

Town of Brewster

Pond Planning Property Committee

2198 Main St., Brewster, MA 02631
(508) 896-3701

POND PROPERTY PLANNING COMMITTEE MEETING AGENDA

2198 Main Street

January 10, 2024 at 4PM

Pond Property Planning Committee

Doug Wilcock
Chair- At Large

Cynthia Baran
Vice Chair-Water
Commissioners

Kari Hoffmann
Select Board

Cynthia Bingham
Select Board

Steve Ferris
At Large

Jan Crocker
At Large

Katie Gregoire
At Large

Elizabeth Taylor
Open Space
Committee

Tim Hackert
Housing Trust

Chris Ellis
Recreation
Commission

Chris Williams
Natural Resources
Commission

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/89802325739?pwd=Y3dETmUvWHdoTIB0dklOaVIEekdxQT09>

Passcode: 467353

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

To request to speak: Tap Zoom "Raise Hand", then wait to be recognized.

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 Pond Property Planning 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 Pond Property Planning Committee on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Pond Property Planning Committee will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
6. Review and Discuss Key Takeaways from Forum #3 & Public Comment - Reed Hilderbrand
7. Review and Discuss Pond Property Plan & Remaining Policy Decisions - Reed Hilderbrand
8. Review and Discuss Town Partnership with Mass Audubon
9. Short Term Uses of Property Updates
 - a. Town plans for spring tour days- April 6 and 10th
 - b. Town plans for interim parking for the property
10. FYIs
11. Approval of Minutes from October 18, 2023 and November 15, 2023
12. Matters Not Reasonably Anticipated by the Chair
13. Questions from the Media
14. Next Meetings: January 23 (Joint with Select Board and Bay Property Planning Committee) and February 7, 2024, Virtual Community Forum #4 February 15, 2024 at 6pm
15. Adjournment

Date Posted:
1/5/2024

Date Revised:

Received by Town Clerk:

MEMORANDUM



ISSUE DATE

January 3, 2024

TO

Bay and Pond Property
Planning Committees

Town of Brewster Select
Board

COPIES TO

Peter Lombardi, Town
Manager

Donna Kalinick, Assistant
Town Manager

MUNICIPALITY

Town of Brewster

FROM

Reed Hilderbrand

PROJECT

Town of Brewster Sea
Camps

POND AND BAY PROPERTIES COMPREHENSIVE PLANNING: FORUM #3: KEY TAKEAWAYS AND ITEMS FOR CLARIFICATION

The Design Team has carefully considered and reviewed the feedback from the Community Forum #3 Breakout Groups and email feedback provided during the comment period. The range of opinions provided through the Breakout Groups and through emailed feedback were very similar in terms of opinions and ideas expressed. We received 116 emails, and while this number is much smaller than the number of survey respondents previously received, the emailed feedback was thorough, thoughtfully addressed different elements of the plans, and seemed representative of the community. There was one string of emails that seemed to arrive in response to a Brewster Conservation Trust email that encouraged feedback in opposition to housing on the Pond Property. Overall, in both emails and breakout groups, there was support and excitement for the plans. There were a few proposed plan elements that elicited mixed feedback and some areas where residents sought clarification. The below Key Takeaways summarize this feedback.

Feedback pertaining to both Properties

- There was excitement about the Mass Audubon partnership but there was also a desire to better understand the relationship with the Town. Questions included:
 - Would there be membership costs to residents and would the area always be accessible to the public?
 - Would the town receive revenue from Mass Audubon?
 - How much purview/ownership will Mass Audubon have over the portion of the site they occupy?
- There was confusion around a wastewater treatment plant, including what it is and how it works, who it would serve, what it would look like, and concerns about odor.
- Cost was a concern, especially for the Community Center. Some felt it was just too much money, many felt they needed to know the dollar amount of impact on their taxes, and many wanted more information on how phasing might help manage costs.
- For those who supported housing, there was often a preference noted for denser housing options like townhouses.
- The majority of residents supported housing on at least one of the properties, but there was mixed feedback on which property was preferred.

Bay Property Feedback

- There were mixed feelings about the Community Center. Some expressed full support and excitement, while others were more unsure due to the high cost, the perceived impact of a new large community center on the character of the property, and uncertainty about whether this is really needed in the community.
- There was interest in how a community campus and a community center might be phased.

- There were continued questions about if the Eddy School may eventually become available for a Community Center, and the sentiment that this is a better option.
- There was a good amount of support for housing on the Bay Property both for year-round affordable housing and an option combined with seasonal workforce, but interest in learning more about the ownership structure.
- Overall, there was strong support for landscape amenities including trails, artist cabins, pool and beach access, and a playground.
- While there was support for both the pollinator meadow and community gardens, there were also questions about if the community gardens would look tidy enough in the current location in the viewshed from 6A, and if the open lawn space would provide enough flexibility for events including space for the Pan Mass Challenge gathering.
- There was mixed feedback on the tennis courts. While some support the courts, others were unsure they would be fully utilized.
- There was concern about traffic impacts on Route 6A and relating to the intersection at Millstone Rd.
- Many felt that new parking and trails should be permeable where possible.
- There was a desire to consider revenue generation.

Pond Property Feedback

- There was strong support for landscape amenities at the Pond Property including trails, public beach access, and the Mass Audubon partnership.
- There was mixed support for housing. Those who did support it felt very strongly in favor, while others were mixed with some favoring conservation. Some would like to avoid housing development in the Zone II area and are concerned about impacting the town's drinking water supply and the watershed to Long Pond, while others feel housing can be balanced with conservation and that a wastewater treatment plant can address water quality concerns. There was a desire to understand whether or not housing would impact water quality if a wastewater treatment plant were introduced.
- There was interest in better understanding the timeline for "future."
- Limited opinions were provided about reserving for future municipal uses, other than confusion around wastewater treatment.
- There was support for improving vehicular, pedestrian, bike and ADA accessibility.

Example comments pertaining to both Properties (Breakout groups)

- Very excited to have Mass Audubon here!
- Does the Mass Audubon partnership place any recreational usage restrictions?
- Will the Audubon property be freely accessible, or will we have to pay?
- What would the wastewater plans be for housing on the Bay property? We heard about a package treatment plant for the Pond property housing proposal. Would a similar facility be considered here?
- [Interested in] more details about the water treatment plans incorporated into the development plans
- It seems that most of the affordable housing being proposed is quite small. If we want families with children to stay in or move into town, are these dwellings of adequate size?
- I'd like to say that I think year-round housing should be the primary goal for housing on the properties. Perhaps, since this would be town-owned housing, Brewster could do something similar to what Chatham's Housing Authority is doing with their MCI homes.

