

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

August 22, 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. Follow-up on the Second Community Forum
7. Discuss Vernal Pool Report
8. Update on Shooting Range Remediation
9. Update on Brewster Community Pool
10. Review Upcoming Approved Interim Uses and Vote on Proposed New Interim Uses
11. Vote on Meeting Minutes: July 25, 2023
12. Discuss Future Meeting Agenda Items
13. Next Meetings: September 19, October 3, and October 17, 2023
14. Matters Not Reasonably Anticipated by the Chair
15. FYIs
16. Adjournment

Date Posted:
08/17/2023

Date Revised:

Received by Town Clerk:

Town of Brewster Cape Cod Sea Camps Planning

Welcome to 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

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.

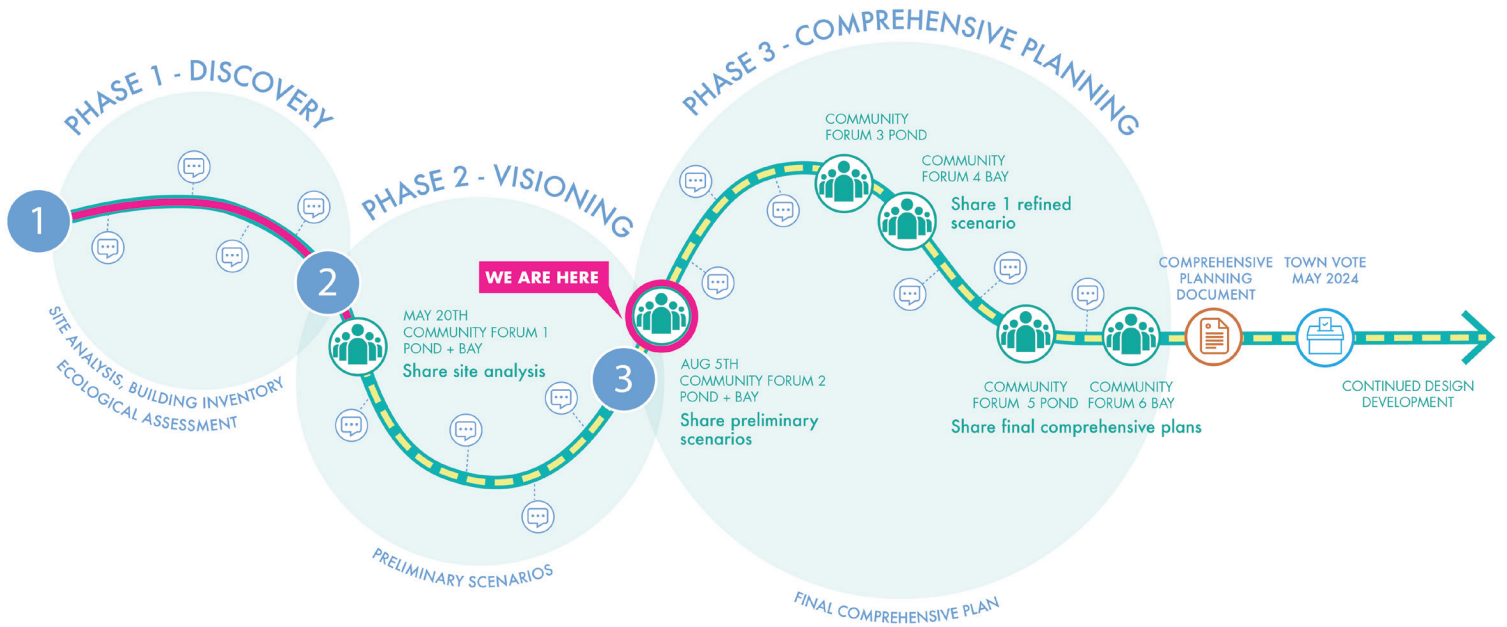
Each session will begin with introductory remarks. The remainder of the meeting will be a community workshop where residents will be invited to learn about the planning scenarios, indicate their preference and share feedback. This event will be the second public community workshop in a series of six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



Where we are in the process:



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

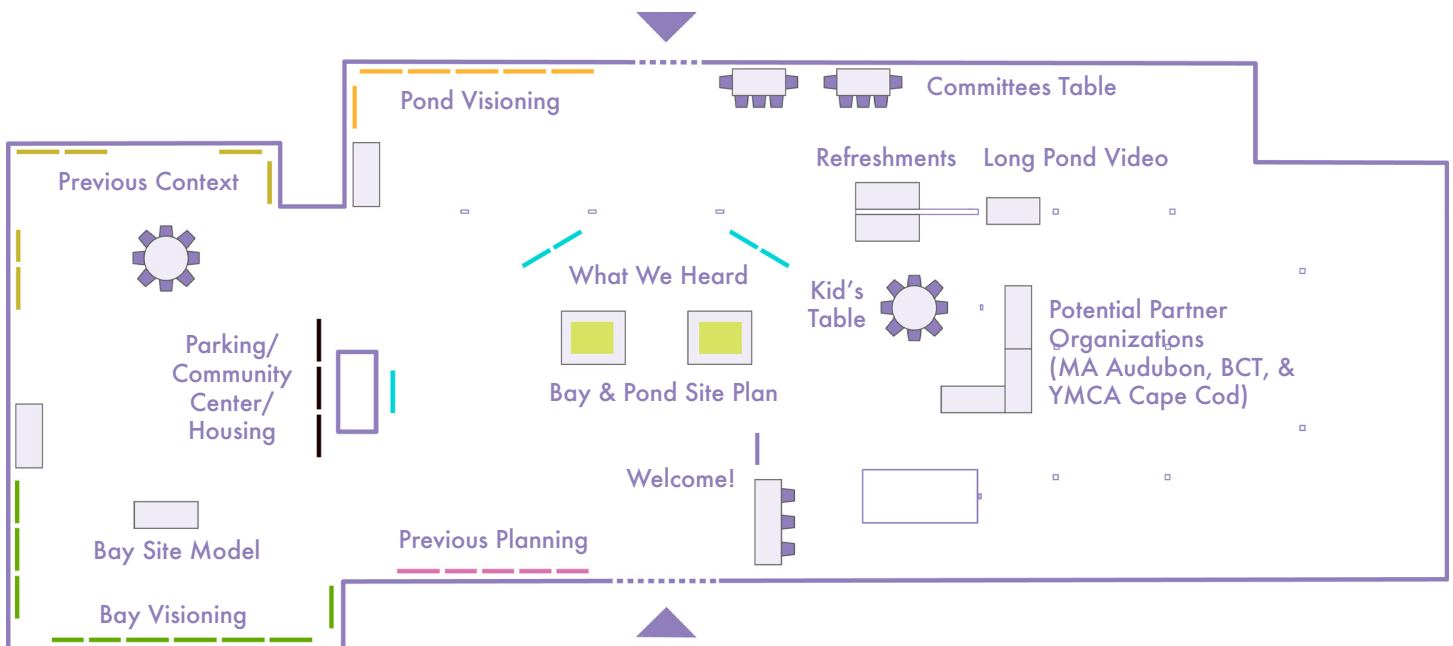
See the vision for the future of the Sea Camp Properties



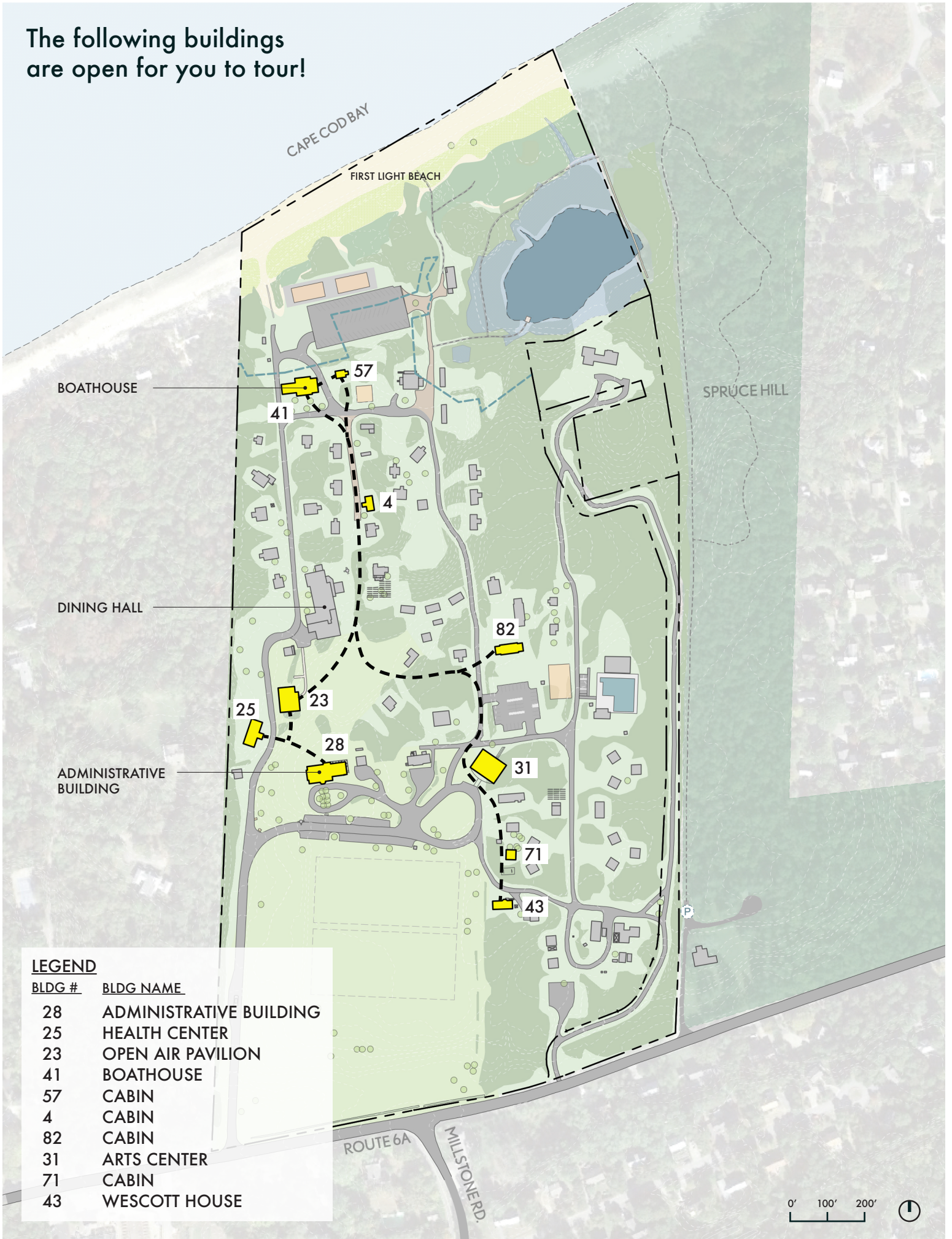
Town Vote

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

What to expect:

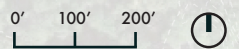


The following buildings
are open for you to tour!



LEGEND

BLDG #	BLDG NAME
28	ADMINISTRATIVE BUILDING
25	HEALTH CENTER
23	OPEN AIR PAVILION
41	BOATHOUSE
57	CABIN
4	CABIN
82	CABIN
31	ARTS CENTER
71	CABIN
43	WESCOTT HOUSE



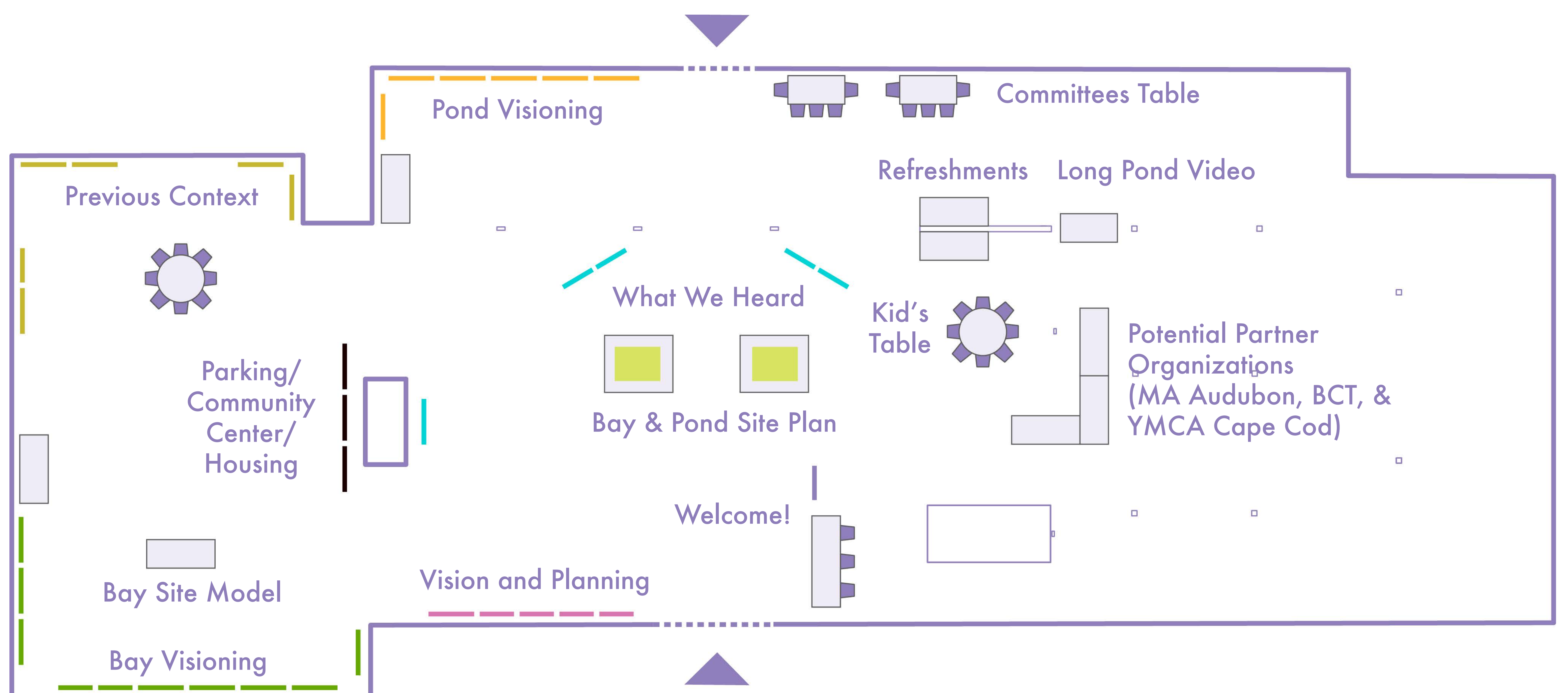
Welcome Station

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

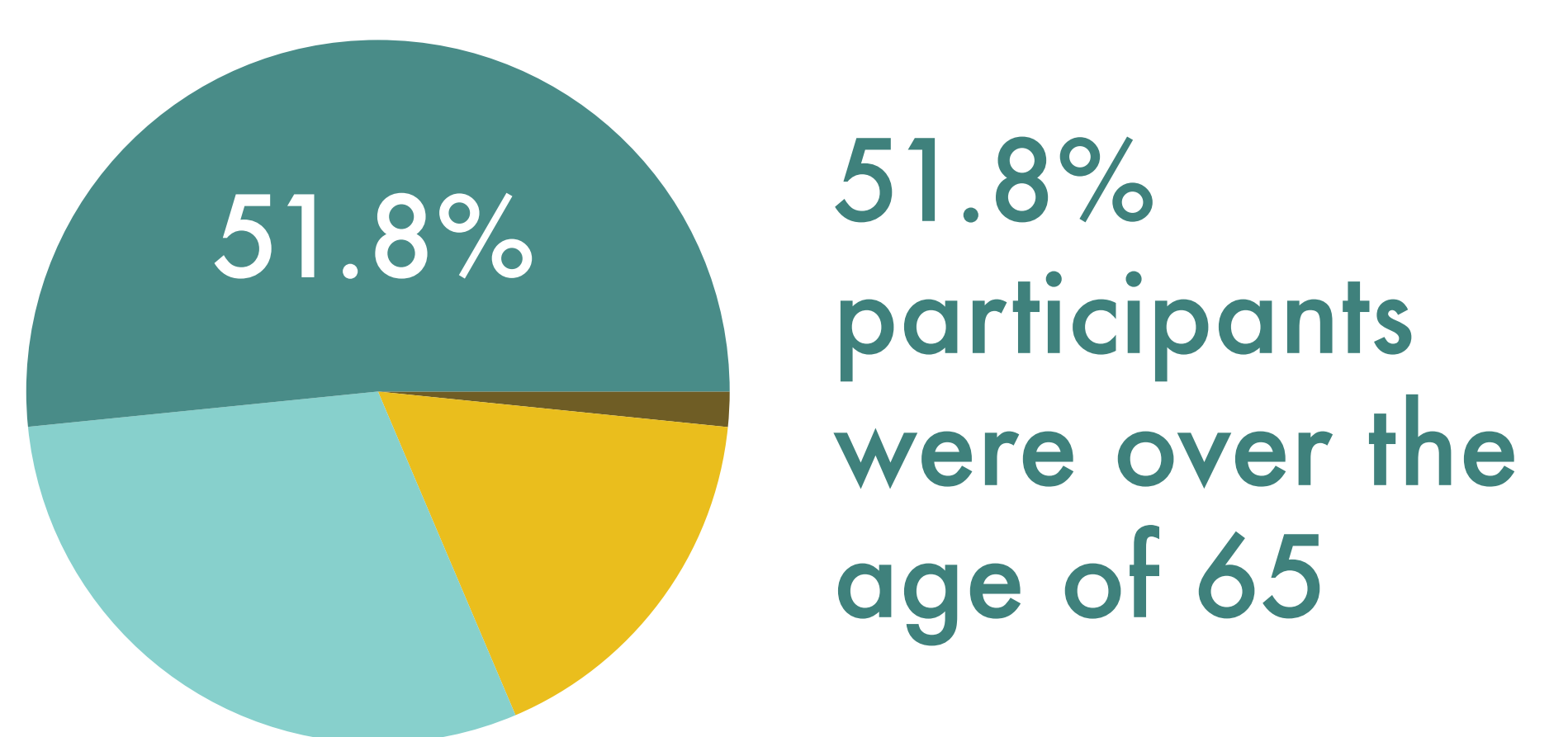
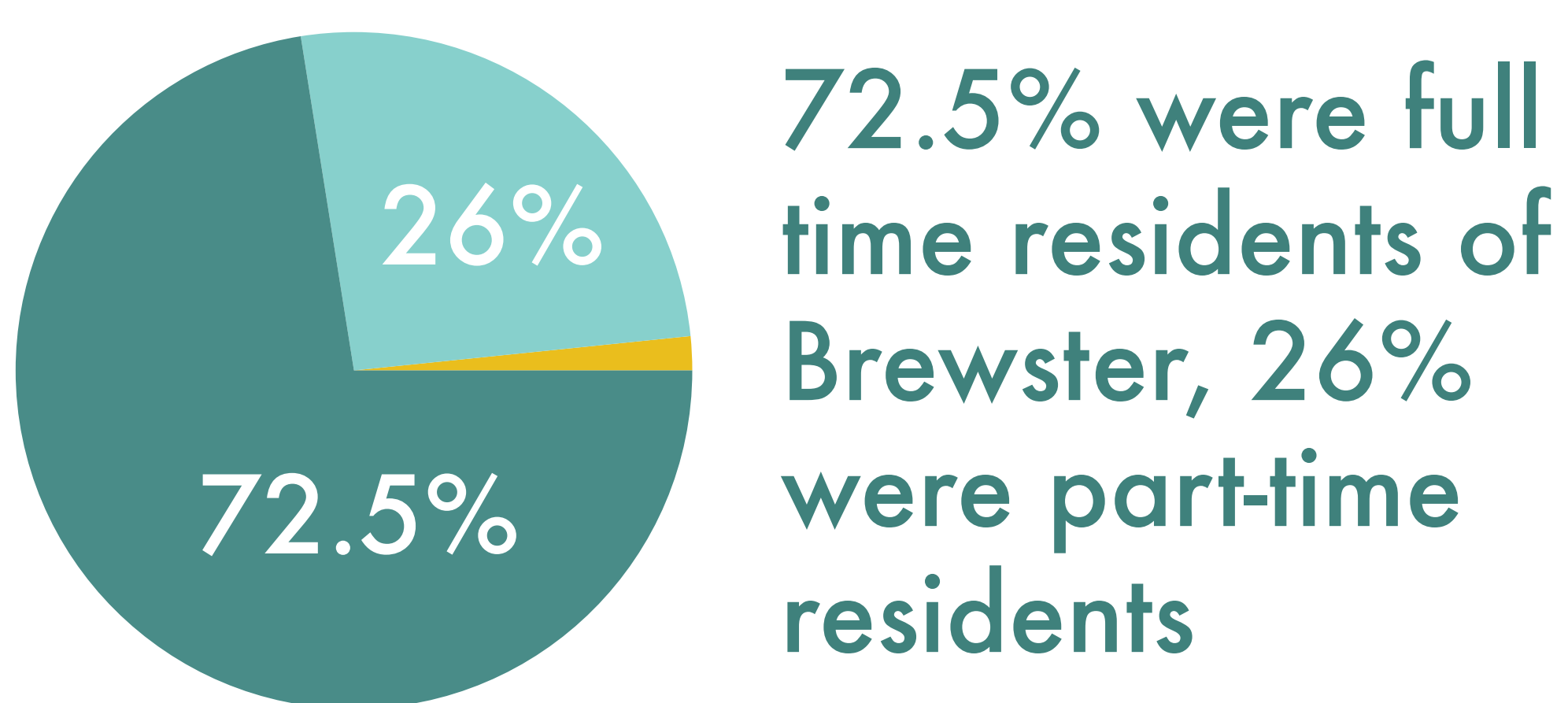
Thank You for sharing your feedback!

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



Forum #1 & Survey Feedback

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

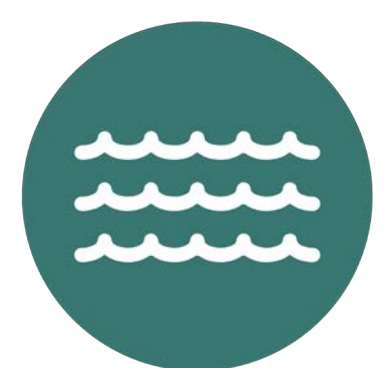
Create year round and seasonal affordable housing opportunities

We need housing for summer J-1 employees

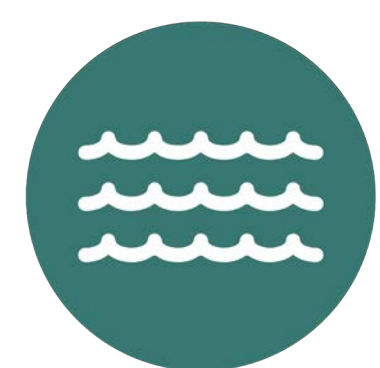
No housing. Recreation uses and community building only

On Sustainability and Conservation

Key Survey Feedback

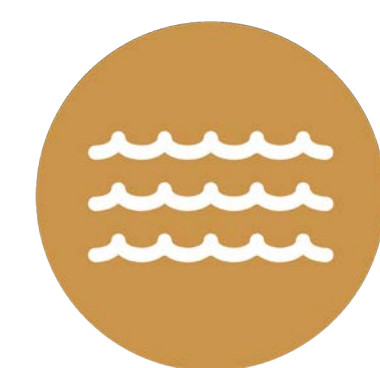


82% felt it was important to preserve and maintain the coastal ecosystem



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

Forum #1 & Survey Feedback

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

Forum #1 & Survey Feedback

Pond Property

On Passive Recreation

Key Survey Feedback



88% are interested in walking trails



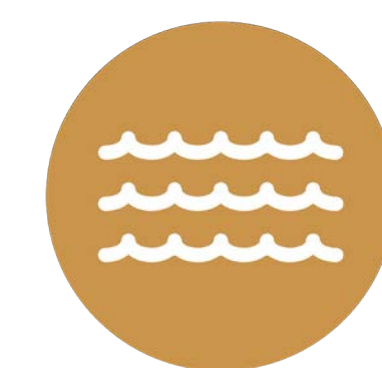
56% are interested in bird watching



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

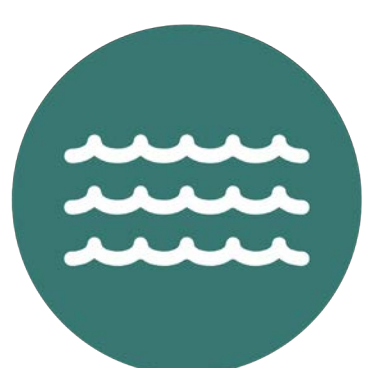
More hiking paths

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



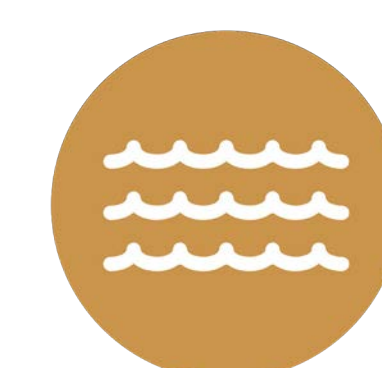
76% voted to set conservation areas to protect key habitat & water resources



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

Key Forum Feedback



95% want to continue considering a partnership with Mass Audubon



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

Forum #1 & Survey Feedback

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)

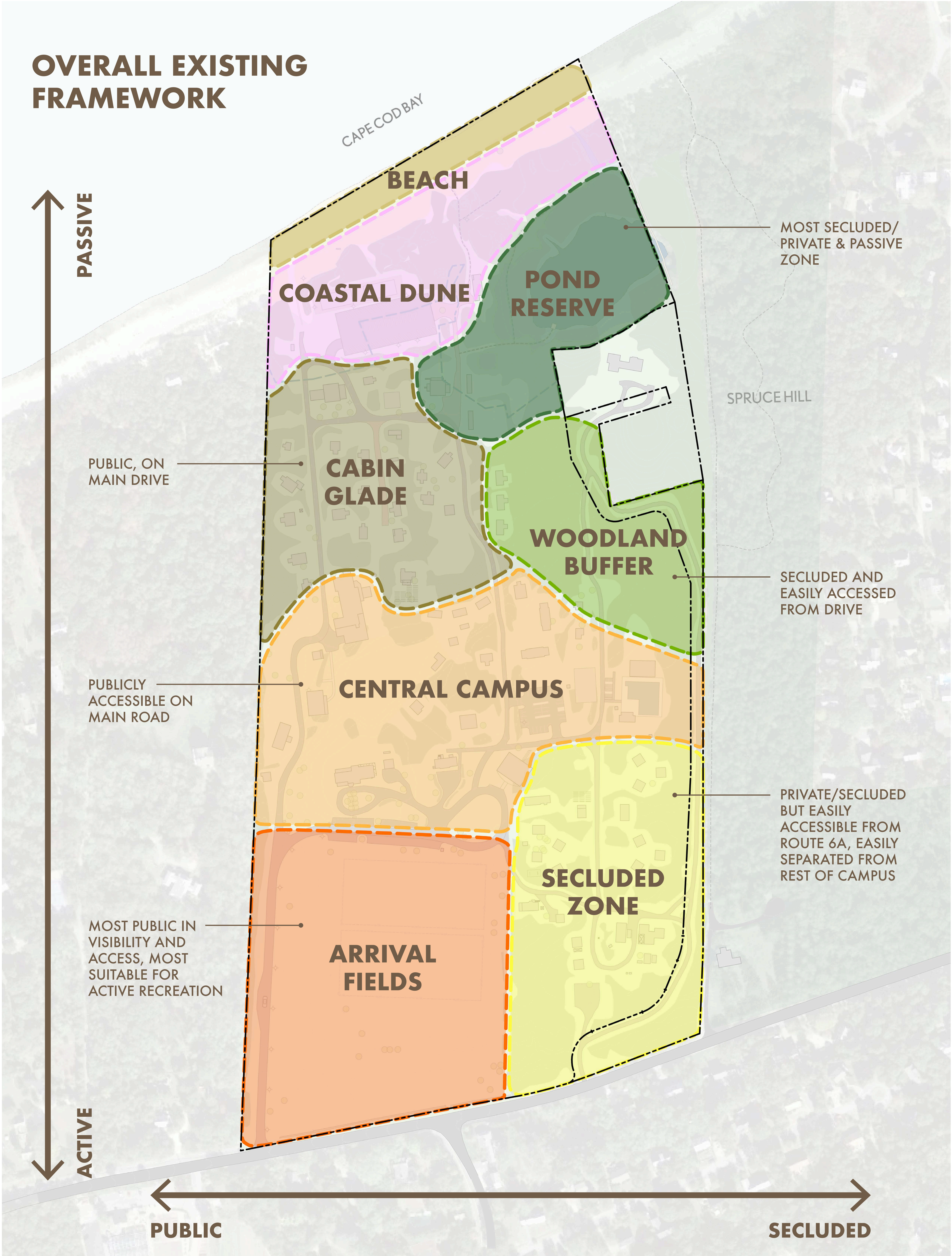
Key Community Interests

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)
- Consider a nature center and appropriately scaled affordable/attainable housing
- Build partnerships with BCT and Mass Audubon for activation and stewardship education, programming, accessible resources)

Scenarios

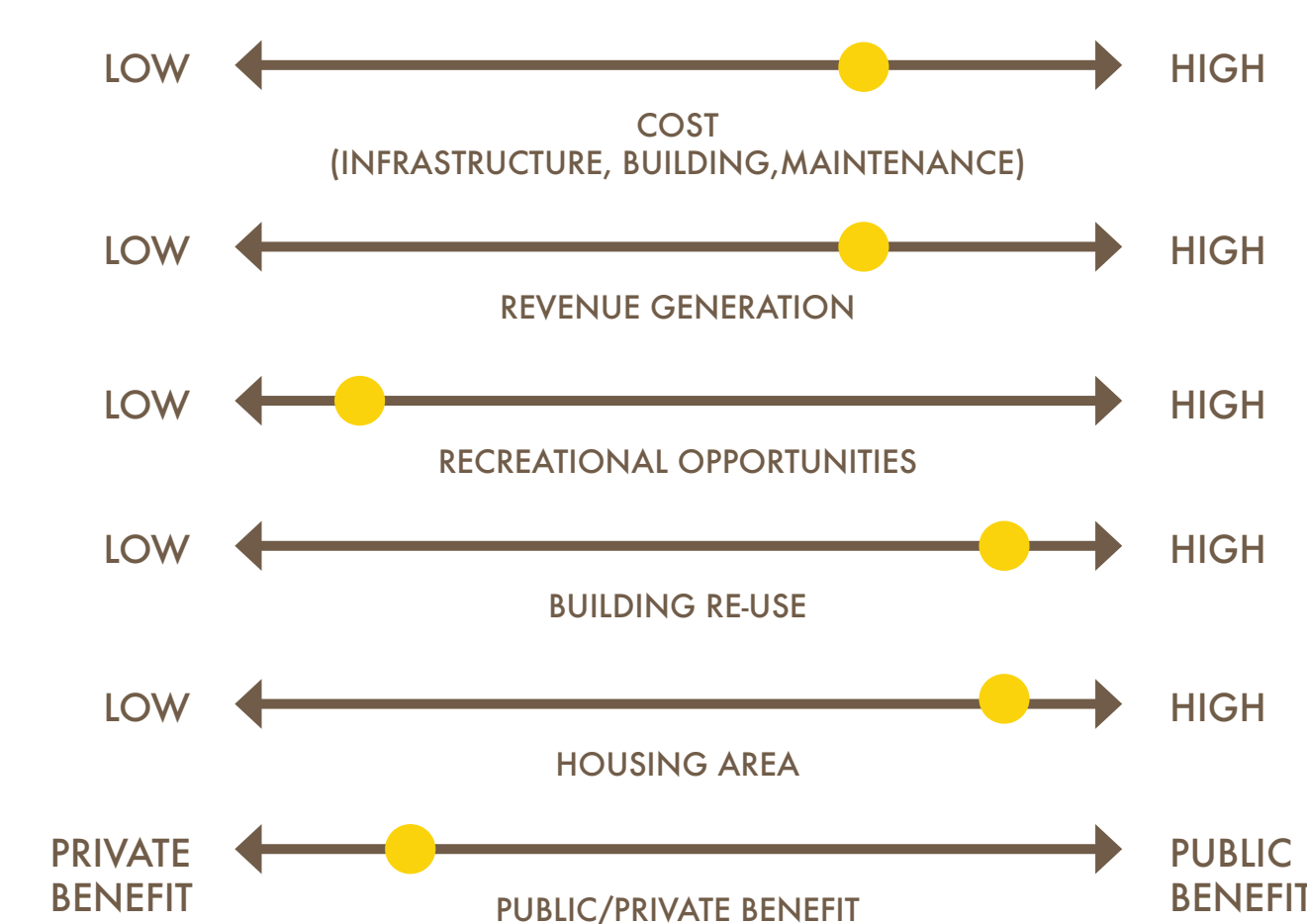
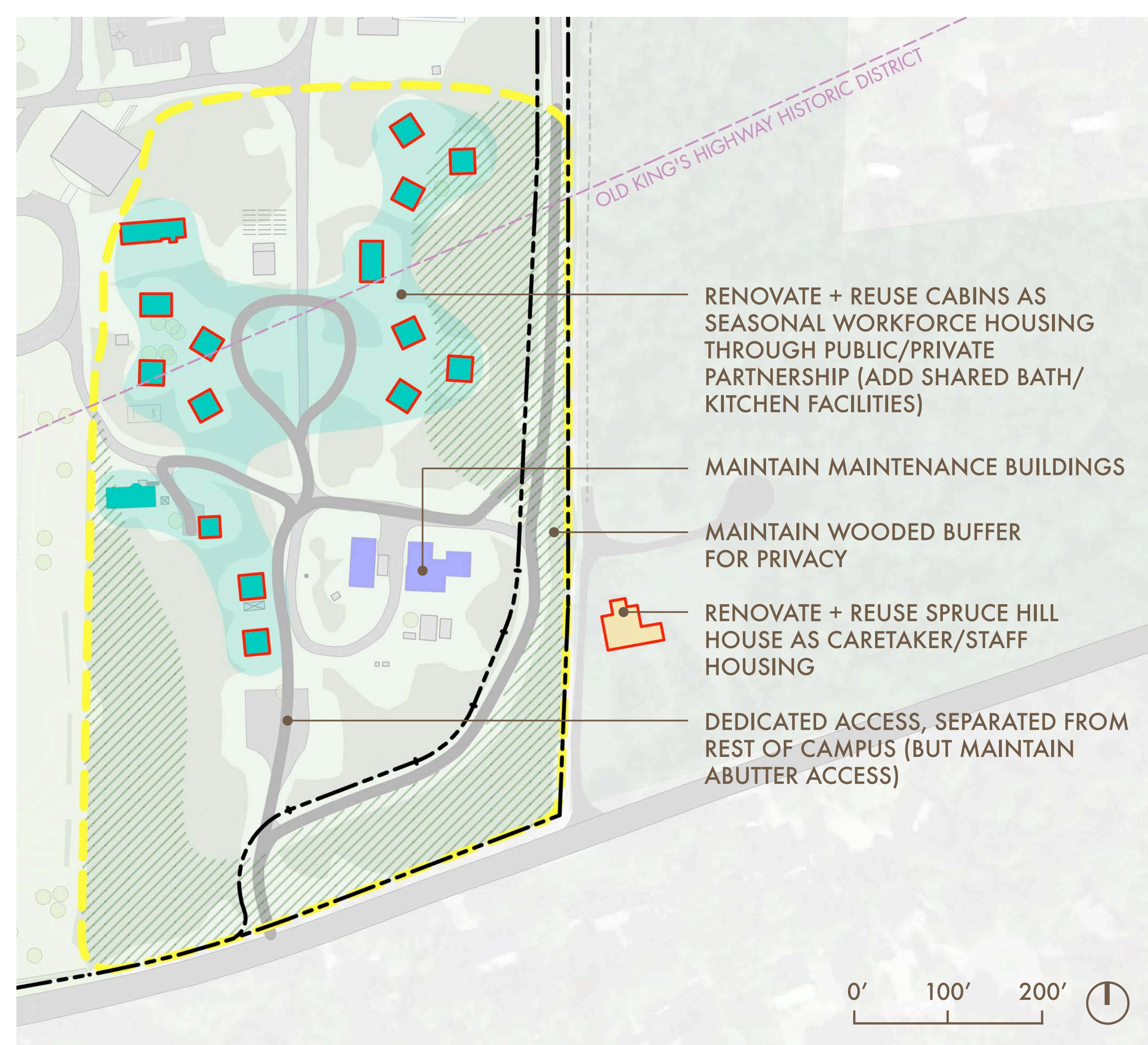
OVERALL EXISTING FRAMEWORK



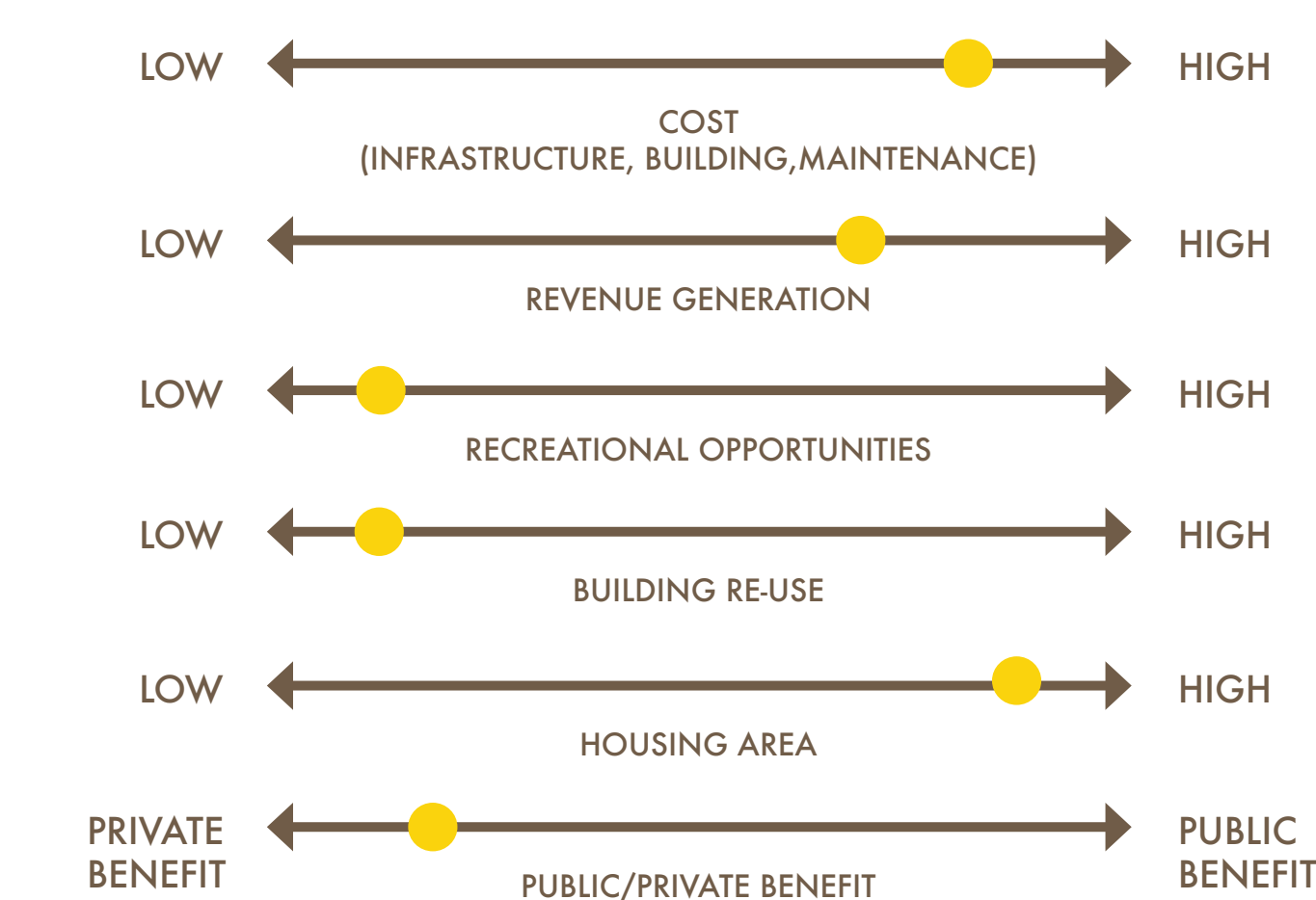
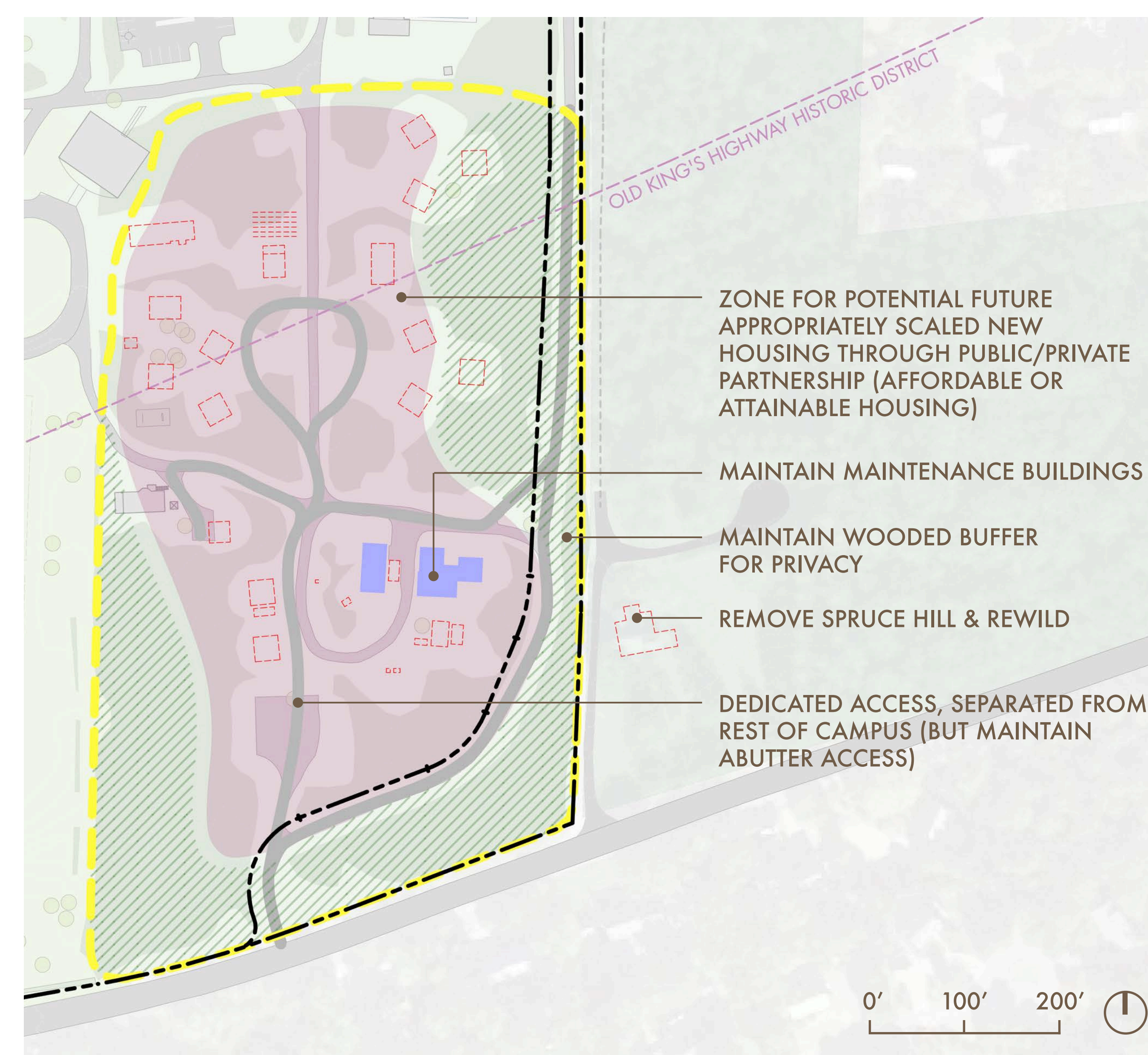
Secluded Zone

Bay Property

Option 1: Re-use Buildings for Seasonal Workforce Housing



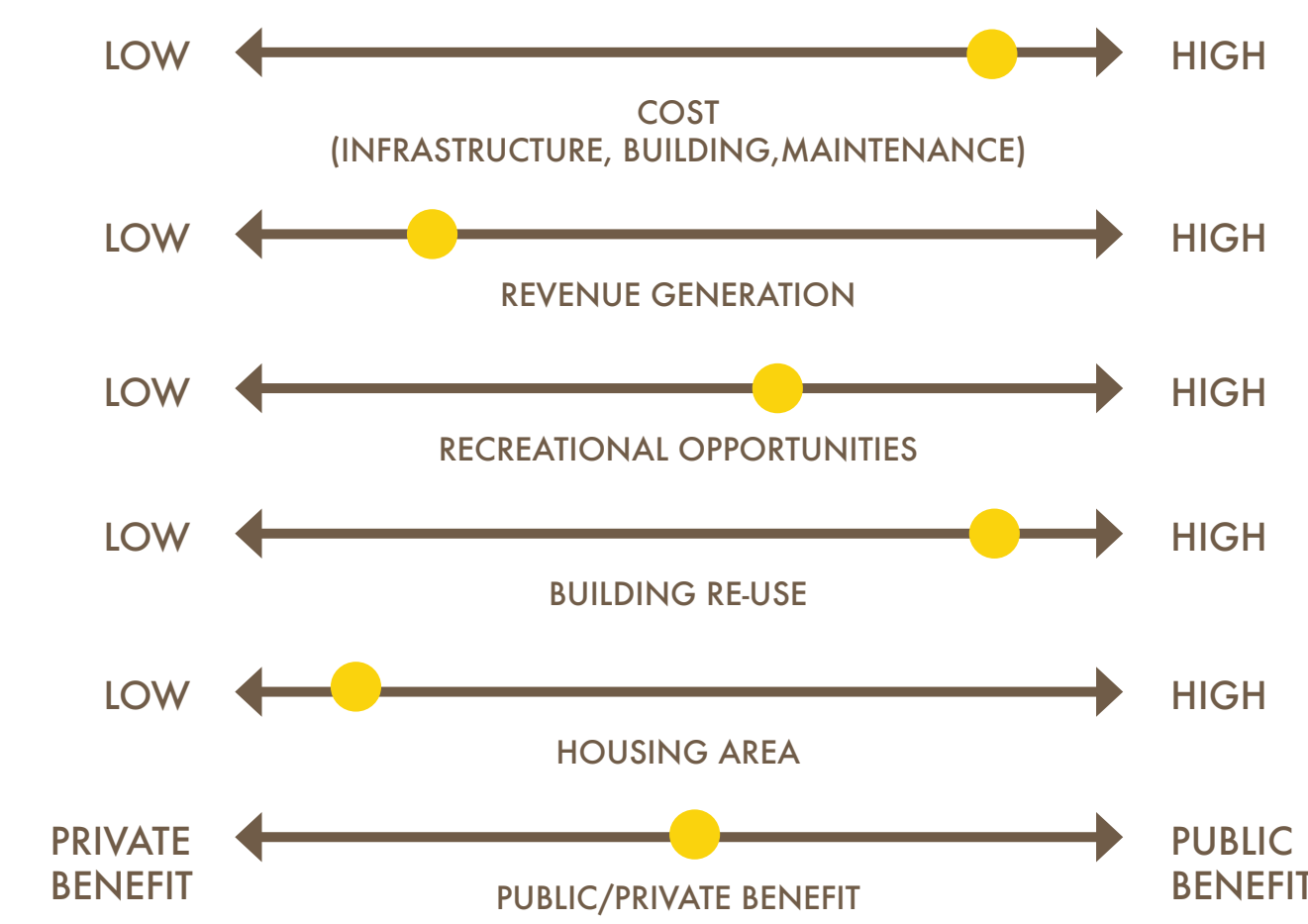
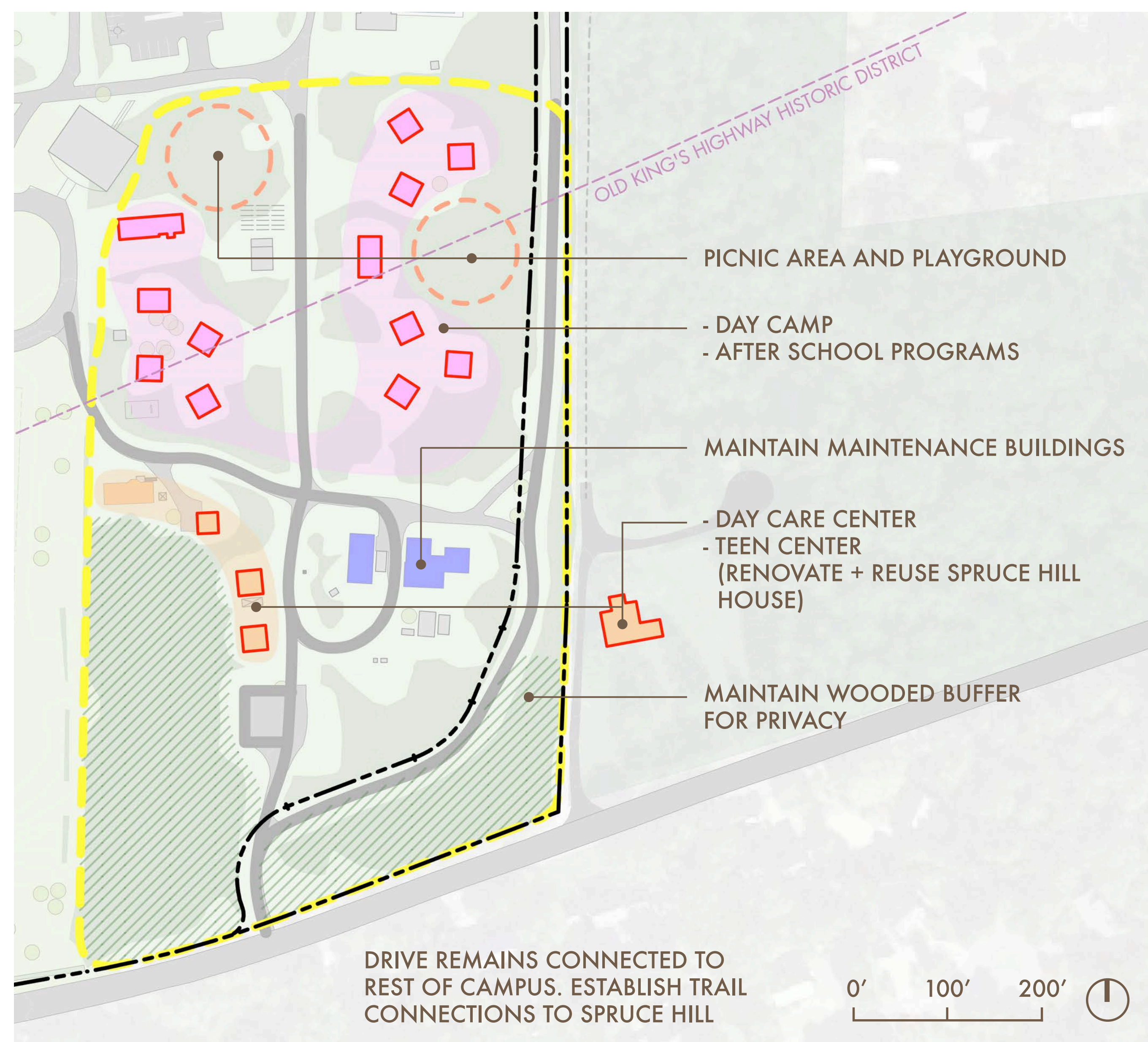
Option 2: New Year-round Housing (Affordable or Attainable)



