

Town of Brewster

2198 Main St., Brewster, MA 02631

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(508) 896-3701

Bay Property Planning Committee Meeting Agenda

2198 Main Street, Brewster, MA 02631

June 20, 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).

Please note that the Committee may take official action, including votes, on any item on this agenda.

1. Call to Order
2. Declaration of a Quorum
3. Meeting Participation Statement
4. **Recording Statement:** As required by the Open Meeting Law we are informing you that the Town will be video and audio taping as well as broadcasting this public meeting. In addition, if anyone else intends to either video or audio tape this meeting they are required to inform the Chair.
5. **Public Announcements and Comment:** Members of the public may address the Committee on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Committee will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
6. Review and Discuss Findings from First Community Forum & Resident Survey
7. Discuss Resident Outreach Opportunities at Brewster Conservation Day & Other Town Events
8. Update on First Light Beach & Brewster Community Pool
9. Review Upcoming Approved Interim Uses and Vote on Proposed New Interim Uses
10. Vote on Meeting Minutes: June 6, 2023
11. Discuss Future Meeting Agenda Items
12. Next Meetings: July 11 (4:30 start time) and July 25, 2023
13. Matters Not Reasonably Anticipated by the Chair
14. FYIs
15. Adjournment

Date Posted:
06/15/2023

Date Revised:

Received by Town Clerk:

MEMORANDUM



ISSUE DATE

June 15, 2023

TO

Peter Lombardi, Town
Manager

Donna Kalinick, Assistant
Town Manager

MUNICIPALITY

Town of Brewster

FROM

Reed Hilderbrand

PROJECT

Town of Brewster Sea Camps

**Town of Brewster Sea Camps Properties Planning:
Summary of Feedback from First Community Forum and Follow-up Survey
May 2023**

Attached here is the summary of feedback received from the Town of Brewster community at the first Sea Camps public forum, held on May 20th and from the subsequent online survey which was conducted from May 25th through June 4th, 2023.

Included in this summary are:

Key Interests

- A draft list of priorities for each parcel, to be reviewed by committees and discussed at the next committee meetings on 6/20 and 6/21

Summary of Community Forum Feedback

- A compilation of information gathered at the forum, including notes related to each questions, sticker counts and example comments

Summary of Survey Results

- Charts, tables and graphs taken directly from the survey results
- Example comments and responses to open questions

Note, the excel spreadsheets containing all of the written comments and sticker counts from the forum and excel spreadsheets containing the full survey results have been provided to Town Managers under separate cover.

We look forward to reviewing this information with you.

KEY INTERESTS

The following takeaways are a distilled list that reflect the predominant interests expressed by the community at Community Forum #1 and through the follow up survey.

Key Interests - Bay Property

- Expand opportunities for community use, including a potential community center (education, wellness, meetings, cultural programs)
- Provide accessible passive recreation opportunities for all ages and abilities (ADA compliant walking trails, picnic areas, outdoor gathering areas)
- Re-use existing buildings and amenities where feasible
- Consider revenue generation
- Build appropriate partnerships for activation and stewardship
- Develop sustainably (protect buffer zones and ecological resources, limit impermeable paving, restore native ecosystems)
- Protect coastal resources
- Provide housing options, prioritizing J1 / seasonal workforce
- Create experiences for younger generations (day camp, education, playground)

Key Interests - Pond Property

- Provide beach access (swimming, kayaking and SUP)
- Increase accessibility to the pond property and its resources (update roads, add ADA compliant walking trails, parking areas)
- Establish conservation areas to protect key habitat and water resources
- Connect property to town owned space at Long Pond Woodlands through a trail network
- Re-use existing buildings where feasible (potential for nature center, children's day camp, storage)
- Limit new building
- Build partnerships with BCT and Mass Audubon for activation and stewardship

COMMUNITY FORUM FEEDBACK SUMMARY

Held on May 20, 2023 in the Dining Hall of the former Sea Camps property at the Bay Property, the two sessions of Community Forum #1 were very well-attended, with approximately 200 people at each session. The mood was upbeat, and attendees were enthusiastic and engaged. Community members used small colored stickers to answer specific questions and used post-it notes to leave comments. Each of the seven stations received many visitors and lots of stickers and comments.

Overall, the responses received in the morning session and afternoon session were quite similar in terms of distribution of stickers and tone and content of responses. Below is a combined summary of responses on all boards, including total number of sticker responses, as well as some example responses for each.

RESPONSES TO BAY PROPERTY QUESTIONS

Potential Partners – Bay Property

There was high interest in considering Mass Audubon as a potential partnership and moderate interest in the YMCA.

POTENTIAL PARTNERS			
	Yes	Neutral	No
Mass Audubon	84	4	3
YMCA	67	3	30

Town Vision Plan – Bay Property

There was high interest in addressing housing and community character on the Bay Property and relatively less interest in providing opportunities to support the local economy.

TOWN VISION PLAN	# of stickers
Housing	66
Community Character	65
Coastal Management	52
Community Infrastructure	46
Open Space	46
Water Resources	38
Governance	35
Local Economy	28

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

Example comments:

- Consider renting existing "cabins" to local businesses
- Bay property best suited for summer housing, not permanent
- Affordable housing or workforce housing
- We need sewers before new housing
- Reuse existing footprints of buildings. Rental vs ownership. Solar panels! Make eco-friendly
- Something that brings the community together
- Housing for summer J-1 employees
- NO Housing for summer J-1 employees

Put a flag in it! - Bay Property

Common themes for the Bay Property were recreational programming, access and circulation, housing, revenue generating ideas (summer rentals, residencies, overnight cabins) and conservation of natural resources. Ideas related to potential programs were of most interest. In particular, walking trails, community centers and outdoor activities such as tennis, pickle ball and swimming were mentioned repeatedly. There was also interest in re-using the existing cabins as seasonal housing, rentals or summer workforce housing. Other themes included preserving the overall character of the Bay Property, prioritizing seniors, pet related issues and partnerships.

Example comments:

- Would like to have a community center / COA and Rec Dept located here.
- It is critical that the needs of our senior population be taken into consideration in all planning
- Reduce lawn. Replace with wildflower
- Continue to rent fields etc. to schools and teams
- Appropriate parking for all areas
- Great opportunity for pickleball courts! Need more in Brewster.
- Better beach access for seniors
- Use existing footprints for housing rentals
- Exercise path for running! Year round!
- Arts and crafts building - open year-round for activities
- Dining hall could be recreation center with activities such as roller skating, dances
- Manage cabins as rentals-lottery system like outer beach houses
- Use cabins for summer worker rentals. Use boat house for dance/exercise/ movement classes. Use art building for adult art activities. Amphitheater for music/theater
- Concerned - Liability related to using the cabins and dorms for workforce housing. A great need may turn into a great lawsuit for the town
- Seasonal housing

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

- Protect natural habitat + water resources
- Affordable housing and town seasonal housing should utilize existing structures
- Concerned about this constructed so close to sensitive area (referring to beach parking)
- Protect habitat - including rocks on beach that hold sand and protect dunes
- Treat invasive species to bring back wildlife
- At first Light Beach please clear a patch of rocks for easy access to water to swim. And place a flag to mark the spot on the beach to permit easy exit from the water
- Access to pond from Spruce Hill
- Minimize asphalt used in parking areas
- Very important to preserve the towns community character
- There needs to be a walking trail with exercise stations to help seniors in town maintain their good health.
- Year-round space for classes: yoga and arts etc.
- Walking paths through property
- Snack bar clam shack in boathouse for the summer
- Turn into a park with a few amenities like trails, benches, pool, beach etc. (take down buildings)
- Community center with indoor pool
- Community gym. pickleball courts. art classes. any classes all ages
- Reuse of buildings for seasonal housing. Workforce essential and municipal workers + community services
- Add playground
- Historic preservation of historic camp buildings and features to continue culture and history of camps and values
- Would love a community gym like Harwich (with pool)
- No housing. recreation uses+ community building only

Key Opportunities – Bay Property

This question related to key landscape opportunities and did not get as many responses as some of the other questions. Protecting natural habitat and water resources received the highest number of votes for the Bay Property. There was also interest in increasing accessibility to the property and its resources as well as enriching/sustaining the coastal ecosystem.

KEY OPPORTUNITIES - BAY PROPERTY	# of stickers
Protect natural habitat and water resources	36
Increase accessibility to the property and its resources	25
Enrich and sustain the coastal ecosystem	25
Match building program and site activities with areas of the site that have appropriate scale and character	23
Connect to adjacent open space at Spruce Hill	22

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

Example comments:

- Find a balance of money-making revenues to help keep the access to affordable activities for towns people
- Walking trails
- Treat invasive species on pond to bring wildlife back
- Housing for seasonal workers
- Beach access
- Preserve character/feel
- Year-round access of property
- Create community center for the town

Program - Bay Property

BUILDING PROGRAM	# of stickers
Community Center	106
Event Venue	62
Indoor Pool	61
Theater	58
Kids Day Camp	56
Fitness Classes	45
Studio Art Center	45
Music and Performance Spaces	43
Community Kitchen	43
Adult and Youth Education	42
Artist Residency	35
Community Woodshop	34
Nature Center	33
Pool Snack Bar	30
Boating Center	25
Indoor Gymnasium	22
Gallery Space	17
Childcare	12
Restaurant	3
Potential Relocation	7

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

HOUSING # of stickers

Seasonal Workforce Housing	95
Affordable Housing	66
Artist Residency	53
Camp Cabins	43
Municipal Housing	34

WATERFRONT # of stickers

Beach Access	93
Swimming	53
Snack Bar	43
Sailing	31
Shellfishing	27
Stand up paddle board/kayaking	27
Fishing	21

PASSIVE RECREATION AND CONSERVATION # of stickers

Walking Trails	86
Town Common	55
Conservation	54
Community Garden	49
Picnic Areas	47
Biking Trails	38
Educational Signage	33
Bird Watching	27
Pavilion	24
Ecological Restoration	24

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

ACTIVE RECREATION	# of stickers
Playground	60
Outdoor Pool	46
Pickleball	33
Tennis Courts	31
Bocce Ball	29
Ice Skating	25
Basketball Courts	19
Frisbee Golf	16
Baseball Fields	14
Soccer Fields	12
Platform Tennis	8
Zipline Course	7

Circulation and Parking - Bay Property

There was interest in increasing accessibility and parking to the Bay Property in a gentler manner. Several residents suggested that asphalt should be minimized. Handicap and senior access were also mentioned. Other suggestions included improving other forms of transport such as cycling and walking. Some suggested that any additional parking should be resident only.

Example comments:

- ADA access to beach if feasible!
- Environmental friendly! Parking no more asphalt!
- Minimize asphalt paving
- Add access from Spruce Hill trails & parking lot
- Keep parking outside on field with shuttle possible?--protect the property from vehicle traffic
- Support a pedestrian and/or bike path alongside existing roads
- Remember our seniors in all planning!
- ADA parking near beach

Relationship to Town Amenities - Bay Property

There was high interest in the idea of the Council on Aging and Recreation Department moving to the Bay Property, and little interest in Town Offices. There is no interest in the Chamber of Commerce Information center.

- Seniors and All-Ages Recreation Space
- Age-Friendly Community Center
- Fitness, Music and Art
- Integrating the Council on Aging
- Consolidating town offices such as, Recreation, Conservation, Historic, Cultural, Human Services

Buildings and Access – Bay Property

There was an overall interest in preserving the historic character of the site, especially the administration building. The community would like to see the cabins used year-round or seasonally. They would like to offer housing, expand recreational programs, and explore revenue opportunities through rentals, galleries, and performance spaces.