Example comments pertaining to both Properties (Emails)

- The partnership with Mass Audubon sounds like a good idea on the surface. I would be interested in learning more about the agreements - what are details regarding concessions being made to Audubon by the Town? What access to Audubon activities at the two sites will be given to Brewster residents? What sort of fee structures will be put in place by Mass Audubon? What will the Town be paying for and will the Town be receiving any of the fees collected for their programs?
- Any affordable housing should maximize undeveloped land. Cluster housing is not only energy efficient, but leaves space for trees, pollinator gardens, and recreation. Town houses and/or two-story apartment or condo housing in an attractive configuration should be considered.
- I'd like to focus on housing recommendations for the Bay and Long Pond properties. I support emphasis on the high end of the year-round housing provided. If not the highest density, then possibly combine some townhouse and some single to achieve a higher density.
- My biggest concern is that Brewster needs a comprehensive wastewater plan before moving ahead with any housing projects. I assume that all of the building options on the Bay property depend on construction of a neighborhood sewage treatment plant.

Example comments pertaining to the Bay Property (Breakout groups)

- Could Brewster partner with another organization to defray the cost of building and maintaining a community center?
- Who's going to pay for the \$66 million? My taxes are already unaffordable!
- Could the new community center be built at a later date?
- I think we need a new community center with COA and Recreation Facilities, like Harwich...
- The community center although more expensive now seems to be more advantageous financially in the long term
- It seems as though the Eddy School might serve some broader community needs in the future. How many years does the School Committee project before they expect to reconsider consolidation?

- Prefer Campus-style community facilities and restoration of specifically of the historic Admin bldg. and Dining Hall in deference to sensitivity to the Sea Camps history and the many people with historic attachment to this property. Also, I feel this would allow for incremental additions.
- Seasonal housing would better leverage existing structures but needs to be reimbursed to the Town of Brewster. For example, Ocean Edge would pay Brewster per unit per resident.
- Prefer concept 4 - all desperately needed year-round housing and developer pays
- If we are to build more housing on these properties, the Bay property would be the best location, as it is more central to transport and work and the Bay property is already developed. We should focus on the most efficient and dense options (Town Houses or Condos) wherever we do it.
- I'm so happy to see a playground included on the Sea Camps property and hope it will be designed to fit into the existing buildings. There is a great need for a covered area for playgroups for families with preschool children, so I hope the open pavilion stays.
- I like the pollinator meadow in the front and don't think we should be constrained by historic camp use per se.
- I love the pond woods
- I love the walking paths around the property. And connecting the paths to Spruce hill also.
- The careful planning and balance of activities and uses for the property is impressive.
- Thinking more about community gardens, if they are up front and can be seen from the road, they might not be attractive in the winter. Might not be best place...
- Tennis courts at Stonybrook are in big demand for pickleball; having dedicated tennis courts at this site would relieve the congestion tremendously
- What is the impact of additional traffic on 6A /Millstone due to additional housing and community use of the property?
- Please have a traffic planner look at the intersections. Very dangerous on the Cape!
- Will there be an opportunity to generate revenue through user group fees (private camps, other programs)?
- Is it likely any revenue would be generated to offset costs of a community center - for example from the sale of the existing COA or fees for certain activities on the campus?

Example comments pertaining to the Bay Property (Emails)

- I also want to express my support for a centralized newly built community center on the Bay property as opposed to the decentralized option. The current senior center building is woefully inadequate for the needs of our expanding senior population, and that has been the case for the 20 years that we lived full time in Brewster.
- The cost of a brand new community center is simply too costly. I am in support of using existing buildings in Brewster to meet our recreation and meeting space needs. I suggest a strong hard look at consolidating Eddy and Stony Brook.
- \$66M is an expense that the Town of Brewster should not undertake. With the recent significant expenditures of the Cape Cod Tech School and Nauset Regional, the taxpayers should not be asked to fund another undertaking that the Town cannot afford.
- Don't nibble around the edges. Go for the community center and the housing right up front. Affordable housing is my #1 priority, the community center is #2. I'm a year-round resident, and I feel strongly about doing what we can to help with the housing crisis; I also believe that a community center will help us further the building of community here in Brewster. Gathering places, be they the kitchen tables in affordable housing units or the all-purpose rooms of a community center, are important for the emotional health and social wellbeing of all Brewster-ites -- whether they realize it or not.
- I would explore as many Public/Private ventures that make sense and are in keeping with public sentiment. This again could help reduce overall development costs. I would lean towards developing more housing on the site.
- We can learn from Harwich. Their community center is the center of community life – and it produces revenue by renting space to about 150 community groups.
- I would prefer a phased development of a community center.
- I strongly believe that the secluded section of the Bay property is the perfect place for siting affordable housing. That site is about equidistant from shopping centers in Brewster and Orleans, and I presume the occupants would have transportation available. I believe any housing for seasonal workers should be much closer to the center of Brewster, where the jobs are likely to be found
- Not in favor to build housing on the Bay property. Property should be used primarily for recreation and for residents enjoyment. I.E. Community center, pickle ball courts, nature trails and other activities. You will destroy the character of the town by placing housing at the bay property.
- My concern is the traffic conundrum posed by this location on the parcel and its proximity to Millstone Road/6A intersection
- Why more tennis courts? Don't we have enough already?
- As a neighborhood resident I see major traffic issues at the corner of Millstone and 6a. That corner is already a problem in the summer months. Traffic needs to be addressed!!!
- I support the Pollinator Meadow but oppose the Community Gardens.
- I love the idea of demonstrating sustainability thru native plants and pollinator meadows. I'd like to see those woven throughout the bay property, rather than the huge front-facing arrival fields area. Leaving some of that front area open allows for town events such as the Brewster in Bloom craft fair and Da Hedge, as well as parking for such events.
- As an occasional cyclist I'm curious about the connection to Millstone. Will cyclists and pedestrians have a traffic control light to stop 6A traffic (as I believe they do near Fort Hill)? Will the Millstone renovation create a dedicated bike lane from 6A to CCRT?
- I support recycling a few of the cabins to artist workshops, provided that occupants pay rent equal to the town's costs.

