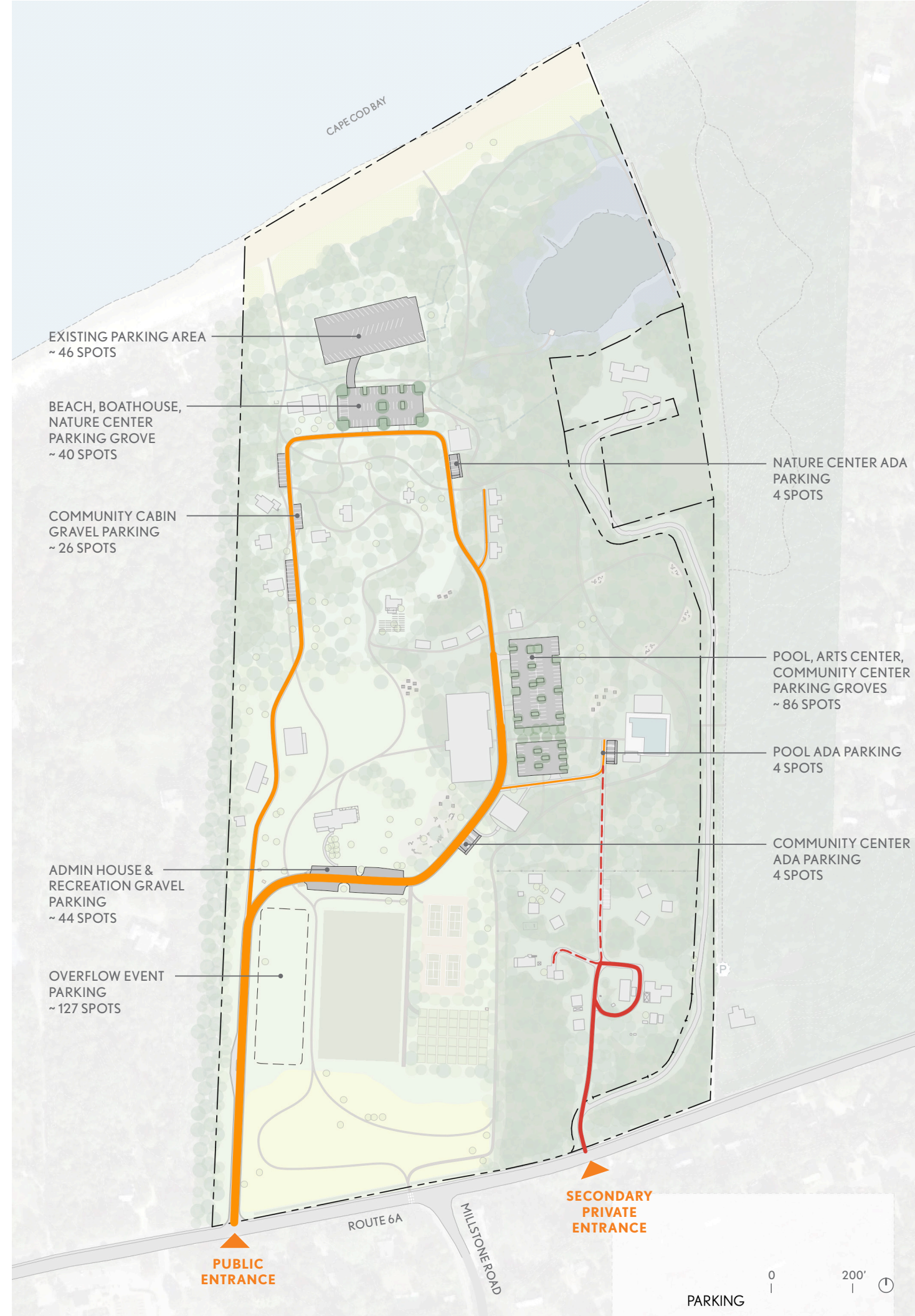
GRAVEL PARKING



PARKING WITH PLANTING



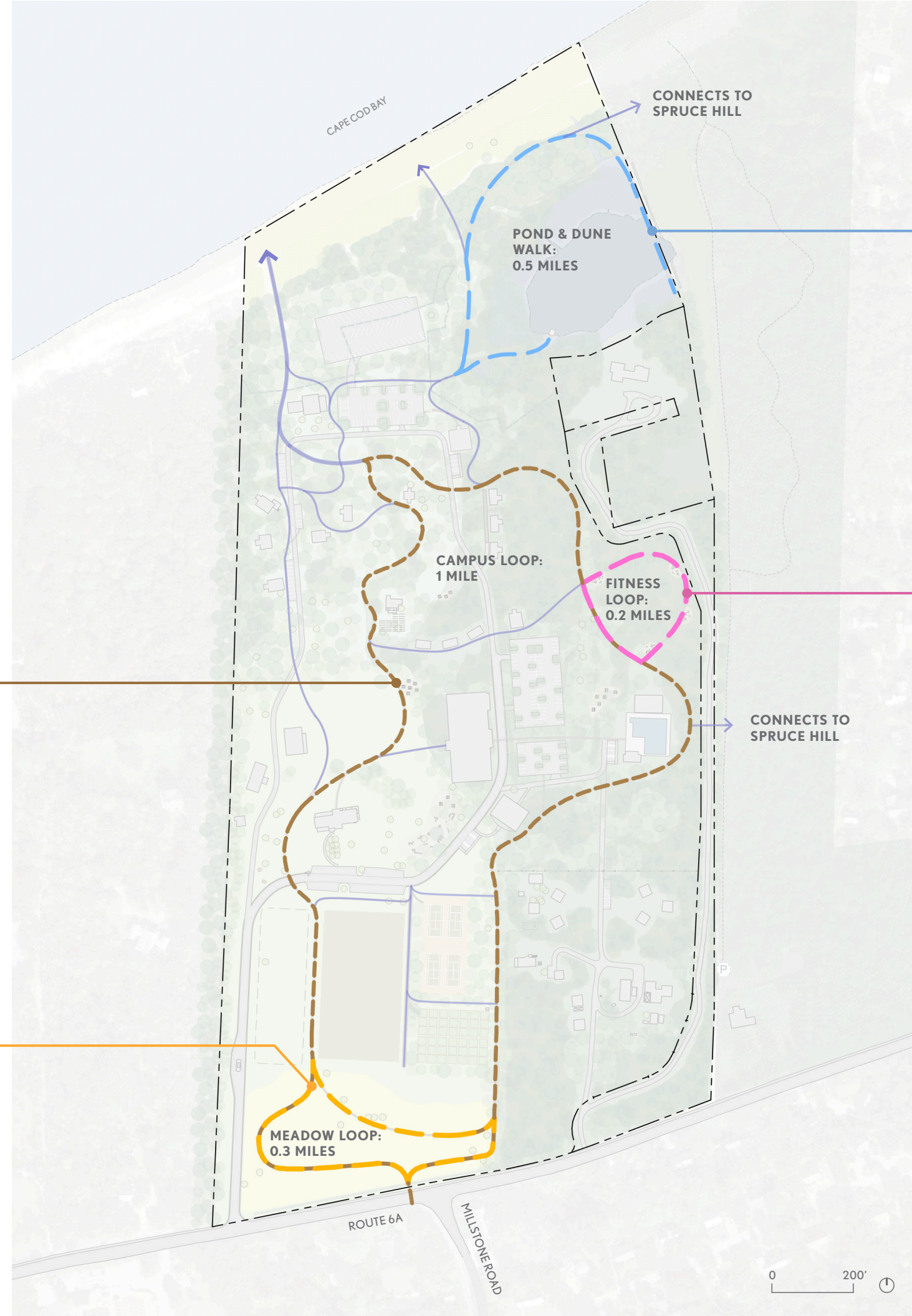
PLANTING GROVE



- PRIMARY TWO WAY VEHICULAR
- PRIMARY ONE WAY VEHICULAR
- SECONDARY VEHICULAR
- PRIMARY MAINTENANCE VEHICULAR
- - SECONDARY MAINTENANCE VEHICULAR
- PARKING

