



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

March 26, 2024 at 4:00 PM

Members:

Amanda Bebrin,
Chair
(At Large)

Katie Miller Jacobus,
Vice Chair
(At Large)

Karl Fryzel,
Clerk
(At Large)

Mary Chaffee,
Select Board

David Whitney,
Select Board

Patricia Hughes,
Natural Resources
Commission

Peter Johnson,
At Large

Caroline McCarley,
At Large

Clare O'Connor-
Rice, At Large

John Phillips,
At Large

Tom Wingard,
Recreation
Commission

Town Staff:

Peter Lombardi,
Town Manager

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

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

Please click the link below to join the webinar:

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

Passcode: 893744

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

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by accessing the meeting remotely, as noted above. Additionally, the meeting will be broadcast live, in real time, via **Live broadcast** (Brewster Government TV Channel 18), **Livestream** (livestream.brewster-ma.gov), 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 Updated Draft Presentation Materials and Committee Outreach Activities
7. Review Upcoming Approved Interim Uses and Vote on Proposed New Interim Uses
8. Vote on Meeting Minutes: February 27 and March 12, 2024
9. Discuss Future Meeting Agenda Items
10. Next Meetings: March 27 (site visit), April 3 (site visit), and April 23, 2024
11. Matters Not Reasonably Anticipated by the Chair
12. FYIs
13. Adjournment

Date Posted:
03/21/2024

Date Revised:

Received by Town Clerk:

APPROACH	DATE	TIME	CONTACTS	ASSIGNED	LOCATION
MATERIALS					
Standard Presentation	March		Peter L & Donna K		
FAQs					
Flyers and Posters					
TOURS					
Pond Property #1	Saturday, April 6, 2024	10AM-2PM	Donna K & Peter L	Tim H, Chris E (12-2), Cindy B, Cynthia B, Kari, Donna K	
Pond Property #2	Wednesday, April 10, 2024	10AM-2PM	Donna K & Peter L	Kari H, Doug W, Jan C, MA Audubon, Donna K, Chris W	
Bay Property #1	Wednesday, April 17, 2024	10AM-2PM	Peter L & Donna K	Mary C, Caroline M, Karl F, Clare OR, John P (?), Peter J (?), Katie & Amanda tentative 12-2	
Bay Property #2	Saturday, April 27, 2024	1PM-5PM	Peter L & Donna K	Amanda B, Katie MJ, Mary C, Karl F, Caroline M, (Pat H), Peter J, Dave W, Tom W, John P (?)	
PUBLIC PRESENTATIONS					
Package Treatment Plants (BPC)	Tuesday, March 26, 2024	5PM-6:30PM	Susan Bridges & David Bennett	Peter L	
Housing 101	Thursday, April 11, 2024	6PM-8PM	Donna K	Housing Team	
Municipal Finance 101	Thursday, April 18, 2024	6PM-8PM	Peter L & Donna K	Finance Team	
Town Meeting Info Session (Sea Camps)	Tuesday, April 30, 2024	6PM-8PM	Peter L & Donna K	Peter L, Donna K, Ned C, Amanda B, and Doug W	
MEDIA					
Cape Cod Chronicle article(s)					
Cape Cod Times article(s)					
LCTV video #1	Friday, March 8, 2024		Rafal Kowalczyk	Peter L, Ned C, Amanda B, and Doug W	
LCTV video #2 - Red Nun	TBD		Rafal Kowalczyk	Ned C	
Town Website Announcements			Peter L		
Town Social Media			Suzanne Bryan		
Town Meeting Warrant Article Video	Thursday, April 25, 2024	11AM-12PM	Suzanne Bryan	Peter L, Donna K, Ned C, Amanda B, and Doug W	
GROUP OUTREACH - PRESENTATIONS					
Select Board	Monday, March 25, 2024	6PM	Ned Chatelain	Peter L & Donna K	
FinCom	Wednesday, April 3, 2024	6PM	Pete Dahl	Peter L & Donna K	
Brewster Historical Society	Tuesday, April 2, 2024	4:15PM-6:15PM	Sally Gunning		
Brewster Men's Club	Thursday, April 11, 2024	11:30AM-1PM	Ed Kenney	Mary C, Peter J, John P, Doug W, and Donna K	
Elementary Schools - PTO, Parent Square, digital whiteboard	Katie MJ to check		Christie Peterson	Katie MJ	
Democratic Town Committee	Saturday, April 13, 2024	9AM	Katie Miller Jacobus	Mary C, Peter J, Caroline M, Katie MJ, Claire OR, and Kari H	
Brewster Ponds Coalition	declined		Susan Bridges	Peter L	
Chamber of Commerce	Thursday, April 18, 2024	7:30AM-9AM	Kyle Hinkle		LCTV (Orleans)
GROUP NEWSLETTER ARTICLES/EMAIL DISTRIBUTION					
COA (newsletter)			Elton Culter		
Rec (email)			Mike Gradone		
Brewster Ladies Library (email)			Brittany Taylor		
Captains Golf Course (email)			Jay Packett		
Friends of Brewster Seniors			Marilyn Dearborn & Meg Morris		
Brewster Conservation Trust			Amy Henderson		
Mass Audubon			David O'Neill		
Brewster Association of Part-time Residents			Ed Kenney		
Town Committee/Board Chairs			Erika Mawn		
Chamber of Commerce			Kyle Hinkle		
OUTREACH					
Our Lady of the Cape	pending		Tracey Konecnik	1 BPPC + 1 PPPC	
Brewster Baptist Church	declined		Doug Sealise	1 BPPC + 1 PPPC	
Bible Alliance Church	pending		Paula Peden	1 BPPC + 1 PPPC	
First Parish Church	Sunday, April 14, 2024	10:45AM-12PM	Jim Lieb	Karl + 1 PPPC	
Brewster in Bloom Craft Fair	Saturday, May 4, 2024	AM & PM	Kyle Hinkle	Caroline + 1 PPPC in AM & Peter J + Katie Gregoire	
Brewster in Bloom Craft Fair	Sunday, May 5, 2024	AM only	Kyle Hinkle	Clare + 1 PPPC	
Bloom Run Registration	Saturday, May 4, 2024	8:30AM-11AM	Mike Gradone	Amanda + 1 PPPC	Brewster Inn parking lot
Beautify Brewster Lunch	Saturday, April 27, 2024	12PM-2PM	Meg Morris & Ryan Burch	Pat + 1 PPPC	
Brewster Rec Soccer #1	Sunday, April 28, 2024	8AM-11:30AM	Mike Gradone	Peter L + Tom W + 1 PPPC	
Brewster Rec Soccer #2	Sunday, May 5, 2024	8AM-11:30AM	Mike Gradone	Peter L + Dave W + 1 PPPC	
Arts Center - Earth Day Cultural Council	Saturday, April 20, 2024	10AM-2PM	Clare OR	Clare OR + Jan C	
Recycling Center #1	Sunday, April 14, 2024	10AM-12PM	Donna K	Peter + Jan C	
Recycling Center #2	Saturday, April 20, 2024	10AM-12PM	Donna K	John P + Jan C	
Dog Park #1	Sunday, April 28, 2024	10AM-12PM	Peter L	Katie + 1 PPPC	
Dog Park #2	Wednesday, May 1, 2024	10AM-12PM	Peter L	Peter L + Mary (TM & SB office hours)	
Ladies Library #1	Tuesday, April 9, 2024	1PM-3PM	Brittany Taylor	Karl + Chris W	
Ladies Library #2	Saturday, April 13, 2024	1PM-3PM	Brittany Taylor	Mary + Jan C	

Archived: Tuesday, April 2, 2024 11:27:06 AM

From: [Elton Cutler](#)

Sent: Mon, 18 Mar 2024 13:59:57

To: [Amanda Bebrin](#)

Cc: [Mary Chaffee](#) [Peter Lombardi](#)

Subject: RE: BPPC Agenda item:

Importance: Normal

Sensitivity: None

Hello Amanda,
They would be driving themselves and the class size is up to 25 people.
Should parking be an issue then we could set up a shuttle.
Thanks, Elton



Elton R. Cutler, Director

Brewster Council on Aging

1673 Main Street | Brewster, MA 02631

508-896-2737 | ecutler@brewster-ma.gov

“Life is simply better when there's community!”