Example comments:

- Artist in residence
- Historic restoration of administration building like Crosby Mansion – with a few more public uses
- Summer parties for residents
- Use existing cabins for school groups/teach ecology and sustainability
- Use the cabins for seasonal affordable housing. At least for a few years. It will cost money to tear them down
- “Housing, Housing, Housing”
- J1 Summer Housing
- Writer’s Center
- Dancing – square, line, ballroom swing
- Consider revenue opportunities from use by third party organizations – community groups and arts
- Create studio spaces for resident artists, create gallery space and performance space
- Wedding location should be rented to get revenue and sustain the property
- Many seasonal workers supporting Brewster, restore the Ocean edge, could be housing for seasonal workers and charge the businesses
- Seasonal reuse of most buildings, Year-round use for all existing buildings that are heated
- Pop-up restaurant
- Expand recreation programs for kids
- Use spruce hill for town uses
- Small/tiny home options for any age – clustered throughout the campus

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

- Art and photography classes + summer camps (a lot of interest in artist studies/residencies/classes)
- Could use cabins for seasonal uses if added bathhouses and kitchen facilities
- No to housing
- Winterize the buildings and use year-round - all should be refurbished
- Rehabilitate the buildings instead of tearing them down – historic value
- Rent out the boathouse
- Year-round workforce housing
- Consider affordable housing tasteful with the character
- Keep the high-reuse – remove the others

RESPONSES TO POND PROPERTY QUESTIONS

Potential Partners – Pond Property

There was high interest in continued consideration of both Mass Audubon and the Brewster Conservation Trust potential partnerships.

POTENTIAL PARTNERS			
	Yes	Neutral	No
Mass Audubon	84	1	3
Brewster Conservation Trust	87 /		1

Town Vision Plan – Pond Property

There was high interest in open space and water resources and least interest in local economy.

TOWN VISION PLAN	# of stickers
Open Space	55
Water Resources	51
Community Character	37
Housing	32
Governance	15
Community Infrastructure	15
Coastal Management	13
Local Economy	9

Put a flag in it! - Pond Property

Common themes for the Pond Property included parking, potential programming, access and circulation, housing, conservation and water quality/supply. Protecting the zone II water supply area was mentioned repeatedly. There was high interest in proposing walking/hiking trails that would create minimal disturbance to the surrounding environment. Gentle, passive recreation was preferred in the woodlands whilst kayaking and sailing was proposed for Long Pond. There was a debate over the issue of parking. Whilst some agreed with asphalt parking, there were some who disagreed. Others suggested a gentler approach, such as having several smaller parking areas instead of one big one. Housing was also a topic of debate. Whilst some voted for housing near or along Route 137, some did not.

Example comments:

- Parking/trails accessible to both properties + pond
- Affordable housing
- Educational/Walking trails
- Protect open space, passive recreation only
- Potential future Brewster water supply well. Should remain undeveloped for ground water protection - Zone II
- Provide parking/access drop off
- Housing on R137
- Walking trails
- Passive recreation
- Great for gentle, passive recreation, make this easier but no other changes
- Shuttle bus that takes people to beach? electric!
- Water! the whole property plays an important role - drinking water and pond water quality
- Keep area natural/development should be focused on Bay Property
- No asphalt please!
- Connect walking trails from woodlands, property work, trails in pond, property use, existing trails when possible
- Walking trails are my priority for the pond property
- Affordable 55+ elderly/senior housing
- Low income-housing?
- Don't take too many trees for parking and playing fields - keep them at bay property
- No housing
- Preserve land for future water supply & open space
- Please preserve the Zone II water area - no housing
- Several smaller parking areas instead of one big one
- Parking close to 6A(bay) and 137(pond) and having folks walk in seems logical
- More hiking paths
- Please leave much/most of this area undeveloped with walking trails. Hope pond access can be arranged without too much road/parking
- Keep area as conservation, no housing

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

- Protect Wetlands and rare species habitat
- Pond access for canoe/kayak
- Don't think a boat launch should be built at Long Pond CCSC. Focus on improvement at current boat launch
- Fix the boat ramp - set up a dock at the pond drop
- Development and parking by 137 is acceptable to me
- Kayak access/a place in the beach and have a picnic/hike

Key Opportunities – Pond Property

Protecting key habitat and resources received the highest number of votes for the Pond Property. The other remaining options received relatively the same number of votes.

KEY OPPORTUNITIES - POND PROPERTY	# of stickers
Protect key habitat and resources	46
Consider potential Town water supply well	22
Connect to adjacent open space at Long Pond Woodlands	21
Balance access with site capacity	20
Determine zone for potential conservation area	20
Capitalize on the natural features through education and small-scale program	18
Consider appropriately scaled development along Route 137	15

- Affordable housing
- Protect water supply
- Conservation/walking trails

Program - Pond Property

BUILDING PROGRAM	# of stickers
Kids Day Camp	25
Boating Center	24
Nature Center	17
Artist Residency	6
Event Venue	5
Fitness Classes	4

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

Community Center	4
Studio Art Center	3
Adult and Youth Education	3
Indoor Pool	2
Childcare	2
Potential Relocation	2
Theater	1
Music and Performance Space	1
Community Woodshop	1
Restaurant	1
Community Kitchen	0
Pool Snack Bar	0
Indoor Gymnasium	0
Gallery Space	0

HOUSING # of stickers

Affordable Housing	39
Artist Residency	12
Seasonal Workforce Housing	10
Municipal Housing	9
Camp Cabins	6

WATERFRONT # of stickers

Swimming	57
Stand up paddle/kayaking	47
Beach Access	45
Sailing	35
Fishing	15
Shellfishing	10
Snack Bar	7

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

PASSIVE RECREATION AND CONSERVATION

	# of stickers
Walking Trails	82
Conservation	62
Biking Trails	30
Picnic Areas	29
Educational Signage	28
Ecological Restoration	26
Bird Watching	24
Community Garden	6
Pavilion	5
Town Common	2

ACTIVE RECREATION

	# of stickers
Zipline Course	8
Frisbee Golf	3
Bocce Ball	2
Baseball Fields	2
Soccer Fields	2
Playground	1
Outdoor Pool	1
Pickleball Courts	1
Tennis Courts	1
Ice Skating	0
Basketball Courts	0
Platform Tennis	0

Circulation and Parking - Pond Property

There was high interest in preserving the Pond Property as much as possible. Common suggestions included provide parking along route 137 but leaving the rest of the Property untouched. Introducing opportunities for shuttles and more walking trails were mentioned. People would also like to see improvements to boat and bike access.

Example comments:

- Larger parking area near 137 entrance but leave the rest of the property rugged
- Leave it as is as much as possible
- Paved walkways with periodic age friendly benches for seating. golf cart transportation
- Create more walking paths
- Are there opportunities for shuttles?
- ADA parking near Pond
- Kayak or canoe racks? or an area to park and offload kayak
- Minimize asphalt. gravel parking and roads
- limited parking
- No good way to develop a lot of vehicle access. Find a way to add parking by road without runoff contaminating water, and make rest walking and emergency access only
- Provide parking at route 137 for walk in access only
- Drainage and runoff must be addressed

Buildings and Access – Pond Property

There was interest in preserving the land as a wild and recreation area, while considering the incorporation of affordable housing, artist work areas, Audubon sanctuary designation, housing for summer works, rental opportunities, and potential housing for Whitecap players.

- Respectful Land Use: preserve the natural integrity of the property
- Affordable housing in an accessible location away from nature. There is interest in these being apartments not houses. These could be rented to J1 visa holders and other cape summer workers
- Boat Storage and boat access
- Community, center, art center, housing, picnicking
- Artist work areas
- Audobon Sanctuary

Landscape and Topography

In general, attendees understood the opportunities and constraints posed by existing topography in both properties. There was interest in making walking paths as accessible as possible.

Example comments:

- Keep integrity of natural environment
- Footprints with educational trails for appreciation of ecology + natural habitats

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

- Plant native plants wherever possible
- Do we have hydrology study as for pond property? Need to understand impact of continued use on local well water purity and potential contamination of pond and bay
- Consider topography and have pathways with educational appreciation of species, ecology and history

What landscape qualities are important to you?

Secluded, accessible and shaded walking trails were of the highest interest.

Example comments:

- Secluded paths are my favorite places to hike
- Trees, trails, historic character, open spaces
- Natural, rural feel is best.
- Walking paths, water views with benches to rest, picnic
- Trails for walking including some ADA
- South - rain garden along drive, pollinator garden
- Do forest bathing walks
- Shaded areas with permanent grills + picnic tables
- Secluded space, leave as natural area except close to 137
- Wooded upland area (pond)
- There is need for secluded forest
- Trees + Shade, Protect + Preserve
- Town farm on bay property - great soils

Program

There was interest in creating a versatile community space with an indoor pool at the Bay Property. The town would like to see more kayak and boat racks and storage as well as more boat access at both properties. Many programs were of interest to the town, but people seemed most interested in artist rentals, affordable and workforce housing, community center and event venues. The proposed programs seem to be more related to year-round use such as ski/sledding slopes, ice skating, and a voting location.

Example comments:

- Indoor Pool – retractable pool enclosure
- Dirt Bike and motocross access
- More kayak racks (bay and pond)
- Year-round beach access (bay and pond)
- Outdoor movie nights

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

- Performance venue with outside artists
- Public sewer to further protect the aquifer
- Dedicated ice curling facility
- Wedding venue
- Rent the cabins to artists
- Teen Center
- Professional education seminars via seminar company
- Mental health wellness center or space for local social workers to develop community for Brewster
- Use as a summer camp (pond parcel)
- Lifeguard trainings for high school students
- Composting toilets (pond parcel)
- Existing staff housing is suitable for staff to be custodians and caretakers – a year-round presence to “keep an eye on things”
- Community boating rentals
- Wampanoag history center – open space to honor and welcome original people and traditions
- Camping (bay and pond)
- Build a ski slope or sledding slope
- Housing for seniors
- Woodworking shop
- Town voting location
- Ice skating
- Duplexes in the day camp area
- Space for red cross & safety classes
- Archery range
- Environmentally sound clear walking path to the beach
- Offset costs with private event rental

History - Recognizing the Past

There was most interest from the town in wanting tell stories of Indigenous people's history. Women's history in Brewster was another interest that appeared often in the comment section. There were some concerns about the proper naming of First Light Beach.

What kind of history do you want these places to tell?	# of stickers
Indigenous people's history	64
Agriculture land-use history	27
Camp History	19

Example comments:

- Women's history in Brewster (at sea, intellectuals, activists)

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

- Bay property is Nauset tribe property, wrong name for beach
- Indigenous people's history and the Land Acknowledgement should be expanded to include Nauset (original habitation)

Finding Inspiration

Overall, most of the recommendations provided by the community were geared towards nature-based/outdoor activities. In particular, the Wellfleet Audubon center appeared multiple times. Taking inspiration from neighboring community centers was also a popular recommendation.