PROPOSED PLAN

Walking Trails



- POND & DUNE WALK
- CAMPUS LOOP
- FITNESS LOOP
- MEADOW LOOP

PRELIMINARY DRAFT PRICING

Bay Property Overall

(with new Community Center)

Total:

~\$34,204,000 before markups

~\$53,000,000 after markups

Markups include:

- 10% general conditions
- 10% overhead and profit
- 1% permitting
- 2% bond/insurance
- 15% design contingency
- 6% escalation (Spring 2025)

Pricing Breakdown

Buildings (Total: \$27,157,000)

- Building removal (40 bldgs): \$282,000
- Renovations (32 bldgs): \$2,370,000
- New Community Center: \$22,000,000
- New Nature Center: \$1,555,000
- New Restroom Facility: \$950,000

Sitework and Recreational Amenities (Total: \$2,179,000)

- Planting (woodland, dune, meadow): \$1,136,000
- Trails: \$500,000
- Picnic Areas: \$214,000
- Tennis Courts: \$461,000
- Community Garden: \$250,000
- Fitness Stations: \$60,000
- Playground: \$726,000
- Athletic Field: \$257,000

Site Prep and Infrastructure (Total: \$4,016,500)

- Site prep and paving removal: \$812,000
- Road Improvements: \$1,004,000
- Parking Areas and Stormwater Management: \$1,128,000
- Utilities: \$499,860
- Septic: TBD

PRELIMINARY DRAFT PRICING

Community Campus instead of Community Center (*Assumes renovated dining hall, no community center and no COA facility*)

Total:

~-\$16,914,000 before markups

Pricing Breakdown

Add (Total: \$5,655,650)

- Renovate dining hall: \$5,655,650

Remove (Total: \$22,580,000)

- Community Center: \$22,000,000
- Expanded Parking: \$498,000
- Remove Dining Hall: \$82,000

Town of Brewster Cape Cod Sea Camps Planning

Join us for our Third Community Forum!

Date: Thursday, November 30th 2023

Time: 6-8 pm

Location: Virtual on Zoom

Zoom Link: <https://us02web.zoom.us/j/82220044021?pwd=VER2Ylo0MURGSmFmcHRsVDNrQkZmUT09>

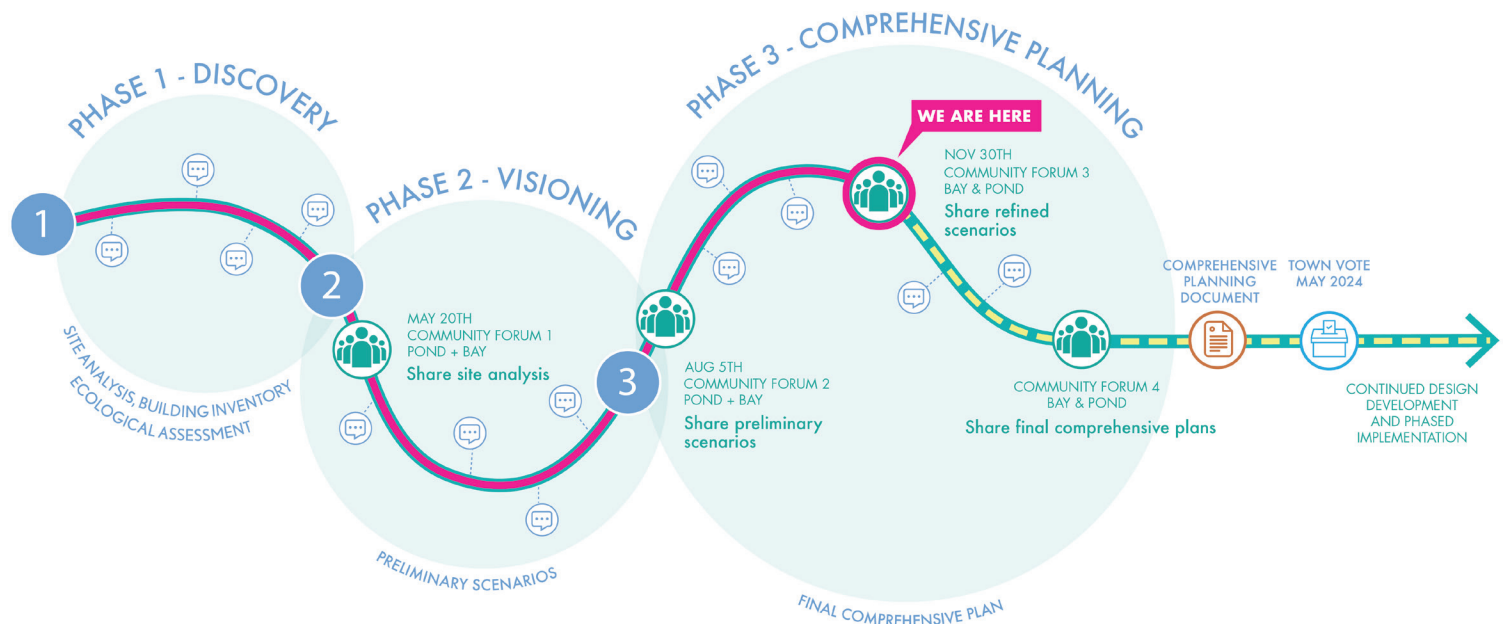
Zoom link and more information can also be found on the Town's website: <https://www.brewster-ma.gov>

Community Forum #3 will be a virtual community meeting that shares plans in progress for the Bay and Pond properties. These plans have been informed by community feedback received through our previous Community Forums and surveys for the former Sea Camps properties, as well as other recent opportunities for residents to give their input on the Town's goals and priorities. We invite you to learn more about the latest versions of the plans and share your feedback.

The majority of the virtual forum will be a presentation by the Design Team and Town Staff to explain the plans in progress for both Properties. Important Town context about a potential community center, housing, and municipal uses up for consideration on the Properties will also be provided during this session. The final 30 minutes of the forum will be conducted in smaller virtual breakout groups where residents will be invited to provide feedback and ask questions. Residents will also be able to submit written comments by email after this forum.



Where we are in the process:



Community Forum

Identify your priorities with the planning team



Committee Meetings

Tune in to public meetings where community representatives workshop ideas with the planning team



Comprehensive Planning Document

See the vision for the future of the Sea Camp Properties



Town Vote

Vote to approve the comprehensive plans at the Spring 2024 Town Meeting

This forum will be the third public community workshop in a series of four sessions that takes place over the course of the planning process. Following this event, one additional Community Forum will be held in early 2024 before the plans are finalized and voted on at Town Meeting in May 2024.