This electronic message is confidential and intended for the named recipient(s) only. If you received this message in error, please contact the sender and delete the copy you received. When responding, please be advised that the Office of the Secretary of State has determined that e-mail is a public record. Thank you.

From: Amanda Bebrin <abebrin401@gmail.com>

Sent: Monday, March 18, 2024 9:55 AM

To: Elton Cutler <ecutler@brewster-ma.gov>

Cc: Mary Chaffee <mwchaffee@aol.com>; Peter Lombardi <plombardi@brewster-ma.gov>

Subject: Re: BPPC Agenda item:

Thanks, Elton.

I'm meeting with Peter this morning, will put it on his radar for staff review.

How many people do you anticipate having? Will they be driving themselves or will you shuttle them from the COA?

On Mon, Mar 18, 2024, 9:49 'a0AM Elton Cutler <ecutler@brewster-ma.gov> wrote:

Hello Amanda,

The COA is requesting to use the Sea Camps – Dining Hall for Hand-drumming class by Instructor Sam Holmstock.

On Wednesday, June 12th
from 1:30 PM to 3:30 PM

Could you add this to the agenda and then I will present this proposal to the committee for approval.

Thank you,
Elton



Elton R. Cutler, Director

Brewster Council on Aging

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MINUTES OF THE BAY PROPERTY PLANNING COMMITTEE MEETING

DATE: February 27, 2024

TIME: 4:00 PM

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

PARTICIPANTS: Town Manager Peter Lombardi, Chair Amanda Bebrin, Selectperson Mary Chaffee, Selectperson David Whitney, Karl Fryzel, Caroline McCarley, Thomas Wingard, Patricia Hughes, Peter Johnson, John Phillips (remote), Clare O'Connor-Rice (remote)

Liaisons/Representatives: Bill Meehan, Jan Crocker, Sharon Tennstedt, Gary Christen, Kathleen Walker

Town Staff: Mike Gradone (Recreation Department Director), Elton Cutler (COA Director), Griffin Ryder (DPW Director)

Absent: Vice-Chair Katie Jacobus

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

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

Public Announcements and Comments

None

Follow-up on February 15 Community Forum

Town Manager Peter Lombardi explained that he would like feedback from the committee on the presentation at the February 15 forum and the Q&A session. Caroline McCarley said that the forum was well managed, and she was impressed with how it went given the amount of information that had to be communicated. Ms. McCarley asked what happened to all of the questions from the forum. Mr. Lombardi responded that these questions had all been saved, and the answers to these questions would be used for future content. Selectperson David Whitney said he felt that the presentation went very well. Pat Hughes agreed with Selectperson Whitney, and suggested that the financing information should be communicated again at a later date. Mr. Lombardi agreed that this information needs to continue to be communicated.

Karl Fryzel agreed that the presentation was successful, but said that, in terms of the Community Center, the committee and Town need to clarify the future plan for this facility, and do a better job of communicating this plan to residents. Selectperson Mary Chaffee responded that the committee does need to communicate that the plan to be voted on at Town Meeting on May 11 does not include the building of a Community Center, it is to reserve space so that a decision can be made in the future. Mr. Lombardi said that the



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Community Center feasibility study will not necessarily be site specific; rather it will begin by looking at the need in the community for certain programs. Mr. Fryzel said that it is important to strategize how to communicate this, as the committee should not underestimate how residents at Town Meeting in May will react to the plans. Mike Gradone, Brewster Recreation Director, said it was important to keep in mind the current state of the Eddy School when residents mention that it might be a viable location for a future Community Center – the building is not in great condition.