- Where parking is being added consider the use of permeable pavers rather than asphalt. A portion of the Ocean Edge parking lot to the southwest of the mansion is permeable pavers filled with earth and grass. The result is green space aesthetically that can be parked upon.
- It'd be great to have a full-size outdoor sports court, basketball court.
- Walking Trails – Some portion of the trails should be ADA sensitive. Realize that not all trails can be paved but some consideration should be given to allow persons with disabilities to view (maybe access) the beach, overlooks, and maybe a leisurely stroll (or with a wheel chair etc.)
- I would like to see the use of asphalt paving minimized in roadways and parking areas. Where feasible the use of permeable materials should be used. Consider asphalt limited to the accessible portions of parking areas.
- Early on, I heard more talk about possible “revenue-producing” uses/activities—are there any such things in the current plans? If so, could they be identified more clearly? Or- do we value easy access to these facilities for all?

Example comments pertaining to the Pond Property (Breakout groups)

- Fully support and cheer the walking trails, beach , Audubon programs. Making great use of Brewster existing hike maps
- I like the Audubon partnership a lot!
- I prefer that we reserve for housing and a package plant. A package plant would take care of wastewater concerns in Zone II and would potentially pick up existing homes on septic within Zone II. Vast majority of parcel would still be preserved open space. Adjacent to 134 with easy access to highway. We should think bigger than just overcoming safe harbor - housing is a crisis across Cape Cod.
- Having rented above the long pond site beach on Bessie Cartway, and walking the adjacent woodlands conversation area regularly, I support MA Audubon’s use of the lower portion to protect this important watershed. No housing there. How will the town monitor the use of the beach? I’ve observed many boats throughout the summer coming on the current beach area despite signage. Boaters are using it for swimming, fishing, parties, dog walking currently.
- I live close to the Rte 137 entrance to the pond property and could agree to limited year-round housing at the entrance to the pond property only. Any housing further down the road would not support the conservation issues addressed.
- I’m against any housing on the Long Pond site given surface and groundwater flows patterns. Septic flows would move towards Long Pond
- Should not have housing on Pond Property. We have spent millions to protect these Zone II areas. The adjacent lot was purchased to protect drinking water and this lot should be considered the same. We should look to future needs for a new well and/or a cell tower on this parcel
- Do not support reserve for municipal uses - there is a lot of land around the town offices and other municipal buildings for expansion. I believe we should choose the densest housing option with wastewater treatment for affordable housing. Bring our teachers, firefighters etc as well as our sons and daughters back into town
- I am pleased that throughout the process the RH team has shown ADA accessible parking for the use of the pond. Thumbs up for that.
- I support keeping the access road to the pond gravel to keep the feel of driving into a secluded conservation zone.
- It would be nice to provide bike access to the lake beach

Example comments pertaining to the Pond Property (Emails)

- I support the Town Home proposal because I think it will be the most cost effective to build. I appreciate that the plan preserves the majority of the parcel for Open Space/Recreation/Zone II protection – to me this is an opportunity to demonstrate how advocates for housing and open space can work together.
- As to the Long Pond property, I believe very strongly that a fourth option of no housing should be seriously considered. I realize that creating affordable housing to meet state targets is an important objective, but it need not be built in an area that is critical to the town's water supply. With two environmental organizations as potential partners for this site, I believe that the entire site should be dedicated to conservation.
- Providing affordable housing is a Town priority, and I agree with those who suggest the optimum location for it is on the Pond Property. A lovely development of Town Homes would seem ideal there.
- We absolutely do not want to see housing constructed here for environmental impact reasons.
- Keep section on 137 for housing or future town uses. Build appropriate housing here in the future. The environment can be protected from wastewater issues by building a small treatment center for the neighborhood.
- I fully support the position held by BPC and BCT that we should not consider a housing option on the Long Pond property until we have a comprehensive wastewater plan. That area is very important for water quality and potential well locations.
- The split of a 10-acre segment reserved for future municipal or affordable housing use and the remaining parcel designated for conservation and nature partnerships (potentially with the BCT and MA Audubon) is excellent. This enables the Town to connect with the previously purchased Robinson conservation property and create a large swatch of conservation land while still allowing the Town to potentially use the corridor next to Rt 137.
- Given the choice between reserving the remaining 15% for municipal use or affordable housing I prefer the reservation for municipal use. For a multiple of reasons- Zone II, watershed to Long Pond, preserving a possible town well site, lack of transportation and distance to Brewster/Orleans jobs and amenities, this site is not suited to housing. In addition, the presentation talked about a net zero addition of nitrogen from affordable housing which was explained as calculated by using a reduction in nitrogen from nearby housing to offset the addition of nitrogen at this site. If housing is even placed on this site, it should be in an ecologically sound way that does not add any burden of nitrogen or other contaminants to this site. This may take many years but that should be the standard for placing housing on this site.
- I'm concerned, and generally opposed, to siting housing on this property. Our major conservation groups are opposed, and I appreciate their views, as well as concerns about water. The property is a really wonderful woodland, and I'd like to see it devoted to conservation and passive recreation.
- Use the 10 acres for housing BUT isolate it more by not putting the road into the pond property right through the middle of the housing rather move the main road into property to one side of the housing project or create a separate entrance like on the Bay property
- There are a limited number of parking spaces serving the Pond beach. Will swimming be allowed there? If so, what about lifeguards?

WELCOME!

Town of Brewster Sea Camps Community Forum 3

November 30, 2023

REED HILDERBRAND

W X Y

 vhb

LEC

TODAY'S AGENDA

Orientation (10 min)

- Introduction
- Where We Left Off

Bay Property (35 min)

- What We've Heard
- Refined Plans and Cost Information

Pond Property (30 min)

- What We've Heard
- Refined Plans and Cost Information

Breakout Rooms Discussions (40 min)

Conclusions & Next Steps (5 min)

Today's Speakers:



Peter Lombardi
Town Manager



Donna Kalinick
Assistant Town Manager



Amanda Bebrin
Chair, Bay Property
Planning Committee



Doug Wilcock
Chair, Pond Property
Planning Committee



Elizabeth Randall
Reed Hilderbrand



Madeleine Aronson
Reed Hilderbrand



David Vega-Barachowitz
WXY

INTRODUCTION

Amanda Bebrin- BPPC Chair

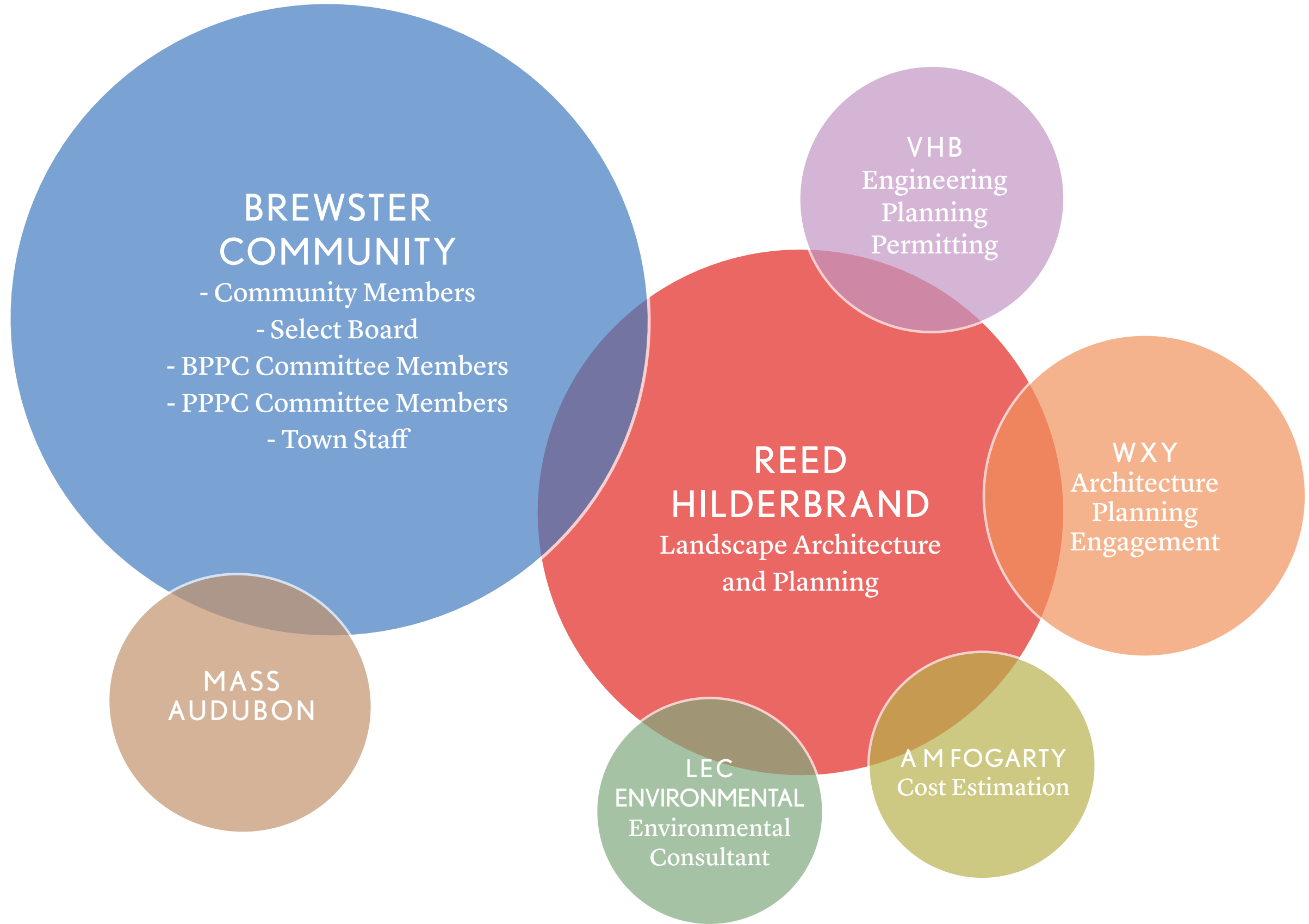


INTRODUCTION

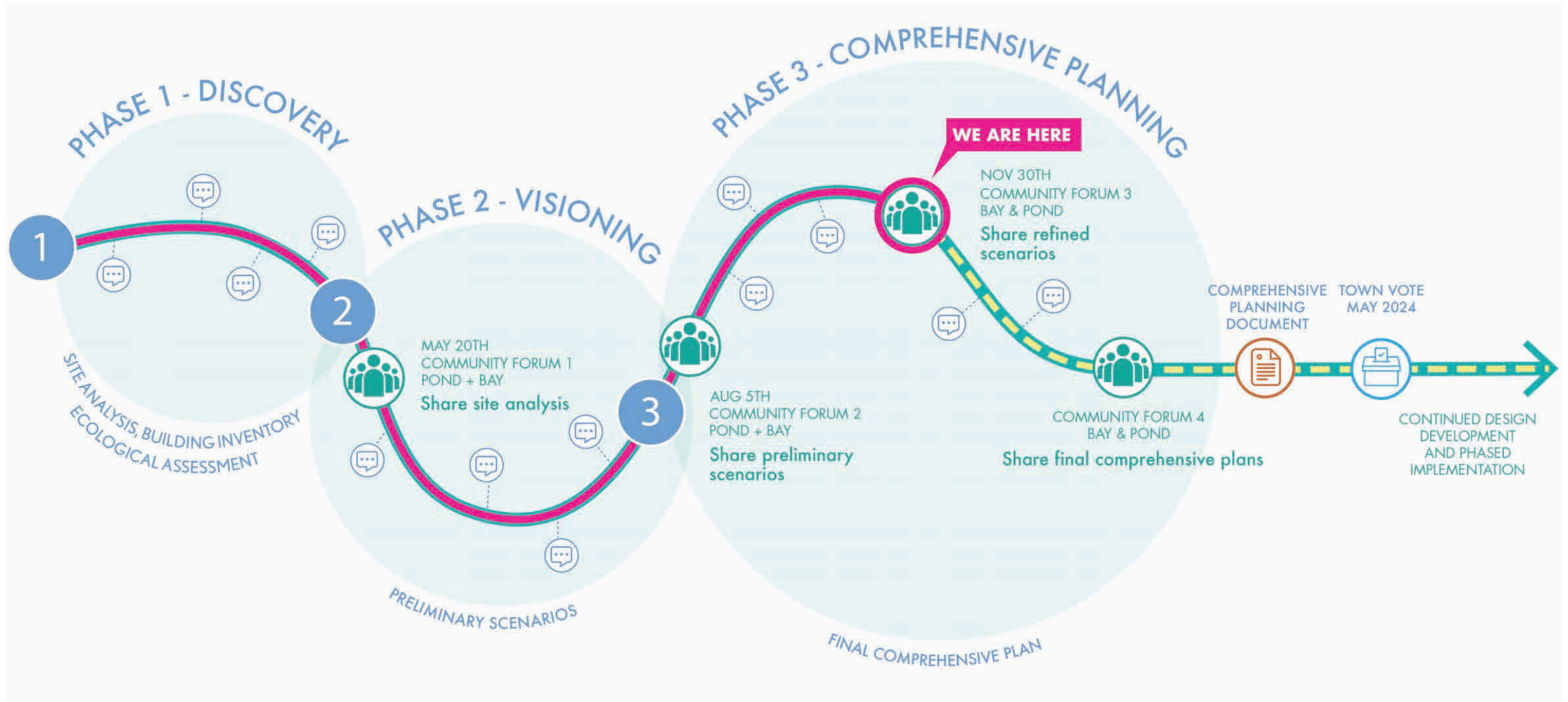
Doug Wilcock- PPC Chair



MEET OUR TEAM



WHERE WE ARE IN THE PROCESS



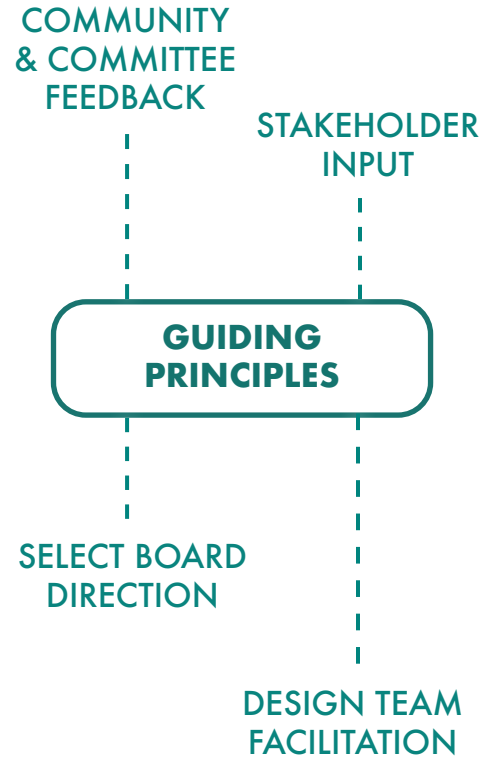
PATH TO DESIGN

Community-led Decisions

COMMUNITY OUTREACH



DISTILLED COMMUNITY FEEDBACK



PLANS THAT REFLECT TOWN GOALS & COMMUNITY VALUES



CONTINUED PLAN DEVELOPMENT

WHAT WE HEARD

Guiding Principles

Expand opportunities for community use with a focus on wellness, recreation, arts, and education

Foster awareness of the sensitive ecologies and demonstrate sustainability

Protect and conserve important natural habitat

Contribute to the Town's affordable housing goals

Build upon Brewster's historic, small-town, and socially inclusive character

Build partnerships for activities and stewardship

Re-use buildings and amenities where feasible

Plan for long-term needs of the Town

Balance cost with revenue generation

Provide resources for all ages

WHAT ARE OUR GOALS FOR TODAY?

1 Share draft comprehensive plans

2 Provide important Town context regarding housing, a community center, and municipal uses

3 Hear your feedback

A photograph of a property, possibly a park or campsite, featuring a wooden building, a mailbox, and rows of wooden benches. The image is overlaid with a teal tint and the text "BAY PROPERTY" in white, bold, sans-serif font.

