



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

May 9, 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), or **Video recording** (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. Discuss Plans and Committee Assignments for First Community Forum
7. Summer 2023 Brewster Community Pool Update
8. Review Upcoming Approved Interim Uses and Potential Vote on Proposed New Interim Uses
9. Vote on Meeting Minutes: April 4 and April 25, 2023
10. Discuss Future Meeting Agenda Items
11. Next Meetings: May 20, June 6, and June 20, 2023
12. Matters Not Reasonably Anticipated by the Chair
13. Adjournment

Date Posted:
05/05/2023

Date Revised:

Received by Town Clerk:

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Registration

General Info

Facilities

Contact Info



• REGISTER NOW •

Summer Nights On The Lawn

Brewster Recreation will be hosting three events on the front lawn of the old Cape Cod Sea Camps. Events include an outdoor movie night for our families on a large inflatable screen. There will be a family friendly DJ dance party, and our popular Touch-A-Truck event to conclude the summer! All these events are FREE, and we encourage people to come with their family. Bring a chair or blanket, a snack, and some bug spray. We hope to see you there.

Family Friendly DJ Dance Party

Date: Thursday, July 27, 2027

Time: Starting at 6:00PM

Ages: Open to Everyone

Location: Old Cape Cod Sea Camp Property

Price: Free (No Registration Required)



Family Movie Night - Movie is TBD

Date: Friday, August 4, 2023

Time: Starting at 8:00PM

Ages: Open to Everyone

Location: Old Cape Cod Sea Camp Property

Price: Free (No Registration Required)

Touch-A-Truck

Date: Friday, August 25, 2023

Time: Starting at 5:00PM

Ages: Open to Everyone

Location: Old Cape Cod Sea Camp Property

Price: Free (No Registration Required)

Archived: Friday, May 5, 2023 5:49:04 PM

From: [Amanda Bebrin](#)

Sent: Wed, 3 May 2023 18:11:51

To: AlexCarlsonScouts@comcast.net

Cc: Michael Gradone; Edward Barber; Paul Anastasio; Peter Lombardi

Subject: Re: boy scouts / sea camps event

Sensitivity: Normal

Alex,

Apologies for the delay!

We have another BPPC meeting this coming Tuesday, 5/9, and we'll ask the committee to consider it then.

Amanda

On Thu, Apr 27, 2023, 1:55 PM <AlexCarlsonScouts@comcast.net> wrote:

Hi Amanda,

Thank you and all else involved with the approval for camping at Sea Camps this weekend.

Unfortunately, we will not be camping this weekend as the scouts took last week off from our regular meetings due to school vacation and we really need more time to plan ahead to organize this kind of an outing. A bit short sighted on my part from the get go as I had forgotten about the school vacation week when I put in the original request.

If it's possible to camp there the weekend of May 12, 13, 14 that would be our next available time. Once again we would certainly like to pitch in and help out with any chores that needed doing around the grounds.

We will still be doing a beach cleanup this Saturday but staging from Ellis Landing and going West to First Light Beach and East to Crosby.

Thank you for your consideration,

Alex Carlson / Boy Scout Troop 77

From: Amanda Bebrin <abebrin401@gmail.com>

Sent: Wednesday, April 26, 2023 9:20 AM

To: AlexCarlsonScouts@comcast.net

Subject: Re: boy scouts / sea camps event

Alex,

If Mike hasn't beaten me to it, the Committee approved your request for your overnights this weekend.

Thank you for participating in Beautify Brewster and have a great time!

Amanda

On Fri, Apr 21, 2023, 6:33 AM <AlexCarlsonScouts@comcast.net> wrote:

OK Amanda, thank you for your consideration.

Alex

From: Amanda Bebrin <abebrin401@gmail.com>

Sent: Thursday, April 20, 2023 4:26 PM

To: AlexCarlsonScouts@comcast.net

Subject: Re: boy scouts / sea camps event

Alex,

Thank you for getting back to me! We'll make sure this goes in our packet for Tuesday for the committee to vote on.

Stay tuned!

Amanda

On Tue, Apr 18, 2023 at 6:16\u8239 AM <AlexCarlsonScouts@comcast.net> wrote:

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

From: Amanda Bebrin <abebrin401@gmail.com>

Sent: Monday, April 17, 2023 6:49 PM

To: AlexCarlsonScouts@comcast.net

Cc: Michael Gradone <mgradone@brewster-ma.gov>; Peter Lombardi <plombardi@brewster-ma.gov>; Edward Barber <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\u8239 PM Michael Gradone <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 28th to vote on this.