Discuss Future Public Access to the Property

Mr. Lombardi said that, for this coming summer, there will be resident-only beach access at First Light, and resident-only pool access. The season for the beach will roughly be the same length as last season. The property will open to residents on Memorial Day at weekends, and open June 15 on all weekdays, and, after Labor Day, switch back to weekend openings only. Mr. Gradone has staffing in place for the gatekeepers, and ARPA funding is available to cover those costs. One-off events will also occur where access is not limited to residents, such as Movie Night and Touch-a-Truck. In terms of longer-term public access, the Select Board is working on negotiating a conservation restriction on the northeast corner of the property. Mr. Lombardi explained that longer-term access decisions, including the potential for non-resident access, would ultimately be the responsibility of the Select Board. The plan when purchasing the property was not to restrict access to residents only, and, while it could continue, it would be a challenge operationally and in terms of staffing.

Ms. Hughes said that her understanding of the original decision to limit access was because of the condition of the buildings and the safety on site. Mr. Lombardi agreed that this decision was at least partially based on safety and liability. Ms. McCarley asked if non-residents would be able to access the site for this coming summer. Mr. Lombardi responded that, if they were accompanied by a Brewster resident that drove them in with a beach pass, then this would be acceptable, or if they accessed the property on foot or bike.

Thomas Wingard said that he would encourage the Select Board to re-open the property to the public more often. Mr. Lombardi responded that they expect to be able to provide access to the athletic fields early on in the phasing process. Clare O'Connor-Rice asked if some signage could be created to notify where people who are not residents can be dropped off, encouraging people to visit. Mr. Fryzel asked if the gatekeeper will eventually be removed, and the beach will be treated under the same rules as every other beach in Town. Mr. Lombardi replied that historically non-residents have been allowed to purchase beach parking permits at other beaches in Brewster – it would be possible to exclude First Light Beach from this list, but this will ultimately be a Select Board decision.

Chair Bebrin recapped the main takeaways: access for the upcoming summer would remain the same as previous years, and longer-term access decisions will be the responsibility of the Select Board.

Discuss Committee Activities in Advance of Town Meeting

Mr. Lombardi outlined possible outreach activities to educate the community about the plans in advance of Town Meeting, including open campus tours, presentations to community groups, media outreach, and tours



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of other community centers on Cape Cod. In terms of open campus tours, Mr. Lombardi noted that there will be two open campus days where residents can visit the pond parcel. It is the plan to do the same for the bay property, on April 17 from 10am-2pm and April 27 from 1-5pm. Committee members will be encouraged to help on the day to answer any resident questions.

The second plan is to visit community organizations to present the plans for Town Meeting, and answer questions. These will be presentations for both parcels, and the help of committee members will be required for these sessions. Town staff are also in discussions with Lower Cape TV and CapeCod.com to cover the plans, and taped conversations about the plans ahead of Town Meeting will also be released on the website. Tours of other community centers will also be scheduled, so that committee members and staff can speak in an informed manner about the benefits of such facilities.

Selectperson Chaffee said that having an overview of information on the Town website will be important so that all residents feel informed about the articles on the Town Meeting warrant. Mr. Gradone said that information should be provided to the schools to get messages out to working parents. Ms. Hughes agreed that outreach to parents will be important. Peter Johnson said that committee members could attend coffee hours at churches with handout summaries. Selectperson Chaffee said that the Dog Park is another good location for having these discussions. Mr. Johnson suggested that having a staffed table at the Recycling Center might also be a good way of getting information out.

Discuss and Vote on Proposed Summer 2024 Brewster Community Pool Program

Mr. Lombardi summarized the proposed pool program for 2024, which includes a longer season, beginning June 15 and concluding August 18. The Town plans on opening at 6am and closing on Wednesdays for maintenance. Access will be resident-only, but access will be extended to Town and school employees. The Recreation Commission will work on new program offerings, including the schedule. Another adjustment will involve increasing the maximum number of guests to 25. Private rentals will be introduced on Friday and Saturday nights for a \$250 fee, for the birthday parties of residents' children. Pool memberships will not be required in order to take a class.

Mr. Fryzel moved to approve the proposed Summer 2024 Brewster Community Pool program as outlined in the packet. 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, Thomas Wingard – yes, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes, Selectperson Chaffee - yes.

Update on Shooting Range Remediation

Mr. Lombardi provided an update on the shooting range remediation project, noting that it was completed on time and under budget. The area is now cleared and graded, with fences removed.