Example comments:

- Sylvan Garden in Chatham
- Robert Stone bird sanctuary
- Cliff pond beautiful natural area for swimming
- Harwich community center
- Walking path with exercise stations - believe Dennis has one
- Snack bar inspiration look at Dennis market snack bar in Corporation Beach
- Park near Harwich center, west area where to take a walk. Dog play and roam
- Picnic pavilion at Doane Rock
- Flax Pond - has bathroom and shaded areas. Good swimming pond
- Drummer Boy is an asset that should be used in conjunction with Bay Property
- Wellfleet Audubon center - well planned and integrated into surroundings

Town of Brewster Sea Camps Survey Results

June 15, 2023

REED-HILDERBRAND

WXY

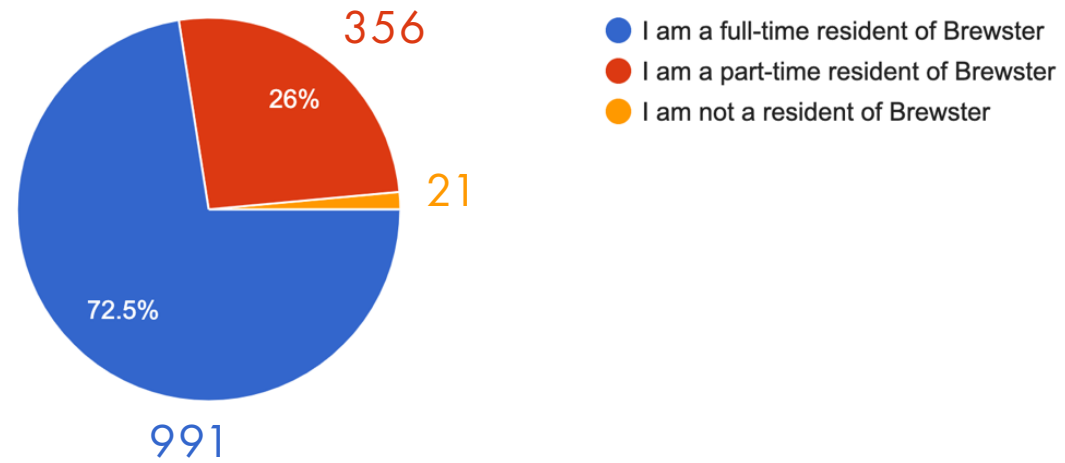


LEC

Demographics

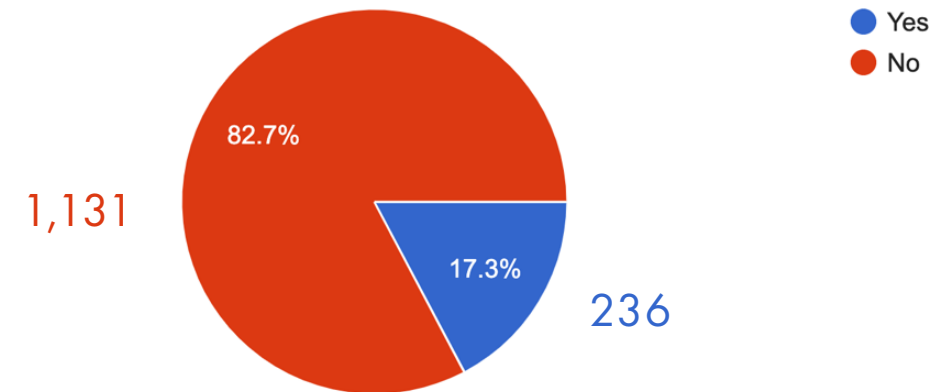
Please select one of the following:

1,367 responses



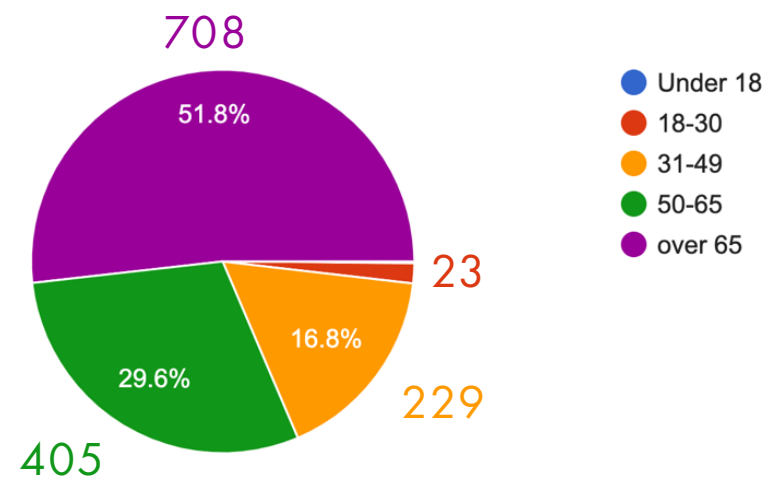
Did you attend the Town's first Sea Camps community forum on May 20th?

1,367 responses



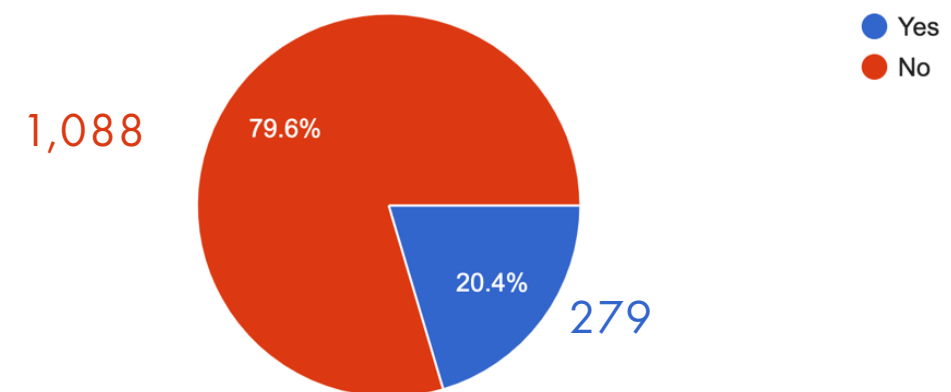
Please select your age range:

1,367 responses



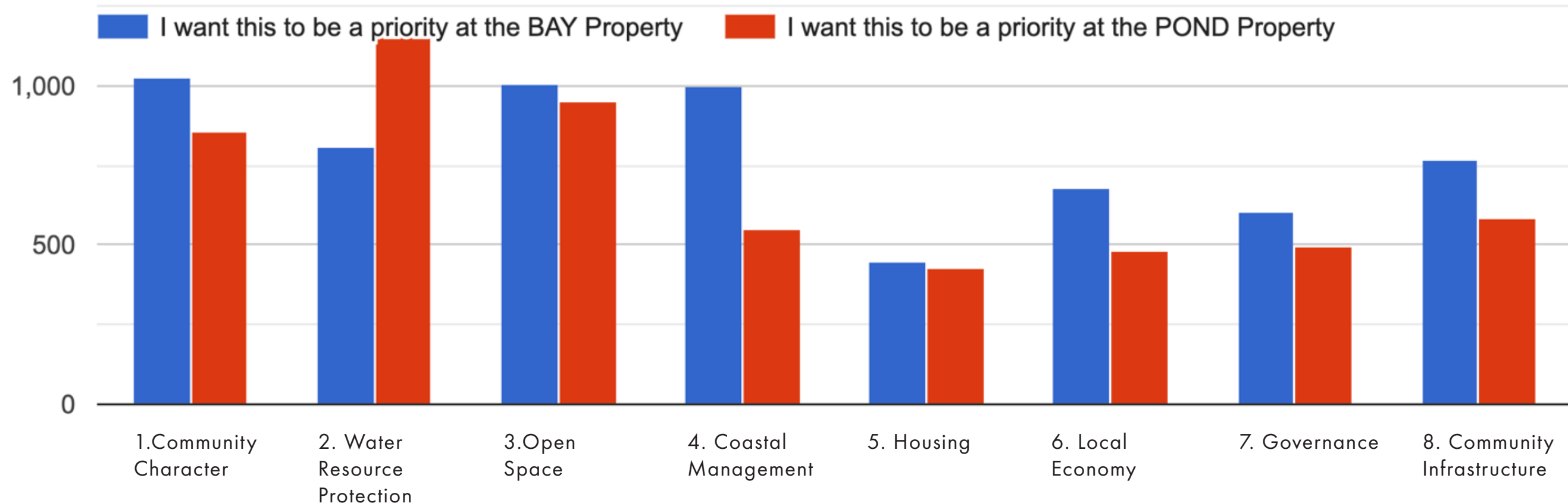
Do you have children under the age of 18 living in your household?

1,367 responses



Brewster Vision plan

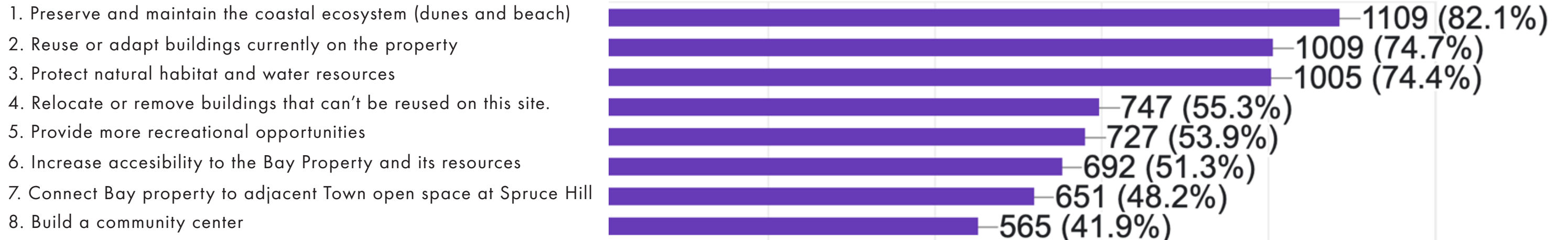
The Brewster Vision plan outlines a set of community values and goals. Please mark the goals you think should be prioritized at the BAY Property and at the POND Property. Select as many as you wish.



1. Community Character: Foster Brewster’s historic setting, rural nature, small-town feel, and socially inclusive spirit.
2. Water Resource Protection: Preserve high quality drinking water and improve the health of ponds and marine watersheds.
3. Open Space: Expand open space assets to provide public recreation and protect fragile natural habitat.
4. Coastal Management: Protect Brewster’s coastal resources and expand public access.
5. Housing: Provide more affordable, safe, and accessible housing options at different price points.
6. Local Economy: Promote a sustainable economy that builds on Brewster’s natural and human assets, addresses the needs of small businesses, and provides year-round employment for Brewster’s young families.
7. Governance: Create a more open and inclusive town government
8. Community Infrastructure: Expand town infrastructure to expand opportunities for community interaction, support the development of a “green” economy, expand recreation opportunities, and promote public safety.

BAY Property Opportunities

Select the opportunities at the BAY Property that are most important to you. Select as many as you wish.



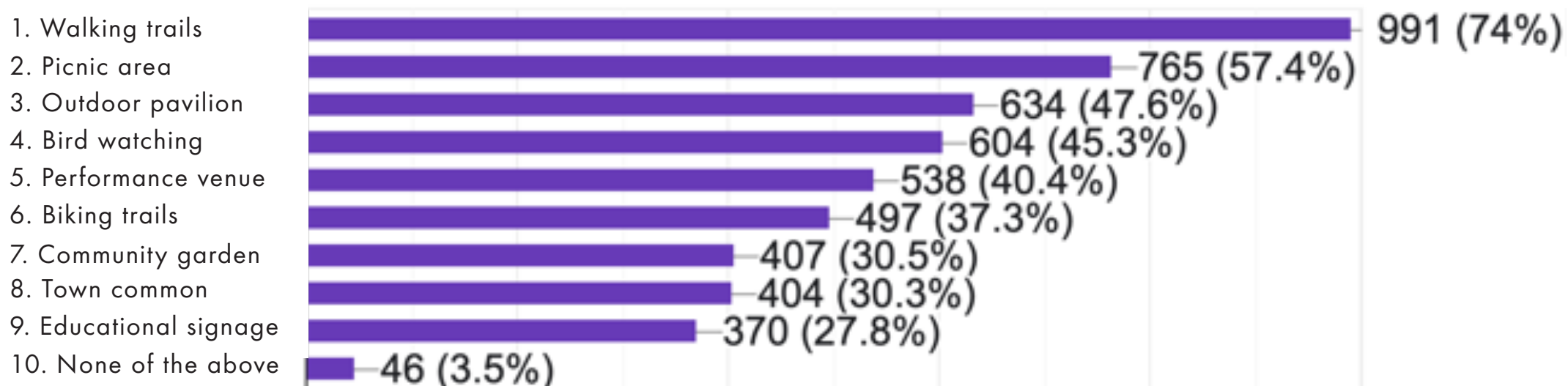
Examples of "Other" comments

- "It would be great to have community art center/studios."
- "Seek opportunities to make the property financially self-sustaining to the extent possible"
- "Adapt some of the existing sleeping accommodation in one area to provide supervised low-cost summer rentals only available to spring/summer/fall visiting full time workers."
- "Create year round and seasonal affordable housing opportunities"
- "Establish walking paths with interactive exercise stations"
- "Remove all parking/paving from resource area"
- "Link properties in town via electric bus/trolley system to use current parking infrastructure"
- "Use existing buildings for community center."