BAY PROPERTY

BAY PROPERTY - OVERALL EXISTING FRAMEWORK



BEACH



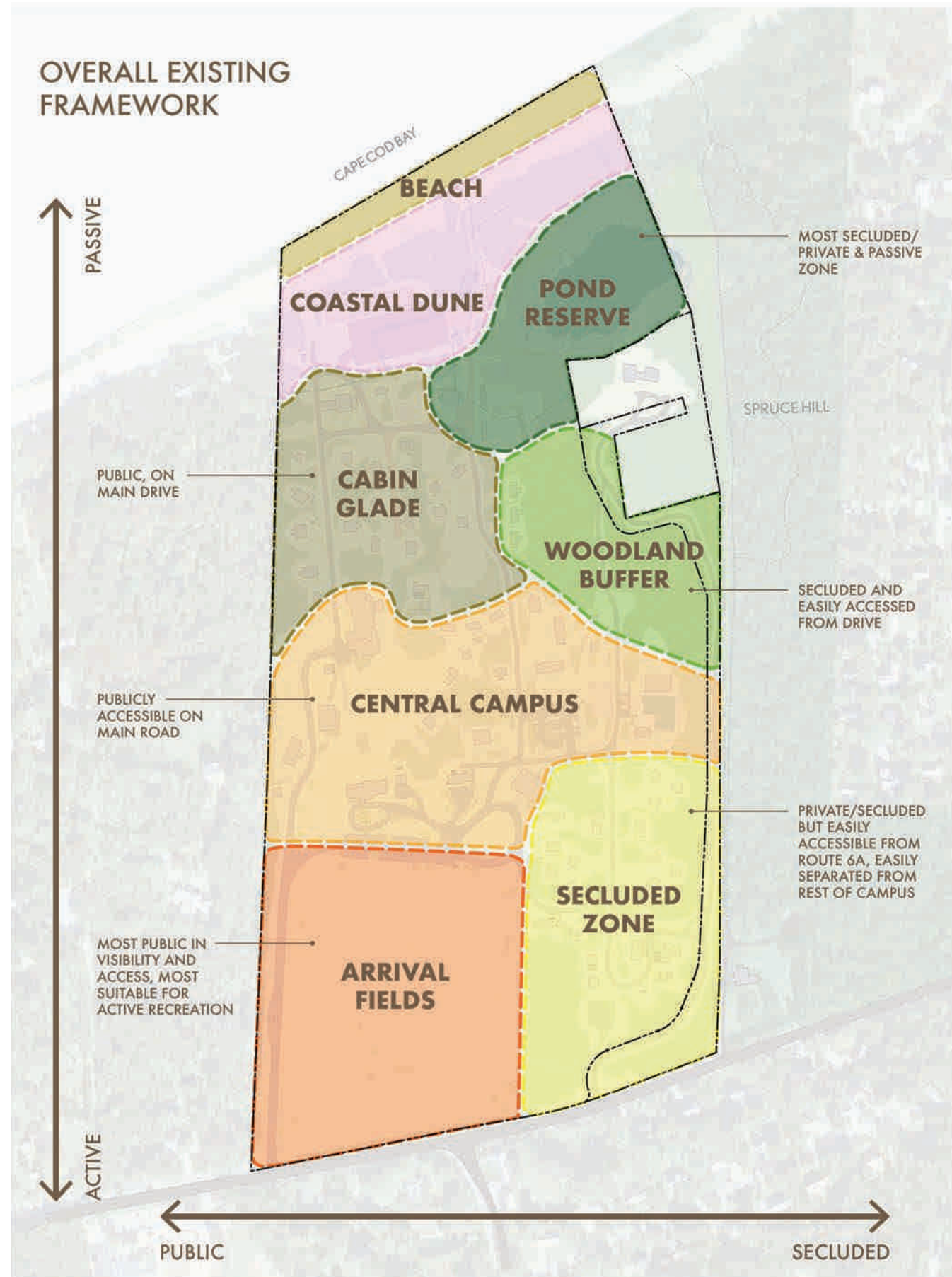
COASTAL DUNE



CENTRAL CAMPUS



ARRIVAL FIELDS



POND RESERVE



CABIN GLADE



WOODLAND BUFFER



SECLUDED ZONE

OVERALL PLAN

Bay Property



RESTORE COASTAL DUNE



PARTIAL REWILD & SEASONAL COMMUNITY USE



COMMUNITY COMMONS



FLEXIBLE SPACE



NATURE BASED PROGRAMS



NEW TRAILS & ACCESSIBLE PATHS



POOL



WOODLAND BUFFER



COMMUNITY GARDEN

EXISTING PLAN

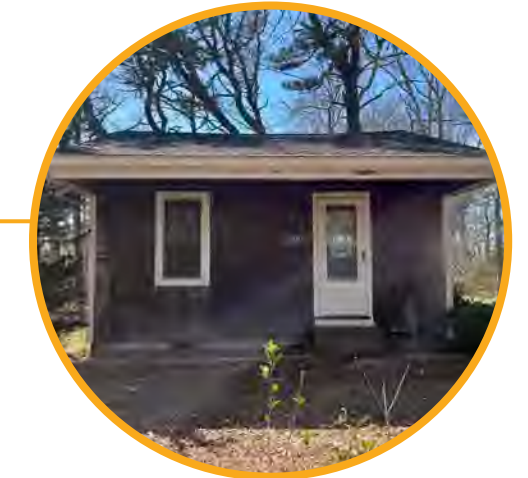
Existing Buildings

92 TOTAL BUILDINGS:

- 12 COMMUNAL CAMP USES
- 6 SHOWER HOUSES
- 9 STAFF CABINS
- 38 CABINS
- 25 MAINTENANCE BUILDINGS
- 1 ADMINISTRATION BUILDING
- 1 SPRUCE HILL HOUSE



SHOWER HOUSE



STAFF CABINS



MAINTENANCE



SPRUCE HILL HOUSE



CABINS







COMMUNAL CAMP USES



ADMIN BUILDING

PROPOSED PLAN

Building Removal, Re-Use & New Construction

-  24 BUILDINGS TO BE REUSED
-  2 NEWLY CONSTRUCTED BUILDINGS
-  49 BUILDINGS TO BE REMOVED
-  19 BUILDINGS POSSIBLY TO BE REUSED
(These buildings would remain if used for seasonal workforce housing and maintenance but would be removed if there were to be new affordable housing)

WHAT WE HEARD:

- Re-use existing buildings where feasible



PROPOSED PLAN

Building Re-Use

- 24 BUILDINGS TO BE REUSED
- 2 NEW BUILDINGS (TO BE CONSTRUCTED)
- 49 BUILDINGS TO BE REMOVED
- 19 BUILDINGS POSSIBLY TO BE REUSED
(These buildings would remain if used for seasonal workforce housing and maintenance but would be removed if there were to be new affordable housing)

WHAT WE HEARD:

- Re-use existing buildings where feasible



REUSE PICNIC PAVILION



REUSE ADMIN BUILDING



REUSE BOATHOUSE



REUSE CABINS FOR COMMUNITY USE



REUSE ARTS CENTER



REUSE SPRUCE HILL HOUSE

PROPOSED PLAN

Building Uses

- COMMUNITY USE
- HOUSING
- MAINTENANCE



PROPOSED PLAN

Building Uses

- COMMUNITY USE
- HOUSING
- MAINTENANCE

WHAT WE HEARD:

- Provide all-age friendly resources
- Incorporate the arts and sciences



PICNIC PAVILION

EVENT SPACE



FLEXIBLE COMMUNITY USES / ARTISTS STUDIOS



ADMIN BUILDING

INTERIM REC USES / FUTURE MUNICIPAL USES



CABINS



CABINS

SEASONAL MASS AUDUBON HOUSING



ARTS CENTER

CLASSES, EVENTS, ETC.