For more details about the long-term planning process, information on Bay Property and Pond Property Planning Committee meetings and interim activities at both properties, please visit the project page, <https://www.brewster-ma.gov/cape-cod-sea-camps-properties>. To provide feedback to one of the committees, please email us at bppc@brewster-ma.gov (Bay property) or pppc@brewster-ma.gov (Pond property).



BEACH AT POND PROPERTY

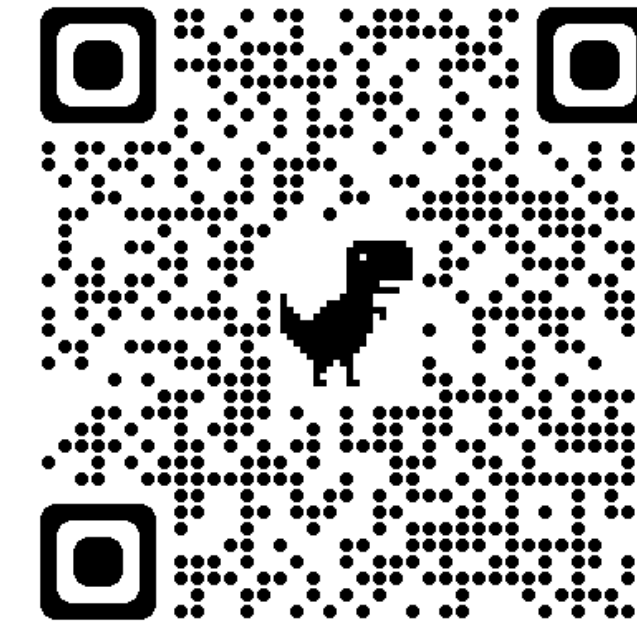


MAIN DRIVE AT BAY PROPERTY

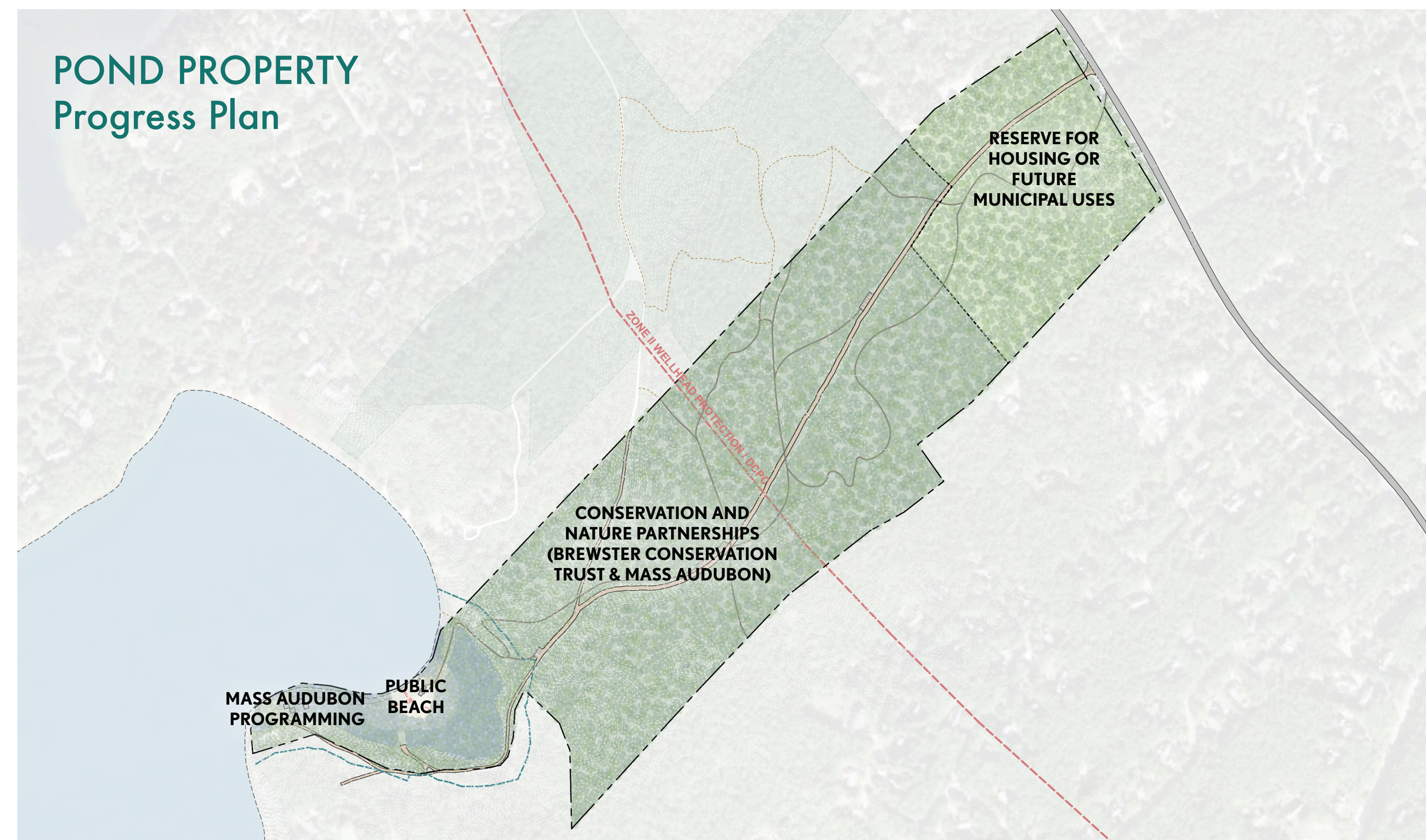
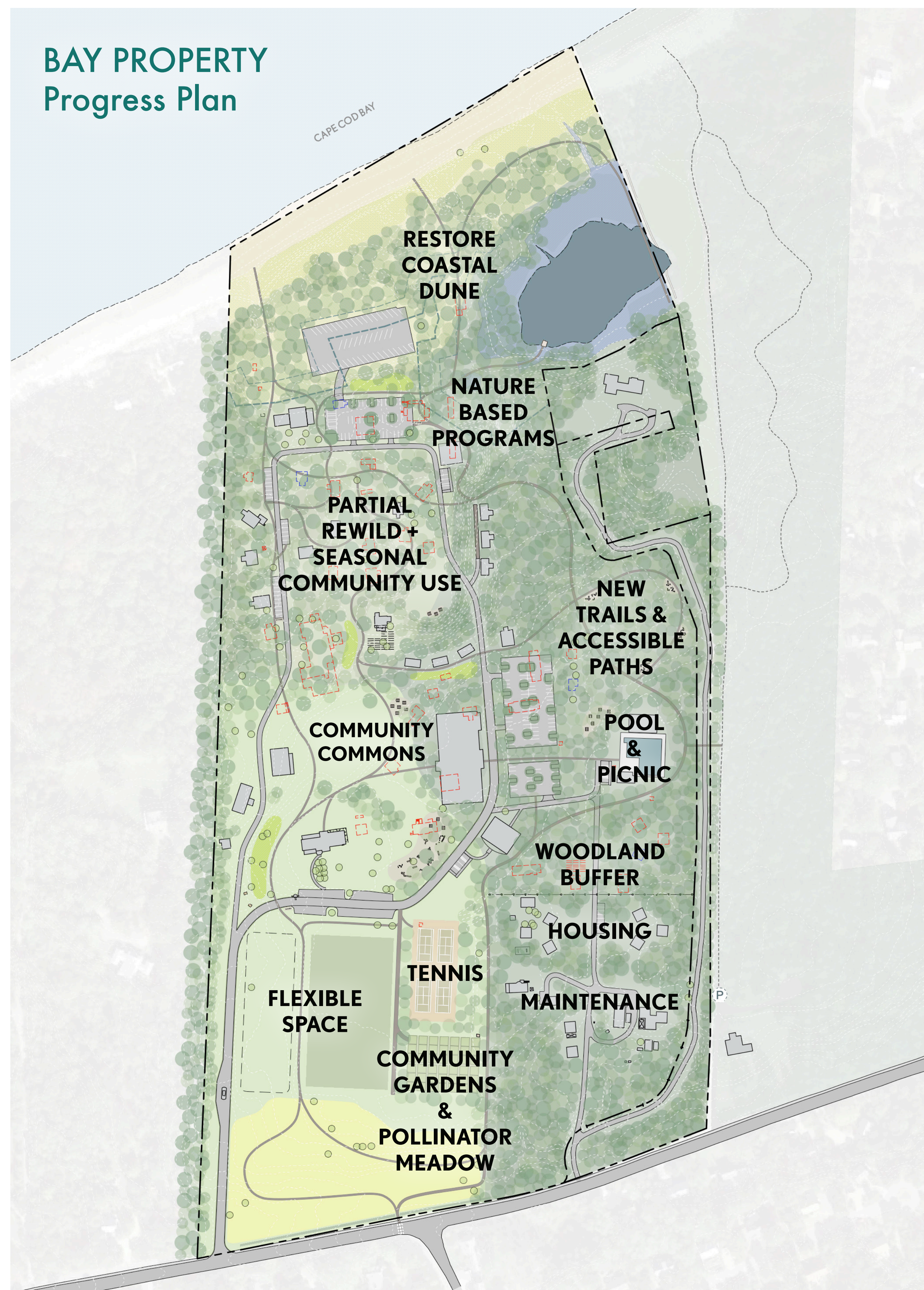
Town of Brewster Sea Camps Comprehensive Planning