BAY Property Recreation Activities

Passive

Select the **passive** recreation activities you are most interested in seeing at the BAY Property. Select as many as you wish.



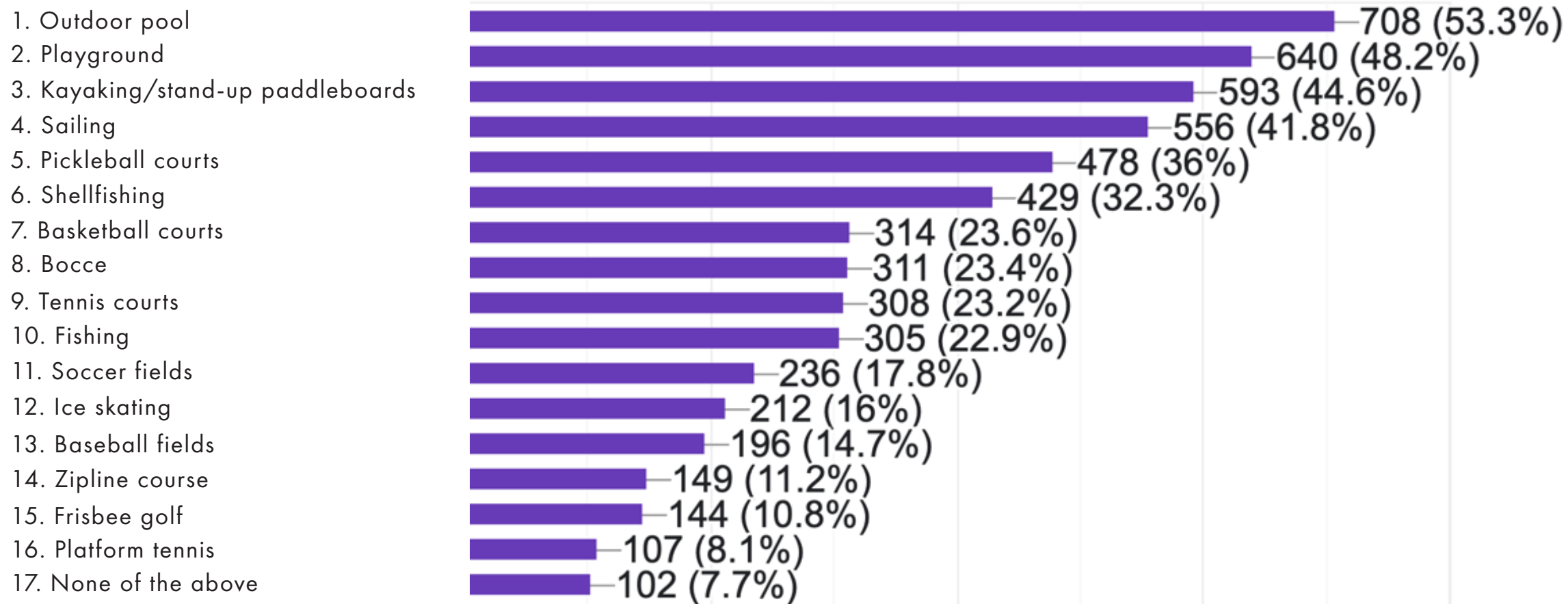
Examples of "Other" comments

- "Community Orchard (we already have a community garden in Brewster)"
- "Fishing"
- "Trails with benches"
- "Creative adult learning, lecture series, and arts center programming. Nature programs which do not interrupt others' access."
- "Quiet zones away from hustle and bussle. Places to read; socialize"

BAY Property Recreation Activities

Active

Select the **active** recreation activities you are most interested in seeing at the BAY Property. Select as many as you wish.



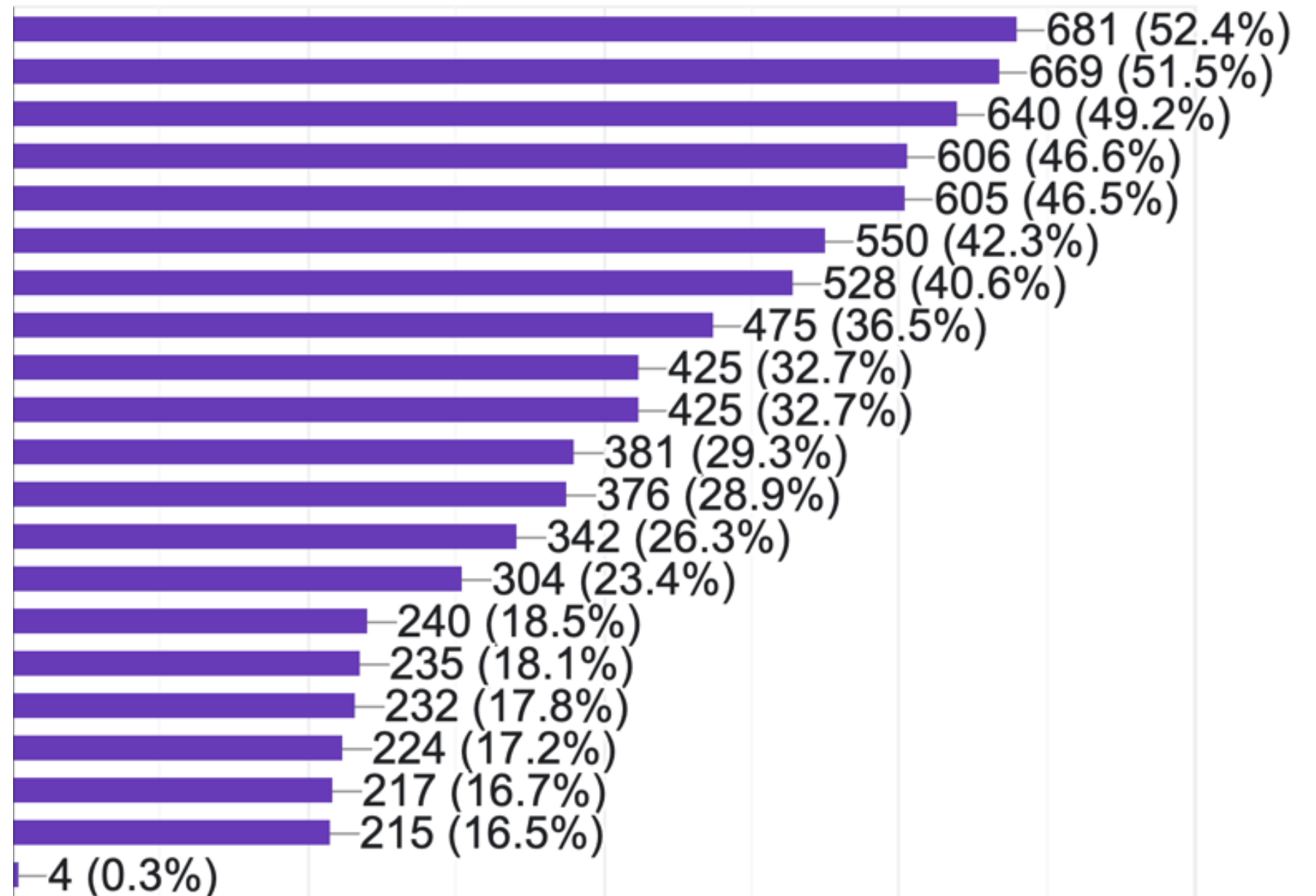
Examples of "Other" comments

- "Swimming"
- "Fitness center and outside fitness course with exercise stations"
- "NONE!!!! Just the beach please - quiet and natural"
- "A well-maintained open field area for kids to play improvised informal games like makeshift games of softball, soccer, touch football, cricket, with just a few family and friends."

BAY Property Building-based Activities

Select the building-based activities and uses you are most interested in seeing at the BAY Property. Select as many as you wish.

1. Adult and youth education classrooms
2. Community center
3. Children's day camp
4. Fitness classes
5. Community meeting spaces
6. Event venue
7. Music and performance spaces
8. Nature center
9. Indoor pool
10. Boating center
11. Indoor gymnasium
12. Artist residency
13. Pool snack bar
14. Studio arts center
15. Community kitchen
16. Gallery space
17. Childcare
18. Community woodshop
19. Restaurant
20. Theater
21. None of the above

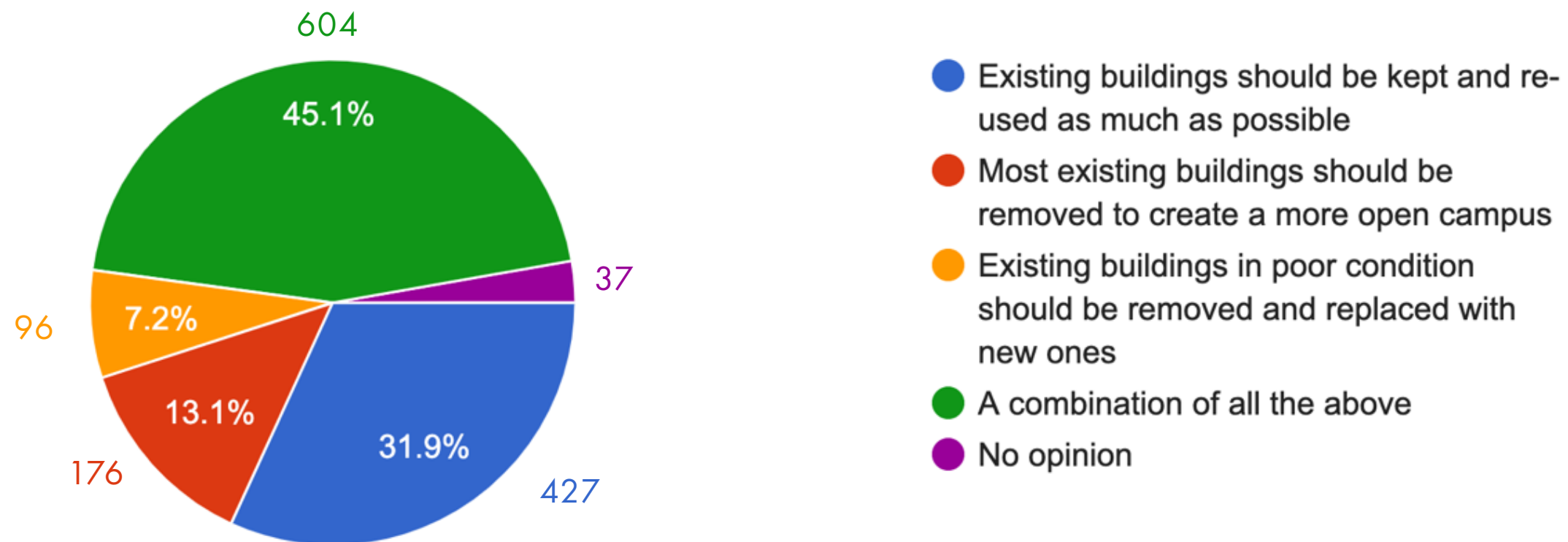


Examples of "Other" comments

- "We need a multi-generational community center geared to all ages."
- "Game room, pool tables, chess boards, etc."

