

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 July 25, 2023 at 4:00 PM

Members:

Amanda Bebrin,
Chair
(Vision Planning
Committee)

Katie Miller Jacobus,
Vice Chair
(At Large)

Karl Fryzel,
Clerk
(At Large)

Mary Chaffee,
Select Board

David Whitney,
Select Board

Patricia Hughes,
Natural Resources
Commission

Peter Johnson,
At Large

Caroline McCarley,
At Large

Clare O'Connor-
Rice, At Large

John Phillips,
At Large

Tom Wingard,
Recreation
Commission

Town Staff:

Peter Lombardi,
Town Manager

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

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

Please click the link below to join the webinar:

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

Passcode: 467353

US: +1 312 626 6799 or +1 929 436 2866 Webinar ID: 898 0232 5739 Passcode: 467353

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by accessing the meeting remotely, as noted above. Additionally, the meeting will be broadcast live, in real time, via **Live broadcast** (Brewster Government TV Channel 18), **Livestream** (livestream.brewster-ma.gov), or **Video recording** (tv.brewster-ma.gov).

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

1. Call to Order
2. Declaration of a Quorum
3. Meeting Participation Statement
4. **Recording Statement:** As required by the Open Meeting Law we are informing you that the Town will be video and audio taping as well as broadcasting this public meeting. In addition, if anyone else intends to either video or audio tape this meeting they are required to inform the Chair.
5. **Public Announcements and Comment:** Members of the public may address the Committee on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Committee will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
6. Review Updated Presentation Materials and Format for Second Community Forum & Survey
7. Update on Potential Partnerships (YMCA Cape Cod & Mass Audubon)
8. Debrief from Harwich Community Center Site Visit
9. Discuss Potential Uses of New Athletic Courts - Tennis, Pickleball, etc.
10. Update on Brewster Community Pool
11. Review Upcoming Approved Interim Uses and Vote on Proposed New Interim Uses
12. Vote on Meeting Minutes: July 11, 2023
13. Discuss Future Meeting Agenda Items
14. Next Meetings: August 22 and September 19, 2023
15. Matters Not Reasonably Anticipated by the Chair
16. FYIs
17. Adjournment

Date Posted:

07/20/2023

Date Revised:

Received by Town Clerk:

Town of Brewster Cape Cod Sea Camps Planning

Join us for community forum #2!

Date: Saturday, August 5th 2023

Attend one of three sessions:

1pm-2pm, 2pm-3pm or 3pm-4pm

Location: Bay Property Dining Hall

The Bay Property will be open to the public to explore by foot anytime between 12pm-5pm

Registration for the forum is limited to town residents. To register for one of the workshop times, scan the QR code or follow this link:

<https://www.brewster-ma.gov/cape-cod-sea-camps-properties>



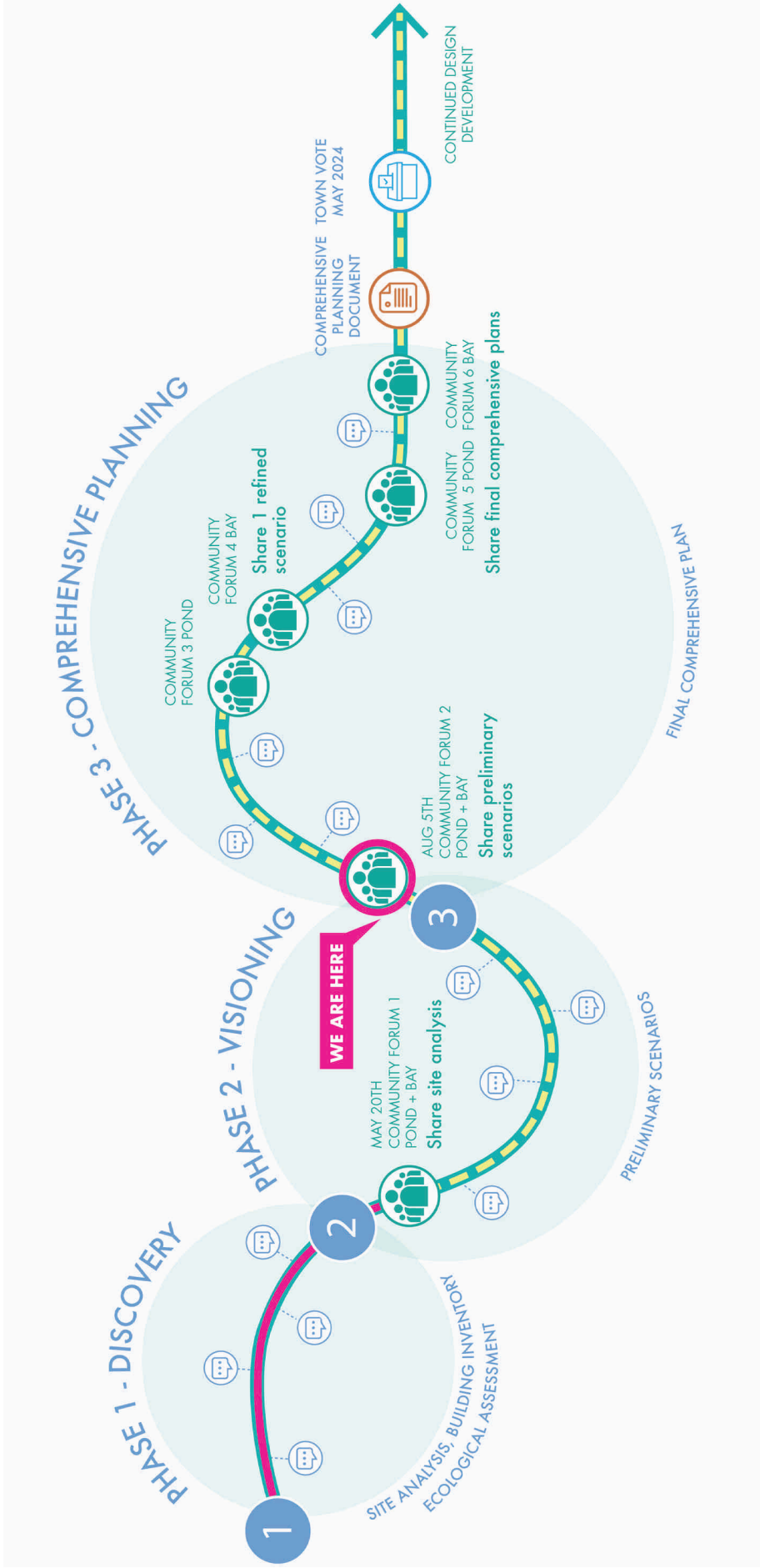
Community Forum #2 will be an engaging community event that shares preliminary planning scenarios for both the Bay and Pond properties based on resident feedback from Community Forum #1 and the survey.

Each session will begin with introductory remarks. The remainder of the meeting will be a community workshop where residents will be invited to learn about the planning scenarios, indicate their preference and share feedback. This event will be the second public community workshop in a series of six that takes place over the course of the planning process.

The Council on Aging will be offering rides to and from community forum sessions. Please call the Council on Aging at 508-896-2737 by Thursday August 3rd to arrange for transportation.

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





Community Forum

Identify your priorities with the planning team



Committee Meetings

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



Comprehensive Planning Document

See the vision for the future of the Sea Camp Properties



Town Vote

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

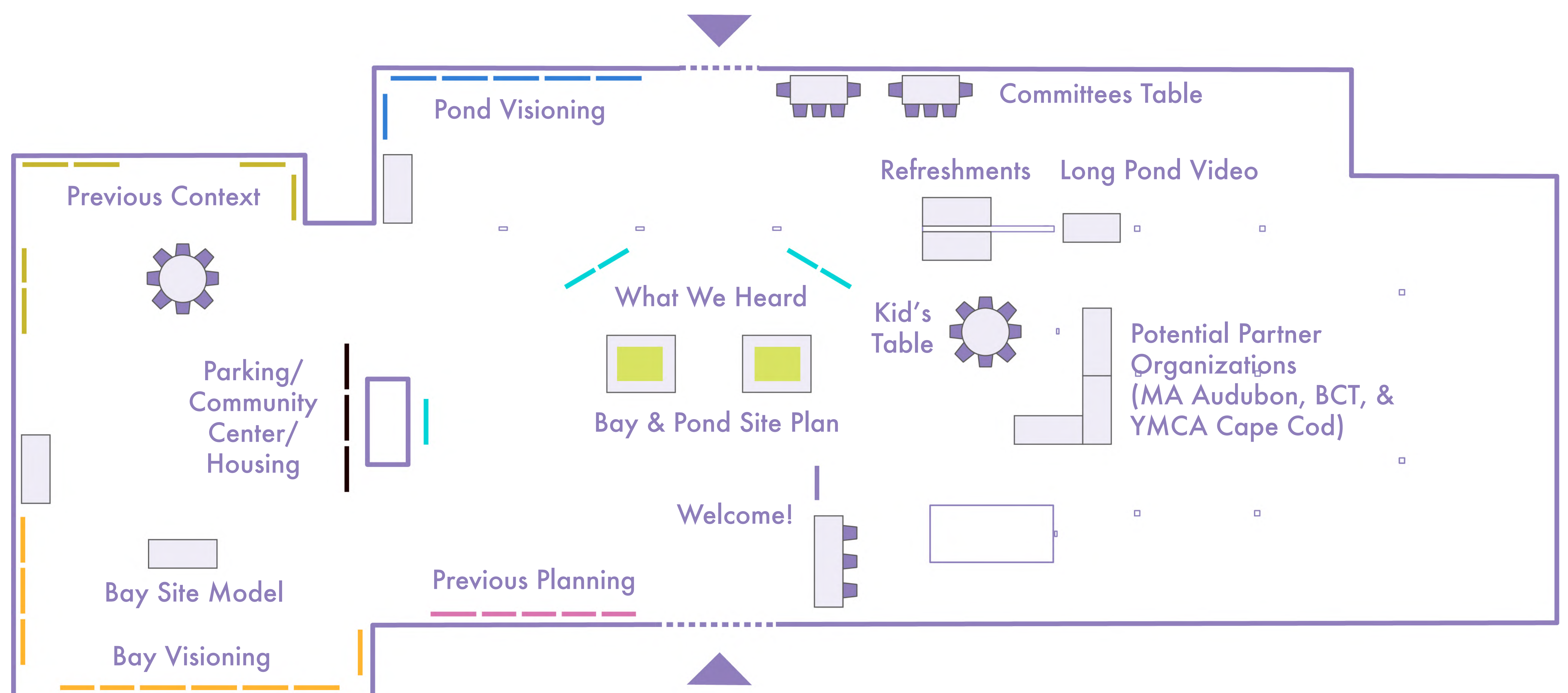
Welcome Station

Welcome!

Welcome to the second community workshop for the Brewster Sea Camps!

Today we will share potential planning scenarios for the future of the Bay and Pond properties and ask for your feedback. These planning scenarios are informed by the community feedback we received at the first community forum in May, and through the follow-up survey. We want your continued input and would like to know which planning scenarios you prefer.

Following introductory remarks, we invite you to visit the different stations below and give feedback on the scenarios displayed at the Visioning stations:



What we heard

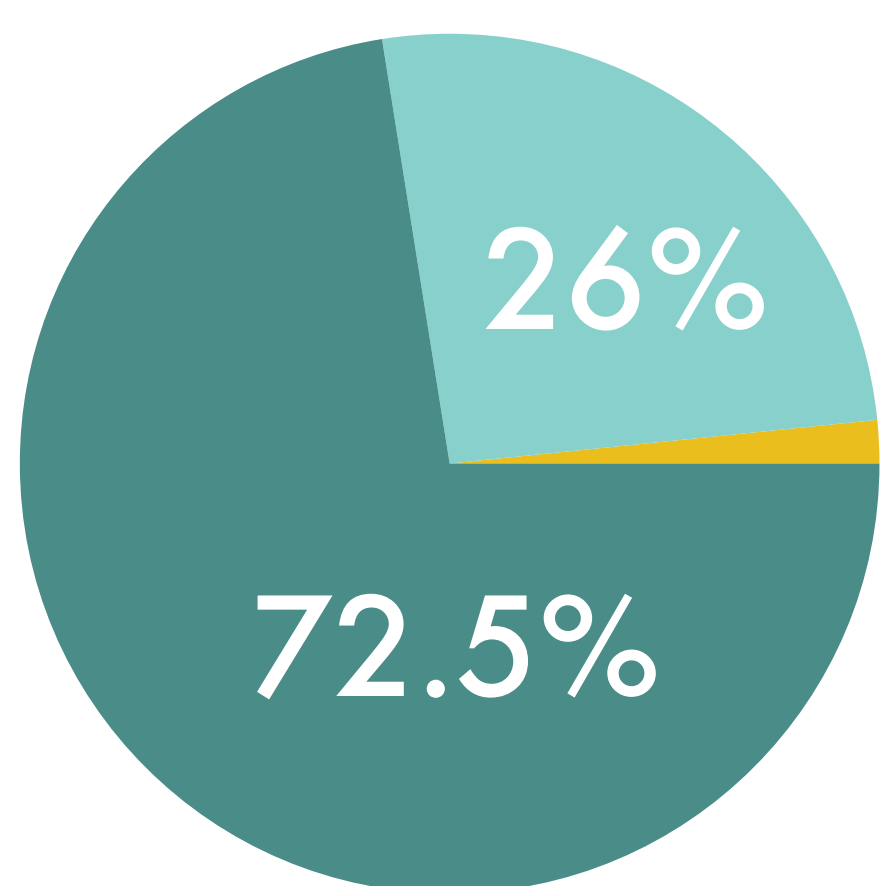
Thank You for sharing your feedback!

We appreciate your thoughts about your priorities for the future of both the Bay and the Pond Property!

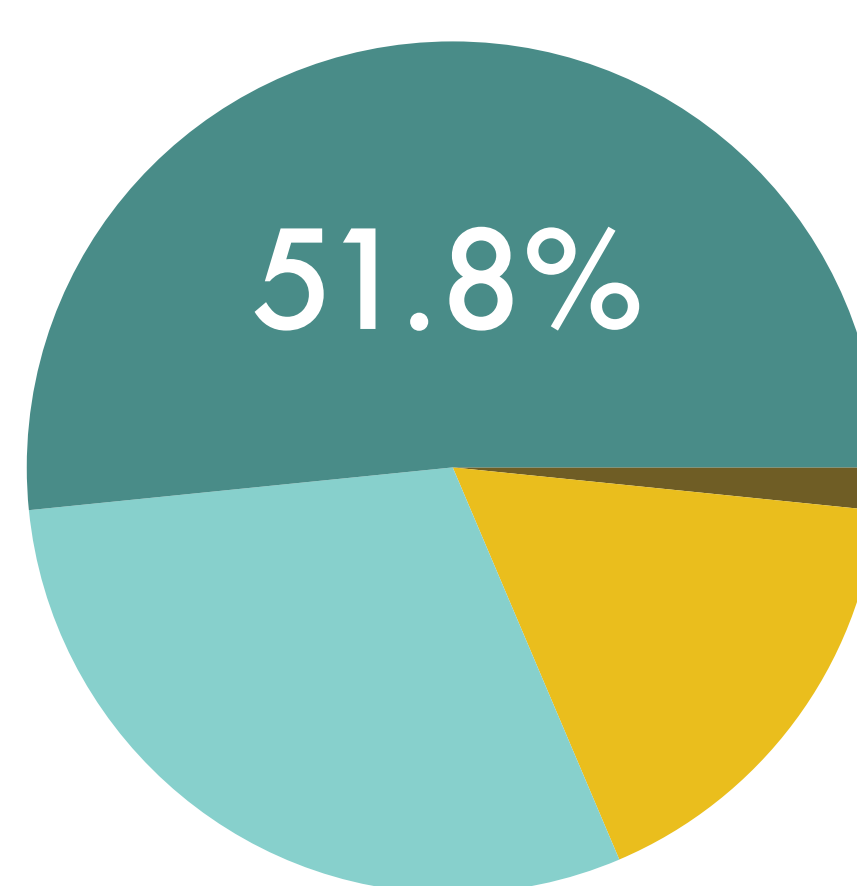
~ 400 Community Forum Attendees

1,367 Surveys Completed

Survey Demographics



72.5% were full time residents of Brewster, 26% were part-time residents



51.8% participants were over the age of 65



Feedback Responses

Bay Property

On Housing

Key Survey Feedback



31% would like to see seasonal workforce housing in a new building



50% would like to see seasonal workforce housing in existing buildings

Key Forum Feedback



High interest in seasonal workforce housing and affordable Housing



Additional housing opportunities was the Town Vision Plan goal that received the most stickers

Example Comments from Survey and Forum

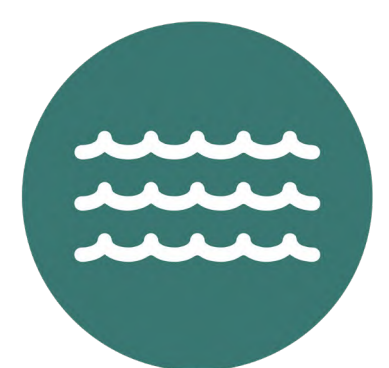
Create year round and seasonal affordable housing opportunities

We need housing for summer J-1 employees

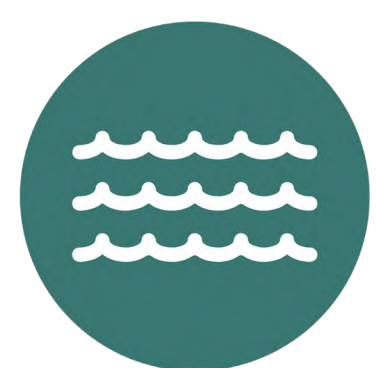
No housing. Recreation uses and community building only

On Sustainability and Conservation

Key Survey Feedback

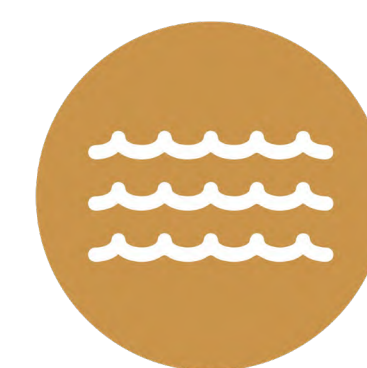


82% felt it was important to preserve and maintain the coastal ecosystem



75% felt it was important to protect natural habitat and water resources

Key Forum Feedback



Protect natural habitat and water resources was the key opportunity of greatest interest

Example Comments from Survey and Forum

Protect natural habitat and water resources

Minimize asphalt paving

Treat invasive species to bring back wildlife

Concerned about existing beach parking constructed so close to sensitive area

Reduce lawn and replace with wildflowers

On Re-use

Key Survey Feedback



74% felt it was important to reuse or adapt buildings currently on the property



General interest in re-using existing buildings as feasible

Key Forum Feedback

Example Comments from Survey and Forum

Consider renting existing cabins to local businesses

Re-use of buildings for seasonal housing (workforce and municipal)

Keep the buildings with high re-use potential but remove the others

Consider using the boathouse as an event venue or restaurant

Feedback Responses

Bay Property

On Recreation

Key Survey Feedback



74% would like to see walking trails



57% would like to see picnic areas



48% would like to see a playground



50% would like to see the Recreation Department moved to the Bay Property



Beach access, walking trails, and a playground were the recreational activities of highest interest

Key Forum Feedback

Example Comments from Survey and Forum

Walking trails throughout the property

A walking trail with exercise stations to help seniors in town maintain their good health

Great opportunity for pickleball courts! Need more in Brewster

Expand recreation programs for kids

Add a playground

On Community Programs

Key Survey Feedback



52% would like to see adult and youth education classrooms



51% would like to see a community center



49% would like to see a children's day camp



A community center received the most stickers



Residents also expressed strong interest in a playground, beach access, event venue, indoor pool and walking trails

Key Forum Feedback

Example Comments from Survey and Forum

We need a multi-generational community center

Create studio spaces for resident artists, create gallery space and performance space

Creative adult learning, lecture series, and arts center programming. Nature programs which do not interrupt others' access

On Partnerships

Key Survey Feedback



76% want to continue considering a partnership with Mass Audubon



53% want to continue considering a partnership with the YMCA



92% want to continue considering a partnership with Mass Audubon



67% want to continue considering a partnership with the YMCA

Key Forum Feedback

Other Key Forum and Survey Feedback

It is critical that the needs of our senior population be taken into consideration in all planning

Support a pedestrian and/or bike path alongside existing roads

Seek opportunities to make the property financially self-sustaining to the extent possible

Consider revenue opportunities from use by third party organizations - community groups and arts

Feedback Responses

Pond Property

On Passive Recreation

Key Survey Feedback



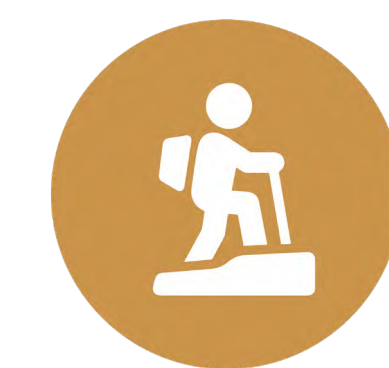
88% are interested in walking trails



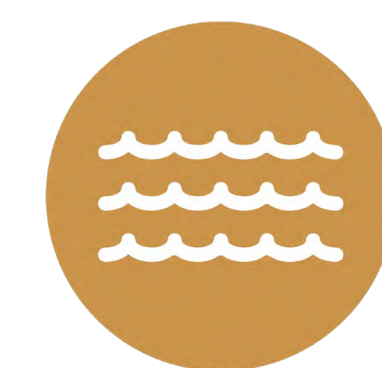
56% are interested in bird watching



54% are interested in a picnic area



Walking trails received the most stickers of all potential activities



Creating open space and protecting water resources were the Town Vision Plan goals of highest interest

Example Comments from Survey and Forum

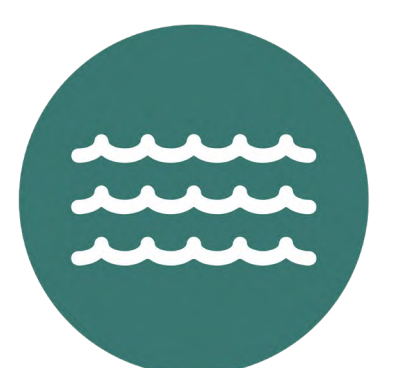
More hiking paths

Educational trails for appreciation of ecology and natural habitats

We need more biking and walking paths in Brewster

On Sustainability and Conservation

Key Survey Feedback



60% feel it is important to consider potential future town water supply



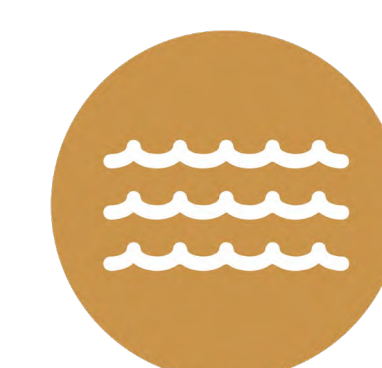
76% voted to set conservation areas to protect key habitat & water resources



60% voted to connect the property to the adjacent Long Pond Woodlands



Protect key habitat and resources was the key opportunity of highest interest



Creating open space and protecting water resources were the Town Vision Plan goals of highest interest

Example Comments from Survey and Forum

Protect wetlands and rare species habitat

Preserve land for future water supply

Minimize asphalt. Gravel parking and roads

On Access

Key Survey Feedback



68% feel it is important to increase accessibility to the pond property and its resources



Common suggestions included to improve access but limit parking and asphalt

Key Forum Feedback

Example Comments from Survey and Forum

Provide parking at Route 137 for walk-in access only

Several smaller parking areas instead of one big one

ADA parking near pond

On Partnerships

Key Survey Feedback



81% want to continue considering a partnership with Mass Audubon



82% want to continue considering a partnership with the BCT



95% want to continue considering a partnership with Mass Audubon



99% of respondents want to continue considering a partnership with the BCT

Feedback Responses

Pond Property

On Waterfront Activities

Key Survey Feedback



79% are interested in beach access



75% are interested in swimming



66% are interested in kayaking/paddleboards



Swimming was the waterfront activity of highest interest

Key Forum Feedback

Example Comments from Survey and Forum

Access to swimming in the pond

Boat storage and boat access

Additional moorings

Kayak/SUP storage for rent like other town beaches

On Building Re-Use

Key Survey Feedback



52% want to see a nature residency in existing buildings



49% want to see a children's day camp in existing buildings

Example Comments from Survey and Forum

Kayak and boat storage

Snack bar

Seasonal housing rental for seasonal employees

On New Building

Key Survey Feedback



39% do not want to see any new buildings on the property



34% want to see a new nature center on the property



27% want to see new seasonal workforce



24% want to see new affordable community housing



21% want to see new municipal housing

Key Forum Feedback



Strong interest in preserving the land with some interest in incorporating affordable housing

Example Comments from Survey and Forum

Interest in new bathroom, boat house, small snack bar

It's in the water recharge district. Do not build anything there

Small-scale housing along Rt. 137 with an appropriate buffer to the conservation and recreational areas

Key Community Interests

Bay Property

- Expand opportunities for community use, including a potential community center (education, wellness, meetings, arts and 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
- Manage cost (revenue generation and phasing)
- Build appropriate partnerships for activation and stewardship
- Protect coastal resources and build sustainably (protect buffer zones and ecological resources, limit impermeable paving, restore native ecosystems)
- Provide housing options, prioritizing J1 / seasonal workforce
- Create experiences for younger generations (day camp, education, playground) and older generations (continuing education, programming, accessible resources)

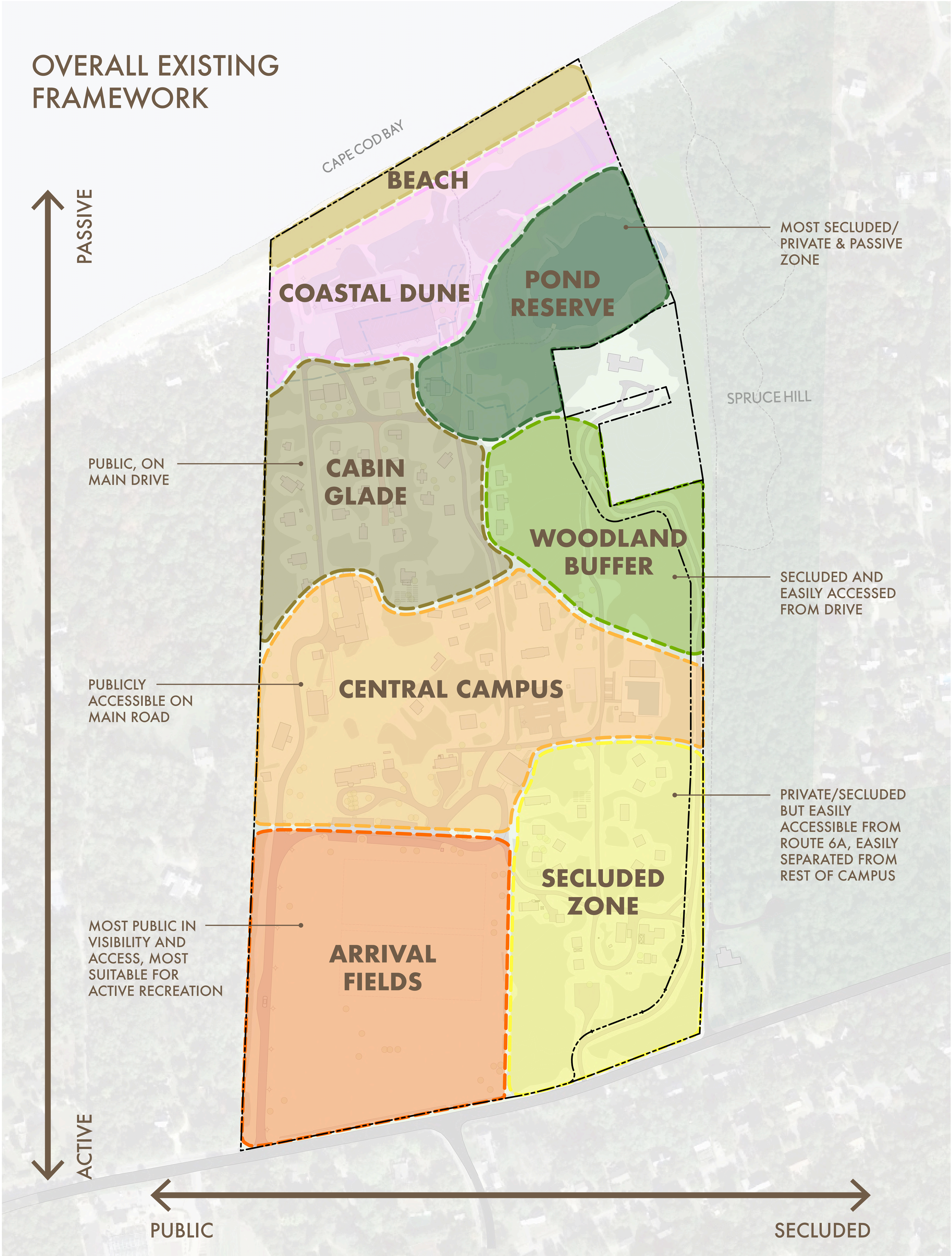
Key Community Interests

Pond Property

- Provide community beach access (swimming, kayaking and stand up paddle board)
- Increase accessibility to the property and its resources (update roads, add ADA compliant walking trails, connection to Long Pond Woodlands, small parking areas)
- Establish conservation areas to protect key habitat and water resources
- Re-use existing buildings where feasible (potential for nature center, children's day camp, storage)
- Limit new building but consider appropriately scaled housing (affordable, workforce) and nature center
- Build partnerships with BCT and Mass Audubon for activation and stewardship education, programming, accessible resources)