Join us for our Third Community Forum!

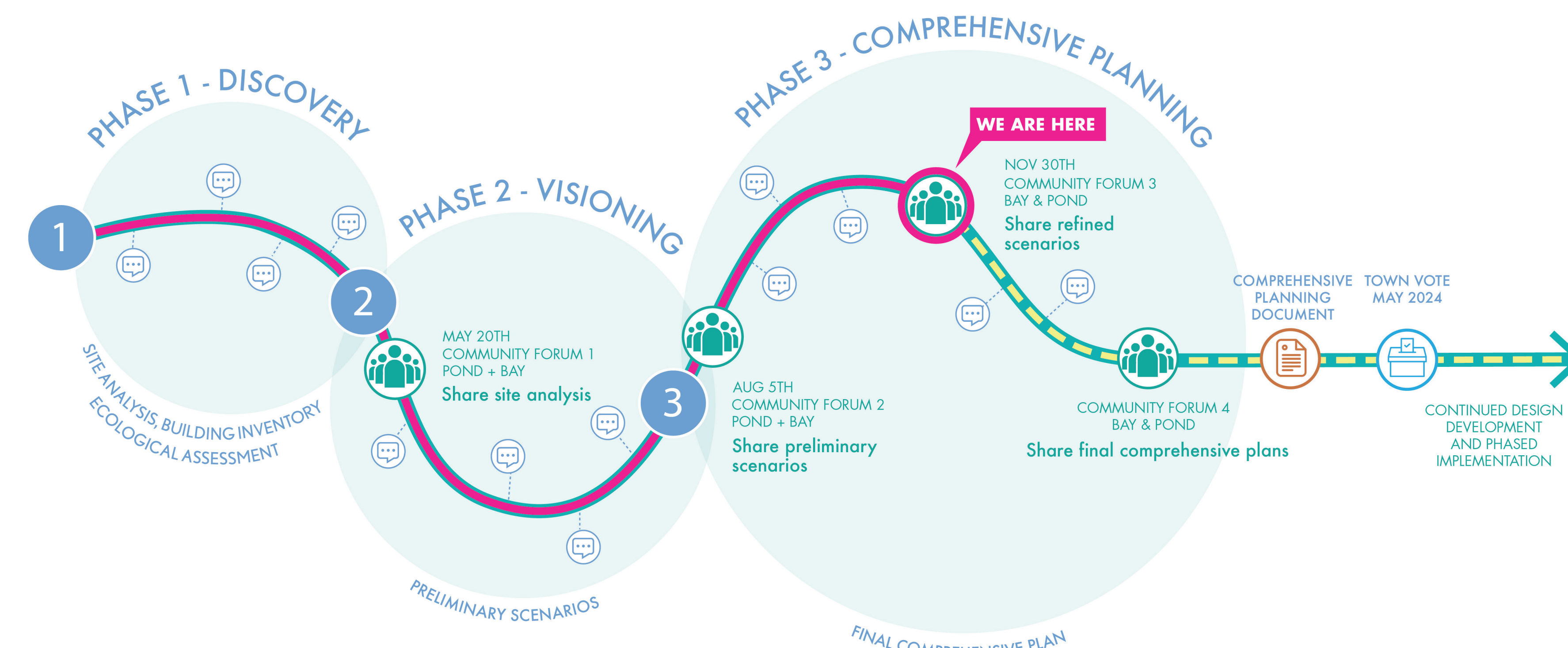
When: November 30th, 6-8pm
Where: Virtual (Zoom link will be available on the Town's website:
(<https://www.brewster-ma.gov>)



Please join us virtually to learn about our plans in progress for the Bay and Long Pond Properties. These plans have been informed by community feedback received through our previous Community Forums and surveys for the former Sea Camps properties, as well as other recent opportunities for residents to give their input on the Town's goals and priorities. We invite you to learn more about the latest versions of the plans and share your feedback. Following this forum, one additional Community Forum will be held in early 2024 before the plans are finalized and voted on at Town Meeting in May 2024.