BAY Property Building-based Activities

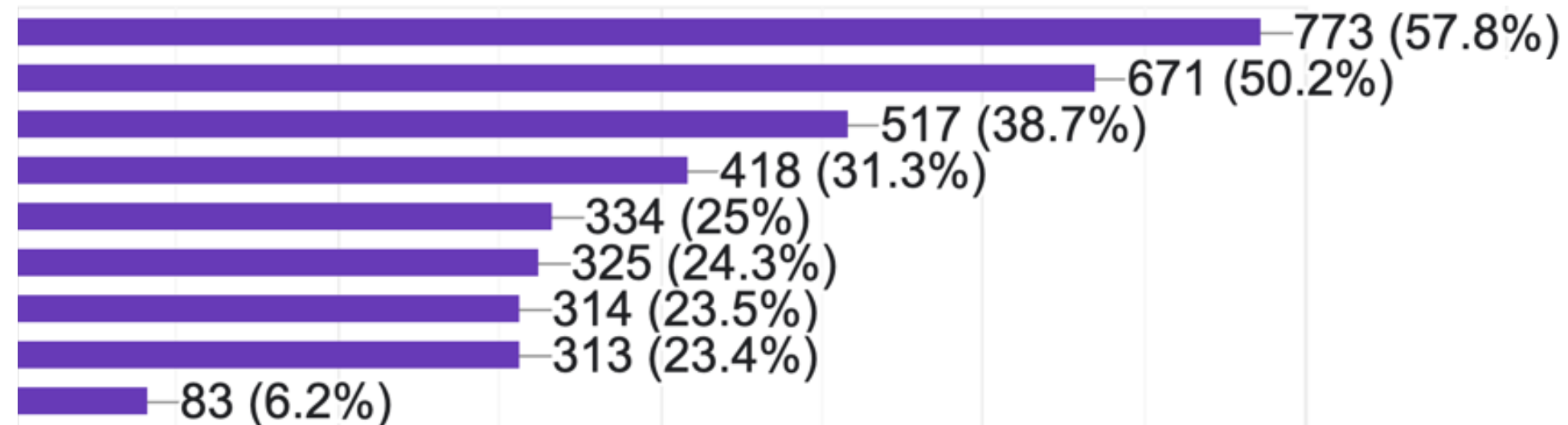
The BAY Property has 92 existing buildings ranging in age from about 10 years to 120 years old. The buildings range in condition from excellent to poor. 11 are winterized and 81 are not winterized (no heating/cooling, water supply, etc.). About 20 buildings may have good potential for reuse for community or housing uses. How should the existing BAY Property buildings be handled?



BAY Property Building-based Activities

Identify the building re-uses you are most interested in seeing at the BAY Property. Select as many as you wish.

1. Community center
2. Seasonal workforce (i.e. J-1, lifeguards)
3. Nature center
4. Municipal housing (i.e. teachers, firefighters, other town staff)
5. YMCA
6. Cabin rental (short-term)
7. Artist/writer residency (short-term)
8. Affordable housing (low to moderate income, deed restricted)
9. None of the above

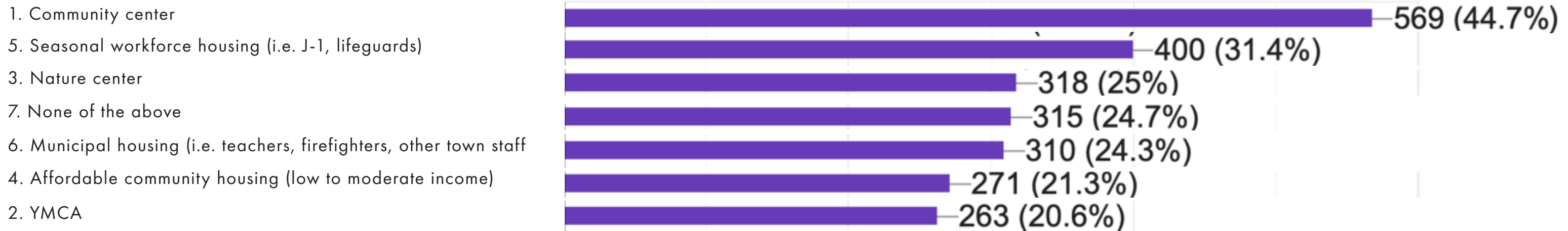


Examples of "Other" comments

- "Senior Center, Gym with fitness classes"
- "Meeting areas for residents to book for community organizations"
- "Studio arts center for classes"
- "Event facilities"
- "Consider using the boathouse as an event venue or restaurant"

BAY Property New Buildings

What new buildings on the BAY Property would you like to see? Select all that apply.

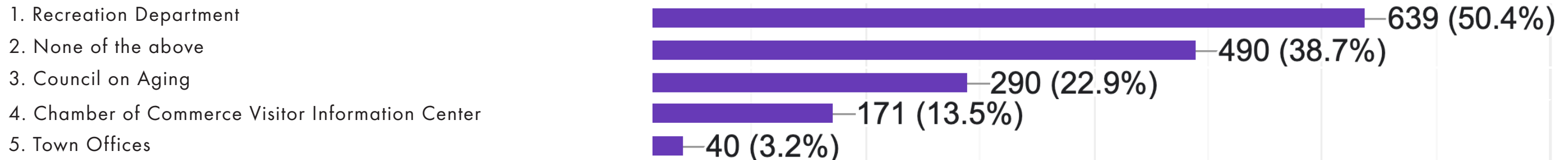


Examples of "Other" comments

- "Snack shack with a dock"
- "Brewster Senior Center"
- "Concerned about the cost of new buildings"
- "Maybe combined community center and town hall bldg."
- "Housing for seasonal employees in local businesses"
- "No housing"
- "Pool changing room, showers & restrooms"

BAY Property Town Amenities

What existing town amenities would you like to see moved to the BAY Property? Select all that apply.

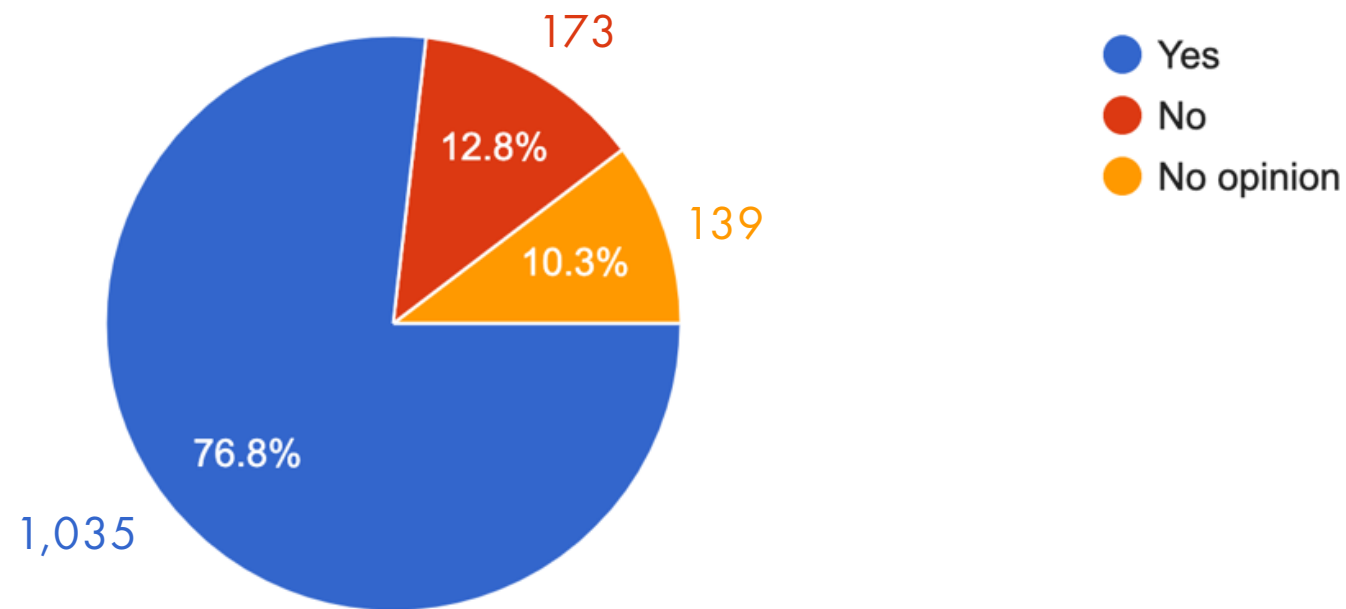


Examples of "Other" comments

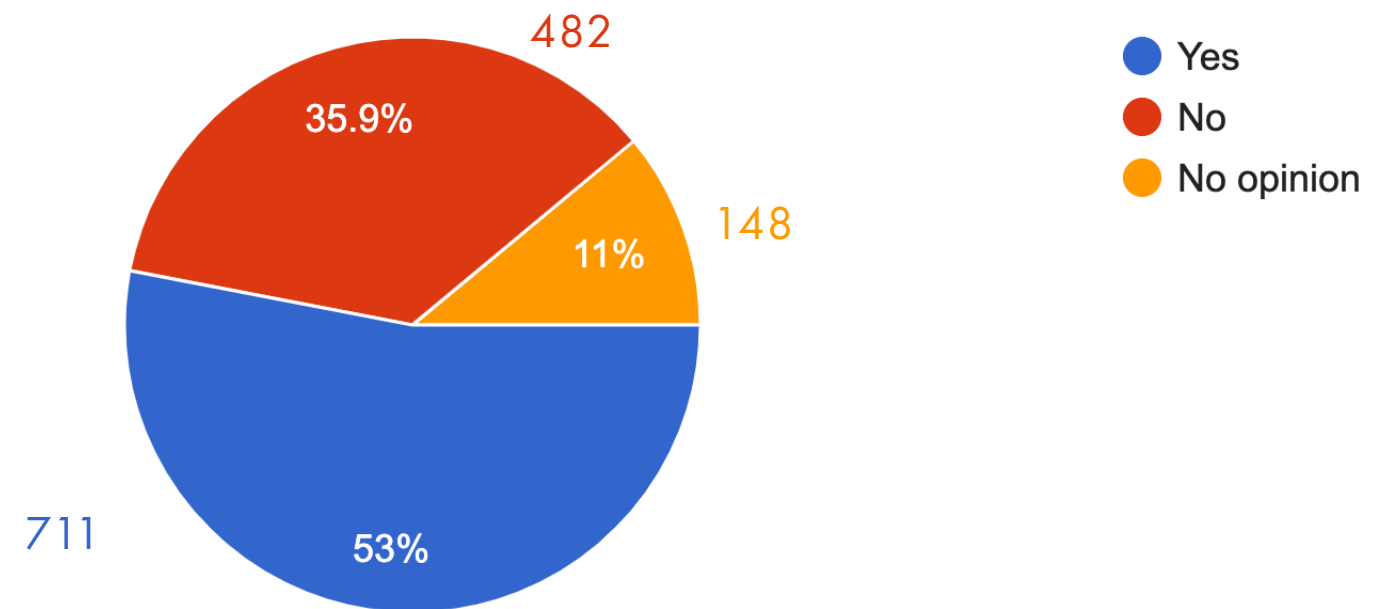
- "Maybe a combined community center plus council on aging?"
- "Not sure about the necessity of moving these town amenities. I wouldn't object but it needs to be balanced with available resources and an increase in access to citizens."
- "I don't feel well enough informed of town needs to address this"

BAY Property Partnerships

Massachusetts Audubon is interested in using portions of the property for nature-based activities and programs. Do you want the Town to continue to consider a partnership with Mass Audubon on the BAY Property?



The YMCA of Cape Cod is interested in exploring how they could offer a range of wellness-focused activities on the Bay Property, including classes and programs for youth, families, and seniors. This partnership could result in a new Lower Cape YMCA facility built on the Bay property or it could utilize renovated existing structures and/or amenities. Do you want the town to continue to consider a partnership with the YMCA on the BAY Property?



POND Property Opportunities

Select the opportunities at the POND Property that are most important to you. Select as many as you wish.