Amanda, please see the request below...

Mike Gradone

Town of Brewster, Recreation Director

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.

From: AlexCarlsonScouts@comcast.net <AlexCarlsonScouts@comcast.net>

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

To: Edward Barber <ebarber@brewster-ma.gov>; Michael Gradone <mgradone@brewster-ma.gov>; 'Paul Anastasio' <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 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



TOWN OF BREWSTER
2298 MAIN STREET
BREWSTER, MA 02631
PHONE: (508) 896-9430
WWW.BREWSTERRECREATION.COM

OFFICE OF
RECREATION COMMISSION

4/24/2023

Dear BPPC,

We are writing you today to request to use the Arts Center Building for a Silent Auction event to benefit the Nauset Youth Alliance and the Brewster Recreation Dept. We had a similar event five years ago with a great turn out with plenty of fantastic prizes for folks to bid on. In fact, we raised roughly \$5000 that we were able to split and put back into both programs. We would like to use the building in the Fall of 2023. Saturday, September 30th from 4-7pm. It would take place in the building, as well as outside depending on weather. We would need access to the building for the entire afternoon and evening to set up, run the event, and break down. Parking would be at the pool lot and in front of the admin building. We will have staff that can facilitate all this. Please let us know if you have any questions or concerns. We look forward to hearing from you.

Sincerely,

Mike Gradone – Brewster Recreation
David Rost – Nauset Youth Alliance



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Fax: (508) 896-8089

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



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MINUTES OF THE BAY PROPERTY PLANNING COMMITTEE MEETING

DATE: April 25, 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, Thomas Wingard, Patricia Hughes, Peter Johnson, John Phillips, Clare O'Connor-Rice; Liaisons/Representatives: Jan Crocker, Sharon Tennstedt, Bill Meehan, Kathleen Walker; Town Staff: Griffin Ryder (DPW Director), Mike Gradone (Recreation Department Director); Reed Hilderbrand Consultant Team & Subcontractors: Elizabeth Randall, Madeleine Aronson, David Vega-Barachowitz, Helen Fialkowski, Dan Keches, Brian Madden; Brad Crowell (YMCA Lower Cape Committee Chair)

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

Amanda Bebrin called the meeting to order at 4:06 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

Follow-up Discussion of Bay Property Discovery Findings & Analysis

Elizabeth Randall and Madeleine Aronson of the Reed Hilderbrand consultant introduced other members of the team attending virtually, including subcontractors from other organizations. Ms. Randall invited members of the committee to ask questions regarding the discovery findings and analysis packets that had been disseminated to each of the members.

Clare O'Connor-Rice asked if the vernal pools were scheduled for testing. Brian Madden of LEC Environmental responded that this was planned to take place on April 28. Karl Fryzel asked where the vernal pools were located. Mr. Madden responded that they were located in the areas around the pond. Caroline McCarley asked if the pond on site should be saline and qualify as a salt pond under WPA regulations. Mr. Madden responded that they do not currently have any plans to test the salt levels in the pond. Patricia Hughes said that evidence suggests it has historically been a fresh pond.

Ms. Bebrin invited committee members to raise any questions or comments arising from their most recent site visit to the property. Ms. McCarley noted that she was surprised by the slope issues on the property, and how this changes the nature of what can be done on the property. Ms. Hughes commented that the tour of the property and graphics provided by Reed Hilderbrand were helpful in visualizing what might be able to be done in terms of housing on the property. Ms. McCarley asked if it would be possible for Reed Hilderbrand to put a number on how many cabins were built in 1940 but have since been moved. Selectperson Chaffee



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indicated that this information was provided by Reed Hilderbrand in their materials. Ms. O'Connor-Rice commented that the facilities that some of these properties already have is helpful for dividing them into use categories.