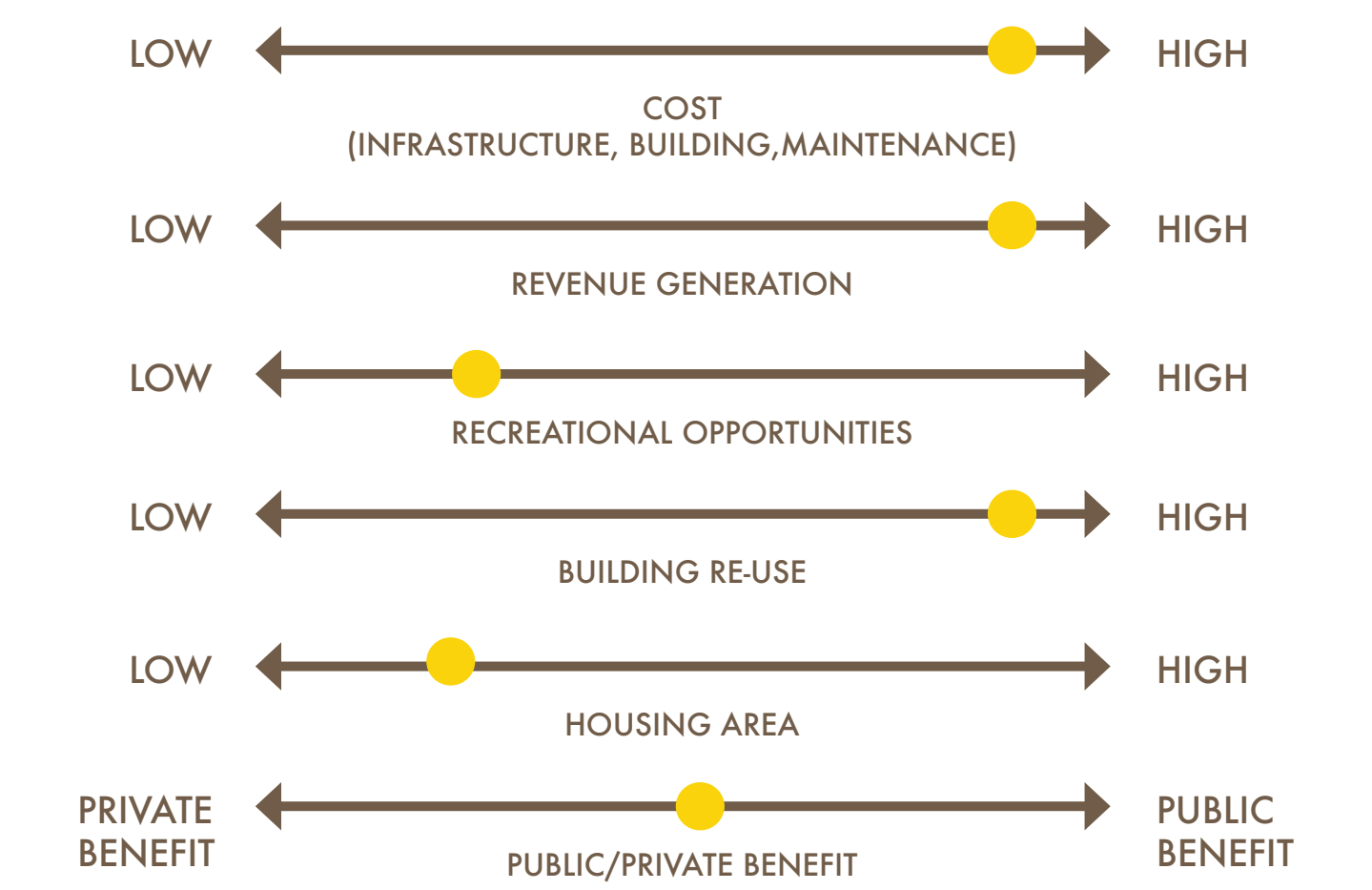
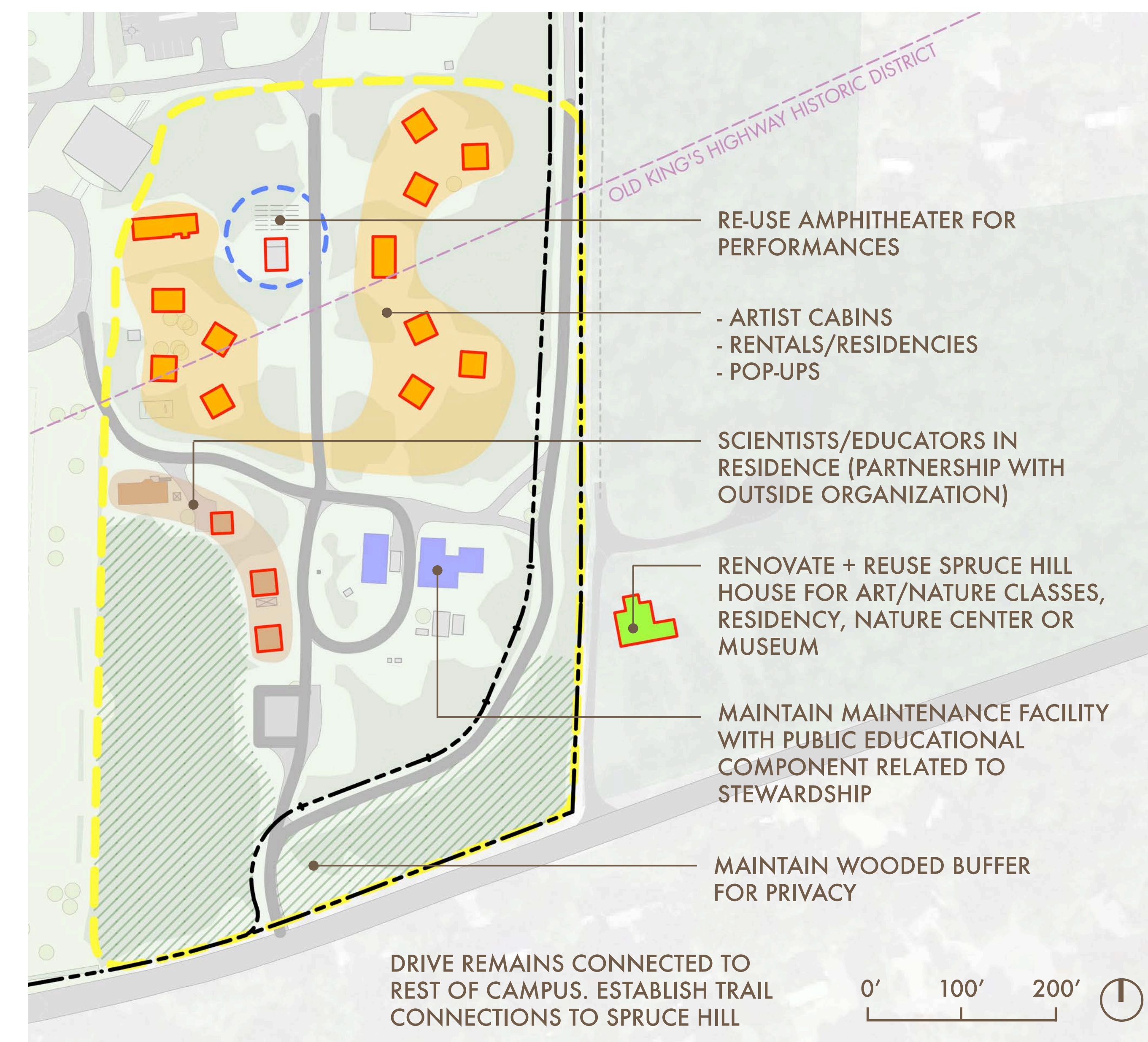
Secluded Zone

Bay Property

Option 3: Family Zone

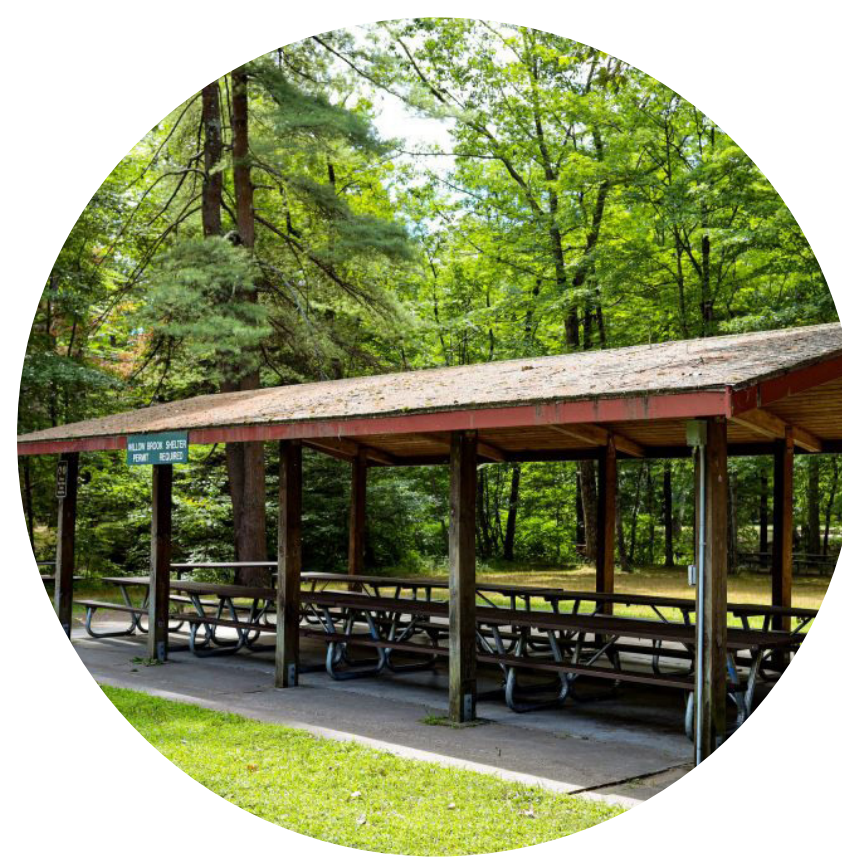


Option 4: Arts/Science/Nature Programs



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

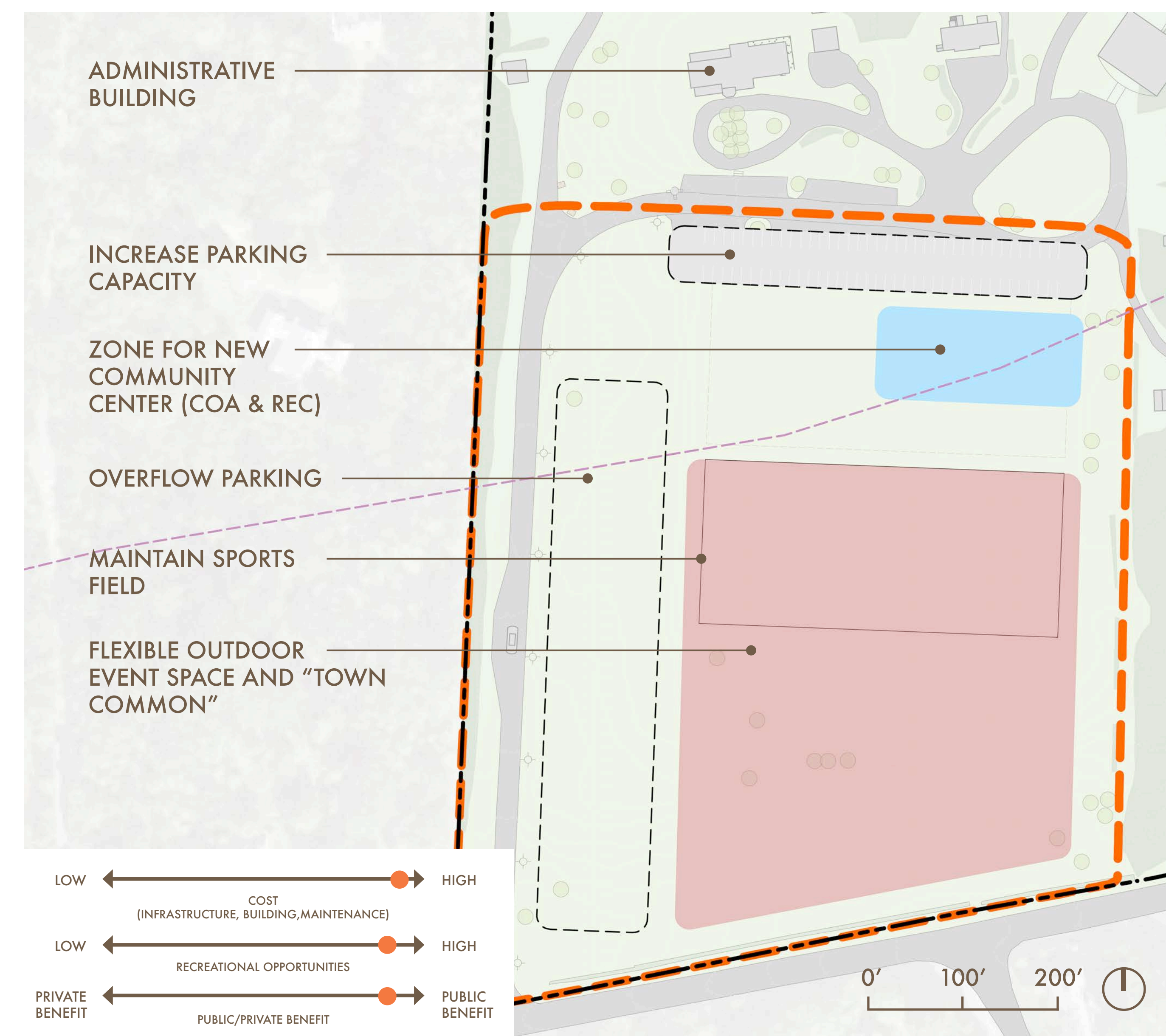
Haystack Mountain School of
Crafts
Deer Isle, MA

Arrival Fields

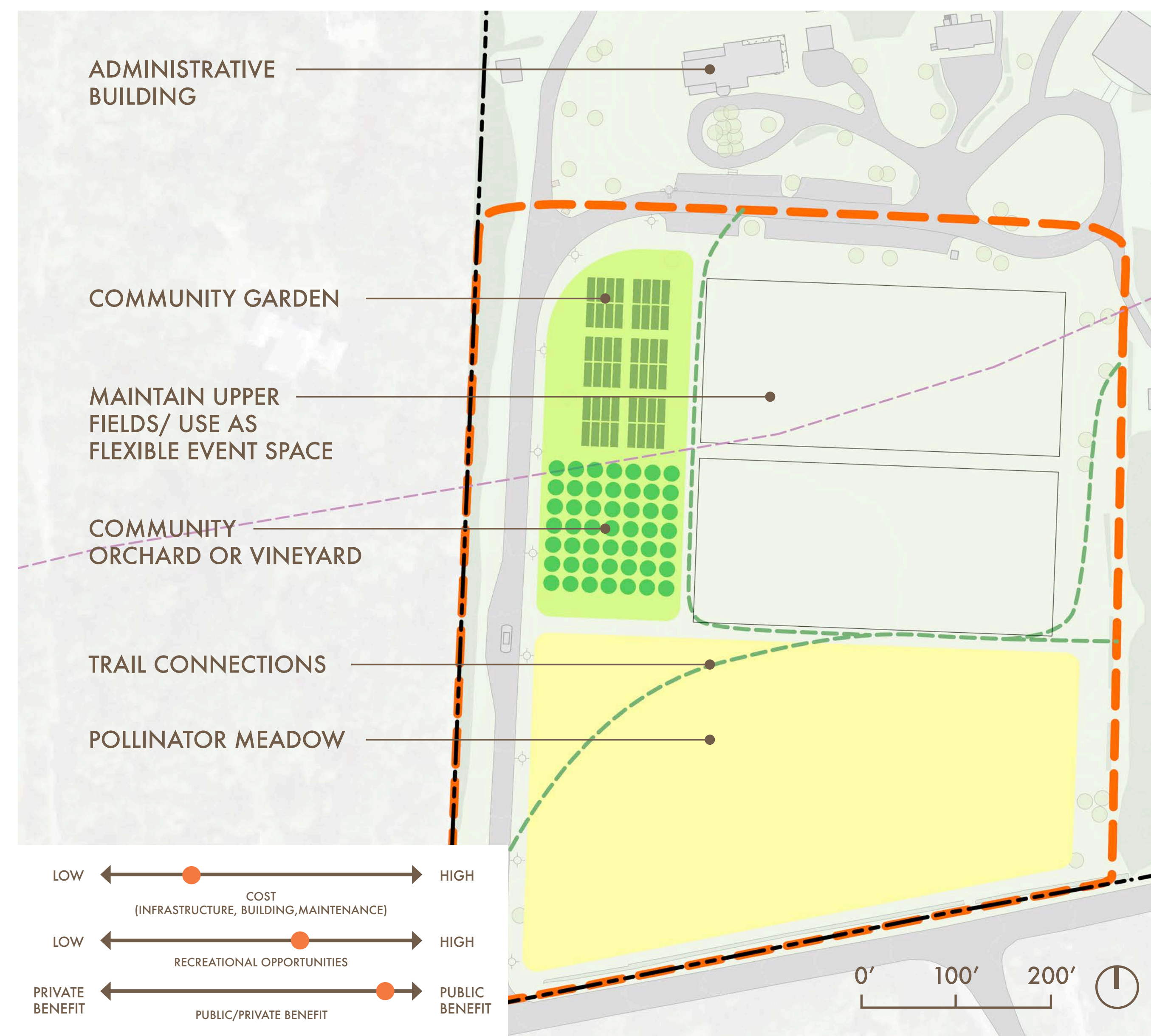
Bay Property

Option 1: Community Center & Flexible Outdoor Gathering

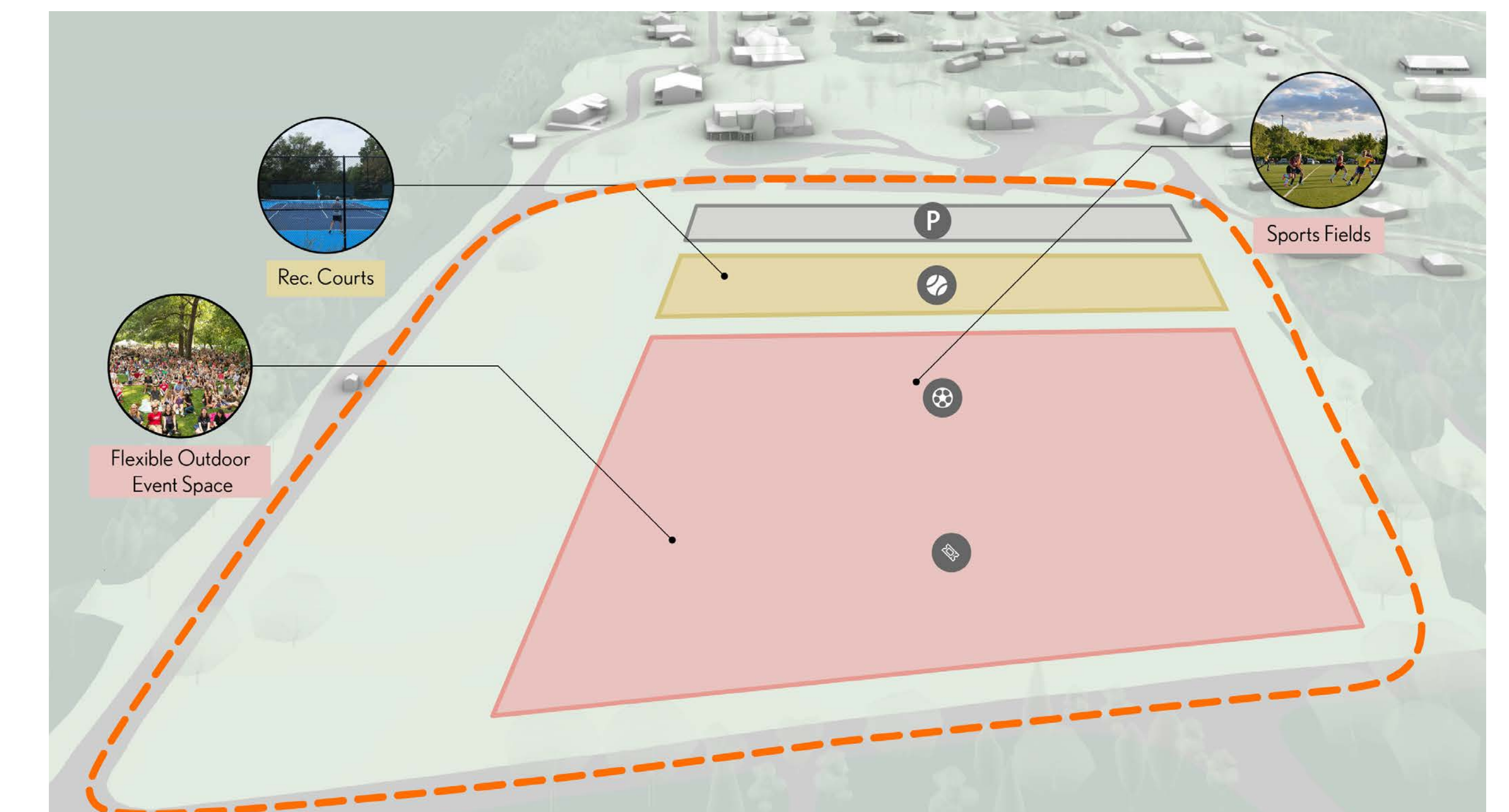
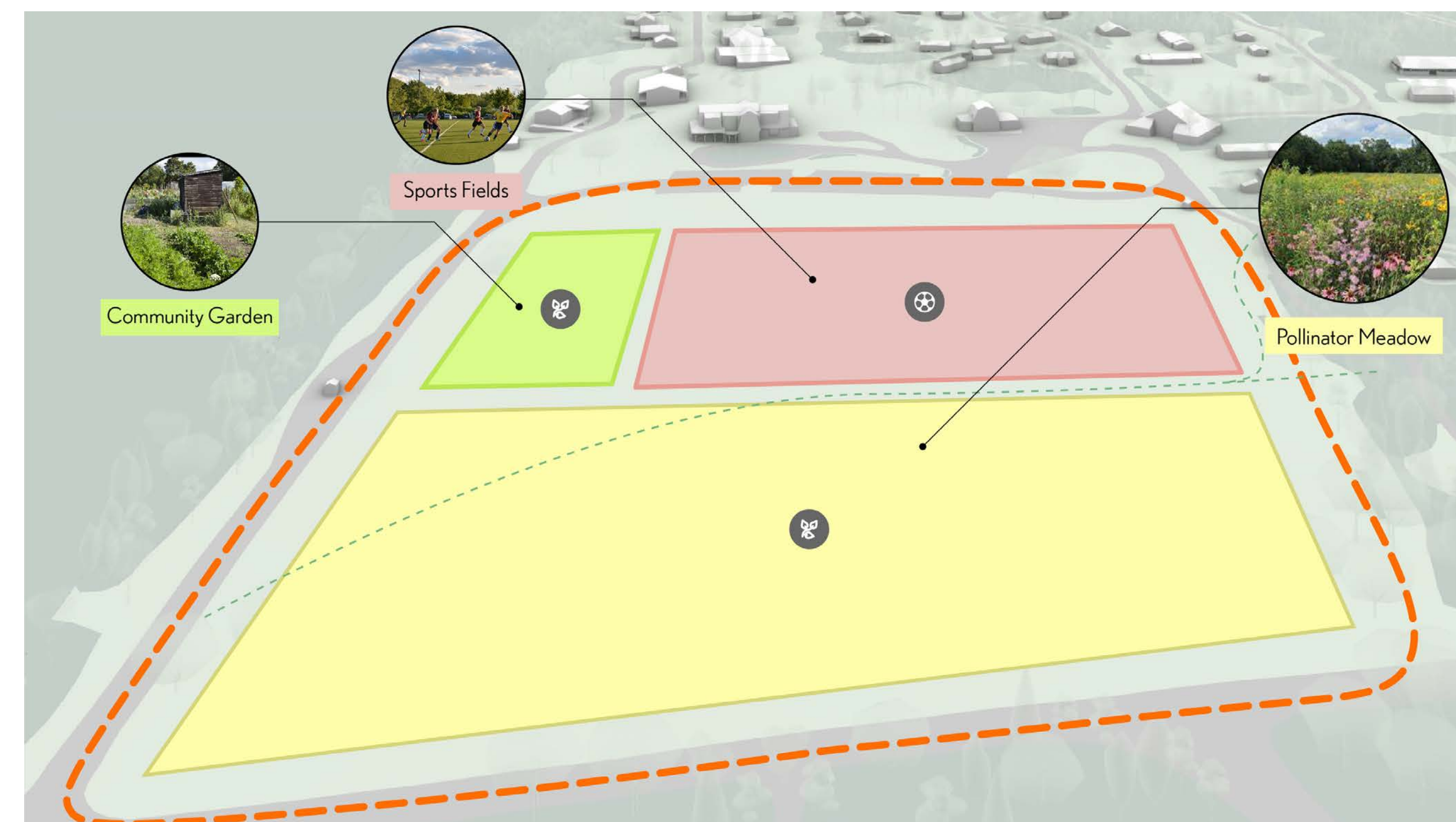
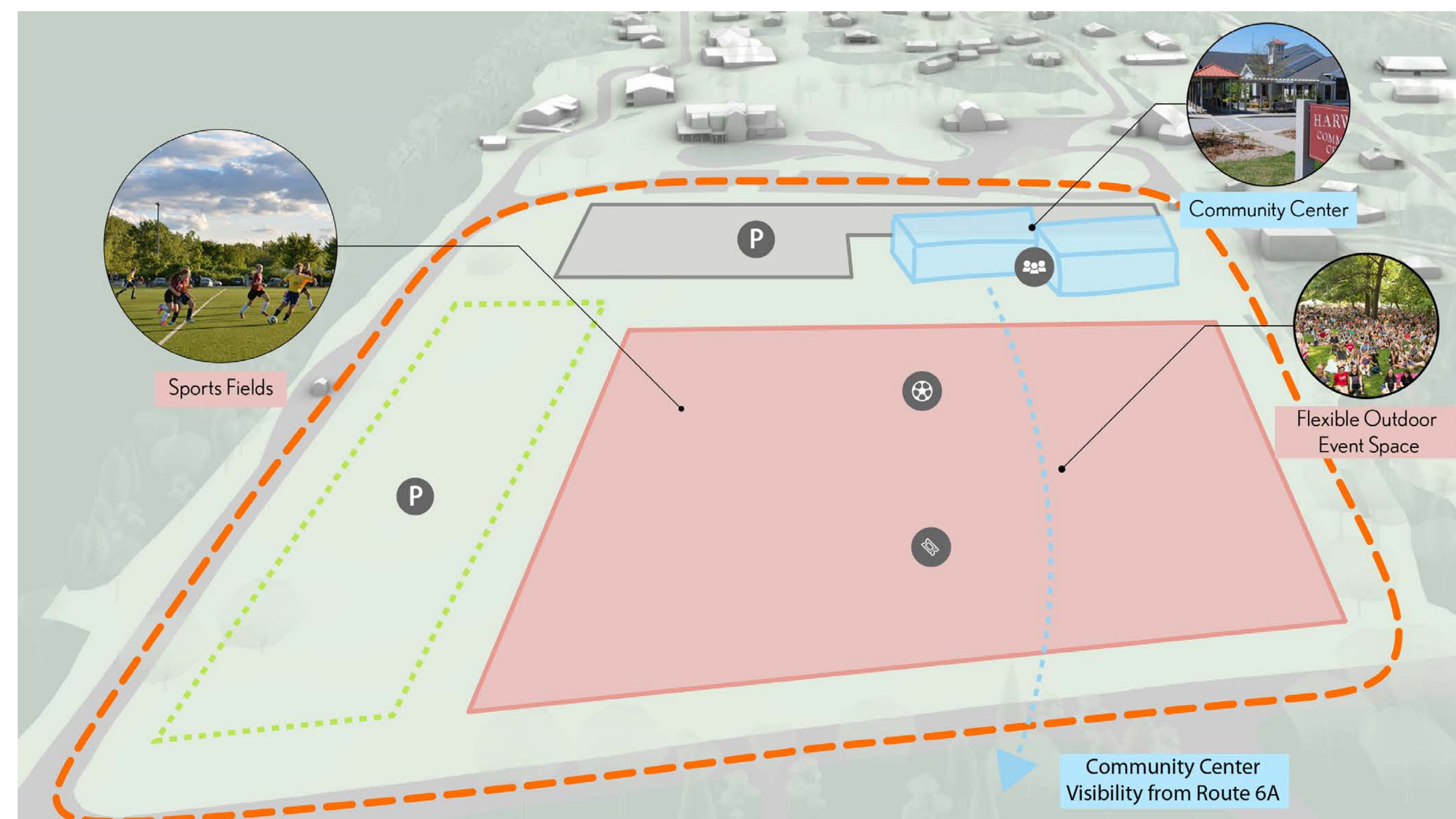
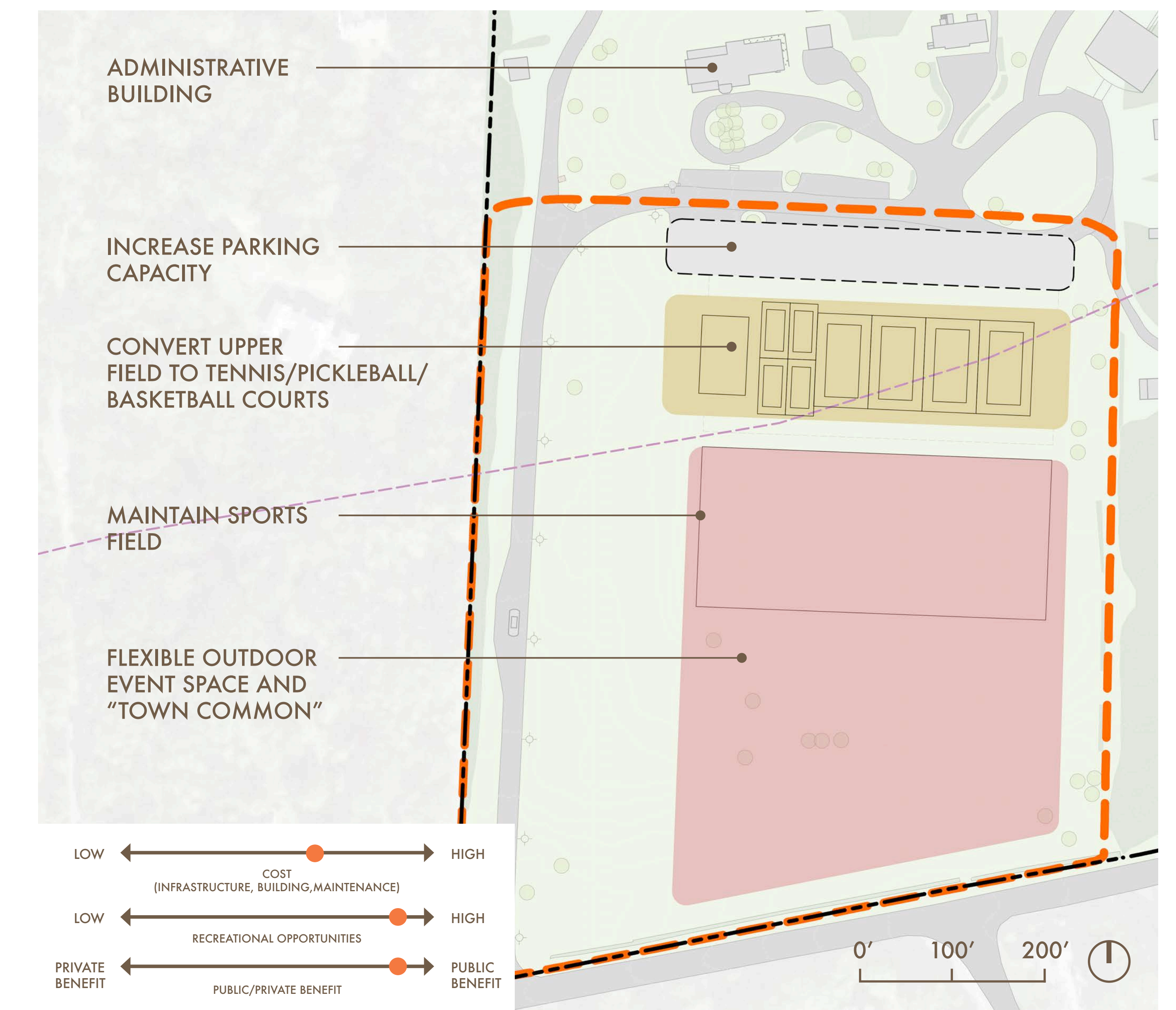
* THERE ARE OTHER OPTIONS FOR THE COMMUNITY CENTER LOCATION PROPOSED ON THE CENTRAL CAMPUS BOARD



Option 2: Partial "Re-wild"



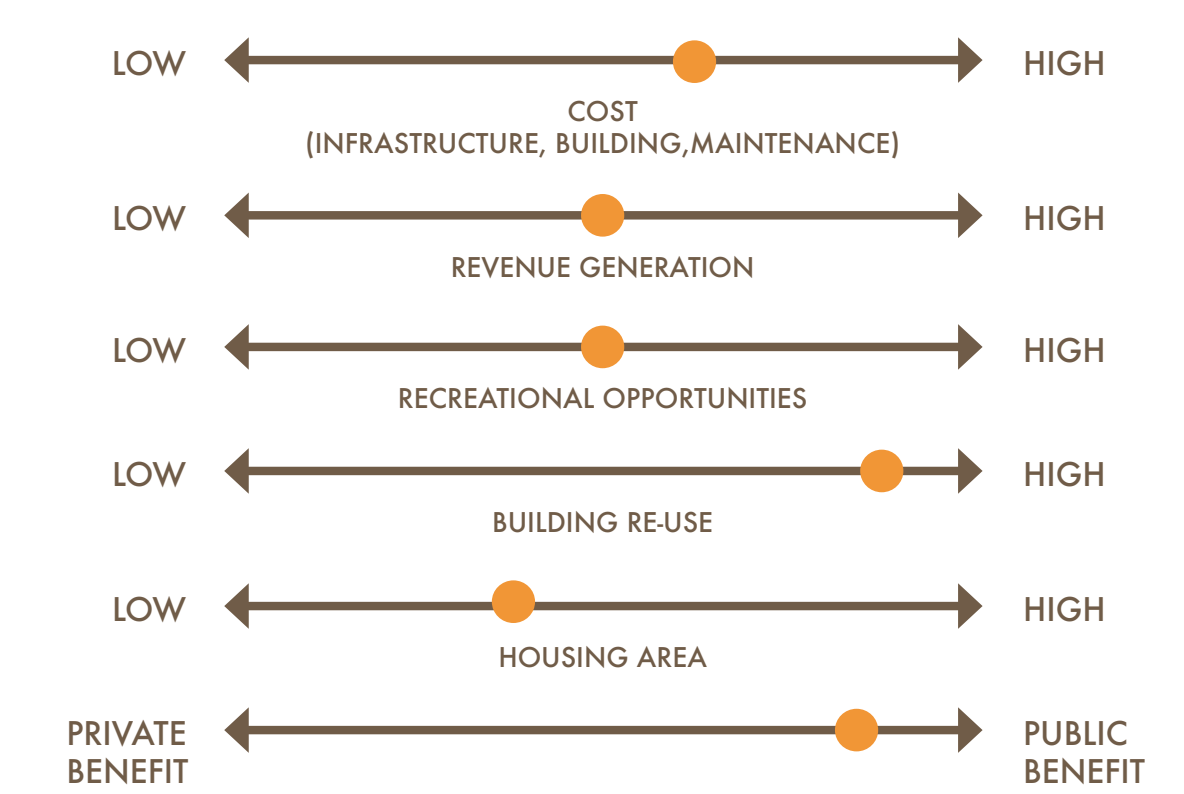
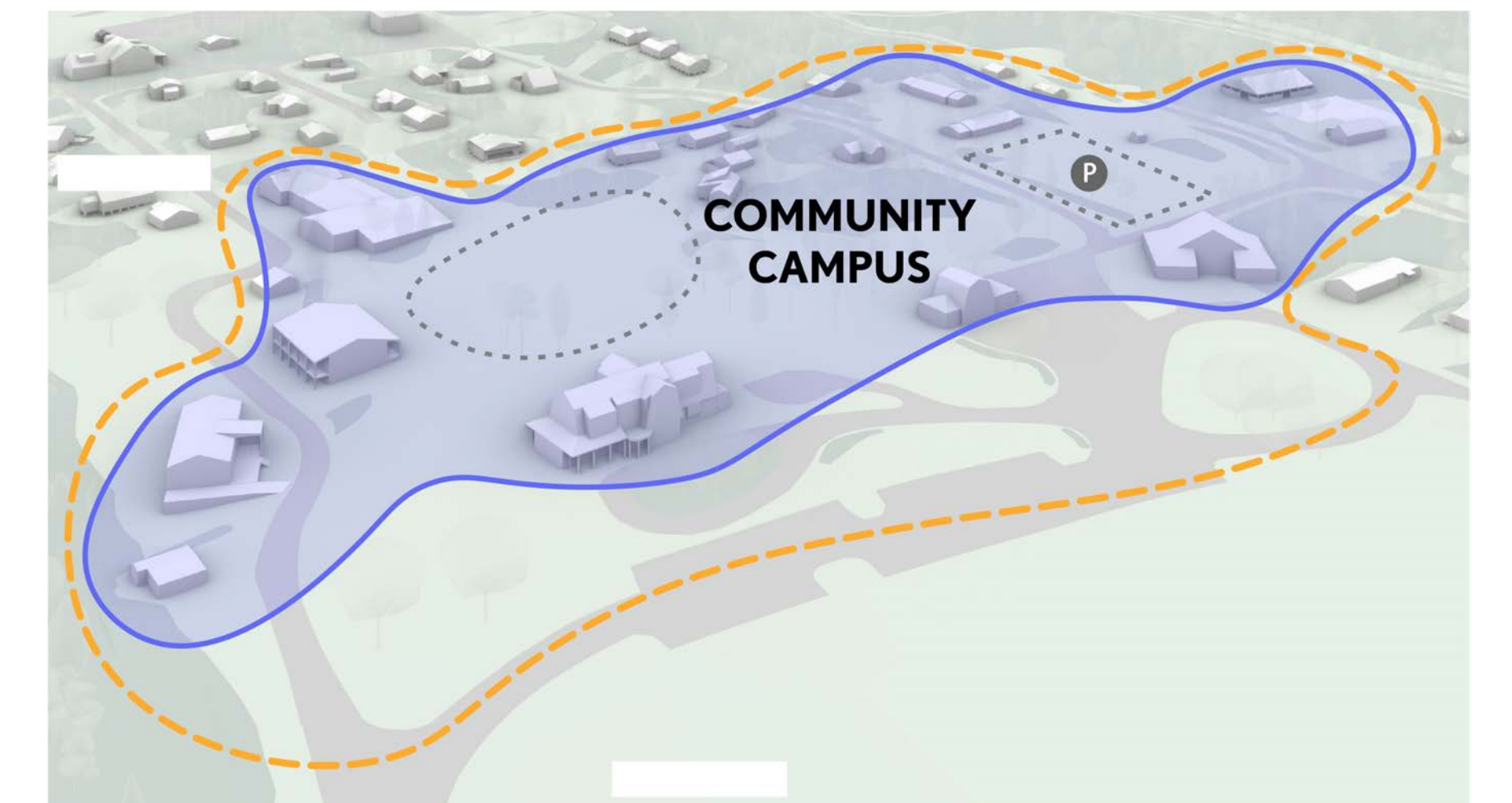
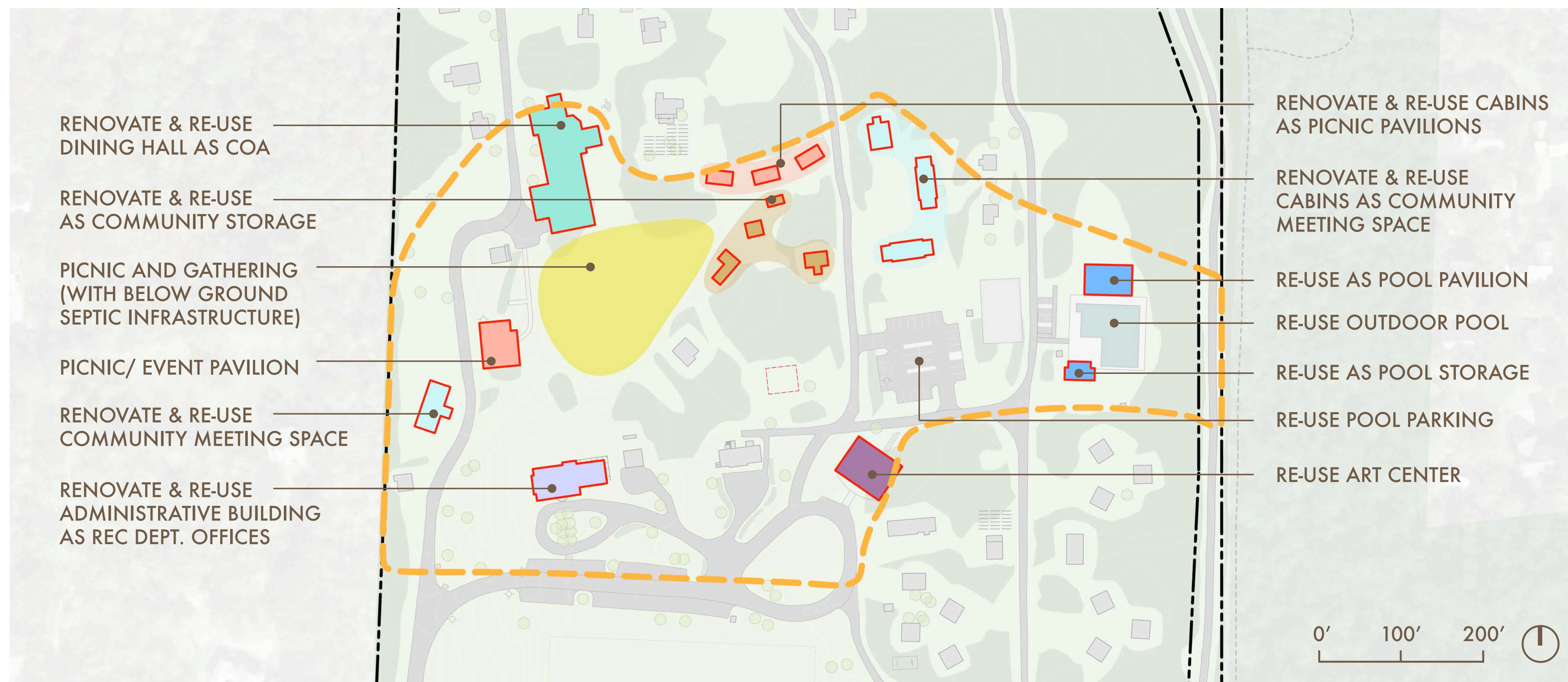
Option 3: Recreation Focus