Review and Vote on Draft Annual Town Report

Chair Bebrin reported that she had worked on the report recently, and that a draft version was included in the packet for review. Ms. Hughes suggested including a mention of the Reed Hilderbrand team. Chair Bebrin



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noted that a thank you to Ed Barber, Property Manager, should be added to the document. Mr. Fryzel suggested including mention of the committee's Harwich Community Center visit.

Ms. McCarley moved to approve the draft Annual Town Report with aforementioned edits. Ms. Hughes second. A roll call vote was taken. Clare O'Connor-Rice – yes, Selectperson Whitney – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Thomas Wingard – yes, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes, Selectperson Chaffee - yes.

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

Selectperson Whitney said that Brewster Bike Fest would like to host their event at the Bay property on May 18. Selectperson's Whitney's proposed contingency plan is to use the Dining Hall in the event of inclement weather. Selectperson Whitney moved to approve Brewster Bike Fest as an interim use on May 18. 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, Thomas Wingard – yes, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes, Selectperson Chaffee - yes.

Mr. Gradone mentioned that he had been asked about the possibility of using First Light Beach for kite flying events – Wednesday July 10 and Thursday July 25. The committee determined that the dates and logistics will need further discussion. Selectperson Chaffee also noted that the Pan-Mass Challenge Da Hedge event will be on August 4, and that it should also be discussed at a future meeting.

Vote on Meeting Minutes: January 9 and January 23, 2024

Mr. Fryzel noted a discrepancy in the listed meeting minutes on the agenda, and the committee decided to postpone the approval of meeting minutes due to the mismatch between the listed and actual dates.

Discuss Future Meeting Agenda Items

Mr. Lombardi reviewed potential agenda items for the next meeting, including preparing for presentations and reviewing draft materials for community outreach.

Next Meetings

March 12 and March 26, 2024

Matters Not Reasonably Anticipated by the Chair

None

FYIs

None

Adjournment

Mr. Fryzel moved to adjourn at 5:23pm. The committee unanimously voted to adjourn the meeting.



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Respectfully submitted by Conor Kenny, Project Manager

Approved: _____ Signed: _____

Accompanying Documents in Packet: Agenda, Community Forum Slides, Community Pool Update, Annual Report Draft, BikeFest Email, 2.5.23 & 2.6.24 Minutes

DRAFT



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MINUTES OF THE BAY PROPERTY PLANNING COMMITTEE MEETING

DATE: March 12, 2024

TIME: 4:00 PM

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

PARTICIPANTS: Town Manager Peter Lombardi, Vice-Chair Katie Jacobus, Chair Amanda Bebrin, Selectperson Mary Chaffee, Karl Fryzel, Caroline McCarley, Patricia Hughes (remote), Peter Johnson, John Phillips,

Liaisons/Representatives: Bill Meehan, Jan Crocker, Kathleen Walker

Town Staff: Mike Gradone (Recreation Department Director), Elton Cutler (COA Director), Griffin Ryder (DPW Director)

Absent: Clare O'Connor-Rice, Thomas Wingard, Selectperson David Whitney

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

Vice-Chair Katie Jacobus called the meeting to order at 4:00 pm. Vice-Chair Jacobus read the meeting participation statement and Clerk Karl Fryzel read the recording statement. Vice-Chair Jacobus announced all members of the committee who were present, a quorum was declared. There were no public announcements or comments.

Public Announcements and Comments

None

Review Draft Presentation Materials and Committee Outreach Activities

Town Manager Peter Lombardi introduced the updated draft presentation materials, noting that the original PowerPoint would have been too long for providing an overview at public information sessions and group outreach presentations. Mr. Lombardi and Donna Kalinick therefore worked to reduce the slide count by close to half, and reshuffled content to prioritize important information. Mr. Lombardi noted that there was a logistical challenge with the presentation software (InDesign), which the Reed Hilderbrand team used – Town staff do not have access to this software. During the remaining time left working with the Town, Reed Hilderbrand will help to refine these materials. As an example of what has been removed, the FAQs have been pulled out, but will be available for staff and committee use during Q&A sessions. In advance of Town Meeting, the Town will host two information sessions. The first will be held on Monday April 29 at 6PM and it will cover all articles on the warrant besides the Sea Camps plans. The second session, focusing entirely on the Sea Camps plans, will be on Tuesday April 30 at 6PM – Mr. Lombardi noted that the updated version of the presentation would be used during this session. This presentation will also be used for providing an overview at public information sessions and group outreach presentations. Mr. Lombardi asked the committee to provide feedback on the draft presentation.