Scenarios

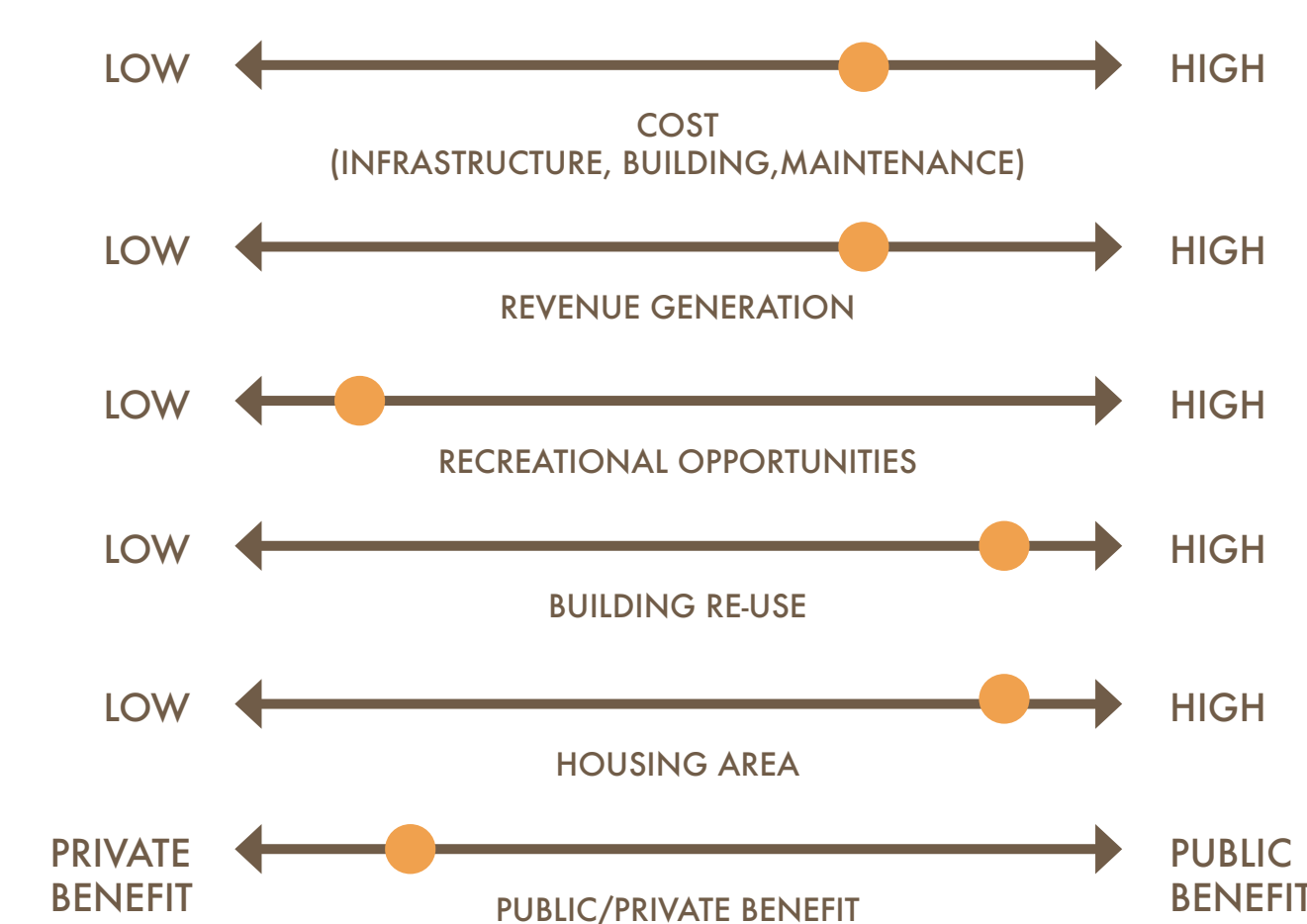
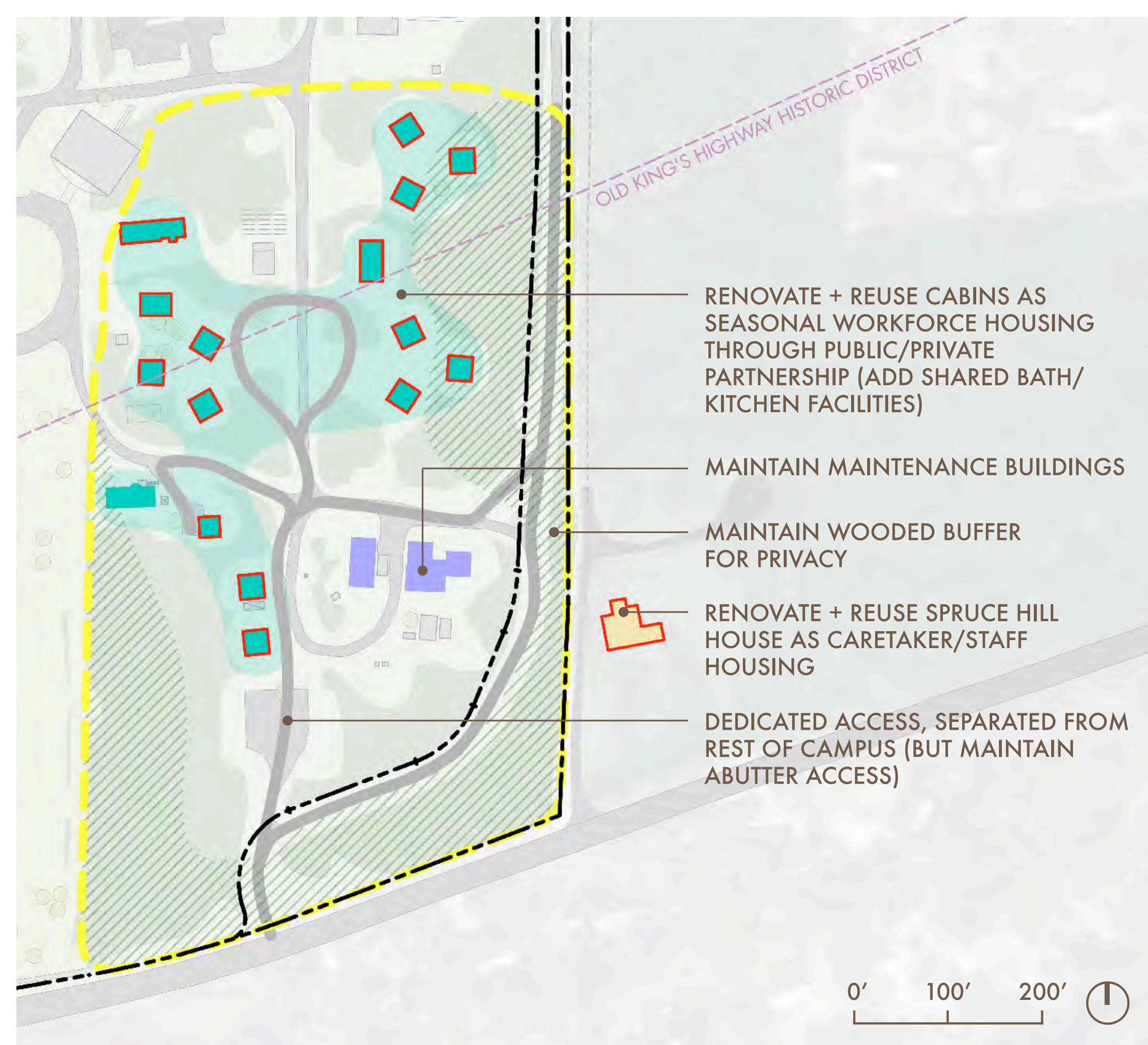
OVERALL EXISTING FRAMEWORK



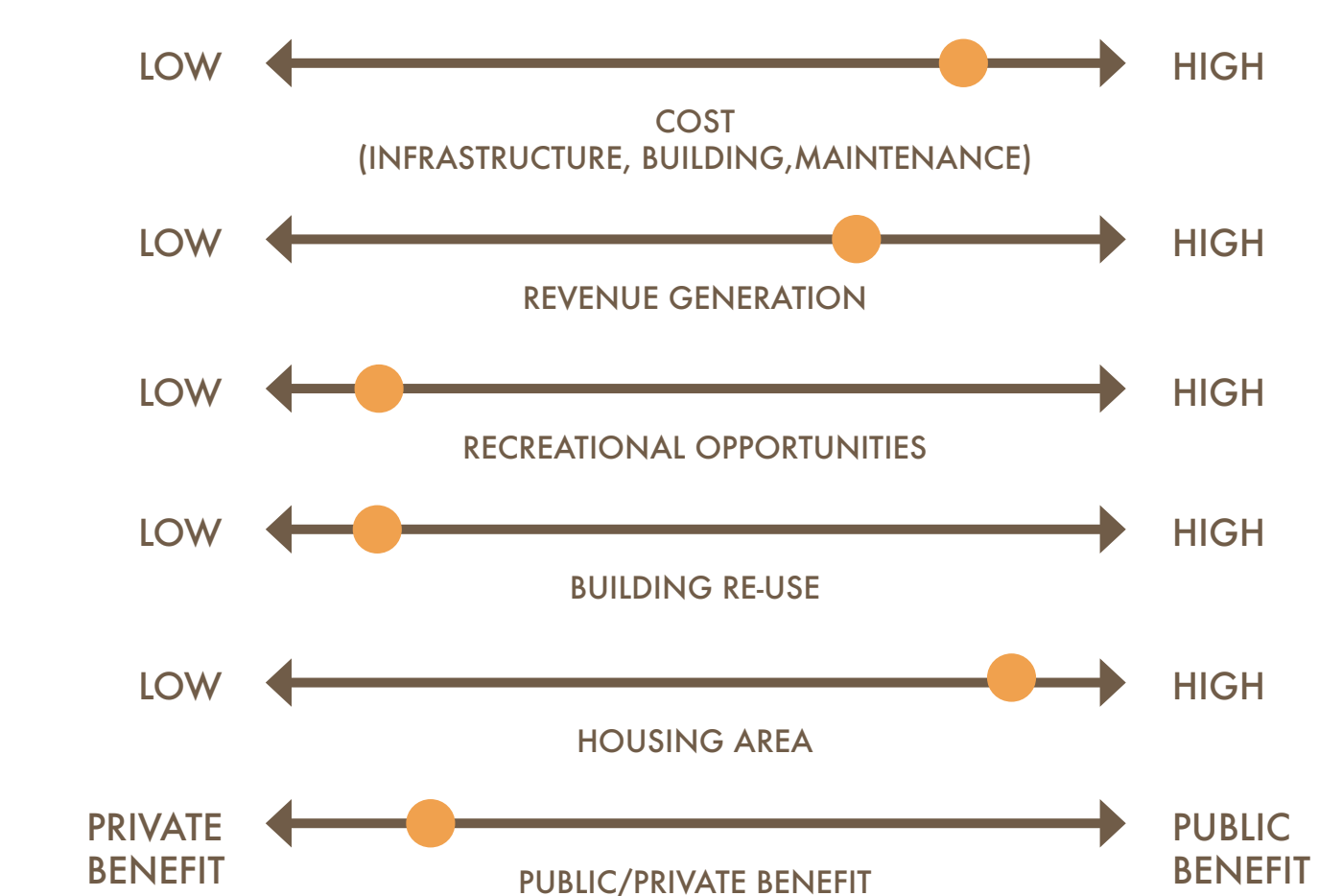
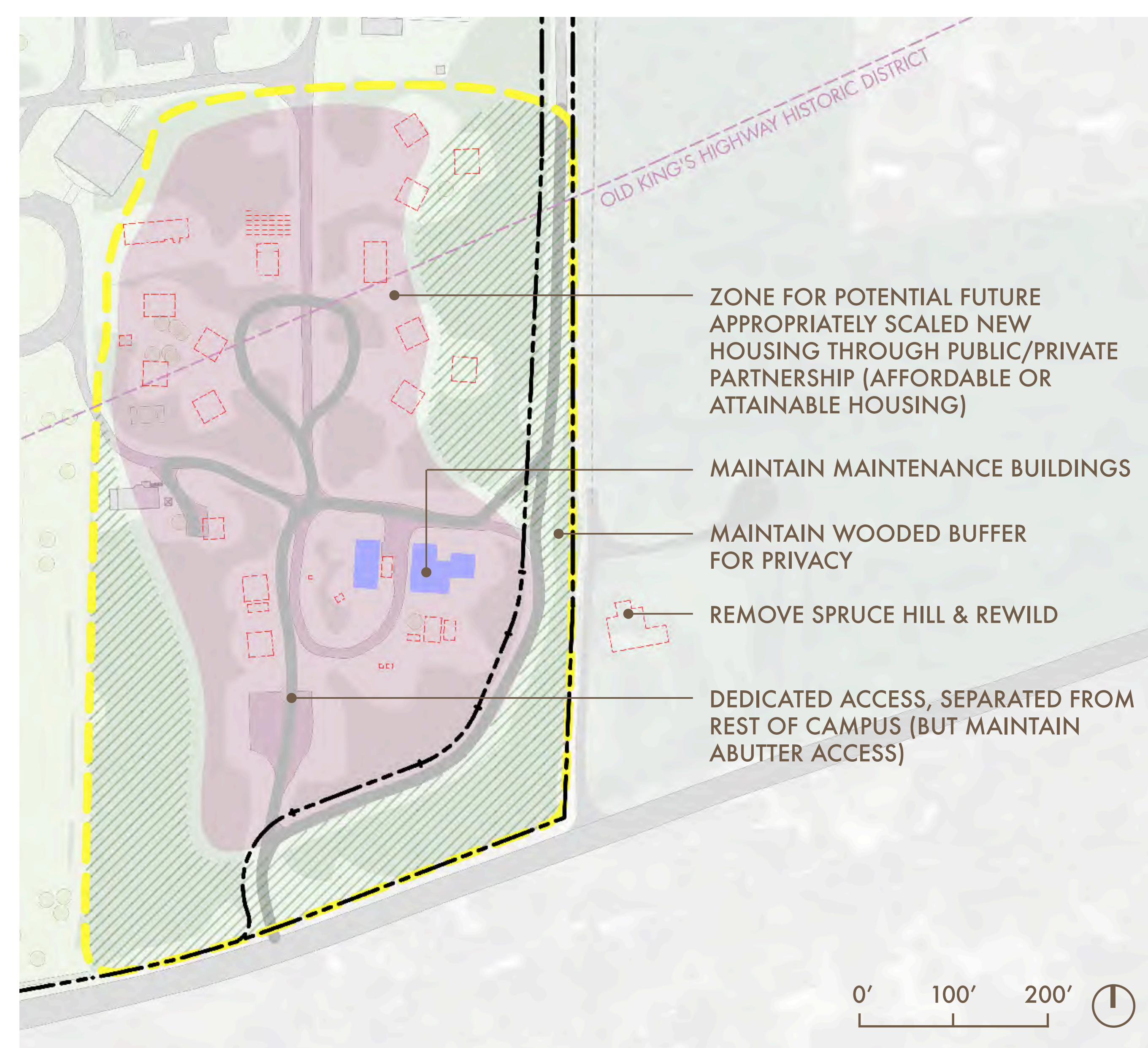
Secluded Zone

Bay Property

Option 1: Re-use Buildings for Seasonal Workforce Housing



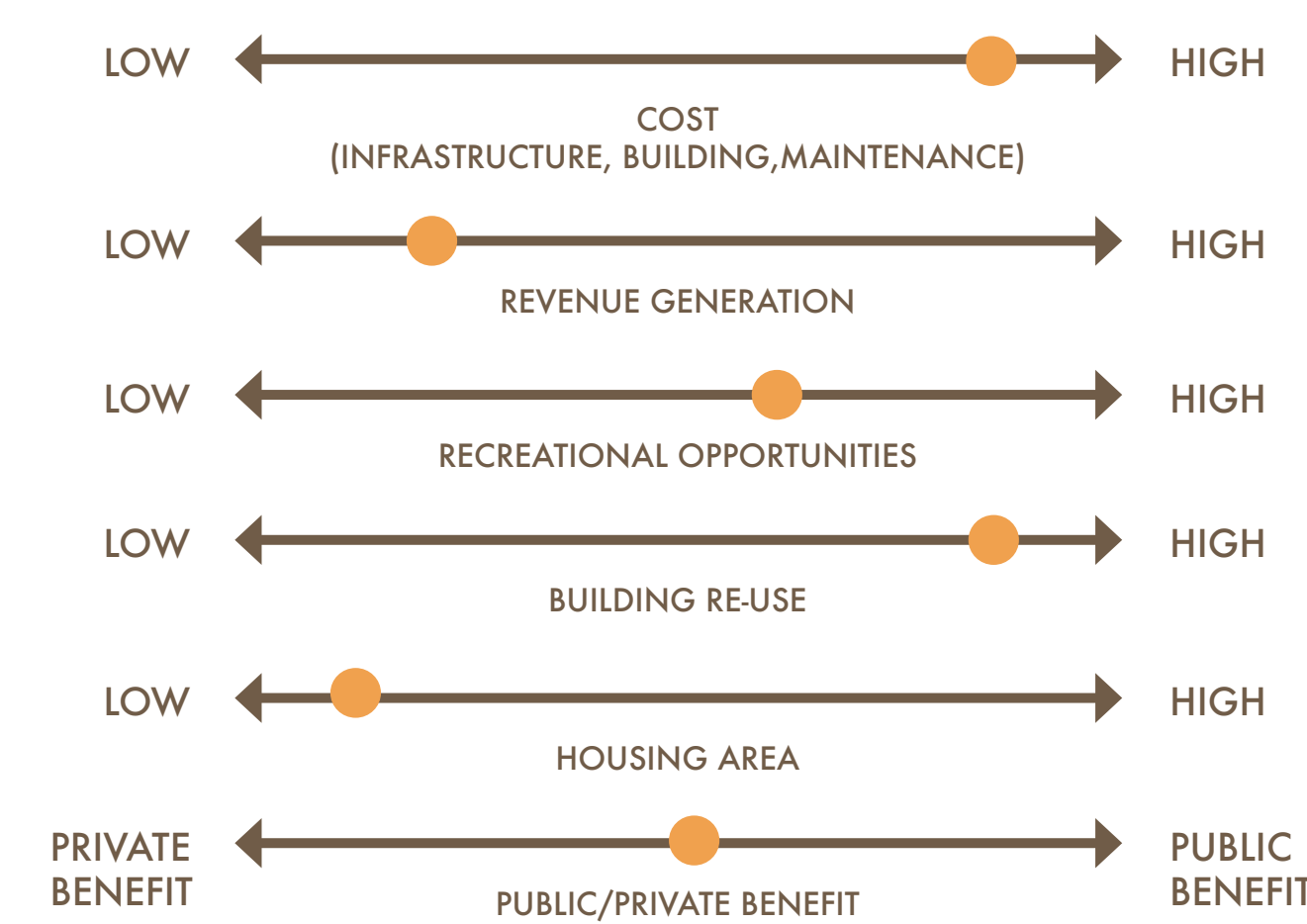
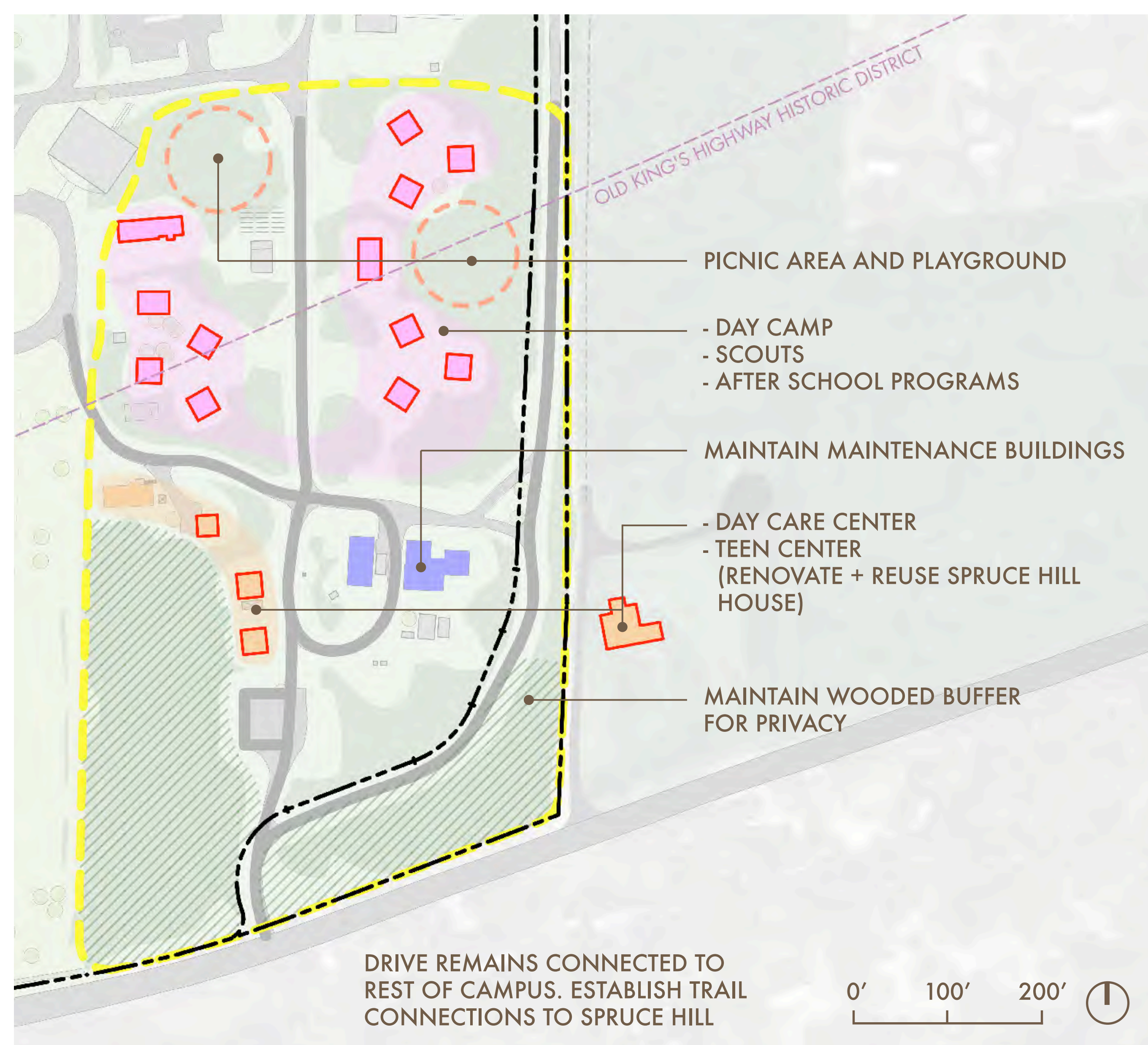
Option 2: New Year-round Housing (Affordable or Attainable)



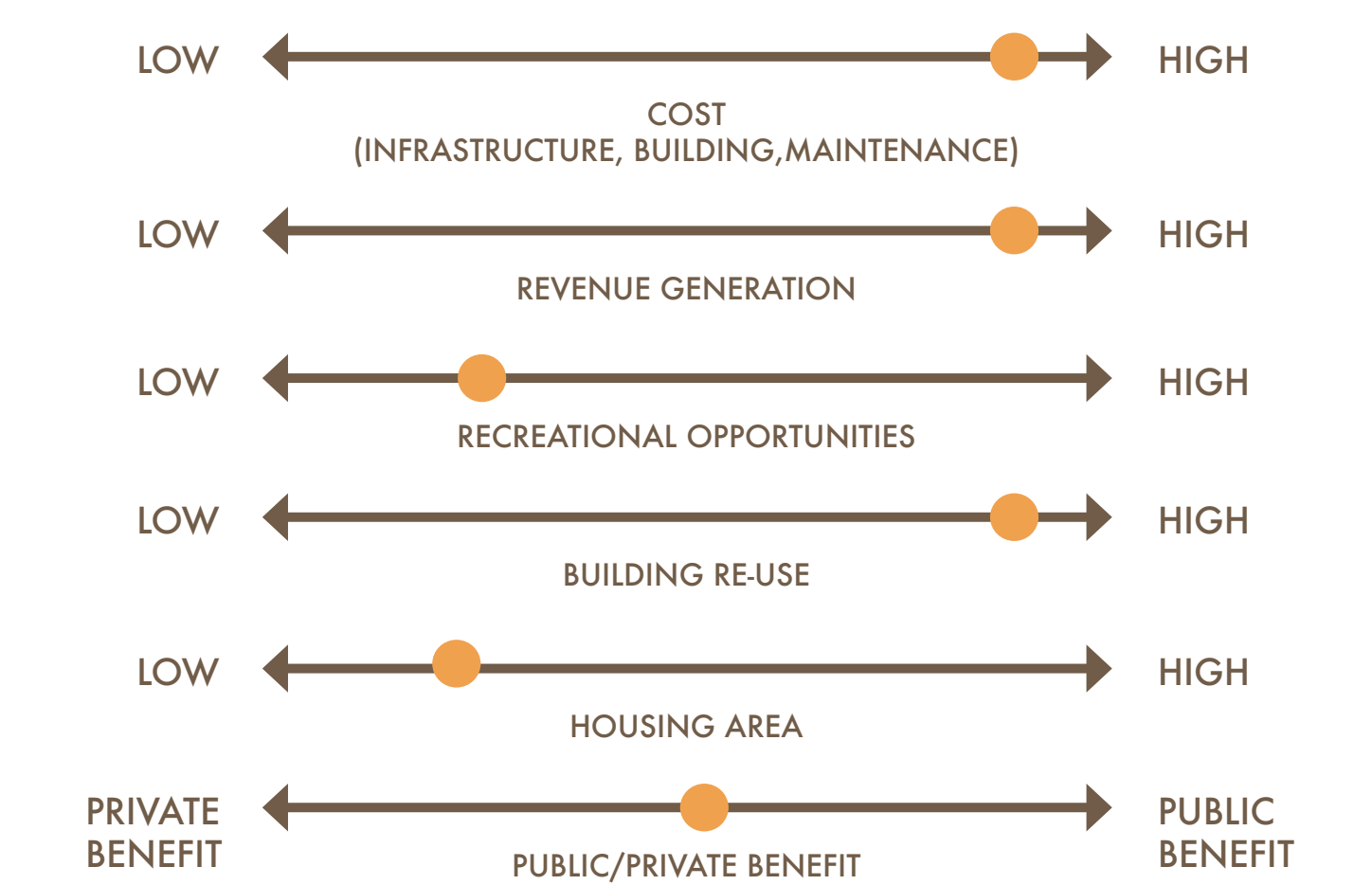
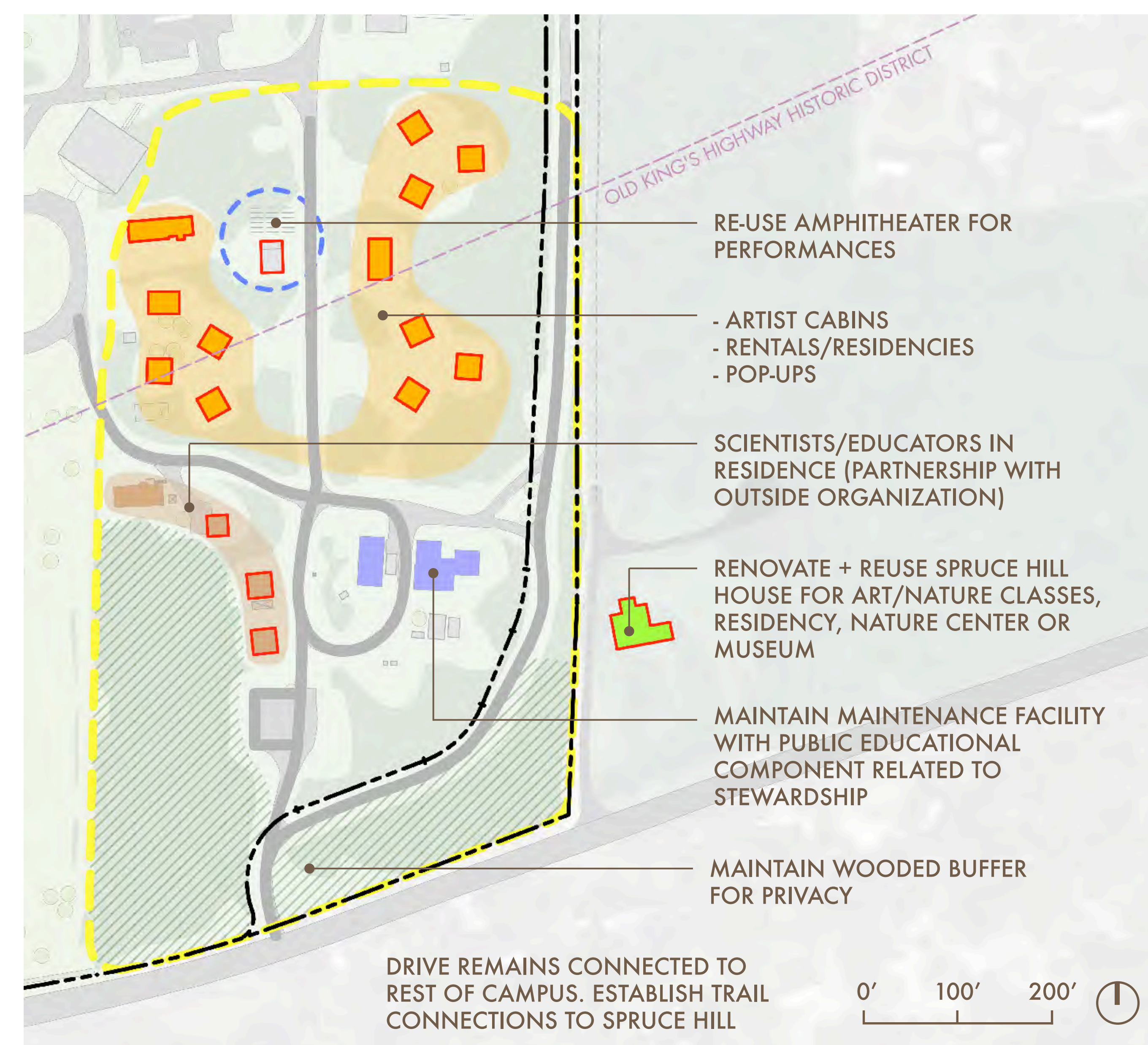
Secluded Zone