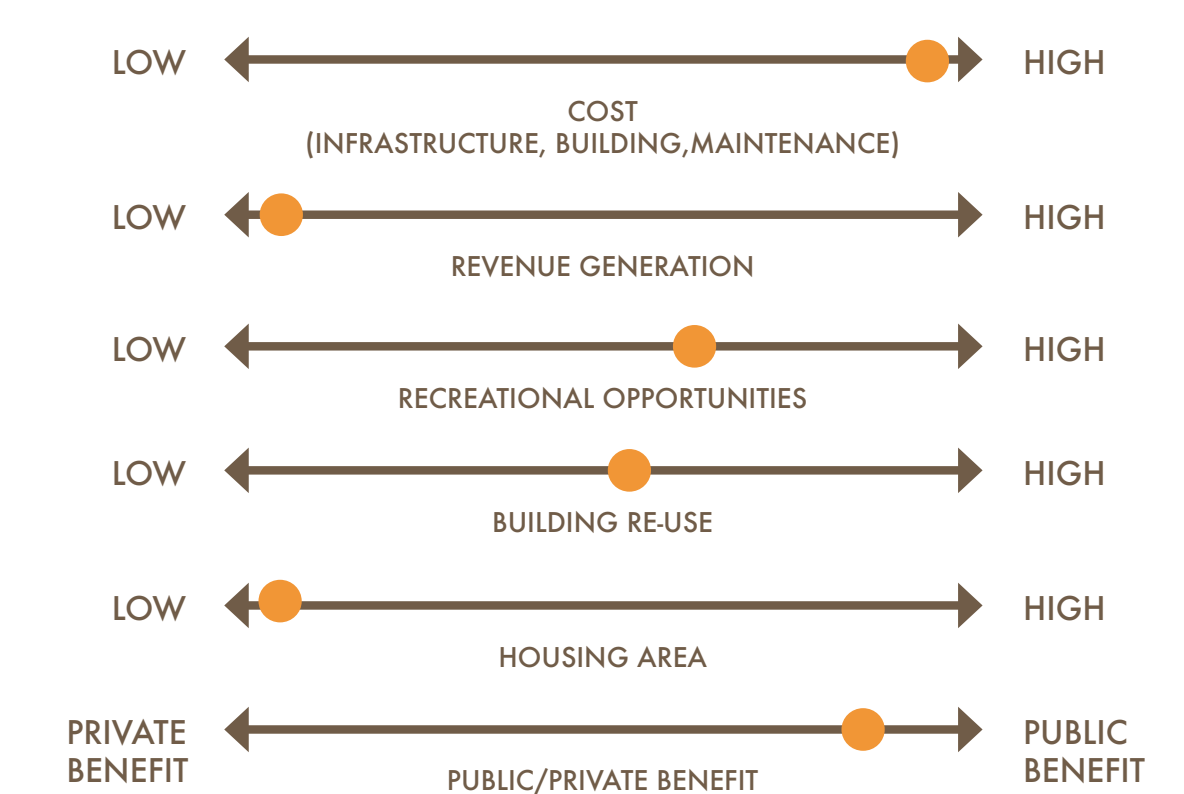
Central Campus

Bay Property

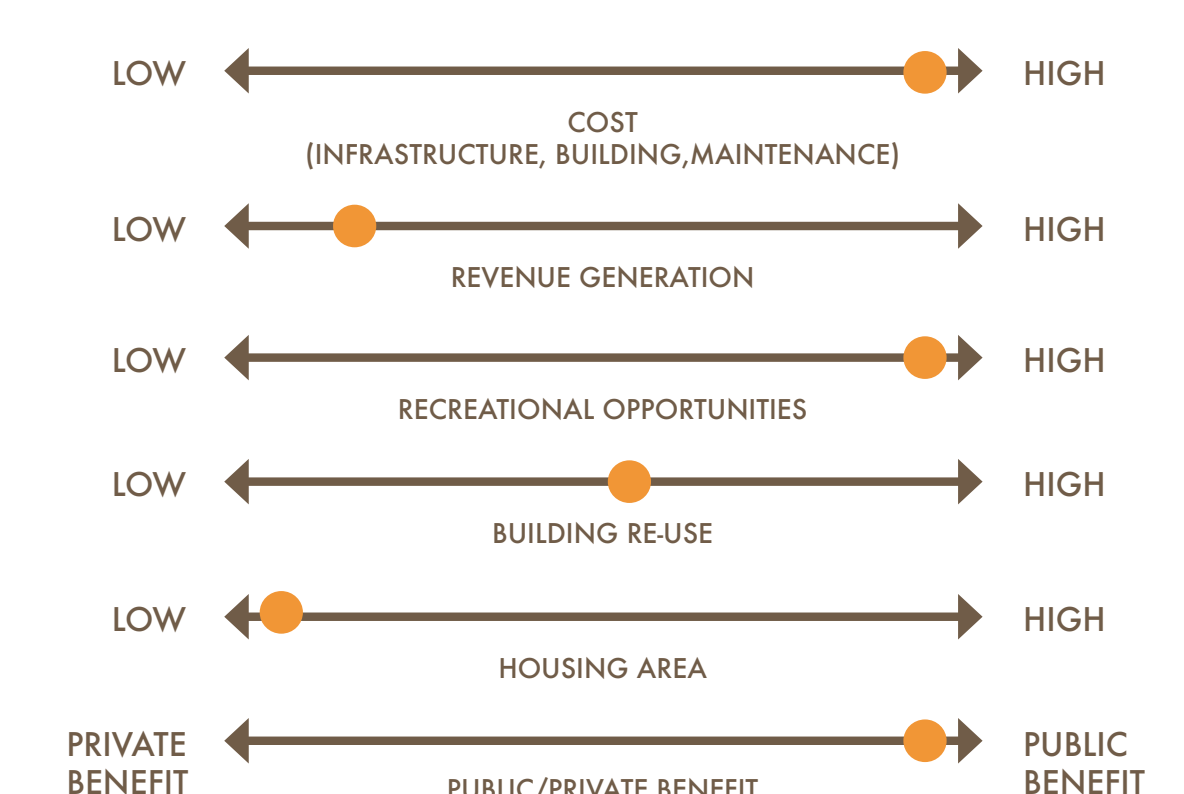
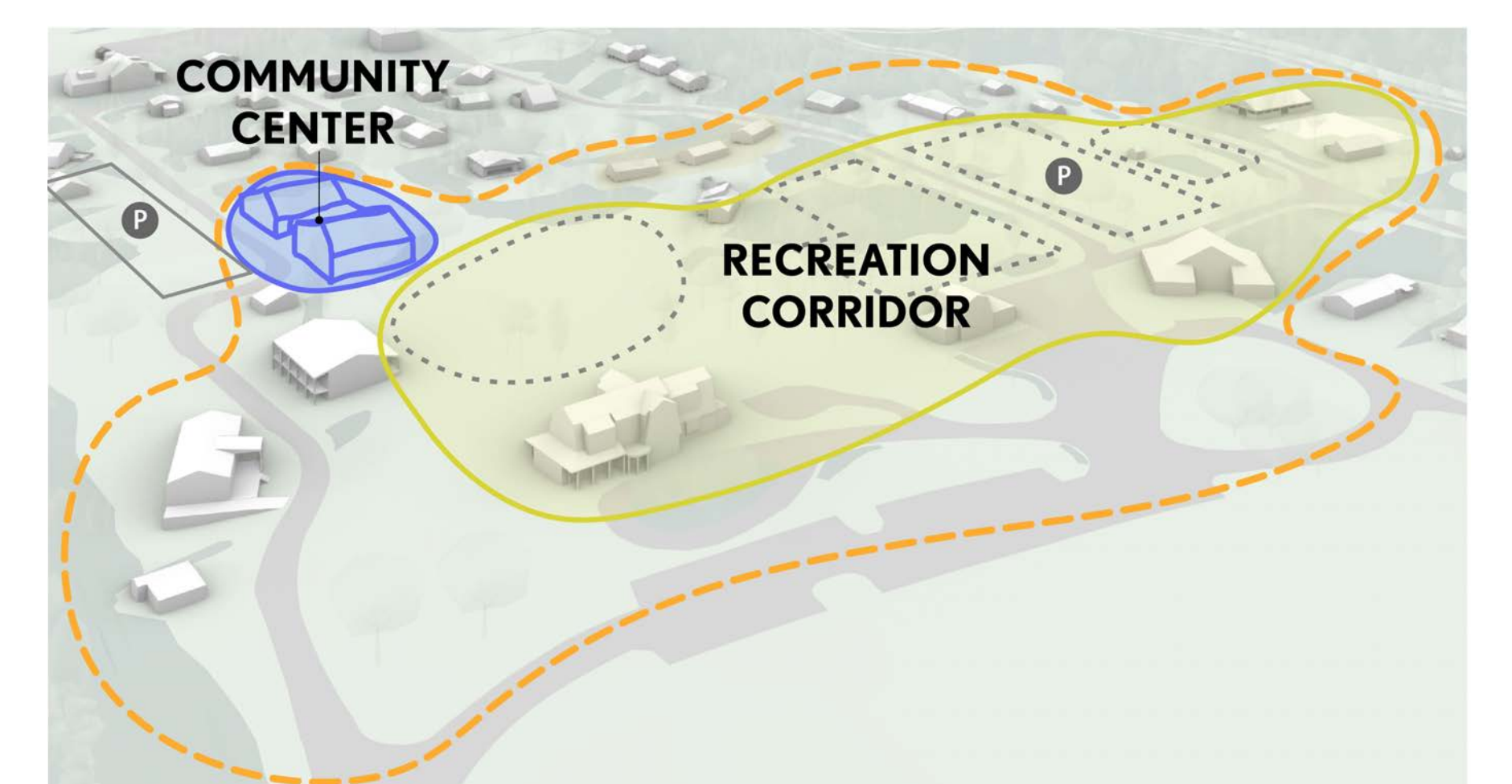
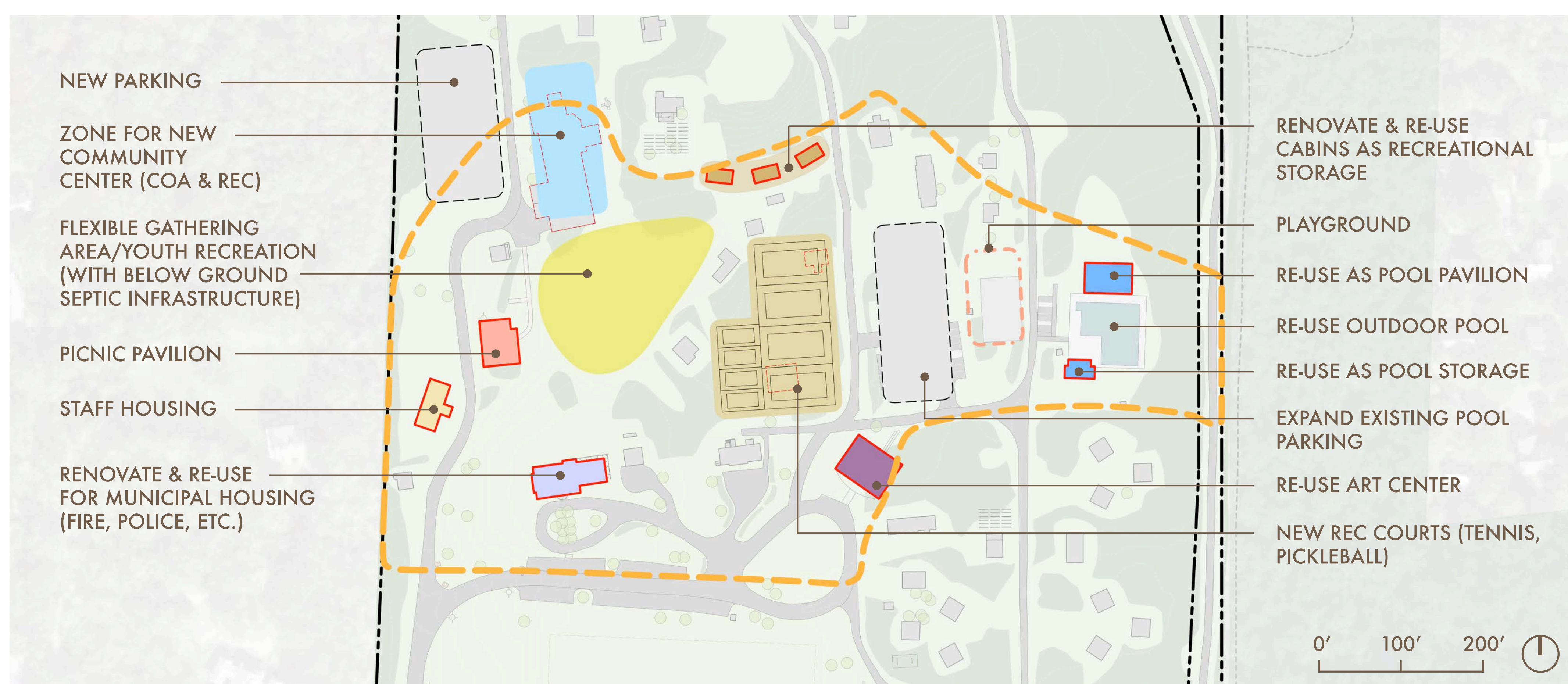
Option 1: Re-use and Extensively Renovate for Community Campus



Option 2: New Community Center Anchors Community Campus



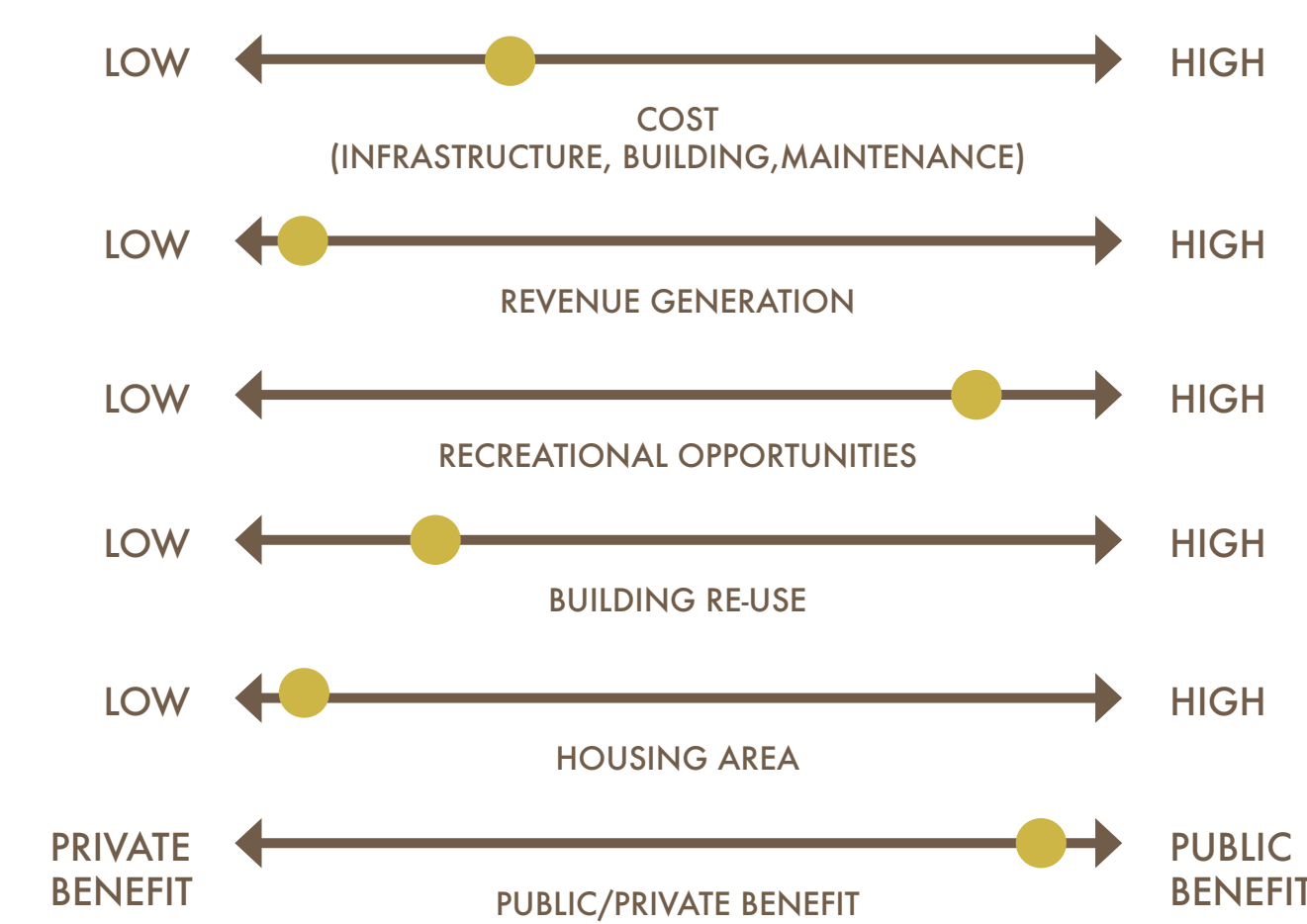
Option 3: New Community Center and Expanded Recreation



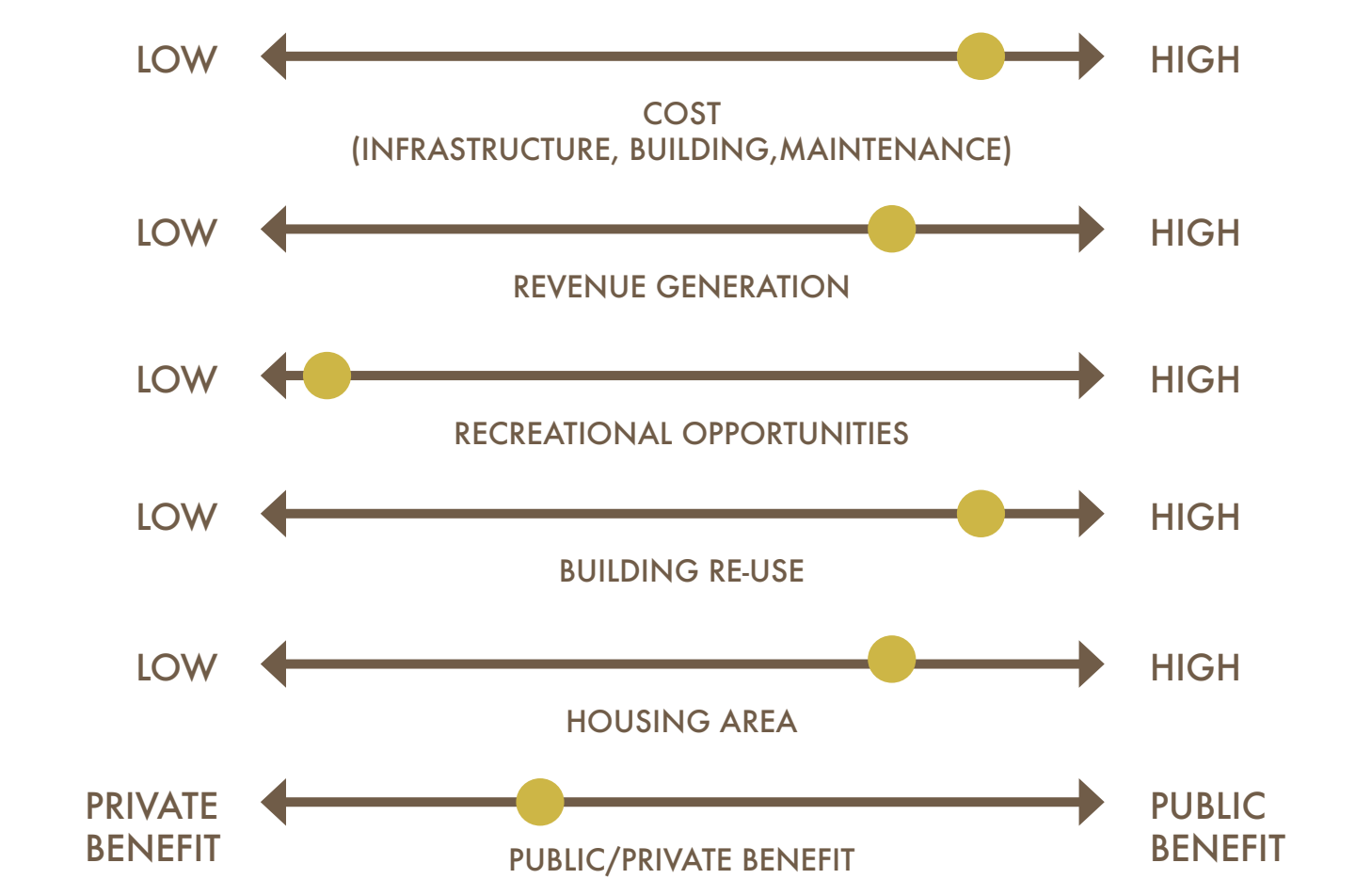
Cabin Glade

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

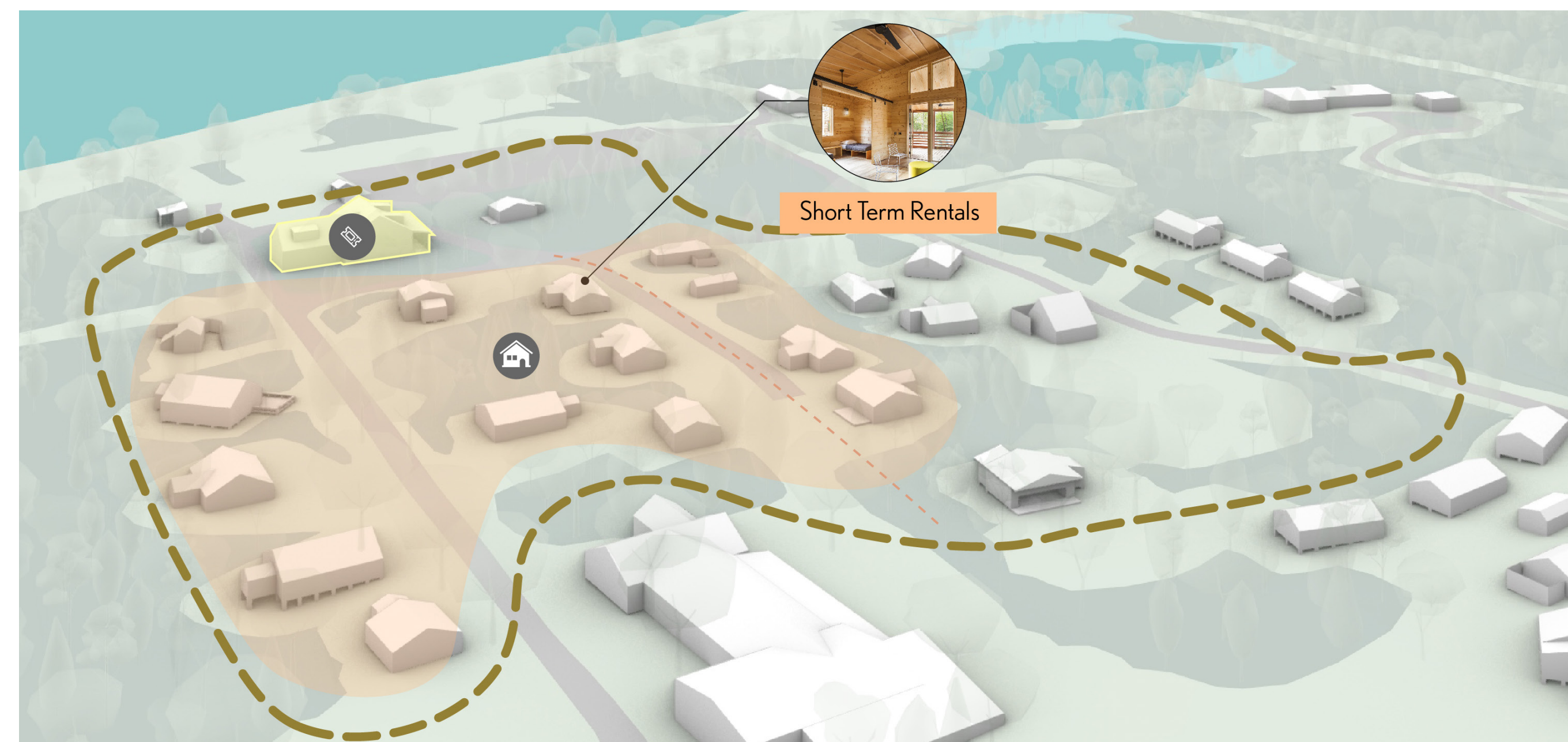
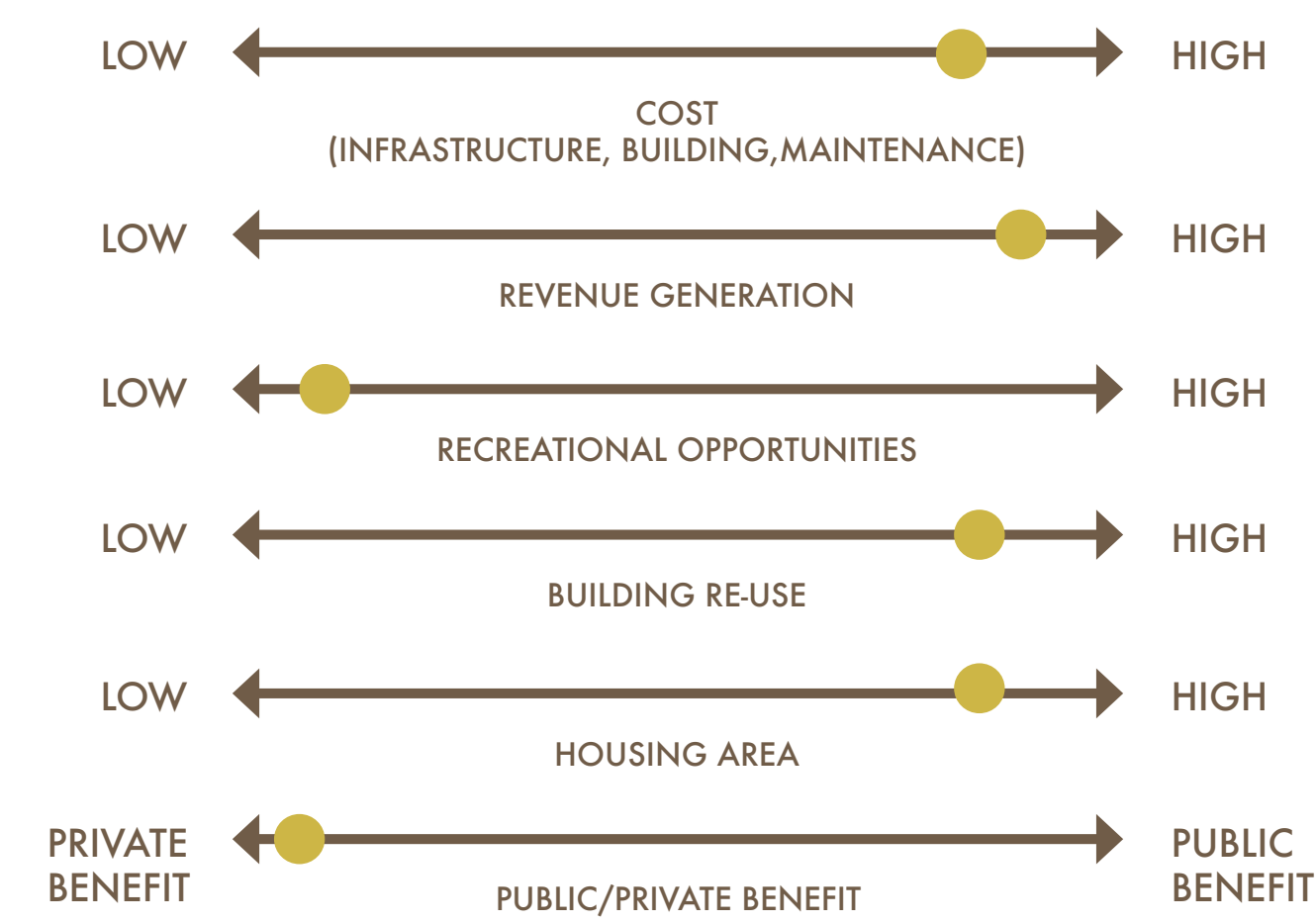
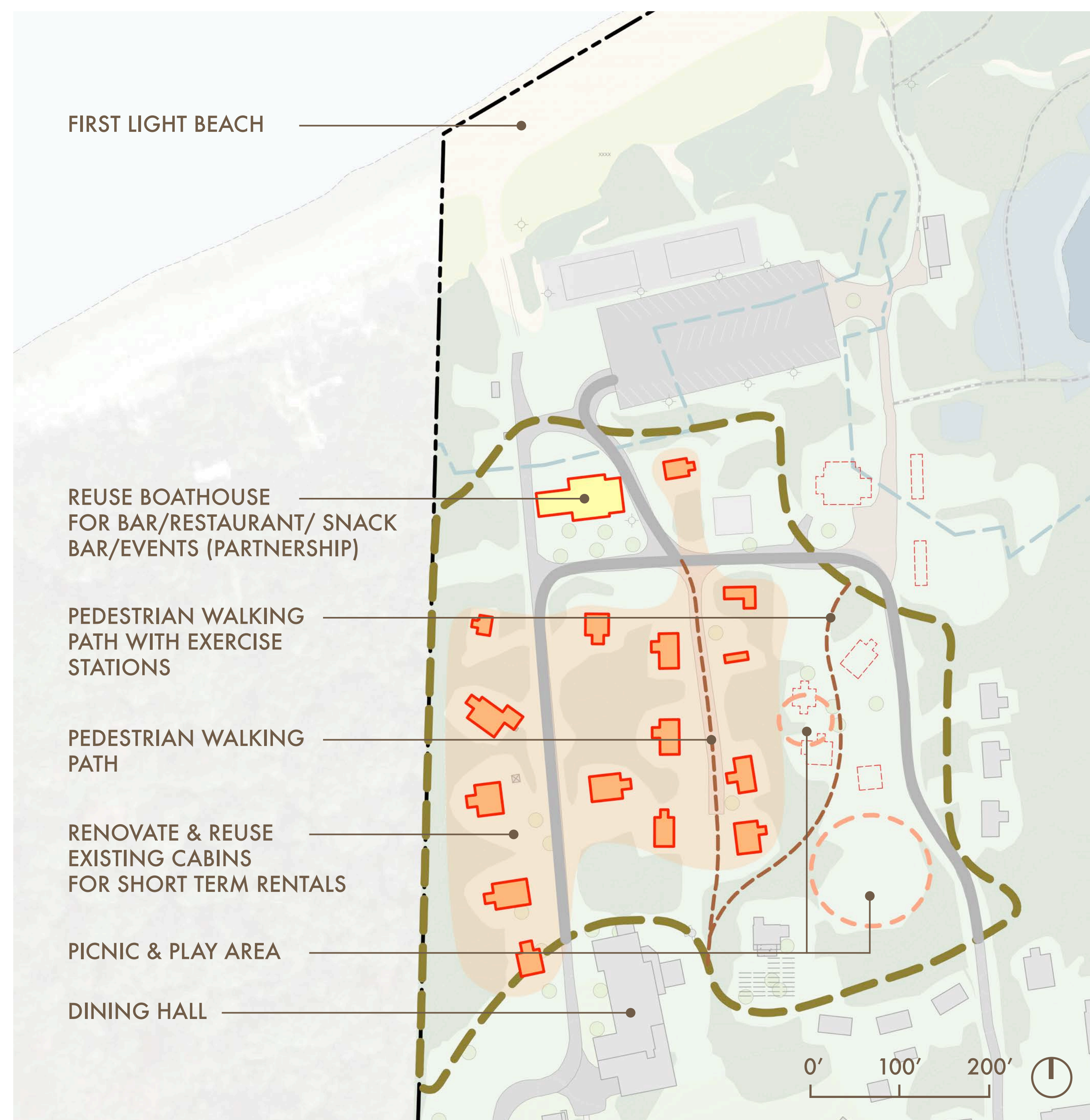


Outdoor Theater
Sea Camps
Deer Isle, MA

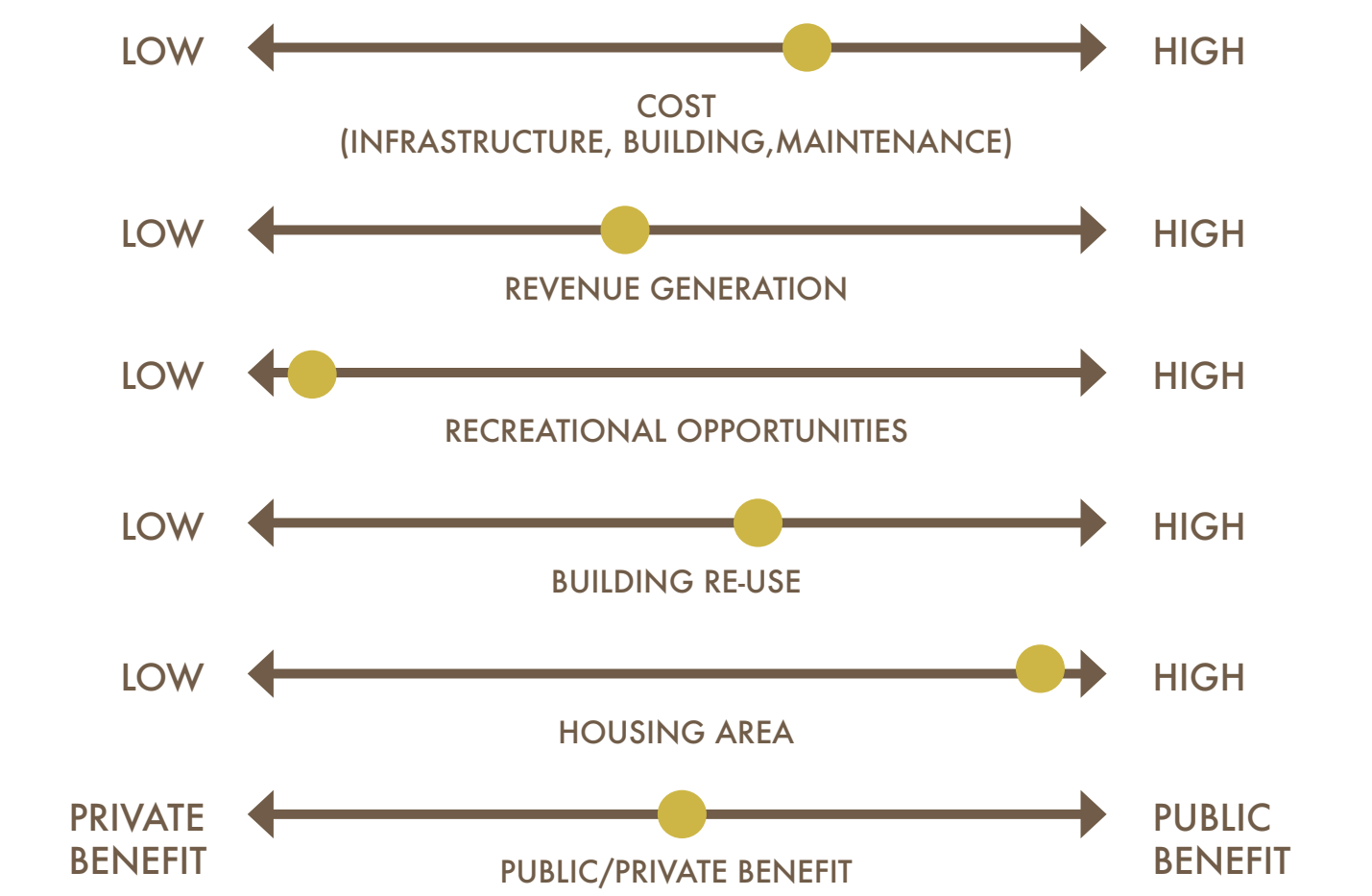
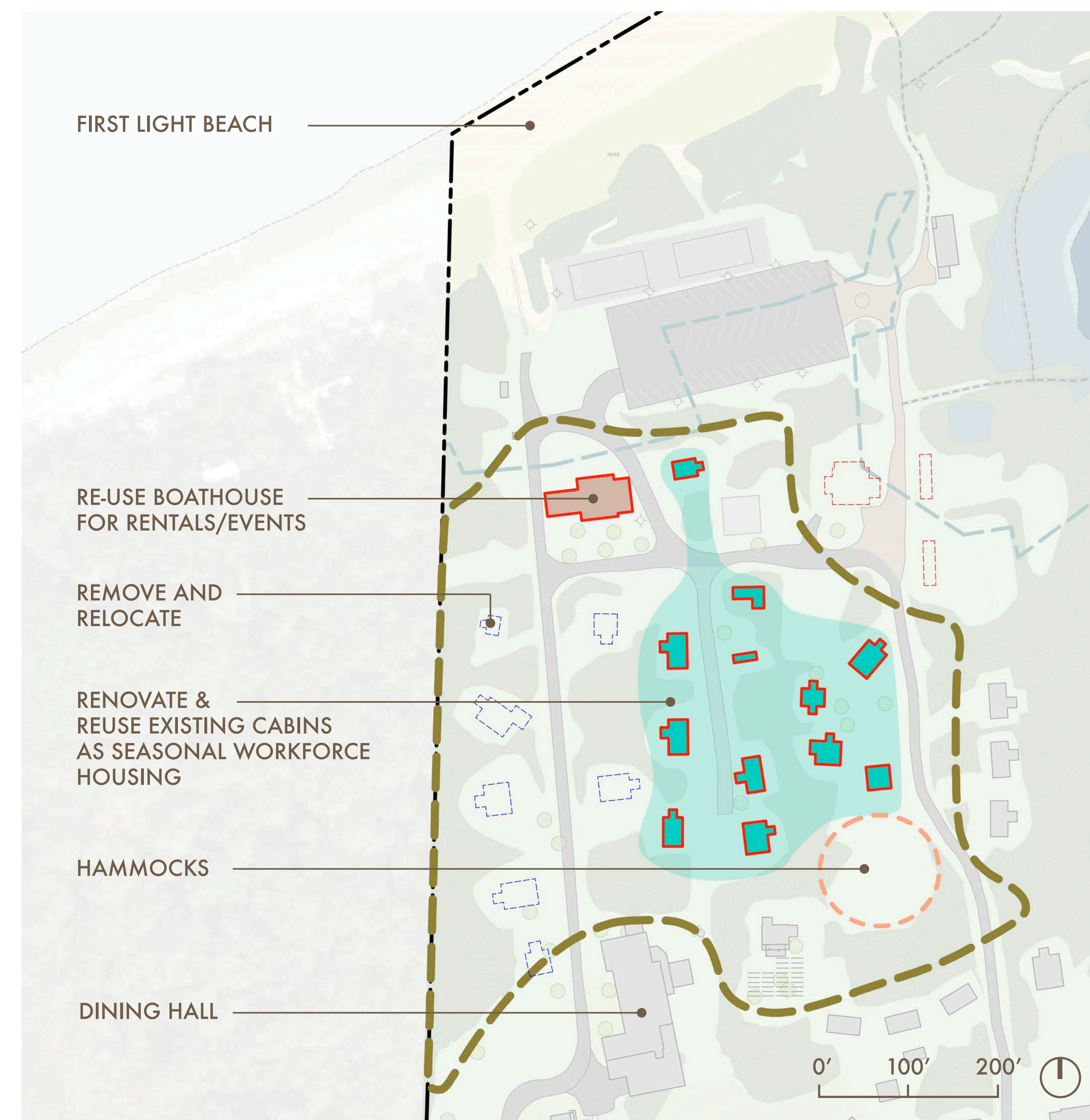
Cabin Glade

Bay Property

Option 3: Revenue Generating Short-Term Rentals



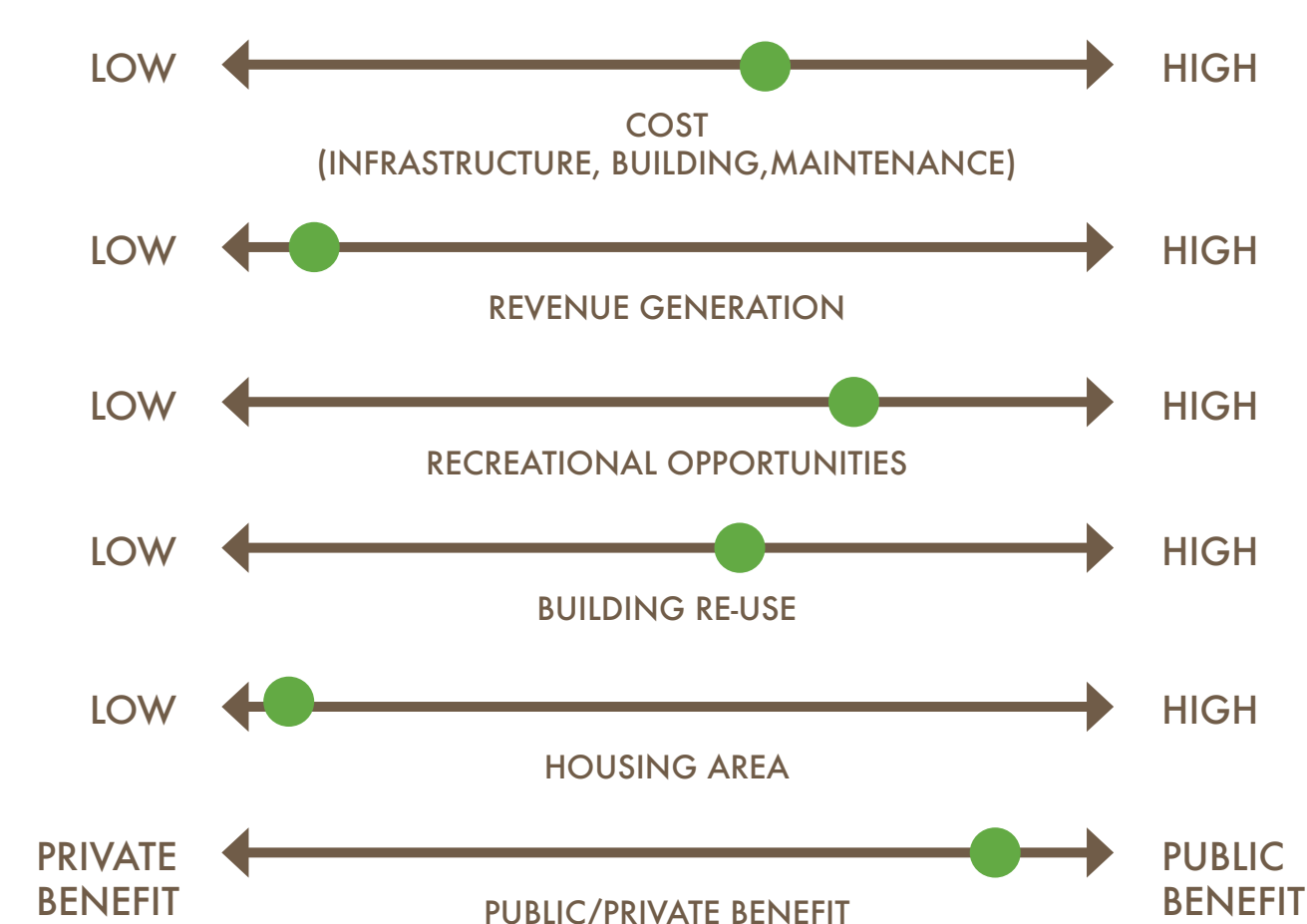
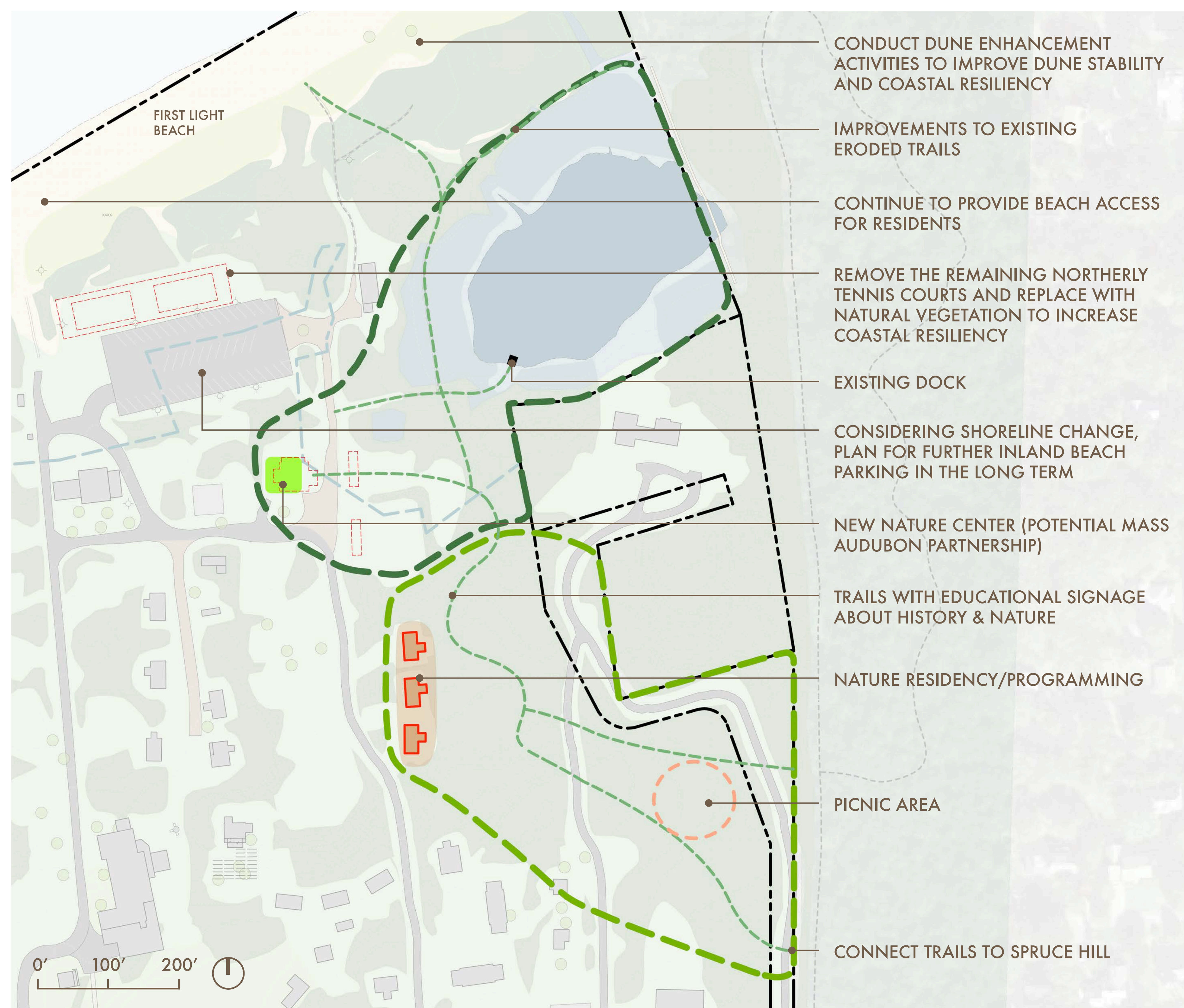
Option 4: Re-Use Cabins for Seasonal Workforce Housing