BOATHOUSE

EVENT SPACE / CONCESSIONS



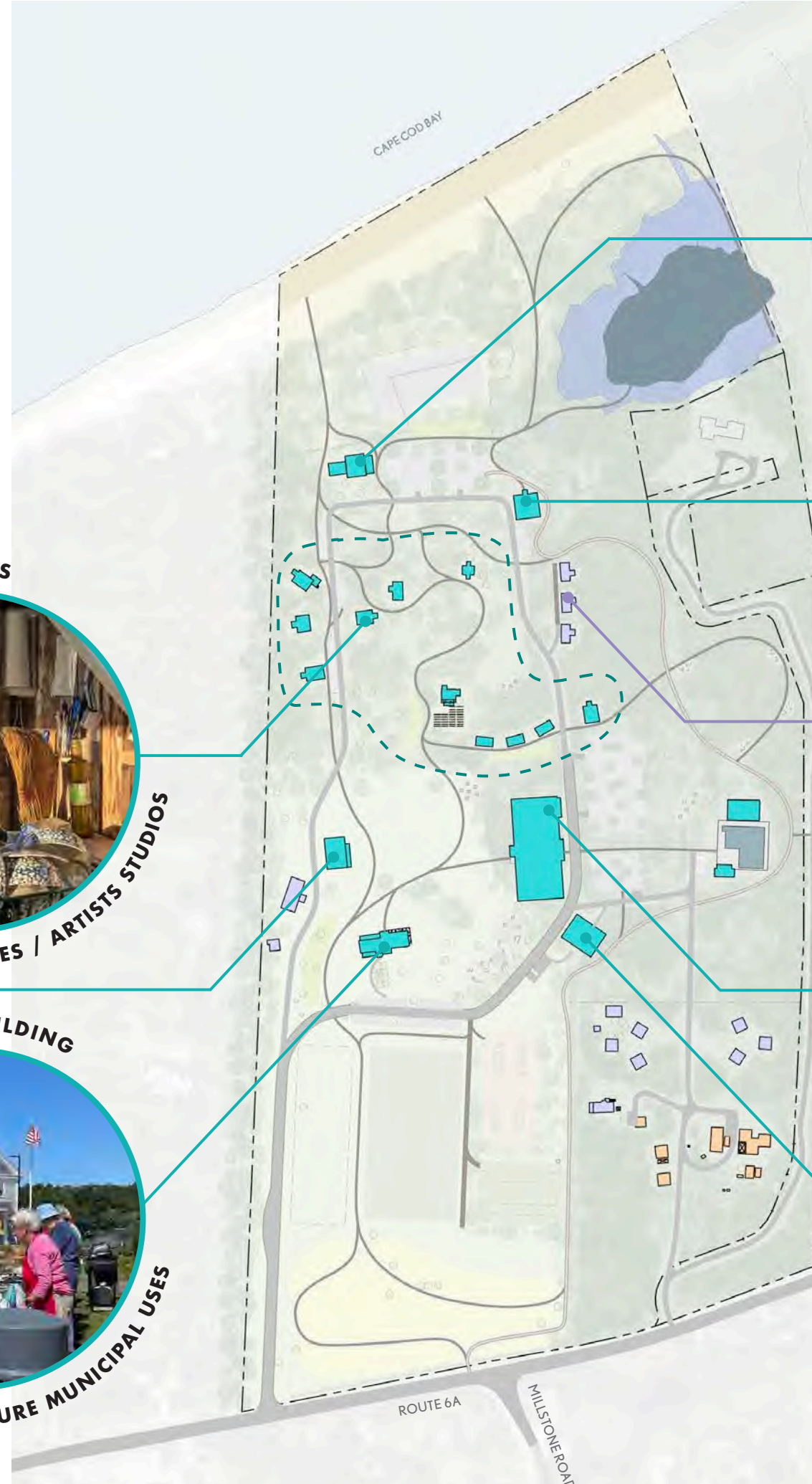
NATURE CENTER

MASS AUDUBON NATURE CENTER / OFFICES



COMMUNITY CENTER

COA, REC DEPT, TEEN CENTER



PROPOSED PLAN

Outdoor Recreation

WHAT WE HEARD:

- Provide opportunities for passive recreation (trails, picnic areas, etc)
- Provide flexible indoor and outdoor gathering spaces