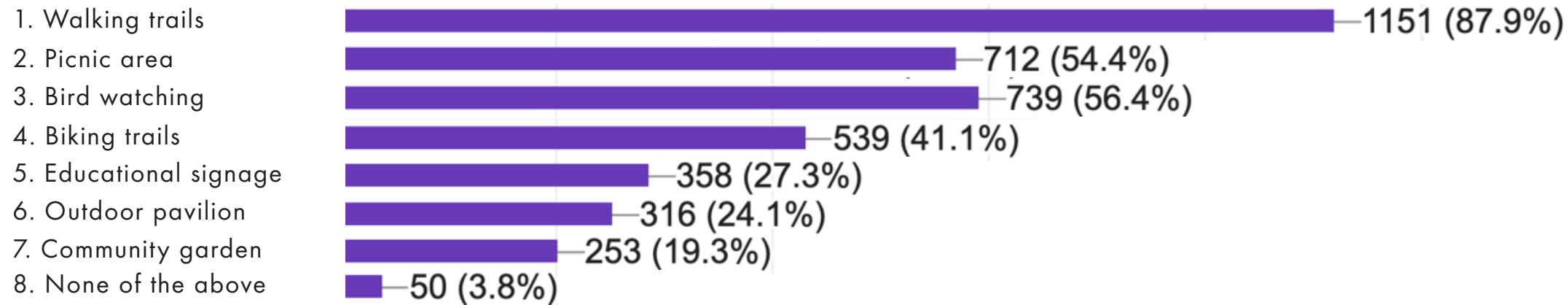
Examples of "Other" comments

- Limited parking near the main road, but allow only smaller authorised education and recreation program buses to drive further in and maintain the rest as natural"
- "Use of beachfront areas for swimming, boating and recreational activity. Camping."
- "It would make a lot of sense for Mass Audubon to have a base at the Pond property as it is surrounded by conservation land. They could do guided canoe and kayak tours off the property as well. You could also have a satellite sailing program there as well."
- "Please keep this land pristine, add and build nothing, protect land and water from development of any kind."
- "Consider existing access to Long Pond area (LP Woodlands, town landing) and look at issues like parking, ADA access more broadly to achieve a specific goal."
- "Affordable housing"

POND Property Activities

Passive

Select the **passive** recreation activities you are most interested in seeing at the BAY Property. Select as many as you wish.



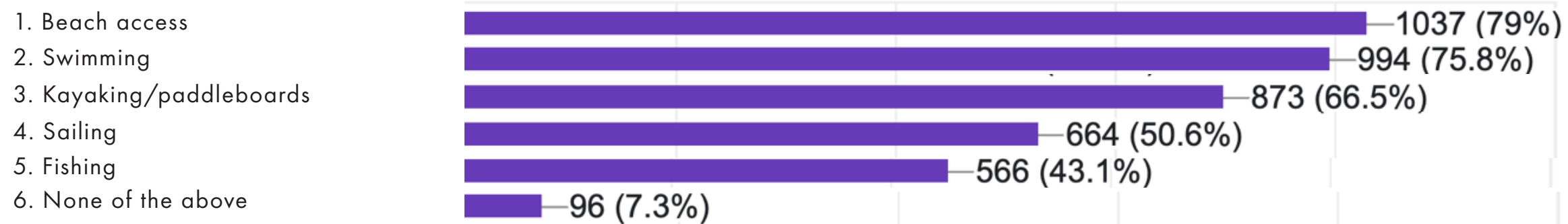
Examples of "Other" comments

- "We need more biking and walking paths in Brewster"
- "Id like to see the town build a bike park for the younger generation. A bike park with dirt jumps could have very low impact on the terrain (no concrete, no removal of trees, etc...)"
- "Boating, swimming, camping"
- "Access to swimming in the pond"
- "Please consider signage carefully. Putting signs often harms the beauty of an area. Consider digital information people can download and read on their cellphones."
- "Please no bike trails, no buildings, keep it close to nature as possible"

POND Property Activities

Active

Select the **active** recreation activities you are most interested in seeing at the BAY Property. Select as many as you wish.

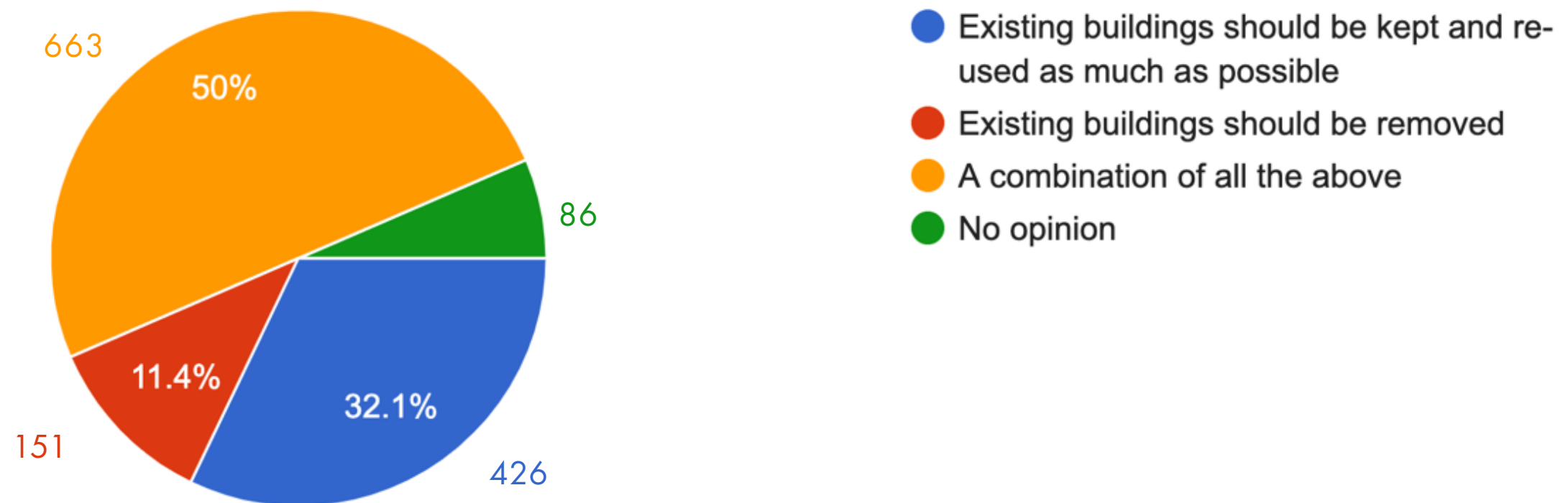


Examples of "Other" comments

- "Additional moorings"
- "Kayak/SUP storage for rent like other town beaches."
- "Minimal adaptation to increase natural resource enjoyment."

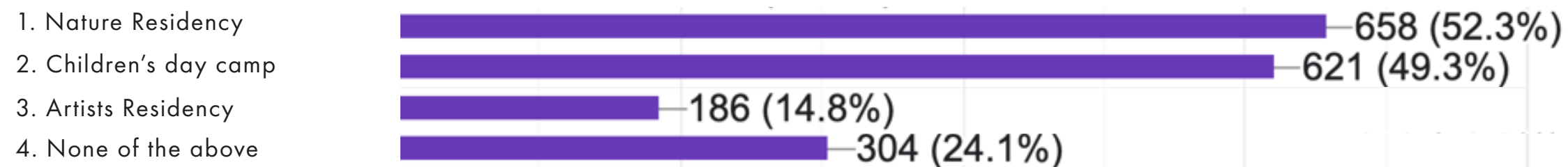
POND Property Existing Structures

The Pond Property has 8 existing structures located near the pond at a low elevation. The structures are small and were primarily used for storage. How should the existing POND Property buildings be handled?



POND Property Building Re-use

Identify the building re-uses you are most interested in seeing at the POND Property. Select as many as you wish.



Examples of "Other" comments

- "Kayak and boat storage"
- "Storage for pond items only (ropes to designate swimming areas, winter docks storage, etc...). Property needs ample parking for all uses."
- "Snack Bar"
- "Seasonal rental for seasonal employees"

POND Property Building Re-use

What new buildings would you like to see on the POND Property? Select all that apply.

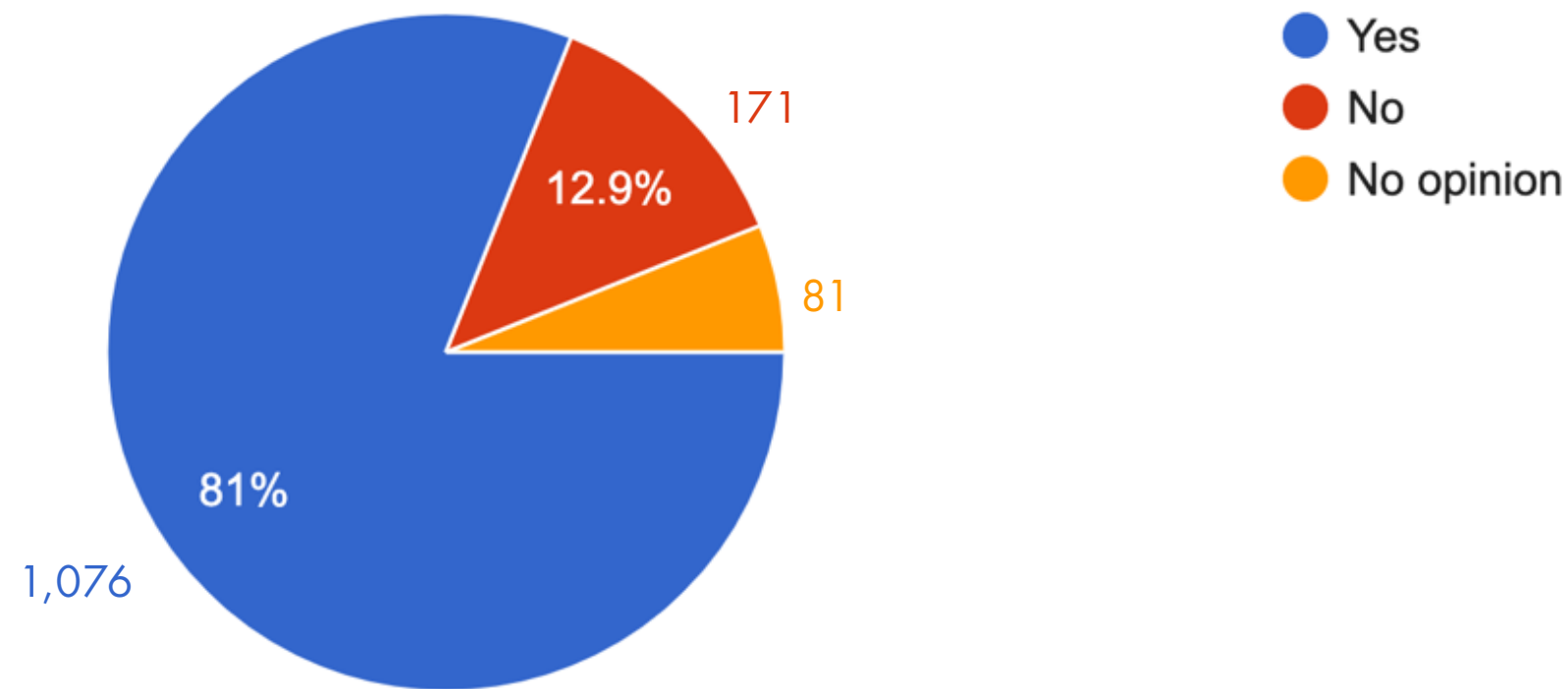


Examples of "Other" comments

- "Changing room, showers, restroom at swimming area"
- "Existing buildings are more than enough - except perhaps for composting toilets, do not add any more to this fragile environment."
- "NONE! It's in the water recharge district. Do NOT build anything there!"
- "Bathroom, boat house, small snack bar"
- "Possible small scale housing along Rt.137 with an appropriate buffer to the conservation and recreational areas."