Where we are in the process:



LEAD TECH:

- Suzanne
 - Handles all tech issues
 - Mute others during presentation
 - Organize breakout rooms and send to breakouts
 - Return everyone to main room after breakouts
 - Give 5 minute and 1 minute warning to end of groups
 - Chat closed during presentation
 - chat open during breakout rooms (and recorded)
 - We will use Zoom Meetings vs. Webinar
 - Attendees will be randomly assigned to breakout rooms

RH/WXY:

- Welcome everyone to breakout rooms room, explain who will be facilitating and how questions and comments will be recorded
- We will be video recording
- Share screen and record comments on plans
- Answer questions as needed
- Reference information on Miro Board as needed

FACILITATORS:

- Call on hands in breakout room
- Encourage comments and questions in the chat
- Limit each speaker to 2 minutes max / facilitate discussion
- Give design team or committees opportunities to answer questions as needed

BREAKOUT GROUP TECH:

- Mute people as needed
- General tech support to report to Suzanne if issues
- Record forum and breakouts, save breakout room chats

COMMITTEE MEMBERS:

- Answer questions and guide conversation as needed

Town of Brewster — Community Forum #3 Personnel

BREAKOUT GROUP 1

- Elizabeth Randall (RH)
- Elton Cutler (Facilitator)
- Kathy (Tech)
- Committee members
 - Katie Miller-Jacobus
 - Jan Crocker
 - Chris Williams

BREAKOUT GROUP 2

- Lauren Tam (RH)
- Griffin Ryder (Facilitator)
- Erika (Tech)
- Committee members
 - Mary Chaffee
 - John Phillips
 - Doug Wilcock
 - Elizabeth Taylor

BREAKOUT GROUP 3

- Madeleine Aronson (RH)
- Mike Gradone (Facilitator)
- Conor (Tech)
- Committee members
 - Amanda Bebrin
 - Peter Johnson
 - Steve Ferris
 - Katie Gregoire

BREAKOUT GROUP 4

- David (WXY)
- Jon Idman (Facilitator)
- Taj (Tech)
- Committee members
 - David Whitney
 - Cynthia Baran
 - Kari Hoffmann

Town of Brewster — Community Forum #3 Personnel

BREAKOUT GROUP 5

- Annie (WXY)
- Donna Kalinick (Facilitator)
- Ellen Murphy (Tech)
- Committee members
 - Pat Hughes
 - Clare O'Connor-Rice
 - Chris Ellis
 - Cindy Bingham

BREAKOUT GROUP 6

- Helen (WXY)
- Peter Lombardi (Facilitator)
- TBD (Tech)
- Committee members
 - Karl Fryzel
 - Caroline McCarley
 - Tim Hackert

Archived: Monday, November 13, 2023 4:11:33 PM
From: [Michael Gradone](#)
Sent: Thursday, November 2, 2023 2:25:40 PM
To: [Clare O'Connor Rice](#) [Amanda Bebrin](#)
Cc: [Peter Lombardi](#)
Subject: Wreath making
Importance: Normal
Sensitivity: None

Hi Clare,

We have created a web page for the wreath making program on December 3rd. Please feel free to edit anything you don't like. Amanda, can we put this on the agenda for the next BPPC meeting to vote on for approval?

BREWSTER RECREATION: Manag x BREWSTER RECREATION: Art Sm x BREWSTER RECREATION: Recreat x Google Calendar - November 20 x +

brewsterma.myrec.com/info/activities/program_details.aspx?ProgramID=29971&AdminPreview=1

Apps Gmail YouTube Maps Authorize.net Brewster Recreation... Payroll Forward CCSC - Town of Bre... New Tennis Court S... Brewster Recreation... Brewster Rec Dashboard | EasyW... VADAR Cloud Reading list

BREWSTER RECREATION

Registration General Info Facilities Team Sports Contact Info

REGISTER NOW

Art Smart: Holiday Wreath Decorating

This program is currently unavailable. [Click here to view all of our current programs.](#)

Registration For Brewster Residents Opens Friday, November 3, 2023
Registration For Non-Brewster Residents Opens Friday, November 10, 2023

Date: Sunday, December 3, 2023
Time: 1:00PM- 4:00PM
Ages: Open to all ages (families are welcome)
Price: \$15 per wreath
Location: Arts Center @ Brewster Bay Property

Program Description: This family friendly holiday art themed event is hosted by the Cultural Council in partnership with Brewster Recreation and the Brewster Garden Club. Come for a day of holiday joy as participants decorate wreaths and are able to take them home. Wreath, and all decoration materials will be provided. A single completed and paid registration is good for one wreath for up to 5 participants. Please include any additional participants during the registration process. Space is limited, so sign up early!

* Adjustments and discounts will be applied during checkout if applicable. *

[Return to Programs](#) [View All Activities](#)

Share This Page:
[Twitter](#) [Facebook](#) [Email](#) [SMS](#) [+](#)

Type here to search

46°F Mostly cloudy 2:21 PM 11/2/2023

Mike Gradone
Town of Brewster, Recreation Director
www.brewsterrecreation.com
508-896-9430



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: October 17, 2023

TIME: 4:00 PM

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

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

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 and Discuss Updated Plans for Forum #3, including Housing & Community Center Scenarios

Mr. Lombardi explained that Reed Hilderbrand and WXY have prepared an updated plan for both of the properties. There are some alternatives within both of those plans, but generally the plan is to develop one plan for each property. Reed Hilderbrand will also be providing concepts for housing scenarios on each of the properties. The committee should provide feedback today on these materials so that the presentation can be refined before the next forum.

Ms. Aronson walked the committee through one version of a plan for the bay property, sharing her screen on Zoom. The plan shows a crosswalk that could potentially connect to the bike path, with a network of pedestrian trails throughout the property. The arrival fields consist of a pollinator meadow, beyond which lies overflow parking and athletic fields. To the east side of the arrival fields lies community gardens and tennis courts. The existing parking along the entrance road will be maintained. Some buildings have been identified for demolition. This version shows a brand new community center located in a "community commons" area. A large parking area lies to the east of the proposed community center on the plans. A small picnic area would be located next to the existing pool. Reed Hilderbrand is suggesting that the old administrative building be used for recreation purposes and for the Recreation Department offices while the new community center is being constructed. Once the community center is built, the administrative building could be used for other municipal purposes. The amphitheater will be kept for programming purposes. Half of the cabins in the cabin glade will be removed due to their condition, but the other half should be kept for artist cabins and studio pop-ups. Parking spaces will be added in this area. Close to the bay, a new parking area will be added after the restoration of the coastal dunes. A new nature center building would be



Town of Brewster

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

constructed to the east of the new parking area. Housing and maintenance buildings are located in the secluded zone, with a woodland buffer between the community activities and this secluded area.

Mr. Fryzel asked if the administrative building would be demolished in any of Reed Hilderbrand's scenarios. Ms. Aronson responded that this building would remain in all of the scenarios. Mr. Lombardi said that although future uses were uncertain, most residents and committee members want to preserve this building for its historic qualities. Ms. Aronson said that she would later discuss the cost of bringing this building up to code. Mr. Fryzel said that he expected the cost just to bring the building up to code was significant.

Mr. Fryzel asked if there was a metric that was used to arrive at the number of parking spaces that are shown in this version of the plan. Ms. Randall responded that there wasn't a metric applied because the scale and programming of the community center is currently unknown, but parking for the current COA, the pool, and the Harwich Community Center were taken into consideration to provide a rough estimate.

Clare O'Connor-Rice said that, in terms of the cottages, she thinks that renting them out to artists is a better use of the area than having artist cabins like the ones in Hyannis and Orleans, due to the location of the structures. She added that, in relation to the administrative building, there are many wealthy alumni of the camp who would be willing to contribute to restoring this building – perhaps an event could be held in order to bring these individuals back to the camp.

John Phillips said that the Harwich Community Center has 115 parking spaces, and that is without a pool or any other external amenities, so the 300 spaces proposed by Reed Hilderbrand in these plans seems fair. Mr. Phillips asked if there were still plans for a package treatment plant anywhere on the property. Mr. Lombardi responded that the secluded zone might be the best location for this, but that is going to be worked on between now and November.