Discuss Proposed Format & Approach to First Community Forum

Ms. Aronson explained that Reed Hilderbrand has begun writing a document to summarize how they believe the forum should be structured. Ms. Aronson noted that they anticipate two sessions, because they are uncertain on expected attendance numbers and want to make sure the dining room will have enough space. The forums will take place from 10am-12pm and 1pm-3pm. On this day, the bay parcel will be available for everyone to explore from 9am to 4pm, and the goal is to introduce the planning process, share information, and gather community feedback. Pre-registration will be required. The majority of the time will be taken up by a community workshop with boards and activities around the room. The purpose of the workshop will be to educate the public about these parcels, to hear from the community about their values and interests, and to engage their imagination about what is possible for the future of these parcels. The boards and activities will be organized into stations. Mr. Randall explained that there will be boards at each station about both the pond and the bay parcels. Mr. Lombardi added that the Pond Property Planning Committee would receive all the Reed Hilderbrand materials related to the bay parcel, and the Bay Committee would receive all of the materials pertaining to the pond parcel.

Selectperson Chaffee suggested that a single statement should be placed at each station to inform residents about the different tasks associated with these stations. Ms. Hughes asked if a small packet could be put together to summarize all of the reports. Ms. Randall responded that a handout summarizing the key takeaways in bullet point form would be provided at the forum. Ms. McCarley asked about the pre-registration process, and if people who didn't register would be permitted to attend. Ms. Randall responded that the pre-registration process would take place online, and that people would still be allowed to attend if they do not pre-register. Mr. Lombardi added that the facility has limited capacity, so it will be capped at 200 per session, which will provide a buffer for online traffic. Attendees addresses will be asked for, because we want to ensure that it is Brewster residents who are attending.

Jan Crocker commented that people are more apt to contribute if they are provided with provocative questions. Thomas Wingard asked if there was a rain date. Mr. Lombardi responded that a rain date was not necessary because the venue is indoors. Ms. Jacobus asked if a couple of signs could be placed at specific buildings with information for residents regarding their age and structural condition. Selectperson Chatelain asked if there was a planned bus from the Council on Aging to help certain residents get to the forum. Mr. Lombardi responded that this hasn't been planned yet, but that CERT will be present at the forum to help with parking in general, and to help residents with restrictions to access the dining hall. The Town can offer the COA transportation service as it does for Town Meeting, but people do not tend to avail of this service.

Ms. O'Connor-Rice asked if some sort of timing mechanism could be provided to ensure residents are able to see all of the structures they want to. Ms. Aronson responded that the facilitators at each station will remind



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people of their time after ten minutes. Mr. Fryzel suggested that residents should be politely dissuaded from spending an indefinite period of time at each station.

Ms. Jacobus asked about how Reed Hiderbrand proposed to deal with the potential issue of bottleneaking at popular stations. Ms. Aronson said that circulation had been considered and that the set-up plans should alleviate this potential problem. Ms. Aronson then highlighted each of the different stations:

- Vision and Planning
- Community Opportunities and Constraints
- Programs and Activities
- Buildings and Site Access
- Landscape and Ecology
- History and Inspiration
- What's on Deck for 2023

Ms. Hughes asked if Middle School children could participate. Ms. Randall responded that this should be encouraged, that all ages will be selcome. Selectperson Chatelain asked about the plans for advertising the forum in the weeks leading up to it. Mr. Lombardi responded that the forum would be publicized just after Town Meeting on the project page, social media, Channel 18, and other means. Peter Johnson suggested that the Moderator at Town Meeting could let people know about the upcoming event. Mr. Fryzel asked if consultants would be responsible for taking notes at the station, and, if so, how this would be compiled and shared again with the committee. Ms. Randall responded that the notes would be generated by residents themselves, but that Reed Hilderbrand will aggregate these notes and report back to the committee.

Ms. Bebrin thanked the Reed Hilderbrand team for all of their work to date and for attending the meeting.

Presentation and Discussion on Potential Lower Cape YMCA Facility

Kathleen Walker and Brad Crowell of the YMCA presented to the committee on a potential partnership with the Town at the Cape Cod Sea Camps. Mr. Crowell explained that the YMCA began looking for a down-Cape location in 2016. Since then, they have carried out a site analysis, a community needs assessment and market studies in this area. Research has shown that many residents favor a partnership between the YMCA and the Town of Brewster at the former Cape Cod Sea Camps properties. However, only 5% found the site convenient, limiting potential memberships. With this in mind, the YMCA changed the framing of their analysis, and instead began looking into how they could tailor their offerings and facility to fit the Sea Camps site. Mr. Crowell noted that the YMCA has been running early education and school-age programs in Brewster and Harwich since 2012. The YMCA is a non-profit, and so any new facility must have the likelihood of being cash-positive with revenue driven by the number of nearby houses and enthusiasm of potential members.