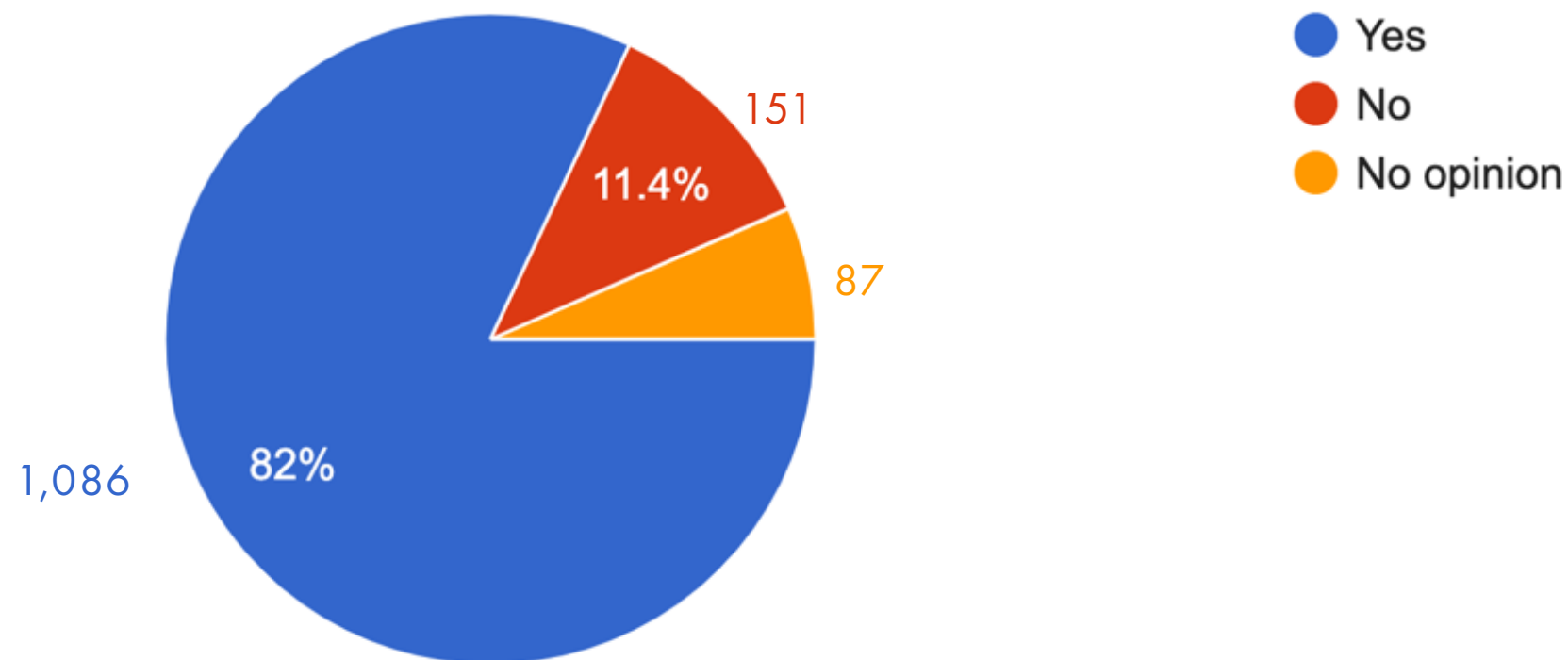
POND Property Partnerships

Mass Audubon has pledged \$1.5 million to assist the Town with acquisition costs of the Pond Property. If approved, a partnership would allow Mass Audubon to use portions of the property for nature-based activities such as small seasonal day camps, adult nature study workshops and certificate programs, field trips for Wellfleet Bay camp, after-school programs, guided walks and kayak trips, among other possibilities, which may require future access improvements. Do you want the town to continue to consider a partnership with Mass Audubon on the POND Property?



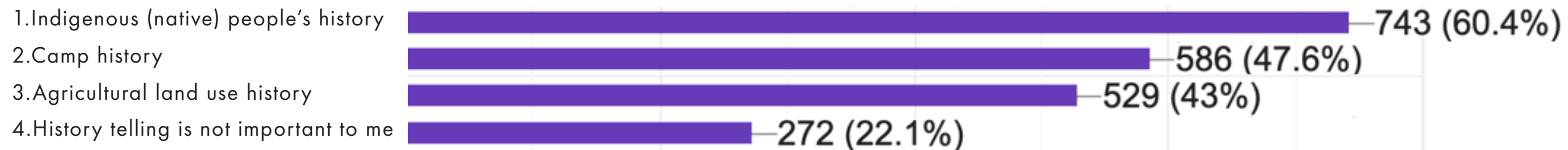
POND Property Partnerships

Brewster Conservation Trust (BCT) has pledged \$1.75 million toward the Pond Property acquisition. If approved, this partnership would require a conservation restriction on at least 50% of the property not designated for other uses; shared responsibility to design and manage a public trail network linked to Long Pond Woodlands; and educational programming and activities led by BCT. Do you want the town to continue to consider partnerships with BCT on the POND Property?



Property History

What histories do you want these properties to tell? Select all that apply.



Examples of "Other" comments

- "All history of our town is important to tell"
- "Share all three parts of the history don't exclude any of the history."
- "Natural history; role of historical climate in forming the Cape and shaping the landscape; impacts and threats posed by climate change"
- "Some camp history is important for context of town acquisition. Focus more on indigenous people's history, natural history"

Archived: Friday, June 16, 2023 1:26:14 PM

From: [Sandy Rubenstein](#)

Sent: Wed, 14 Jun 2023 12:36:21

To: Peter Lombardi

Cc: Edward Barber; Amy von Hone; Donna Kalinick; Erika Mawn; Michael Gradone

Subject: Re: Camp Wingate*Kirkland

Sensitivity: Normal

Attachments:

[120091-46447-Cert.pdf](#) 

Peter -

Whoops! My mistake. We would like to drop off the Campers at the original main gate of the Sea Camps property located at 3057 Main Street.

The campers escorted by staff will walk to the beach and head west. I only referenced Dennis as that is the direction they will be headed. I apologize for the confusion.

Attached please find a copy of our insurance with the Town of Brewster listed as an additional insured.

Thank you very much for agreeing to accommodate this request.

Sincerely,
Sandy

Sandy Rubenstein
Owner & Director
Camp Wingate*Kirkland
Call: 508.362.3798

The way summer is supposed to be!

On Jun 13, 2023, at 10:00 PM, Peter Lombardi <plombardi@brewster-ma.gov> wrote:

Hi Sandy,

I'm sorry – I'm a bit confused. 3570 Main Street is where the Family School is located on 6A. And I am not understanding the reference to Dennis. 15 campers and 3 staff walking on the property for 20 minutes seems like it will be fine (especially with proof of insurance). I just need clarification on the details.

Thanks,
Peter

Peter Lombardi
Town Manager
Town of Brewster

508-896-3701 x. 1128

Brewster Town Offices are open to the public Monday through Thursday from 8:30am to 4:00pm, and by appointment on Fridays.

From: Sandy Rubenstein <heysandy@campwk.com>

Sent: Tuesday, June 13, 2023 7:20 PM

To: Peter Lombardi <plombardi@brewster-ma.gov>; Edward Barber <ebarber@brewster-ma.gov>

Cc: Amy von Hone <avonhone@brewster-ma.gov>; Donna Kalinick <dkalinick@brewster-ma.gov>; Erika Mawn <emawn@brewster-ma.gov>; Michael Gradone <mgradone@brewster-ma.gov>

Subject: Re: Camp Wingate*Kirkland

Peter -

I traded messages with the Rec Department as well as Ed Barber on the site and they did say this was okay.

We are looking for 15 campers and 3 staff to walk through the property to access the beach at 9:15 AM. They will be dropped off at the Main Gate located at 3570 Main St and then walk directly to the waterfront beach. They they will head west toward Dennis and exit the property.

I don't expect that they will be on the site for more than 20 minutes tops. We have sent similar groups like this one for over a decade prior to the sale of Sea Camps. Mr. Barber is familiar with the group and activity.

I'll be sending proof of insurance with the Town of Brewster listed as soon as I receive it back from my agent.

Please let me now if you need any additional information.

Thank you!

Sandy

Sandy Rubenstein
Owner & Director
Camp Wingate*Kirkland
Call: 508.362.3798

The way summer is supposed to be!

On Jun 13, 2023, at 9:54 AM, Peter Lombardi <plombardi@brewster-ma.gov> wrote:

Hi Sandy,

Can you please clarify if you are seeking access to the Sea Camps property on Long Pond on July 5? If so, how large is the group, what ages are the campers, how many instructors will be in attendance, what will they be doing, how long will they be on site, etc?

The Pond Property Planning Committee reviews and approves interim uses of this property. Their next meeting is on Wednesday June 21 at 4PM. The more details you can provide about your proposed use the better. I will make sure this information is relayed to them for their consideration.

Thanks,
Peter

Peter Lombardi
Town Manager
Town of Brewster
508-896-3701 x. 1128

Brewster Town Offices are open to the public Monday through Thursday from 8:30am to 4:00pm, and by appointment on Fridays.

From: Amy von Hone <avonhone@brewster-ma.gov>
Sent: Monday, June 12, 2023 9:31 AM
To: sandybog@icloud.com
Cc: Donna Kalinick <dkalinick@brewster-ma.gov>; Erika Mawn <emawn@brewster-ma.gov>; Peter Lombardi <plombardi@brewster-ma.gov>
Subject: FW: Camp Wingate*Kirkland

Hi Sandy-

Great to hear from you. Our office has forwarded your request to the Town Administration Office for review and response.

Hope you have a great summer season.
Amy

Amy L. von Hone, R.S., C.H.O.
Brewster Health Director

(O) 508.896.3701 X1120
(F) 508.896.4538

From: Tammi Mason <tmason@brewster-ma.gov>
Sent: Monday, June 12, 2023 9:04 AM
To: Amy von Hone <avonhone@brewster-ma.gov>; Donna Kalinick <dkalinick@brewster-ma.gov>
Subject: FW: Camp Wingate*Kirkland

From: Sandra Rubenstein <sandybog@icloud.com>
Sent: Saturday, June 10, 2023 2:46 PM
To: Tammi Mason <tmason@brewster-ma.gov>
Subject: Camp Wingate*Kirkland

Hi Amy -

Greetings from your old friends in Yarmouth!!

Years ago, when Cape Cod Sea Camps was in operation they would allow a group of our campers escorted by staff to walk through camp to access the beach for hike headed west towards Dennis.

I'm writing to inquire about permission to do this with a group of our campers on Wednesday, July 5th at approximately 915AM. They would be dropped off at the Main Gate, head by foot to the beach.

I've reached out to someone in the Rec Department - is there someone else I should be contacting?

Thank you!

Sandy

Sandy Rubenstein
Owner & Director
Camp Wingate*Kirkland
Call: 508.362.3798

The way summer is supposed to be!

Cape Cod Sea Camps Summer 2023 Events

Brewster Recreation, in partnership with the Bay Property Planning Committee, will be hosting three events on the front lawn of the Bay Property on Main Street this summer. All events are FREE and family-friendly. Bring a chair or blanket, a snack, and bug spray.

Family Friendly DJ Dance Party!

Thursday July 27th
Starting at 6:00pm

Family Movie Night

Friday August 4th
Starting at 8:00pm

Touch-A-Truck

Friday August 25th
Starting at 5:00pm

Brewster Recreation, in partnership with the Pond Property Planning Committee, MA Audubon, and Brewster Conservation Trust, will offer guided walking and kayak tours at the Pond Property on Long Pond Road.

Events are FREE, but registration is required.

Visit the Brewster Recreation website for registration details:

www.brewsterma.myrec.com (Current Programs & Offerings)

Kayak Tours

Saturday June 3rd
(rain date June 4th)

Times: 10am-12pm or 2pm-4pm

Walking Tours

Saturday June 10th
(rain date June 11th)

Times: 9am-1030am or 1030am- 12pm

*Future dates for more guided walks to be announced shortly.

First Light Beach is opening weekends, starting the Saturday of Memorial Day weekend. Opening 7 days a week, 7am to 6pm, starting June 15th.