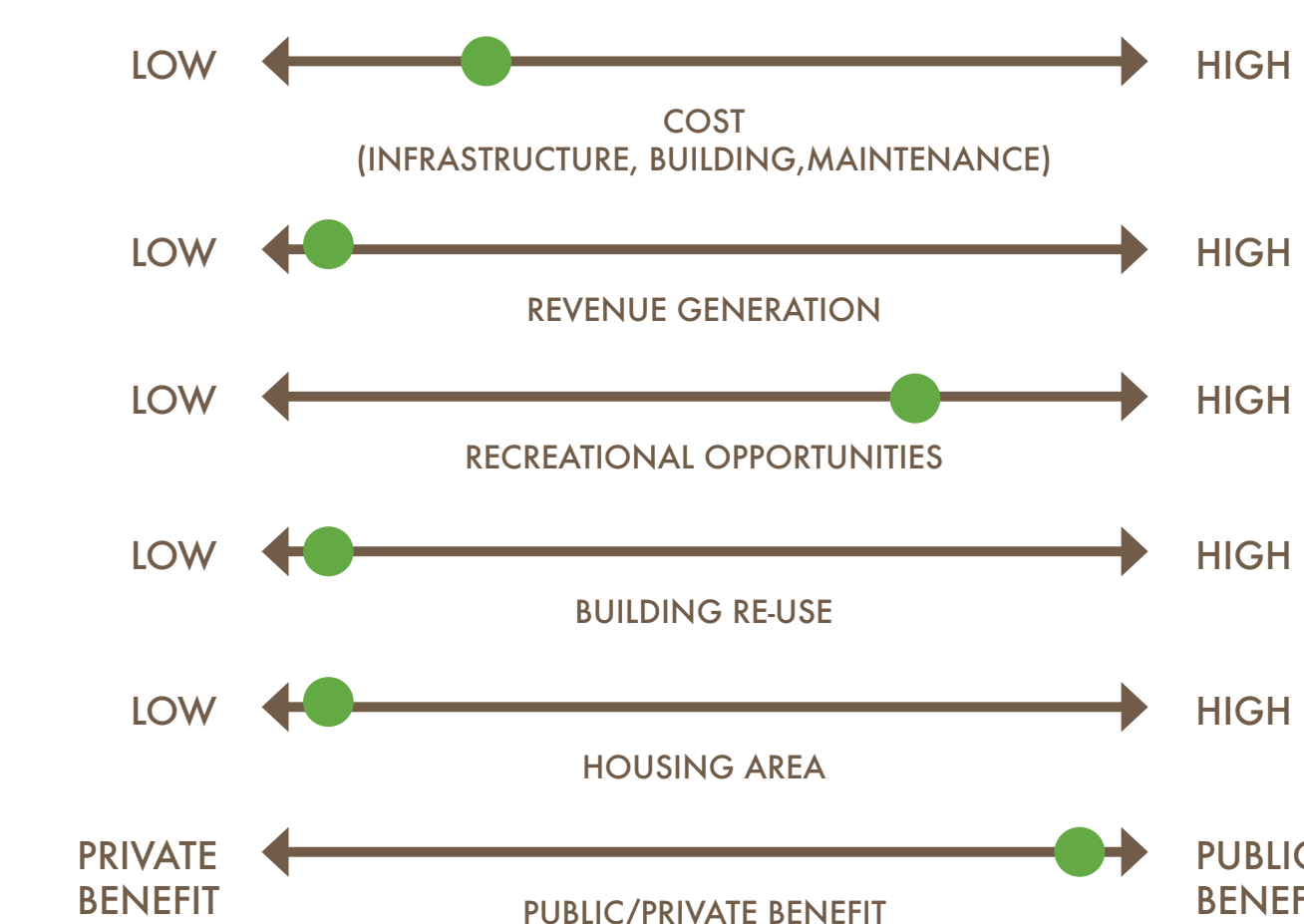
Woodland Buffer & Pond Reserve

Bay Property

Option 1: Expand Trails and Nature Based Education

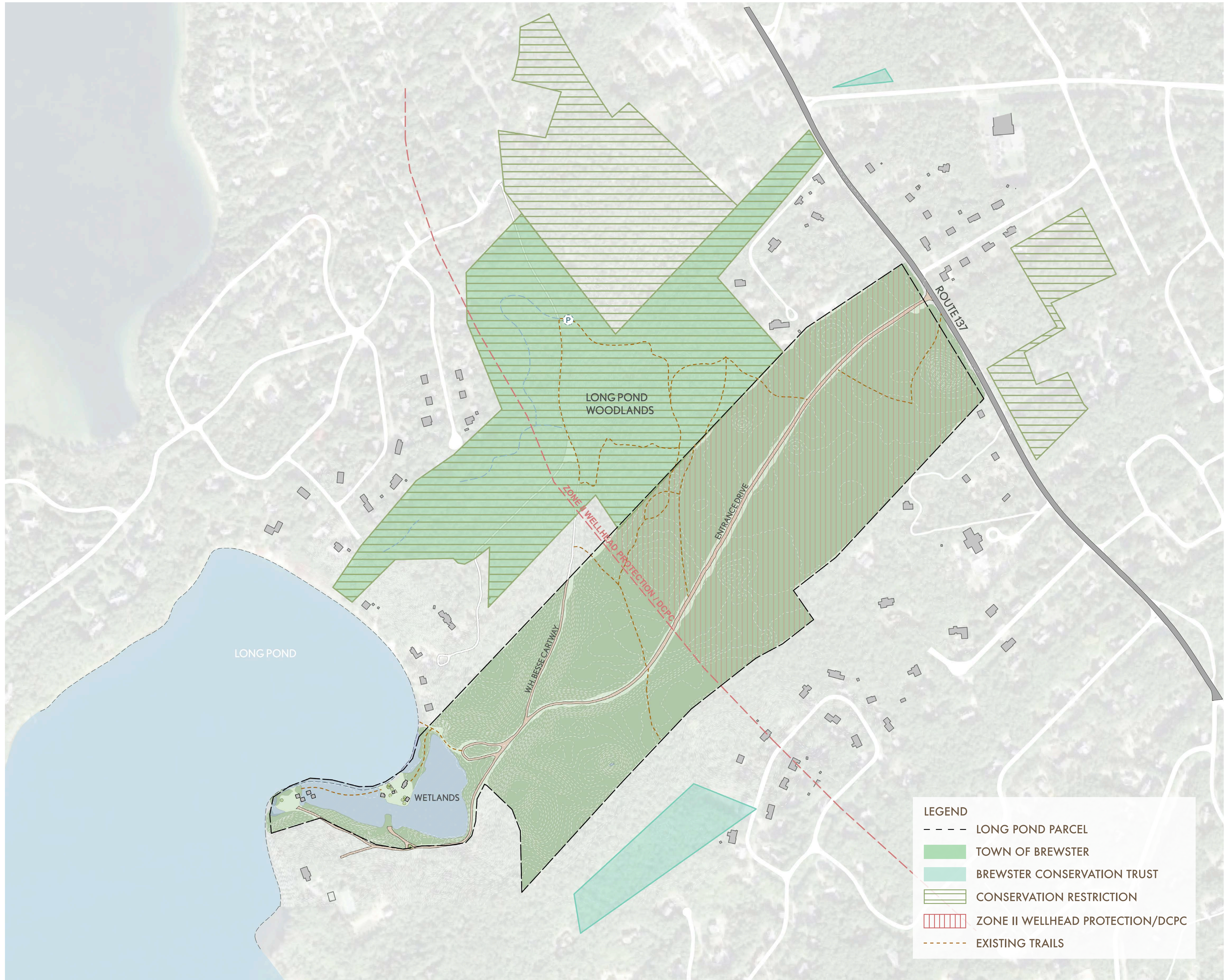


Option 2: Expand Trails

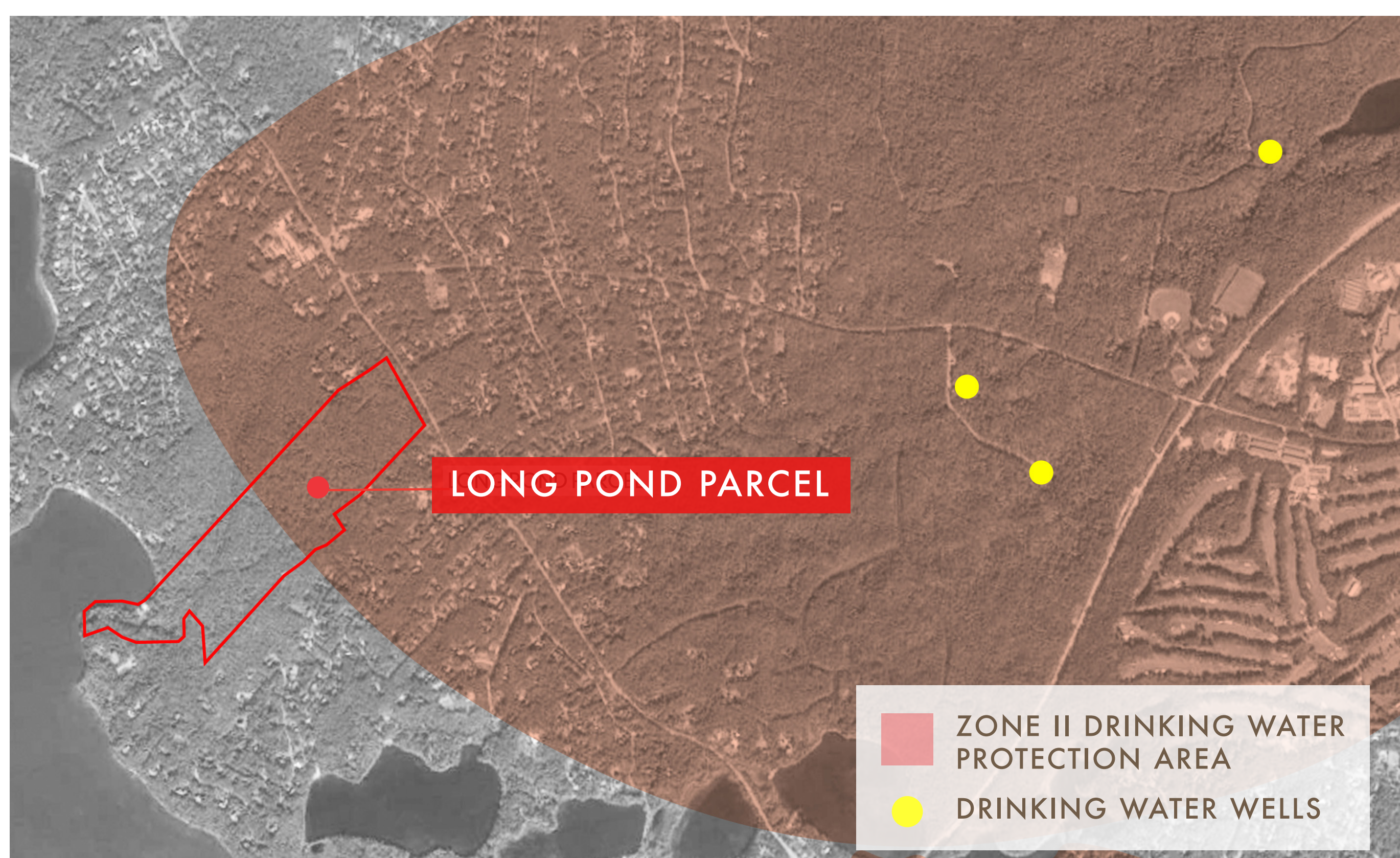


Pond Property Context

Pond Property Context



Zone II Wellhead Protection



Hybrid Housing/Conservation Option

Pond Property



TRAILS



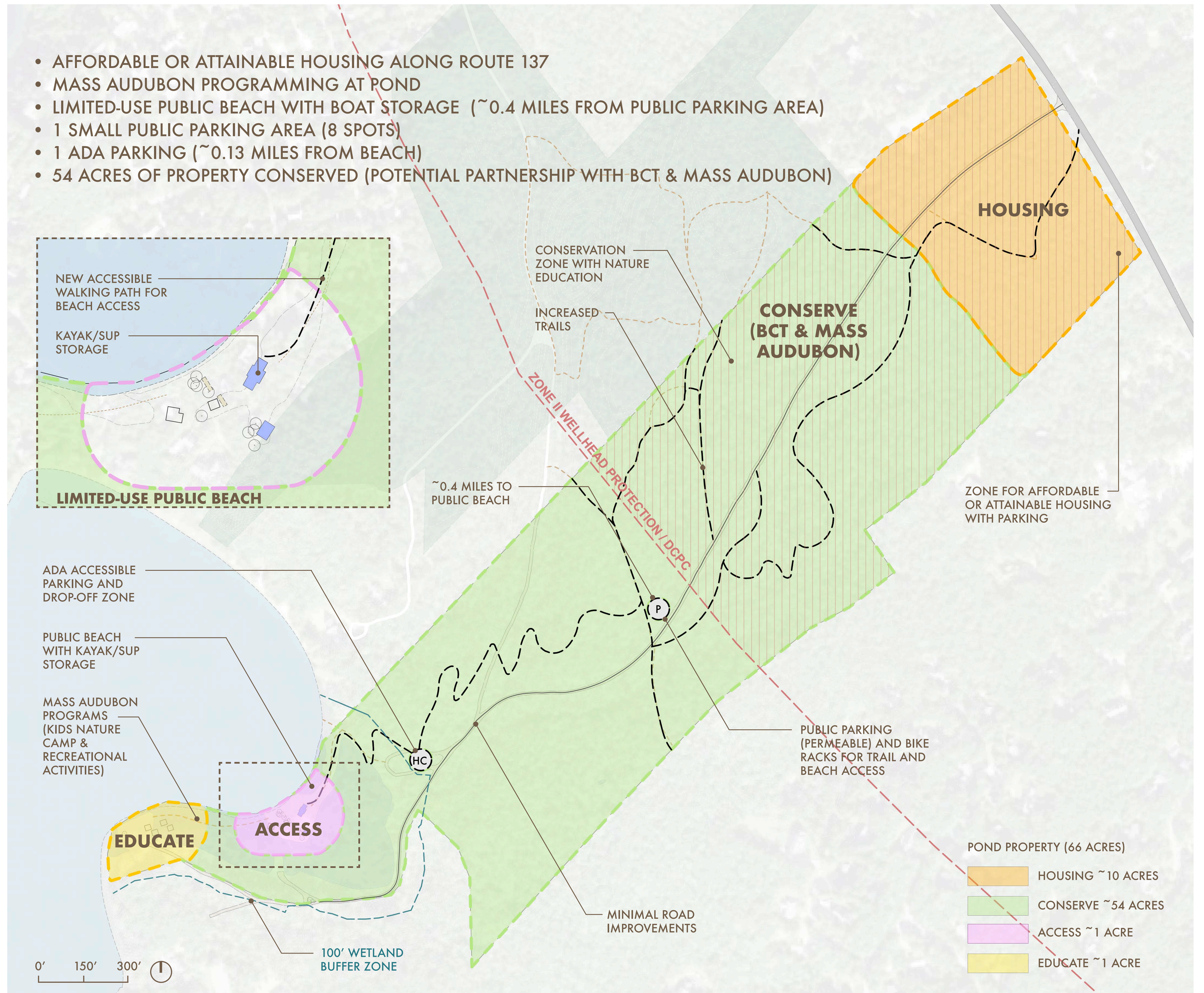
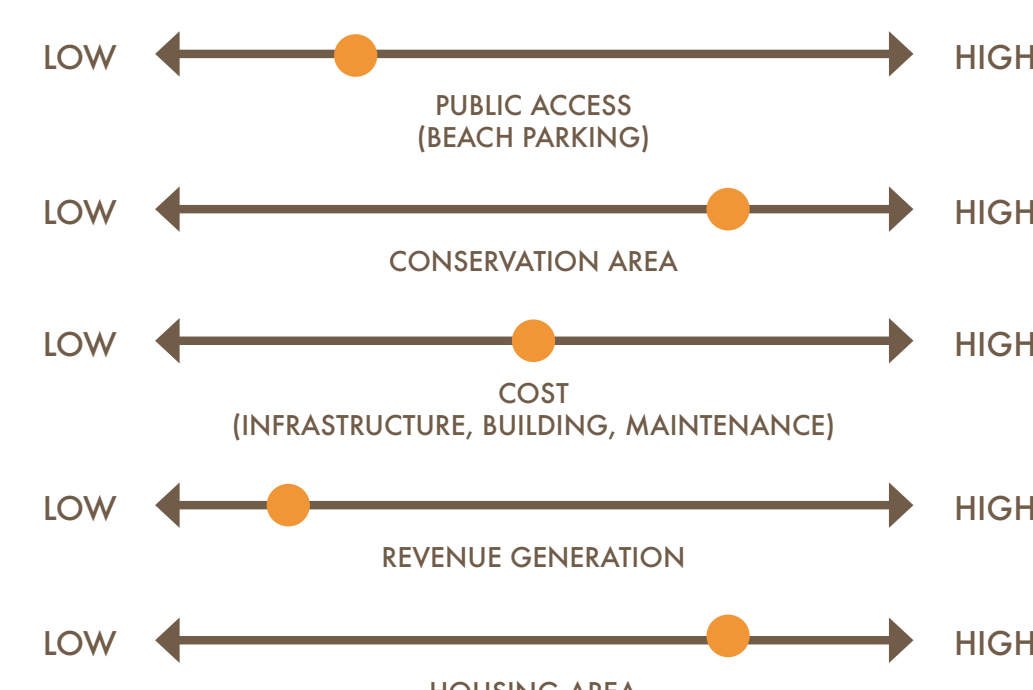
MASS AUDUBON PROGRAMS



LIMITED-USE PUBLIC BEACH

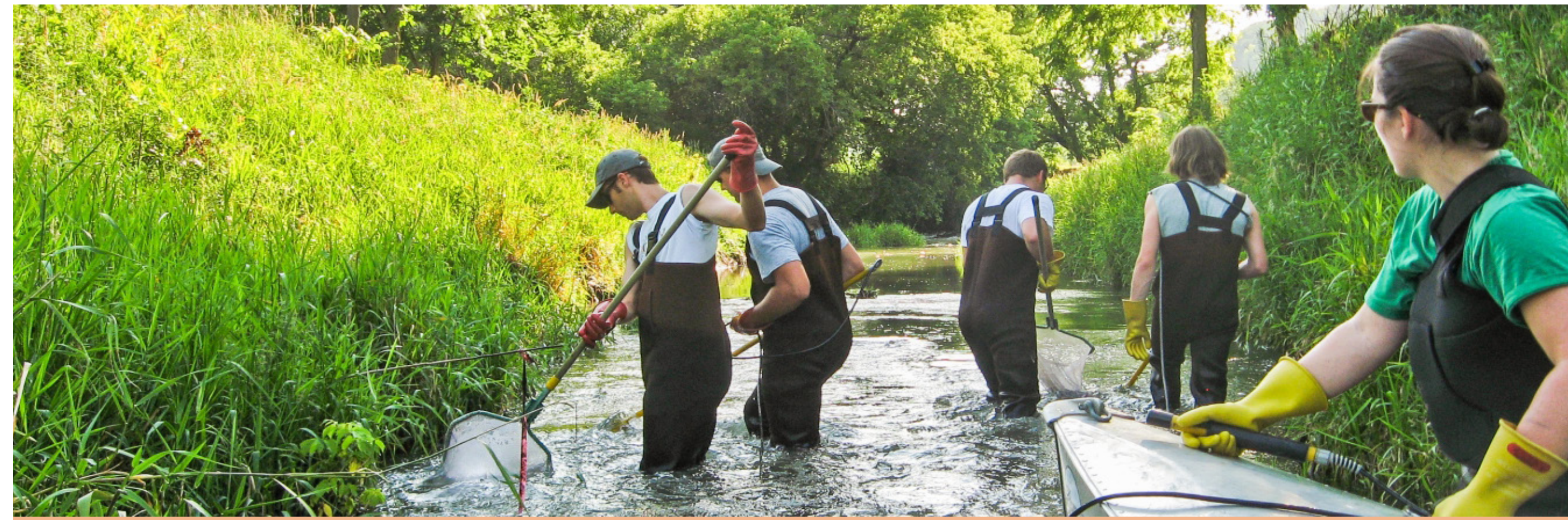


AFFORDABLE/ATTAINABLE HOUSING



Housing, Revenue + Conservation Option

Pond Property



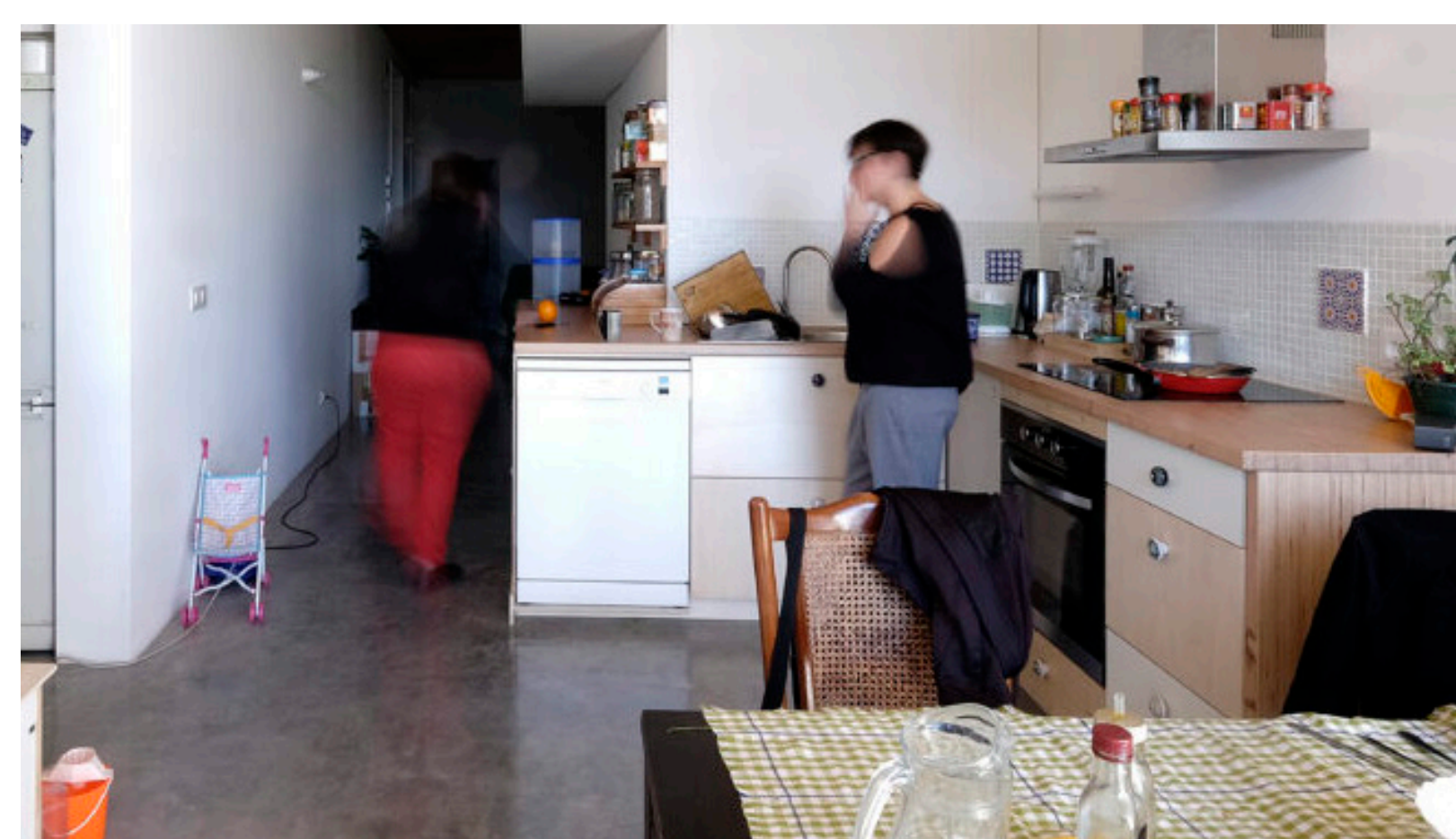
NATURE RESIDENCY



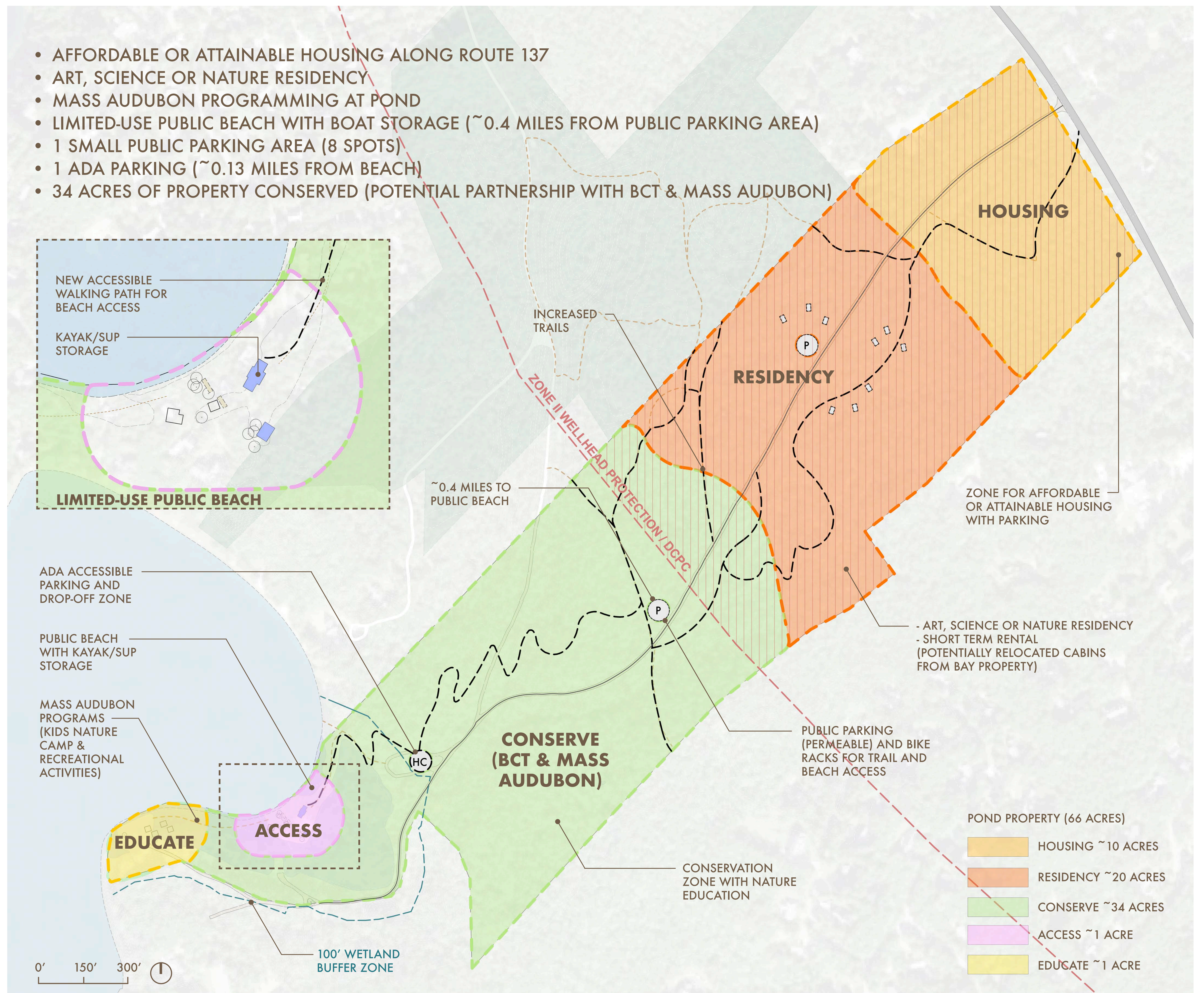
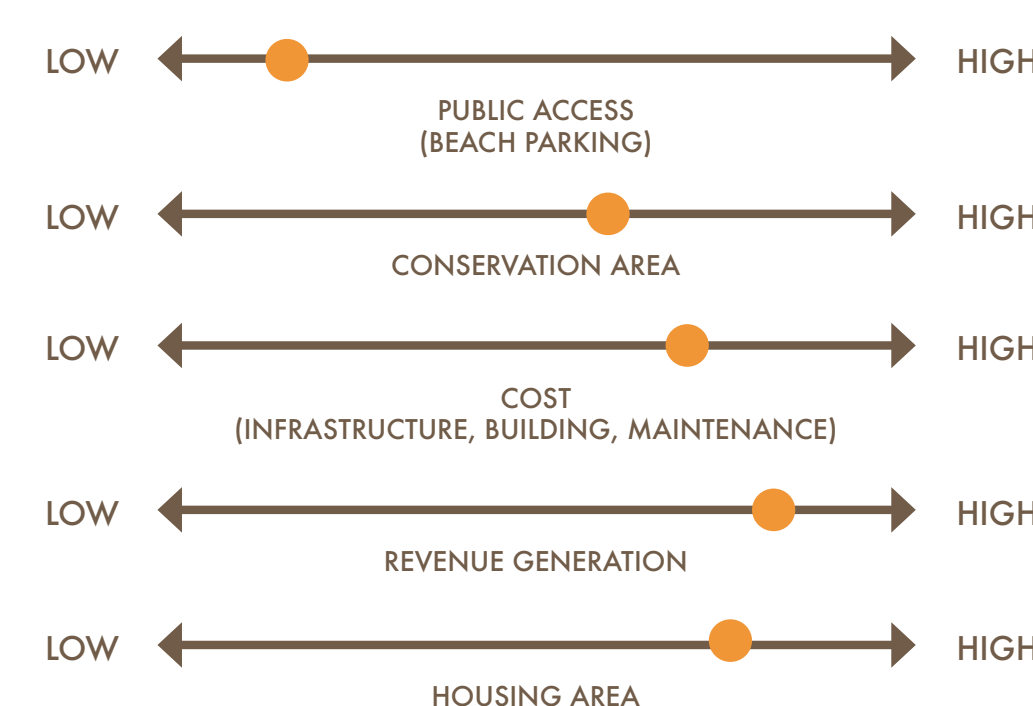
MASS AUDUBON PROGRAMS



LIMITED-USE PUBLIC BEACH



AFFORDABLE/ATTAINABLE HOUSING



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



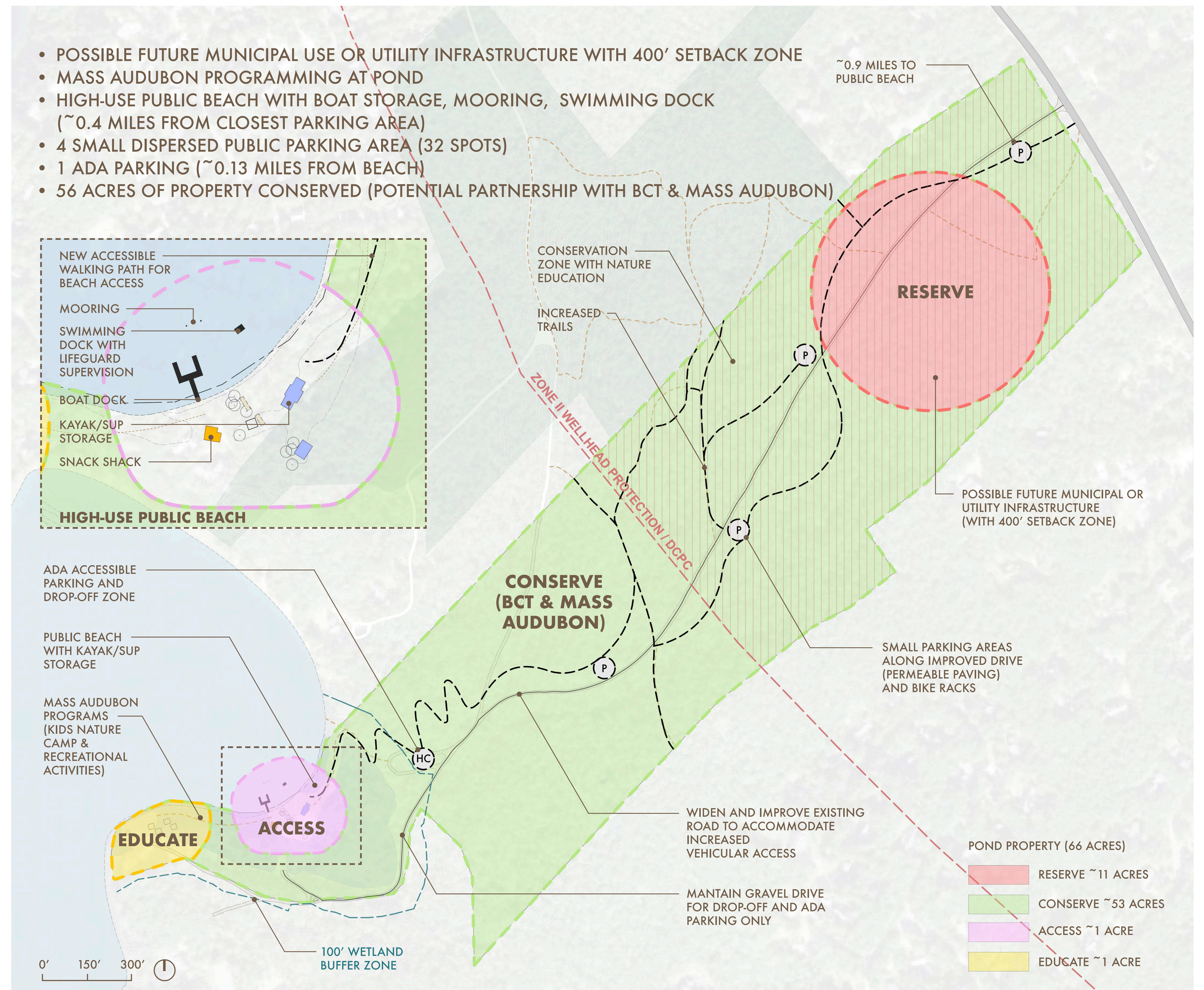
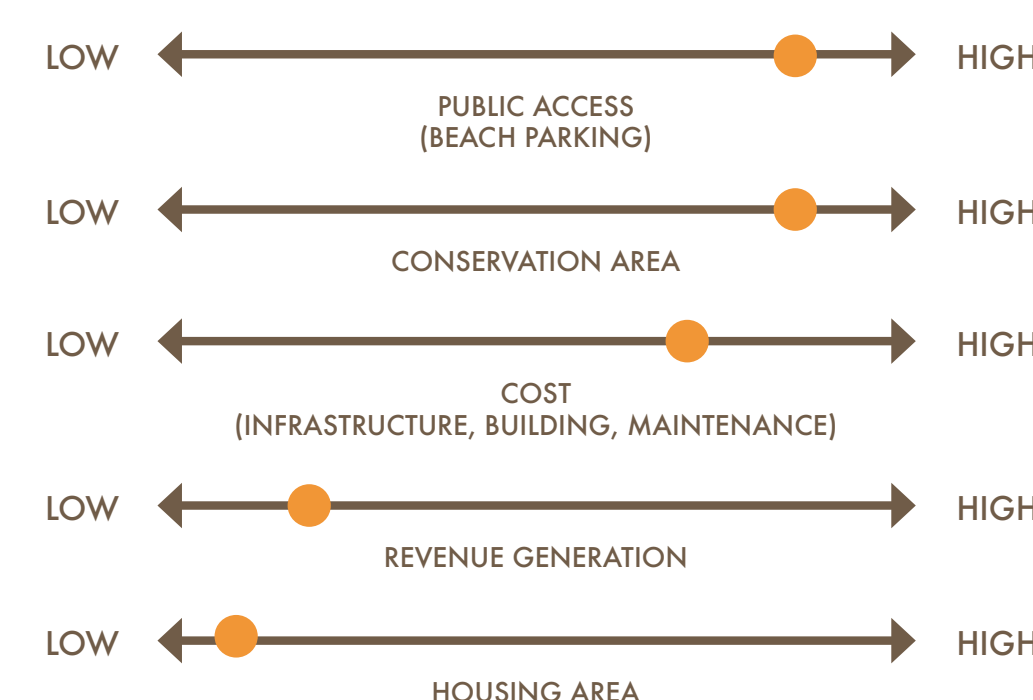
PARKING



MASS AUDUBON PROGRAMS



HIGH-USE PUBLIC BEACH



Conservation + Education Option

Pond Property



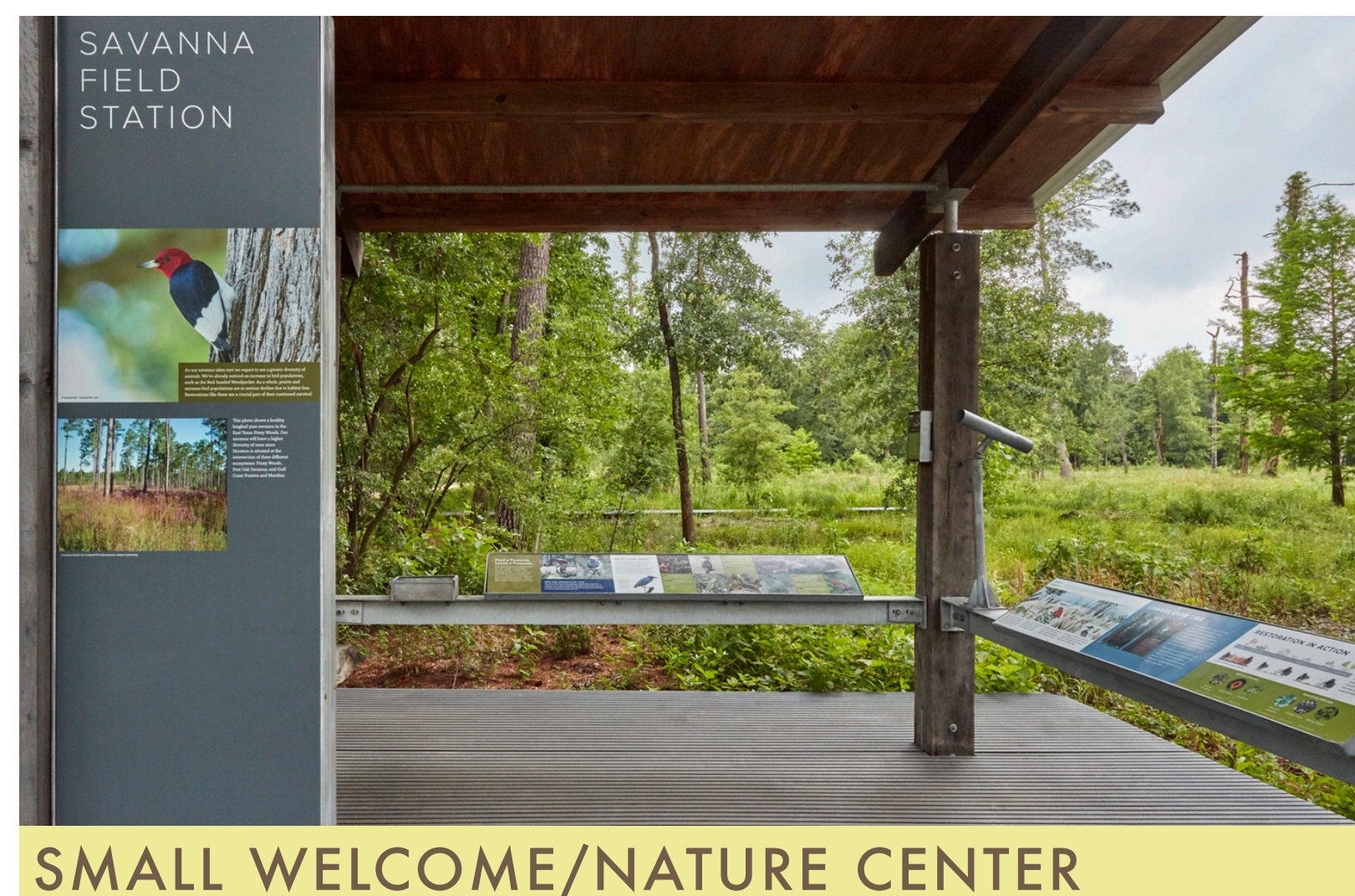
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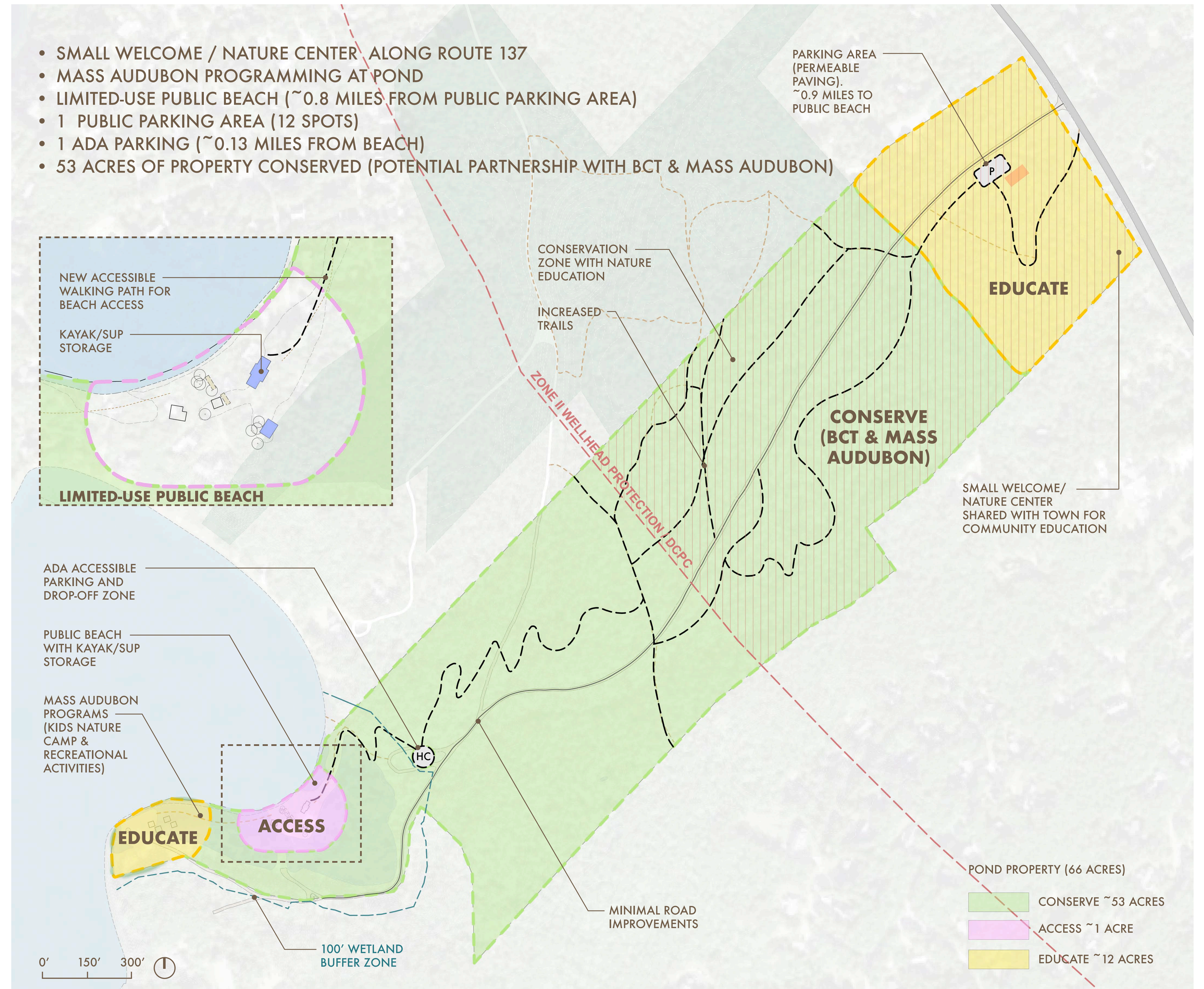
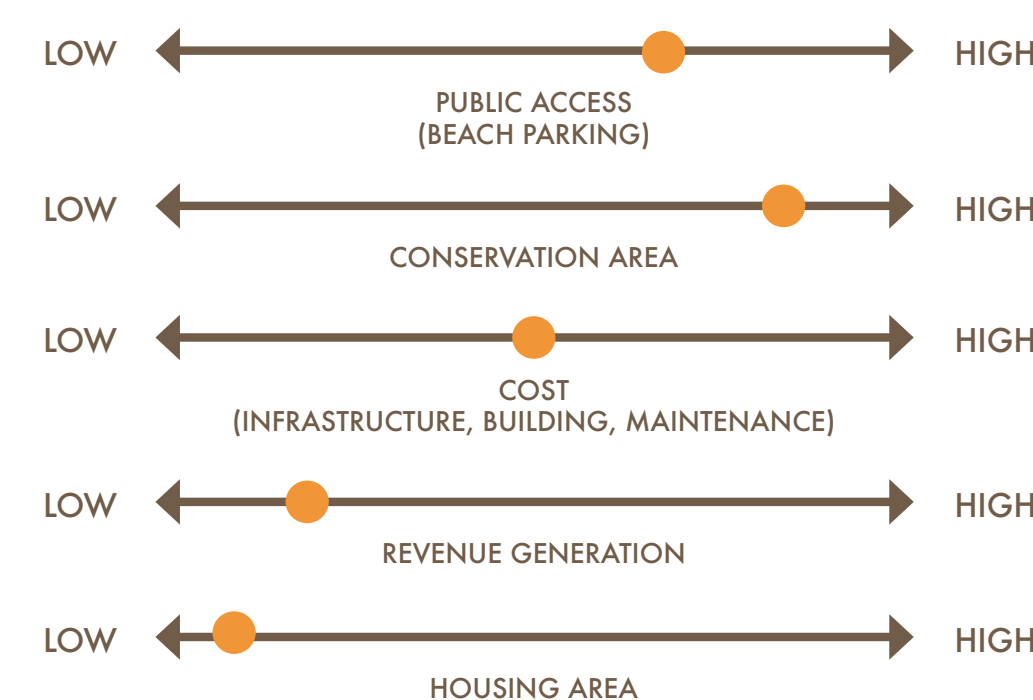
MASS AUDUBON PROGRAMS



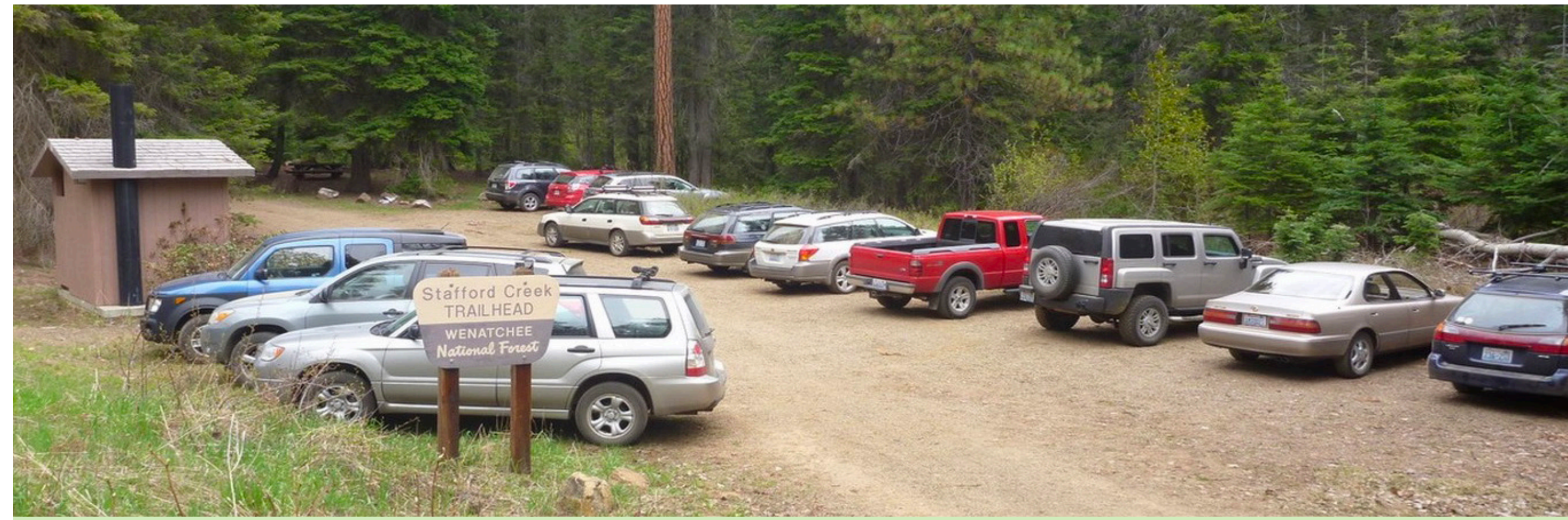
LIMITED-USE PUBLIC BEACH



SMALL WELCOME/NATURE CENTER



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



PARKING



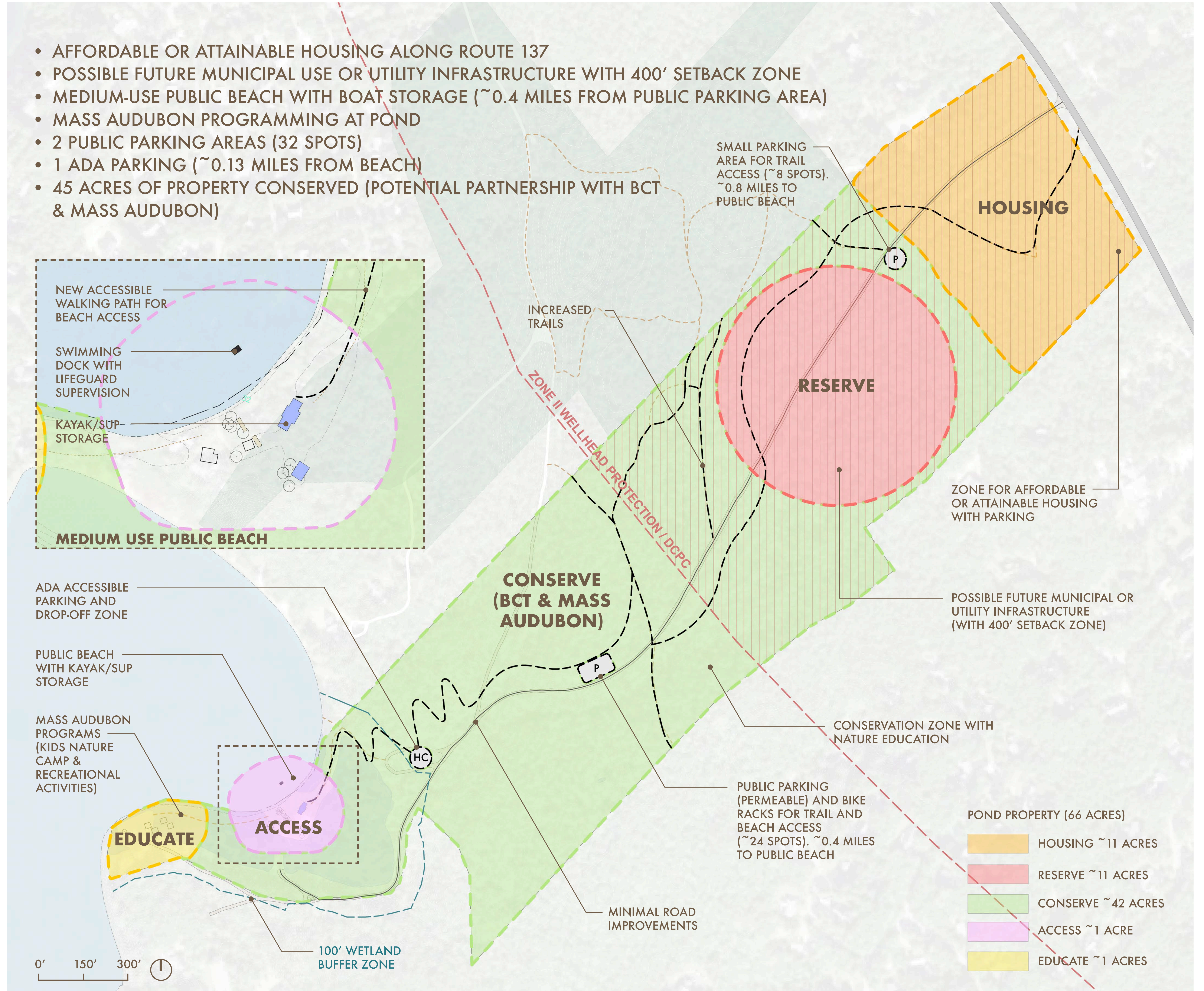
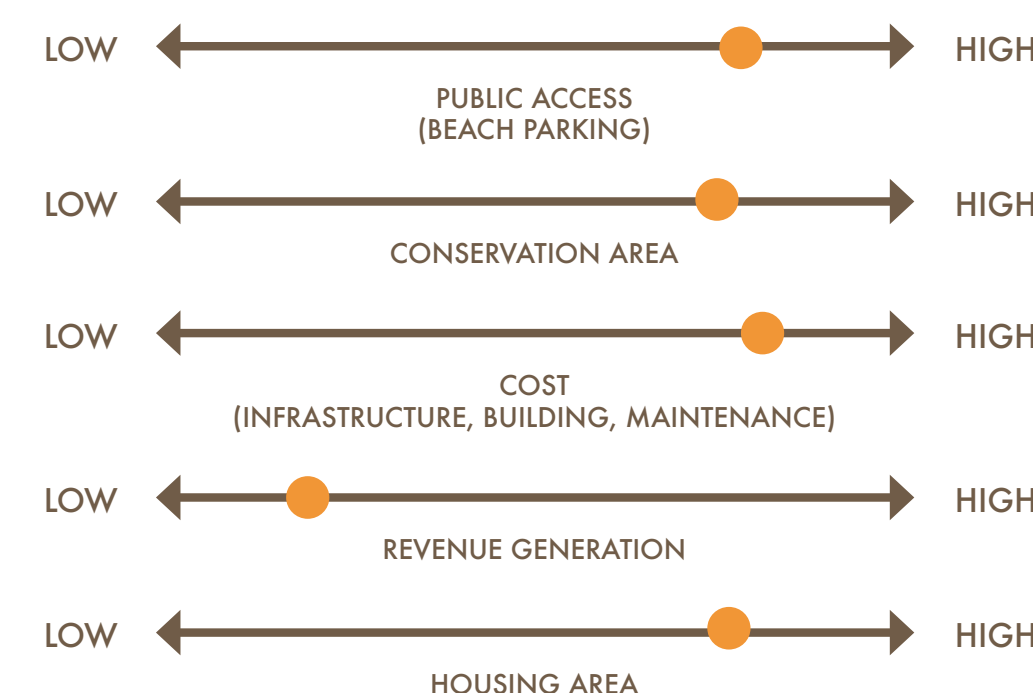
MASS AUDUBON PROGRAMS



MEDIUM USE PUBLIC BEACH



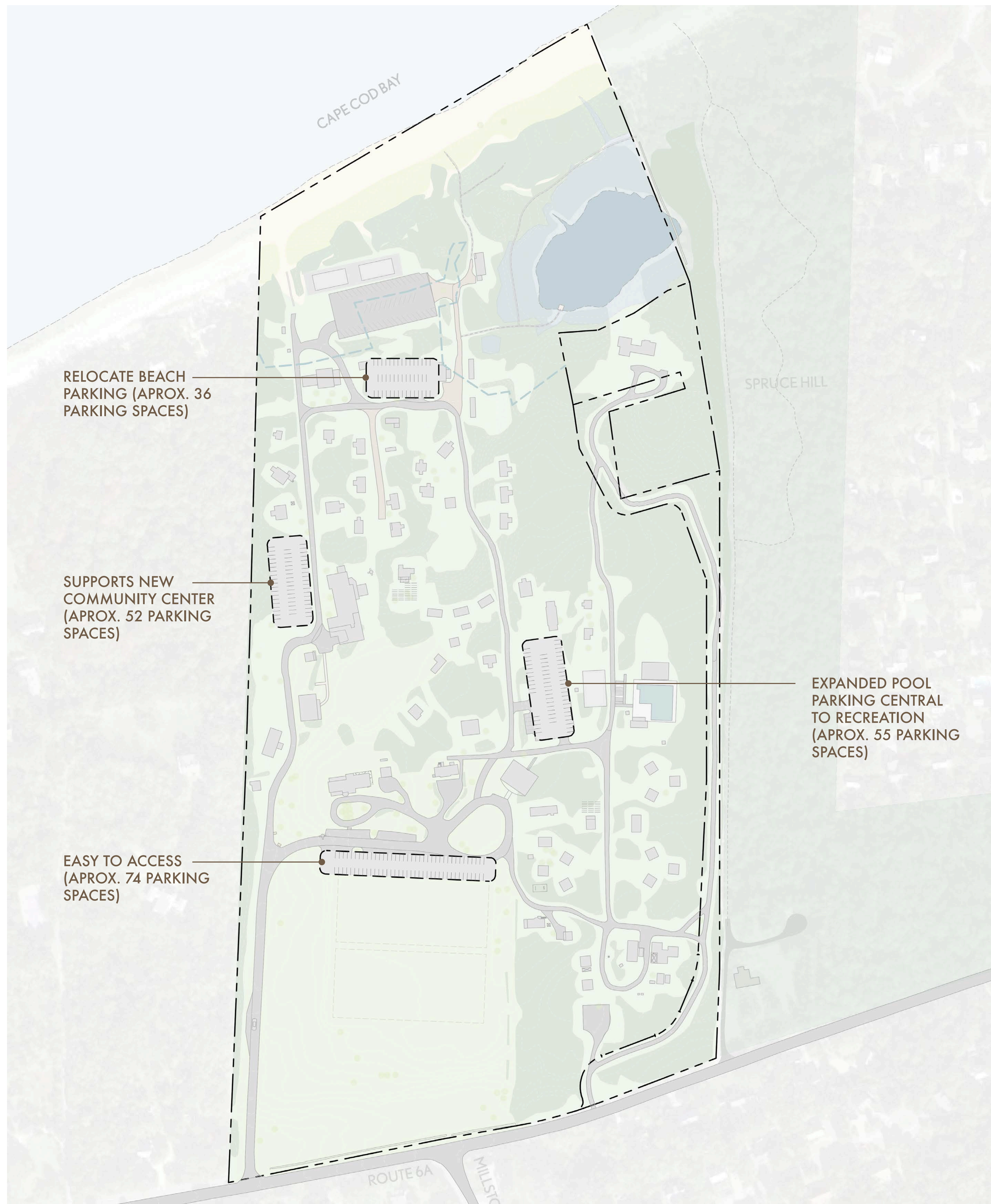
AFFORDABLE/ATTAINABLE HOUSING



Shared Community Parking

Bay Property

Parking Options



Examples



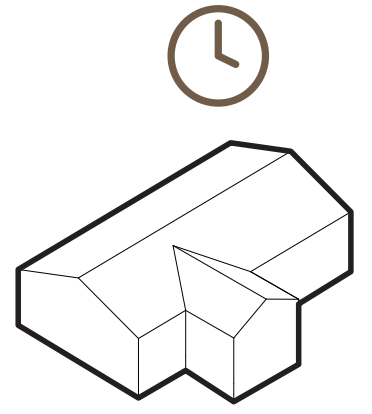
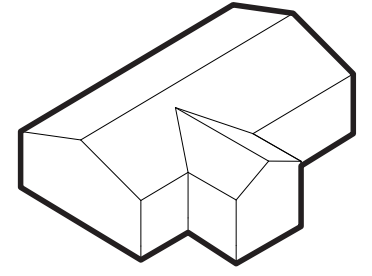
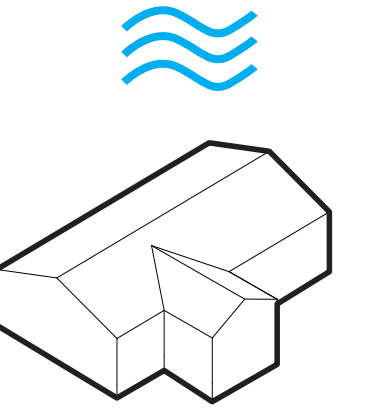
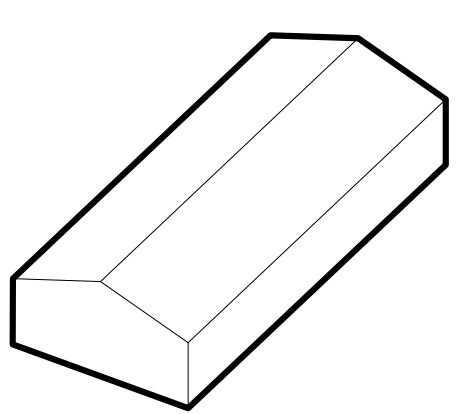
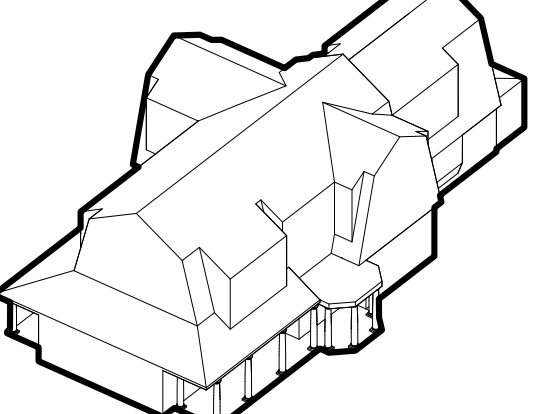