The YMCA can bring a wide slate of offerings to Brewster, such as: a wellness facility, family classes, senior programs, exercise space, youth mentoring, and volunteering opportunities. Construction of these facilities



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would be funded through foundations, private donors, government grants and partnerships. No one will ever be turned away due to inability to pay.

Mr. Johnson said that a new facility in Brewster would prevent residents from having to drive to Barnstable to access the YMCA there, and would therefore be welcome. Mr. Gradone asked what type of facility would be constructed. Mr. Crowell responded that, at this point, the answer depends on what this community is interested in, but it would be scaled to the likely size of the membership. Mr. Fryzel asked if the YMCA has given any thought to repurposing any of the existing buildings currently on site. Mr. Crowell responded that they have not yet gotten that far in their research, but they would like to engage this committee to try and figure out if it is feasible. Selectperson Chaffee asked how this idea could be included in the public forum process. Mr. Lombardi responded that the Town plans on giving residents the opportunity to offer high-level feedback on this possible partnership at one of the stations at the forum. Selectperson Chaffee suggested that an 8th station might be of value to discuss this partnership. Mr. Lombardi responded that this could be considered, but the Town wants to give residents the opportunity to comment on this idea without suggesting that it is anything more than theoretical at this point. Ms. O'Connor-Rice stated that she anticipates a negative reaction if the partnership has its own station at the forum. Ms. Hughes noted that she was also hesitant to discuss a partnership with the YMCA without first having a discussion about a Community or Senior Center. Selectperson Chatelain stated that he would be hesitant not to bring this idea to the forum, due to the fact that the committee has already discussed it – however, it should be discussed at a high level. Ms. McCarley, Mr. Wingard and Mr. Fryzel stated their agreement with Selectperson Chatelain. Ms. O'Connor-Rice responded that it would be appropriate to introduce the partnership at the forum provided it is at a high level. Jan Crocker commented that the services provided by the YMCA are more interesting than the notion of new buildings. Ms. Hughes noted that she was also generally in agreement regarding a high level introduction of the possible partnership at the upcoming forum.

Selectperson Chaffee moved that the committee recommend including conceptual content on the YMCA, Mass Audubon, Brewster Conservation Trust and any other potential partners in the public forum process beginning May 20. Ms. McCarley second. A roll call vote was taken. Selectperson Chaffee – yes, Selectperson Chatelain – yes, Clare O'Connor Rice – yes, Pat Hughes – yes, Thomas Wingard – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Amanda Bebrin – yes, Peter Johnson – abstain, John Phillips – yes.

Summer 2023 Brewster Community Pool Update

Mr. Lombardi commented that 175 pool passes have been sold so far for Summer 2023, including 70 family memberships. After the Brewster Recreation Department announces its summer programming, it is expected that these numbers will increase again. A Pool Manager has been hired for the summer, and the Town continues to make progress in terms of hiring new lifeguards. The DPW has also finished paving the temporary parking area adjacent to the pool and access drive.



Town of Brewster

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

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

Ms. Bebrin stated that the Boy Scouts have requested permission to camp out for a night or two at the Sea Camps property in coordination with the Beautify Brewster weekend in order to carry out a beach sweep. This would occur on April 28, 29 and 30.

Mr. Fryzel moved to approve this request. Ms. O'Connor-Rice 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, Thomas Wingard – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes.

Ms. O'Connor-Rice stated that the Nauset Youth Alliance has proposed creating painted wooden flowers to place around the Arts Center. They would be on skinny skates and would be about 8 inches in diameter. These would be installed in early June and removed at the end of the pool season.

Ms. McCarley moved to allow the flowers to be placed around the Arts Center before June 26, and to be removed by August 16, 2023. A roll call vote was taken. Mr. Fryzel second. Selectperson Chaffee – yes, Selectperson Chatelain – yes, Clare O'Connor Rice – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Thomas Wingard – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes.

Vote on Meeting Minutes: April 4, 2023

Due to time constraints, these minutes will be voted on at the next meeting on May 9, 2023.

Next Meetings

May 9 and May 20, 2023

Matters Not Reasonably Anticipated by the Chair:

None

Adjournment

Selectperson Chaffee moved to adjourn at 5.56pm. Ms. McCarley 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, Thomas Wingard – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes.

Respectfully submitted by Conor Kenny, Project Manager

Approved: _____ Signed: _____