



# 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

April 25, 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

Ned Chatelain,  
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](http://livestream.brewster-ma.gov)), or **Video recording** ([tv.brewster-ma.gov](http://tv.brewster-ma.gov)).

1. Call to Order
2. Declaration of a Quorum
3. Meeting Participation Statement
4. Recording Statement
5. Public Announcements and Comment: Members of the public may address the Committee on matters not on the meeting's agenda for a maximum 3-5 minutes at the Chair's discretion. Under the Open Meeting Law, the Committee is unable to reply but may add items presented to a future agenda.
6. Follow-up Discussion of Bay Property Discovery Findings & Analysis
7. Discuss Proposed Format & Approach to First Community Forum
8. Presentation and Discussion on Potential Lower Cape YMCA Facility
9. Summer 2023 Brewster Community Pool Update
10. Review Upcoming Approved Interim Uses and Potential Vote on Proposed New Interim Uses
11. Vote on Meeting Minutes: April 4, 2023
12. Discuss Future Meeting Agenda Items
13. Next Meetings: May 9 and May 20, 2023
14. Matters Not Reasonably Anticipated by the Chair
15. Adjournment

**Date Posted:**  
04/20/2023

**Date Revised:**

**Received by Town Clerk:**

**Archived:** Friday, April 21, 2023 5:11:15 PM  
**From:** [AlexCarlsonScouts@comcast.net](mailto:AlexCarlsonScouts@comcast.net)  
**Sent:** Tue, 18 Apr 2023 10:16:54  
**To:** Amanda Bebrin  
**Cc:** Michael Gradone; Peter Lombardi; Edward Barber  
**Subject:** RE: boy scouts / sea camps event  
**Sensitivity:** Normal

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Hi Amanda,

It would most likely be about 10 scouts and 3-4 adults.

We really don't need anything however if we can camp at a site with a fire pit that would be nice, if there is water available somewhere and a bathroom that is very helpful.

Thank You,  
Alex Carlson

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**From:** Amanda Bebrin <[abebrin401@gmail.com](mailto:abebrin401@gmail.com)>  
**Sent:** Monday, April 17, 2023 6:49 PM  
**To:** [AlexCarlsonScouts@comcast.net](mailto:AlexCarlsonScouts@comcast.net)  
**Cc:** Michael Gradone <[mgradone@brewster-ma.gov](mailto:mgradone@brewster-ma.gov)>; Peter Lombardi <[plombardi@brewster-ma.gov](mailto:plombardi@brewster-ma.gov)>; Edward Barber <[ebarber@brewster-ma.gov](mailto:ebarber@brewster-ma.gov)>  
**Subject:** Re: boy scouts / sea camps event

Alex,

The BPPC has a meeting on 4/25 and we can include your request for the committee's consideration.

How many Scouts are you expecting to have for the overnight(s), and do you need anything additional on site that we should be aware of?

Thank you for the request,

Amanda

BPPC, Chair

On Mon, Apr 17, 2023 at 4:39\u00239 PM Michael Gradone <[mgradone@brewster-ma.gov](mailto:mgradone@brewster-ma.gov)> wrote:

Hi Alex,

Ed has said that he could probably be there to help, but we will need to run this by the folks on the Bay Committee first. I have copied Amanda Bebrin (chair) to see if they have a meeting before the 28<sup>th</sup> to vote on this. Amanda, please see the request below...

**Mike Gradone**  
**Town of Brewster, Recreation Director**  
[www.brewsterrecreation.com](http://www.brewsterrecreation.com)  
508-896-9430

*Beginning March 21, Brewster Town Offices will be open to the public Monday through Thursday from 8:30 to 4:00pm, and by appointment on Fridays. For the latest updates on Town services, please visit [www.brewster-ma.gov](http://www.brewster-ma.gov).*

**From:** [AlexCarlsonScouts@comcast.net](mailto:AlexCarlsonScouts@comcast.net) <[AlexCarlsonScouts@comcast.net](mailto:AlexCarlsonScouts@comcast.net)>