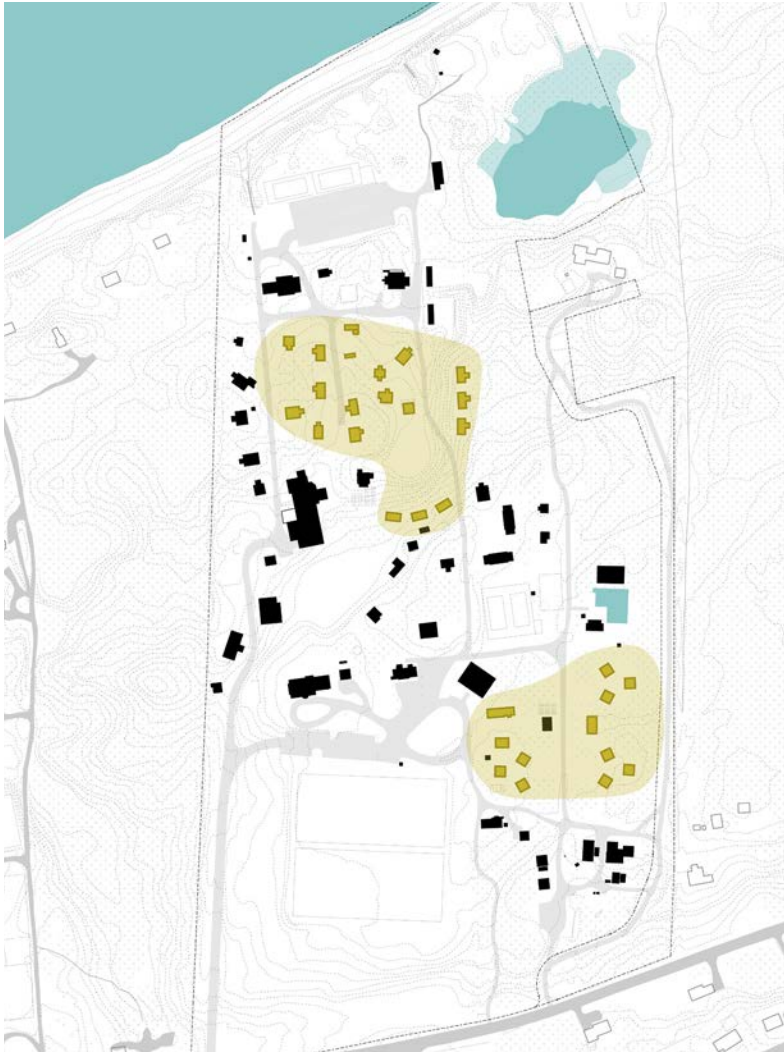
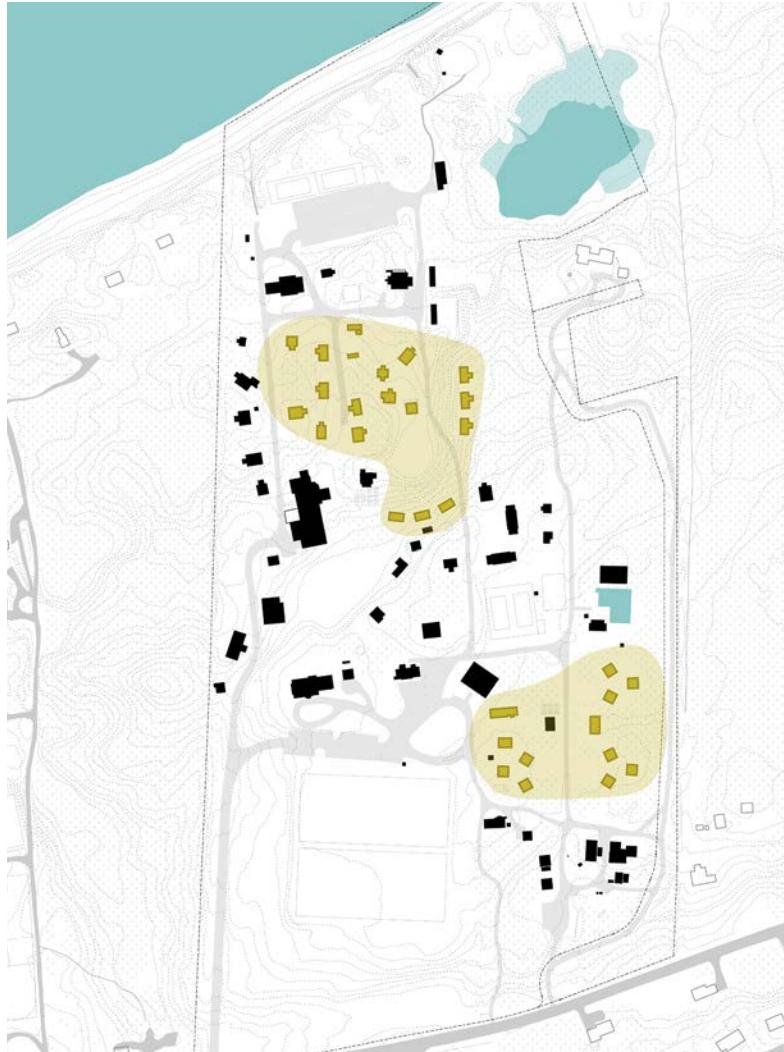
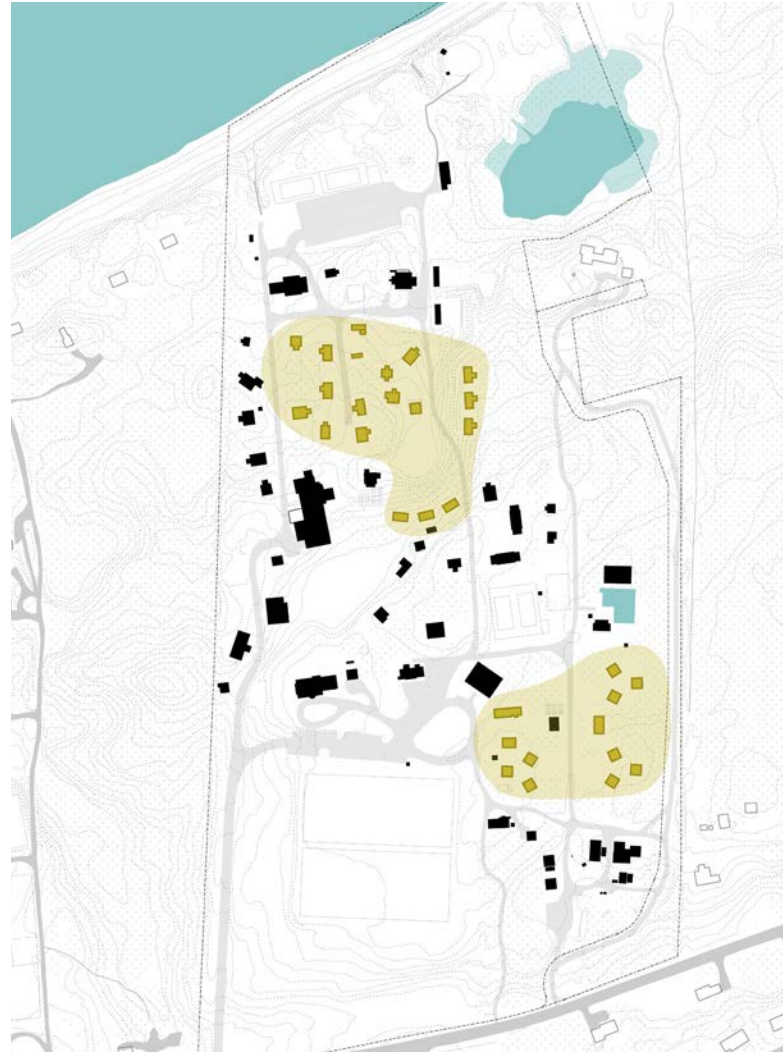
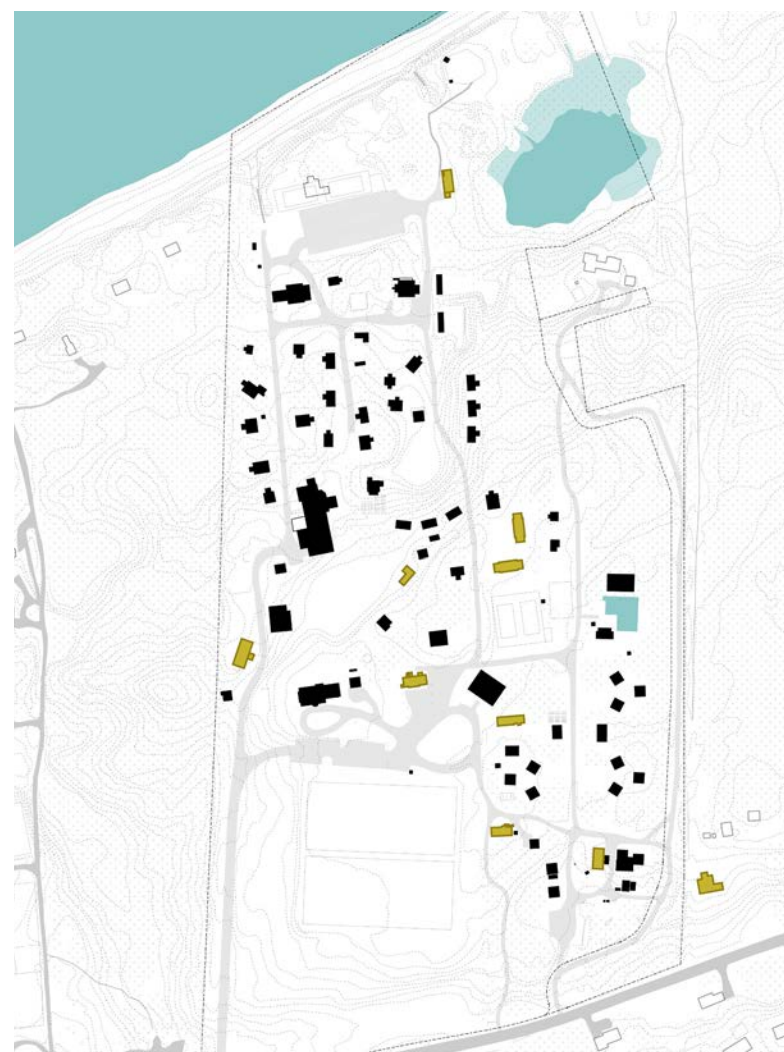
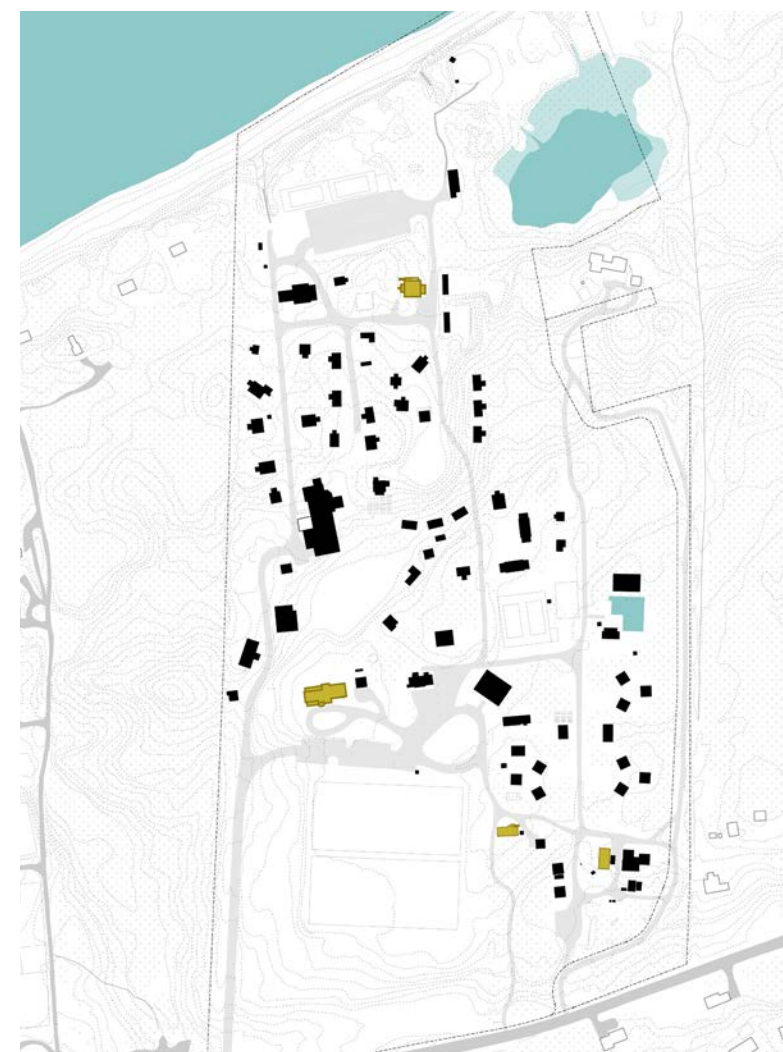
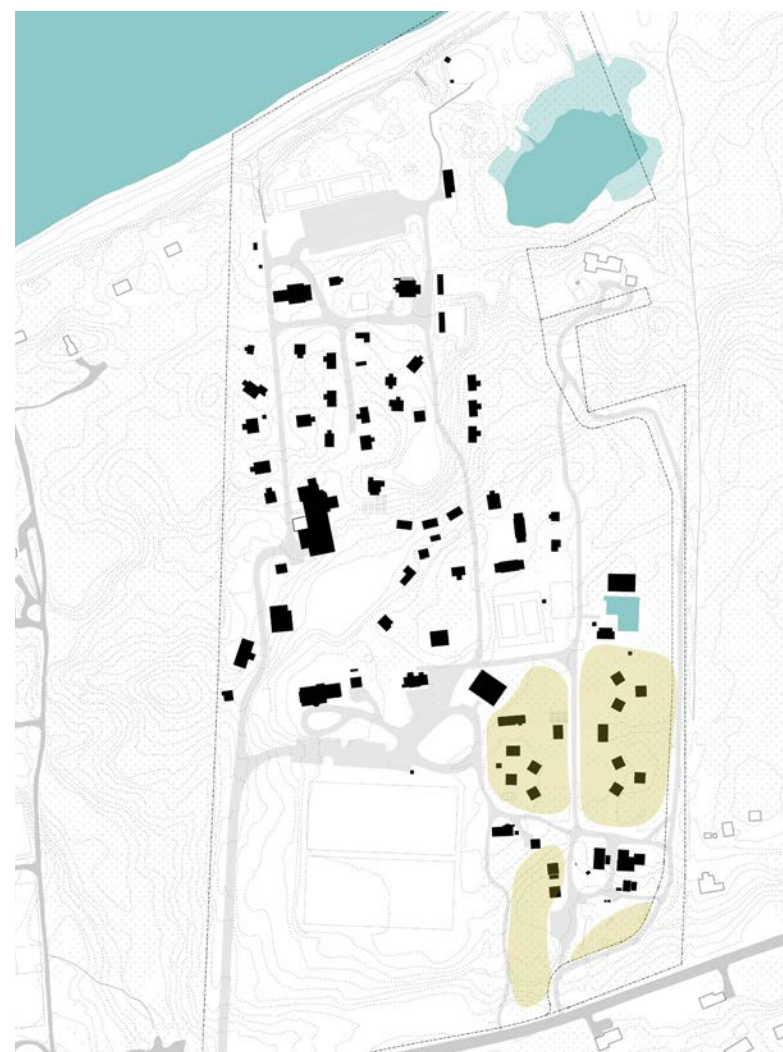
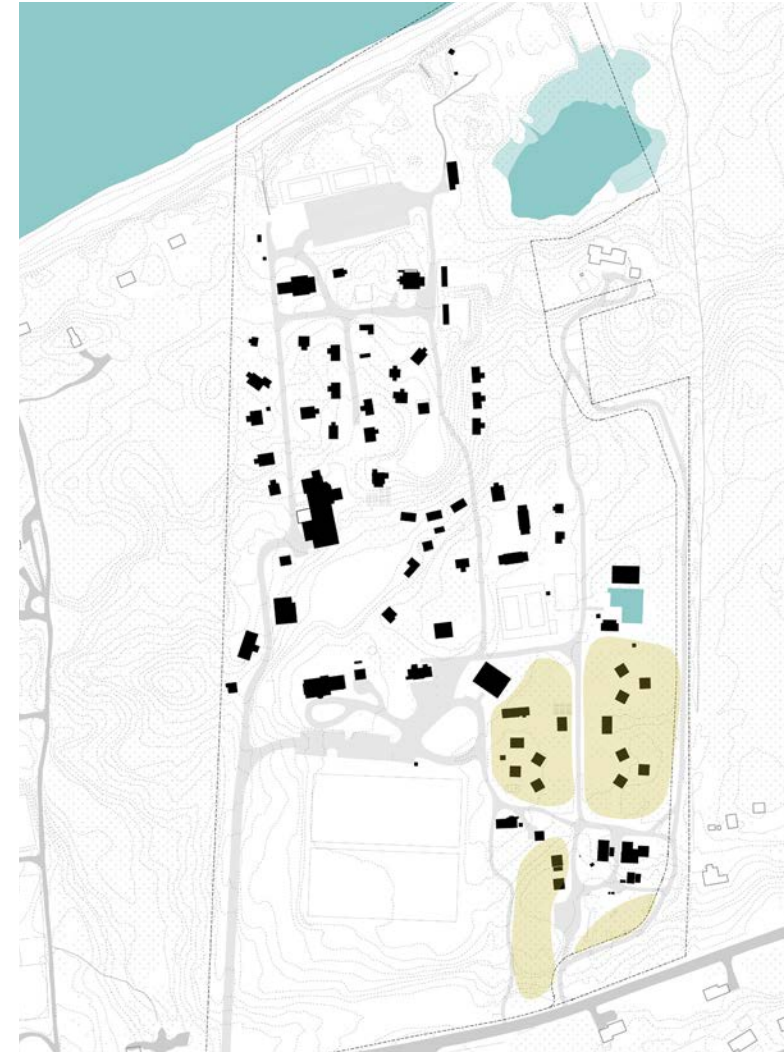
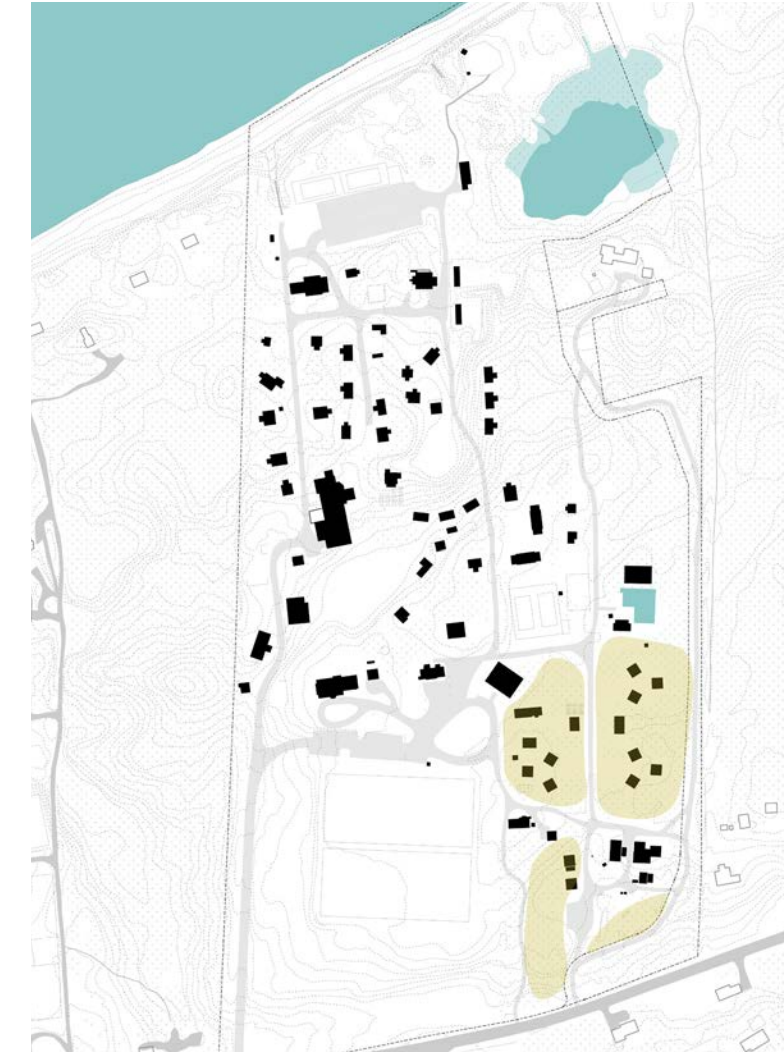
Key Considerations



Dwelling Types

Bay Property

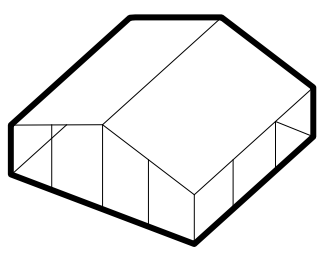
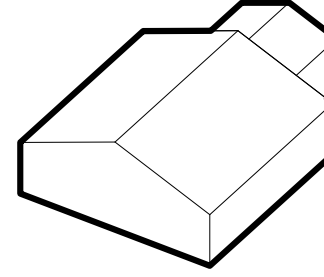
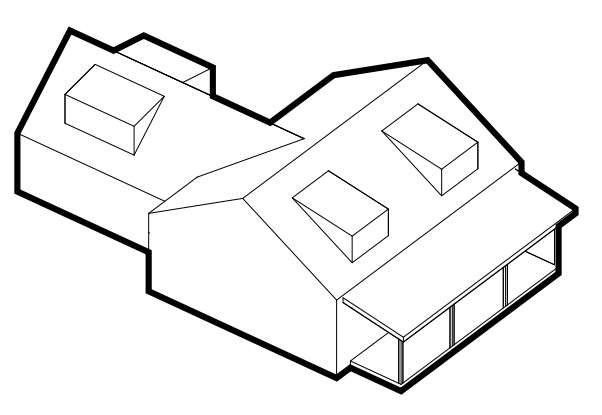
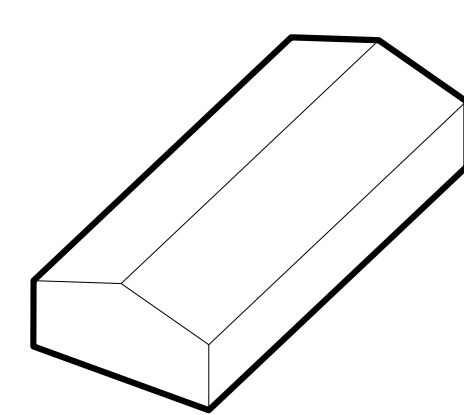
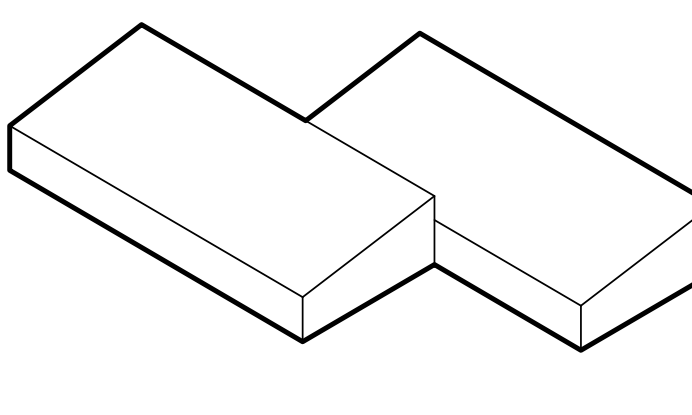
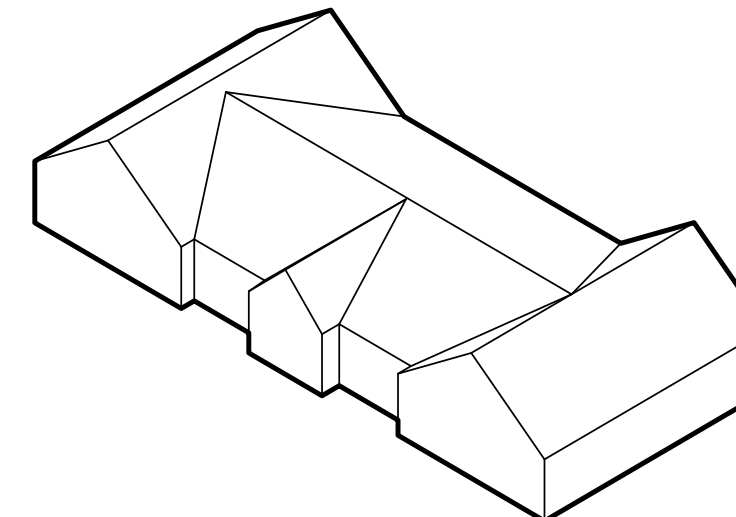
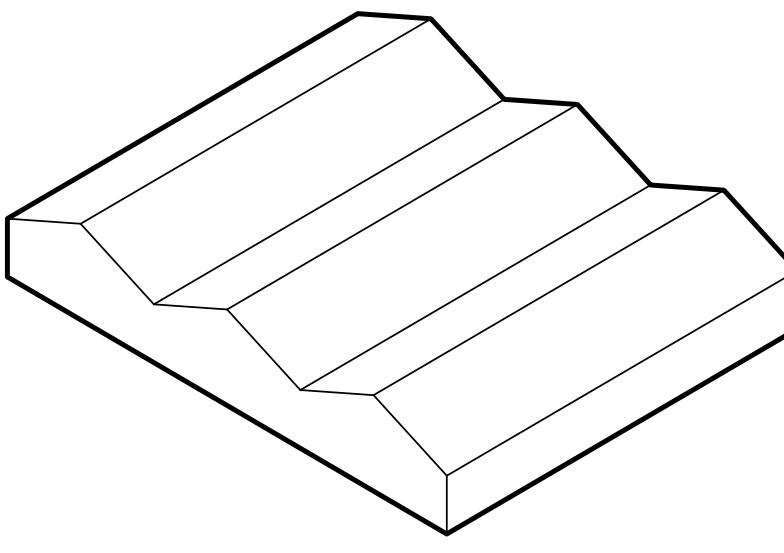
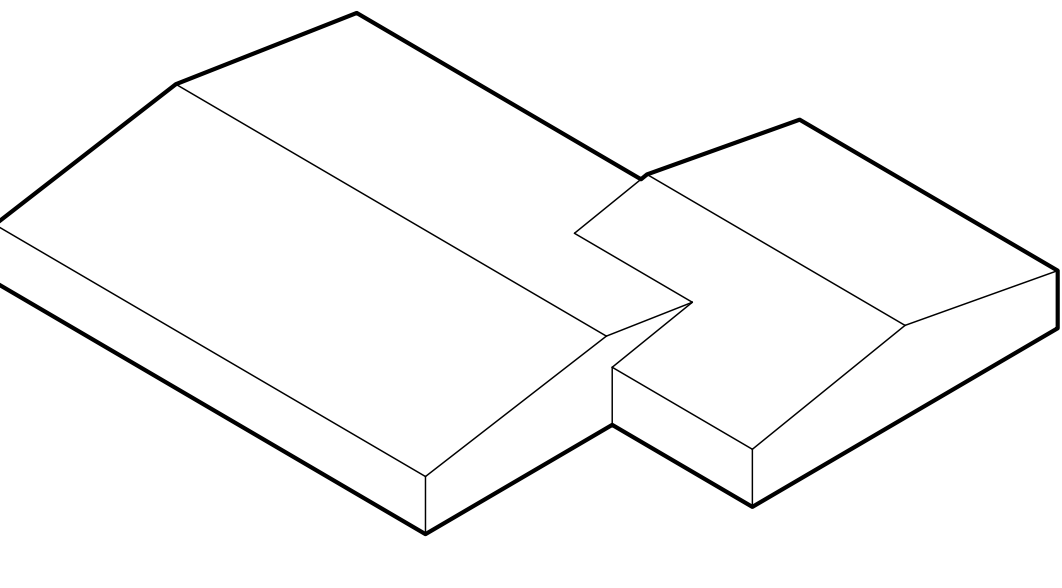








Matrix of Dwelling Types

Type	 Daytime Cabin Rental	 Seasonal Cabin Rental	 Full-Year Cabin Rental	 One Family Detached	 Multi-Bedroom Congregate	NEW CONSTRUCTION		
Building Area	700 - 1,000 SF	700 - 1,000 SF	700 - 1,000 SF	1,300 - 2,500 SF	2,000 - 5,000 SF	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	\$	\$\$- \$\$	\$\$\$	\$\$\$\$	\$-\$\$	\$\$\$\$-\$\$\$\$	\$\$\$\$-\$\$\$\$	\$\$\$\$-\$\$\$\$
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

Bay Property

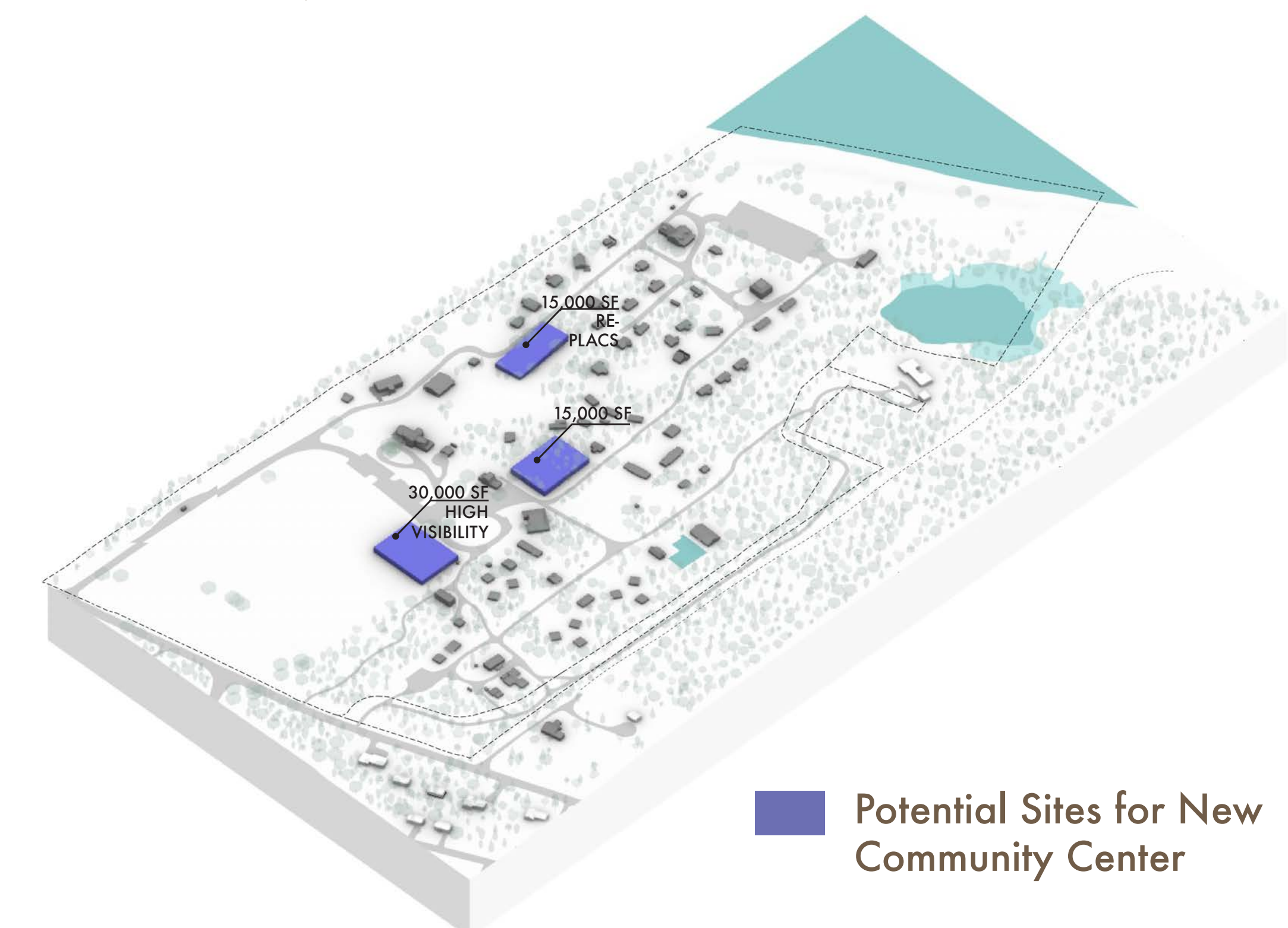
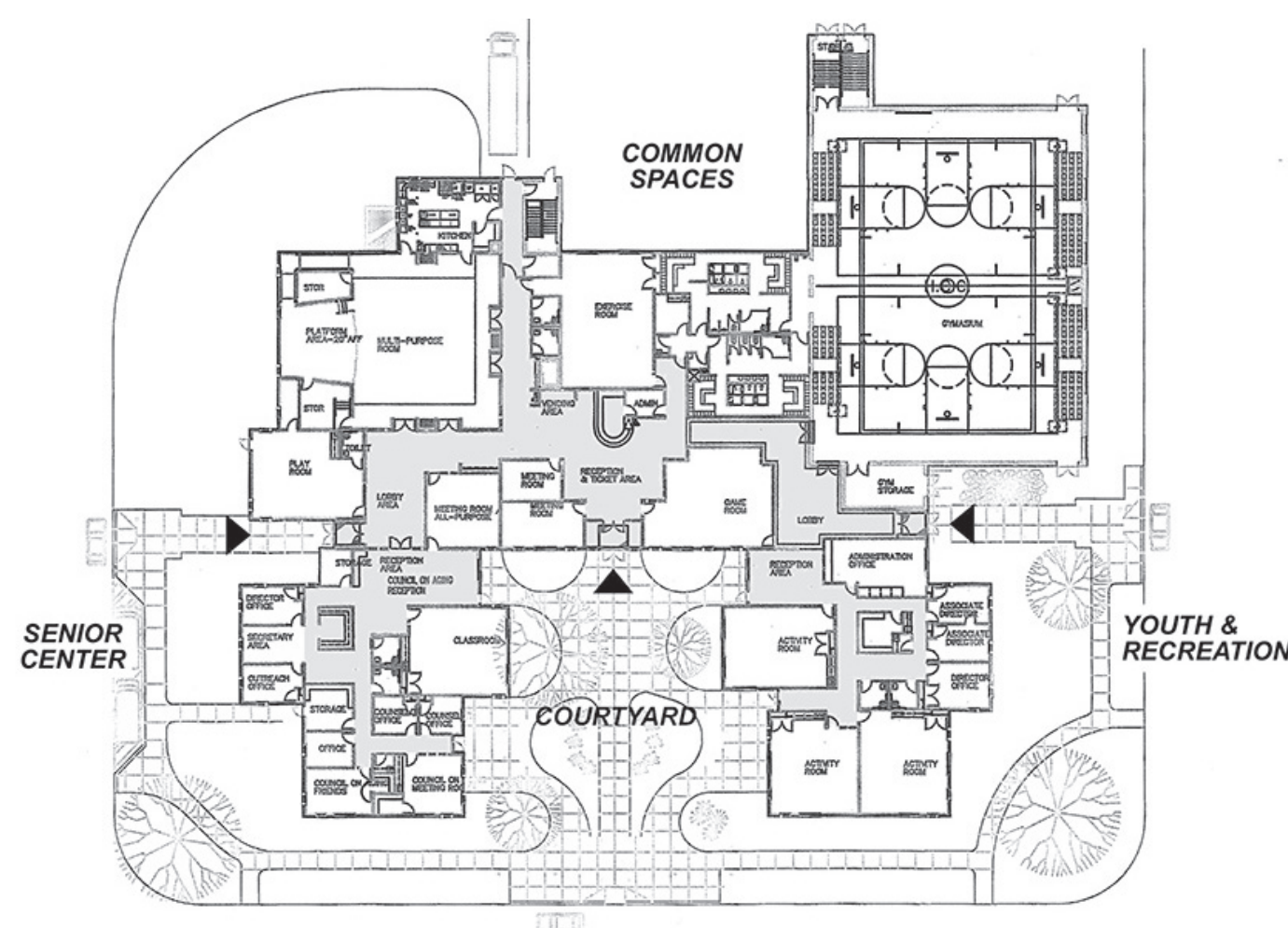
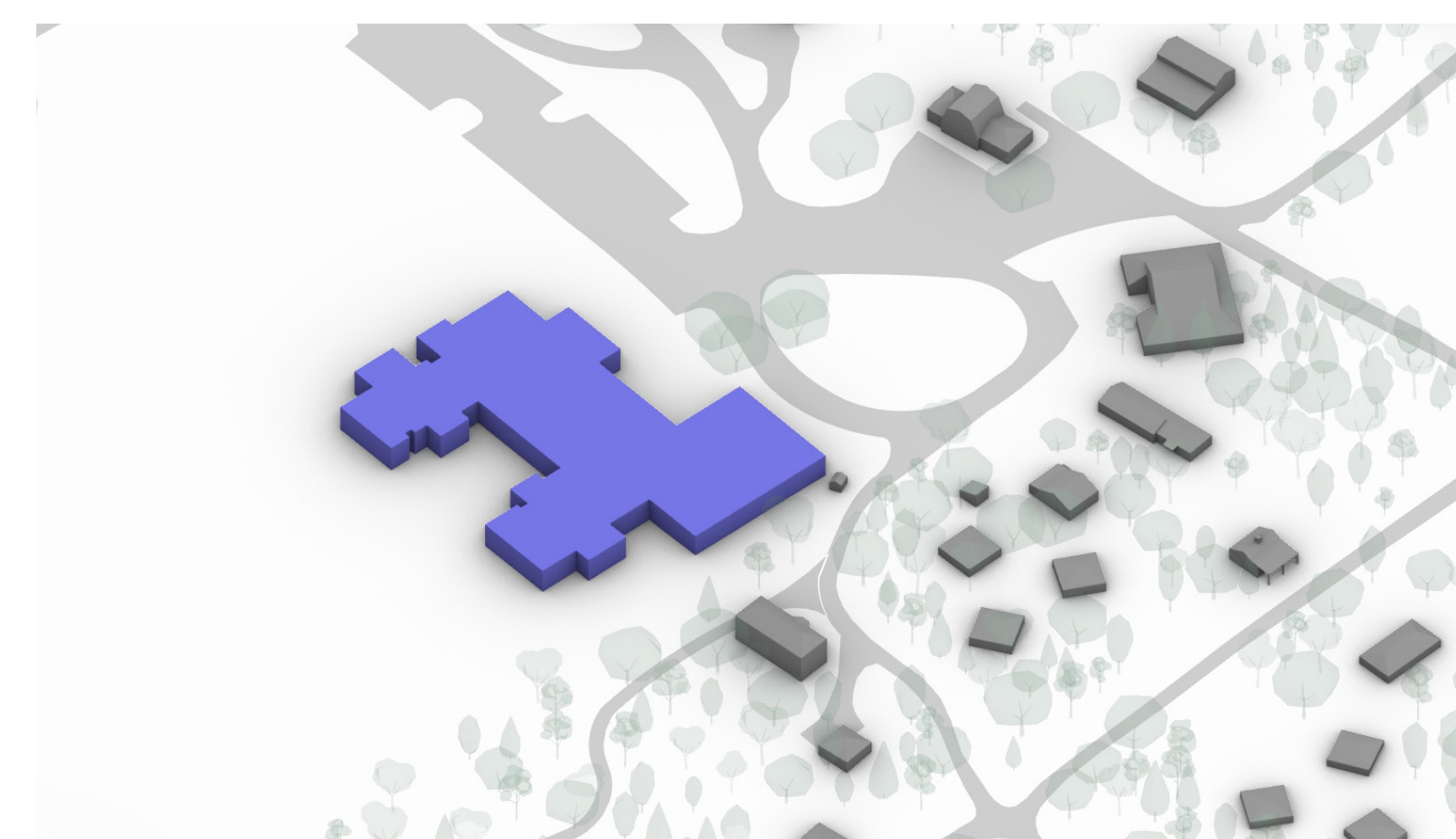
Matrix of Community Uses

Type					NEW CONSTRUCTION				
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!



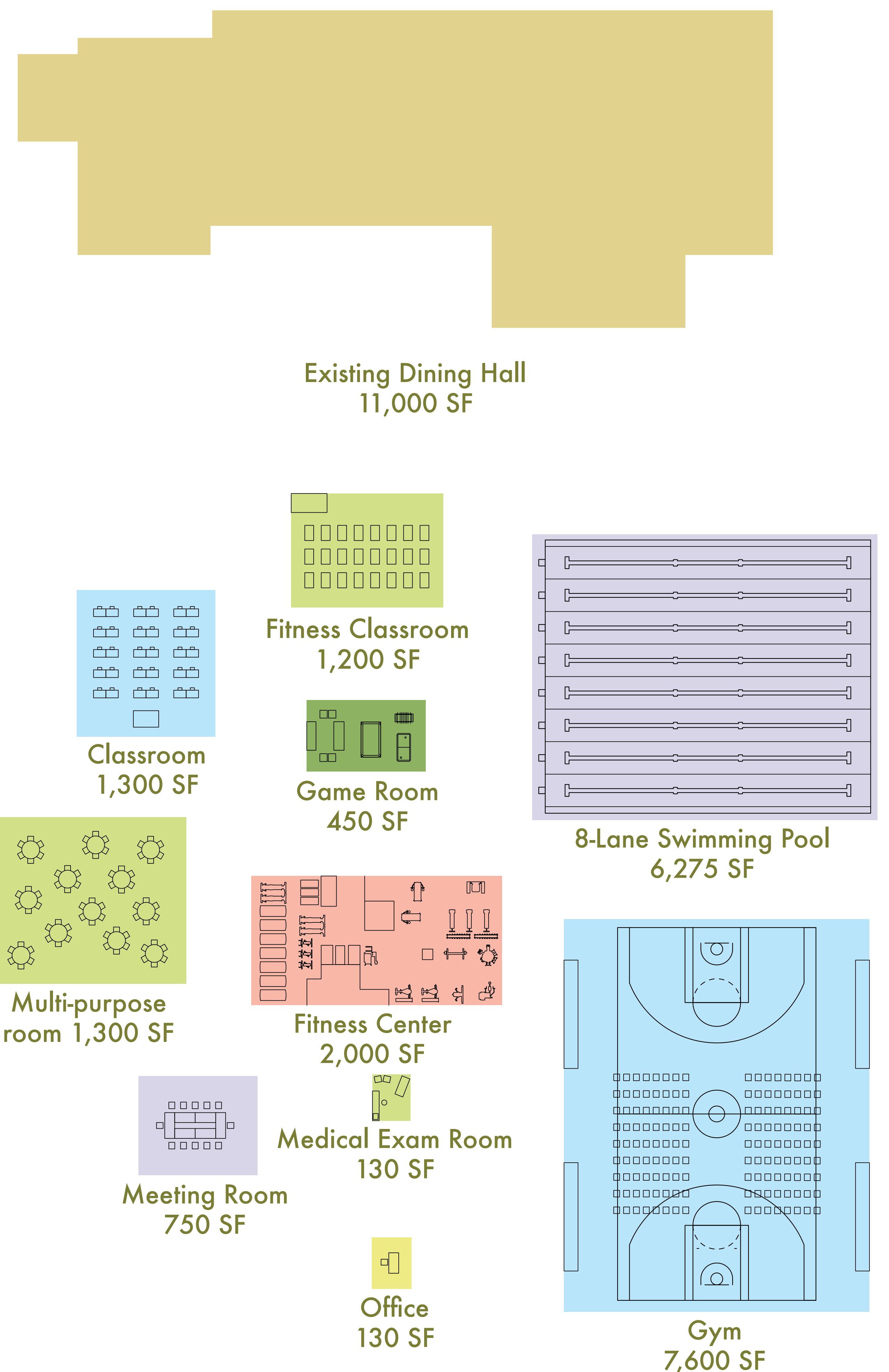
Examples

Programming

- Youth sports
- After school programs
- Special events
- Fitness and exercise classes
- Educational classes and conferences
- Camps
- 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

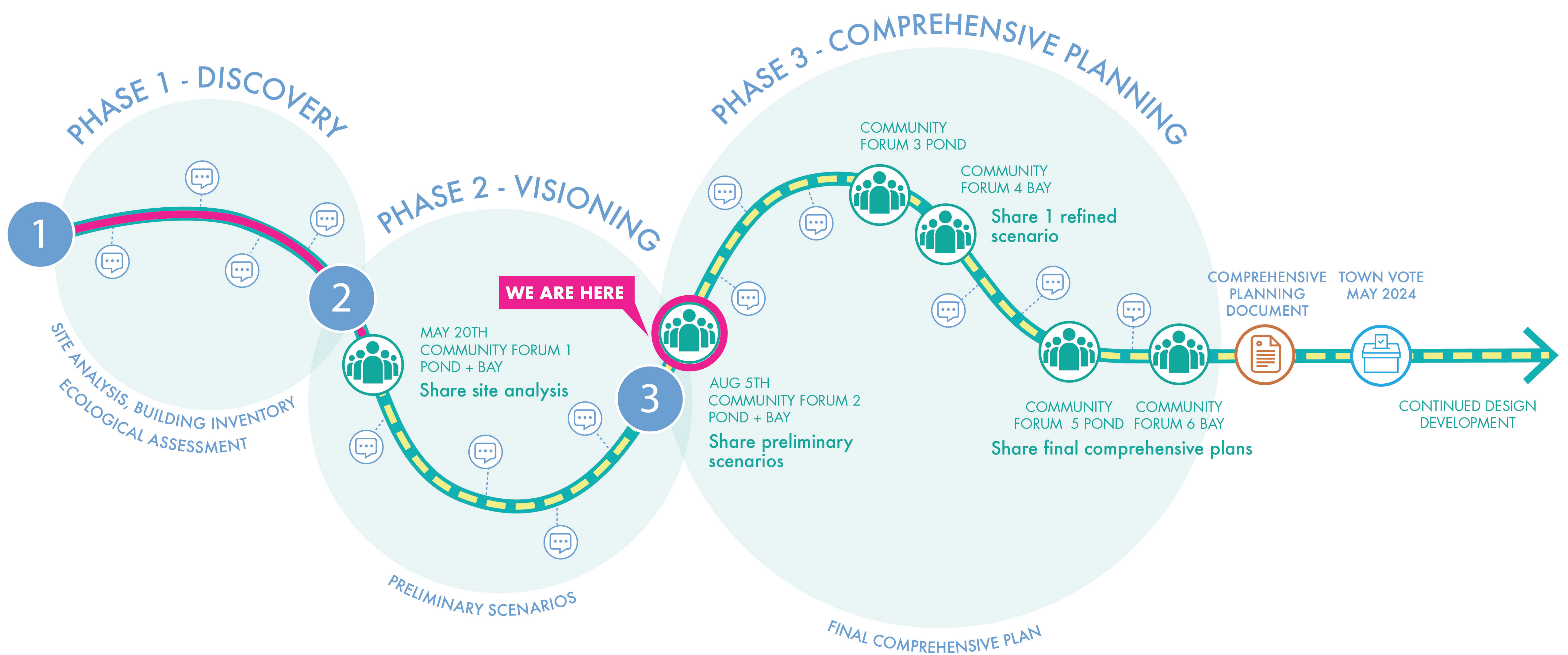
- Fitness Center
- Fitness classrooms
- Sport courts
- Walking track
- Shared meeting rooms
- Multi-purpose room
- Game room
- Educational and activity rooms
- Kitchen/Cafeteria
- Indoor pool
- Medical exam rooms
- Offices
- Workspaces



Vision and Planning

Our Process

Throughout the year-long comprehensive planning process, the Town will undertake an equitable and inclusive planning and decision-making process to create a shared vision for the future of the former Sea Camp's Properties.



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

Project Phases

- 1 Phase 1: DISCOVERY**
Build an understanding of existing site conditions and define opportunities and constraints related to built and natural systems. Begin an open conversation with community representatives and potential partners.
- 2 Phase 2: VISIONING**
Learn the community's priorities and visions for the future of these properties. Define project principles that will guide design proposals in collaboration with the community, town, and committees. Develop preliminary scenarios for each property based on community feedback.
- 3 Phase 3: COMPREHENSIVE PLANNING**
Connect ideas and conversations with the community, town, and committees to refine one comprehensive plan for each property.

Vote to Purchase

When Brewster residents voted to approve the town's purchase of these properties in 2021, the town agreed to consider both properties for a variety of potential uses. **Long Pond Property** uses to be considered include a public beach, recreation activities, conservation space, appropriately scaled community housing near Route 137, general municipal uses such as a town well, and partnerships with the Brewster Conservation Trust and Mass Audubon Society.

Bay Property uses to be considered include a public beach, community center, various recreation facilities and courts, town offices, conservation, coastal resiliency, partnerships to expand services and offerings.

By the Numbers...

Key considerations when planning for the future of these properties:

- Recreation
 - Demand for an indoor gymnasium, indoor fitness/exercise space, outdoor (full-size) basketball court, inclusive playground (not located at a school), and additional pickleball/tennis courts exceeds current Town facilities
- Open Space
 - About 1/3 of Brewster's land is considered protected open space
- Housing
 - 42% of Brewster's housing stock is used for seasonal use
 - Between 2010-2018, Brewster experienced a decrease in households with low to moderate incomes
 - Brewster needs more affordable housing to meet the 10% State minimum goal
- Population Age
 - The median age of Brewster's population is 56.5 years
 - 14% of Brewster's population is under 18; Brewster's youth population is declining

Town Vision Plan



Town of Brewster Vision Plan • 2018



Community Character

Sustain and foster Brewster's historic setting, rural nature, small-town feel, and socially inclusive spirit.