Bay Property

Option 3: Family Zone



Option 4: Arts/Science/Nature



Day Care Center

Cape Cod Children's Place
Eastham, MA



Picnic Pavilion

Camp Canaan
New Canaan, CT



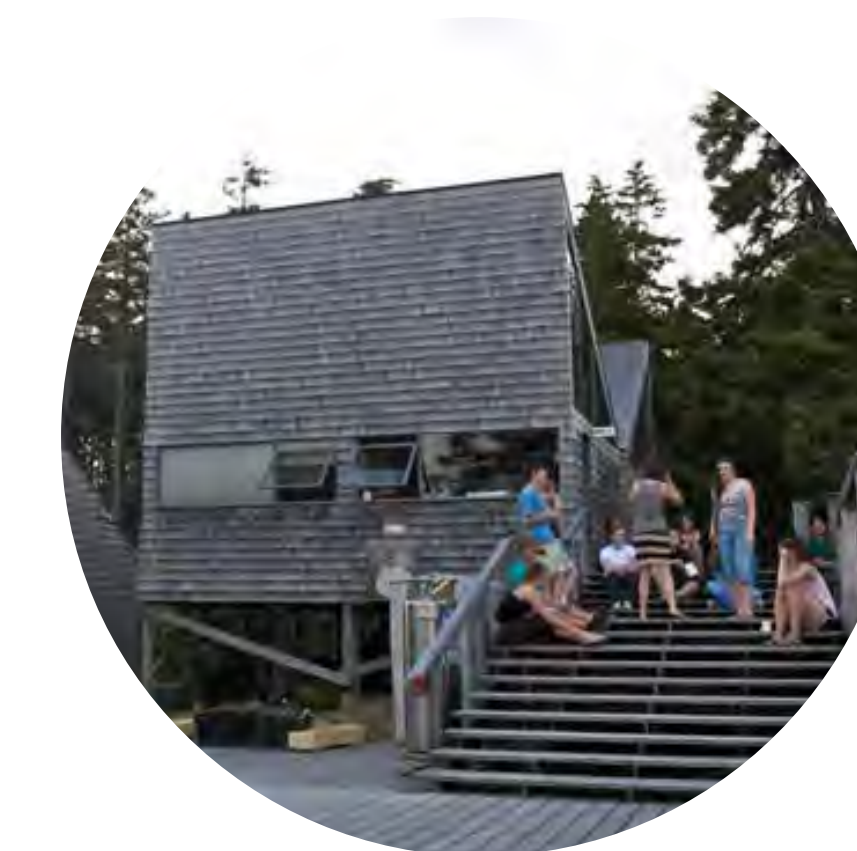
Outdoor Theater

Wolf Trap National Park for the
Performing Arts
Vienna, VA



Artist Residency

Providence Dune Shacks
Providence, RI



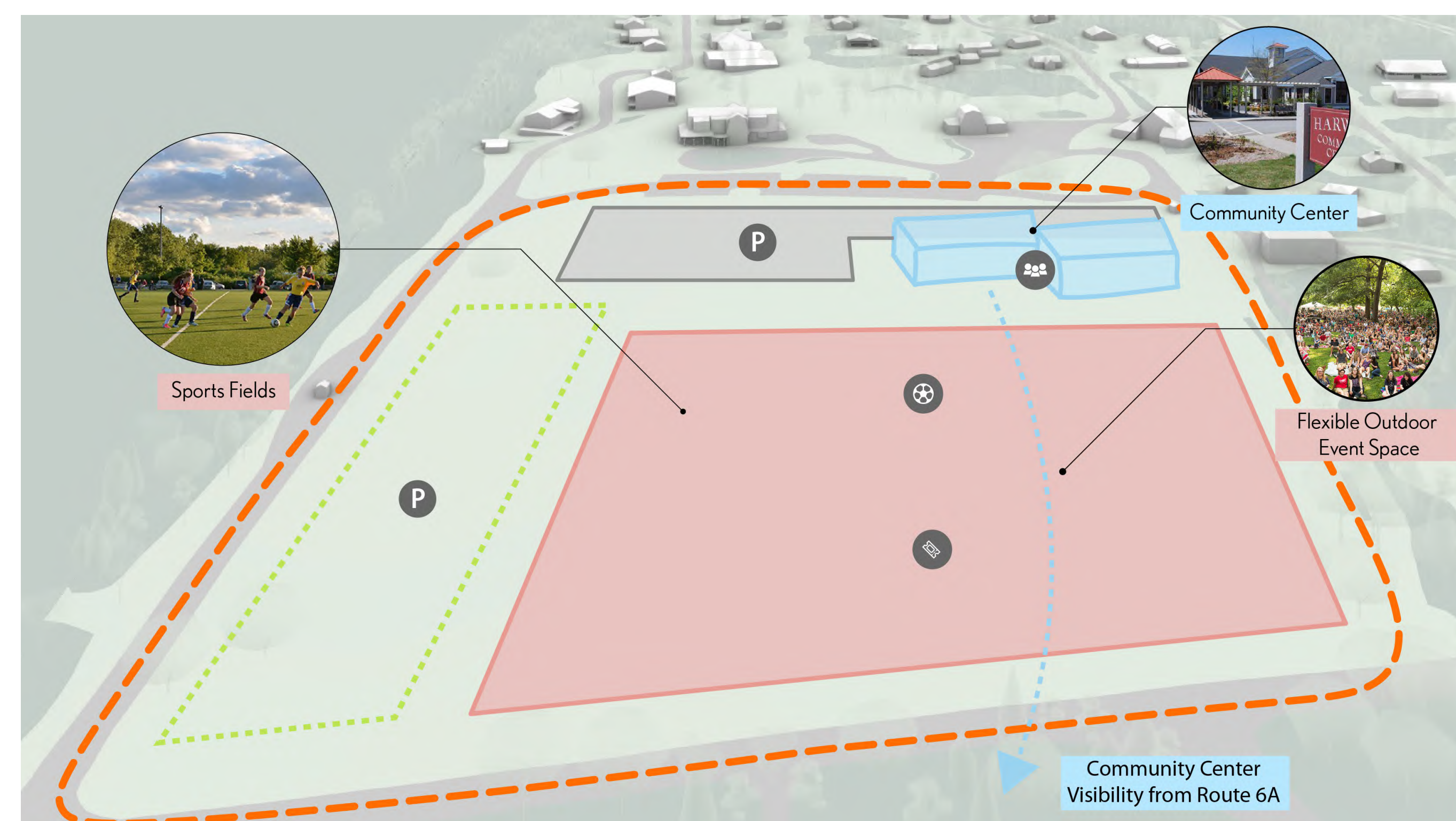
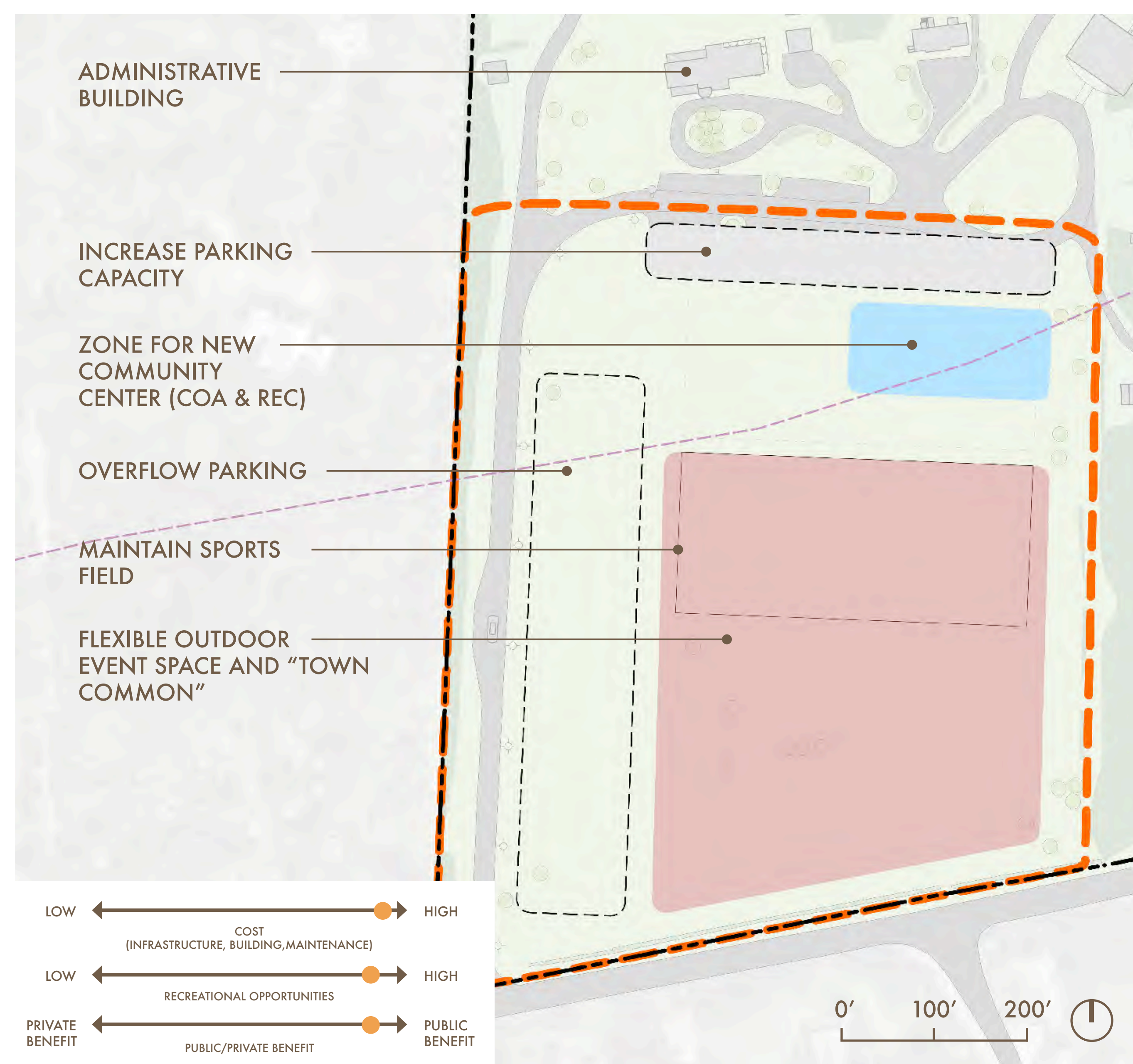
Artist Residency

Haystack Mountain School of
Crafts
Deer Isle, MA

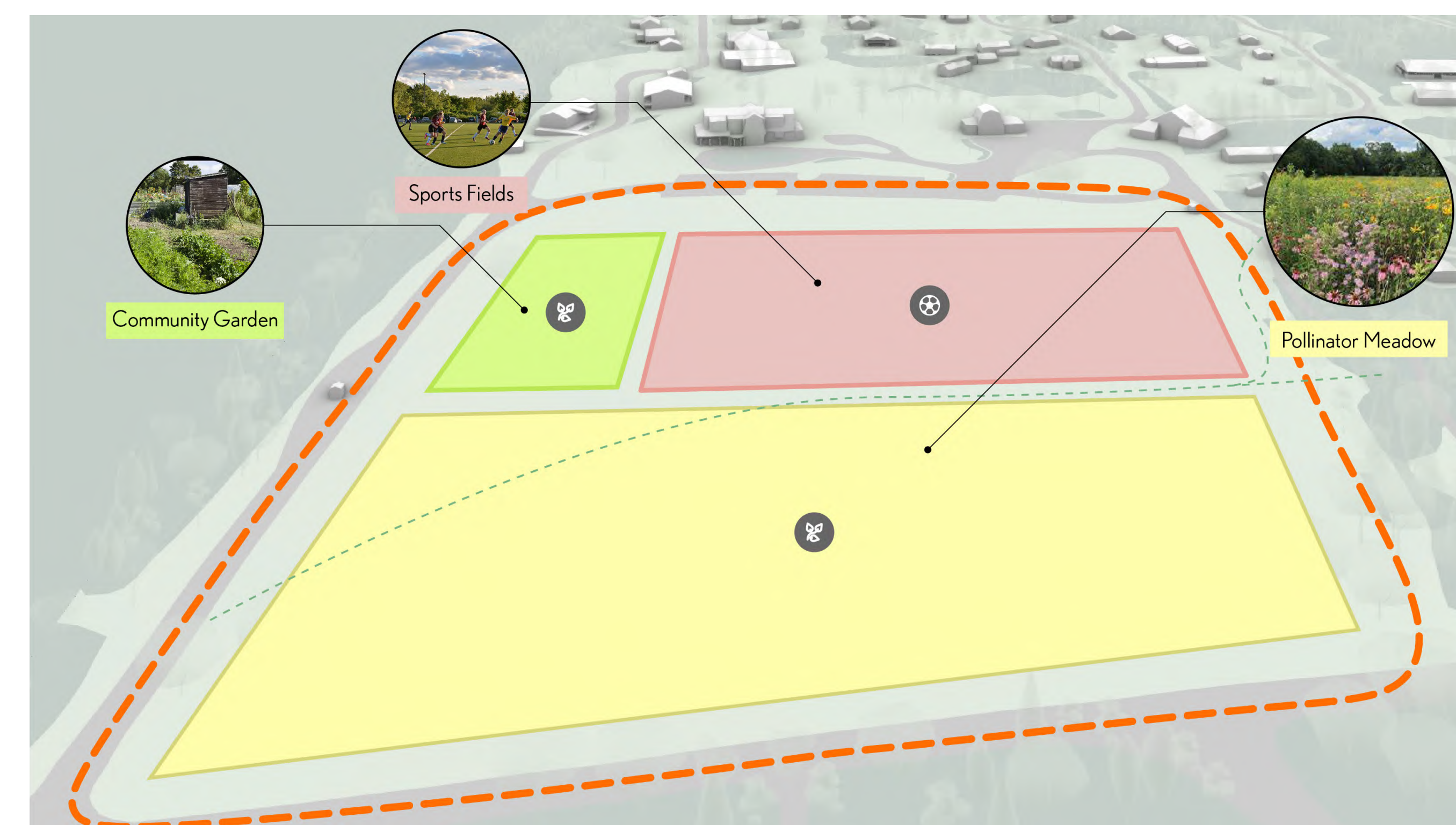
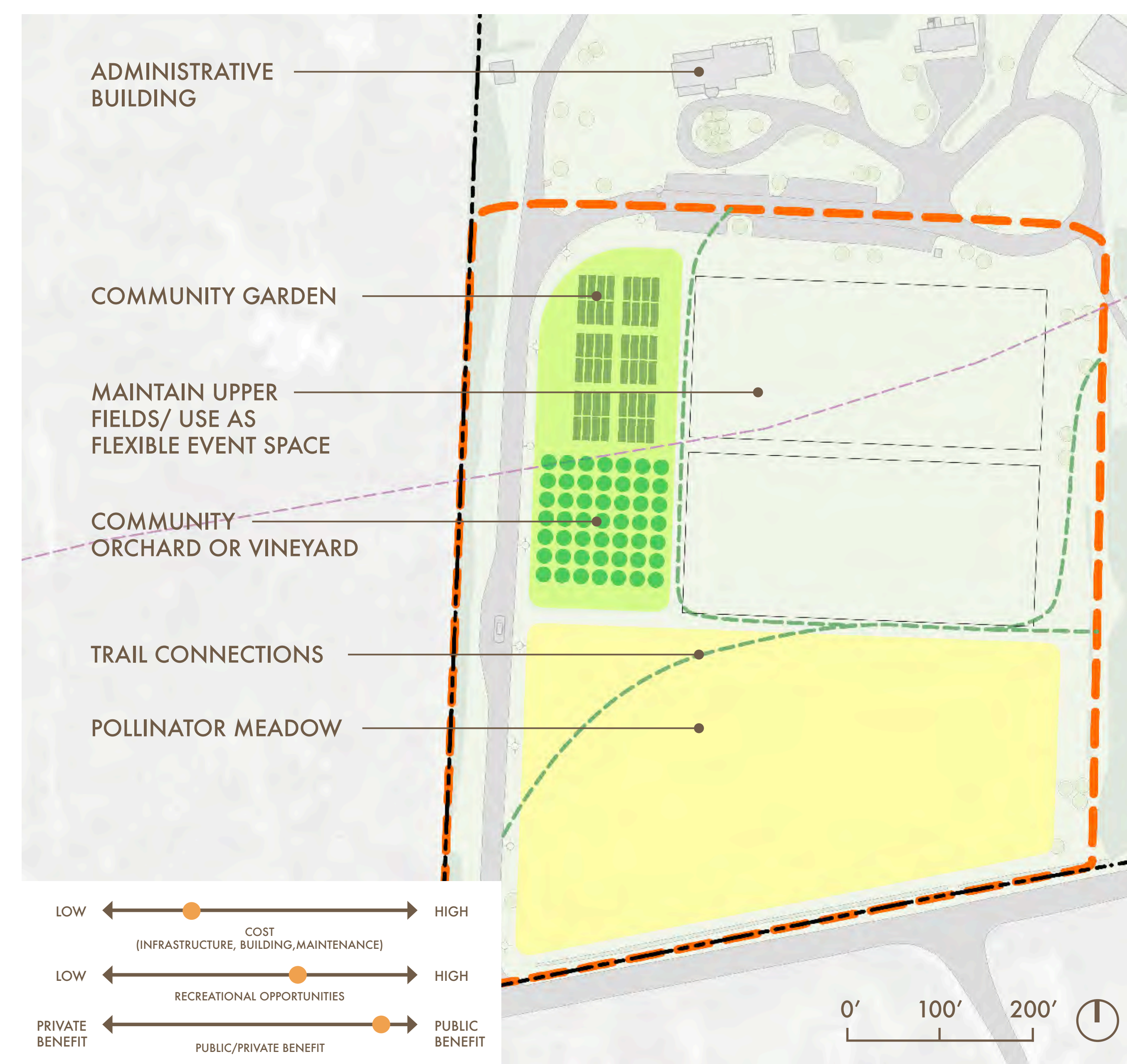
Arrival Fields

Bay Property

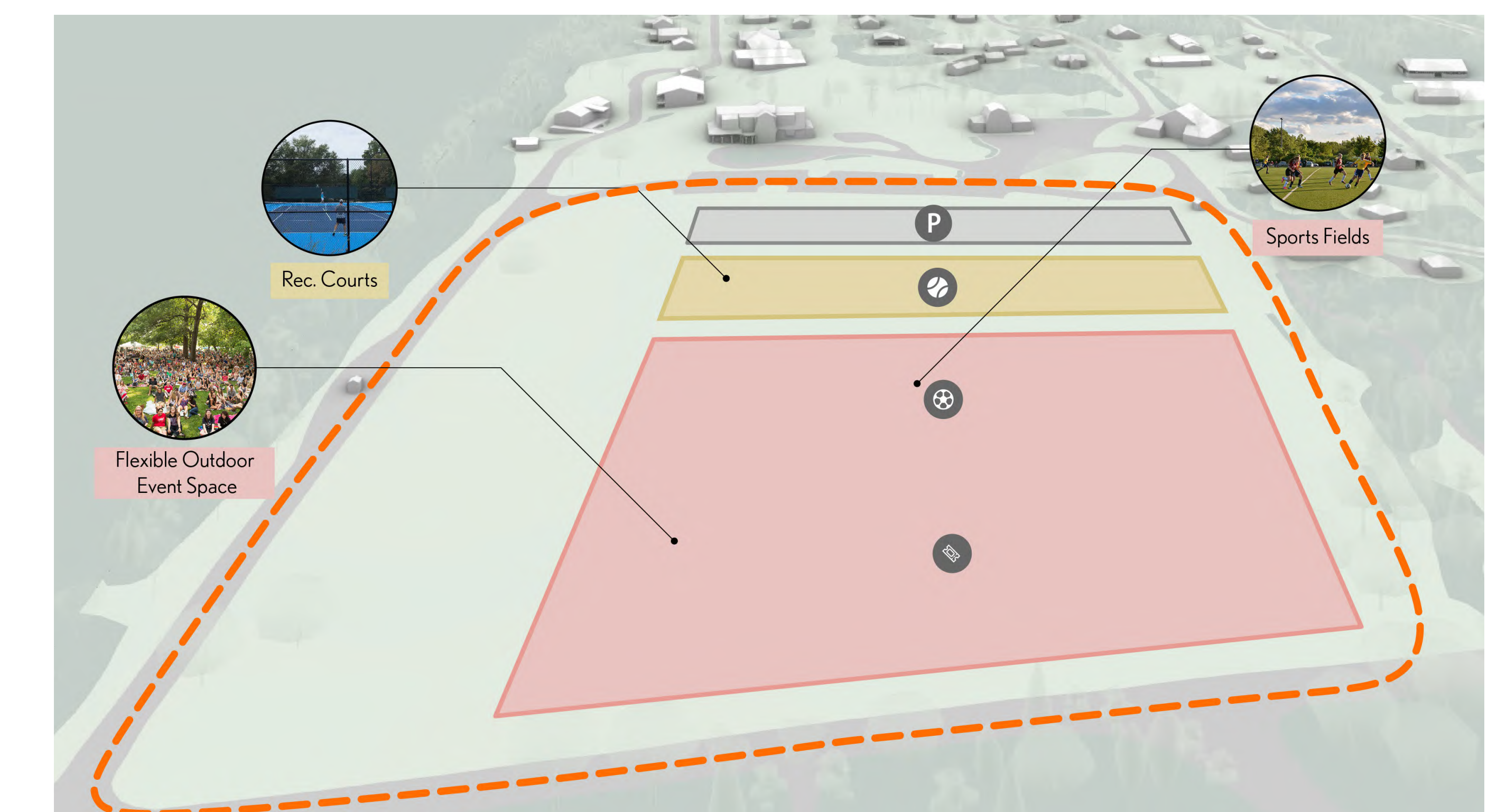
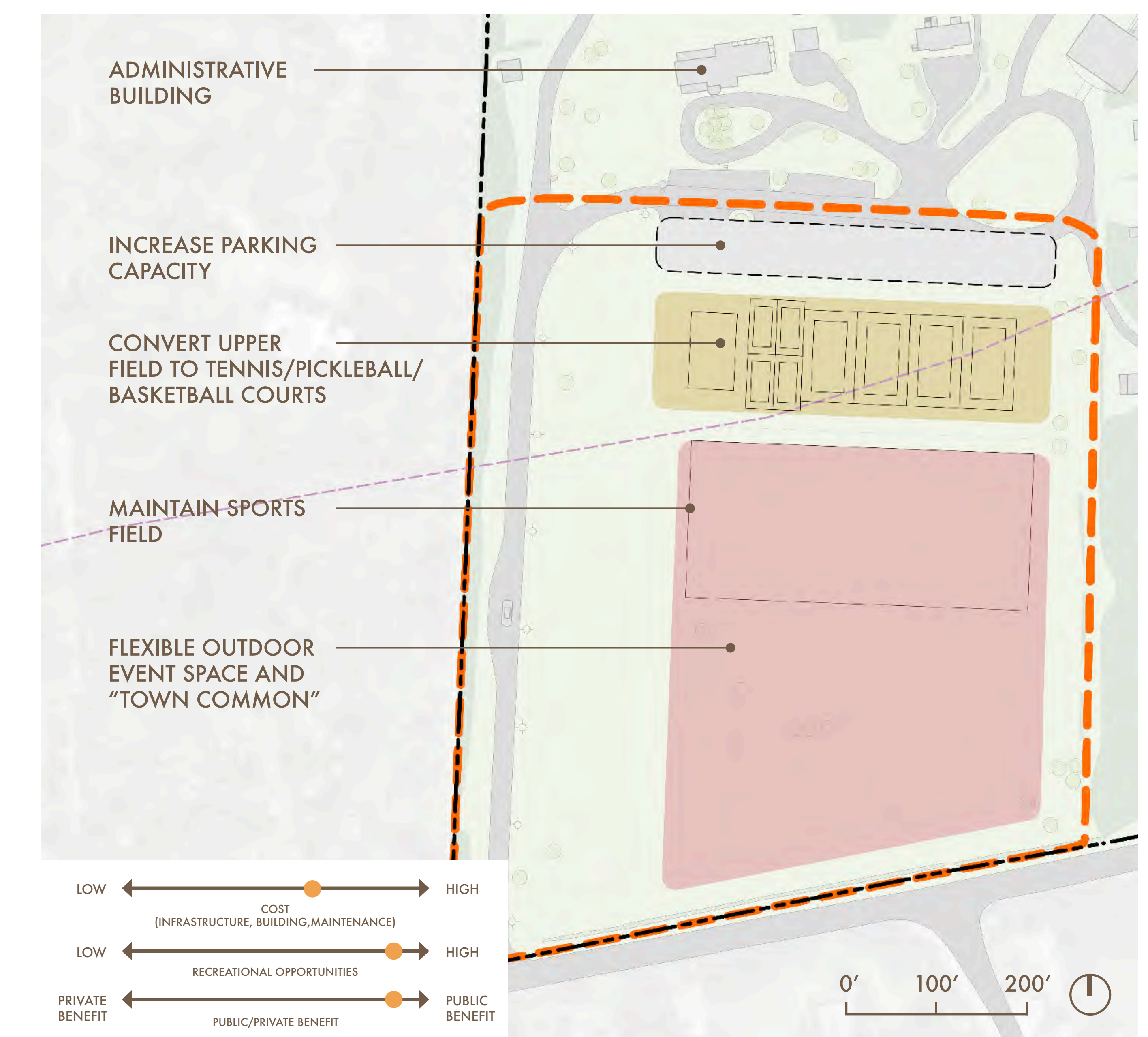
Option 1: Community Center and Flexible Outdoor Gathering



Option 2: Partial "Re-wild"



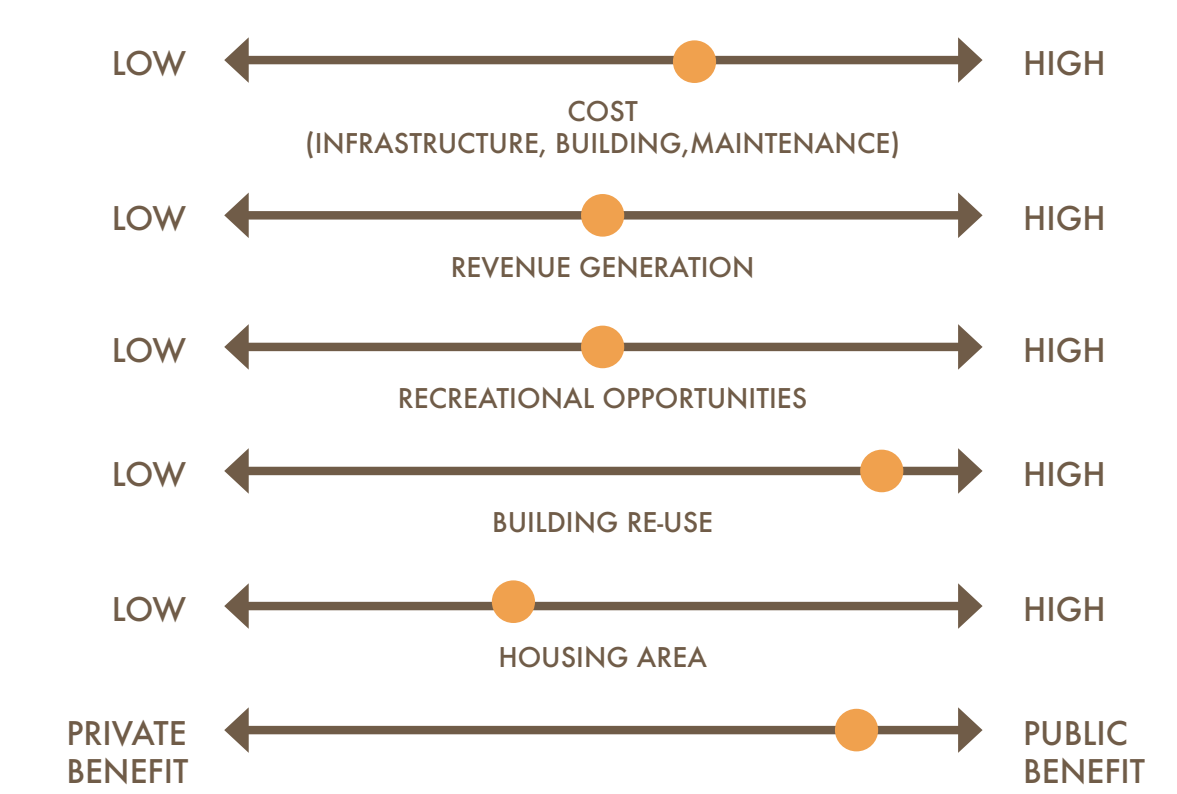
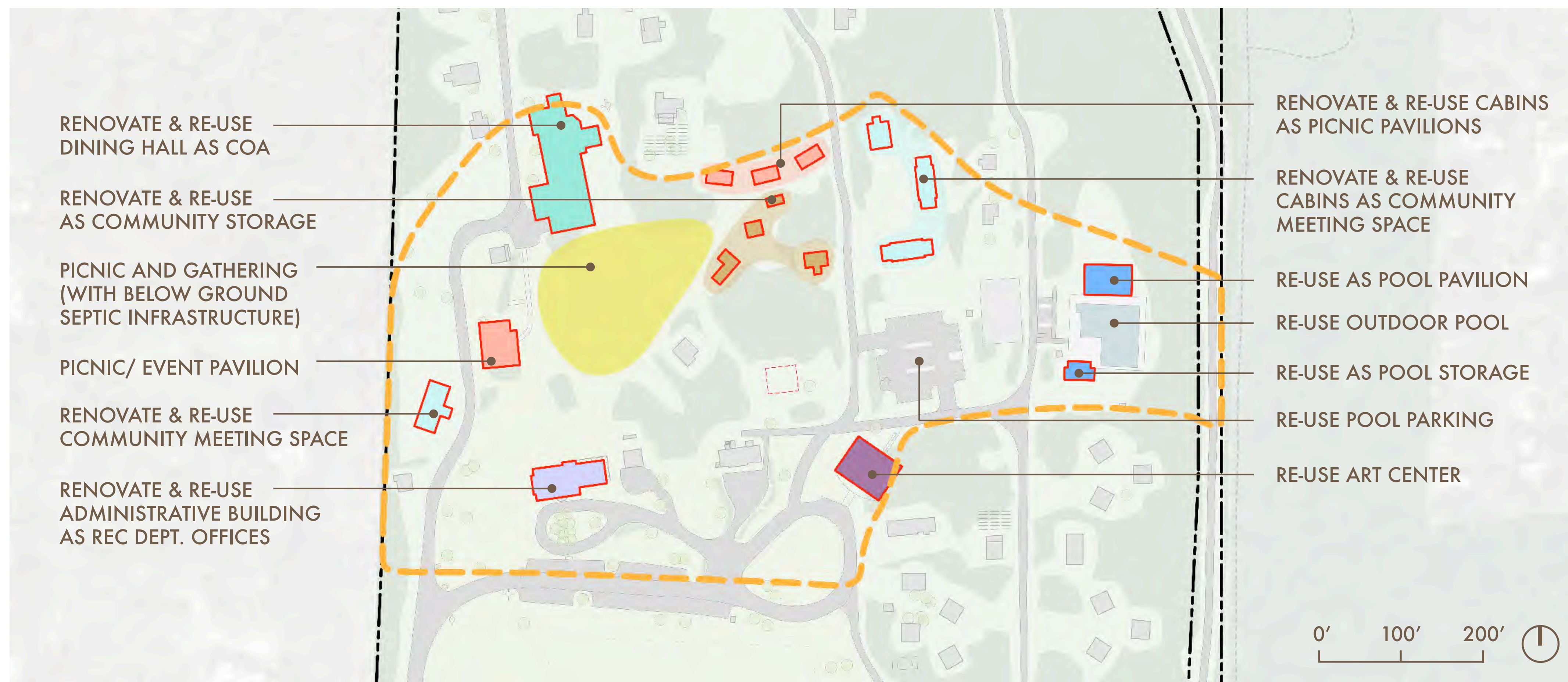
Option 3: Recreation Focus