**Sent:** Monday, April 17, 2023 7:47 AM

**To:** Edward Barber <[ebarber@brewster-ma.gov](mailto:ebarber@brewster-ma.gov)>; Michael Gradone <[mgradone@brewster-ma.gov](mailto:mgradone@brewster-ma.gov)>; 'Paul Anastasio' <[drpaul@harwichhealthcenterorg.com](mailto:drpaul@harwichhealthcenterorg.com)>

**Subject:** RE: boy scouts / sea camps event

Hello Michael and Ed,

I'm reaching out to see if there's any possibility of the Boy Scouts camping out for a night or two at the Sea Camps property like we did back in the fall.

The date could be anytime but we were thinking of possibly coordinating it with the Beautify Brewster weekend which is the at the end of this month, April 28,29,30.

Traditionally the boy scouts do a beach sweep / cleanup for the town on Beautify Brewster day and coincidentally Ryan Burch has asked us to cover the beaches from First Light beach to the East so we could easily start from there and go east.

Additionally, if there were some projects the boys could help out with around the camp grounds such as picking up fallen limbs / branches etc. we'd be happy to do that as well.

Thanks you very much for your consideration,  
Alex Carlson Brewster Troop 77

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**Amanda Bebrin**

**Realtor, ABR, CCRES**

**cell:** 860-997-1563

**fax:** 508-437-5981

[breezyhomescapcod.com](http://breezyhomescapcod.com)



**Archived:** Friday, April 21, 2023 5:11:07 PM

**From:** [Clare O'Connor-RICE](#)

**Sent:** Thu, 20 Apr 2023 23:40:07

**To:** Peter Lombardi; Amanda Bebrin

**Subject:** wooden flowers at the arts center

**Sensitivity:** Normal

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Hi, I've spoken to the Nauset Youth Alliance about creating painted wooden flowers to put around the arts center, and Sunshine Singleton has agreed to make them. NYA asked for 35, and the cultural council just approved the expenditure. They would be on skinny stakes and would be about 8 inches in diameter. The kids would paint them in their after school program and write their names on the back. If we could place them around the arts center around memorial day, I think it would be an added joy to families and kids to point to their flower as part of their trips to the pool. Gives them some sense of ownership. It also highlights the location of the arts building for the families. They would be removed at the end of the summer or before if the committee prefers that, and returned to the students through their program, or at some sort of small celebration. I would like to get the BPPC's approval for this, or for another placement if preferred, like along the driveway perhaps around cottages. But, the arts building location is our first choice. Can this be raised to the group for approval? Thanks. Clare



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## MINUTES OF THE BAY PROPERTY PLANNING COMMITTEE MEETING

**DATE:** April 4, 2023

**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 Ned Chatelain, Karl Fryzel, Katie Jacobus, Caroline McCarley, Patricia Hughes, Peter Johnson, John Phillips, Clare O'Connor-Rice; Liaisons/Representatives: Jan Crocker, Sharon Tennstedt, Gary Christen, Kathleen Walker, Maggie Spade-Aguilar; Town Staff: Griffin Ryder (DPW Director), Mike Gradone (Recreation Department Director), Chris Miller (Natural Resources Department Director); Reed Hilderbrand Consultant Team: Elizabeth Randall, Madeleine Aronson, David Vega-Barachowitz

**Absent:** Thomas Wingard

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

Amanda Bebrin called the meeting to order at 4:07 pm and read the meeting participation and recording statements. Ms. Bebrin announced all members of the committee who were present, a quorum was declared. There were no public announcements or comments.

### **Public Announcements and Comments**

None

### **Presentation and Discussion of Bay Property Discovery Findings & Analysis**

Elizabeth Randall from Reed Hilderbrand noted that the team was nearing the conclusion of the discovery process. Ms. Randall stated that her presentation at this meeting is not the exact same presentation as what will be presented at the community forum – that will include a short presentation of some of the discovery process, but it will also include printed materials and large boards in the dining hall on the Bay property. Ms. Randall then introduced her colleague, Madeleine Aronson.