Coastal Management

In the context of coastal change, preserve and protect Brewster's coastal resources and expand public access.

Water Resources

Protect Brewster's fresh water system to preserve high quality drinking water and maintain or improve the health of our ponds and marine watersheds.

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.

Housing

Provide more affordable and accessible rental and ownership housing options at different price points, particularly for single people, young families, and our older population.

Open Space

Maintain and expand open space assets to provide public recreation, protect fragile natural habitat, and protect water resources.

Governance

Create a more open and inclusive town government that encourages participation by all citizens by improving two-way communication, expanding volunteer opportunities, and encouraging customer friendly service.

Community Infrastructure

Maintain and expand town infrastructure in ways that expand opportunities for community interaction, support the development of a "green" economy, expand recreation opportunities, and promote public safety.

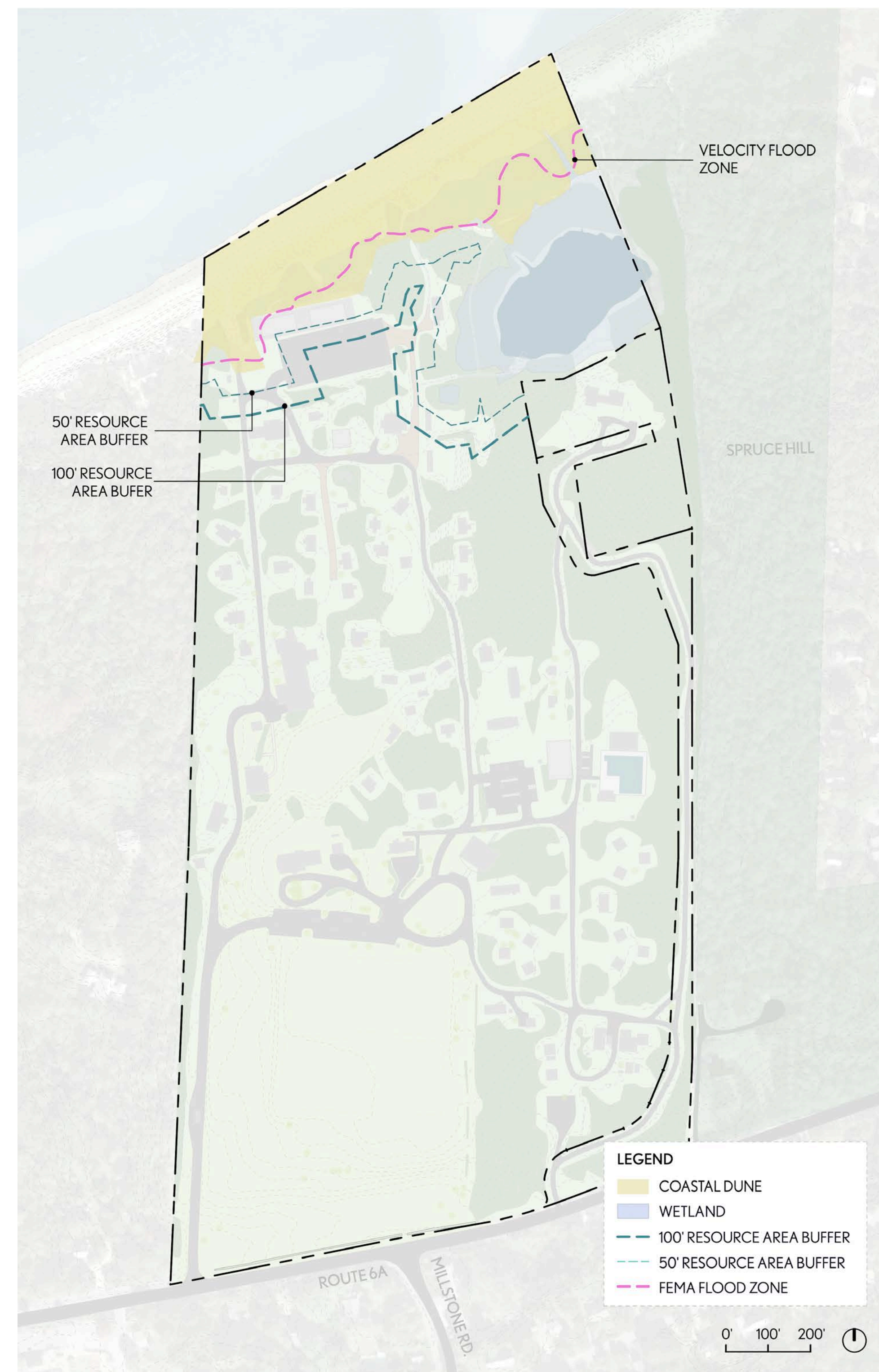
Regulatory Framework

Bay Property

Zoning



Natural Resource Buffers



Public use and access within the identified property buffers is limited to pedestrian access. Parking areas and built structures are not allowed. Trees cannot be cleared or removed.

The Old Kings Highway Historic District Committee has jurisdiction over new buildings and modifications to existing buildings within the Historic District zone to ensure any changes are in keeping with the aesthetic tradition of Brewster.

Natural resource buffers help preserve the function and habitat of wetlands and coastal dunes. Building within these zones is prohibited without a variance. Appropriate maintenance of existing structures is permitted.

Feasible Areas for Program and Development



The lightest green areas at left are outside of zoning and natural resource buffers, making them most feasible for installation of new roads or paths, buildings, parking areas, recreation and sport fields, as well as clearing, planting or changes in landform.

Utilities

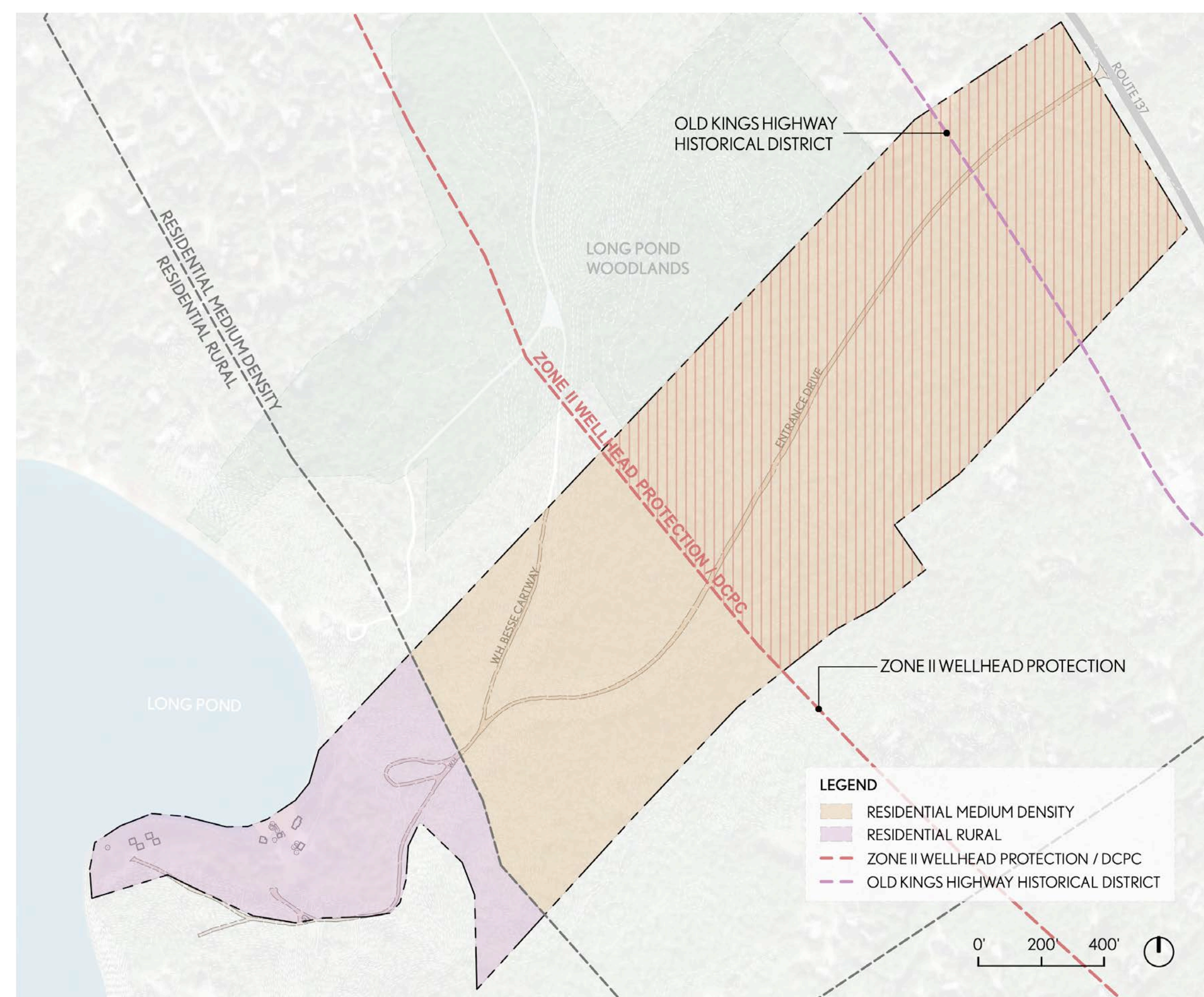
The existing water main will likely need to be replaced and relocated because it is aging and does not extend to Route 6A. Existing septic systems are dispersed and will likely need to be replaced by new treatment systems to meet DEP standards.



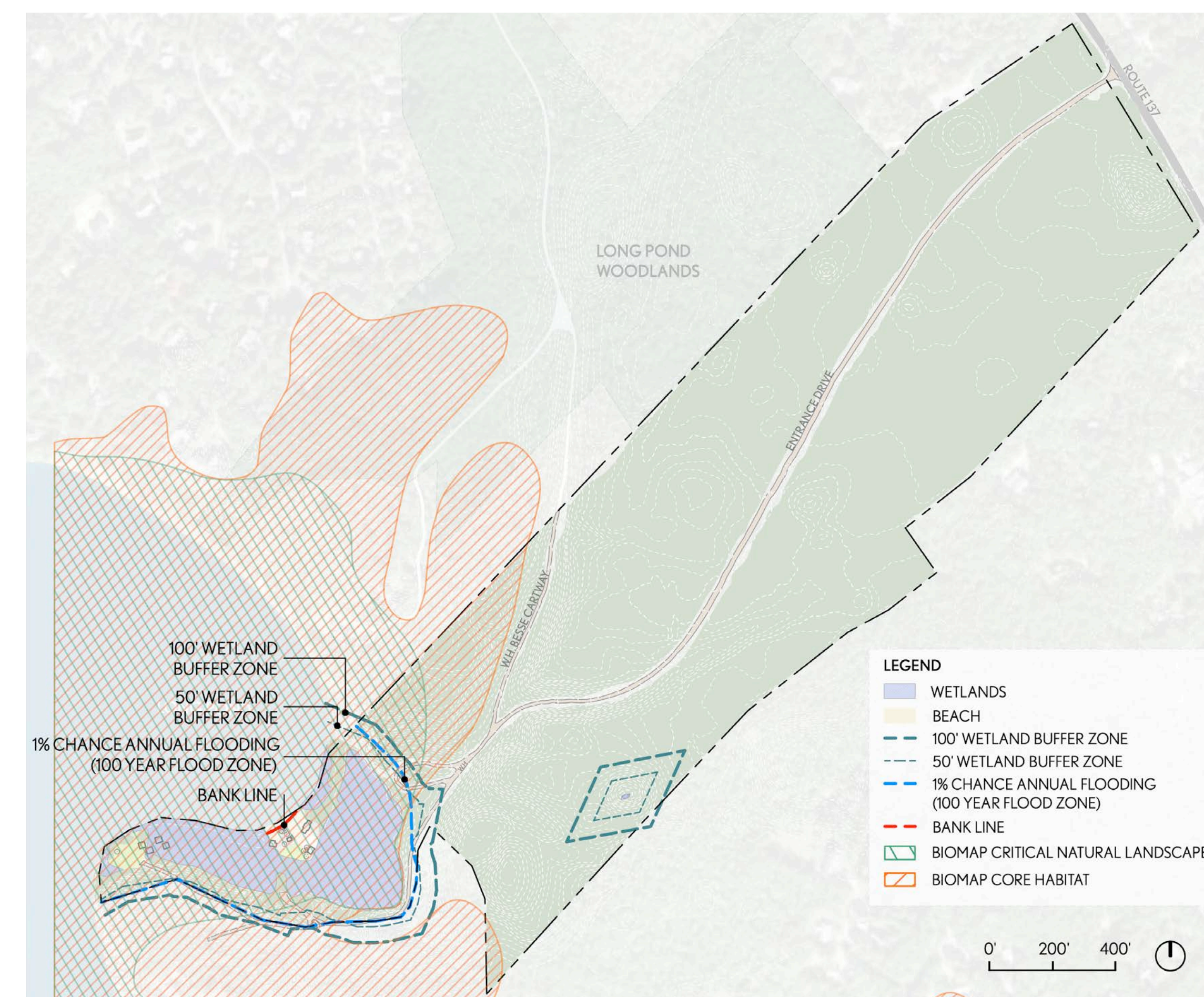
Regulatory Framework

Pond Property

Zoning



Natural Resource Buffers

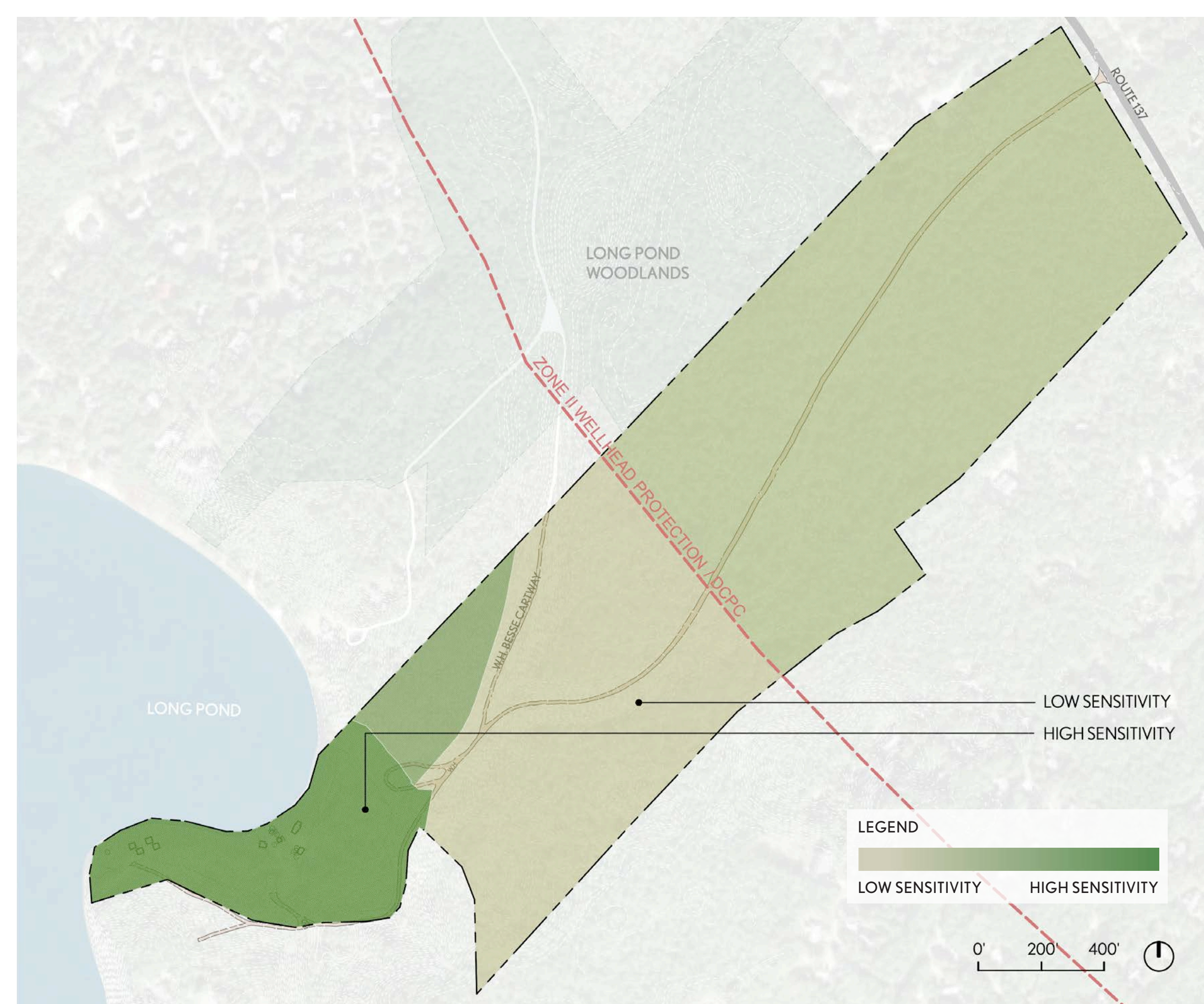


Wetland buffers help preserve the function and habitat of the wetlands and pond. Building within wetlands and their buffer zones is prohibited without a variance. Appropriate maintenance of existing structures is permitted. Approximately 9.7 acres of the property, the area immediately adjacent to the pond, is considered either wetland or wetland buffer area. Any new roads, parking and buildings within the wetland would require a variance, and would not be easily approved.

The Old Kings Highway Historic District Committee has jurisdiction over new buildings and modifications to existing buildings within the Historic District zone to ensure any changes are in keeping with the aesthetic tradition of Brewster.

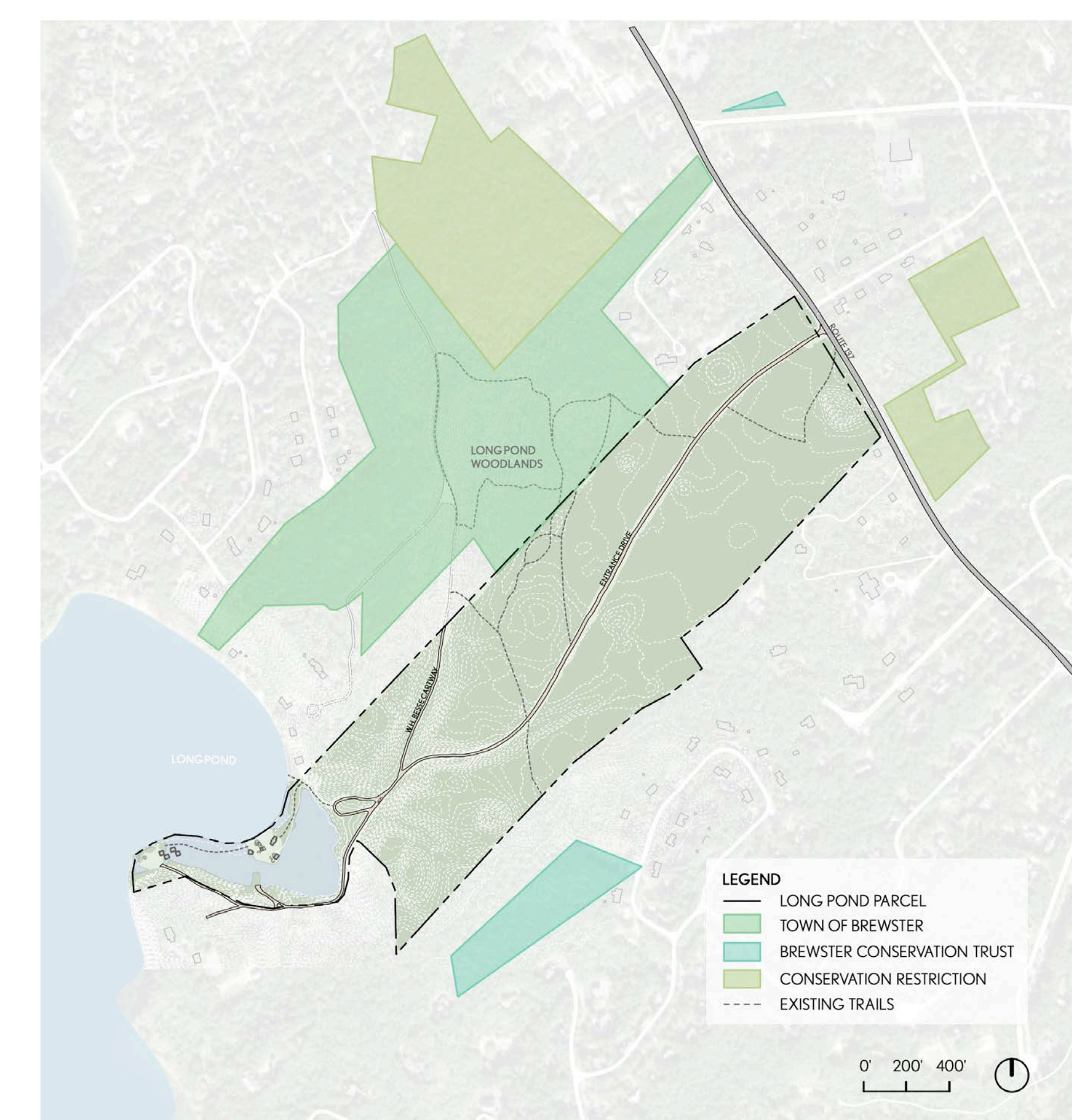
Over half of the property sits within the Zone II Wellhead protection area. Small-scale building development is allowed within Zone II areas, but protection of these areas minimizes the potential impact on drinking water quality. In high demand times, the groundwater in Zone II flows toward the town wells.

Feasible Areas for Program and Development



The lightest green areas at left are outside of zoning and natural resource buffers, making them most feasible for installation of new roads, appropriately scaled buildings and parking areas, as well as clearing, planting or changes in landform, if topography allows.

Conservation Restriction



A Conservation Restriction (CR) is a future possibility for a portion of the Long Pond property. A CR protects a property in its natural, scenic or open condition while permitting limited land uses in these areas.

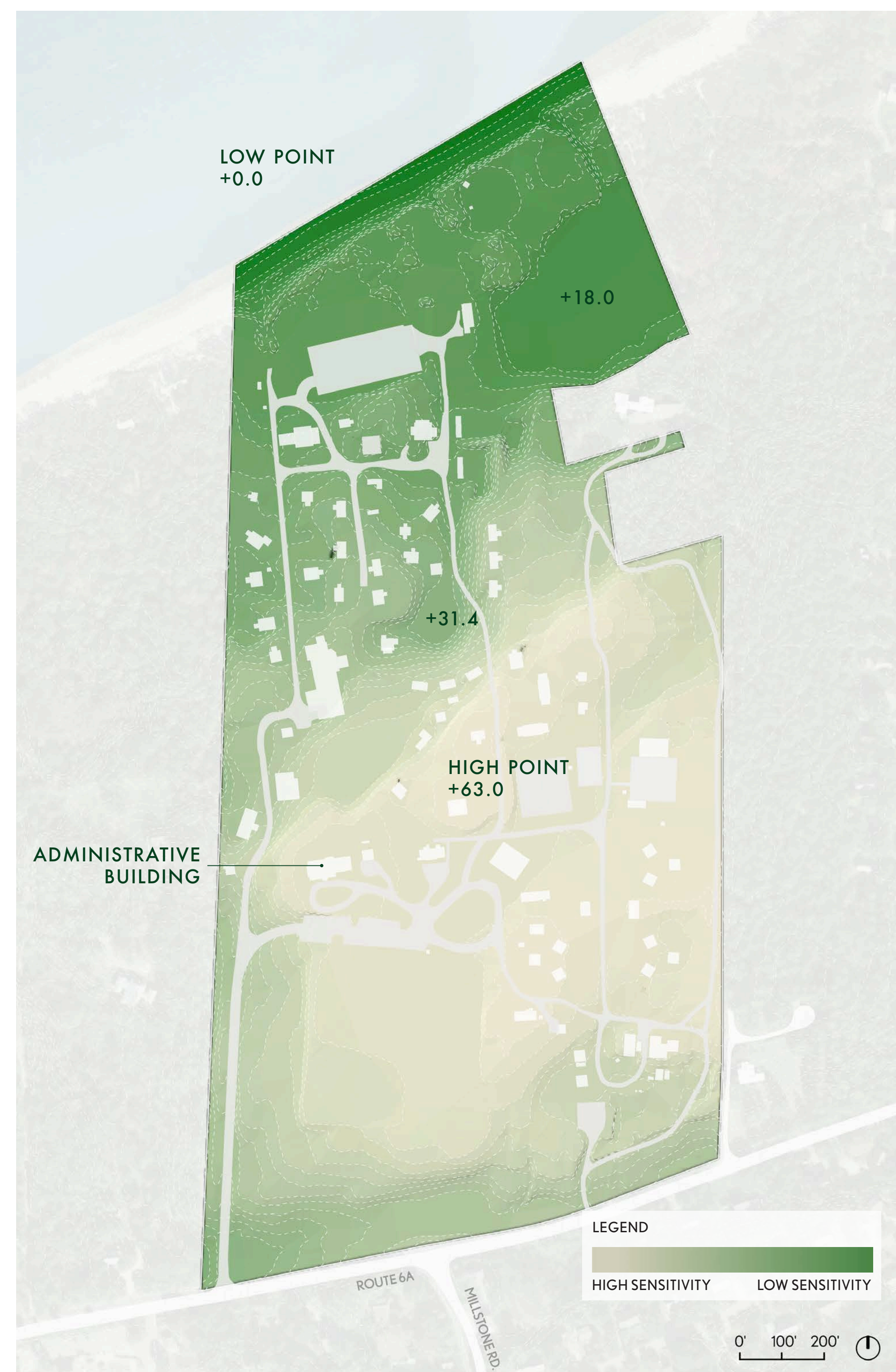
The adjacent 41-acre Long Pond Woodland is held in perpetual conservation with the Brewster Conservation Trust.

Previous Context

Topography and Slope

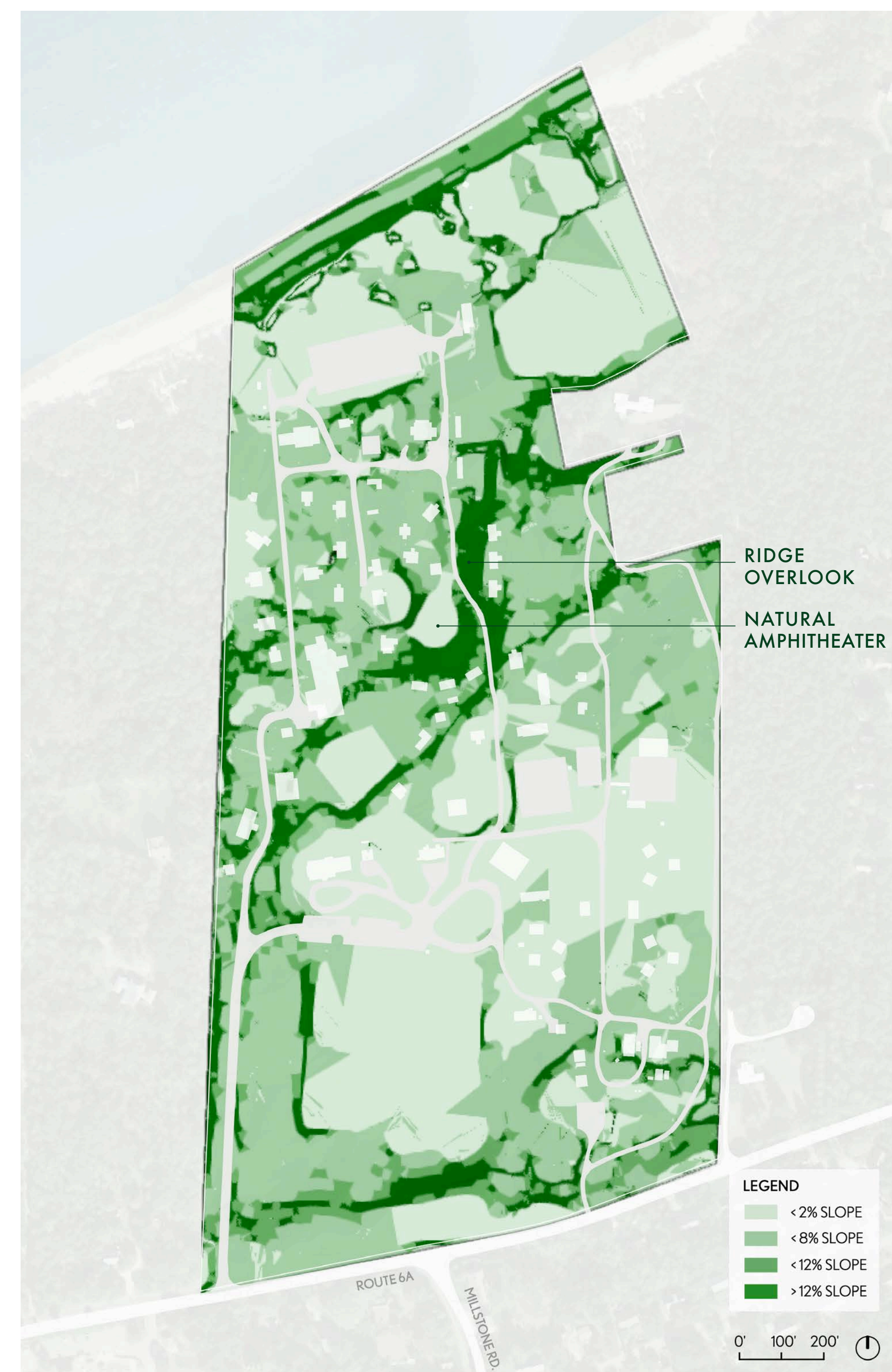
Bay Property

Topography



The white Administrative Building sits atop the knoll, visible from Route 6A. The knoll, part of a larger ridge that runs along the bay, was clearly manipulated slightly to accommodate the recreation fields south of the building.

Slope



The existing topography is characterized by steep east-west ridge lines formed by glacial moraines, large upland flat zones, and smaller natural hollows. Overlooks and small natural amphitheatres are notable features.

Drive and Path Slopes



Planning for ADA Accessibility

Many portions of the road are quite steep, exceeding what is considered accessible for people with reduced mobility or in wheelchairs. Because the road functions as the main walking path, the steepness of the existing road limits access to the site for disabled visitors.

Areas Under 4% Slope



Why slope matters

Flat areas, shown in light green here, are more feasible for construction of new roads, parking areas, recreation fields and buildings without implementing expensive and disruptive adjustments to existing grades.

Topography and Slope

Pond Property

Topography



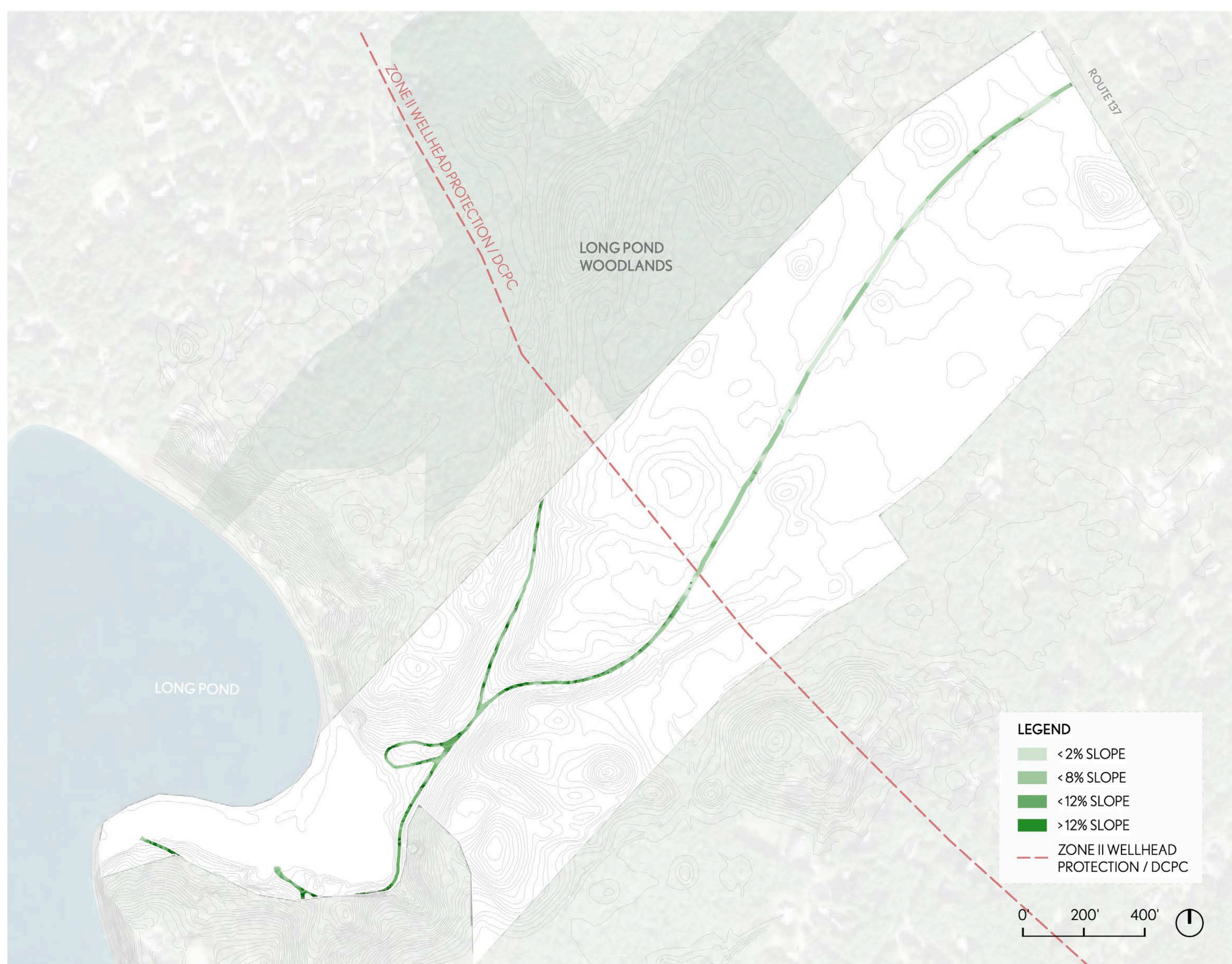
The Pond Property's dramatic topography descends over 75' from a high point at Route 137 to a low point at the pond beach.

Slope



A relatively flat upland wooded zone leads to a more varied and steep middle zone of the property and, finally, to the low, flat wetlands and small clearings by the pond. Steep slopes on either side of the drive contribute to its minimal width and eroded character.

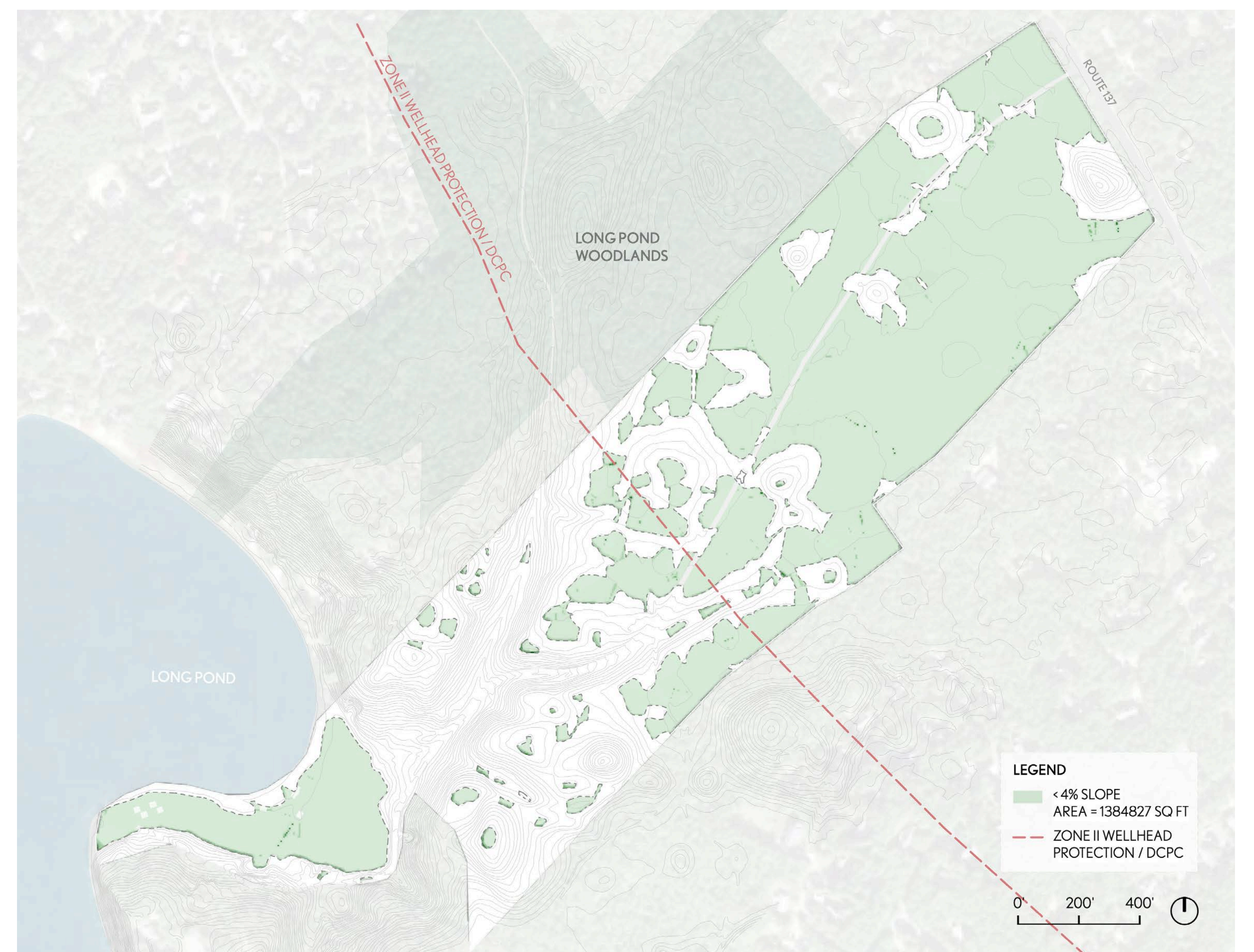
Drive and Path Slopes



Planning for ADA Accessibility

Much of the lower half of the road is quite steep, exceeding what is considered accessible for people with reduced mobility or in wheelchairs. Because the road functions as the main walking path, the steepness of the existing road limits access to the pond site for disabled visitors.

Areas Under 4% Slope



Why slope matters

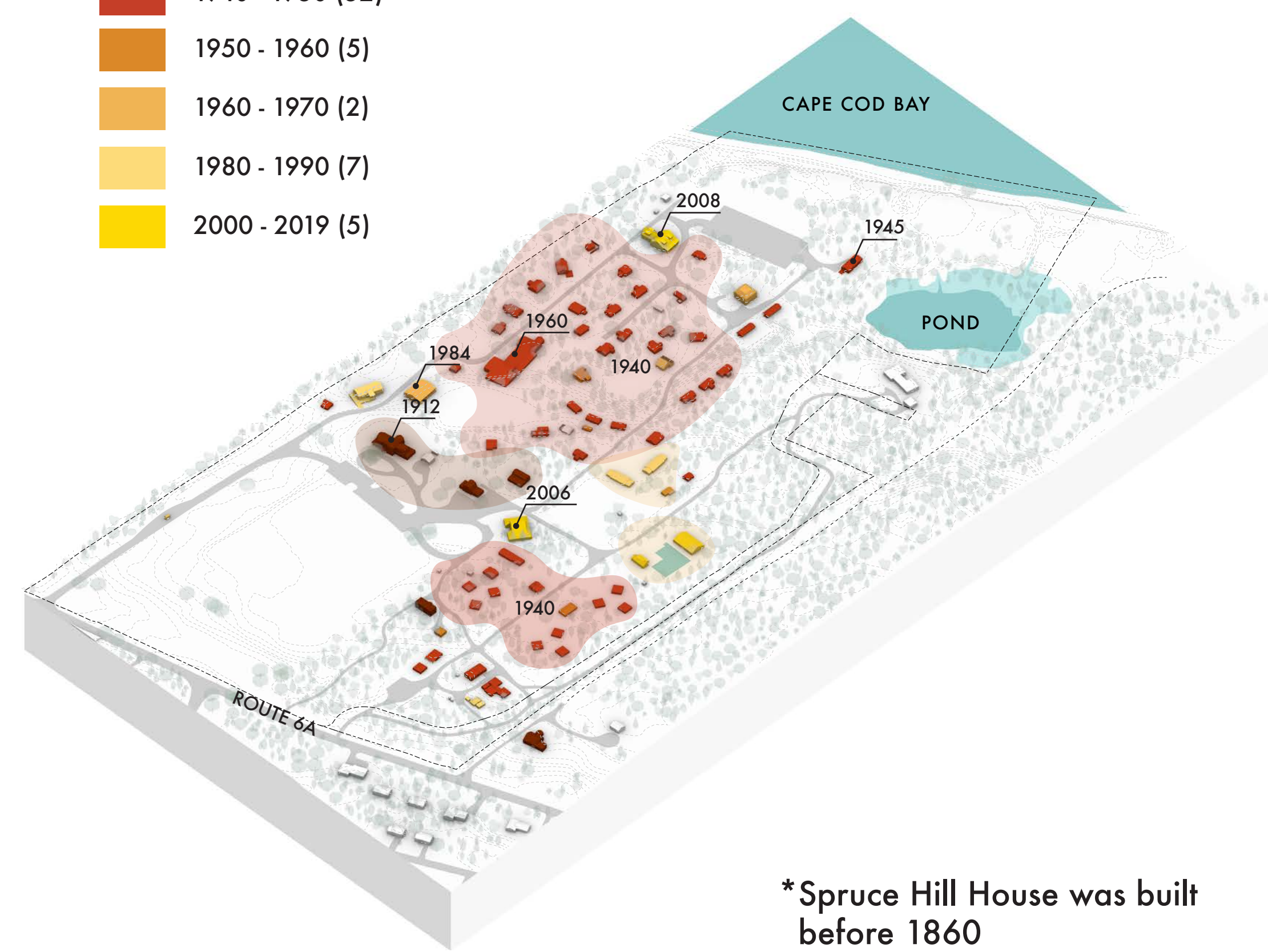
Flat areas shown in light green are more feasible for construction of accessible paths, roads, parking areas and potential new building without implementing expensive and disruptive adjustments to existing grades.

Buildings and Access

Bay Property

Building Age

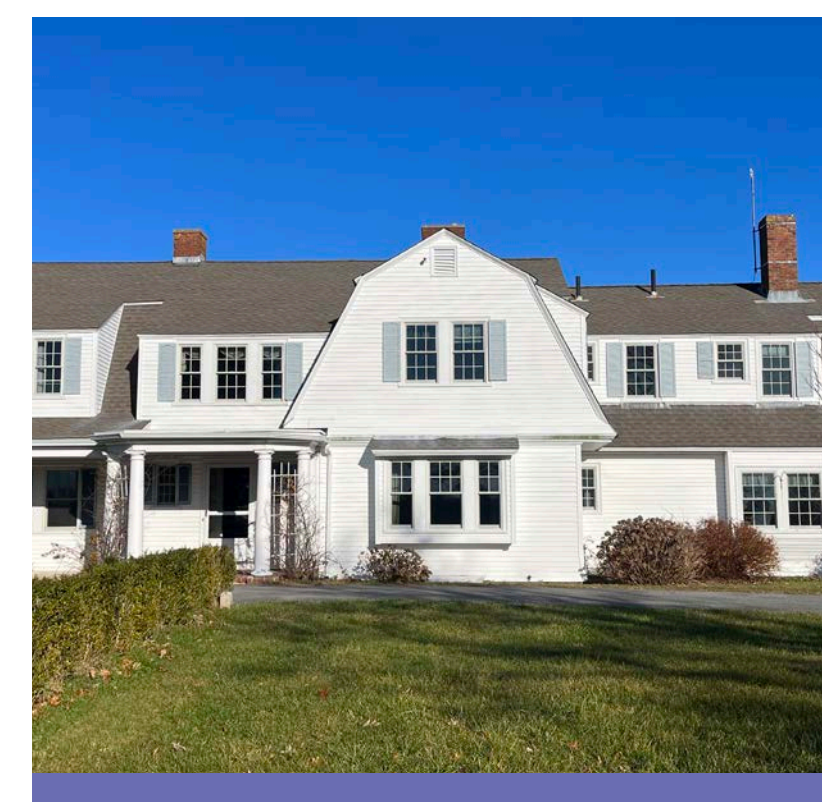
- 1900 - 1920 (5)
- 1940 - 1950 (52)
- 1950 - 1960 (5)
- 1960 - 1970 (2)
- 1980 - 1990 (7)
- 2000 - 2019 (5)



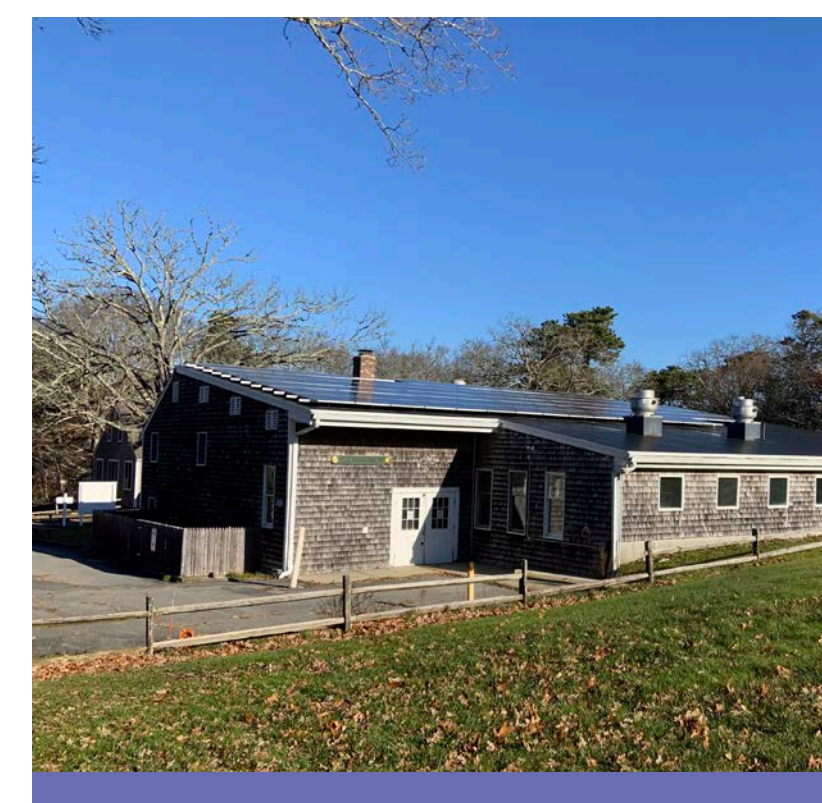
*Spruce Hill House was built before 1860