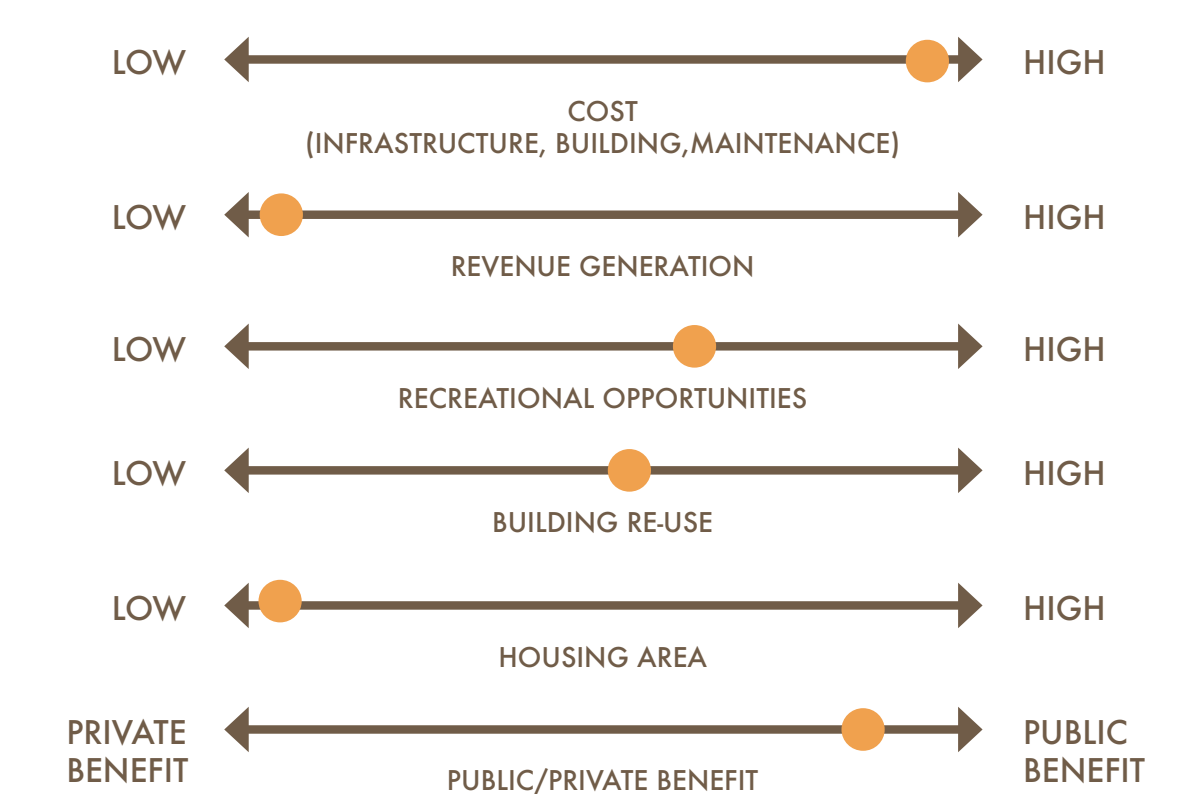
Central Campus

Bay Property

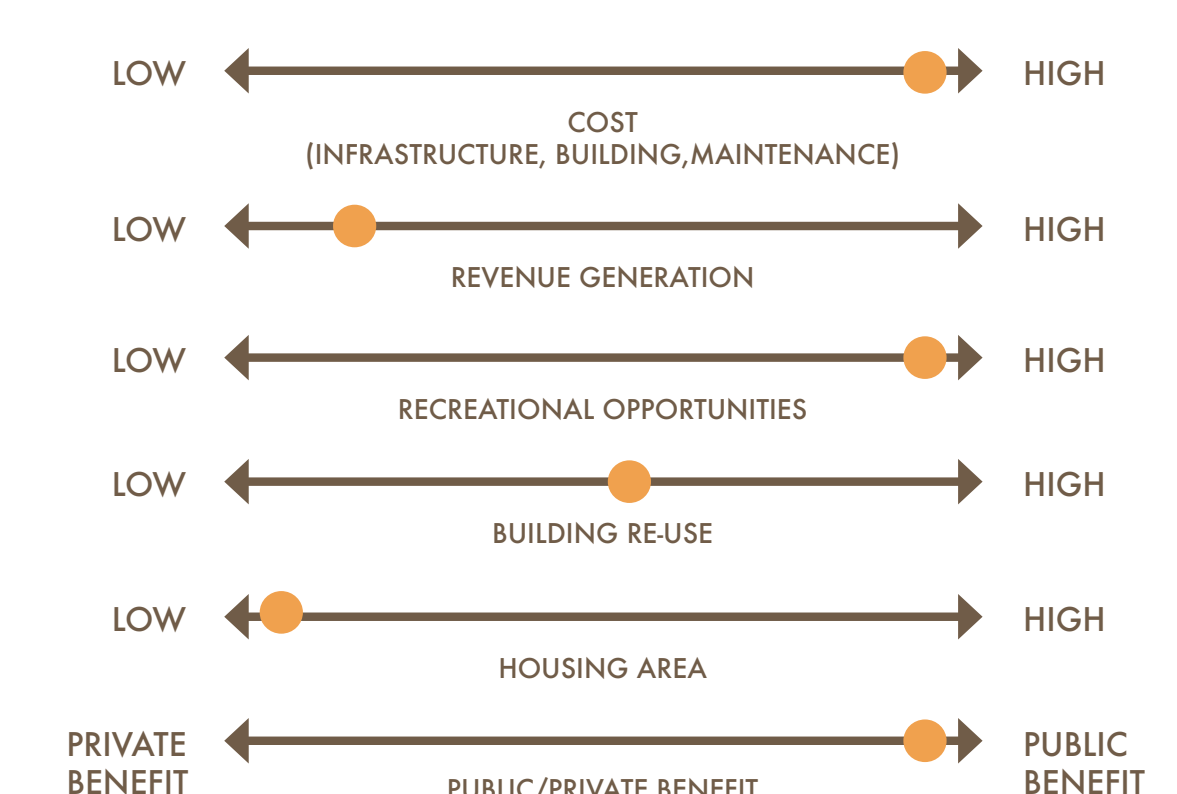
Option 1: Re-use and Extensively Renovate for Community Campus



Option 2: New Community Center Anchors Community Campus



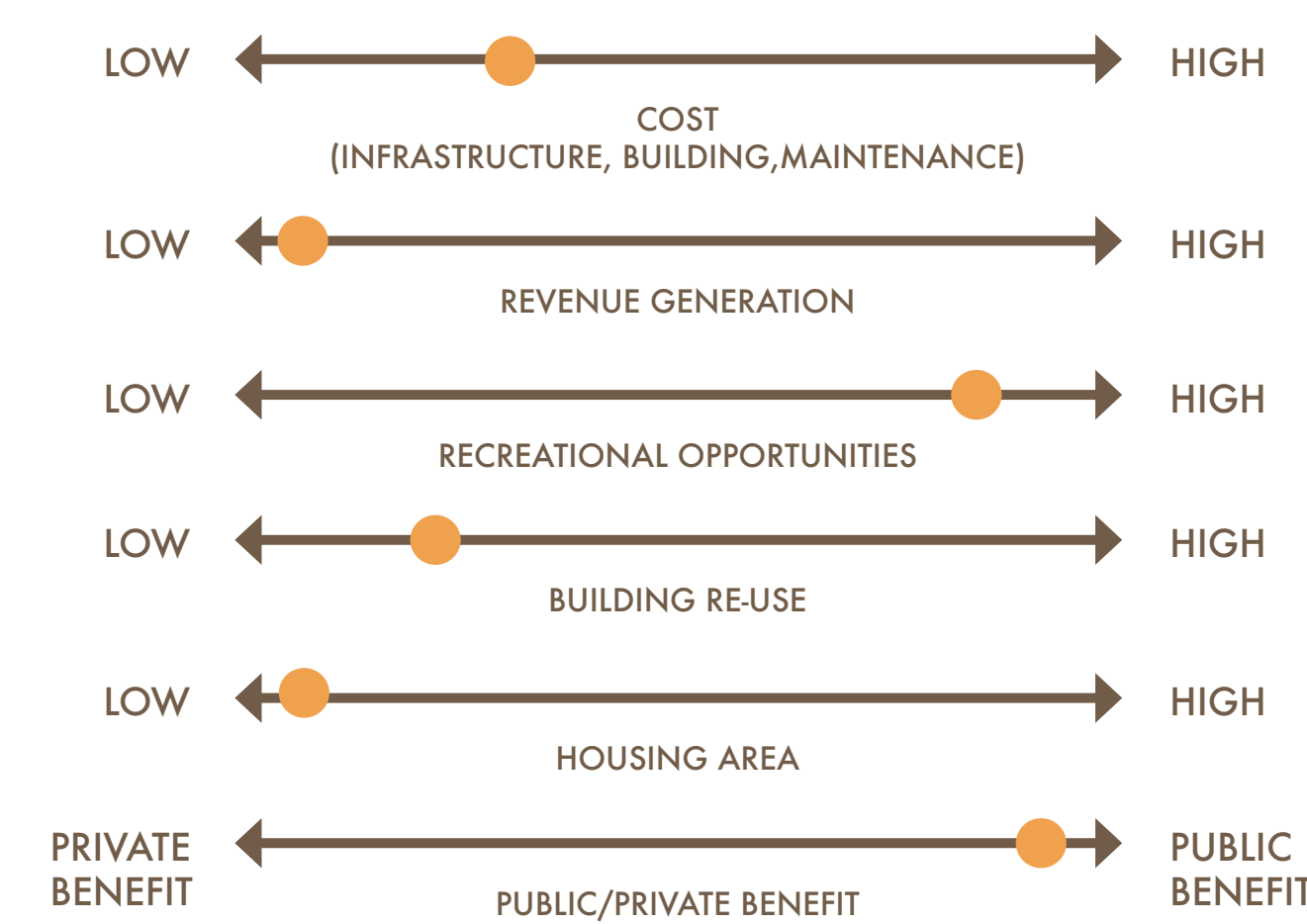
Option 3: New Community Center and Expanded Recreation



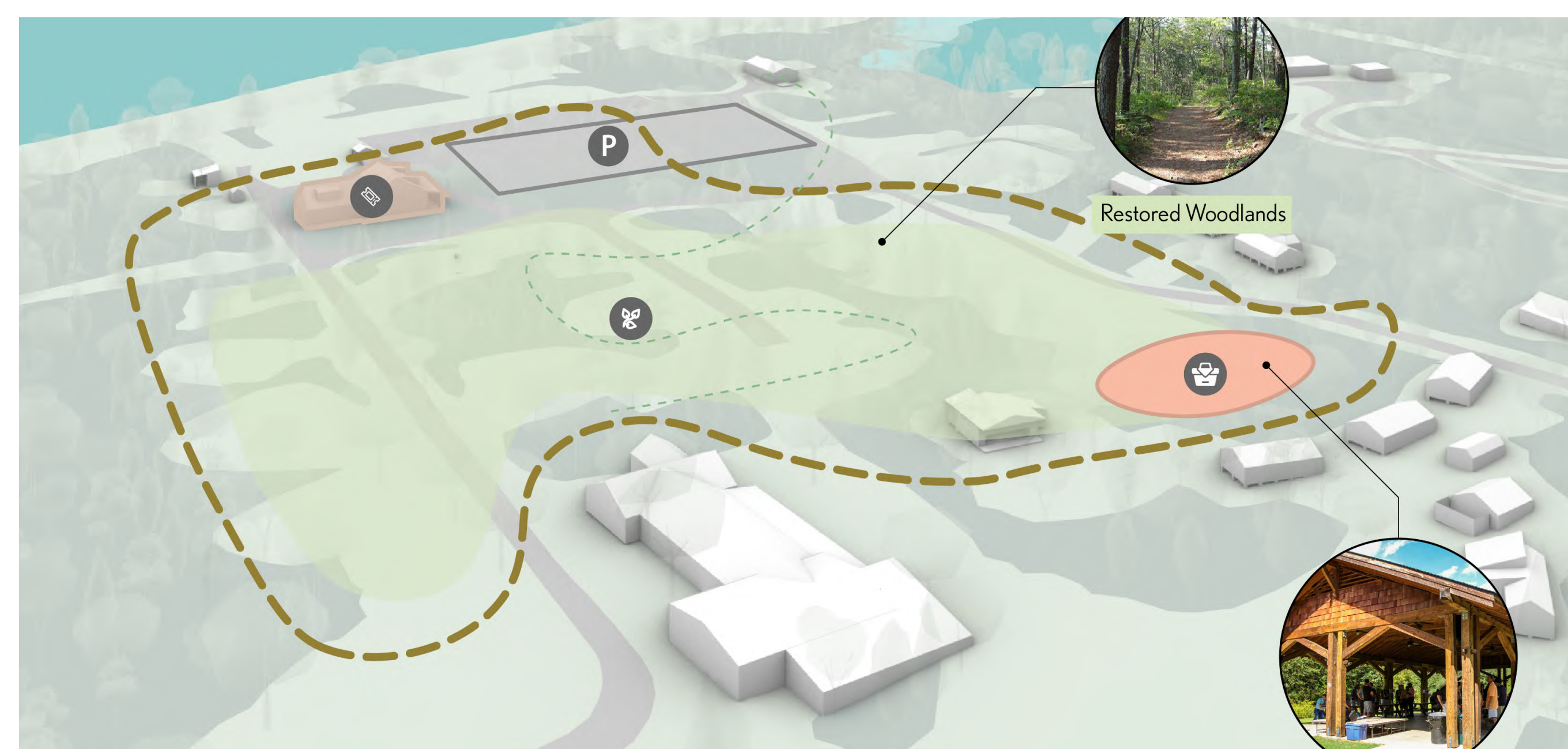
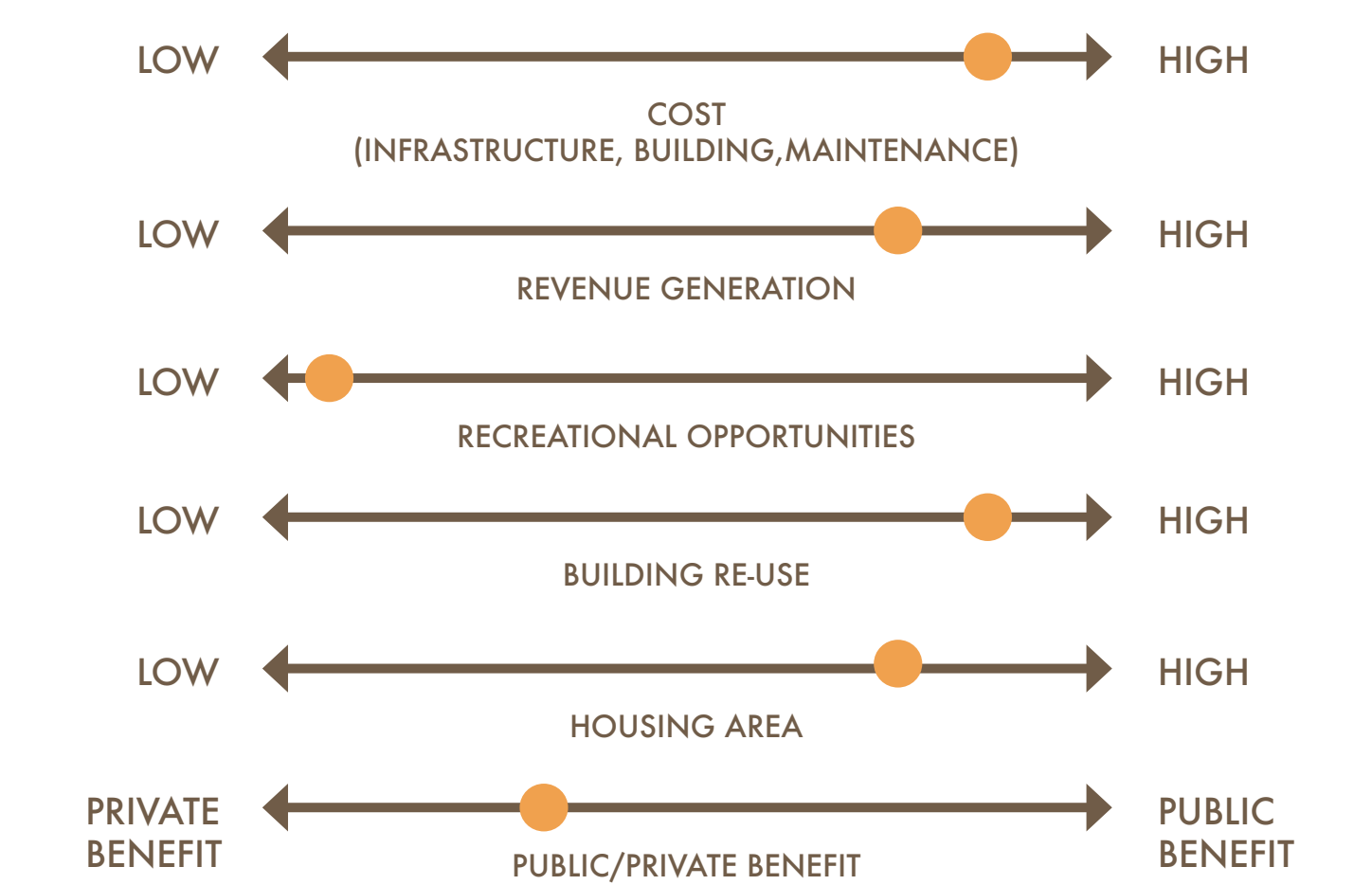
Cabin Glade

Bay Property

Option 1: Remove Cabins and Restore Woodland and Trails



Option 2: Re-Use Cabins for Arts and Culture Campus



Art and Event Space
Cape Cod Museum of Art
Dennis, MA



Art Studio and Gallery Rental
Chatham Art Center
Chatham, MA

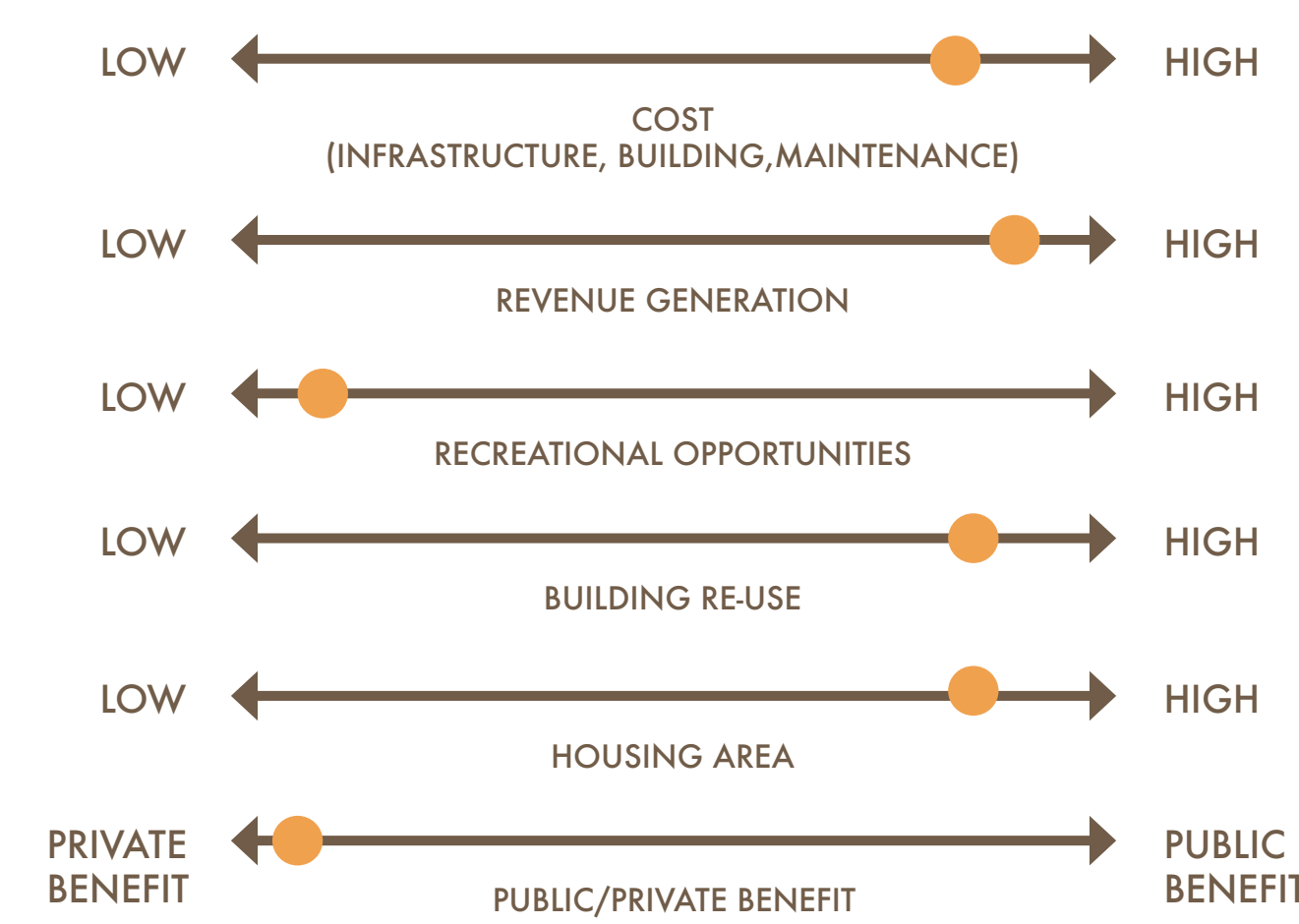
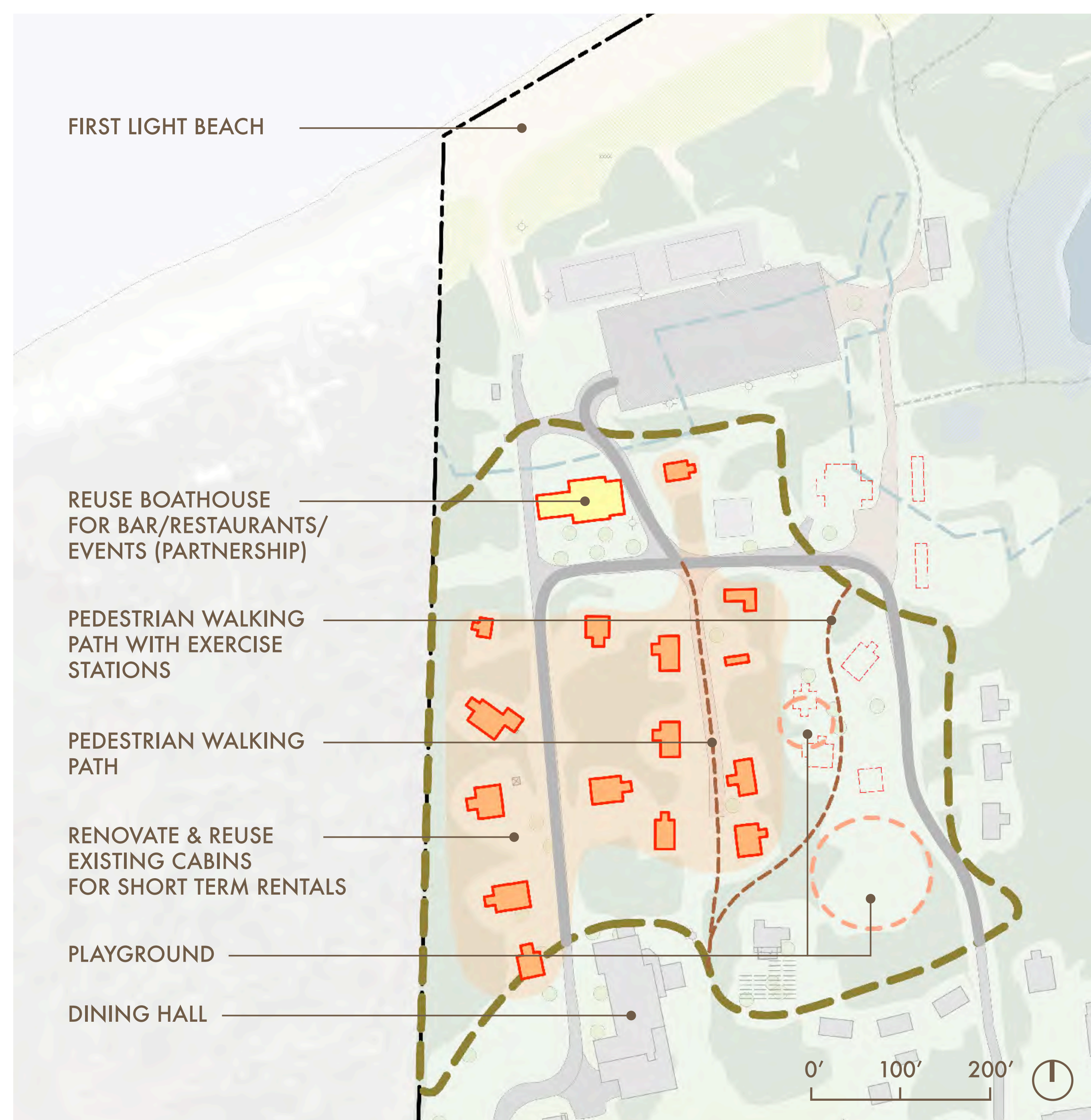


Outdoor Theater
Sea Camps
Deer Isle, MA

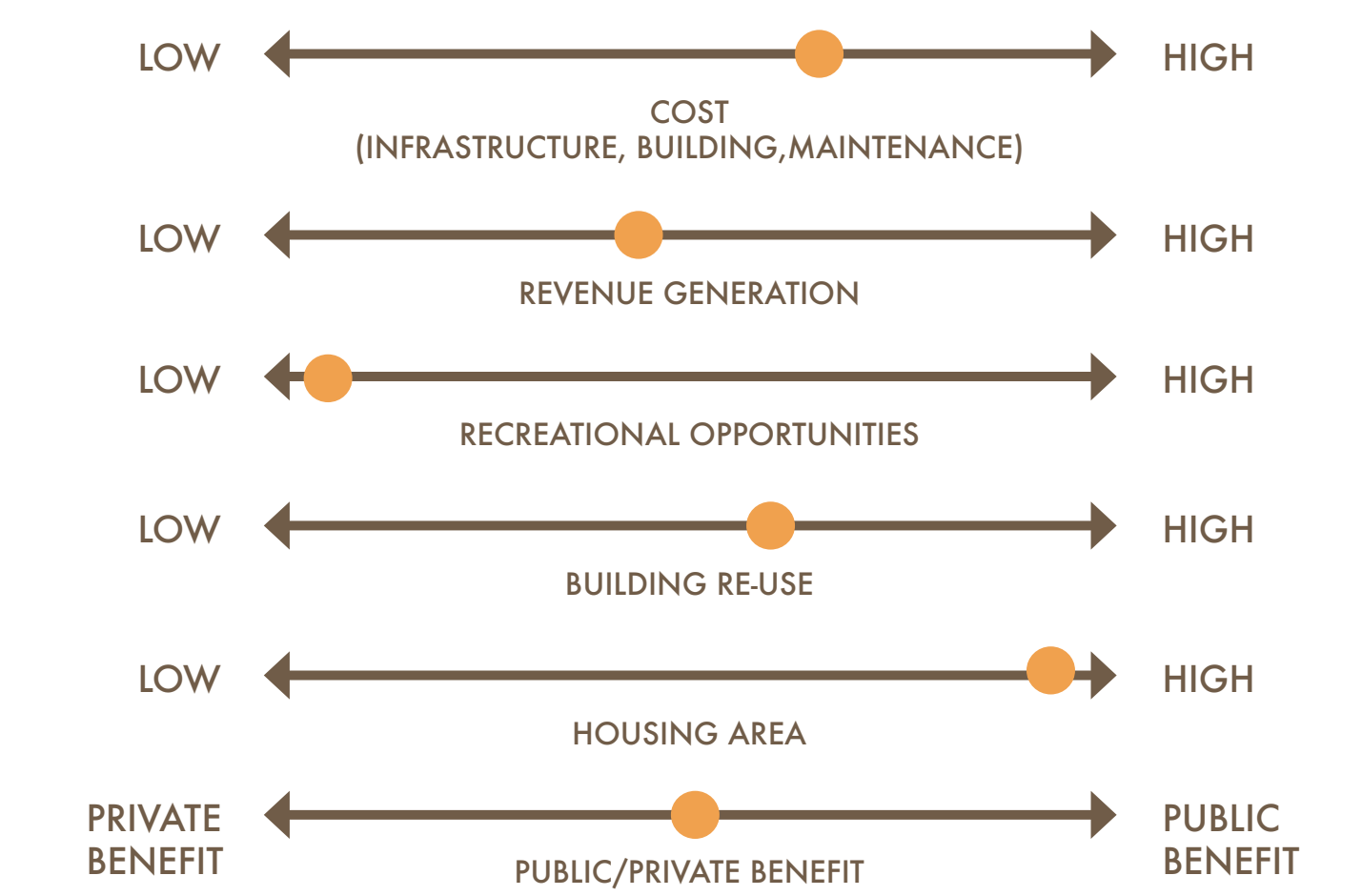
Cabin Glade

Bay Property

Option 3: Revenue Generating Short-Term Rentals



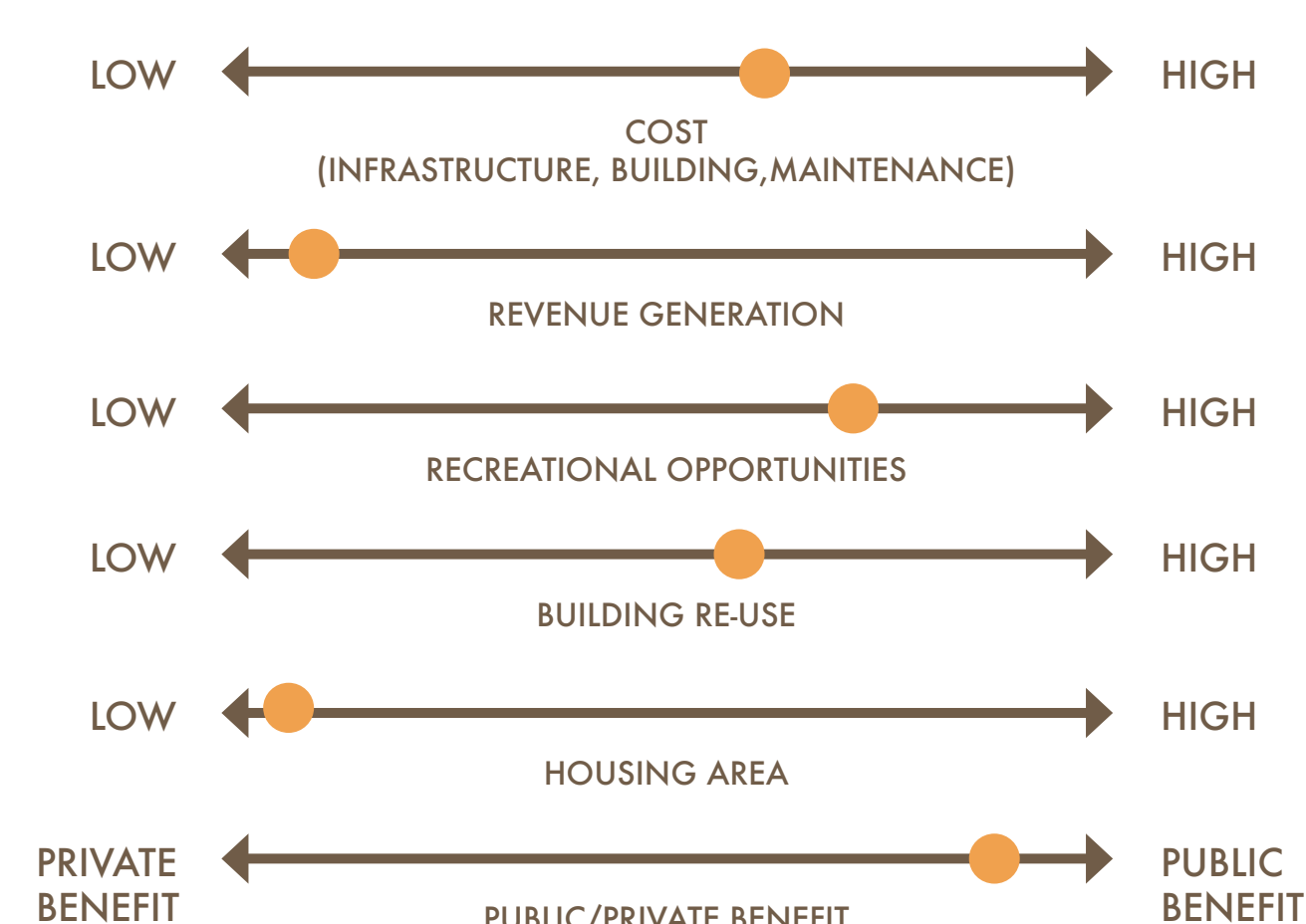
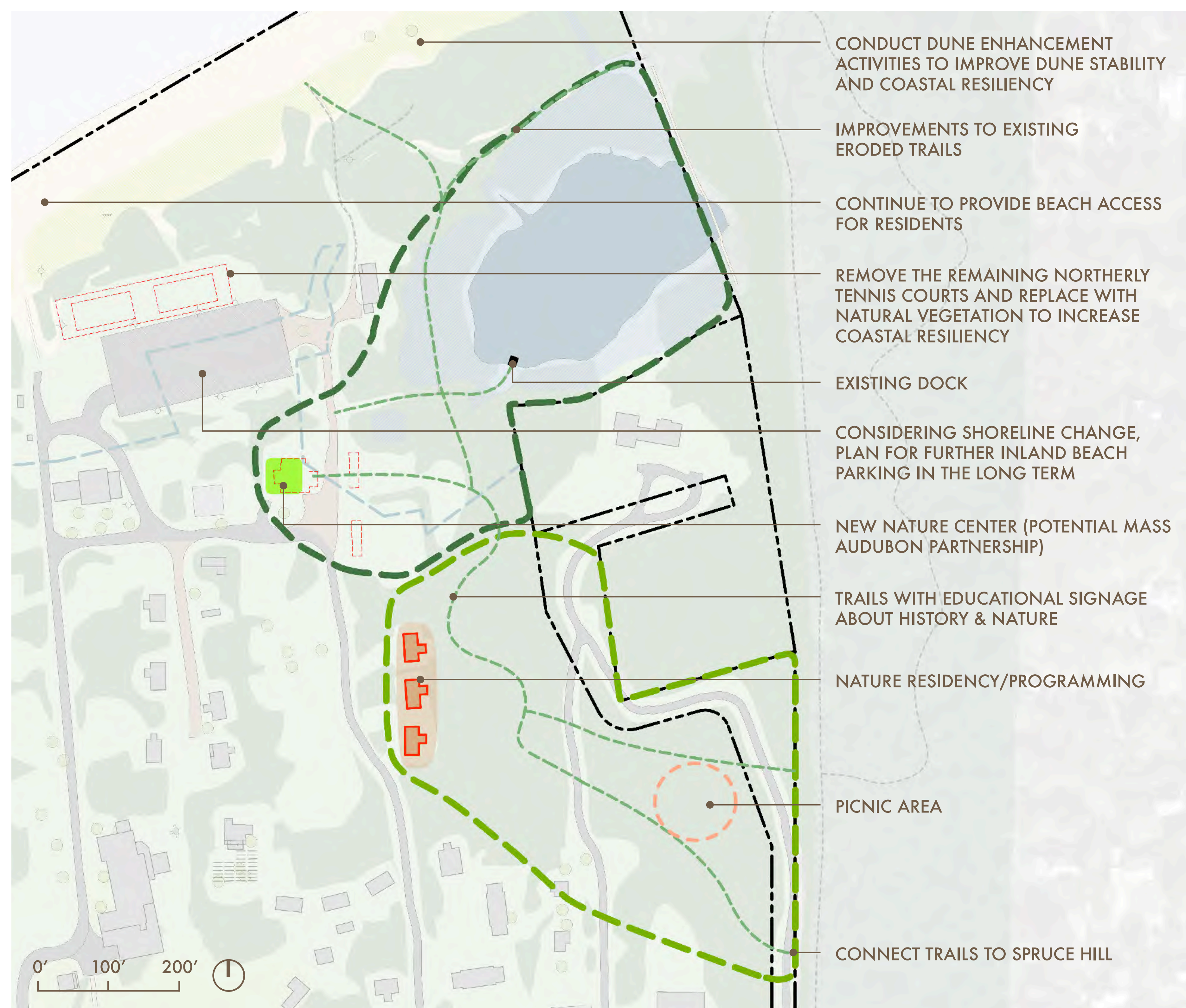
Option 4: Re-Use Cabins for Workforce Housing