Ms. Aronson began her presentation by noting that the Sea Camps properties were part of the ancestral homelands of the Aquinnah Wampanoag and the Mashpee Wampanoag peoples for thousands of years prior to European occupation. The Cape Cod Sea Camps have been a feature of the Town of Brewster for almost half of its history — built into the memories and imaginations of many.

Ms. Aronson displayed several aerial photos from 1938 through to 1994, demonstrating the historic evolution of the site. Ms. Aronson noted that the Bay and Pond Parcels have the potential to contribute to Brewster's vibrant network of open spaces and leverage connections to adjacent conserved areas including Spruce Hill and the Long Pond Woodlands. Both parcels present opportunities to expand Brewster's town amenities by providing space for new activities and the potential relocation of existing amenities in need of



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upgrading. Ms. Aronson highlighted some of the key questions guiding the Reed Hilderbrand site analysis, such as which areas should be protected or preserved.

Ms. Aronson discussed the elevation, hydrology and topography of the Bay parcel. In terms of ecology, Ms. Aronson listed some of Reed Hildebrand's recommendations, such as removing the remaining northerly tennis courts and replacing them with natural vegetation to increase coastal resiliency.

Ms. Aronson discussed the traffic circulation to and within the parcel. Because this was a camp, parking was limited and the roads served as the primary pedestrian path network only allowing service access for vehicles. With the addition of new beach and pool parking areas, there are currently 136 parking spots within the parcel and 8 spots at neighboring Spruce Hill. Walking trails around the pond and dune could potentially be connected to existing trails at Spruce Hill.

David Vega-Barachowitz began the building analysis portion of the presentation. Many of the buildings on site are non-winterized cabins with varied interior structural conditions. Several of these buildings have been moved over the years or have structural defects. Conditioned buildings may have a higher potential for reuse on site. Most buildings are not conditioned or insulated. The boathouse, although a newer structure, is not conditioned. Several older buildings, including the administration building, have awkward interior configurations that will require more extensive renovation and redesign. Some newer structures are in good structural condition and can be reutilized with limited modifications. The Boat House, however, is not currently winterized. Mr. Vega-Barachowitz noted that most of the winterized structures have the potential for reuse.

Mr. Vega-Barachowitz commented that the removal of all non-winterized structures (excluding the boathouse) would result in a largely open campus. New programs are being contemplated across the site. Sites of seasonal and year-round housing are being considered across the site. Several buildings on the site such as the Dining Hall and Boathouse have the potential to be reused as community facilities. The Spruce Hill House on an adjacent lot is considered for potential reuse. Specific areas of the site have been identified for potential development.

Ms. Randall closed out the presentation by summarizing the potential site opportunities as a result of Reed Hilderbrand's site analysis. These opportunities include:

- Increasing accessibility to the property and its resources
- Connecting to adjacent open space at Spruce Hill
- Enriching and sustaining the coastal ecosystem
- Protecting the natural habitat and water resources
- Building upon the diversity of landscape character and scaling for program and building

Committee members then took the opportunity to ask questions of the consultant team. Pat Hughes thanked the consultants for their work. Selectperson Ned Chatelain noted that he was uncomfortable at the



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extent to which the existing conditions were described in conjunction with recommendations – it is extremely important that the committee asks for feedback from the public with an open mind. Ms. Randall responded that the recommendations can be adjusted after speaking to the community, it is important not to suggest that any of these recommendations are final. The presentation for the forum is still being developed, and it will be far more abbreviated than the presentation at today’s committee meeting. More information will be provided at the individual stations at the forum for those seeking more detail. The committee will ask for feedback from Brewster residents about what they want for future uses of the property. Selectperson Chatelain asked how the first forum will be different from the second. Mr. Lombardi responded that the intent is to provide as much contextual information as possible at the first forum so that residents understand the physical and regulatory constraints for possible use. Then, the Town will be able to obtain useful and well-informed feedback from residents.