Building Type

Unique



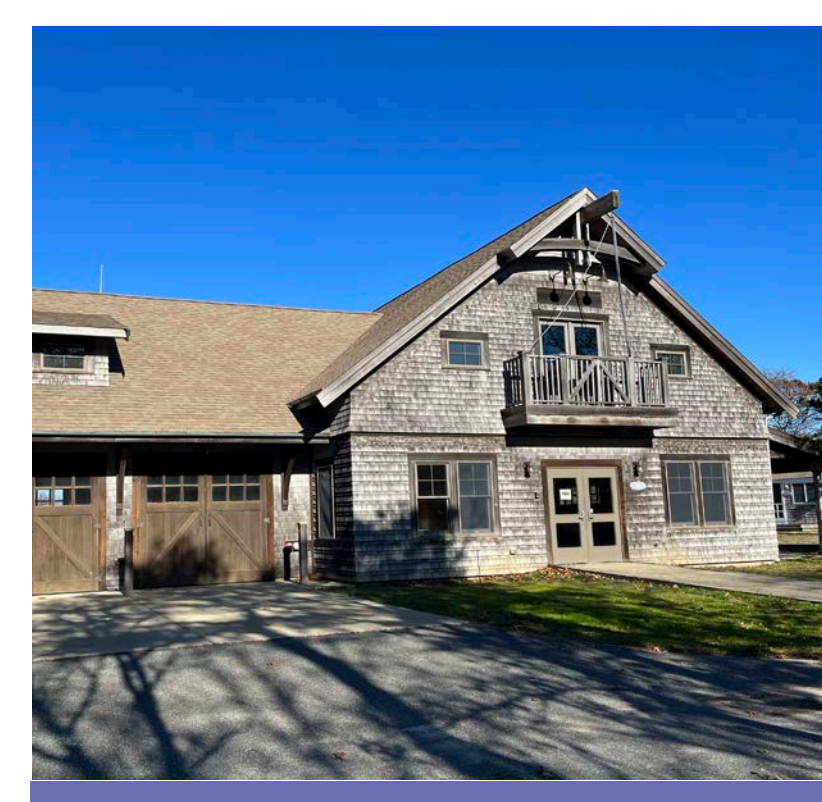
ADMINISTRATION



DINING



POOLHOUSE



BOATHOUSE

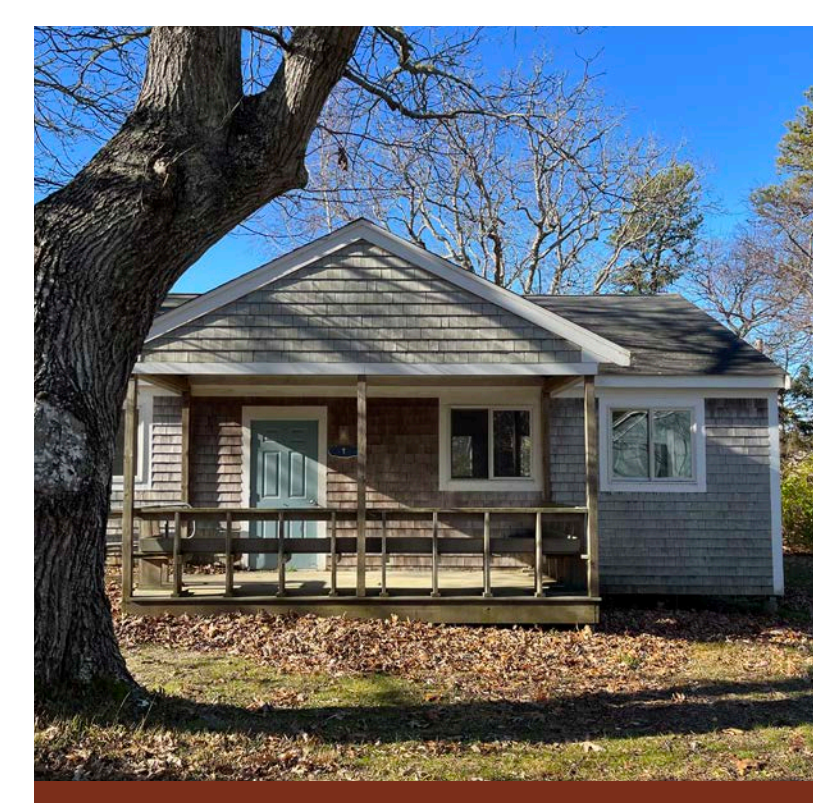
Typical



SHOWERHOUSE



STAFF CABIN



DORMITORY



MAINTENANCE

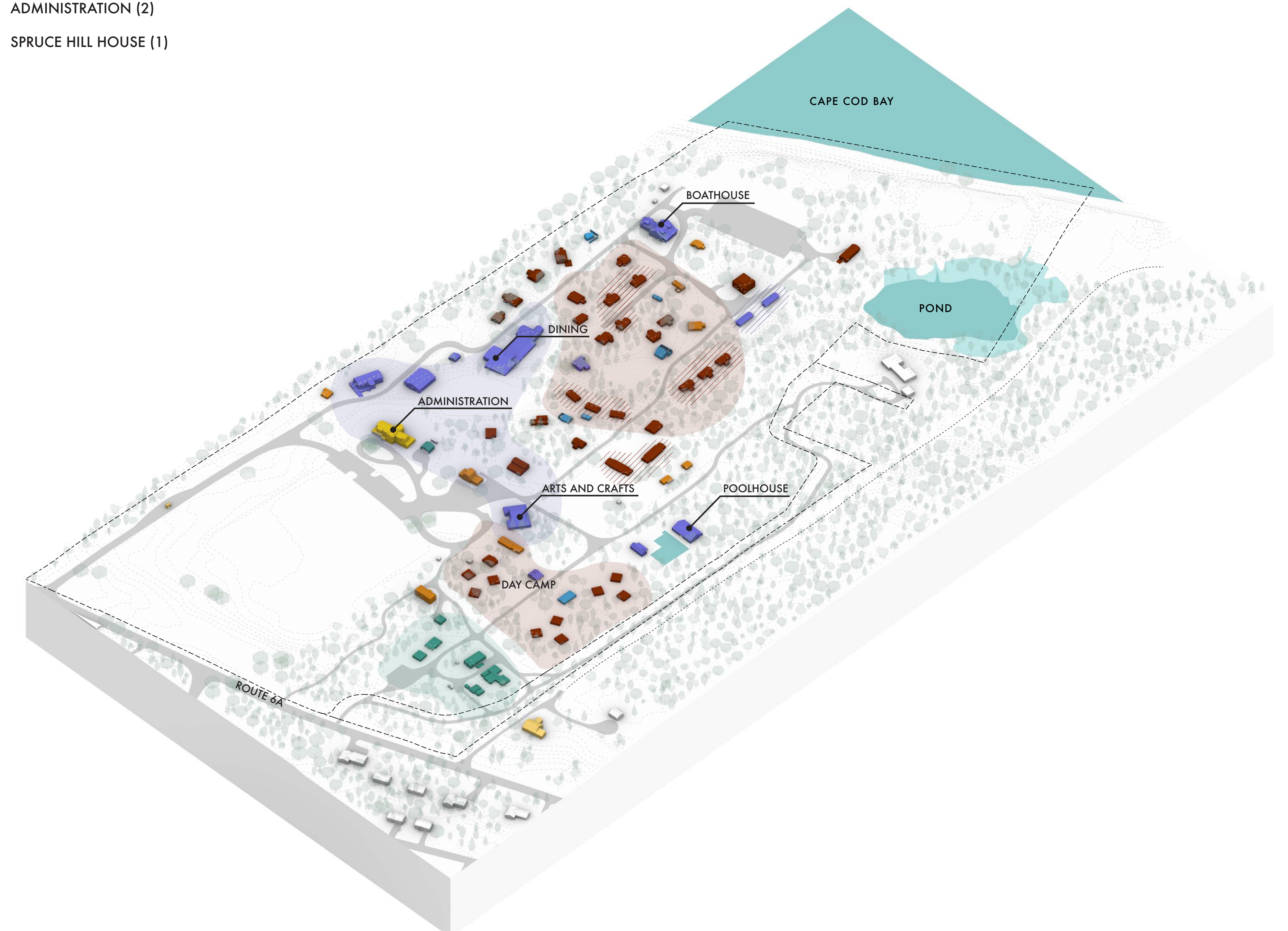
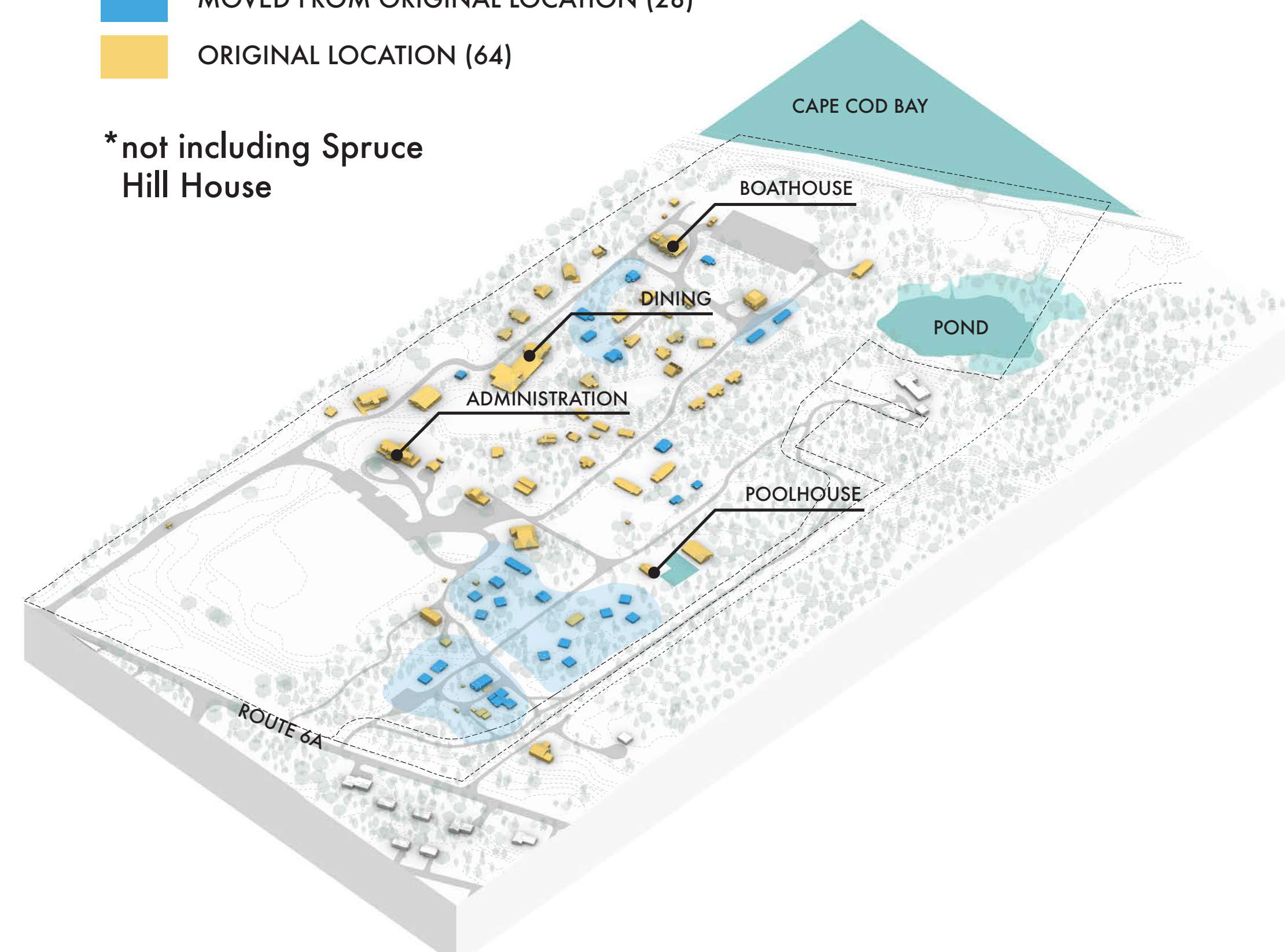
The site is characterized by a range of building types, from small cabins/dormitories to communal buildings and older structures.

- COMMUNAL CAMP USES (12)
- SHOWER HOUSE (6)
- STAFF CABIN (9)
- DORMITORY (38)
- MAINTENANCE (25)
- ADMINISTRATION (2)
- SPRUCE HILL HOUSE (1)

Moved/Original Location

- MOVED FROM ORIGINAL LOCATION (28)
- ORIGINAL LOCATION (64)

*not including Spruce Hill House

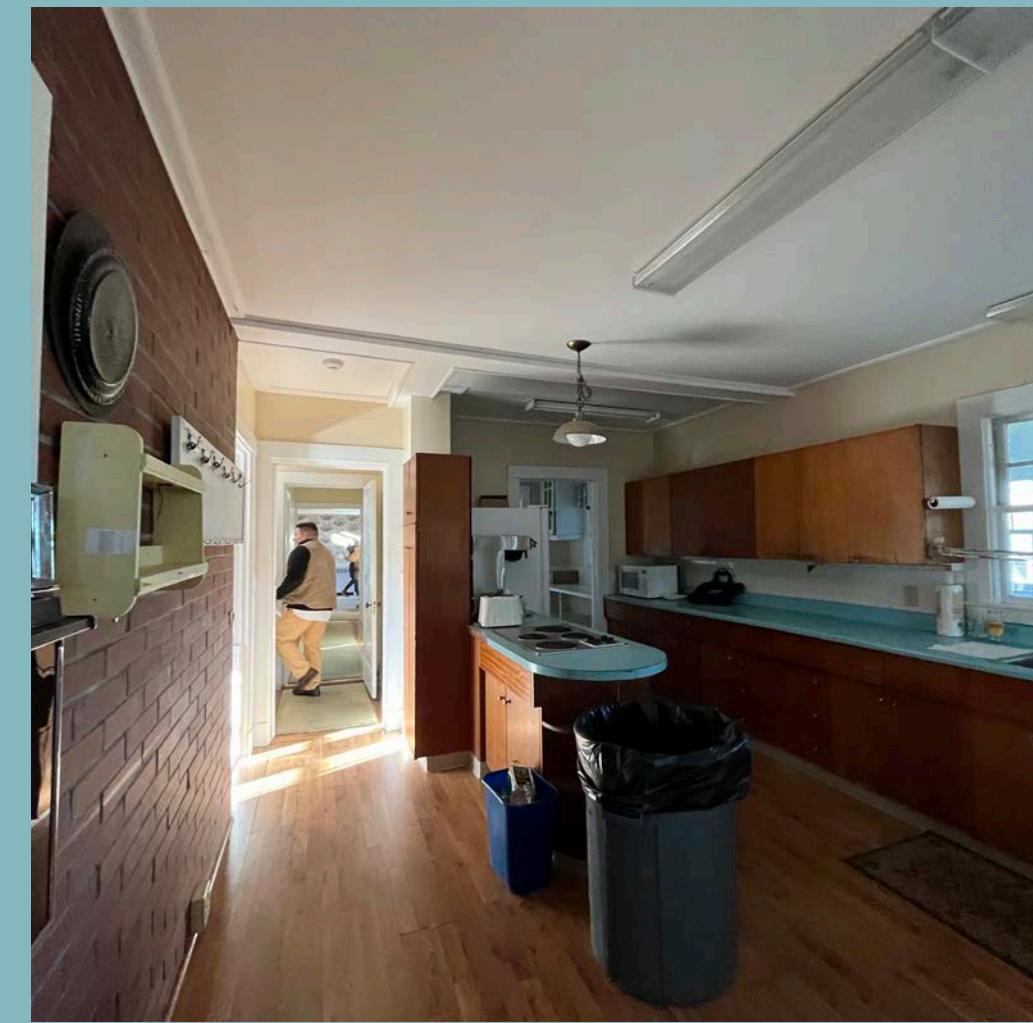


Buildings and Access

Bay Property

Winterization

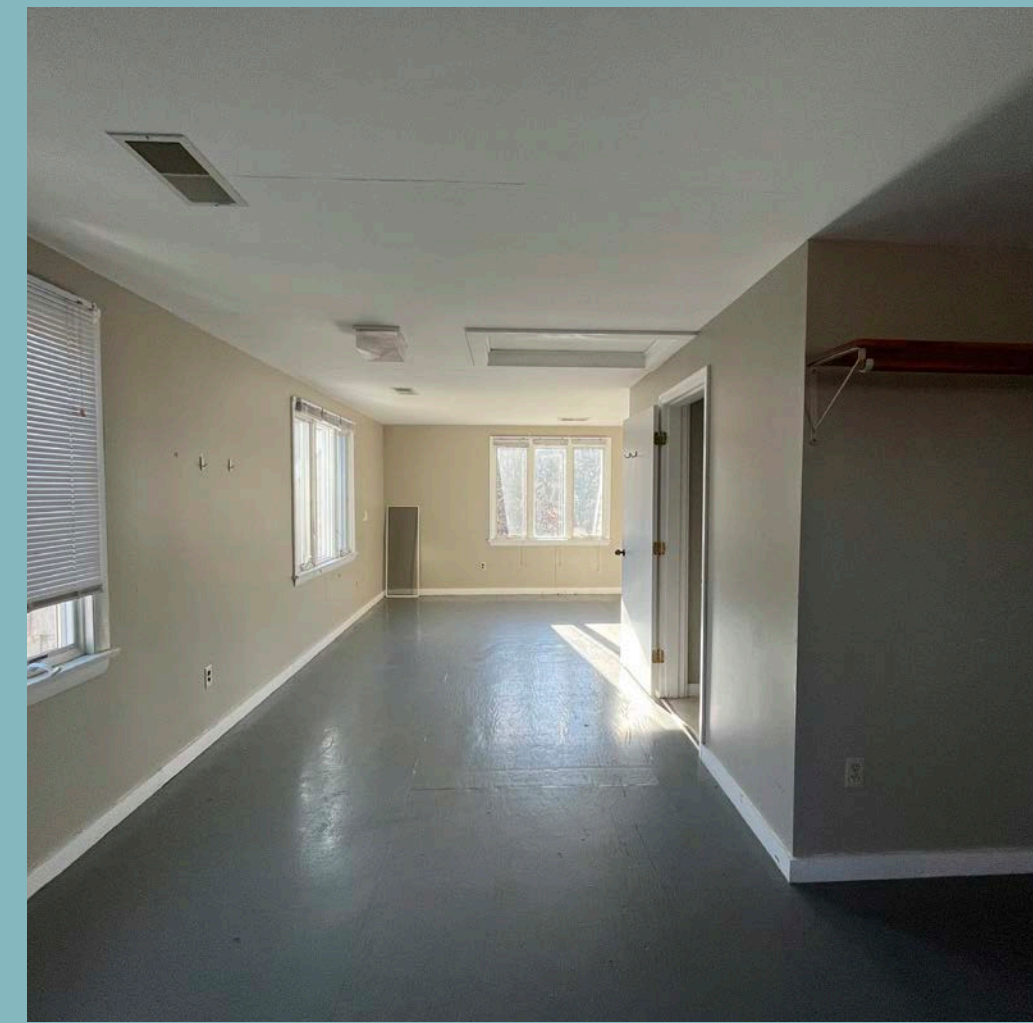
Winterized



ADMINISTRATION

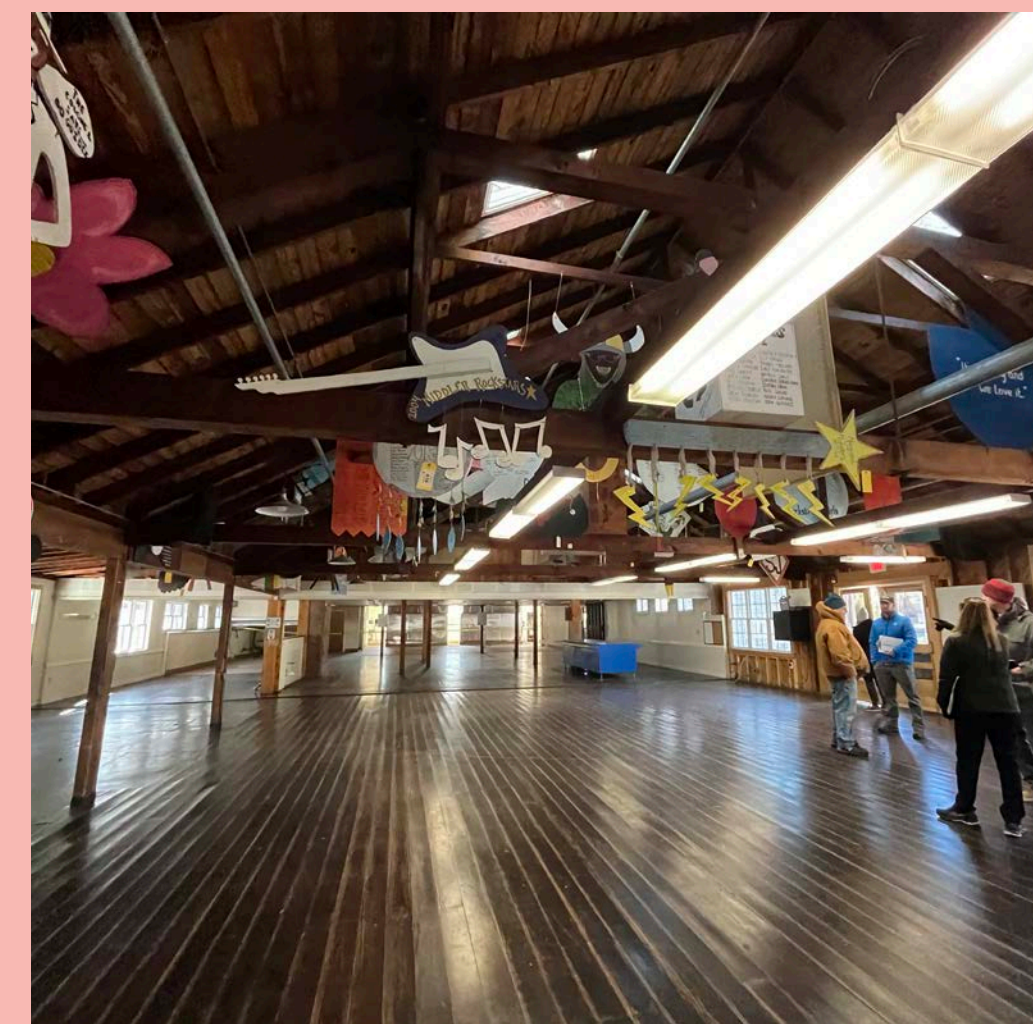


ARTS AND CRAFTS



BUILDING #40

Seasonally Conditioned



DINING HALL



BUILDING #26

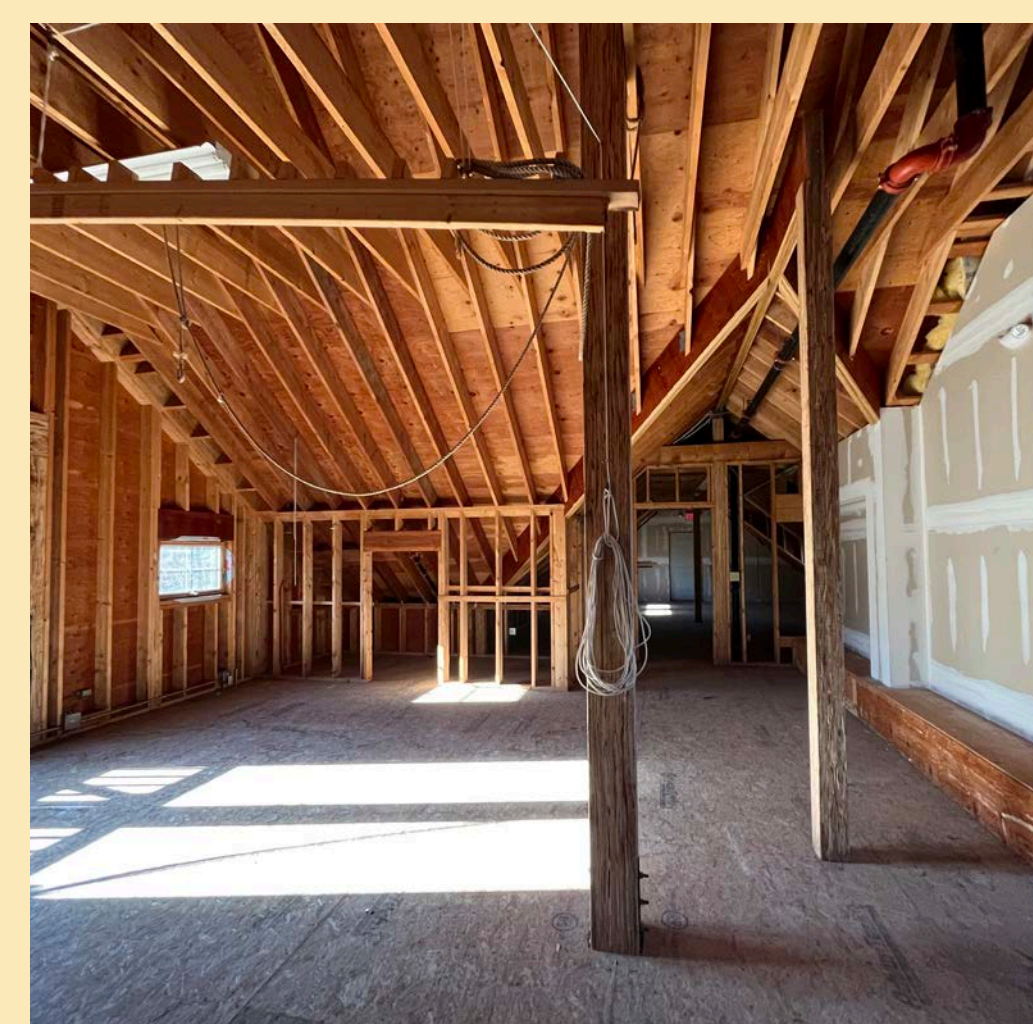


BUILDING #82

Non-Winterized



DORMITORY



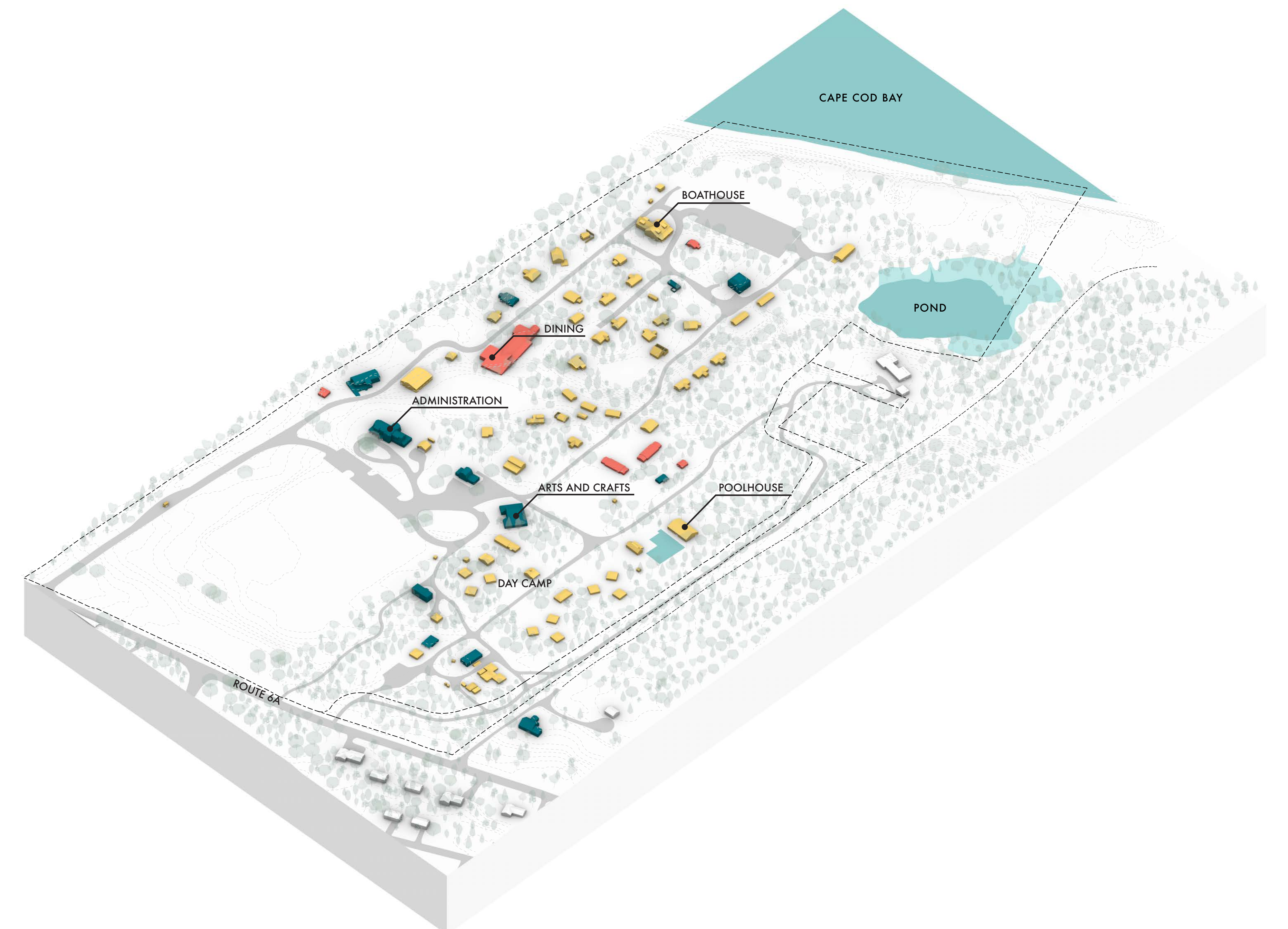
BOATHOUSE



MAINTENANCE

Many of the buildings on site are non-winterized cabins with varied interior structural conditions. Several of these buildings have been moved over the years and have structural defects.

- WINTERIZED (11 *not including Spruce Hill House)
- SEASONALLY CONDITIONED (6)
- NOT CONDITIONED (75)



Buildings and Access

Bay Property

Potential for Reuse

92 Buildings have a range of potential for reuse and rehabilitation. Buildings likely to be demolished have structural concerns. Most winterized structures have the potential to be reused.

- HIGH REUSE POTENTIAL (5)
- MEDIUM REUSE POTENTIAL (16)
- LOW REUSE POTENTIAL (65)
- TO BE DEMOLISHED (6)

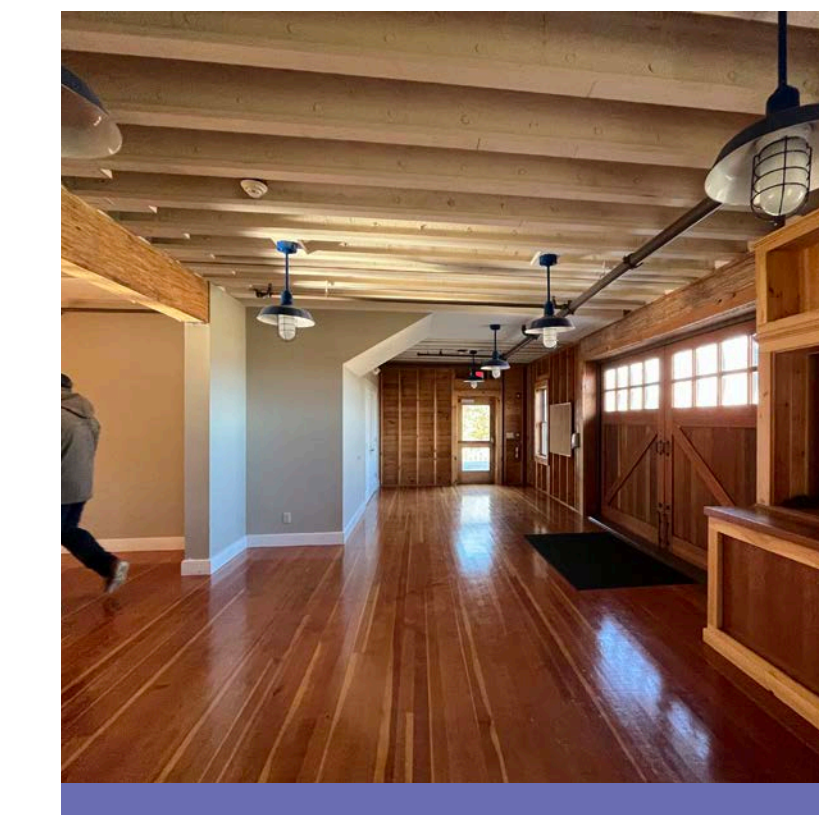
*not including Spruce Hill House

**based on initial workshop with Town officials

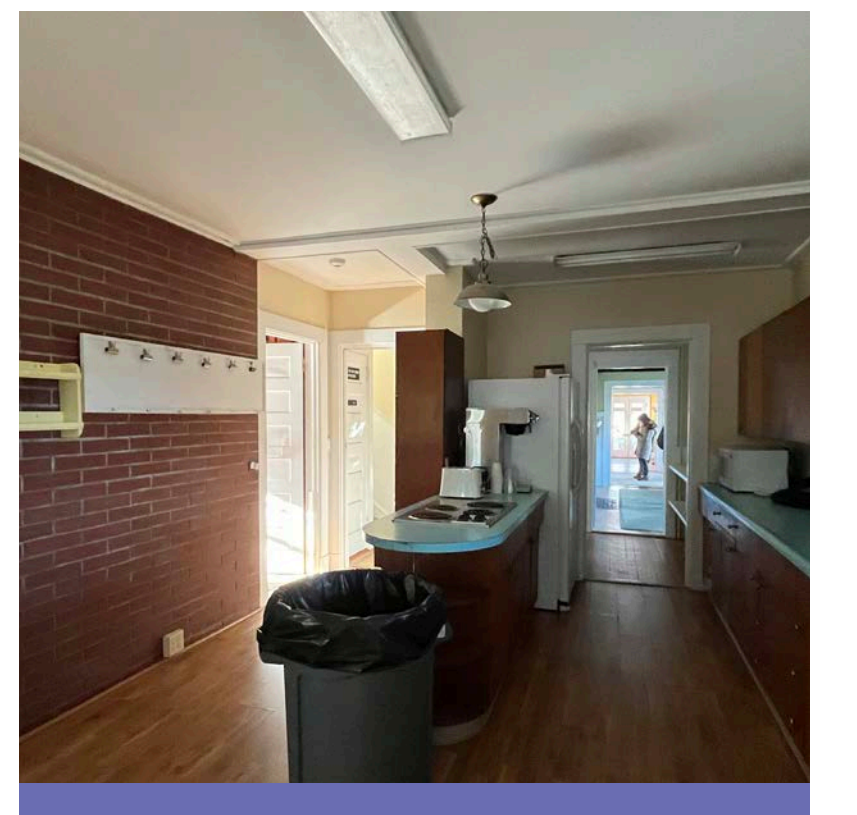


Removal of all non-winterized structures (excluding the boathouse) would result in a largely open campus.

Remaining structures show most immediate potential for reuse:



BOATHOUSE

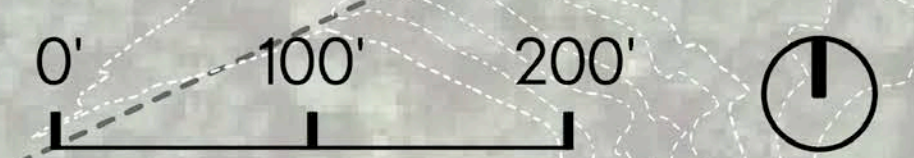
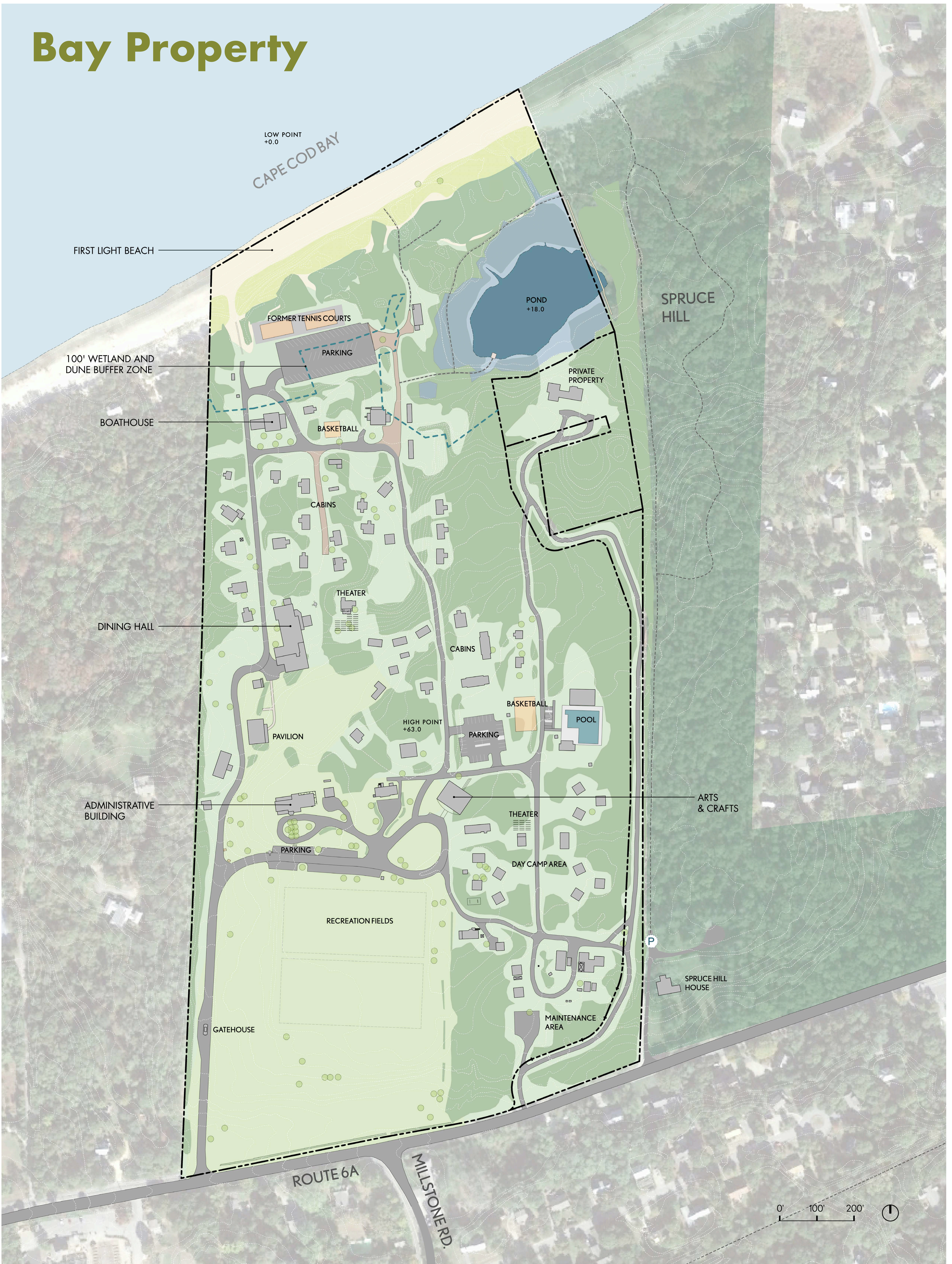


ADMINISTRATION

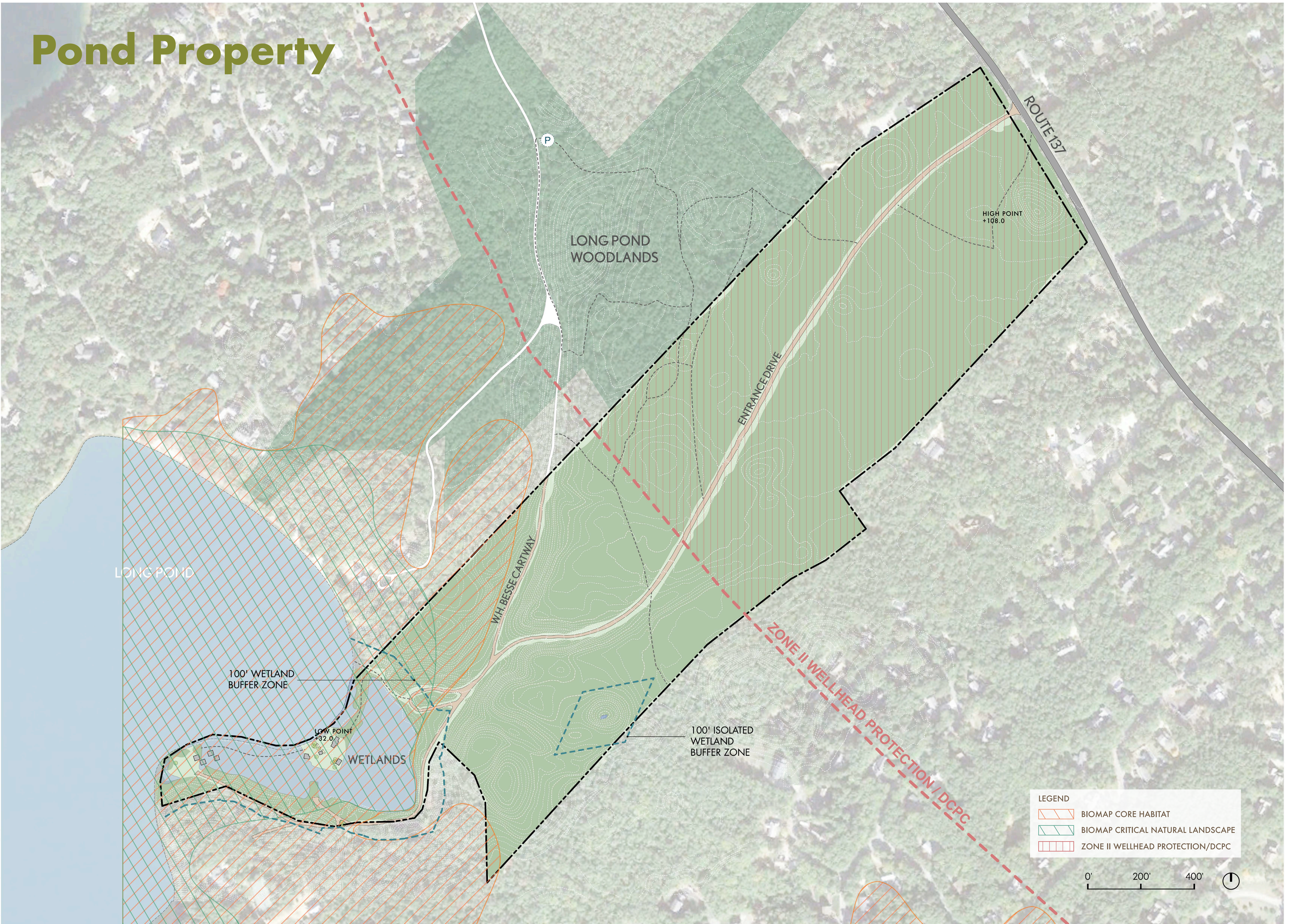





Site Plan

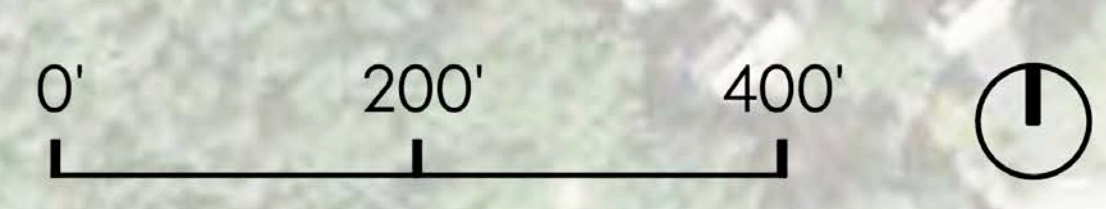
Bay Property



Pond Property



LEGEND	
	BIOMAP CORE HABITAT
	BIOMAP CRITICAL NATURAL LANDSCAPE
	ZONE II WELLHEAD PROTECTION / DCPC



TO: Peter Lombardi, Amanda Bebrin
FROM: Clare O'Connor Rice
RE: Comments from people at the Forum
DATE: August 8, 2023

Yesterday staffing the Arts Center I had interesting discussions with the 80 people who came through. They were pleased to see the condition of the building and felt good about its potential uses. I described the building and asked if they had any ideas for how it should be used. Most of these are interim uses and fee based. Here's the summary of their suggestions:

As a resource for artists:

Possibly use the space for occasional gallery showings, small income producing events for Brewster artists.

Allow artists space for production. A few of the people walking through are or know artists who work out of their homes looking for space where they can paint or produce their work, not sell it. Creating a membership group, with fees, could allow artists to "rent" space for a period, leaving their materials on site (would require creating some storage units, I assume, in the closets). This is also a possible use of the cabins, again, not for retail sales, but for production, similar to what Harwich has created at the 204 building, which was reported as "expensive." The lighting in the Arts Center is great, not sure if that's a critical issue if you were to "rent" them the cabins for short periods of time.

Have open paint days, inviting artists in to paint as a group, again charging fees. Allow artists to offer classes in the site for adults, youth, and seniors.

Create pottery classes, (this was mentioned by quite a few people, probably spurred on by my noting that there had been kilns in it as the camp site). It appears that there are some classes in Chatham and Yarmouth and the CCMOA, but they are limited. Two different conversations around this pointed to classes that would have scheduled out of class time with access to materials/site to continue working on their project. One person talked about what he had experienced elsewhere, a class at noon, with two hour sessions prior to the class that students could come in and use the space. All this is fee based.

Rehearsal space, for theater (and using the amphitheater as well) and music.

Weekly camps in the summer (and off season for adults) that would include a range of offerings, a different one each week, such as pottery, digital art, drawing, painting, music. An interesting idea from one person about having a music camp and using the cabins for rehearsal space for various instruments: trombone in one cabin, drums in another, all connected to a music camp.

Yoga and pilates classes on site. Very few places in Brewster particularly off season to work out in a gym, this site could be used for some light fitness classes.

Last, **renting out the space for events**, such as rehearsal dinners, showers, etc. With the bathrooms and two small rooms that could be used by a caterer to bring in food, it was seen as a good spot to begin to bring people to the property.

Reasons for Allowing Tennis players to continue accessing Stony Brook property.

This input in response to the Bay Property Planning Committee July 25 Meeting Recap and is in response to this sentence: “Mr. Dermody indicated that both groups support the construction of new dedicated tennis courts at the bay property, allowing the current Stony Brook courts to become a dedicated pickleball facility.”

I am a member of the tennis community and moved to Brewster in late 2021. I LOVE Stony Brook Tennis Center and when I am not injured you will find me using the backboard, practicing my serve with a basket of balls, playing with my husband or sons and hopefully in the future with friends I make in the community. I have played tennis since I was young and love the casual laid-back environment that public tennis provides.

I do not want to lose access to Stony Brook. Neither do my husband or sons. As a taxpayer I don't want the town to build anything that excludes tennis or pickleball. Any language or policies that includes “Dedicated Tennis or Dedicated Pickleball” excluding a player is not acceptable to me. The Stony Brook facility was resurfaced In 2019 and **was funded by USTA, Community Preservation and Town of Brewster in 2019:**

<https://brewsterma.myrec.com/info/news/details.aspx?NewsID=4516>

I am willing to share the facility as is the current practice with tennis courts in Brewster. At no point has the Stony Brook Community Tennis facility been a **Dedicated Tennis Facility**, as evidenced by the use of the courts by pickleball players. How would the pickleball players have felt if they were not allowed to use Stony Brook courts because they are tennis courts? I hope they understand how I feel at the thought of not being able to access Stony Brook built as a tennis site.

If a facility is built at the Bay Property it should serve both Tennis and Pickleball players. We should not be using Brewster taxpayer dollars (or USTA / USA pickleball grants) that exclude one group or another group period.

Desirability/Accessibility/Location of the Stony Brook Community Tennis and pickleball site:

The 4 tennis courts 4 quickstart youth tennis courts at Stony Brook are desirable for **Tennis** players and **Pickleball** players due to its location. It is in an area of Brewster near the **Long Pond Property** off of RT 137 and Underpass rd. So, it is closer to and serves people in this area. This area does not have much traffic. There are no gates to drive through. The bike path goes by the facility.

1. Close to route 6 off of RT 137 and the Long Pond Property. It is green for people in this area to use this facility less driving and adding to traffic along 6A.
2. Do not need to cross traffic RT 6A to access- Route 6A traffic gets snarled.
3. Right on Bike path.
4. Do not need to go through gates at the Bay property.
5. Can play from sun-up to sun-down. 7am - 7pm. What would the situation be at the Bay Property? Drive right on in?

Use of the courts:

Tennis players do use the courts.

I heard an argument from someone online who justified moving tennis to Bay Property due to lack of use by tennis players at the Stony Brook facility. My family uses it and we are new, so, it will only get increased use from us and the people we invite going forward and year round! The argument is unsound from a \$\$ standpoint if that argument was true - why the heck would you waste money to build a tennis facility for the non-existent tennis players when a perfectly fine one has already been built at Stony Brook?

1. Every time I play tennis at Stony Brook there are other tennis players playing. I am new to town, I could fill up the courts with tennis players if I started a tennis group.
2. There is a tennis backboard at the facility that allows people like me to practice hitting against it.
3. The Town of Brewster provides tennis lessons through the Parks and Rec at these tennis courts.
4. Pickleball players use the mini tennis quick-start courts for pickleball (and the regular courts when necessary). This means if a person was to come to the facility with their child to learn tennis using low compression tennis balls or an adult wanted to practice mini tennis they would be unable to access those courts. The pickleball players use the courts outside of the window they reserve on the Brewster Rec site. This is fine, it is sharing. I understand people can make online reservations.
5. Online pickleball / tennis groups etc: When I search Tennis and Pickleball Brewster MA via google and through the Brewster gov Park and Rec site, the results I return are about a Brewster Pickleball Group - https://brewsterma.myrec.com/info/activities/program_details.aspx?ProgramID=29949 that is open to pickleball players **resident and non-resident**. I find no such Brewster Tennis group that allows for online sign-up - senior or otherwise resident/non-resident (I am not yet a senior) that is promoted by the parks and recreation with an online sign-up such as exists for pickleball. Maybe I just have not found it but I am google/search literate.

Noise considerations

I personally have no issue with the noise of pickleball even when I am playing right next to them. Someone mentioned online that building a pickleball facility at the Bay Property would be “annoying to pool and beach users”. This argument makes no sense - noise is expected at pools and beaches - kids screaming etc. Ocean sounds are like white noise. And Pool and beach use is primarily through the summer months.

At the Stony Brook tennis facility, there is a 108 unit apartment complex that backs up near the tennis courts: King’s Landing properties are right across the street from the facility.

<https://www.kingslanding-aps.com/> I did not hear any concern about whether their noises bother those residents.

Financial Considerations

1. In 2019 the USTA and the Community Preservation and Town of Brewster provided \$\$ to resurface the courts. I am 100% against losing access as a tennis player.
<https://brewsterma.myrec.com/info/news/details.aspx?NewsID=4516>
2. Tennis courts at the Bay Property were already demolished. If a facility is built, it should be for both pickleball and tennis players to serve more residents.
3. What are the stats regarding pickleball access for non-residents? What percentage of the pickleball groups are non-residents? If lots of non-residents play pickleball on Brewster courts, is that why there is resistance to pickleball facilities at the Bay property? Since, up to this point access to the Bay property has been only for residents to have access? Obviously, I am sure this will be addressed. But, it is not a good reason to bar tennis players from Stony Brook.

Thank you for allowing me to give my input/feedback.

I will give my input regarding the conceptual designs that have been created for the Bay Property once I have access to them. But, like I mentioned before, I do not want any exclusive use facilities.

Thank You,

Stephanie Bush-Brown
Robert Brown
Tyler Brown
54 Beechtree Dr.

Archived: Friday, August 18, 2023 12:31:15 PM

From: [Amanda Bebrin](#)

Sent: Mon, 7 Aug 2023 13:17:51

To: Rita Stulin

Subject: Re: Tennis Courts Please

Sensitivity: Normal

Rita,

Thank you for the email!

I will include this in an upcoming packet and yes, the committee is now in the process of considering all the potential long-term uses for the Bay Property - tennis courts included!

Amanda Bebrin

Chair, BPPC

On Fri, Aug 4, 2023 at 2:41\u8239 PM Rita Stulin <rstulin@comcast.net> wrote:

Hello,

I know pickle ball has become very popular, but there are still a good number of us tennis players around. I greatly hope you will include a fair number of tennis courts in the plan for the Bay property, possibly updated to Har-Tru clay courts.

Thank you so much for your consideration!

Rita Stulin

90 Hillbourne Terrace

Brewster

--

Amanda Bebrin

cell: 860-997-1563

email: abebrin401@gmail.com

July 21, 2023

Email (elizabeth@reedhilderbrand.com)

Ms. Elizabeth Randall
 Reed Hilderbrand LLC
 Landscape Architecture
 130 Bishop Allen Drive
 Cambridge, MA 02139

**Re: Vernal Pool Assessment Summary Report
 Former Cape Cod Sea Camps Properties
 Bay Parcel - 3057 Main Street (Map 101, Lot 45)
 Pond Parcel - 500 W. H. Besse Cartway (Map 84, Lot 45)
 Brewster, Massachusetts**

[LEC File #: ReedHLLC\22-321.01]

Dear Ms. Randall:

LEC Environmental Consultants, Inc., (LEC) has prepared this *Vernal Pool Assessment Summary Report* for the above-referenced properties in Brewster, Massachusetts. The Vernal Pool Assessment was conducted on April 28, 2023, specifically focusing within the Bordering Vegetated Wetland (BVW) associated with the unnamed Pond within the northeasterly portion of the Bay Parcel and the BVW/abandoned cranberry bog at the Pond Parcel. The Vernal Pool Assessment was conducted implementing scientifically accepted professional practices and standards in accordance with the *Massachusetts Division of Fisheries and Wildlife Guidelines for Certification of Vernal Pool Habitat* (March 2009, “NHESP Certification Guidelines”).

The following summarizes LEC’s findings. Representative photographs accompany this report in Attachment A.