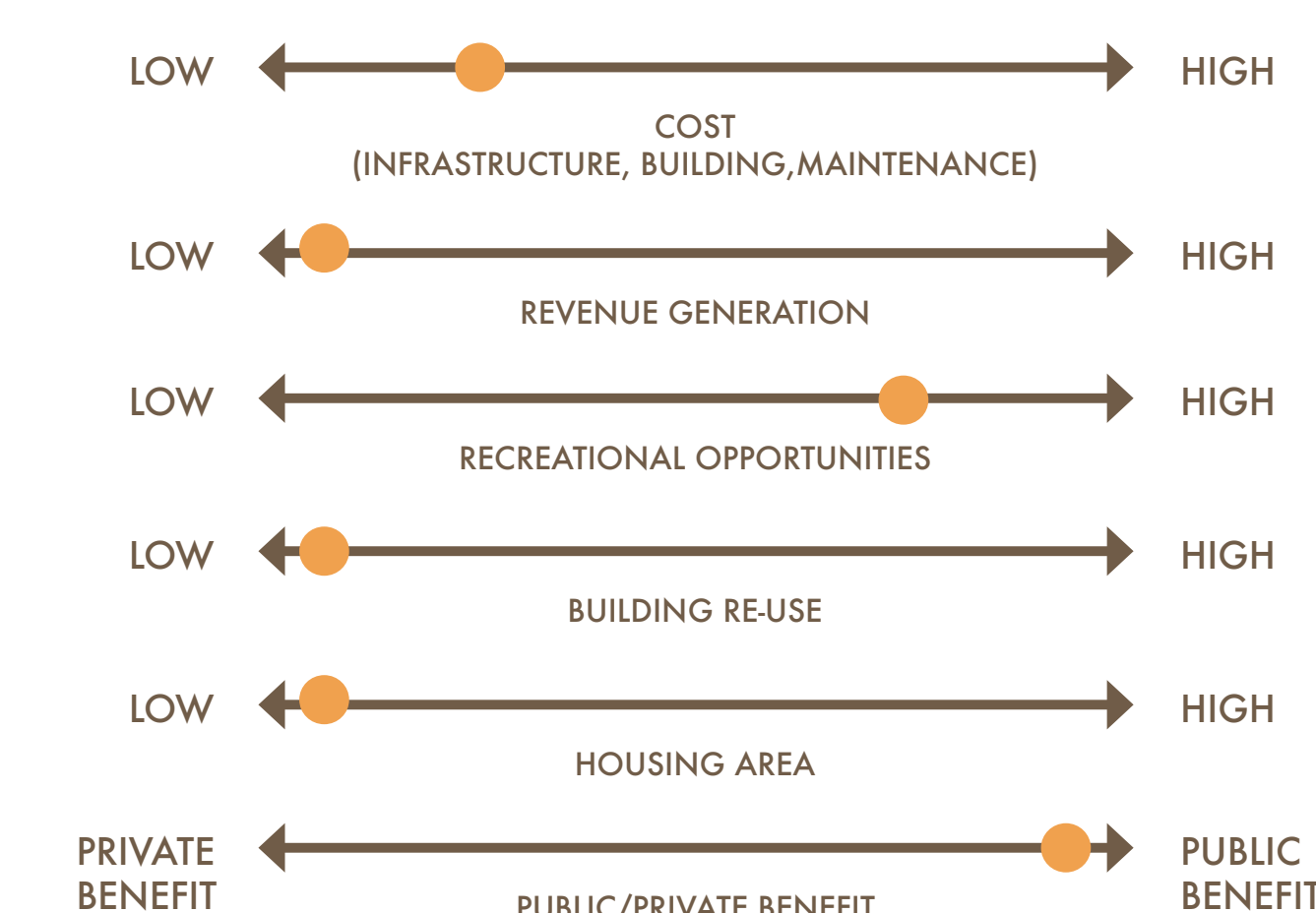
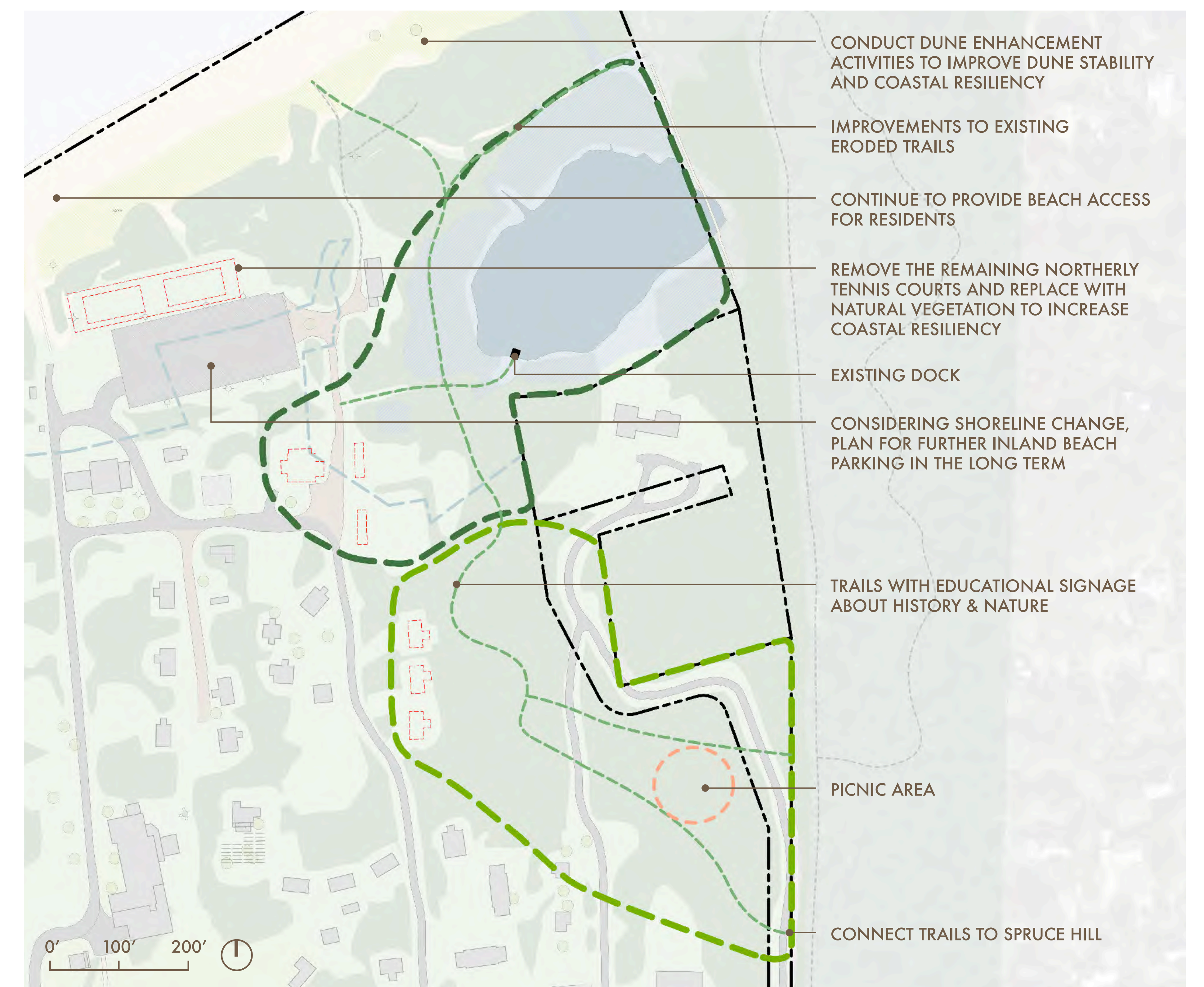
Woodland Buffer & Pond Reserve

Bay Property

Option 1: Expand trails and Nature Based Education

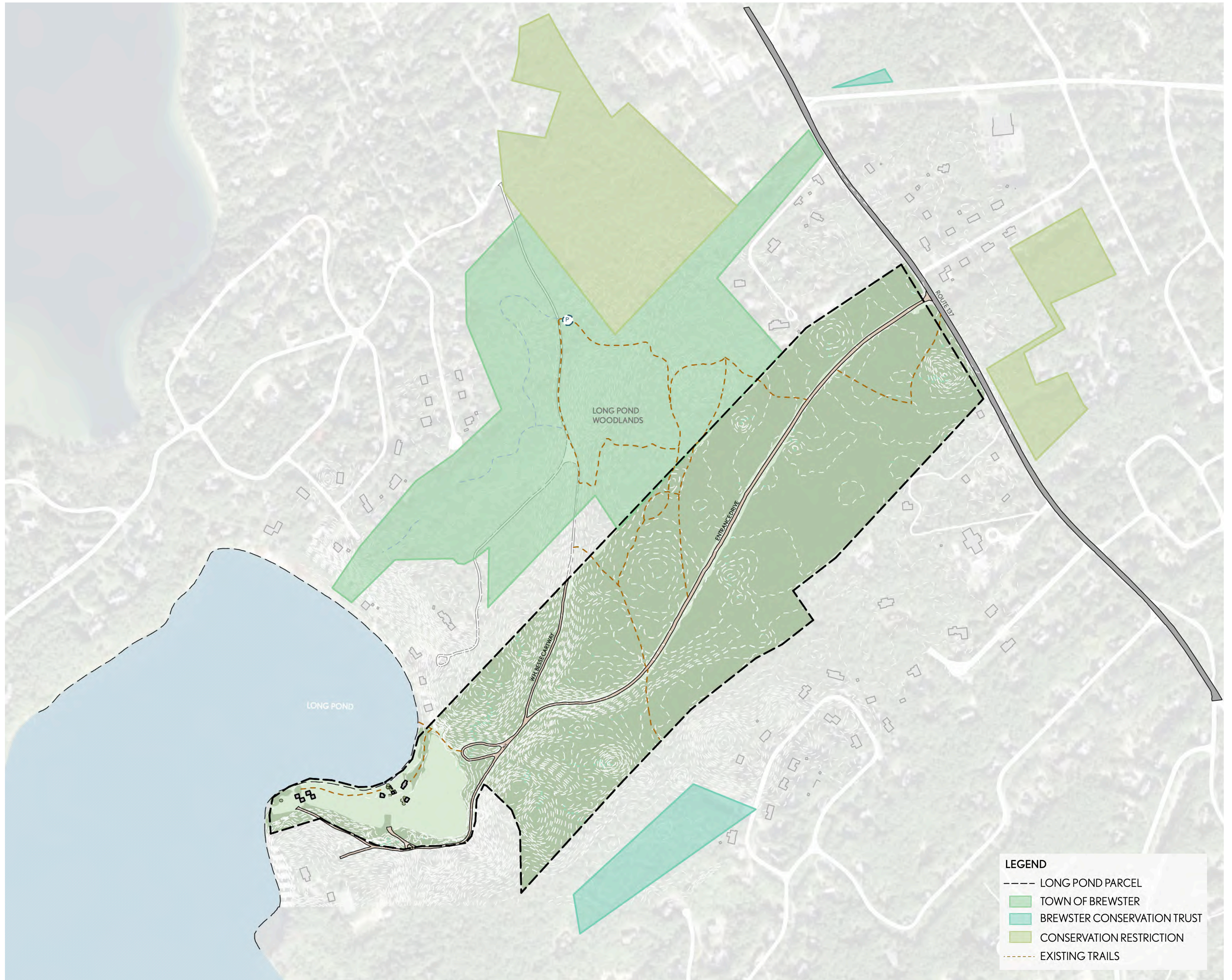


Option 2: Expand Trails

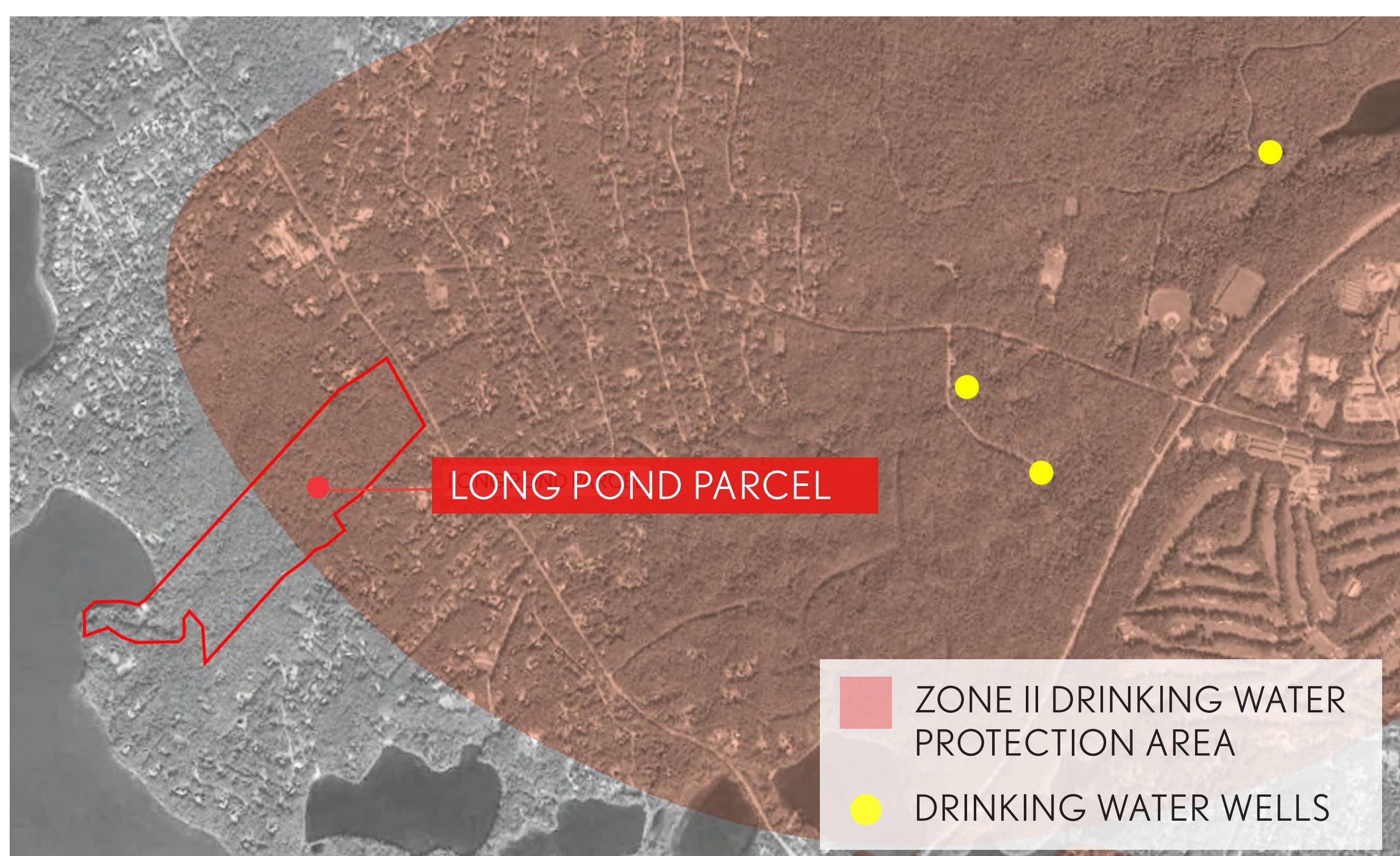


Pond Property Context

Pond Property Context



Zone II Wellhead Protection



Hybrid Housing/Conservation Option

Pond Property



TRAILS



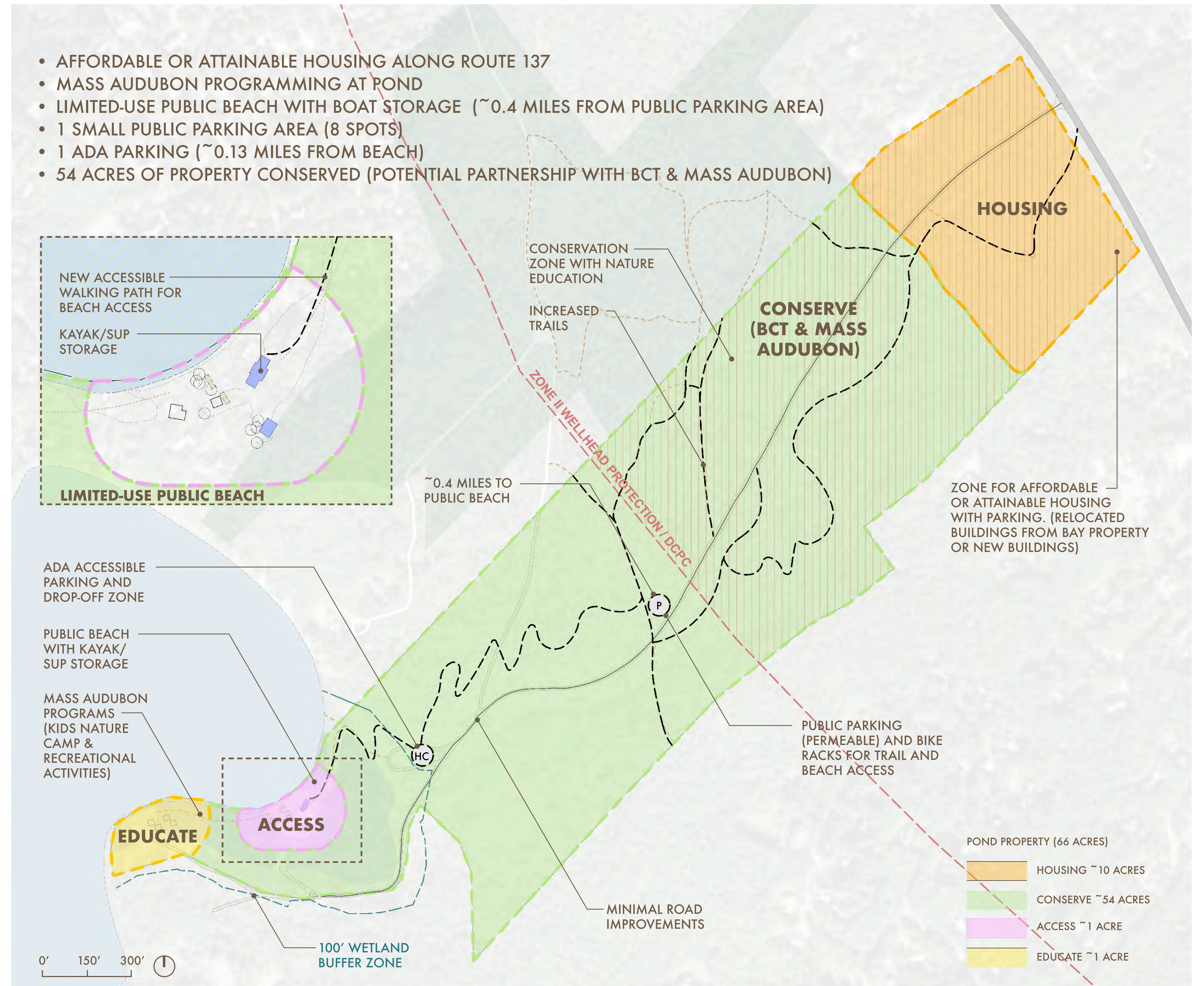
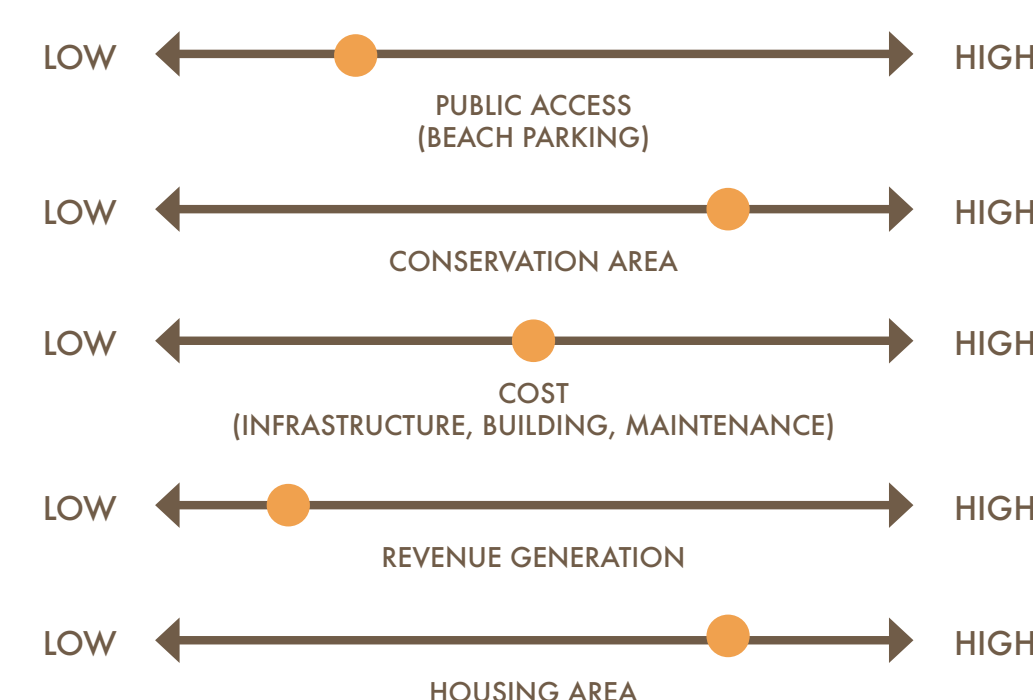
MASS AUDUBON PROGRAMS



LIMITED-USE PUBLIC BEACH



WORKFORCE OR AFFORDABLE HOUSING



Housing, Revenue + Conservation Option

Pond Property



NATURE RESIDENCY



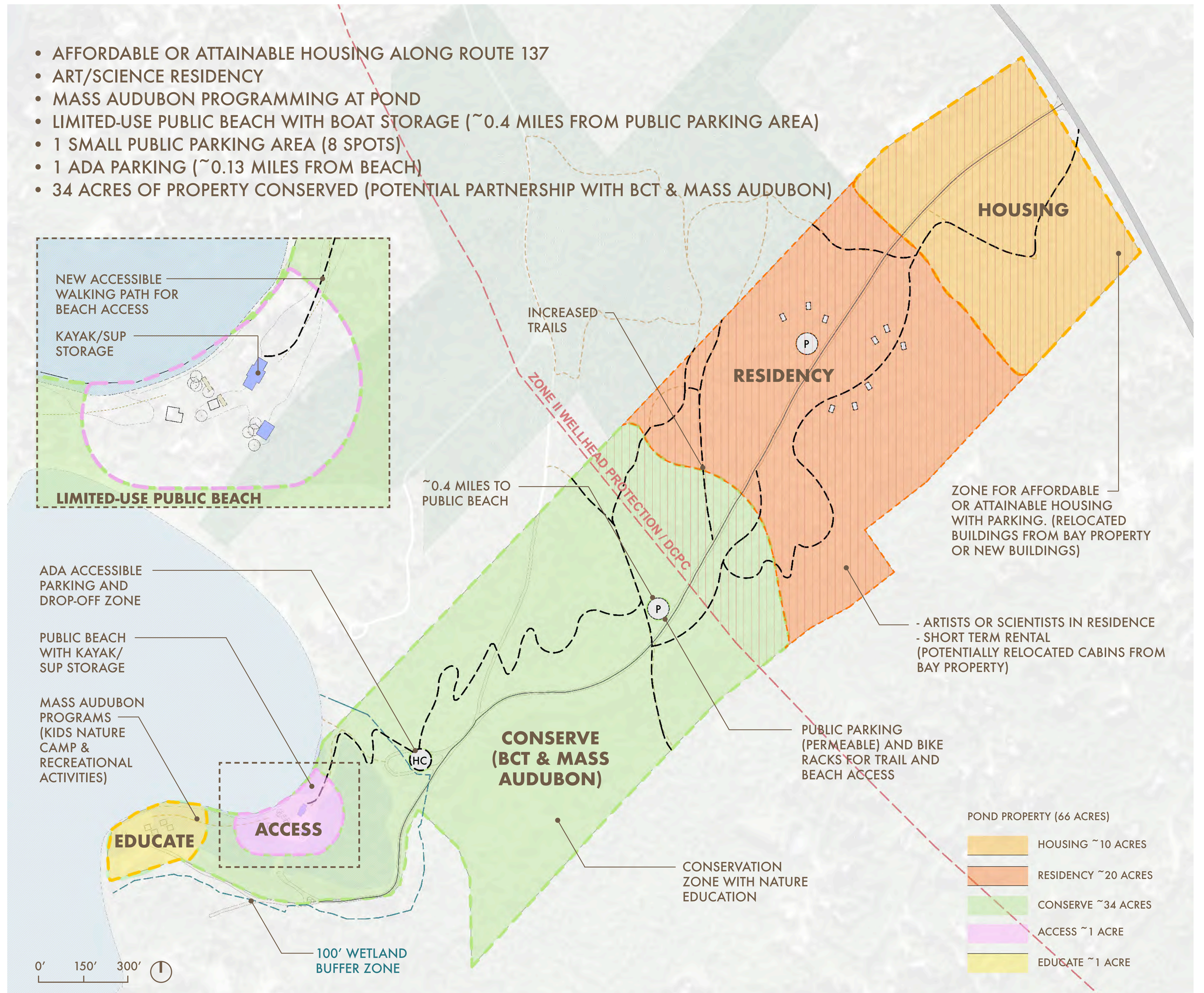
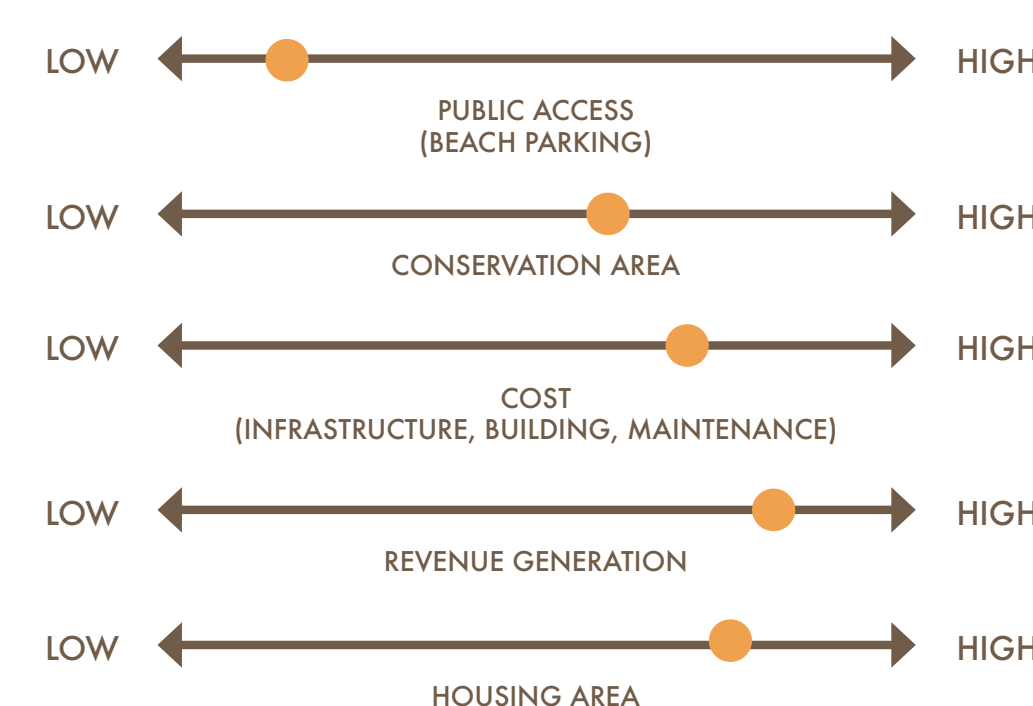
MASS AUDUBON PROGRAMS