Selectperson Chaffee said that she does not believe that the plans for the front lawn are heading in the right direction – community gardens are too messy to put front and center on a property like this. Although the pollinator field would be beautiful, it will be imperative to keep parking available for limited events. In terms of the proposed tennis courts, this may not be the best location for these either. Selectperson Chaffee said that there does not appear to be a significant demand for artists cabin pop-up studios – there is also a beautiful arts center building which already has space for arts activities, and presumably a community center would have similar space. The area identified as an artist's colony should be kept open and wild for potential future use. There is a real demand for people wanting to do ceremonies – so the amphitheater has to be kept open as a potential revenue generating space.

Ms. O'Connor-Rice agreed said that the committee has to continue to consider interim uses. Ms. O'Connor-Rice disagreed with some of Selectperson Chaffee's comments – the use of the artists cottages is a good interim revenue generating use for the short-term – it doesn't tie the Town down to using this area for artists cottages in the long-term. She also agreed with Selectperson Chaffee that the pollinator gardens and the community gardens look messy.



Town of Brewster

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

Mr. Fryzel asked if determining phasing is part of the committee's charge. Mr. Lombardi responded that the committee charge was more about developing long-term plans for the property, not about phasing. Mr. Fryzel asked if Selectperson Chaffee would be happy to locate the community gardens in the artists cabin area instead of on the front lawn. Selectperson Chaffee said she did not believe this was the right property for community gardens in general. Tennis courts might be a better fit for the artist cabin area, if the need exists.

Katie Jacobus said that the committee's role today was to discuss long-term plans for the property, and therefore Ms. O'Connor-Rice's comments in relation to the cottages as an interim use aren't necessarily relevant to this discussion. Mr. Lombardi concurred that the purpose is to develop long-term uses with these plans, not interim uses.

Ms. Aronson then walked the committee through an alternative plan for the property that involved the reuse of buildings for a community center. The second scenario would rule out some facilities and functions, due to the lack of viability of the available buildings. Uses that would probably be ruled out under this scenario include a fitness center, walking track, indoor pool, gymnasium and sports courts. Uses that could possibly be accommodated include a library, medical treatment room, conference rooms, workplaces and fitness classrooms. Viable uses would include game rooms, storage areas, offices, and a kitchen/cafeteria.

Mr. Johnson asked how the square footage of the proposed new-build community center compares to the Harwich facility. Ms. Bebrin responded that the Harwich Community Center is 32,000 square feet, and the proposed new-build community center at the Sea Camps would be 20,000 square feet.

Selectperson Chaffee said that including the range of cost for these options will be important for residents when making the decision between a new community campus and re-using existing buildings.

Ms. Bebrin said she was broadly hearing from committee members that these two scenarios align well with the guiding principles, and what needs to be considered moving forward includes information for the public about phasing, the long-term process, interim uses, and rationale for parking.

David Vega-Barachowitz from WYX presented on possible housing options at the bay property. Mr. Vega-Barachowitz reminded committee members that the law has established 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. Brewster needs to build an additional 145 units based on its current subsidized housing inventory.

Mr. Vega-Barachowitz explained that the secluded zone of the bay property currently contains the maintenance area for the entire property and formerly housed the day camp programs. In terms of site relationships, the forest buffer could separate more public uses of the bay property and the more secluded potential housing. Mr. Vega-Barachowitz displayed 4 options on his slide – repurposing 8 existing units on



Town of Brewster

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

the property (2 year-round affordable, 6 seasonal workforce), repurposing and new build (26 year-round affordable, 6 seasonal workforce), new build of detached single units (40 year-round affordable, 0 seasonal workforce), new build of town houses (44 year-round affordable, 0 seasonal workforce).

Mr. Fryzel asked what is currently in the maintenance area. Ms. Randall explained that a lot of equipment is currently kept there, and material stored – but not all of these buildings are currently being used. Mr. Lombardi added that there will continue to need to be an area for maintenance purposes. Mr. Fryzel asked if the addition of housing would lead to any water quality issues in the area. Mr. Lombardi responded that the Town would have advanced onsite treatment – whatever infrastructure gets put in for wastewater would be an improvement on what is there now. Pat Hughes said that these housing scenarios were helpful in terms of visualization of the scale.

Mr. Wingard said that the survey information gathered so far seems to indicate that residents are not in favor of locating affordable housing on this property. Ms. Bebrin responded that while community engagement was a big piece of the planning process, there are other research documents that have been drawn on, such as the housing production plan. All of these interests and factors have to be balanced when the committee makes use recommendations. Mr. Wingard said that he appreciated this point, but he did not believe Brewster residents envisioned affordable housing on the property when they voted to purchase the parcels. Mr. Lombardi responded that the warrant article to buy the property did reference housing.

Selectperson Whitney said that residents need to be educated on what affordable housing means, and why it is necessary. Selectperson Chaffee said that all the Town community plans are infused with the voices of many residents, and that the Town needs to buy more land if it doesn't build housing on these properties. Ms. Jacobus and Mr. Johnson concurred with Selectperson Chaffee and Selectperson Whitney's comments.

Ms. Bebrin said she was not hearing specific concerns or critiques of these four scenarios presented by Mr. Vega-Barachowitz, so they are suitable to move forward to the next forum.

Update on Shooting Range Remediation

Mr. Lombardi explained that the Town developed a scope and put the project out to bid, receiving 6 bids over a month ago. The low bid was less than half the next batch of bids received, and so the Town looked at the proposed plans – the low bid was rejected as the work as proposed did not fully meet the terms of the scope. The Town is planning on going out to bid again after refining the scope, which sets the project back a few months.

Mr. Lombardi explained that the Town received \$500,000 from Barnstable County this week, which comes indirectly through ARPA funding from the federal government. A portion of this will be used to cover the cost of site remediation for the shooting range. The work, once it begins, should take approximately 60 days.

Follow-up on Chatham Bars Inn Farms Fall Frolic Event

Mr. Lombardi explained that the recent event over Columbus Day weekend had to be moved from the



Town of Brewster

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

Saturday to the Sunday due to weather. Turnout was overwhelming, with hundreds of cars parked on the bay property. Although the use of the bay property for overflow parking was conditioned on a police detail, Police Departments across the region could not fill the detail – a volunteer helped families cross 6A instead. Some minor damage to the split rail fence occurred. Next time, a different process will have to be put in place, with a fee possibly being charged too.

Mr. Fryzel asked if CBI Farms was aware of the damages. Mr. Lombardi responded that the damages were not of a high monetary value, but that they were aware of damage to the property. Mr. Johnson commended Town staff for their generosity in assisting the local business to begin with, and for taking the appropriate action now. Mr. Phillips asked if CBI provided any personnel to assist people with parking. Mr. Lombardi responded that there was one volunteer on site, but that even CBI was surprised by the turnout.

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

Selectperson Whitney said that after discussions with the Bicycle and Pedestrian Committee, they would like to host BikeFest again this year. It last took place two years ago at the Eddy Elementary School. Selectperson Whitney said that the bay property would be a perfect location for it. Ms. Bebrin responded that the working process is for groups to submit requests to the committee's official email address which would then come before the committee for a full vote.

Ms. O'Connor-Rice explained that the Cultural Council will be working with the Brewster Recreation Department to try and hold a monthly event at the Arts Center, but nothing has been organized yet.

Ms. Bebrin said that the Volunteer Appreciation Event on September 30 was well received by members of the public. 30 out of 40 of the Town's boards and committees were represented at the event.