Brewster Community Pool will open June 26th, 7am to 6pm, through August 20th.

Pool membership information is available on our website at

www.brewster-ma.gov/cape-cod-sea-camps-properties.



Town of Brewster

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

MINUTES OF THE BAY PROPERTY PLANNING COMMITTEE MEETING

DATE: June 6, 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 David Whitney, Karl Fryzel, Katie Jacobus, Caroline McCarley, Thomas Wingard, Patricia Hughes, Peter Johnson, John Phillips, Clare O'Connor-Rice (remote); Liaisons/Representatives: Jan Crocker, Sharon Tennstedt, Bill Meehan, Kathleen Walker, Gary Christen, Roger O'Day; Town Staff: Mike Gradone (Recreation Department Director), Elton Cutler (COA Director), Griffin Ryder (DPW Director)

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

Amanda Bebrin called the meeting to order at 4:00 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

Initial Follow-up on First Community Forum

Ms. Bebrin invited high level reaction from committee members to the recently held first community forum. Selectperson Mary Chaffee noted she was struck by the number of people who took part, as well as by the extent to which participants wanted to discuss their views – the feeling in the room was one of positivity. Katie Jacobus agreed with Selectperson Chaffee, and was encouraged by how much residents wanted to be involved in the process. Patricia Hughes said she had never met many of the people who came to the forum. Ms. Hughes added that better directions to the boards could be provided next time around in order to help residents navigate their way around the forum. Mike Gradone said that it was good to see young people asking questions about how the final product would benefit seniors, and vice versa.

Jan Crocker stated that she worked on the welcome desk at the forum, and observed that residents were grateful to Town staff, volunteers and consultants for hosting the forum. Caroline McCarley said that a common question from residents pertained to the use of bicycles on the property. Ms. Jacobus noted that she had also heard this question, and said that the prevalence of this question meant that guidelines would need to be refined to be clearer on this issue. Karl Fryzel said that he has since heard positive feedback from attendees. Selectperson Chaffee said residents were very impressed with the graphics created by Reed Hilderbrand. John Phillips commented that residents paid attention to comments written on other stickers, and were choosing to use the blue dots to “upvote” comments that they agreed with.

Mr. Fryzel asked Peter Lombardi if he had heard from the Reed Hilderbrand consultants on how they felt the forum had gone. Mr. Lombardi responded that they felt as though the session was constructive and they



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have since begun to work through the feedback – they were very impressed with the level of engagement that residents had with the process.

Update on Resident Survey & Second Forum Date

Mr. Lombardi noted that the Town released a relatively short survey five days after the first forum seeking to solicit resident feedback in addition to the feedback received at the forum. The forum was live through June 4 (roughly a week and a half), and a number of local organizations helped to put the word out. The Town received over 1,300 responses in that time. There was some overlap between those who filled out the survey and those who attended the forum. Reed Hilderbrand is analyzing the results of the survey. The next meeting on June 20 will include a summary memo of consistent themes seen both at the community forum and through the survey.

The second forum is planned for Saturday, August 5. There will be less material at this forum than the first one. There will likely be three short sessions, of an hour each. The plan is to have it in the dining hall again. The first session will be mid to late morning, and there will be a break in between each session. There will be some initial discussion with the committee at the next meeting about how this forum will be set up.

Ms. Hughes noted that she found it confusing that some of the questions on the survey asked whether residents thought the Town should continue to work with Mass Audubon and Brewster Conservation Trust, given that the Town is dependent on contributions from these two organizations. Mr. Lombardi responded that the survey questions mirrored the questions that were asked at the forums. The original financial plan was premised on contributions from partnerships with Audubon and Brewster Conservation Trust, but the Town is now in a financial position to be able to finance through non-excluded debt the remaining acquisition costs if residents were to decide they no longer want the Town to continue to work with the aforementioned organizations.

Mr. Fryzel said he had heard that it was possible to submit more than one survey – is this correct, and if so, what is the consequence of this? Mr. Lombardi responded that the Town does not typically require log-in information and email addresses from survey respondents, as this would be a barrier to people responding to the survey. 55-60% of residents submitted their email addresses, and Reed Hilderbrand is able to analyze the data in order to remove duplicate surveys. Ms. Bebrin explained that the point of the survey was to capture the key themes of resident responses. Selectperson Chaffee agreed that the controls put in place should make the committee feel confident that they are looking at valid data. Sharon Tennstedt noted that some residents have said the survey will not be “statistically valid” – but there is no subgroup analysis, it is an observational survey – and therefore these comments are misplaced. Ms. Hughes concurred with other committee members’ comments. Ms. Bebrin concluded by encouraging residents to participate at future forums – this is only the beginning of the process.

Summer 2023 Brewster Community Pool Update – June 25 Ribbon Cutting Ceremony

Mr. Lombardi announced that 470 passes have been sold for this summer. Just under 200 of those passes are for family memberships. About 160 of those passes are for seniors and senior + 1. The remaining 110 are for



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regular individual passes. The Town will be offering four “drop-in” days for residents who would like to enjoy the pool without having to purchase a season pass. The drop-in days will be held on: Tuesday July 11, Saturday July 15, Friday July 28, Sunday August 6. The drop-in cost is \$5 per person, cash only, and will be collected by the pool attendant upon entry. Availability is first come, first serve; the maximum capacity of the pool area is 100 people.

Residents with a Brewster Community Pool pass who would like to bring a guest (non-resident) with them to the pool this summer will have an opportunity to purchase guest passes. Guest pool passes will be on sale in-person only from 9am until 4pm on the following days at the Arts Center at the Bay Property: Friday June 16, Saturday June 17, Friday June 30. These passes are \$25 each and will allow up to 5 guest visits. Resident pool pass holders will be allowed to purchase up to 2 guest passes (10 guests in total). Residents must accompany, and are responsible for, their guests.

Mr. Lombardi commented that the Town is expecting the operating expenses of the pool to be roughly \$130,000, which includes staff and supplies. The extent to which the fee structure covers these expenses will be analyzed at the end of the season to review the plan for next year. \$70,000 has been brought in revenue so far this year.

Thomas Wingard noted that some residents have suggested swim lessons should be free. Mr. Wingard said that he believes the current fee structure is exclusionary, and the committee needs to look at changing these fees for next season. Mr. Lombardi responded that he appreciates these comments, but the main challenge with reducing these fees is the 100-swimmer capacity in the facility. The Covid fund was converted to a Good Neighbor Relief Fund, and these funds could be used for financial assistance for some families to afford a pool pass and swim lessons. Mr. Wingard responded that he appreciated this, but thought it was important to try and make the pool available to all residents.

Mike Gradone said that staffing is a concern, there is currently only one water safety instructor. It is not possible to get certified anywhere on Cape. The plan next year is to secure an instructor to train people to get certified, using the pool as the training destination. Clare O’Connor-Rice said that she sits on the Good Neighbor Fund, and a question came up at the most recent meeting from a parent about use of the funds to help cover the cost of swimming lessons. The funds are not to be used to pay the Town back for any of its services – so, it is unclear whether these funds can be used. Mr. Lombardi responded that this was correct, however, the Town could cover the cost of other expenses borne by low-income residents in order to allow them more fiscal capability to purchase pool passes and swim lessons. Mr. Wingard responded that the provision of swim lessons was a life-safety concern. Mr. Lombardi closed by noting that the cost of swim lessons was far lower than in comparable towns.

Mr. Lombardi reminded committee members that the pool will open to residents on Monday June 26, 2023. The public is invited to attend a grand opening and ribbon cutting ceremony on Sunday June 25 at 1pm. The pool will be open to everyone after the ribbon cutting until 6pm. Parking for this event will be available on



Town of Brewster

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the front lawn area at 3057 Main Street. Pool passes for residents are not required on this day. Mr. Fryzel congratulated Town staff on getting to this stage of the opening process.

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

The Movement Arts Event took place on the property on Saturday May 13. Jan Crocker reported that the event was very well attended. The feedback from attendees was very positive, and the event went smoothly. Clare O'Connor-Rice added that a follow-up event was meant to occur at Drummer Boy Park, but was postponed due to adverse weather conditions, and the Council is requesting that the rescheduled event take place on the Sea Camps property.

Ms. Bebrin introduced the idea of hosting a job-fair style open house at the end of September on the property for volunteering opportunities with the Town. Boards and committees could have tables at the site, advertising committee vacancies, and answering questions about the responsibilities of these roles. September 30 is the tentative date for this event. Mr. Fryzel asked whether this would clash with the proposed Movement Arts Event. Ms. O'Connor-Rice responded that it would not clash. Ms. Jacobus said she thought this sounded like an important and interesting event. Selectperson David Whitney stated that he also felt it was an excellent idea – there are currently 20 openings for vacancies on 12 different committees. Selectperson Chaffee commented that she felt it was an excellent idea, and asked if food could be served at this event – Ms. Bebrin responded that she thought this was possible. Mr. Fryzel expressed that it was important to also frame this as a celebration of the work done by the committees, and possibly include fun games at the event. Peter Johnson added his support for the idea of the event. Ms. O'Connor-Rice said she would love to see committees collaborating more closely together, and this was a good opportunity for this to start to happen.

Mr. Johnson moved to approve the Town Open House and volunteer appreciation event on the bay property, tentatively dated September 30, 2023. Ms. Jacobus second. A roll call vote was taken. Selectperson Chaffee – yes, Selectperson Whitney – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – absent from room, Katie Jacobus – yes, Clare O'Connor-Rice – yes, Thomas Wingard – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes.

Ms. Jacobus re-introduced the concept of the “Da Hedge” event discussed in previous meetings. Residents would line up inside the perimeter of the hedge of the Sea Camps property to cheer on participants in the PanMass Challenge on August 6. Clare O'Connor-Rice reminded members that the Cultural Council would be planting wooden flowers around the Arts Center, and coordinating with Ed Barber so it did not interfere with the mowing.

Vote on Meeting Minutes: May 9, 2023

Ms. Hughes moved to approve meeting minutes from May 9, 2023. Mr. Fryzel second. A roll call vote was taken. Selectperson Chaffee – yes, Selectperson Whitney – abstain, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Clare O'Connor-Rice – yes, Thomas Wingard – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes.



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Discuss Future Meeting Agenda Items

Ms. Bebrin noted that Reed Hilderbrand will be presenting at the next meeting on June 20, the majority of which will be spent on forum and survey data.

Next Meetings

June 20, July 11, and July 25, 2023

Matters Not Reasonably Anticipated by the Chair:

Mr. Lombardi noted that the septic plans approved by the Board of Health for new structures at the end of Bonnie Doone Cartway were included in the meeting packet. Questions arose at the forum about this work, and Mr. Lombardi wanted to make sure committee members were aware that this work will be happening – this is important to take into account when considering interim uses in this part of the property. The work will take about a year to complete.

Ms. Bebrin said that she was recently invited to speak at the Brewster Chamber of Commerce's annual meeting. She was also asked to draft an article for their newsletter, which is included in the packet for reference – this is a tighter version of the remarks she delivered at the meeting.

Selectperson Chaffee said that she would be speaking to the Brewster Men's Club this week as a representative of the Select Board, and this was a great opportunity to talk about the work that both committees have been doing. Ms. Bebrin added the Brewster Association of Part-Time Residents' annual meeting is on August 26 at the Brewster Ladies Library, and she will attend and speak.

Adjournment

Mr. Johnson moved to adjourn at 5:22 pm. Mr. Fryzel second. A roll call vote was taken. Selectperson Chaffee – yes, Selectperson Whitney – 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, Clare O'Connor-Rice – yes.

Respectfully submitted by Conor Kenny, Project Manager

Approved: _____ Signed: _____

Accompanying Documents in Packet: Agenda, Website Announcement Re. Community Pool Update, Email Re: Open Movement Arts Fair, BPPC 5.9.23 Minutes, Chamber of Commerce BPPC Article, 178 Bonnie Doone Cartway Septic Plan