LIMITED-USE PUBLIC BEACH



WORKFORCE OR AFFORDABLE HOUSING



Municipal Use + Conservation + High-Use Public Beach Option (Pond Property)



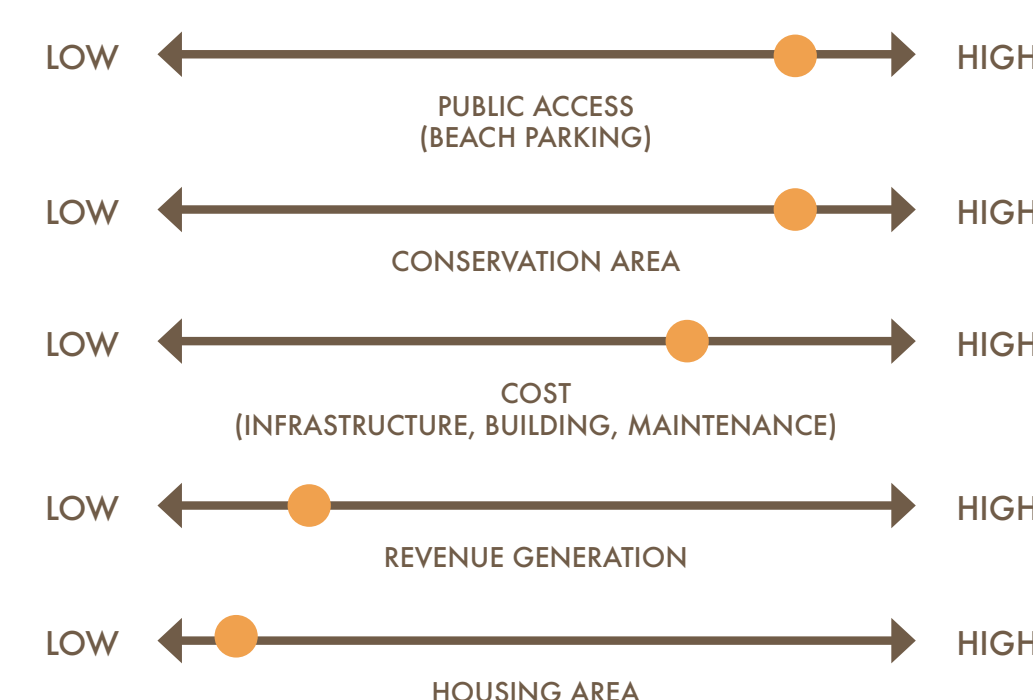
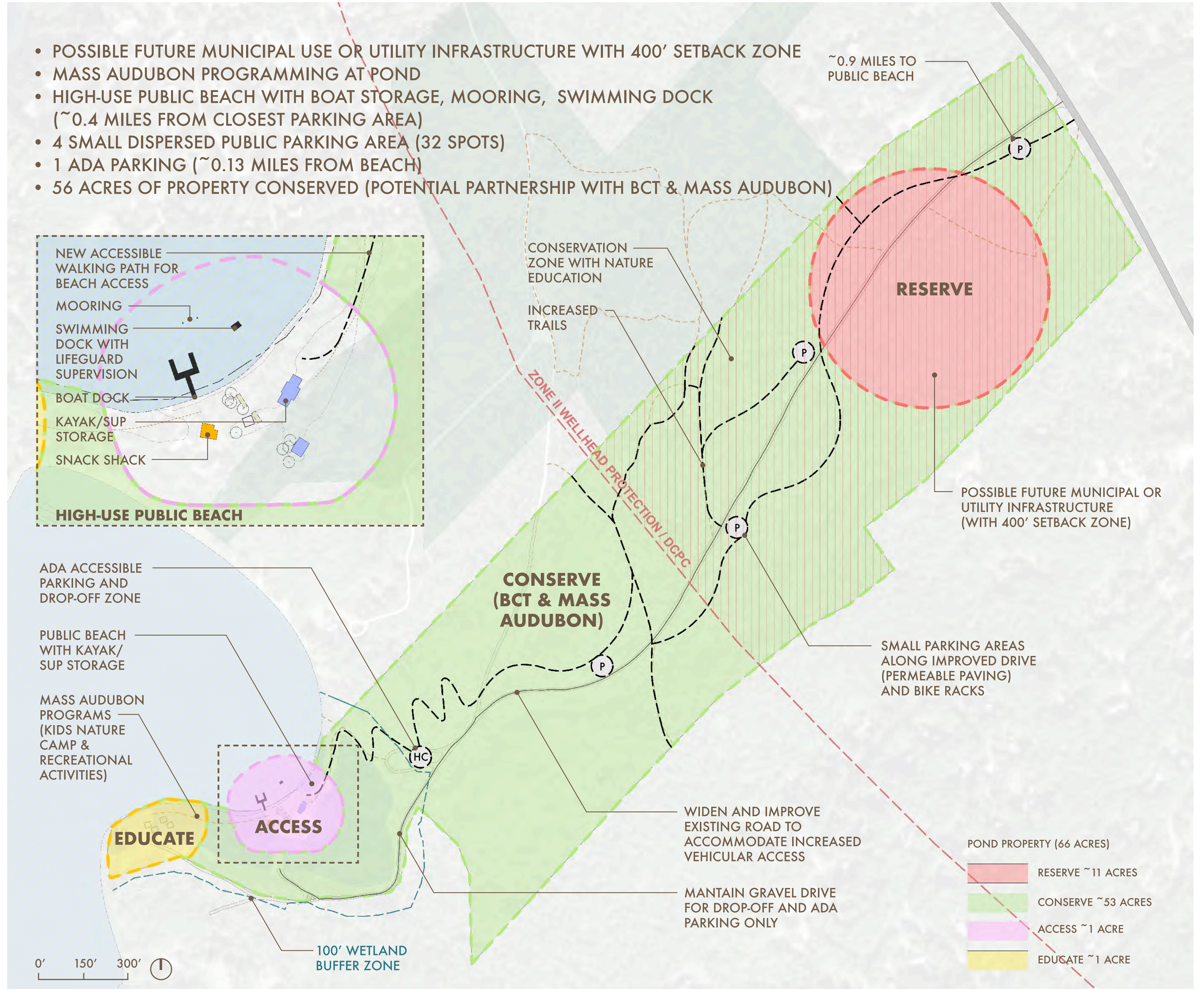
PARKING



MASS AUDUBON PROGRAMS



HIGH-USE PUBLIC BEACH



Conservation + Education Option

Pond Property



TRAILS



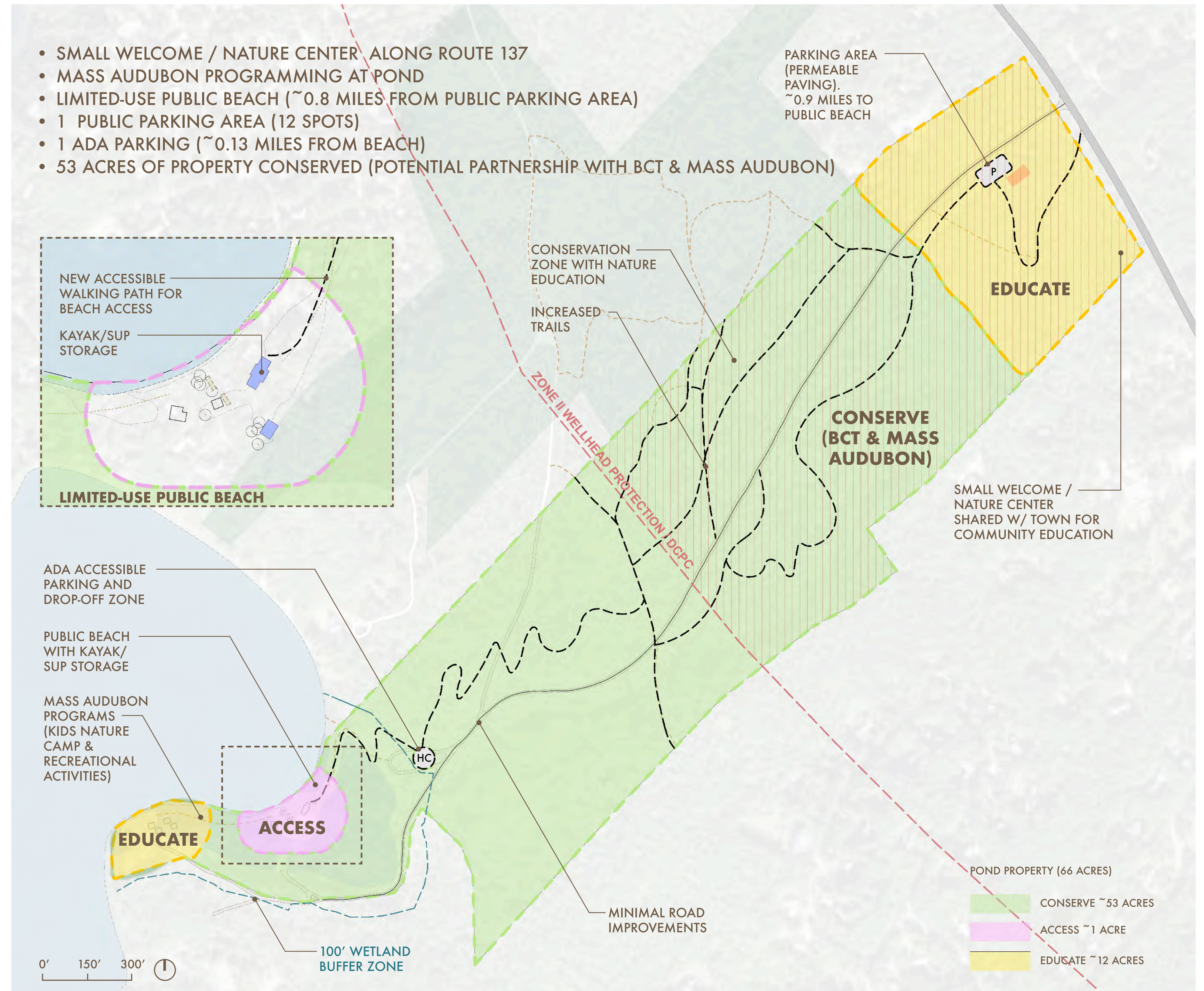
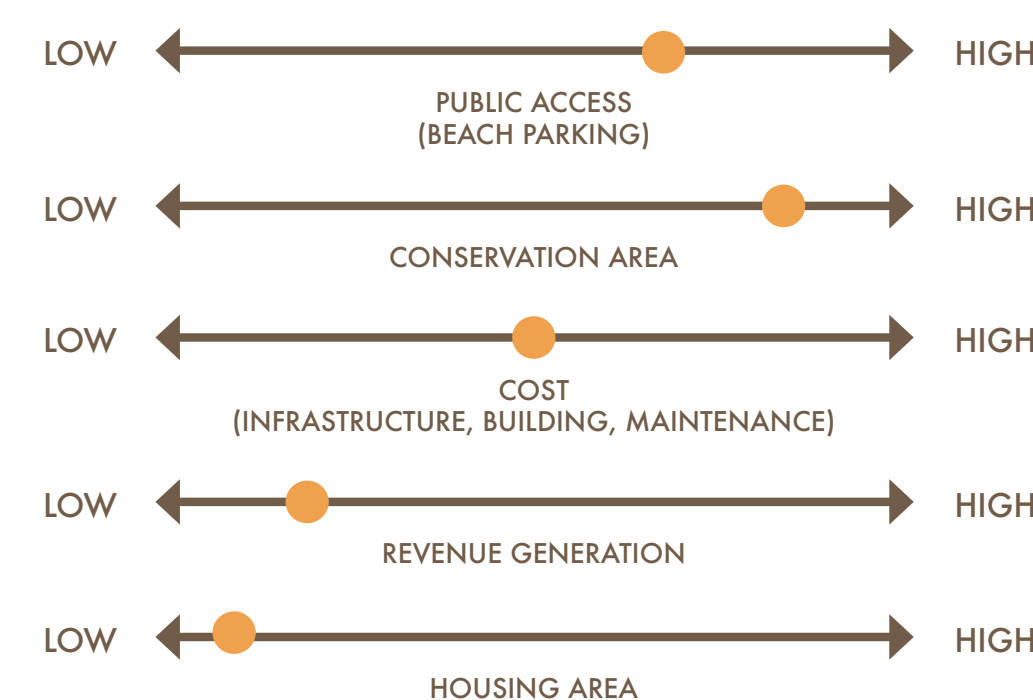
MASS AUDUBON PROGRAMS



LIMITED-USE PUBLIC BEACH



SMALL WELCOME/NATURE CENTER



Hybrid Housing/Conservation/ Municipal Use Option (Pond Property)



PARKING



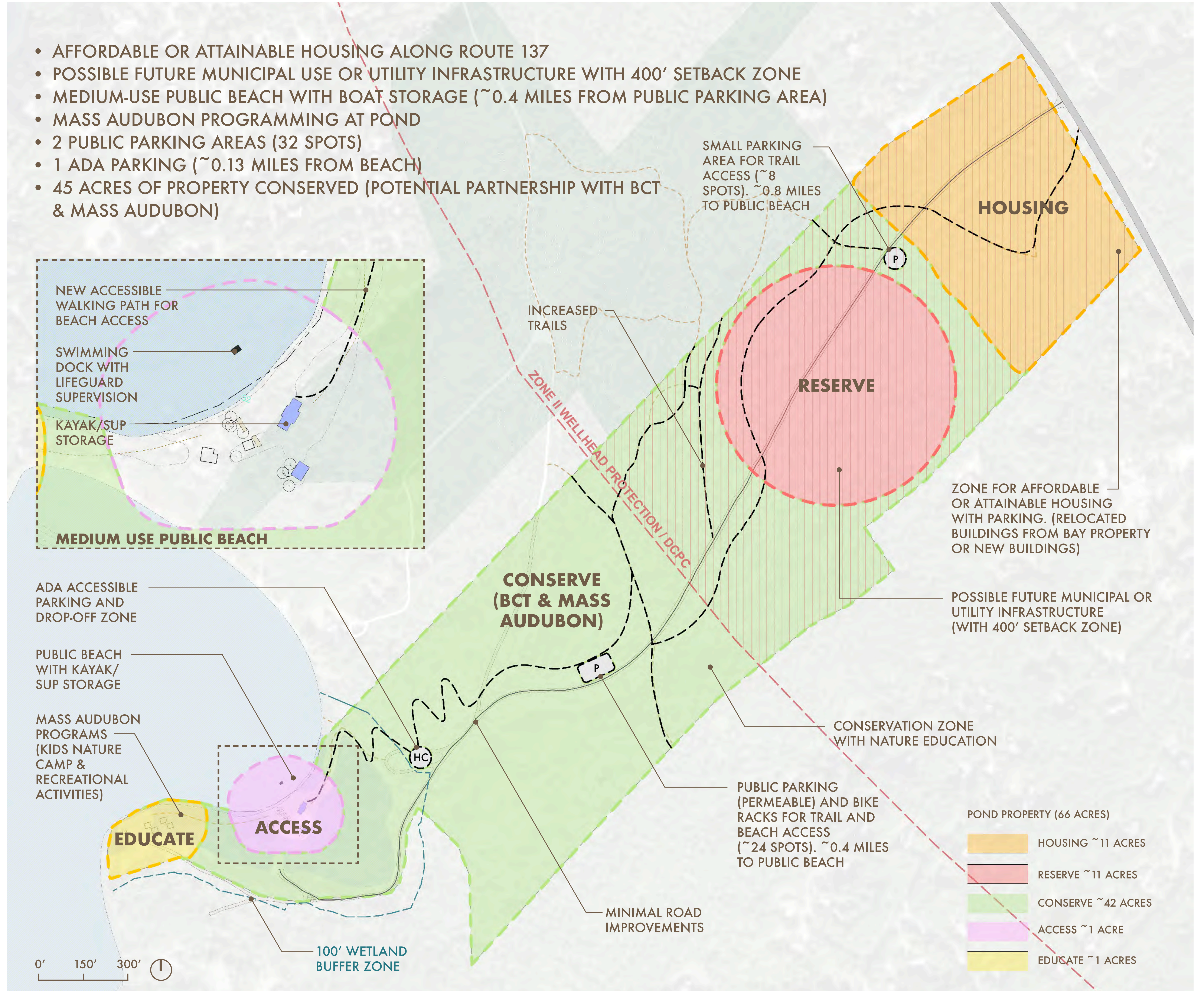
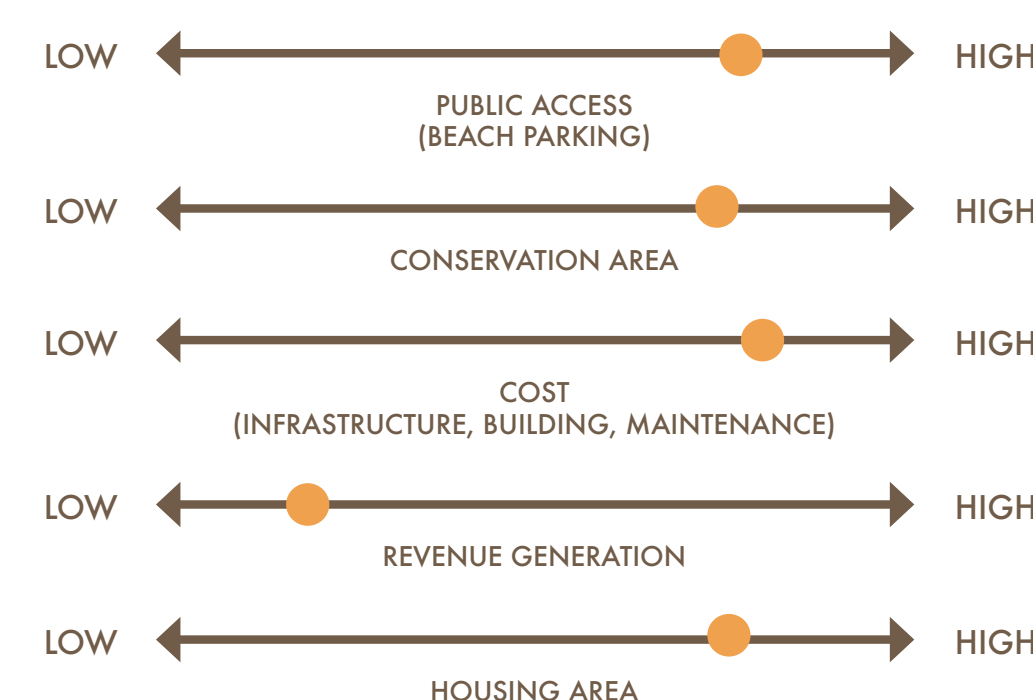
MASS AUDUBON PROGRAMS



MEDIUM USE PUBLIC BEACH



WORKFORCE OR AFFORDABLE HOUSING



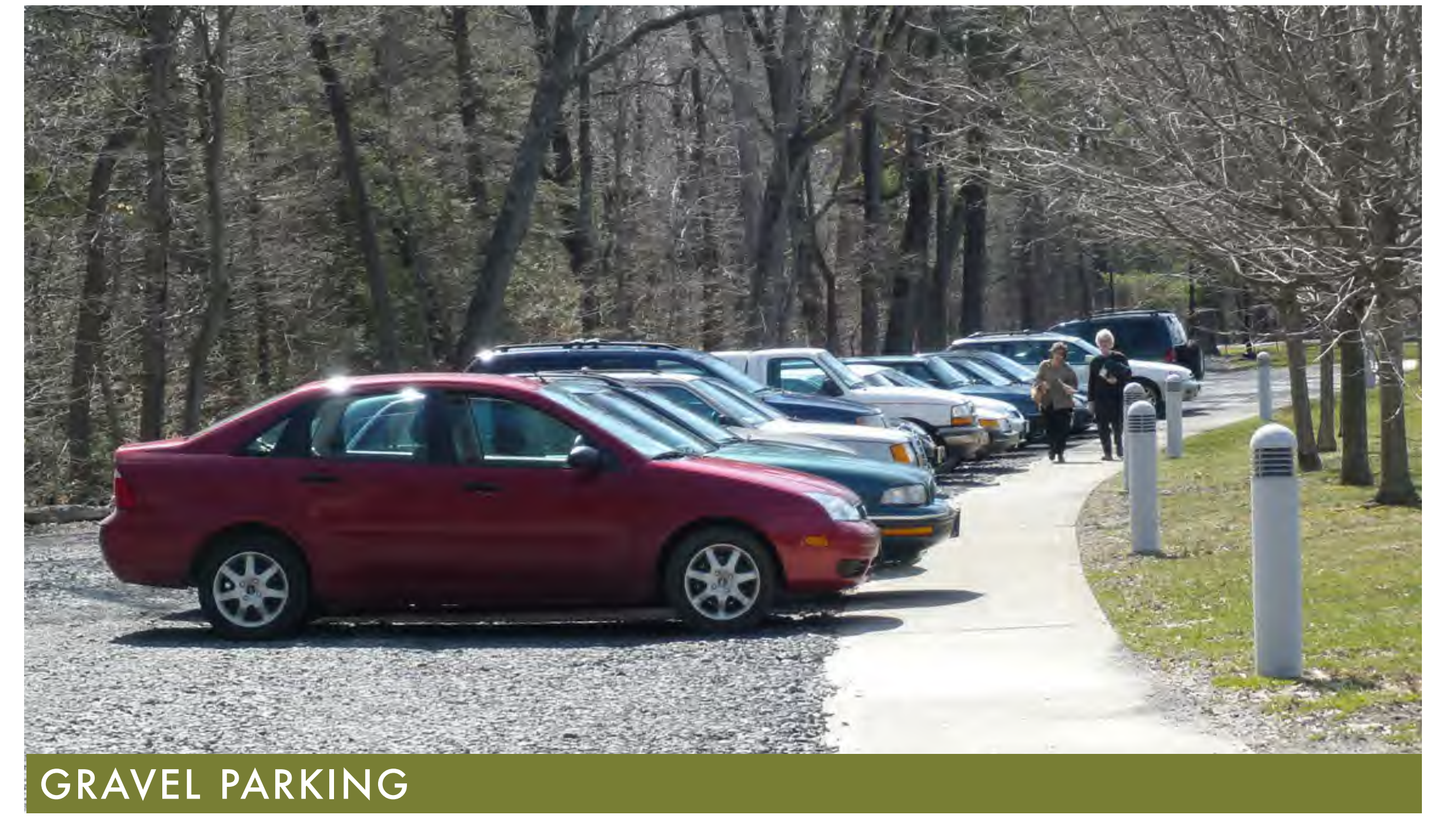
Shared Community Parking

Bay Property

Parking Options



Examples

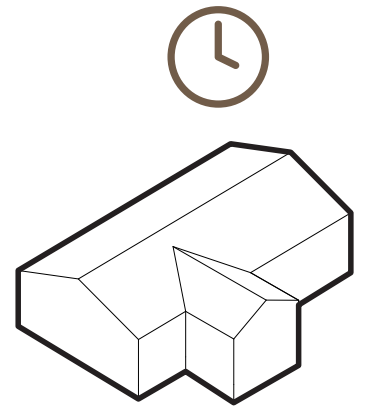
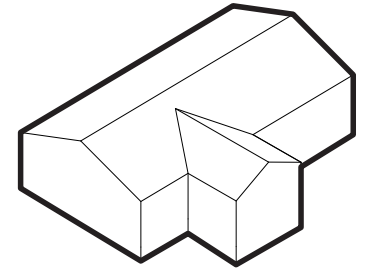
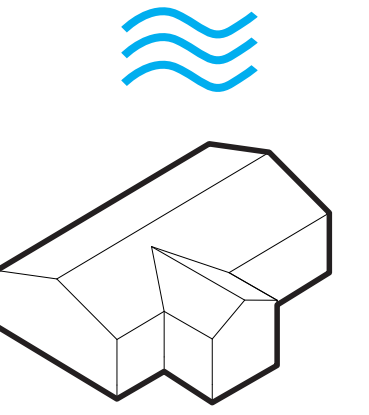
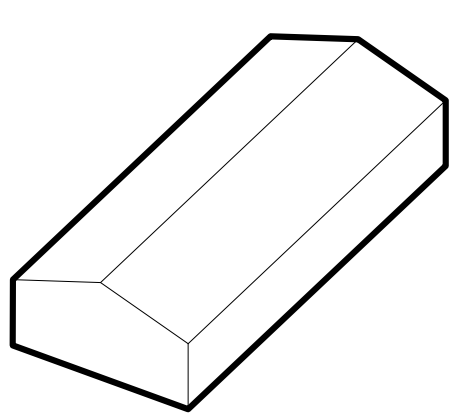
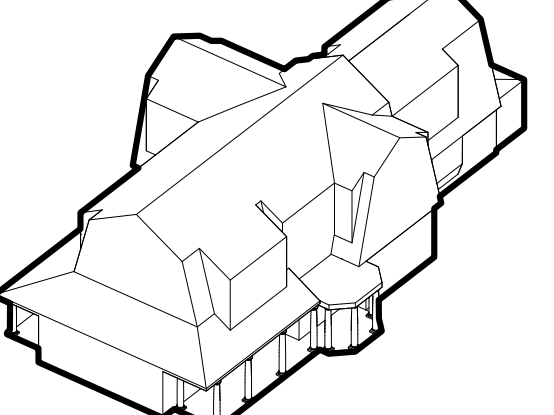
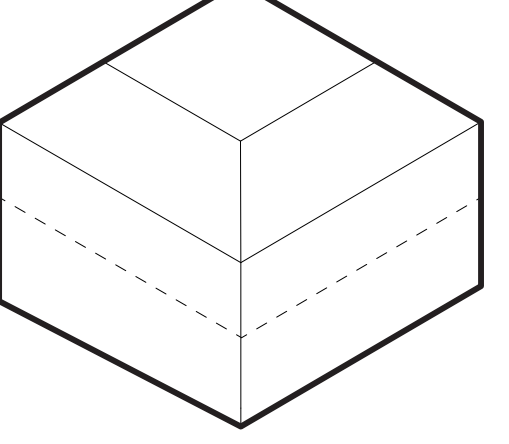
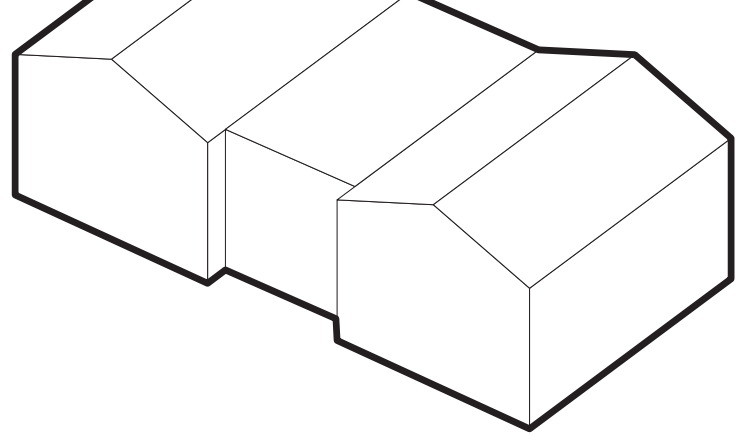
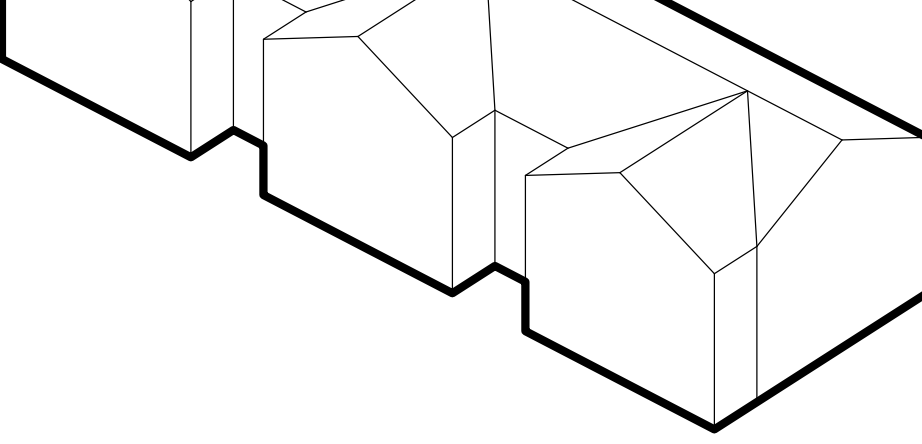