Public Announcements and Comments

None

Vote on Meeting Minutes: September 19 and October 4, 2023

Ms. Jacobus moved to approve the meeting minutes from September 19, 2023. Mr. Fryzel second. A roll call vote was taken. 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.

In terms of the joint meeting minutes from October 4, 2023, Mr. Fryzel suggested that the word "vacation" in the minutes be changed to "vacating". Mr. Fryzel moved to approve the minutes from October 4 with this suggested correction. Mr. Johnson second. A roll call vote was taken. Clare O'Connor-Rice – yes, Selectperson Whitney – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Thomas Wingard – abstain, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes.



Town of Brewster

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

Discuss Future Meeting Agenda Items

The contents of the third forum will be reviewed at the next meeting on November 14. Mr. Lombardi mentioned that December 18 is roughly penciled in as the date for a joint meeting with the Select Board, Recreation Commission, and the Bay Property Planning committee to debrief on the 2023 summer pool season, and plan for the 2024 season.

Next Meetings

November 14, 2023 & November 30, 2023 (Forum #3).

Matters Not Reasonably Anticipated by the Chair:

Adjournment

Selectperson Whitney moved to adjourn at 5.07 pm. Mr. Phillips second. A vote was taken. 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, Reed Hilderbrand Slides for Bay and Pond Parcels, BPPC Minutes 9.19.23, Joint Committee Minutes 10.4.23

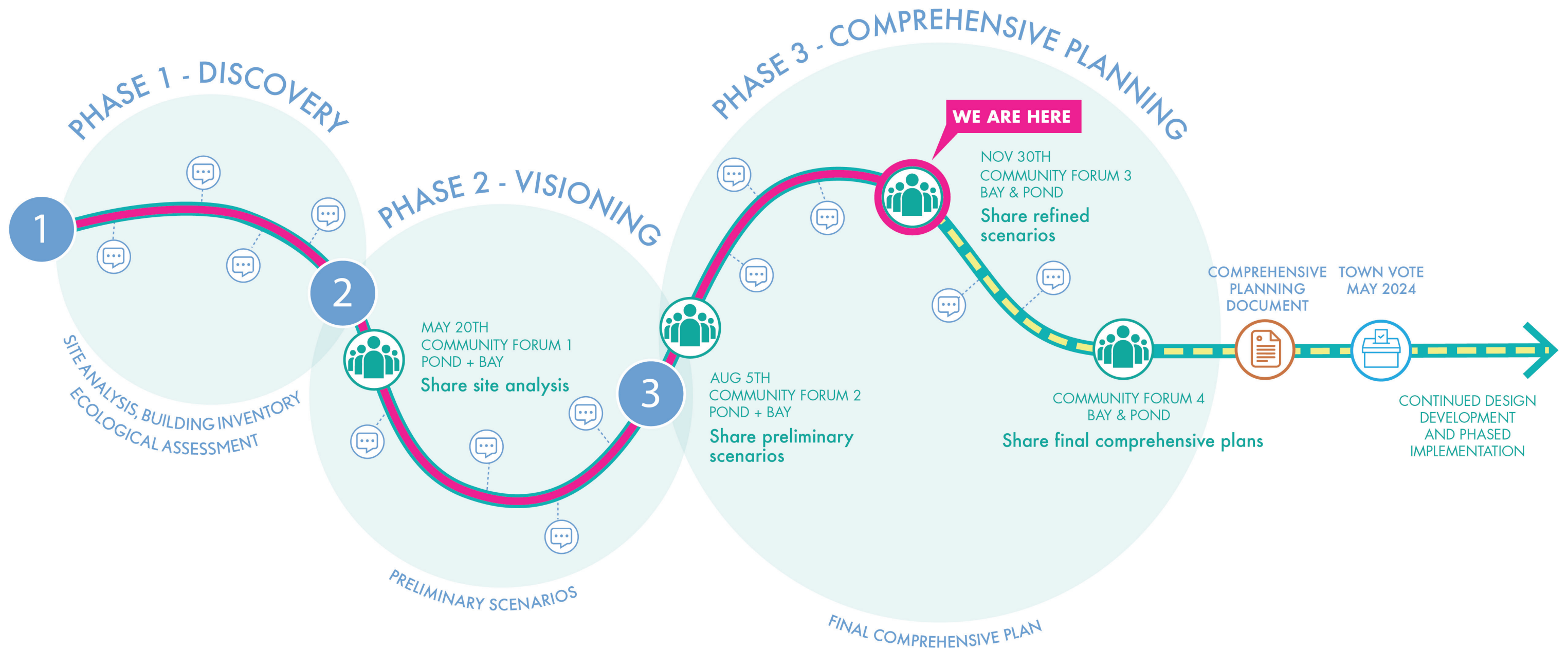
Town of Brewster Sea Camps PPPC Meeting

November 15, 2023

REED-HILDERBRAND

WXY

WHERE ARE WE IN THE PROCESS?



COMMUNITY FORUM #3 AGENDA

Orientation (8 min)

- Introduction
- Where We Left Off

Bay Property (40 min)

- What We've Heard
- Refined Plans and Cost Information

Partnerships (5 min)

Pond Property (30 min)

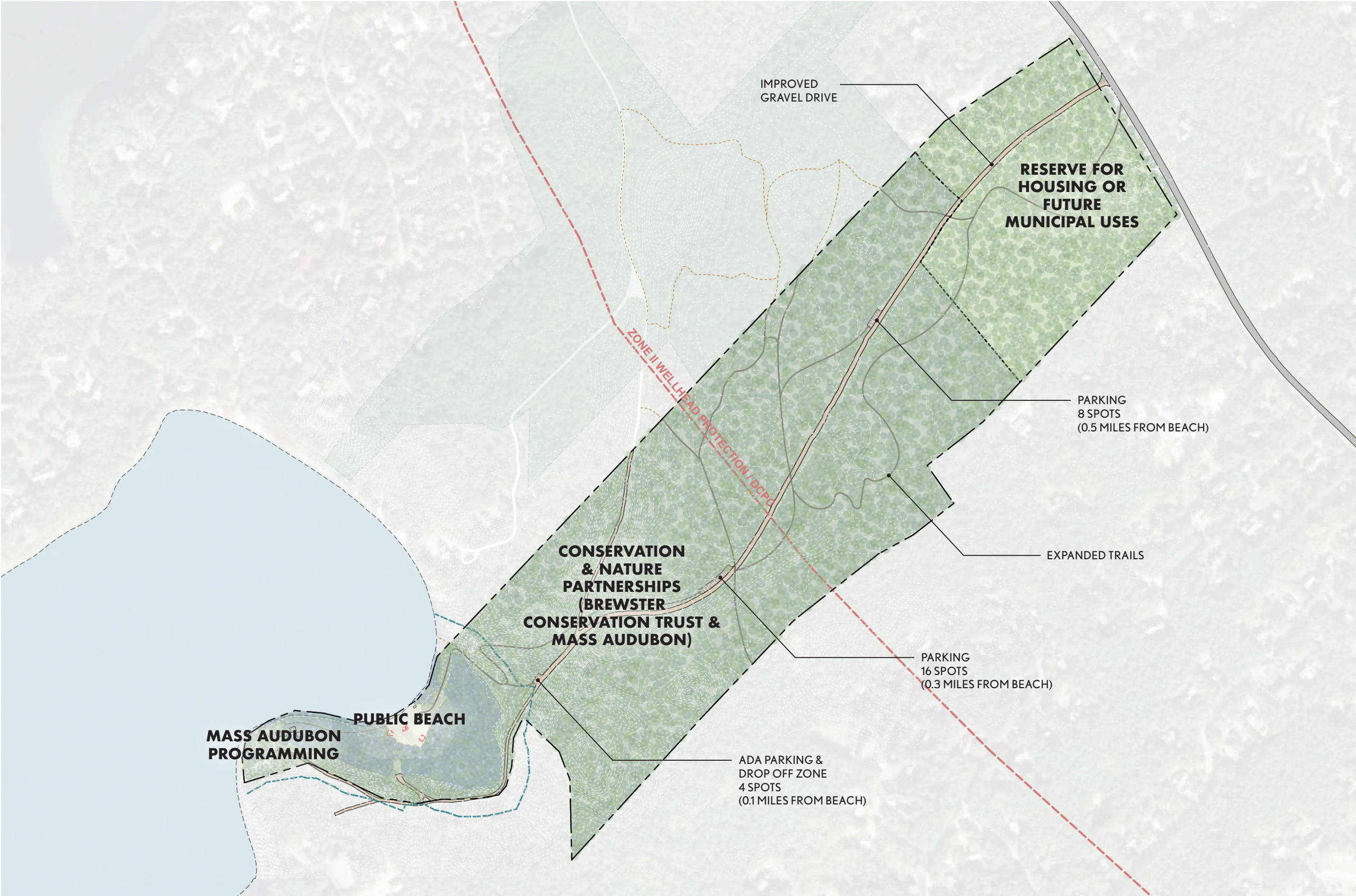
- What We've Heard
- Refined Plans and Cost Information