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Karl Fryzel asked if committee members would be expected to visit different locations to deliver these presentations, considering that not every community group may have the capacity to host a PowerPoint presentation. Mr. Lombardi responded that this would depend on the group in question. Caroline McCarley asked if this presentation would be available in hard copy. Mr. Lombardi responded that staff could make a limited number of hard copies, and make them available at the COA, Ladies Library, and Town Hall.

Mr. Fryzel asked if there could be a slide about the warrant articles, particularly in terms of clarity on what a "yes" or "no" vote means at Town Meeting, and if the articles could be amended on the floor. Mr. Lombardi responded that this information would be included. Mr. Fryzel also asked what kind of overlay zoning is required for this project, as this is referenced on a slide. Mr. Lombardi replied that municipal uses are normally exempt from zoning, but that there may be some uses with this project that aren't necessarily exempt, such as housing and the Nature Centre – the Town anticipates there will therefore need to be an overlay brought forward at Town Meeting. Mr. Fryzel also suggested adding slides on the financial implications for residents, including future tax impacts. Mr. Fryzel also asked that the need for a Community Center feasibility study should be explained in this presentation. Mr. Fryzel added that, if any of this supplementary financial information is not added to the slides, the material should be provided to committee members to be able to speak about when meeting with residents.

Selectperson Chaffee asked why, in terms of partnerships on the Bay property, Mass Audubon was referenced in the slides but not the Brewster Conservation Trust. Mr. Lombardi responded that this still needs to be determined. Vice-Chair Jacobus suggested that a one-page handout could be produced that might summarize the distinction between a "yes" vote and a "no" vote. Mr. Lombardi said this would be a challenge, but agreed it would certainly be useful if the information could be condensed to this level. Vice-Chair Jacobus said that all of the information should be made available on the website. Ms. McCarley said she had trouble with the visual plans because of how difficult they can be for the average resident to read, and there may be too many iterations of the plans. Mr. Lombardi responded that there were initially more drawings, but that they had been reduced. Vice-Chair Jacobus said that all of the plans on the slides contained important information. Ms. McCarley asked if some of these slides could be combined. Selectperson Chaffee suggested that the sub header on Slide 29 could be altered to "Proposed Future Building Uses".

John Phillips said the presentation needs to clarify that it is not certain that a Community Center will be constructed on the Bay Property. Mr. Lombardi concurred with Mr. Phillips' suggestion. Selectperson Chaffee suggested the deletion of slides 2-5, as she believes the information here can be deleted to focus on the plans. Mr. Lombardi disagreed in relation to slide 3, as he believes that the timeline and process are important for residents to be reminded of. Mr. Lombardi said that slides 2 and 3 could be refined. Peter Johnson asked if there was a date in mind for a second Town Meeting, if it is needed. Mr. Lombardi said that a date has not been identified at this point.



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Vice-Chair Jacobus asked if large poster boards on easels could be constructed for Town Meeting. Mr. Lombardi responded that this is planned, and in the lead up to Town Meeting, these poster boards would be placed at Town offices for residents to view. Ms. Jacobus asked if these easels could be taken to outreach meetings. Mr. Lombardi responded that this could be done.

Mr. Lombardi announced that residents have started registering for the Pond Property tours – those will be held on April 6 and April 10. The Bay Property tours will be held on April 17 and April 27. Mr. Lombardi said committee members should let Chair Amanda Bebrin know if they are available.

There are a number of other information sessions coming up, not directly related to the Sea Camps, such as a presentation on the Package Treatment Plant on March 26, an Affordable Housing 101 presentation on April 1, and a presentation by the Finance Team on April 18. These sessions will all reference the Sea Camps. Mr. Lombardi said that committee members are not expected to attend these sessions, but it might be helpful if they can.