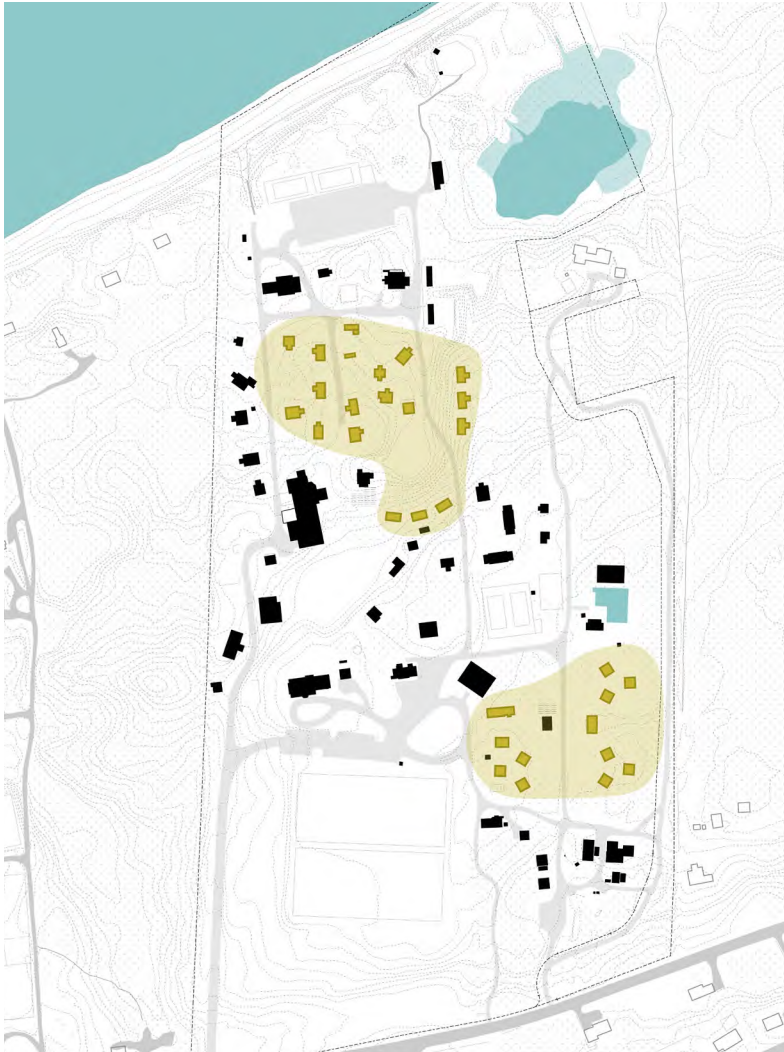
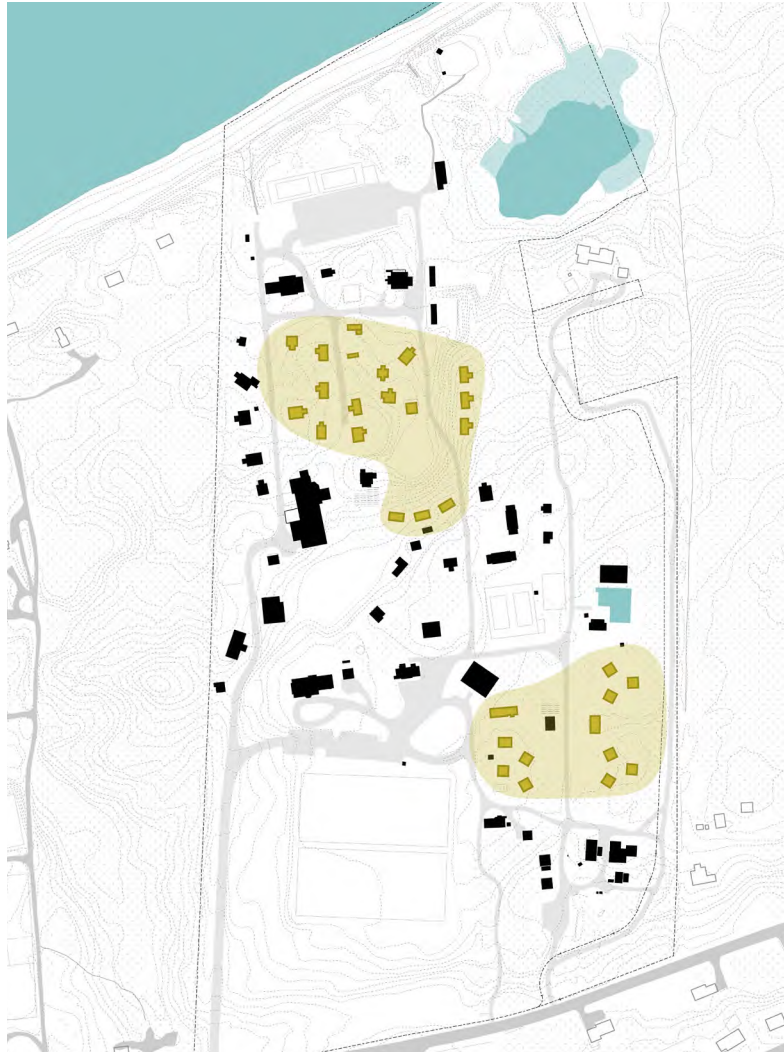
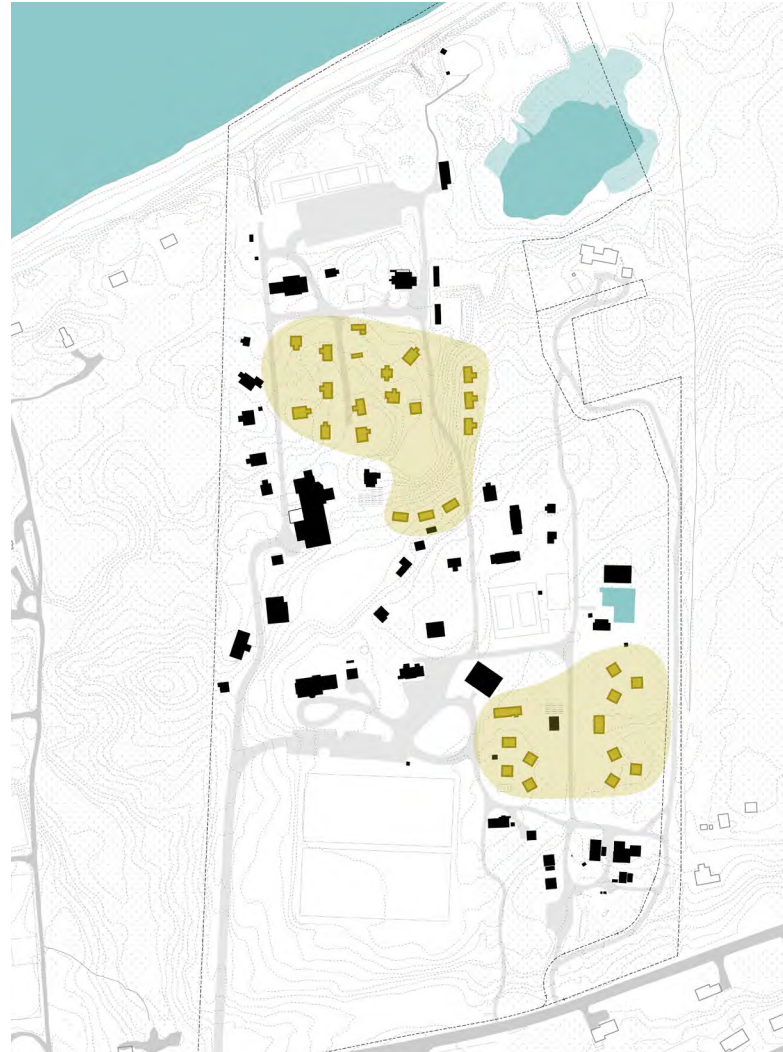
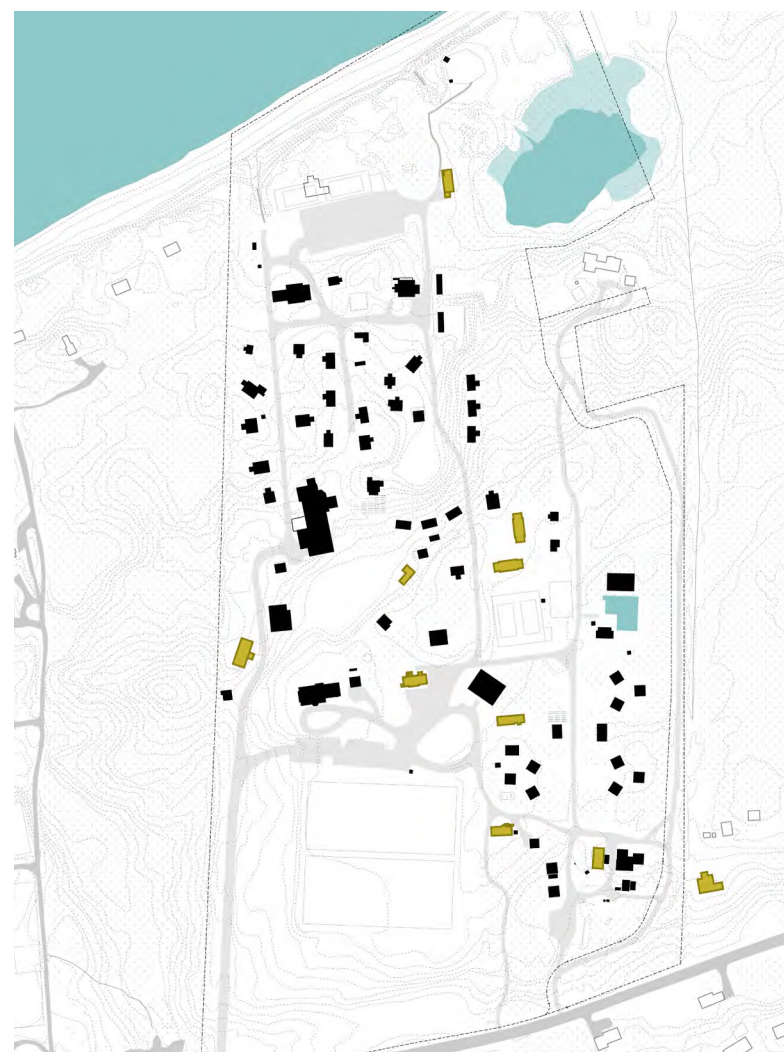
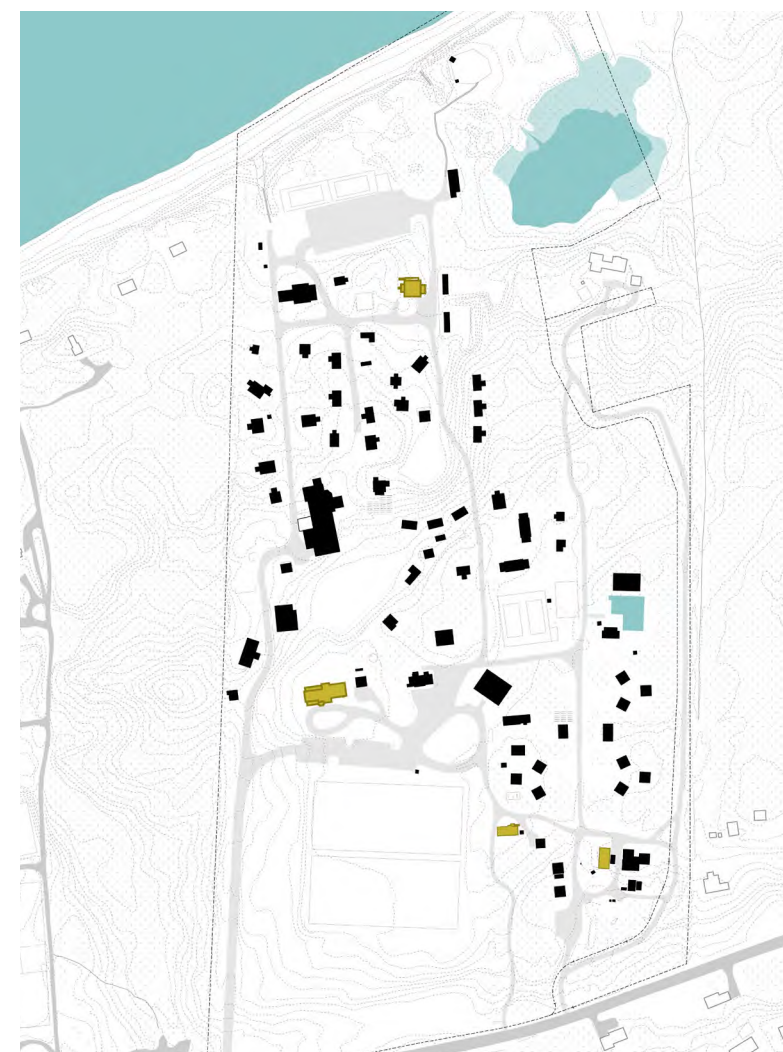
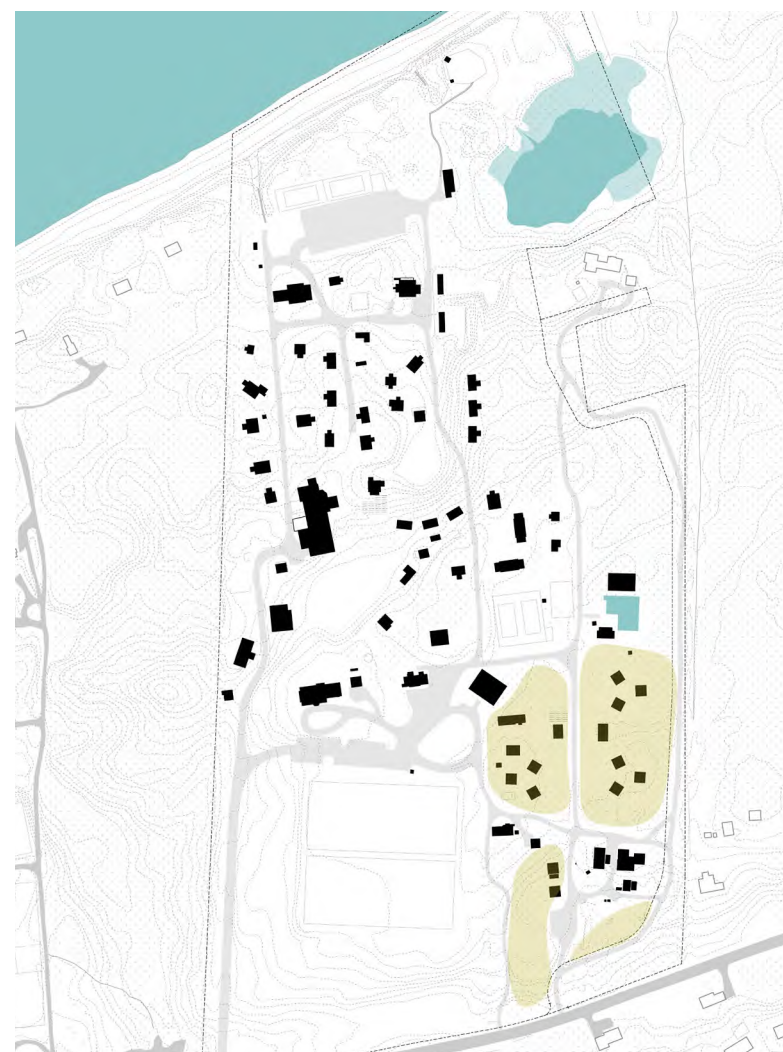
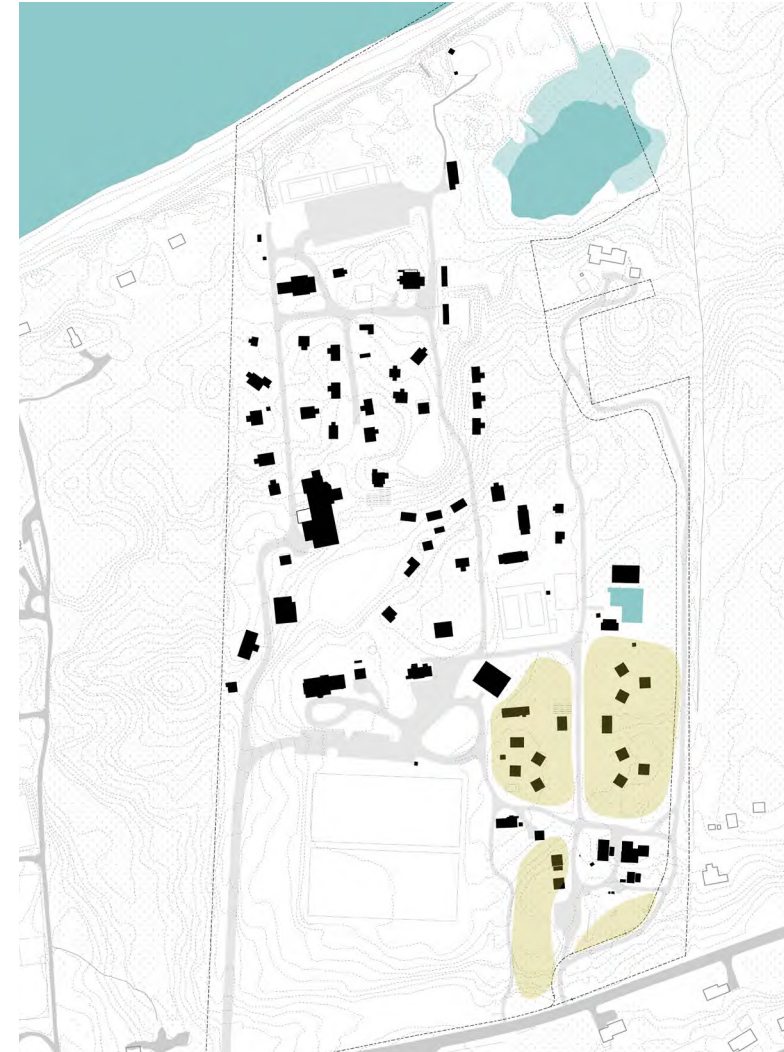
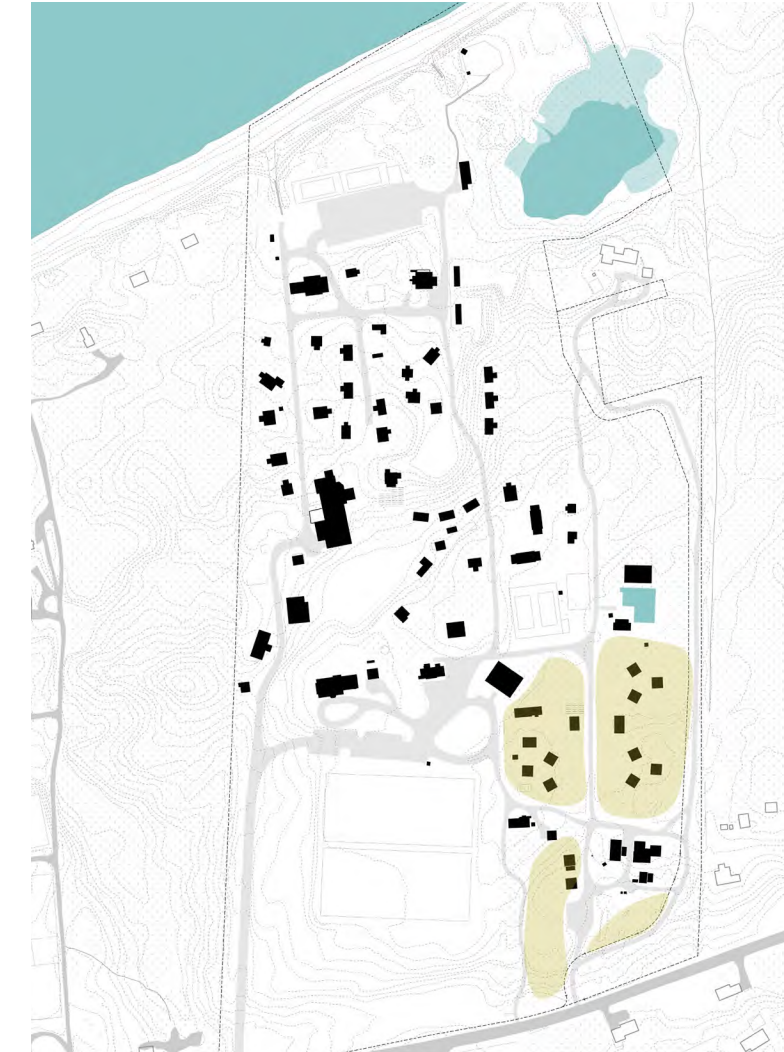


Key Considerations



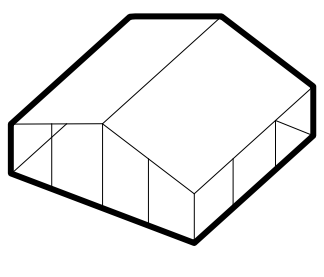
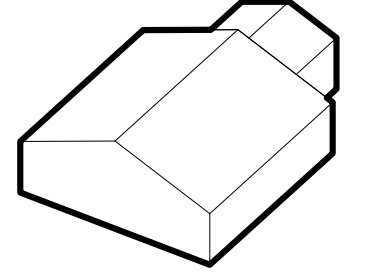
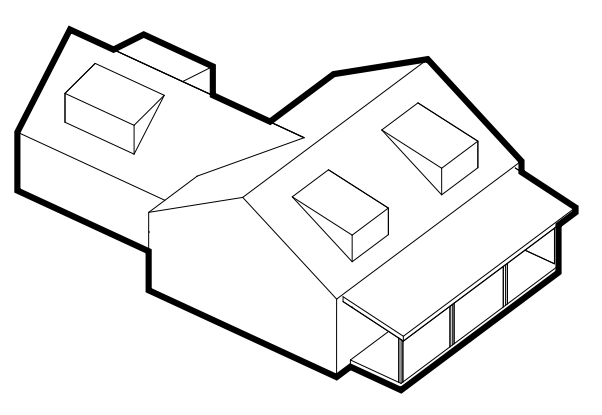
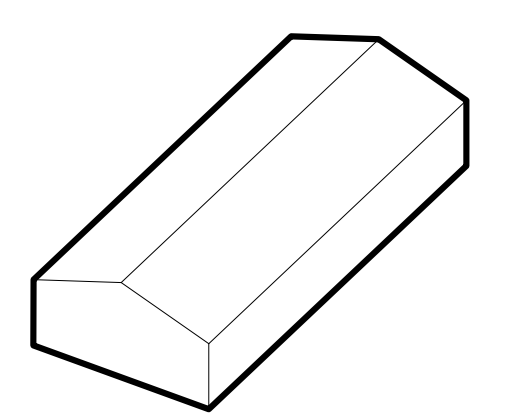
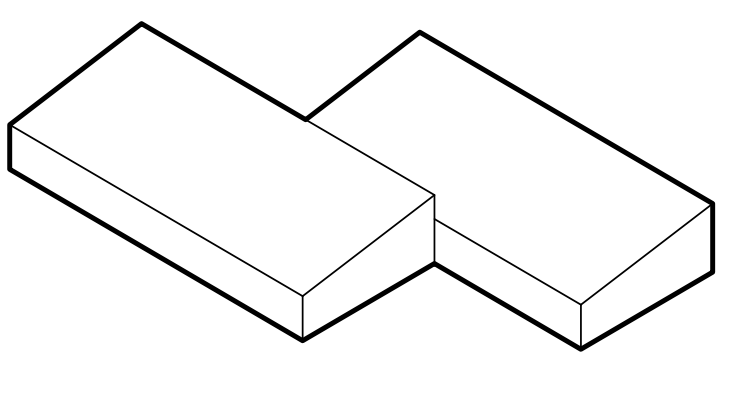
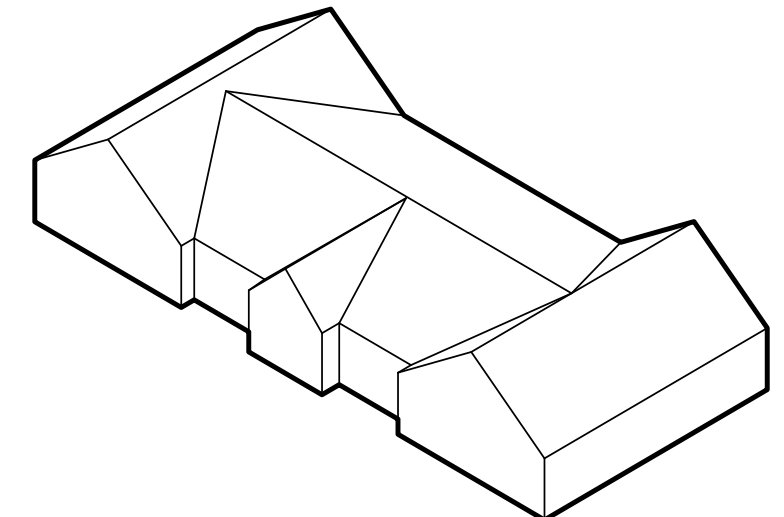
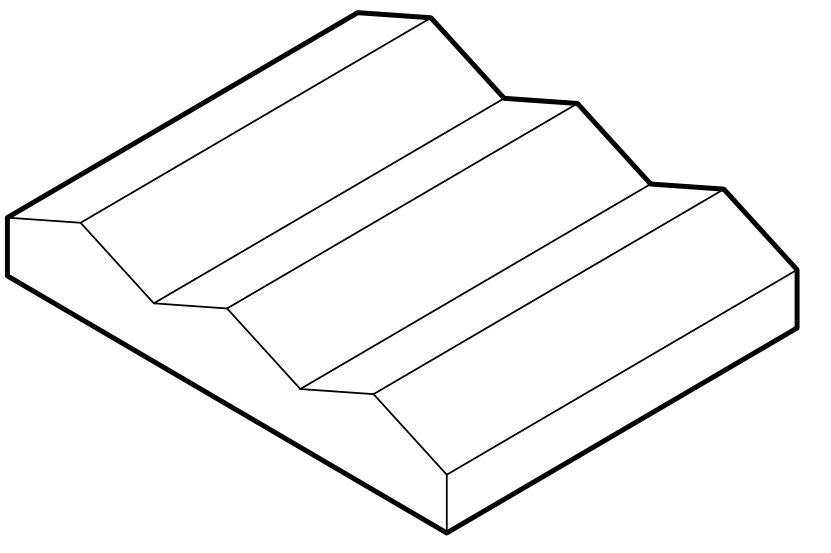
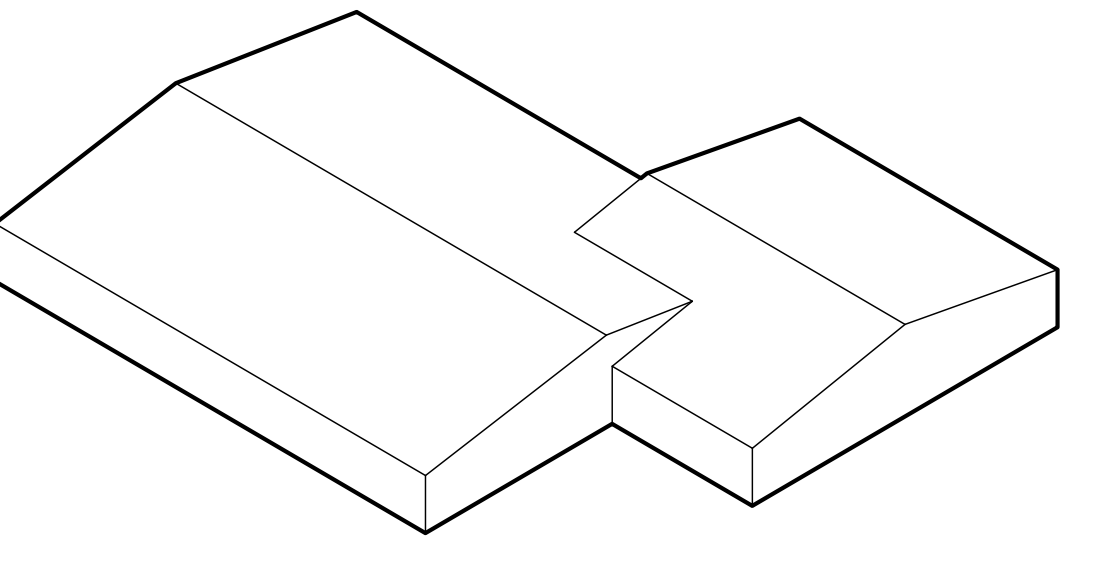








Dwelling Types

Matrix of Dwelling Types

Type						REUSE			
Building Area	700 - 1,000 SF	700 - 1,000 SF	700 - 1,000 SF	1,300 - 2,500 SF	2,000 - 5,000 SF	NEW CONSTRUCTION	2,500 - 5,000 SF	15,000 SF - 20,000 SF	2,500 SF - 50,000 SF
Considerations	-could be realized with more minimal upgrades	-could be realized with more minimal upgrades -requires added kitchen and bathroom facilities	-may require significant upgrades for winterization -requires added kitchen and bathroom facilities	-may require significant upgrades	-would need to be appropriately scaled to the site		-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site
Parking Demand	LOW access to off-site parking	LOW access to off-site parking	LOW access to off-site parking	MEDIUM individual parking	HIGH group dedicated parking		MEDIUM group dedicated parking	HIGH group dedicated parking	HIGH group dedicated parking
Occupancy	1 UNIT	1 UNIT	1 UNIT	1 UNIT	5-8 Bedroom with shared facilities		2-4 UNITS	20-30 Bedroom with shared facilities	4-30 UNITS
Cost <small>* \$ = approx. 100\$/SF</small>	\$	\$ - \$\$	\$\$\$	\$\$\$\$	\$-\$		\$\$\$\$-\$\$\$\$	\$\$\$\$-\$\$\$\$	\$\$\$\$-\$\$\$\$
Examples	 Dune Shacks Providence, RI	 High Banks Resort Deer River, MN	 NYS Cabins and Cottages Wildwood State Park, NY	 Cape Cod Cottage Brewster, MA	 Latham Center Group Housing Orleans, MA		 Kimber Woods Housing Barnstable, MA	 Latham Center Dormitory Orleans, MA	 Affordable Housing Orleans, MA
Sites Considered									