Breakout Room Discussions (30 min)

Conclusions & Next Steps (5 min)

PROPOSED PLAN

Pond Property



PROPOSED PLAN

Beach Access



TRAILS



MASS AUDUBON PROGRAMS



LIMITED USE PUBLIC BEACH

MUNICIPAL USES

Context

• The Town Warrant article to purchase the properties approved at Town Meeting included the following Potential Town Uses for both properties:

- habitat protection
- watershed protection
- open space
- conservation
- passive recreation
- active recreation
- community housing
- general municipal purposes

PRELIMINARY DRAFT PRICING

Pond Property

Total Estimate:

~\$949,400 before markups

~\$1,600,000 after markups

Markups include:

- 10% general conditions
- 10% overhead and profit
- 1% permitting
- 2% bond/insurance
- 15% design contingency
- 6% escalation (Spring 2025)

Pricing Breakdown

- Building removal (3 bldgs): \$7,400
- Building restoration (5 bldg): \$44,000
- Trails: \$205,000
- Roadway improvements: \$644,000
- Parking Areas: \$49,000

FLEXIBLE OUTDOOR EVENT SPACE SCALE COMPARISON

DRUMMER BOY



TOTAL SQ FT: 110,742 SQ FT

BAY PROPERTY



TOTAL SQ FT: 113,805 SQ FT



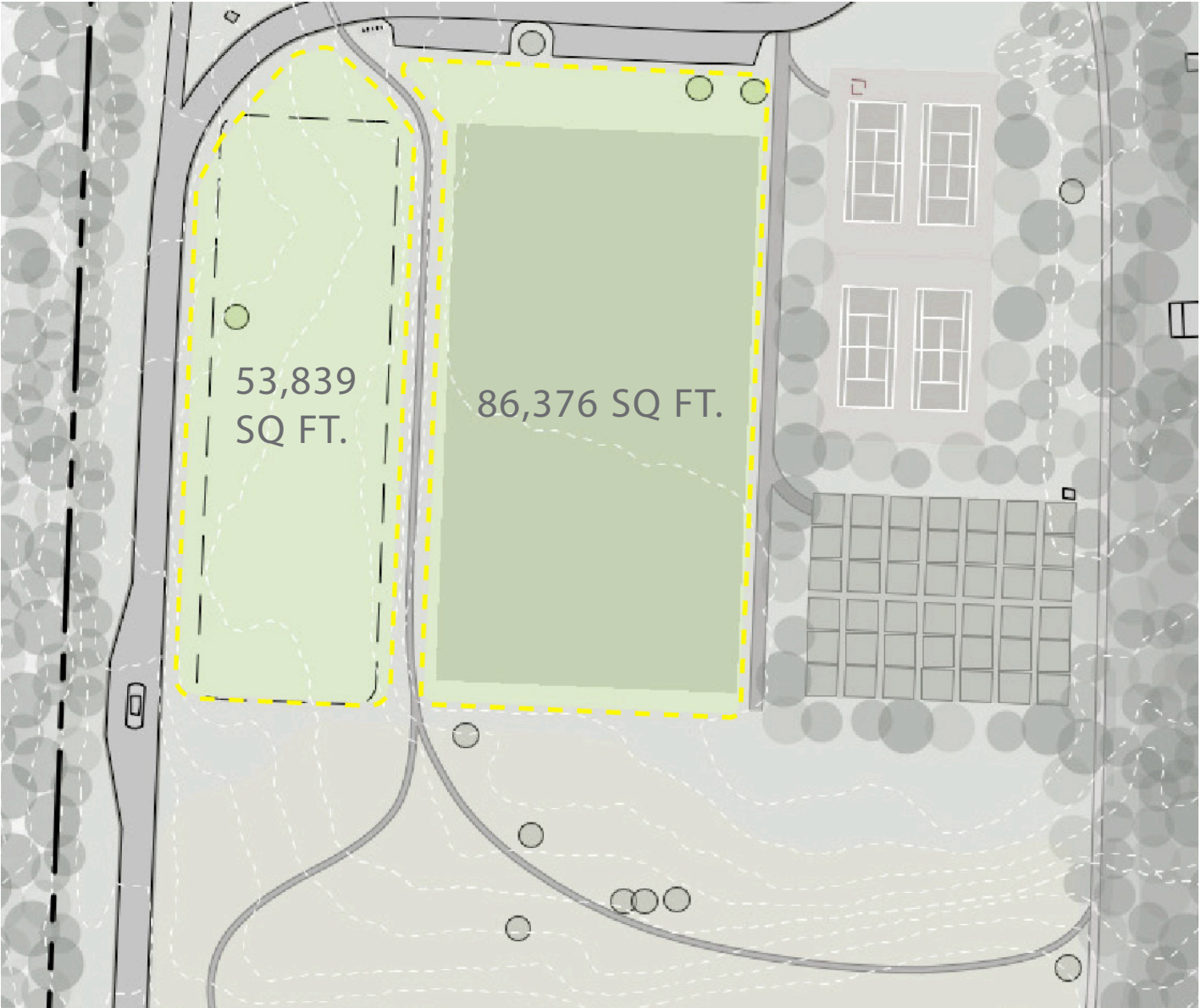
FLEXIBLE OUTDOOR EVENT SPACE SCALE COMPARISON

DRUMMER BOY



TOTAL SQ FT: 110,742 SQ FT

BAY PROPERTY



TOTAL SQ FT: 140,215 SQ FT