In terms of media outreach, Town staff will be more proactive with press releases and providing information to the press in the lead up to Town Meeting.

Chair Amanda Bebrin joined the meeting. In terms of group outreach, Mr. Lombardi has identified the Chamber of Commerce, the Historical Society, the Brewster Men's Club, the Elementary School's PTO, the Democratic Town Committee, and the Ponds Coalition as potential organizations. A presentation will be also be given to the Finance Committee, as is the case with all warrant articles. Mr. Lombardi asked if any committee members could attend the presentation to the Brewster Men's Club at noon on April 11. John Phillips and Peter Johnson agreed to attend this presentation. One of Selectperson Chaffee or Vice-Chair Jacobus will also attend.

Mr. Lombardi said no dates have been set yet for any other organizations. Vice-Chair Jacobus suggested that April 13 at 10.00am would be a good date to present to the Democratic Town Committee. Chair Bebrin and Vice-Chair Jacobus will attend this meeting. Mr. Lombardi will confirm the dates for the other presentations. Mr. Fryzel asked if a presentation could be given at the Council on Aging. Elton Cutler, COA Director, said it would be unlikely to be heavily attended.

Mr. Lombardi said that church visits were mentioned as a possible form of outreach at a previous meeting. Mr. Johnson noted that the churches will have to be contacted to check they are comfortable with hosting committee members. Mr. Lombardi noted that Beautify Brewster and Brewster in Bloom are coming up, and outreach could be done at these events. A number of Brewster Rec events are also coming up, such as soccer on Sundays, beginning April 28. All of this outreach would simply involve setting up staffed tables with flyers. Selectperson Chaffee said a single page, two-sided handout with bay information on one side, and pond information on the other, will be important for succeeding in this outreach. Mr. Lombardi said that any flyer like this will have to simply be a map of both properties with a link to the website and information about when Town Meeting is.



Town of Brewster

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

The review of upcoming approved interim uses and vote on proposed new interim uses was postponed to the next meeting.

Vote on Meeting Minutes: February 5 and February 6, 2024

The committee voted to approve the minutes from February 5 and February 6, with a minor amendment to the February 5 minutes – Selectperson Whitney was named twice as an attendee.

Selectperson Chaffee moved to approve the February 5 minutes with the aforementioned change. Chair Bebrin second. A roll call vote was taken. Pat Hughes – yes, Karl Fryzel – abstain, Caroline McCarley – yes, Thomas Wingard – yes, Chair Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes, Selectperson Chaffee – yes, Vice-Chair Jacobus – yes.

Selectperson Chaffee moved to approve the February 6 minutes. Chair Bebrin second. A roll call vote was taken. Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Thomas Wingard – yes, Chair Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes, Selectperson Chaffee – yes, Vice-Chair Jacobus – yes.

Discuss Future Meeting Agenda Items

Mr. Lombardi said that the Town Planner, Jon Idman, would attend a future meeting to discuss the zoning overlay issue.

Next Meetings

Mr. Lombardi said that the next regular meeting date will be March 26. Tours of Falmouth and Sandwich's facilities are scheduled for March 27. April 3 is penciled in for the tour of the Dennis facility. Sandwich's facility, the Center for Active Living, is probably closest to what has been discussed for a future Community Center in Brewster.

April 16 is the only regularly scheduled meeting for April. If another meeting is scheduled, it will have to be on April 23.

Ms. McCarley asked if there is any decision on who might speak on this article at Town Meeting. Mr. Lombardi said that this still needs to be determined – this will depend on if there is going to be a formal presentation or not.

Matters Not Reasonably Anticipated by the Chair

FYIs

Adjournment



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Karl Fryzel moved to adjourn at 5:34pm. Chair Bebrin second. A roll call vote was taken. Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Thomas Wingard – yes, Chair Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes, Selectperson Chaffee – yes, Vice-Chair Jacobus – yes.

Respectfully submitted by Conor Kenny, Project Manager

Approved: _____ Signed: _____

Accompanying Documents in Packet: Agenda, Draft Presentation Materials

DRAFT