Community Uses

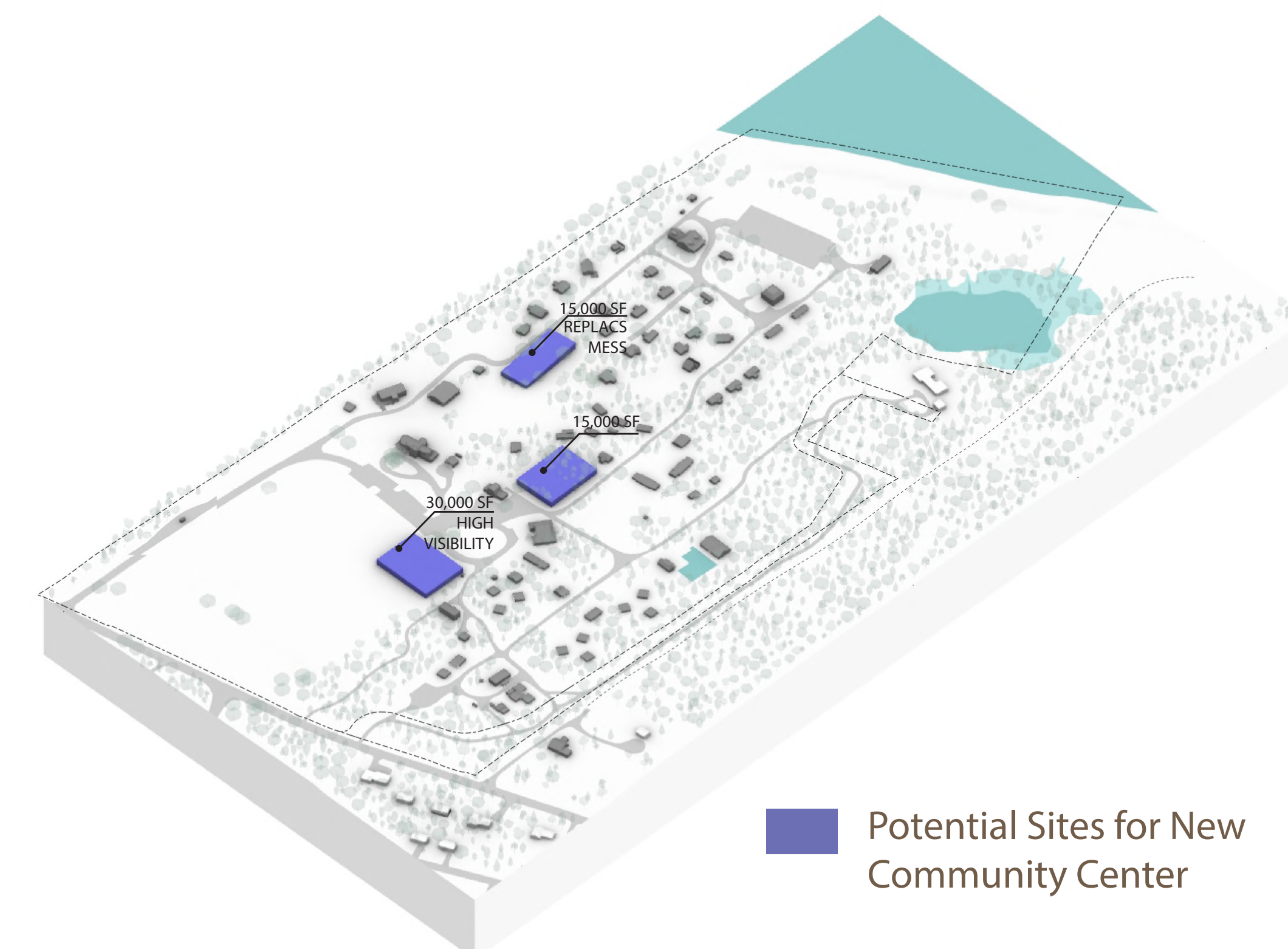
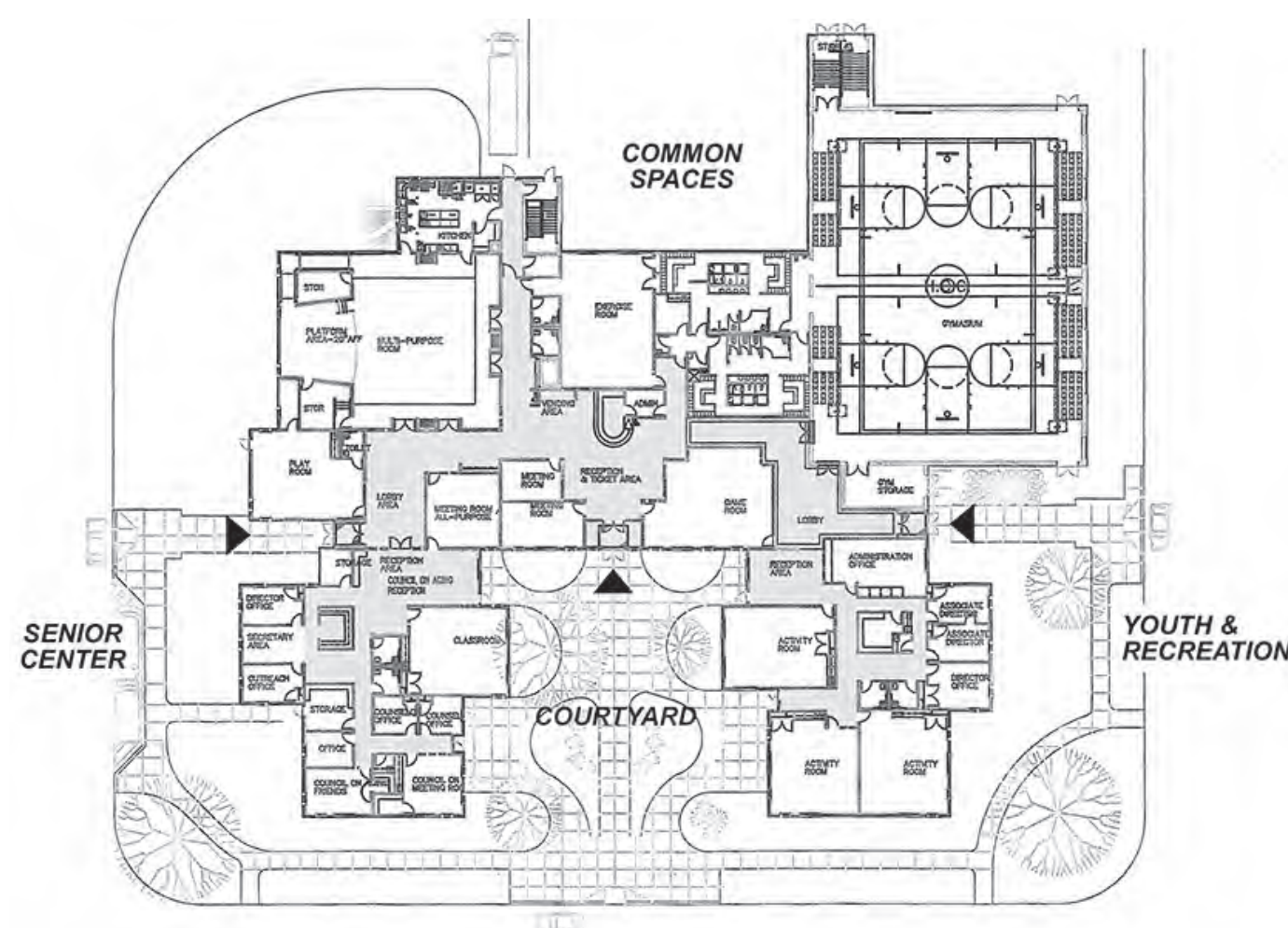
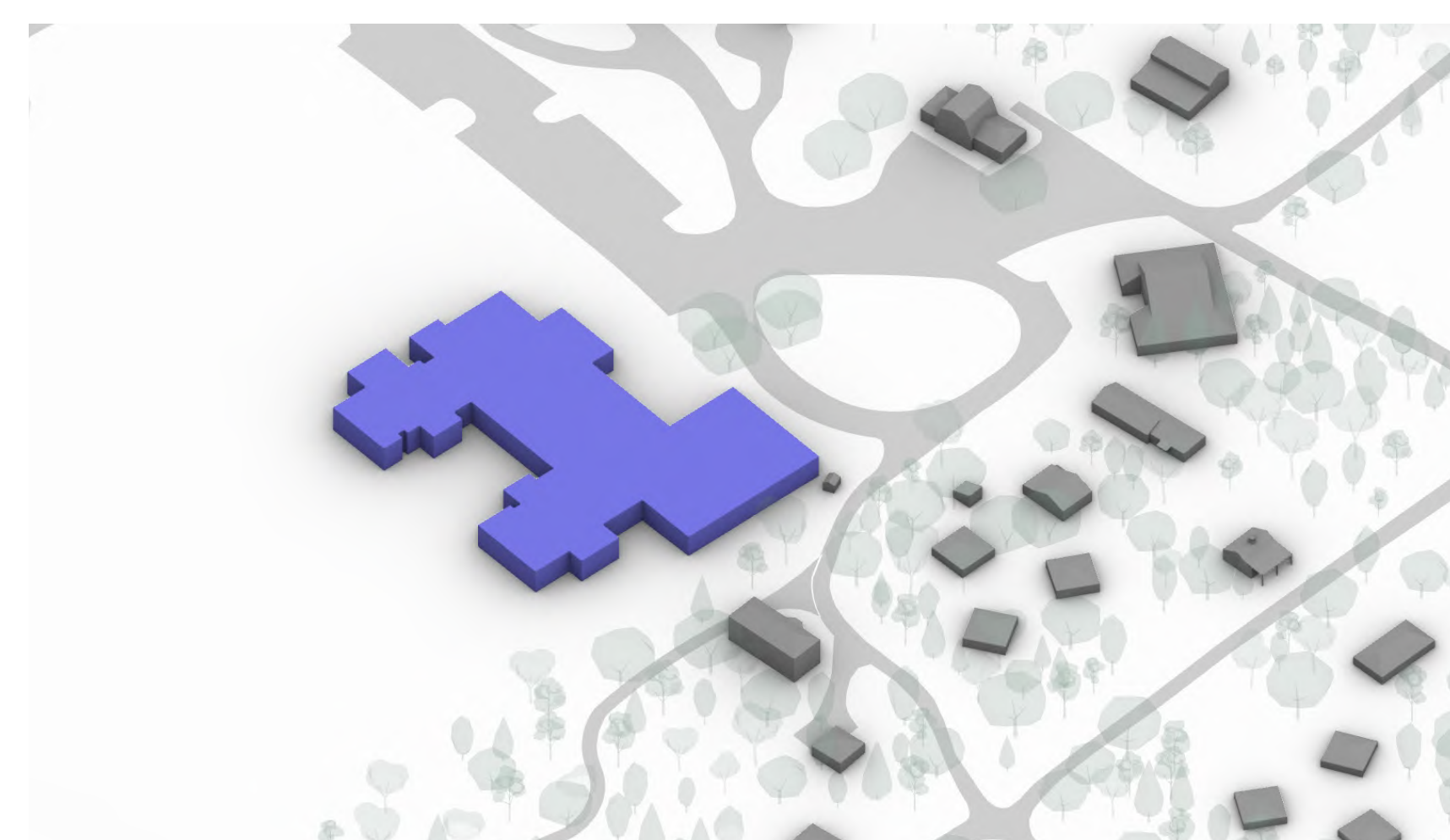
Matrix of Community Uses

	REUSE				NEW CONSTRUCTION			
Type								
	Picnic Pavilion	Seasonal Artist Gallery	Event Venue	Small-Scale Nature Center	Nature Center	Community Center	Council on Aging	Community Center with Recreation
Building Area	700 - 1,000 SF	700 - 1,000 SF	5,000 - 10,000 SF	2,000 - 10,000 SF	8,000-15,000 SF	12,000 - 15,000 SF	15,000-24,000 SF	25,000 - 32,000 SF
Considerations	-could require demolition and renovation of enclosed structures	-could be realized with minimal upgrades	-could be realized with minimal upgrades	-could require significant upgrades	-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site
Parking Demand	LOW access to off-site parking	LOW - MEDIUM access to off-site parking or dedicated group parking	HIGH dedicated group parking or access to off-site parking	LOW - MEDIUM dedicated group parking	MEDIUM - HIGH dedicated group parking	HIGH dedicated group parking	HIGH dedicated group parking	HIGH dedicated group parking
Cost <small>*\$ = approx. 100\$/SF</small>	₤	₤	₤₤	₤₤₤₤	₤₤₤-₤₤₤₤	₤₤₤-₤₤₤₤	₤₤₤-₤₤₤₤	₤₤₤-₤₤₤₤
Examples	 Camp Canaan Rock Hill, SC	 Cape Cod Art Center Chatham, MA	 Flax Pond Lorusso Lodge Yarmouth, MA	 Green Briar Nature Center East Sandwich, MA	 Wellfleet Bay Audobon Sanctuary Nature Center Wellfleet, MA	 The Center at Sachem Rock East Bridgewater, MA	 Council on Aging Chatham, MA	 Harwich Community Center Harwich, MA

Considerations for New Community Center

Scale Comparison of 32,000 SF Harwich Community Center on the Arrival Fields of the Bay Property.

Harwich Community Center offers a gym, meeting rooms, multi-purpose rooms, and other amenities with a 32,000 SF facility.



Potential Sites for New Community Center

Community Center & COA

Bay Property

Describe what you would want to see in a community center. What does it include? Tell us with your stickers!



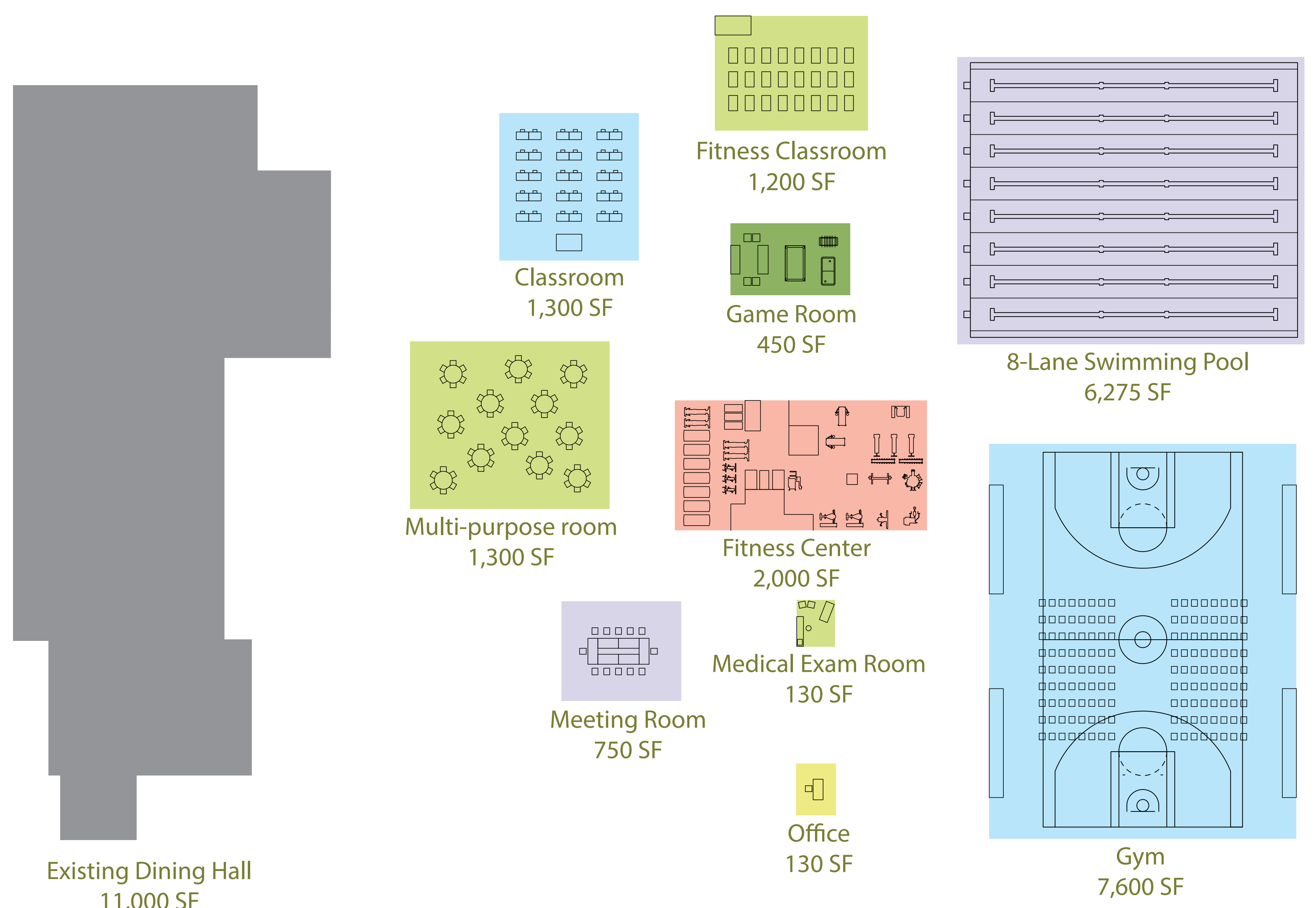
Examples:

Programming:

- Youth sports
- After school programs
- Special events
- Fitness and exercise classes
- Educational classes and conferences
- Camps
- Educational conferences and seminars
- Adult sports
- Weekend retreat for all ages
- Plays/dramatic production
- Community dance
- Nature walks/hikes
- Baking and cooking classes
- Arts and crafts
- Senior Day Habilitation Program
- Senior Culinary Wellness Program
- Senior Professional Services
- Senior Social Service Agencies

Facilities:

- Fitness Center
- Fitness classrooms
- Sport courts
- Walking track
- Shared meeting rooms
- Multi-purpose room
- Game room
- Educational and activity rooms
- Kitchen/Cafeteria
- Open space
- Indoor pool
- Medical exam rooms
- Offices
- Workspaces



Site Visit: BPPC at the Harwich Community Center

The BPPC toured the Harwich Community Center on 7/18/23, from 1:35 pm - 2:45 pm. BPPC members in attendance: Amanda Bebrin, Katie Jacobus, Karl Fryzel, Mary Chaffee, Dave Whitney, Caroline McCarley, John Phillips, and Clare O'Connor-Rice. COA Representative Shannon Tennstedt was also present, along with Town Manager Peter Lombardi, COA Director Elton Cutler, and Rec Director Mike Gradone. (BPPC members absent: Pat Hughes, Tom Wingard, Peter Johnson)

Harwich Community Center Director Carolyn Carey led the group on an informative tour of the facility, including the main office, weight room, rec offices, activity rooms, game room, gymnasium, multi-purpose room, Channel 18 studio, kitchen, basement, storage areas, and SHINE rooms. She explained the various aspects of the program, facility logistics, staffing, and fee model. The Community Center's programming covers more than 100 local groups, mainly non-profits, though Rec and the COA get priority in scheduling. Ms. Carey provided answers to a range of committee questions, stepped through the history of the construction of the facility, and added insight into things she would change, given 2 decades of experience and use.

Archived: Monday, July 24, 2023 10:03:52 AM

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

Sent: Tue, 18 Jul 2023 14:17:06

To: Peter Lombardi; Amanda Bebrin

Subject: arts center use

Sensitivity: Normal

The Brewster Cultural Council would like to request the use of the Arts Center on Wednesday, August 16 from 4-6 for our strategic planning retreat. This would be open to the public. Holding it then gives us the opportunity to reflect on the Sea Caps Forum on the 5th and informing our priorities for grant applications for the next fiscal year, due at the end of August. Thank you.

Clare O'Connor-Rice
Chair, Brewster Cultural Council

Archived: Monday, July 24, 2023 10:03:57 AM
From: Michael Gradone
Sent: Sat, 8 Jul 2023 19:04:21 +0000Authentication
To: Amanda Bebrin
Cc: Peter Lombardi
Subject: Re: Usage of Bay property
Sensitivity: Normal

Grades 2-5. 15 kids in each.

Get [Outlook for Android](#)

From: Amanda Bebrin <abebrin401@gmail.com>
Sent: Saturday, July 8, 2023 8:07:45 AM
To: Michael Gradone <mgradone@brewster-ma.gov>
Cc: Peter Lombardi <plombardi@brewster-ma.gov>
Subject: Re: Usage of Bay property

Mike,
We can put this on our 7/25 agenda.
Who is the audience for these programs and how many people do you anticipate participating?

Thanks,
Amanda

On Sat, Jul 8, 2023, 7:46 AM Michael Gradone <mgradone@brewster-ma.gov> wrote:

Good morning Amanda,

The Recreation department would like to request usage of the Bay property for two of our fall programs. Run Club, which would take place on Wednesday and Fridays from 3-4pm for the month of October. And our Outdoor Club from 3-4pm the second week of November. Can this be discussed at our meeting later in July? Thanks for your consideration.

-Mike

Get [Outlook for Android](#)



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: July 11, 2023

TIME: 4:30 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: Sharon Tennstedt, Bill Meehan, Kathleen Walker, Gary Christen, Roger O'Day, Catie Fyfe; Town Staff: Mike Gradone (Recreation Department Director), Elton Cutler (COA Director), Griffin Ryder (DPW Director); Reed Hilderbrand Consultants: Elizabeth Randall, Madeleine Aronson

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

Amanda Bebrin called the meeting to order at 4:36 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

Committee Reorganization

Ms. Bebrin requested nominations for the positions of Committee Chair, Vice-Chair, and Clerk. Katie Jacobus nominated Amanda Bebrin for the position of Committee Chair. Selectperson Mary Chaffee 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, Clare O'Connor-Rice – yes, Thomas Wingard – yes, Amanda Bebrin – yes, Peter Johnson – yes, John Phillips – yes. Ms. Bebrin thanked her colleagues for the honor of being reappointed for a second year.

Mr. Fryzel nominated Katie Jacobus for the position of Vice-Chair. Selectperson Dave Whitney second. Selectperson Chaffee – yes, Selectperson Whitney – yes, 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.

Selectperson Chaffee nominated Karl Fryzel for the position of Clerk. Selectperson Whitney second. Selectperson Chaffee – yes, Selectperson Whitney – yes, 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.



Town of Brewster

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

Review and Discuss Draft Presentation Materials and Planned Format for Second Community Forum

Elizabeth Randall introduced the beginning of the visioning phase to the committee. The discovery phase has now concluded – based on the feedback from the survey and the forum, Reed Hilderbrand has begun making a series of proposals for this property. The community will be asked for their feedback on what appeals to them, and, at that point, a more holistic plan for the whole property will be developed. Madeleine Aronson introduced options for each section of the property, divided into the following areas: arrival fields, secluded buildings, central campus, woodland buffer, cabin village, pond reserve, coastal dune, and beach. For instance, in the secluded building zone, some of the proposed options involve re-using the buildings for seasonal workforce housing, or creating new housing for either affordable housing or workforce housing. Each option is accompanied by a favorability rating scale for various factors such as “cost” and “public/private benefit”.

Pat Hughes asked how the next community forum will accommodate comments that might approve of some of the use options, but favor them being sited in a different location. Ms. Aronson says they expect that this will happen, but that they have tried to provide options for site uses in different areas – for instance, a number of different possible locations are provided for the community center.

Clare O’Connor-Rice commented that the administration building needs to be labelled clearer in the arrival fields drawings. Mr. Fryzel asked if a “campus” style community center was off the table, or if this was still considered an option. Ms. Randall explained that one of the options listed was the reuse of existing structures for a community center, so this is still very much an option that Reed Hilderbrand think is worthy of exploration. Mr. Fryzel responded that this should be explained clearer in the materials. Ms. Randall agreed that the Reed Hilderbrand consultants will try and make this more explicit.

Selectperson Chaffee responded to Ms. O’Connor-Rice’s earlier comments regarding the labelling of the administration building in the arrival field drawings. Selectperson Chaffee stated that it was labelled in the central campus area. Selectperson Chaffee also noted that the names “cabin village” and “secluded village” implied that the use for these areas has been determined, which is an impression that should be avoided – less determinative names (i.e. blue neighborhood, yellow neighborhood) should be chosen instead. The color coding could also be clearer in the packet.

Ms. O’Connor-Rice said that the next forum should involve residents defining what they consider a community center to be. Ms. Jacobus said that “community campus” came up a lot at the forum – it is important to be clear that nothing has been decided yet. Ms. Jacobus followed up by asking how the scoring system on the “public/private benefit” scale was determined. Ms. Randall responded that this scoring was largely structured around whether the programming would be geared toward the public, or, if in the case of housing, the public would have less need to access this space.

Sharon Tennstedt asked why the Council on Aging was only being discussed in the context of a new community center – could it not be located on the property unless it was part of this new facility? Ms. Randall responded that existing buildings would need to have extensive renovations in order to be



Town of Brewster

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

sufficiently accessible to function as a site for the Council on Aging. Mr. Lombardi responded that the existing dining hall is likely the only current location that could be reused as a site for the Council on Aging. Thomas Wingard said that finding reuses for existing buildings is primarily the purpose of the committee, and determining the appropriateness of a new structure is somewhat beyond its charge at this point. Ms. Bebrin said that it was appropriate to explore all of the possibilities of what a community center on the property could look like if residents ultimately decide to pursue this option. Ms. Hughes asked if Reed Hildebrand had looked at the cost comparison between new construction and renovations, and if this was reflected in the favorability scales in the packet. Ms. Randall responded that it was difficult to get pricing on something that hasn't been designed, but they are working on ballpark figures.

Selectperson Chaffee said it was important to offer residents an array of options soon, because if residents are clear in their positions on things such as a new community center, it helps the committee narrow down the scope of its work. Mr. Fryzel asked if Selectperson Chaffee's suggestion should be the focus of the second public forum. Mr. Lombardi responded that it would instead be the focus of the third forum.

Mr. Fryzel stated that the new East Bridgewater Council on Aging should be looked at as a possible model when examining options for locating the COA on the property.

Selectperson Whitney noted that while it was important to ask residents soon what their ultimate vision is for a community center, it is also important to ask them the same question in relation to the Council on Aging. Selectperson Whitney added that he would not be in favor of relocating the COA from one old building in need of renovations to another old building in need of renovations. Mr. Lombardi said that the committee has been working under the assumption for the last few years that the COA and community center would be under one roof as one "intergenerational community center". Ms. Tennstedt that the COA would likely need to be in an interim space on the bay property while the new community center is being constructed.

Ms. Aronson continued running through possible use options for the remainder of locations on the property. Selectperson Chaffee said the health center in the central campus was identified as "staff housing" in all of the materials – this should be renamed "other town offices".

Peter Johnson said it would be beneficial to end the debate on the location of the COA – the surveys have demonstrated support for integrating the COA with a new community center. Mike Gradone said if the COA is going to be included in the community center, does this mean that the Recreation Center will be included too? Mr. Lombardi responded that the next forum needs to ask people what their vision for a community center ultimately is.

Mr. Fryzel stated that residents will have questions about the administration building – it either needs to be renovated or knocked down, and input needs to be solicited on its use if it is renovated. Mr. Lombardi responded that it could be potentially used as a rental property or a bed and breakfast. Ms. O'Connor-Rice said that Sea Camps alumni could be asked to help contribute financially to renovate this property.



Town of Brewster

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

Selectperson Chaffee followed up by asking if the Town could legally operate as a landlord. Mr. Lombardi responded that this was legally permissible.

Mike Gradone brought up the issue of constructing sports courts on the property. He said that it was important to note that tennis courts were likely a better fit for the property than pickleball courts – the sport of pickleball generates a lot of noise. John Phillips said that the Brewster Pickleball and Senior Tennis groups have met to discuss the current court situation in Town. He agrees that it is an incredibly noisy sport, and it would be disruptive on the bay property. The Senior Tennis group would gladly relocate to the bay property, and Brewster Pickleball could remain at Stony Brook.

Mr. Lombardi stated that the second forum would also take place on site at the property from 12pm to 5pm on August 5. The plan is to open up the administration building, arts building, boat house, and a representative sample of the other buildings.

Update on Brewster Community Pool

Mr. Lombardi said that the pool has received a lot of positive feedback. The 100-swimmer capacity has not yet been reached, and so a decision was made to expand the number of guests people can bring this summer from 10 to 20, and provide additional dates to purchase these passes in-person. 650 seasonal passes have been sold to date. Revenue now exceeds \$100,000, which is in line with initial planning.

Mr. Gradone said that programming was going well. One scheduling hiccup occurred but was quickly resolved. Swim lessons and water aerobics classes have also been popular. Selectperson Chaffee said the pool is in excellent condition, and water aerobics was a great experience. Ms. McCarley said she has spent a lot of time in the pool, and noted that Mike and the staff have been incredibly accommodating. Mr. Lombardi said that he expects the pool furniture to arrive in the next few weeks.

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

Mike Gradone said he has submitted a one-day entertainment license request to the Select Board for the upcoming DJ party on July 27.

Ms. Bebrin brought up the “open house” and volunteer appreciation event, tentatively scheduled for Saturday, September 30, 2023, and asked if committee members would like to assist with the planning efforts. Ms. McCarley and Ms. Hughes volunteered their help to organize this event.

Ms. Jacobus brought up the “Da Hedge” event, set to take place on Sunday, August 6 from 7.00am to 9.00am. Ed Barber has found the previous banner which can be displayed. Meg Morris from the Recycling Commission has offered to help provide food. Residents should arrive no later than 7.00am. Chief Eldredge is aware that this event is occurring.

Ms. O’Connor-Rice left the meeting at 6.15pm. Mr. Johnson left the meeting at 6.20pm.



Town of Brewster

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

Feedback Request for Select Board Annual Retreat on Former Sea Camps Building Block

Mr. Lombardi explained that the Select Board is meeting for their annual retreat next month where they will develop an updated Strategic Plan that reflects current collective community goals for the next two years. Their plan serves as a guide to prioritizing initiatives and policies across the organization. As part of this process Town Administration always reaches out to Town departments and committees to solicit feedback on what should change or be added to the current plan. The Bay Property Committee should examine the four goals in the Sea Camps Building Block, included in the packet.

Mr. Fryzel said that the discovery phase is completed, so there are now only really three goals. He expects that the committee's job in this area will be over by May 2024. The strategic plan will have to be refined after the Spring Town Meeting. Mr. Lombardi agreed that the first goal, the discovery phase, is completed. "Property management" is an ongoing process, and should therefore not be included in the SC-1 goal. The second goal, "continue to develop/refine and implement interim public access/use plans" should remain a goal. Mr. Lombardi stated that a section of the third goal needs clarification – "determine support for construction new community center on bay property". Mr. Lombardi asked committee members if this particular goal needs to be more nuanced, or should it remain explicit. Mr. Fryzel suggested that this section could be altered to "determine support for a community center on the bay property" – this eliminates the need to specify whether or not it is a new construction or a reuse of existing buildings. Mr. Lombardi suggested that in terms of the fourth goal (SC-4) "continue to explore potential short- and long-term partnerships that may mitigate acquisition costs or operating expenses and may provide enhanced services, programs, or amenities for residents", the Town is meeting with both the YMCA and Mass Audubon in the next week to flesh out what potential partnerships with these organizations might look like. Mr. Lombardi suggested that a revenue generation component should be added here – so this goal doesn't just deal with partnerships, but more broadly looks at bringing in revenue to offset expenses. Ms. Bebrin suggested that a goal be added to deal with the need to shift the charge of this committee pending the passage of the master plans. Mr. Lombardi responded that this would likely be a FY25 goal – although there is a lot more work to be done first, the committee charge will eventually have to be updated and reconstituted, as the work will not end with the development of the master plans. Ms. Bebrin added that it is important some iteration of this committee exists so that the entirety of the work does not get left with the Select Board after the approval of the master plans.

Mr. Fryzel noted that in the Boston Nature Center in Mattapan they have created a 14,000 square feet "nature nook" which is a natural playground for kids with gardening, building and climbing structures – this is something to consider on the bay property moving forward. Mr. Lombardi responded that something similar exists at Long Pasture in Cummaquid, and this was good information to have. Ms. Hughes said that while the committee members were appointed for a year, in reality, the workload is that of a 3-year term. After the passage of the master plan at Spring Town Meeting, and after the update of the committee charge, at that point it may be appropriate to consider extending the committee membership terms. Ms. Bebrin closed by reminding committee members that they have until Friday, July 14 to submit further feedback on the Strategic Plan goals.



Town of Brewster

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

Vote on Meeting Minutes: June 20, 2023

Ms. Jacobus moved to approve meeting minutes from June 20, 2023. Ms. Hughes second. A 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, John Phillips – yes.

Discuss Future Meeting Agenda Items

The finalized information boards for the next forum will be discussed at the next meeting. Mr. Lombardi said that a site visit to the Harwich Community Center was being planned. Mr. Lombardi also followed up on Mr. Fryzel's earlier comment pertaining to the East Bridgewater COA facility, noting that he would plan on contacting the Town Manager to solicit more information.

Next Meetings

July 25, 2023

Matters Not Reasonably Anticipated by the Chair:

Mr. Lombardi said that the solicitation for remediation of the shooting range has been issued. The Town is looking forward to receiving bids. The current plan is to begin work on site in the fall. The work will likely not take too long.

Adjournment

Mr. Fryzel moved to adjourn at 6.31 pm. Mr. Wingard second. A 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, John Phillips – yes.

Respectfully submitted by Conor Kenny, Project Manager

Approved: _____ Signed: _____

Accompanying Documents in Packet: Agenda, Key Takeaways from Forum & Survey, Bay Property Visioning Scenarios, Forum Flyer, Pool Schedule, Pool Pass Update, Memo Re: Brewster Open House Event, Upcoming Events Flyer, Strategic Planning Email, Brewster Select Board FY23-24 Strategic Plan, BPPC Minutes 6.20.23, Brewster Conservation Day Flyer 2023, 0.22 Caliber Shooting Range Remediation IFB