Findings

Bay Parcel

LEC investigated the perimeter of the unnamed Pond within the northeasterly portion of the 55± acre Property. As reviewed within the *Natural Resources Inventory* report, prepared by LEC, dated March 30, 2023, swamp loosestrife (*Decodon verticillatus*) primarily occurs in-water around the Pond perimeter along with intermittent patches of leatherleaf (*Chamaedaphne calyculata*), while a dense, monoculture stand of invasive common reed (*Phragmites australis*) dominates the northeasterly edge of the Pond and abutting BVW. Water lilies (*Nymphaea & Nuphar* sp.) occur within the interior of the shallow Pond.

LEC Environmental Consultants, Inc.					www.lecenvironmental.com
12 Resnik Road Suite 1 Plymouth, MA 02360 508.746.9491	380 Lowell Street Suite 101 Wakefield, MA 01880 781.245.2500	100 Grove Street Suite 302 Worcester, MA 01605 508.753.3077	P.O. Box 590 Rindge, NH 03461 603.899.6726	680 Warren Avenue Suite 3 East Providence, RI 02914 401.685.3109	
PLYMOUTH, MA	WAKEFIELD, MA	WORCESTER, MA	RINDGE, NH	EAST PROVIDENCE, RI	

The westerly end of the Pond transitions to overhanging highbush blueberry (*Vaccinium corymbosum*) and winterberry (*Ilex verticillata*) shrubs and tupelo (*Nyssa sylvatica*) trees within the terrestrial Forested Wetland. While saturated to the surface at the time of the site visit, no open pockets of standing water were observed within the westerly abutting BVW (Forested Wetland). Therefore, no viable vernal pool habitat is associated with the westerly portion of the BVW abutting the Pond.

During the Assessment, LEC (Brian Madden) searched the Pond perimeter and/or abutting seasonally inundated portions of the BVW for the presence or absence of Fairy Shrimp (Obligate Vernal Pool Species) via visual observation and dip-netting, and evidence of Obligate or Facultative Vernal Pool amphibian breeding activity (e.g., spermatophores, chorusing, mated pairs, egg masses, transforming tadpoles/larvae/juveniles, etc.). No signs of Vernal Pool species or breeding activity were observed along the perimeter of the Pond, including a centrally located, narrow finger-like projection of contiguous open water extending to the north.

LEC observed multiple painted turtles (*Chrysemys picta*), a snapping turtle (*Chelydra serpentina*), green frogs (*Lithobates clamitans*) within the Pond, indicative of a primarily freshwater system. Unidentified fish were also observed within the Pond, but they could not be captured for identification.

LEC did observe Spotted Salamander (*Ambystoma maculatum*) breeding activity east of the elevated boardwalk extending across the easterly edge of the Pond, parallel to the Property line. Specifically, seven (7) Spotted Salamander egg masses were observed immediately east of the boardwalk (with railings) within the easterly edge of the open water Pond/transitional scrub shrub vegetation, separated from the larger open water Pond by the presence of the boardwalk at the water surface (refer to photos 3 and 4). No fish were observed within this semi-enclosed area that does appear to be located on the abutting Spruce Hill Conservation Area.

Additional Spotted Salamander egg masses were observed northeast of the Pond and boardwalk within seasonally inundated portions of the BVW that extend onto the Spruce Hill Conservation Area. A total of six (6) egg masses were observed within standing water amongst tupelo trees and snags, sporadic highbush blueberry and winterberry shrubs, sedges (*Carex* sp.), cattails (*Typha latifolia*), and encroaching *Phragmites*. This seasonally inundated portion of the BVW contains variable hydrology with standing water observed averaging 4-6± inches at the time of the site visit. Based on water marks, the area does hold up to 12-16± inches of standing water. Moderate algal growth was observed within portions of the standing water. Surface waters gently drain towards the Pond, becoming marginally channelized proximate/under the boardwalk.

Pond Parcel

The BVW/abandoned cranberry bogs were thoroughly investigated to document the presence or absence Obligate or Facultative Vernal Pool species breeding activity as described above. Over one hundred (100+) Spotted Salamander egg masses were observed within the interior of the BVW/abandoned cranberry bogs, primarily associated with remnant ditches that contain deeper pockets of standing water. Westerly and easterly abandoned cranberry bogs are separated by the grassed area/access to the sandy

beach at Long Pond. The easterly abandoned bog is larger in size with the southerly portion contiguously inundated during high water conditions. At the time of the site visit, standing water was primarily relegated to the perimeter or interior remnant ditches and abutting areas (6-8± inches average); however saturated conditions continued throughout. Fifty-six (56) Spotted Salamander egg masses were observed within the southerly/southwesterly portion of the easterly abandoned bog, downgradient of BVW flags B41-B47 and coincident with a wider inundated portion of the BVW that holds up to 14-16± inches of standing water (max.) based on water marks (refer to photos 1-3). Five (5) Spotted Salamander egg masses were observed within the interior of a remnant ditch extending in a westerly-easterly direction within the southern portion of the easterly abandoned bog (refer to photo 5). Thirty-seven (37) Spotted Salamander egg masses were observed within and/or abutting a remnant ditch extending in a northerly-southerly direction within the southeasterly portion of the easterly abandoned cranberry bog (refer to Photo 6), downgradient of BVW flags B27-B34.

The westerly abandoned cranberry bog is smaller in size with standing water primarily limited to interior, remnant ditches. Only two (2) Spotted Salamander egg masses were observed within a remnant ditch on the west side of the westerly abandoned cranberry bog (refer to photo 12). An overgrown, earthen berm defines the westerly edge of the westerly abandoned bog, located between wetland flags B58 and B59. An irregular-shaped pocket depression greater than 1,000 square feet in size is located immediately west of the berm within the interior of the demarcated BVW (refer to photo 13). This depression was observed holding at least 12± inches of standing water amongst dense winterberry shrubs. Over ten (10+) egg masses were observed within this depression, which appears to be natural and separate from past cranberry bog operations.

Summary

The following provides a brief summary of the April 28, 2023 Vernal Pool Assessment for the Bay Parcel and Pond Parcel.

Bay Parcel

On-site portions of the Pond on the Bay Parcel do not function as vernal pool habitat. While no Vernal Pool species breeding activity was documented on-site, the Pond also contains a reproducing fish population. Vernal pool habitat can occur within larger vegetated wetland complexes where sufficient water is contained for at least two months in the spring in most years, but where no reproducing fish populations are present.

Vernal Pool habitat was documented immediately abutting and off-site to the east on the Spruce Hill Conservation Area. Based on the location of the breeding activity, it is evident that the Forested Upland on the Spruce Hill Conservation Area provides important terrestrial habitat for the Spotted Salamander (non-breeding/overwintering habitat).



Pond Parcel

The southerly portion of the easterly abandoned cranberry bog and pocket depression west of the westerly abandoned cranberry bogs within the demarcated BVW qualify as Vernal Pools for certification according to the “NHESP Certification Guidelines.” While standing water is primarily relegated to specific low-lying areas and connected, remnant ditches, the majority of the southerly portion of the easterly abandoned cranberry bog is contiguously inundated during high water conditions. Therefore, LEC would characterize this area as a contiguous Vernal Pool.

Based on LEC’s Vernal Pool Assessment, the westerly abandoned cranberry bog does not qualify for Vernal Pool certification as five (5) egg masses (Spotted Salamander) are necessary for documentation per “NHESP Certification Guidelines” unless (Spotted Salamander) larvae are documented. The remnant ditches within the westerly abandoned cranberry bog may not hold standing water long enough to enable successful amphibian development.

LEC would recommend confirming the Vernal Pool boundaries through an Abbreviated Notice of Resource Area Delineation (ANRAD) Application with the Brewster Conservation Commission and MassDEP to confirm all Wetland Resource Area boundaries on both properties. Vernal Pool Field Observation Form and requisite materials can be submitted to NHESP via MassWildlife’s Heritage Hub (electronic database) upon request.

Please do not hesitate to contact me at bmadden@lecenvironmental.com if you should have any questions or comments.

Sincerely,

LEC Environmental Consultants, Inc.

Brian T. Madden

Senior Wildlife/Wetland Scientist

Attachment A

Bay Parcel Photographs

Bay Parcel Vernal Pool Assessment (4/28/23)



Photo 1: Westerly edge of Pond and abutting BVW.



Photo 2: Centrally located, narrow finger-like projection of contiguous open water Pond extending to the north.

Bay Parcel Vernal Pool Assessment (4/28/23)



Photos 3 & 4: Open water Pond/transitional scrub shrub vegetation; observed 7 Spotted Salamander egg masses.





Photos 5 & 6: Spotted Salamander egg masses found within easterly edge of open water Pond/transitional scrub shrub vegetation.



Bay Parcel Vernal Pool Assessment (4/28/23)



Photos 7 & 8: Seasonally inundated portions of BVW northeast of Pond on Spruce Hill Conservation Area containing Spotted Salamander egg masses.



Bay Parcel Vernal Pool Assessment (4/28/23)



Photos 9 & 10: Spotted Salamander egg masses within seasonally-inundated portions of BVW northeast of Pond on Spruce Hill Conservation Area.



Attachment B

Pond Parcel Photographs

Pond Parcel Vernal Pool Assessment (4/28/23)



Photos 1 & 2: Southerly/southwesterly portion of easterly abandoned cranberry bog/BVW.



Pond Parcel Vernal Pool Assessment (4/28/23)



Photos 3 & 4: Southerly portion of easterly abandoned cranberry bog/BVW.



Pond Parcel Vernal Pool Assessment (4/28/23)



Photo 5: Remnant ditch within central portion of easterly abandoned bog (5 Spotted Salamander egg masses).



Photo 6: Remnant ditches/southeasterly corner of easterly abandoned bog (37 Spotted Salamander egg masses).

Pond Parcel Vernal Pool Assessment (4/28/23)



Photos 7 & 8: Southeasterly corner of easterly abandoned bog from W H Besse Cartway/gravel access road.





Photos 9 & 10: Typical Spotted Salamander egg masses within easterly abandoned bog.



Pond Parcel Vernal Pool Assessment (4/28/23)



Photos 11 & 12: Westerly remnant ditch within westerly abandoned cranberry bog containing 2 Spotted Salamander egg masses.



Pond Parcel Vernal Pool Assessment (4/28/23)



Photos 13 & 14: Vernal Pool located west of westerly abandoned cranberry bog containing 10+ Spotted Salamander egg masses.



Town of Brewster

BREWSTER, MASSACHUSETTS 02631-1898

(508) 896-3701
FAX (508) 896-8089

OFFICE OF:
SELECT BOARD
TOWN MANAGER

.22 Caliber Shooting Range Remediation

Minutes

August 9, 2023 11am

- 1- Strategic Environmental Services \$ 456,090 / \$ 112
362 Putnam Hill Rd.
Sutton MA 01590
REAP - N/A Non Collusion - N/A
Bid Bond-~~✓~~ OSHA- N/A
Addenda ✓

- 2- Global Remediation Services \$ 395,450 /
700 Richmond St.
East Taunton MA 02718
REAP - ✓ Non Collusion - ✓
Bid Bond- ✓ OSHA- ✓
Addenda ✓

- 3- Brighter Horizons Env. Corp. \$ 183,100
201 West Main St.
Ayer MA 01432
REAP - ✓ Non Collusion - ✓
Bid Bond- ✓ OSHA- ✓
Addenda ✓

- 4- Costello Dismantling Co. \$ 379,000
15 Cranberry Highway, Unit #1
West Wareham MA 02576
REAP - ✓ Non Collusion - ✓
Bid Bond- ✓ OSHA- ✓
Addenda ✓

Town Hall PH II windows Minutes

07.26.23 11am

page 1

5- Dig It Construction
22 Diamonds Path
South Dennis MA 02660

\$ 399,000

REAP - ✓ Non Collusion - ✓
X Bid Bond ^{N/A} OSHA - ✓
Addenda ✓

6- NRC
19 National Drive
Franklin MA 02038

\$ 401,119

REAP - ✓ Non Collusion - ✓
Bid Bond - ✓ OSHA - ✓
Addenda ✓

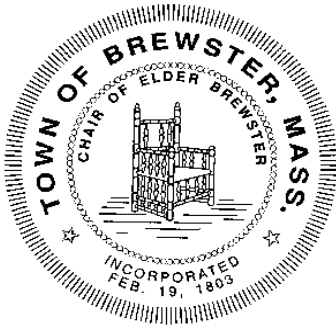


Erika Mawn
Executive Assistant



Donna Kalinick
Procurement Officer

Signed under pain of penalty for perjury that the above is true and accurate opening.



Department of Public Works

201 Run Hill Road
Brewster, Massachusetts 02631-1898
Tel (508) 896-3212

Griffin Ryder, Director

James Jones, Foreman

MEMORANDUM

TO: Select Board, Town Administration
FROM: Griffin Ryder, Department of Public Works Director
RE: Fee Waiver Request – Conservation Commission RDA filing fee for Bay Parcel Gun Range Remediation Project
DATE: August 17, 2023

The Town of Brewster Department of Public Works (DPW) is working in conjunction with the Town Manager's Office, the Bay Parcel Facilities Manager and the environmental consultant, River Hawk Environmental LLC, (Project Team) on the remediation of the former gun range at the former Cape Cod Seacamps Bay Parcel (Project). Due to the proximity of the proposed remediation work to nearby wetland resource areas, environmental permitting with the Conservation Commission is required for the Project. In reviewing the project with the Conservation Administrator, it was determined that a Request for Determination of Applicability (RDA) is the appropriate filing for the Project.

The DPW, on behalf of the Project Team, is hereby requesting a Conservation Commission Request for Determination filing fee waiver for this project. The RDA filing fee is \$75.

Thank you for your consideration.

Griffin Ryder
DPW Director
508-896-3212



Legend

- Coastal Dune Boundary
- IWV Boundary
- BVW Boundary

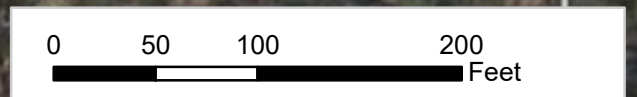
Features

Comment

- basin
- lot entrance
- ▢ Parking Lot
- ▢ Property
- ▢ Phragmites
- ▢ Pond
- ▢ Mitigation Planting Area
- ▢ Parcel Data Layer

Wetland Resource Area boundaries delineated by LEC on January 11, 2023.

Wetland flags and site features located by LEC on January 12, 2023 utilizing a Trimble Geo XH with accuracy ranges between 1-100 cm.



MASS GIS

2021 Aerial Orthophoto acquired from the Office of Geographic Information (MassGIS) website.

LEC
LEC Environmental Consultants, Inc.
Plymouth, MA
508.746.9491
www.lecenvironmental.com

Wetlands Map

3057 Route 6A (Bay Parcel), Brewster, Massachusetts

N
January 18, 2023

Pool Pass Revenues		
Pass Type	Units Sold	Total
FAMILY	301	\$60,000
INDIVIDUAL	84	\$8,400
INDIVIDUAL+1	90	\$13,200
SENIOR	91	\$6,675
SENIOR +1	123	\$15,125
GUEST PASSES	352	\$8,800
DROP IN DAYS	183	\$915
REPLACEMENTS	20	\$0.00
TOTALS	1244	\$113,115

Report Range: 4/10/23- 8/18/23

Cape Cod Sea Camps Summer 2023 Events

Brewster Recreation, in partnership with the Bay Property Planning Committee, has been hosting events on the front lawn of the Bay Property on Main Street. There is one event remaining this summer. Events are FREE and family friendly.

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 a guided walking tour at the Pond Property on Long Pond Road.

The event is FREE, but registration is required. Visit the Brewster Recreation website for registration details: www.brewsterma.myrec.com (Current Programs & Offerings)

Walking Tour

September 23rd
Time: 9am

First Light Beach is open 7 days a week from 7am until 6pm through Labor Day and weekends only from Labor Day through Columbus Day.

Brewster Community Pool is open from 7am to 6pm, please check the online schedule for details. Residents without a pool membership may use the pool on Sunday, August 6th for \$5 per person, cash only. A resident beach permit is required. The last day to enjoy the pool this summer is August 20th. Pool information is available on our website at www.brewster-ma.gov/cape-cod-sea-camps-properties.

Memo to: Brewster's Bay Property Planning Committee
From: Kyle Hinkle, executive director, Brewster Chamber of Commerce, Inc.

Re: Bay Property Use for Brewster in Bloom Fine Arts & Crafts Show 2024

For many, many years, the Juried Fine Arts & Crafts Show, an anchor event for Brewster in Bloom festival was held on the sports fields at the Cape Cod Sea Camps. The event drew more than 90 artisans from Massachusetts and parts of New England for the two-day event, and an estimated 4,000 – 6,000 people attended the show. The show has a reputation for being the first outdoor show of the season on Cape Cod and visitors plan their spring get-a-ways around the weekend.

This show, now being held at Drummer Boy Park, has maxed out at 70 artisans due to limited space. But I understand there is now an opportunity to return to the former Sea Camps with our show and welcome this possibility.

Event Dates & Times:

- For 2024, the show is scheduled for May 4 and 5. Saturday's show is 10 a.m. – 5 p.m. and Sunday it is 10 a.m. – 4 p.m.
- Main tent set-up is usually the Wednesday before the show which allows time for Building, Electrical and Fire inspections. The tent is taken down Monday following the show.

Logistics:

- A 200' X 40' tent is the focal point of the show. This is set up along the front field that abuts Rt. 6A and can accommodate 56 artisans. Electricity is provided in this tent.
- An additional 36 artisans use their own pop-up tents in two rows that form in front of the big tent.
- Parking is managed in the surrounding fields, with the entrance midway up the main driveway and the exit near the back of the fields. We use ground signs to indicate exits and parking areas and rely on volunteers to help maintain order.
- Artisans are asked to set up starting Saturday morning at 7 a.m.
- Frazier Disposal provides port-a-potties and trash totes, which they manage for us.
- Our electrician is Chip Durant from Bolton. The Building Department is familiar with him!
- We hire police details for Saturday and Sunday to manage traffic coming in and out on Rt. 6A.
- Local boy scouts and their leaders camp overnight Saturday in the "big tent" to provide security. They work on badges, eat pizza, and play games while they are there.

Show Attendance:

- **Saturday** usually attracts the greatest numbers of attendees: 3,000 – 4,000 people. The average visit to the show is about 45 minutes and we estimate that 500+ people visit per hour. There are an average of 300 – 400 cars on the property at one time.
- **Sunday** will have fewer people, particularly while the parade is taking place (12:30 – 3). There may be a total of 1,000 – 2,000 people for the entire day, and an average of 200 cars at one time.

If you need further information about this event, please do not hesitate to ask! I am happy to answer any questions you may have.

PROJECT PROPOSAL – SECOND MOVEMENT ARTS FAIR

What: 2nd Act -- Open Movement Arts Fair -- Diversity, Equity, Inclusion

Where: Boathouse & Surrounds, BAY PROPERTIES, Brewster

When: September 23, 2023, 1-4 pm

Who: Movement Arts Cape Cod and the Brewster Cultural Council

What to bring: Water, snacks & lawn or beach chair

Contact: Dave Iannitelli, 508-632-3779; diannitelli@movementartscapecod.org

PROPOSAL: The Boathouse and environs as the site of a second Open Movement Arts Fair, SEPTEMBER 23rd from 1-4 pm. We will again gather local movement arts professionals of various movement languages to offer free & open mini-workshops sharing the essence of their styles with a diverse inter-generational public from 1-3 in multiple sites centering on the boathouse, followed by an artistic performance from 3 – 4 pm. We are projecting a public of approximately 100 people.

As we have gone on promoting these Movement Arts Fairs, (on June 1st in Orleans, July 4th in Hyannis), we have attracted the attention and interest of additional local movement arts practitioners, and we believe it is in the interest of this growing group, as well as of the general local community, to include as many practitioners as possible. We envision this event to be centered in the new boathouse and the lawns and patios surrounding it. However, we would like to request access to additional buildings (the older boathouse, or the dining hall) in the case of rain.

All will be welcome to come and sample the wares of people who work in local studios or have open movement arts projects available nearby offering continuity to learn and practice. There will be a chronology of offerings from 1-3 pm., as well as areas where simultaneous workshops of Capoeira, Egyptian, Contemporary, Tai Chi, Yoga, Greek Folk and other modalities will be held. Our final performance will include many of these, as well as invited artists from local studios. There will also be movement areas for toddlers, children & caregivers to play with age-appropriate, DIY movement development equipment, with orientation about phases of developmental movement, non-competitive games and self-directed physical play. Water and simple snacks are also available.

The Fair is an initiative to focus on the development and expansion of regional movement arts culture, offering local practitioners and interested public a sustainable and inclusive platform to share these regenerative arts and to begin the process of building community among all people interested in movement arts as art, recreation and healing.

This open Fair is part of the pilot project “Dancing by the Bay” of the Brewster Cultural Council with funding from the Mass Cultural Council.

Movement Arts of Cape Cod (MACC)

Based in Brewster, MA, Movement Arts of Cape Cod is a new non-profit working to bolster public access to and awareness of the benefits of movement arts experiences for all. Through supporting our regional movement arts practitioners in organizing public events, building projects in public institutions, helping with professional networking, development and grant writing, MACC sees a future where all interested local people have opportunities to experience and expand their practical knowledge of movement arts. MACC can be contacted through <https://www.facebook.com/MovementArtsCapeCod/>



Movement Arts Fair – May 14th – Bay Properties, Brewster
Photographer: Filipe Borges, Brewster, 2023



Movement Arts Fair – May 14th – Bay Properties, Brewster
Photographer: Filipe Borges, Brewster, 2023



Photo: Antonia Stephens. Photographer: Filipe Borges, Brewster, 2022

**Open Movement Arts Fairs
BoatHouse – Bay Properties
Brewster**

INTERIM REPORT

The First Open Movement Arts Fair happened on May 13th as planned. The event opened inside, with about 50 participants in a circle, with a Sound Harmonization involving everyone, as part of the first moment of the event. Next were the Mini-Workshops with 5 instructors (Tai Chi, Egyptian Dance, Latin Dance, Yoga, and Zumba Dance) from 1:30 to 3 pm. After the two first, simultaneous workshops we decided to move all the workshops to the indoor space due to the heat outdoors. These were conducted in series.

A Snack Bar was set up on the porch outside offering clementines, granola bars, and drinks for all participants. Also, we had a book selling table with a book from one of our instructors of the day. There was a literature table for participants to display their class and studio promotional materials.

An initiative for parents with children was an outdoor **non-competitive youth play area**, with a basket containing badminton, paddle ball, corn ball, a kid volleyball and football for free use. There is a basketball court next door, which could be an interesting addition for next time. We also set up a **caregiver-toddler play area**, with a large mat, two different bouncing stages, and a small padded ramp for interactive, self-directed play. These initiatives can be expanded for future fairs as more parents become aware of the intergenerational aspect of the fairs.

From 3-4 pm, 6 performances of 10 minutes each were presented on stage, outside the Boathouse with a beautiful view of the beach area. Some of these performances were interactive with the audience. However, all of them were very well received judging from the audience responses to the performances.

There was an estimate of 100 participants/attendees, plus 25 instructors with their accompanying artists.

The process of defining the space, setting it up, and cleaning it up was smooth, particularly with the help of Ed Barber, of the Town/Bay Properties , who made every aspect of this project pleasant.

Our second fair, scheduled for June 3rd, was postponed due to harsh weather. We are approaching the Bay Properties with a proposal for September 23 and also May 2024. We have applied for funding from the Mass Cultural Council (Festivals Grant) and New England Foundation for the Arts (CISJ – micro grant), that latter of which has pledged \$500 for the continuance of these fairs.

Through the organization and realization of this event, we have to date secured the enthusiastic collaboration of 10 local movement arts professionals & organizations, willing to participate in future fairs and other events yet to be created. We have accepted invitations from Pop-up Performances in Orleans, the Dance Party on July 4th on Main St Hyannis, and the Harwich Farmers Markets with multiple dates. The Pleasant Bay Boating Club has also reached out for a conversation. We intend to grow this group of professionals to include all interested and to make “fairs” of all sizes available to all local venues and events interested throughout the year.

We were excited to see the receptivity, engagement and enthusiasm of people present. We continue to believe that cultural production is a unique and highly effective catalyst for contact, exchange and sustainable community-building, and are interested in expanding this model of local practitioners with local public, participatory workshops and exhibitions in public venues, building together an annual calendar of inclusive and accessible cultural opportunities.

We are now proposing a Second Movement Arts Fair, this one for Sept 23rd, 2023, with all of the same characteristics, possibly expanding our offerings a bit to include new professionals along with those interested in continuing from the first Fair.



Town of Brewster

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MINUTES OF THE BAY PROPERTY PLANNING COMMITTEE MEETING

DATE: July 25, 2023

TIME: 4:00 PM

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

PARTICIPANTS: Town Manager Peter Lombardi, Chair Amanda Bebrin, Selectperson Mary Chaffee, Selectperson David Whitney (remote), Karl Fryzel, Katie Jacobus, Caroline McCarley, Thomas Wingard, Patricia Hughes (remote), Peter Johnson, John Phillips, Clare O'Connor-Rice; Liaisons/Representatives: Sharon Tennstedt, Kathleen Walker, Jan Crocker, Gary Christen; Town Staff: Mike Gradone (Recreation Department Director), Elton Cutler (COA Director), Griffin Ryder (DPW Director); Tennis and Pickleball Members: Bill Dermody, Daryl Bladen, Amy Jacobson

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

Amanda Bebrin called the meeting to order at 4:03 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

Review Updated Presentation Materials and Format for Second Community Forum & Survey

Town Manager Peter Lombardi reminded committee members about the upcoming second forum on Saturday August 5. There will be three public engagement sessions held in the Bay Property Dining Hall on the 5th, at 1PM, 2PM and 3PM. The property will be open to the public to explore on foot from 12PM to 5PM that day. There will be a dozen buildings open for residents to explore during the forum. A map will be available before and at the forum so residents can take their own self-guided tour. Representatives from the Town will be at most of the facilities to answer questions from residents. Volunteer docents will be provided with a synopsis of key talking points. Registration was opened up two weeks ago for the forum, and a second announcement was posted on the website to remind residents to sign up in advance. 130 residents have signed up so far, the majority of those for the first session. Depending on the number of residents who sign up, the Town may decide to combine the second and third public engagement sessions.

Mike Gradone asked about the Town's parking plan for the forum. Mr. Lombardi responded that parking will be on the grass lawn area to the right, similar to the last forum. The COA is also offering transportation to the forum for anyone who is interested. The Town is planning on following the forum with a survey, in an effort to get additional feedback.

Mr. Lombardi introduced the latest materials prepared by Reed Hilderbrand for the upcoming second forum on Saturday August 5. Reed Hilderbrand has incorporated committee feedback from the last meeting.



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Potential partner organizations (MA Audobon, BCT & YMCA Cape Cod) will be present at the forum to answer questions about the services and programs they currently provide and may be interested in providing at the Sea Camps. The packet contains the high-level feedback from the first forum and first survey, and the key takeaways for each property. This is a way of easily accessing the data that Reed Hilderbrand has compiled. Mr. Lombardi explained that, before each session, the Chairs of each committee will give a one minute introduction, and Reed Hilderbrand will talk about the goals of each forum – these remarks will take less than 10 minutes. Ms. Bebrin explained that Reed Hilderbrand will be providing instructions to attendees on how they can use stickers on the boards even if another attendee has used one to indicate a similar preference. Mr. Lombardi then displayed the draft boards that the Reed Hilderbrand consultants have put together for the forum.

Mr. Fryzel asked about Option 3/Central Campus : this shows a new community center that contains both the Recreation Department and the COA, but the administration building is also listed as the Recreation Department – is this intentional or an error? Selectperson Mary Chaffee said that she believes this is simply intended to convey possible use options. Mr. Fryzel said that the administration building is large, and asked why the only possible use option for it is housing the Recreation Department. Mr. Lombardi responded that, based on the first forum, there wasn't a lot of support from residents to relocate other existing Town departments there. Mr. Lombardi added that the options outlined are not necessarily mutually exclusive. Clare O'Connor-Rice asked if training would be provided for volunteers working at the table. Mr. Lombardi responded that volunteers will meet at their stations 45 minutes before the forum to discuss the planned approach. Mr. Gradone said it was important to keep buildings open so that residents have a clear idea of what is and isn't feasible within each structure. Mr. Fryzel asked why a possible newly constructed community center for the Y was not included in these options. Mr. Lombardi responded that the group did not want to include different options for the community center in these display boards. Gary Christen asked what would happen with the plans for a community center if the Eddie School space became available in the next few years. Ms. Bebrin responded that this consideration was not part of the charge of the committee. Mr. Lombardi said that there has been talk about school consolidation and using the Eddie School as a community center for roughly 20 years, but this is not something that is going to happen in the near future, and plans for the bay property shouldn't be based around these kind of theoretical scenarios.

Mr. Lombardi introduced a slide examining shared community parking. The idea here is to consider shared parking areas that may make sense in different scenarios, though they would not all necessarily be needed. The following slide examines dwelling types – the existing buildings that are on the site and the high-level costing for reuse options and new builds. At the bottom of this slide is the Harwich Community Center, included as an example of how a community center of that size would fit into this property. Lastly, Mr. Lombardi noted that a station at the forum would be devoted to asking residents what they would want to see as a community center. Selectperson Chaffee noted that most community conversations have focused on the desire to have a multigenerational community center, and this is important to keep in mind.

Mr. Lombardi explained that, in terms of proper nomenclature, what the committee has referred to as “workforce housing” should instead be called “attainable/affordable housing” – this is due to negative



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connotations associated with the term “workforce housing”.

Update on Potential Partnerships (YMCA Cape Cod & Mass Audubon)

Mr. Lombardi explained that the YMCA remains interested in partnering with the Town. They recognize that the feedback from the forum and survey was mixed in terms of a potential partnership. This continued interest is why there will be a separate station at the next forum for potential partners, so residents can ask questions. At this point the plan is to revisit what a partnership might look like after the second forum and survey, when we have more feedback from the community. In terms of Mass Audubon, this partnership has been entirely conceptual. A meeting took place with David O’Neill, President of Mass Audubon, and his team, and they remain interested in partnering with the Town on both properties, and providing educational programming, and, if the Town decides, holding a conservation restriction in the northeast corner of the property. They also expressed an interest in having a nature center and office space on the property. In order to maximize their ability to provide programming, they have emphasized that some of the buildings would need to be reused for staff housing.

Debrief from Harwich Community Center Site Visit

Ms. Bebrin said that the committee visited the Harwich Community Center on Tuesday, July 18. She asked for the feedback of committee members about what had stuck with them from the tour. Caroline McCarley said she was struck by the usage of the building in terms of numbers. Selectperson Chaffee said that if the community in Brewster indicates that it wants to proceed with new construction, there can be many valuable lessons learned from what has happened in Harwich – i.e., a need for a large amount of storage space, and many windows throughout the facility. Another important point to consider, noted Selectperson Chaffee, is that it took Harwich 3 Town Meetings to approve the building of the community center. Mr. Fryzel noted that the key item which had to be dropped from the original plans was the removal of the swimming pool. Ms. Bebrin noted that she found it impressive how every square inch of the building was being used, and the potential of the building was being fulfilled. In addition, the community center has the support and approval of Harwich residents. Mr. Lombardi noted that if Brewster residents decide that they want a community center, this would not be the only site visit – there is a list of 5 or 6 that the committee can visit for research.

Discuss Potential Uses of New Athletic Courts – Tennis, Pickleball, etc.

Bill Dermody, of 4 Daisy Lane, noted that members of the tennis community and pickleball community would like to share the details of some of their recent conversations. Both groups currently share a facility, and this causes some issues. They share a facility at Stony Brook Elementary School, where there are 4 dedicated pickleball courts and 4 tennis courts – 2 of those tennis courts are shared with pickleball players. Pickleball demand continues to rise – there are currently 200 dues paying members, and it is capped at this amount. There is currently capacity for 32 pickleball players, but demand is in excess of this, and tennis players have first preference to use the shared courts. Mr. Dermody explained that he believes the answer to this is a dedicated tennis facility and a dedicated pickleball facility – he asks the committee to consider making the building of tennis courts part of the masterplan of the Sea Camps properties. Noise from pickleball courts can be considerable, and the current location of Stony Brook is ideal in terms of isolating this noise. The existing



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tennis courts there could be repurposed as pickleball courts if new tennis courts are built on the bay property. He added that he believes this is also the most efficient use of Town money. Mr. Lombardi commented that new tennis courts are part of two conceptual design options that will be presented at the August 5 public forum. In both scenarios, these will be 4 full sized tennis courts, and 4 junior tennis courts.

Peter Johnson asked if Mr. Lombardi's description of the conceptual tennis court plans on the bay property would be sufficient to satisfy the demand for tennis. Daryl Bladen, of 1186 Stony Brook Road, said that one of her concerns is ensuring that if the public tennis courts are moved, they will still be accessible to the general public year-round and not just Brewster residents. Selectperson Chaffee asked if the current process was first-come-first-served, and if there is no way of registering in advance to avoid people waiting. Mike Gradone, Brewster Recreation Director, said that people can register in advance by calling the Recreation Department. Selectperson Chaffee asked if there was a fee paid to the Town of Brewster for registering in advance. Mr. Gradone responded that it is \$5 an hour per court, but that there is no charge for dropping in to play.

Mr. Fryzel asked if any of the existing courts on the property would be repurposed in any of the Town's design options. Mr. Lombardi responded that such courts no longer exist on the property, so any courts would be new constructions. Ms. Jacobus asked if the senior tennis group is comprised of solely Brewster residents, or if anyone can join. Mr. Gradone responded that anyone could join, but that the tennis group is made up of approximately 80% residents, in comparison to roughly 70% in pickleball. Thomas Wingard asked what the plan was for the existing basketball courts on the bay property. Mr. Lombardi responded that decisions need to be made about these courts – they could be used for parking or basketball courts. Mr. Gradone added that no full-size regulation basketball court currently exists in Brewster, and this is something that would be desirable for residents.

Amy Jacobson, of 86 Stone Henge Drive, explained that she is a member of both the tennis and pickleball communities. In her experience, the two shared courts are not always used by pickleball players. From what she has witnessed, it is not the case that tennis demand pales in comparison to pickleball. Ms. Jacobson said she would like to see some objective data showing that the current facilities are inadequate for accommodating the demand for pickleball. She added that she would like to know at some point what the cost to residents will be in terms of taxes if new courts are constructed. Mr. Lombardi responded that it is important to convey the cost to residents of all of these potential plans. The planned third forum will include cost estimates for residents' design preferences in addition to financing options and possible funding opportunities.

Mr. Lombardi said that it is important to keep in mind that whether or not the Sea Camps had been purchased, the Town would have been looking for a solution to the increased pickleball demand anyway. Mr. Gradone responded to Ms. Jacobson's earlier question regarding data, noting that it was currently being collected.



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Update on Brewster Community Pool

Mr. Lombardi explain that the pool temporarily closed for 3 days for unexpected maintenance and sanitation work, but reopened on Monday July 24. Two more test-swim days will occur on July 28 and August 6. Almost 700 season passes have been sold to date, and over 300 guest passes. \$111,000 in revenue has been brought in so far, and this is consistent with pool operating expenses. The original pool furniture order was delayed, but Willowbend in Mashpee donated some furniture to the Town as a short-term solution. This furniture will be used for the remainder of this season, and then the Town will reevaluate for next season.

Selectperson Chaffee asked if the closing date of the pool could be extended. Mr. Lombardi responded that it could not be extended beyond the current end date of August 20. This is primarily due to staffing availability – most staff are not local, and are visiting family for the summer. Mr. Fryzel asked if the Town had to pay Willowbend for the furniture. Mr. Lombardi responded that Willowbend donated it to the Town, and a letter will be presented to the Select Board in order for the Town to formally accept the donation. Mr. Fryzel asked if anything could be done to prevent the event which caused the pool to close from happening again. Mr. Lombardi responded that there was no specific event, rather an issue that came up during routine testing. However, some of the maintenance protocols have now been changed, and some regulations have been tightened since this incident to try and prevent it from happening again. Mr. Wingard asked Mr. Gradone to discuss the extension of swim lesson programming. Mr. Gradone said that the Recreation Commission has decided that they would like to offer infant swim lessons for an extra week. This would occur at 9am in the swimming pool with an instructor, and parents would be required to be in the water with their infants. Immediately following these lessons, the instructor would be available to provide lessons for residents or non-residents at Long Pond at 10am.

Selectperson Chaffee moved to approve an extra week of infant swim lessons at 9am for the week of August 6 at the Brewster Community Pool. Mr. Fryzel second. A vote was taken. Selectperson Chaffee – yes, Clare O'Connor-Rice – 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, Peter Johnson – yes.

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

Mr. Gradone reminded members that the Family Friendly DJ Dance Party is occurring on July 27 at 6pm on the bay property, and the Family Movie Night (Angels in the Outfield) is being held on August 4, beginning at approximately 8.30pm – a sandlot game for kids will be held on the soccer fields beforehand at 7pm. Touch-a-Truck is happening on August 25 at 5pm – an ice cream truck, a food truck, a monster truck, along with other Town vehicles, will be on the property that evening.

Mr. Gradone explained that the Recreation Department is requesting usage of the bay property for two of its fall programs – Run Club, which would take place on Wednesday and Fridays from 3-4pm for the month of October, and the Outdoor Club from 3-4pm the second week of November.

Selectperson Chaffee moved to approve usage of the property for both the Run Club and the Outdoor Club.



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Ms. Jacobus second. A vote was taken. Selectperson Chaffee – yes, Clare O’Connor-Rice – 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, Peter Johnson – yes.

Ms. O’Connor-Rice requested the use of the property for the Cultural Council to hold its strategic planning meeting in the Arts Center on Wednesday, August 16, from 4pm to 6pm. Ms. McCarley moved to approve the use of the property for the Cultural Council to hold its strategic planning meeting in the Arts Center on Wednesday, August 16, from 4pm to 6pm. Mr. Fryzel second. A vote was taken. Selectperson Chaffee – yes, Clare O’Connor-Rice – 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, Peter Johnson – yes.

Ms. Jacobus reminded committee members that the “Da Hedge” event is occurring on the morning of Sunday August 6 at the bay property, with a start time of 7am.

Vote on Meeting Minutes: July 11, 2023

Ms. McCarley moved to approve meeting minutes from July 11, 2023. Mr. Fryzel second. A vote was taken. Selectperson Chaffee – yes, Clare O’Connor-Rice – 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, Peter Johnson – yes.

Discuss Future Meeting Agenda Items

The public forum on August 5 will be the next gathering of committee members.

Next Meetings

August 22, September 19.

Matters Not Reasonably Anticipated by the Chair:

None

Adjournment

Ms. Jacobus moved to adjourn at 5.57pm. Mr. Fryzel second. A vote was taken. Selectperson Chaffee – yes, Clare O’Connor-Rice – 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, Peter Johnson – yes.

Respectfully submitted by Conor Kenny, Project Manager

Approved: _____ Signed: _____



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

Accompanying Documents in Packet: Agenda, Flyer for Forum, Forum Draft Boards, Dwelling and Community Use Boards, Harwich Community Center Visit Summary, Cultural Council Request for Use of Arts Center, Recreation Department Request for Use of Bay Property, 7.11.23 Draft Minutes

DRAFT



260 Cranberry Highway
 Orleans, MA 02653
 508.255.6511 P 508.255.6700 F
 Orleans | Sandwich | Nantucket
 coastalengineeringcompany.com

AUTHORIZATION FOR PROFESSIONAL SERVICES

To: Town of Brewster
 Attn: Peter Lombardi, Town Administrator
 2198 Main Street (Route 6A)
 Brewster, MA 02631
 VIA EMAIL: plombardi@brewster-ma.gov

Date: 07/25/2023 Project No. C16845.07
 Project: Sewage Disposal System Inspections and
 GWDP 977-0 Renewal

T: 508-896-3701 x1134

Location: Cape Cod Sea Camps
 3057 Main Street
 Brewster, MA
 Assessor's Map: 8, Parcel: 8

Coastal Engineering Company, Inc. (CEC) will perform the following professional services relating to the referenced project.

Fixed Fee: \$17,500

SCOPE OF SERVICES:

Task 1 - SDS Inspections..... **Fixed Fee: 12,500**

- Inspect and file Title 5 reports with the Department of Environmental Protection (DEP)

Note: 29 system inspections total, including 18 completed and 11 to be inspected. Backhoe is included.

Tasks 2 and 3 - Groundwater Monitoring Well Sampling and Quarterly Report; Annual Report..... **See 11/17/2023 Contract**

Task 4 - Permit Renewal Filing..... **Fixed Fee: 5,000**

- File GWDP 977-0 for renewal with the DEP (due by 3/9/2024)

Note: Reimbursable expenses such as state and town fees and pumpings are not included. The DEP permit renewal fee is estimated at additional \$1,000.

JGS/kvp

SUBJECT TO TERMS AND CONDITIONS ON NEXT PAGE

- We are proceeding with service(s) noted as per your direction. Immediate notification in writing is required if you wish to alter this authorization.
- Please execute this agreement authorizing us to proceed. No services will be performed until you return this agreement with authorization in writing.
- This document will become our original agreement.

Acceptance of this agreement by signature authorizes COASTAL ENGINEERING to proceed as described. This proposal expires in 90 days if not signed by both parties.

AUTHORIZED FOR COASTAL ENGINEERING:

By:

John G. Schnaible, R.S., S.I.
 Project Manager
 July 25, 2023

AUTHORIZED BY CLIENT:

Signature

Date

Printed Name and Title

PLEASE SIGN AND RETURN ONE COPY



COMPENSATION FOR ENGINEERING SERVICES: Fees for engineering services performed by Coastal Engineering Co., Inc. (CEC) for the CLIENT are based upon the time worked on a given project and are billed according to CEC's current fee schedule or are based upon a fixed fee given for a project. CLIENTS are advised that all fees are subject to increases and can vary due to complexity and staff demand. Fee estimates for professional services are prepared to the best of CEC's ability based on facts available at the time of submission and are subject to revisions from time to time by CEC. CLIENTS are also advised that Additional Services performed beyond the Scope covered by the fixed fee proposal or change orders attached thereto will be based upon the time input according to our current hourly fee rate schedule.

TRANSPORTATION: Time and travel expenses incurred, when travel is in the interest of the project, will be charged for in accordance with CEC's fee schedule.

SUBCONTRACT SERVICES: CEC may engage subcontractors and/or other professionals to perform required services such as soil borings, drilling, construction, etc. That subcontractor's charge plus a service charge will be added to CEC's fee.

REIMBURSABLE EXPENSES: Expenses will be billed at CEC's cost plus a service charge. Examples of expenses ordinarily charged to CLIENT are printing and reproduction, special fees, permits, and licenses.

PAYMENT: Invoices will be rendered monthly or as work progresses. Invoices are due and payable upon receipt. Amounts over 30 days past due are subject to a service charge of 1.5% per month (18% annually). The CLIENT agrees to pay reasonable attorney's fees and any collection fees incurred in the collection of any amount owed hereunder and not paid when due. CEC shall have all rights available to it pursuant to M.G.L. Chapter 254 to file a lien on the property for which CEC provided services hereunder. The risk of loss and damage with respect to attempted payments to CEC, including, but not limited to, loss attributable to cyber-theft, shall be and remain with Client until payment is received and accepted by CEC. Said loss shall not relieve Client of its obligation to pay CEC all amounts owed it under this Agreement.

CHANGE OF SCOPE: If, during the performance of services under this Agreement, a change in the Scope of Services is requested on the basis of an oral or written order by the CLIENT or CLIENT's Agent, or is required in CEC's sole discretion by circumstances to address contingencies, or CLIENT requests revisions of the plans, CEC will perform such additional services in accordance with its fee schedule. CEC reserves the right, at its discretion, to issue a Change Order to this Agreement. However, a Change Order is not required prior to rendering such services and the CLIENT agrees to pay for such additional services.

SUSPENSION OF SERVICES: If the CLIENT fails to make payment of invoices when due, CEC may suspend performance of services under this Agreement. In the event of a suspension of services, CEC shall have no liability to the CLIENT for delay or damage caused by such suspension of services or for any consequential damages.

TERMINATION PROVISION: This Agreement may be terminated by either party upon five (5) days written notice in the event of breach of performance of terms and conditions of this Agreement by the other party through no fault of the terminating party. CEC shall be compensated for services performed up to the time of termination.

INDEPENDENT CONTRACTOR: In the performance of its services hereunder, CEC will be acting as an independent consultant and not as the Client's agent or fiduciary. No other relationship outside of that contemplated by the terms of this agreement shall be created. Nothing in this agreement shall imply or give rise to an agency or fiduciary relationship between Client and CEC.

INSURANCE: CEC is covered by Worker's Compensation Insurance and Public and Professional Liability Insurance. CEC will furnish certification upon request. CEC will not be responsible for any loss, damage, or liability beyond the amounts, limits, and conditions of such insurance available at the time of claim and/or beyond the limitation of liability established in these General Terms and Conditions. CEC will not be responsible for any loss, damage, or liability arising from Client's acts, errors, and omissions.

RIGHT OF ENTRY: Unless otherwise agreed, the CLIENT furnishes right-of-entry on the land for CEC to make measurements, soil tests, or other required explorations. CEC will take reasonable precautions to minimize damage to the land from the use of equipment, but CEC has not included in its fee the cost of restoration from damage that may result from its operations. If CEC is required to restore the land to its former conditions, the cost of doing so will be added to its fee.

OWNERSHIP OF DOCUMENTS: All documents, including original drawings, estimates, specifications, field notes, and data, are and shall remain the sole and exclusive property of CEC as instruments of service and CLIENT shall have no right to such documents. The CLIENT may, at his/her own expense obtain record prints of drawings, which the CLIENT will use solely in connection with the project to which this Agreement applies and not for the purpose of making subsequent extensions or enlargements thereto. All photographic documentation shall remain the property of CEC and may be used in marketing materials (electronic and print) unless otherwise specified by CLIENT. The CLIENT hereby consents to CEC's use of the CLIENT's name and general project description in marketing materials (electronic and print) unless otherwise specified by CLIENT.

USE OF DOCUMENTS: Services performed and documents prepared by CEC under this agreement shall be for the benefit of CLIENT only and may not be relied upon by any third party(ies) unless specifically agreed to in advance by CEC and CLIENT. Any unauthorized use of the documents prepared by CEC or any use of the documents which is not in strict compliance with the documents shall be at the sole risk of the CLIENT or the unauthorized user and CEC shall have no liability for the misuse or unauthorized use of such documents. The Client may retain copies for information and reference in connection with the occupancy and use of the project. In the event of Client reuse of documents without engaging CEC, Client shall, to the fullest extent permitted by law, hold harmless and indemnify CEC for all claims and/or damages generated by said reuse.



USE OF STAKES: CLIENT, CLIENT's contractor, or any third party may not use stakes or other markers set at the site by CEC before obtaining verification from CEC that the stakes or other markers were set for the intended purpose and are in place to the accuracy appropriate for the intended use.

ELECTRONIC FILES: Electronic files are transmitted for informational purposes only and at the request of the CLIENT or CLIENT's agent. CEC's official product is limited to its signed and sealed hard copy of plans, specifications, and/or studies. The CLIENT agrees to hold CEC harmless for any damages from inappropriate or illegal uses by third parties from any electronic transfer of information by CEC requested by the CLIENT or CLIENT's agent.

CONSTRUCTION SERVICES: On request, CEC can provide personnel to observe construction in order to ascertain that the construction, in general, is being performed in accordance with CEC's plans and/or specifications. CEC shall under no circumstances be a guarantor of any contractor's means and methods of work and shall bear no responsibility with respect to the performance of such construction. The CLIENT and CLIENT's agent will continue to be responsible for the accuracy and adequacy of all construction performed. It is understood that, in accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for working conditions on the job site, including safety of all persons and property, during the performance of the work and compliance with OSHA Regulations, and that these requirements shall apply continuously and not be limited to normal working hours. Any observation of the contractor's performance conducted by CEC personnel is not intended to include review of the adequacy of the contractor's safety measures in, on, or near the construction site.

INDEMNIFICATION AND LIMITATION OF LIABILITY: CEC agrees to indemnify and hold CLIENT harmless against damages and liability to the extent caused by the negligent acts, errors, or omissions of CEC. The CLIENT agrees to limit CEC's liability, resulting from errors and/or omissions in engineering design information furnished to the CLIENT, to those portions of the design prepared by CEC and in an amount not to exceed CEC's fee. The CLIENT agrees to require a like limitation from any contractor engaged to perform work for which CEC has provided reports, plans, and/or specifications. The CLIENT shall further indemnify and hold CEC harmless from any liability resulting from the acts, errors, or omissions of the CLIENT or CLIENT's agents, contractors, or assigns from any breach of this Agreement or from any unauthorized use of CEC's documents or use of CEC's documents other than as set forth in the Use of Documents section hereof. Such indemnification shall include the cost of defense including without limitation attorney's fees, arising in any way with claims connected with any such liability excepting only such liability as may arise out of CEC's sole negligence in performance of services. CLIENT agrees that any and all damages arising from a negligent act, error, or omission shall be made against CEC directly and shall not be made personally against any of CEC's directors, officers, agents, or employees.

CONSEQUENTIAL DAMAGES: Notwithstanding any other provision hereof, CEC shall not be liable to the CLIENT for any incidental, indirect, or consequential damages arising out of or connected in any way to the services rendered hereunder, including, but not limited to, loss of use, loss of profit, loss of business, loss of income, or loss of reputation.

STANDARD OF CARE: CEC's professional services will be performed consistent with the skill and care ordinarily exercised by similar members of the engineering profession practicing under similar circumstances at the same time and in the same locality. CEC makes no warranties, express or otherwise, in connection with CEC's services hereunder.

CLAIMS AND DISPUTE RESOLUTION: Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to mediation. If such matter relates to or is the subject of a lien arising out of CEC's services, CEC may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

MISCELLANEOUS:

A. It is recognized that CEC has no control over the cost of labor, materials, or equipment for construction, over any contractor's methods of determining bid prices, or over competitive bidding, market, or negotiating conditions. Accordingly, CEC cannot, and does not, warrant or represent that bids or negotiated prices will not vary from any cost estimate or evaluation prepared by CEC.

B. Should any representative of CEC be requested, required, ordered, or subpoenaed to give any testimony, either at trial, deposition, hearing, or otherwise, concerning services performed under this agreement, or concerning the subject matter of this retainer, then Client shall compensate CEC for all reimbursables and time incurred in connection with the preparation for and giving of such testimony at the rates prevalent at the time of the Service.

C. In the event that any part of this Agreement or proposal shall be held invalid, such invalidity shall not invalidate the whole of this Agreement or proposal, and the remaining provisions thereof shall continue to be valid and binding.