Clare O’Connor-Rice said that she is happy with the phraseology of “opportunities”, rather than “development”, which has negative connotations for many people. Karl Fryzel asked if the committee would begin to discuss how they want to structure the upcoming forum on May 20. Mr. Lombardi responded that committee members will have an opportunity on April 25 to discuss the approach to the forum. Gary Christen and Katie Jacobus commented that the presentation was well laid out and important points were articulated. Ms. Hughes said that providing context to residents on the geography of the parcel and the condition of its buildings will be helpful. Maggie Spade-Aguilar asked how much of a focus on Spruce Hill there will be at the first public forum. Ms. Randall said this could be discussed at the next meeting.

Ms. Hughes asked about the status of the Spruce Hill property in terms of conservation restrictions and ownership. Mr. Lombardi responded that the entirety of the Spruce Hill parcel is under the care and custody of the Conservation Commission, with the exception of the buildings, which are under the care and custody of the Select Board. Ms. Hughes asked if there was a driveway easement – Mr. Lombardi responded that this was part of the Sea Camps property.

Ms. Bebrin thanked the Reed Hilderbrand consultants for their presentation.

### **Summer 2023 Brewster Community Pool Update**

Mr. Lombardi commented that the Select Board approved a policy for use of the Brewster Community Pool. Permit season has begun, and the applications for the pool passes have increased foot traffic and phone calls to the Select Board office. The website has been updated with all pertinent information. A website announcement has been put up, advertising the available positions for the pool. The Select Board has also approved an updated wage schedule for this calendar year relative to these positions, making sure that the Town is offering competitive pay. Pool furniture is in the process of being ordered. The DPW is continuing to do site work, and the Town has had meetings with the Brewster Garden Club to discuss their assisting with improving the aesthetics of the entrance to the property. Mr. Fryzel noted that blue furniture was attractive to greenhead flies, and this should be considered as a factor when ordering pool furniture.



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

Mike Gradone noted that the Recreation Department was finally able to contact the Girl Scouts and arrange a date for their service project. This will be an overnight visit on June 9, 2023. The Town is currently planning on one movie night, tentatively scheduled for August 4, 2023. Mr. Gradone also discussed plans to hire a DJ to host a family friendly dance party night on July 15 (date is tentative). The Touch-a-Truck event is planned for August 25, and Mr. Gradone and Mr. Ryder will coordinate this event between the two of them. Ms. O'Connor-Rice commented that the Paint-a-Pollinator event is coming up on April 22 in the Arts Center. Mr. Gradone added that Bikefest is still being organized and an update on this will shortly be provided to the committee.

Pat Hughes moved to approve the Girl Scouts performing their service project on site on June 9. Selectperson Chatelain second. A roll call vote was taken. Selectperson Chaffee – yes, Selectperson Chatelain – yes, Clare O'Connor Rice – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes.

## **Vote on Meeting Minutes: March 21, 2023**

Pat Hughes moved to approve the minutes from March 21, 2023. Selectperson Chaffee second. A roll call vote was taken. Selectperson Chaffee – yes, Selectperson Chatelain – yes, Clare O'Connor Rice – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes.

## **Discuss Future Meeting Agenda Items**

Ms. Bebrin noted that Reed Hilderbrand will be attending the meeting on April 25, and their presentation will take up most of the meeting. This meeting will be in Room B, and because the Conservation Committee is meeting immediately after, it will be a short meeting. Ms. Jacobus suggested that the committee should discuss if there are any parts of the site that should not be shown to residents at the May 20 forum.

## **Next Meetings**

April 25, and May 9, 2023

## **Matters Not Reasonably Anticipated by the Chair:**

None

## **Adjournment**

Ms. Jacobus moved to adjourn at 5.28pm. Mr. Fryzel second. A roll call vote was taken. Selectperson Chaffee – yes, Selectperson Chatelain – yes, Clare O'Connor Rice – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes.

Respectfully submitted by Conor Kenny, Project Manager





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

Accompanying Documents in Packet: Agenda, Community Pool Select Board Policy, Pool Rules Sign, Pool Schedule Draft, Community Pool Job Opportunities, Email Re. Girl Scouts, Minutes from 3.21.2023

DRAFT