BEACH ACCESS



FLEXIBLE OPEN SPACE



PLAYGROUND & PICNIC AREA



PICNIC



TRAILS



FITNESS STATIONS



POOL



TENNIS COURTS



COMMUNITY GARDEN

PROPOSED PLAN

Habitat & Re-wilding

1938



1971



1994



RESTORE COASTAL DUNE TO IMPROVE DUNE STABILITY AND COASTAL RESILIENCY

MAINTAIN CLEARING WITHIN WOODLANDS



APPROX 10ACRE CONSERVATION RESTRICTION

ENHANCE TREE CANOPY TO ABSORB GREENHOUSE GASES, PROVIDE INCREASED HABITAT FOR WILDLIFE, & RESTORE WOODLANDS

INTRODUCE POLLINATOR MEADOW TO INCREASE WILDLIFE HABITAT, INCREASE STORMWATER ABSORPTION, & REDUCE REGULAR MAINTENANCE



RESTORE COASTAL DUNE



ENHANCE WOODLANDS



POLLINATOR MEADOW

PROPOSED PLAN

Vehicular circulation and Parking



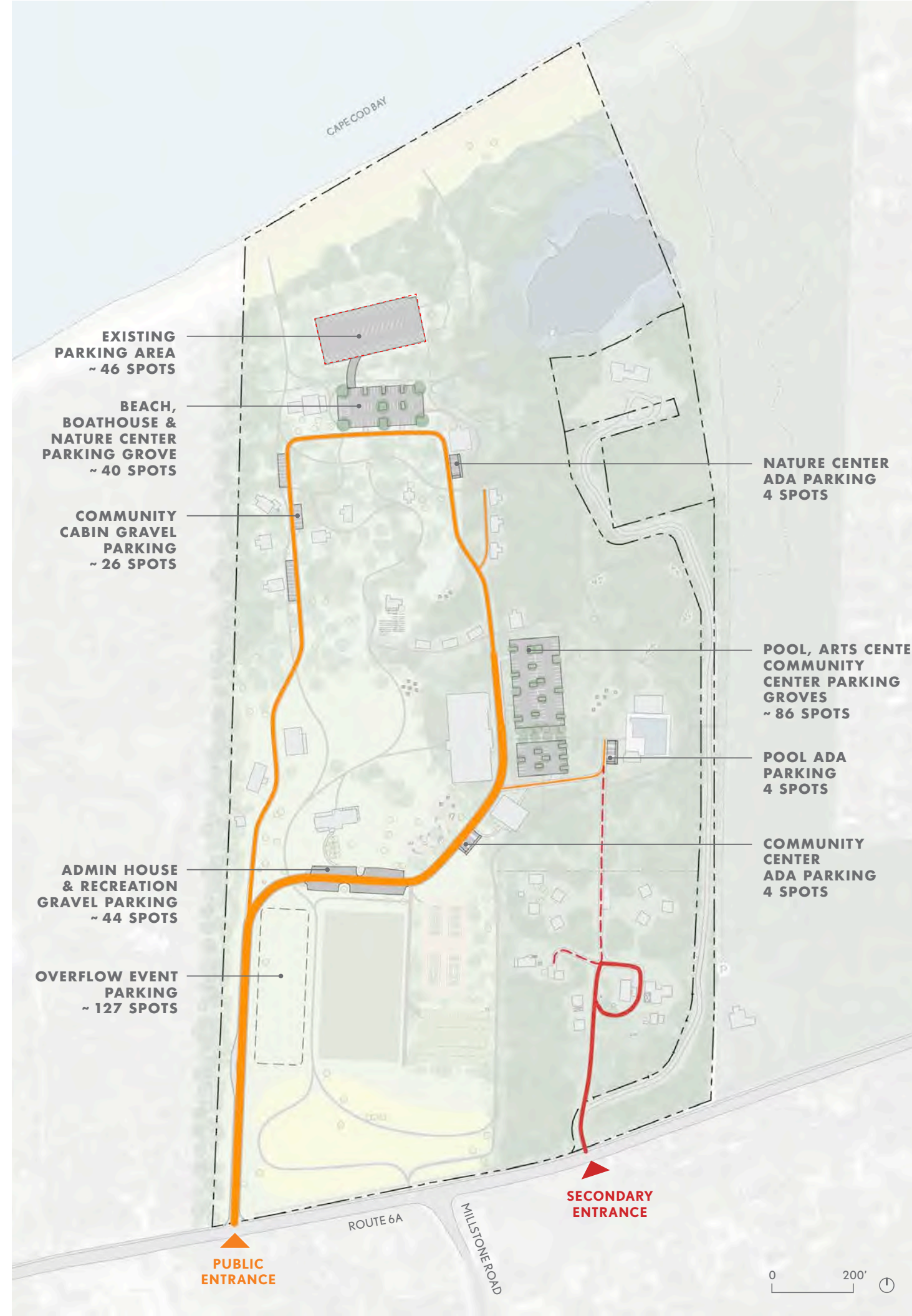
GRAVEL PARKING



PARKING WITH PLANTING



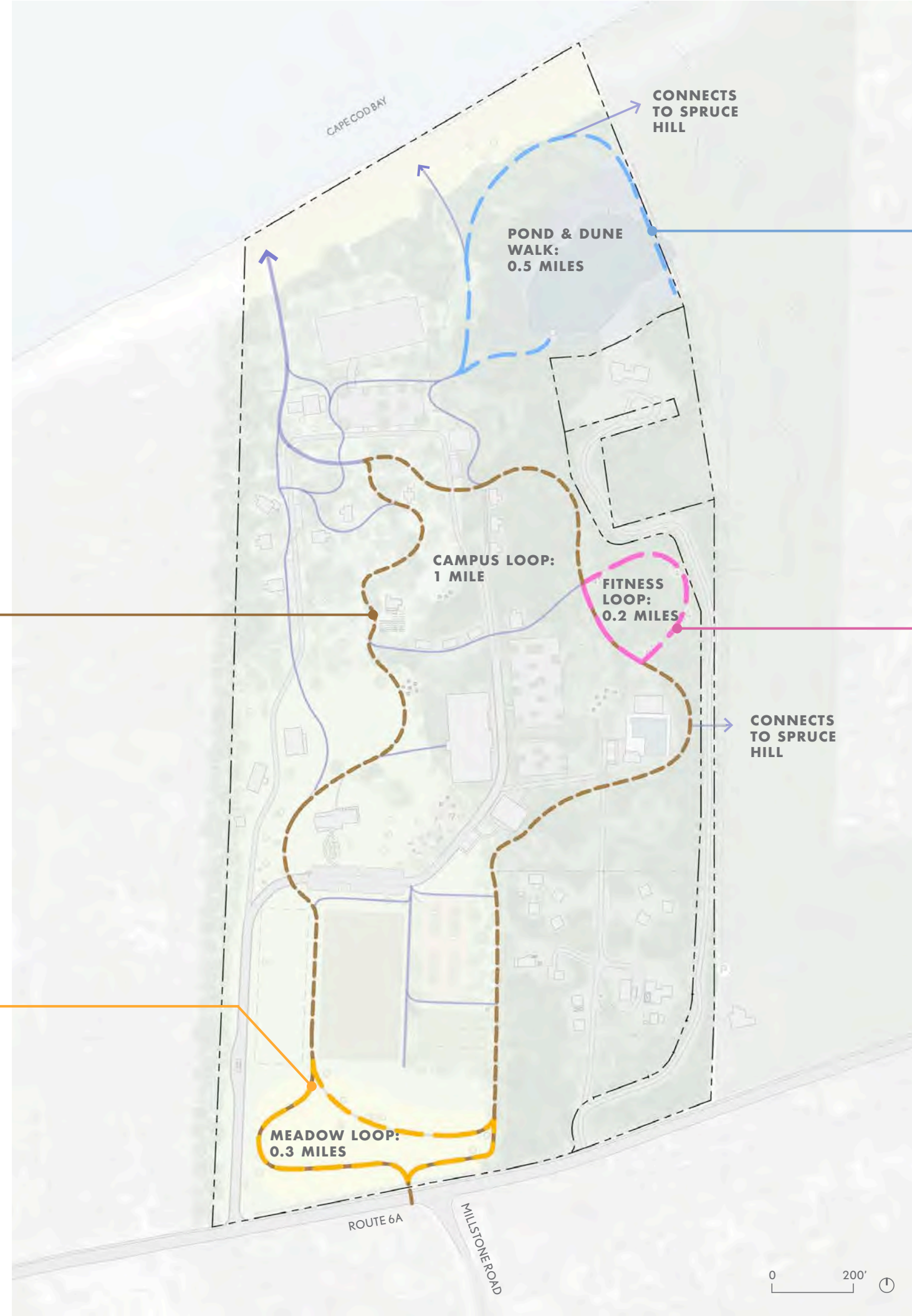
PLANTING GROVE



- PRIMARY TWO WAY VEHICULAR
- PRIMARY ONE WAY VEHICULAR
- SECONDARY VEHICULAR
- PRIMARY MAINTENANCE VEHICULAR
- - SECONDARY MAINTENANCE VEHICULAR
- PARKING

PROPOSED PLAN

Walking Trails



CAMPUS LOOP



MEADOW LOOP



POND & DUNE WALK



FITNESS LOOP

- POND & DUNE WALK
- CAMPUS LOOP
- FITNESS LOOP
- MEADOW LOOP
- OTHER TRAIL

PROPOSED PLAN

Bike Circulation



- BIKE PATH SHARED WITH VEHICLES
- SEPARATED BIKE PATH
- BIKE PARKING

COMMUNITY CENTER

Town Context

- The Town Meeting Warrant article to purchase the properties included a “Community Center” as a potential use
- The 2018 Town Vision Plan identified providing a “community center for all ages for social and recreational activities and include meeting rooms” as a priority goal
- The 2023 Local Comprehensive Plan also identified a new multi-generational community center as consistent with community values
- The Council on Aging facility lacks adequate space for its programming needs, and the condition of the existing historic building creates ADA and maintenance challenges
- The Recreation Department also does not have a facility of its own and uses limited office and meeting space in the Eddy School

COMMUNITY CENTER

Town Context

Currently no plans to reuse Eddy School as a community center:

- Town Meeting authorized funding for a Brewster Elementary School Consolidation Feasibility Study in November 2019
- Consolidation Feasibility Study was completed in January 2022
- Brewster School Committee has care, custody, and control of the elementary schools
- After careful consideration, Brewster School Committee voted in October 2022 to table consolidation until the student enrollment has decreased to about 55 children per grade (currently about 65/grade)
- Brewster, Orleans, Eastham, and Wellfleet are actively considering submission of grant application to explore feasibility of regionalizing elementary schools

COMMUNITY CENTER

Community Feedback - Desired Public Facilities

COUNCIL ON AGING

Library/reading room
Medical exam/treatment rooms
Game rooms

Large multi-purpose rooms
Storage areas
Conference/meeting rooms
Offices
Workspaces
Fitness center
Walking track
Kitchen/cafeteria
Indoor Pool

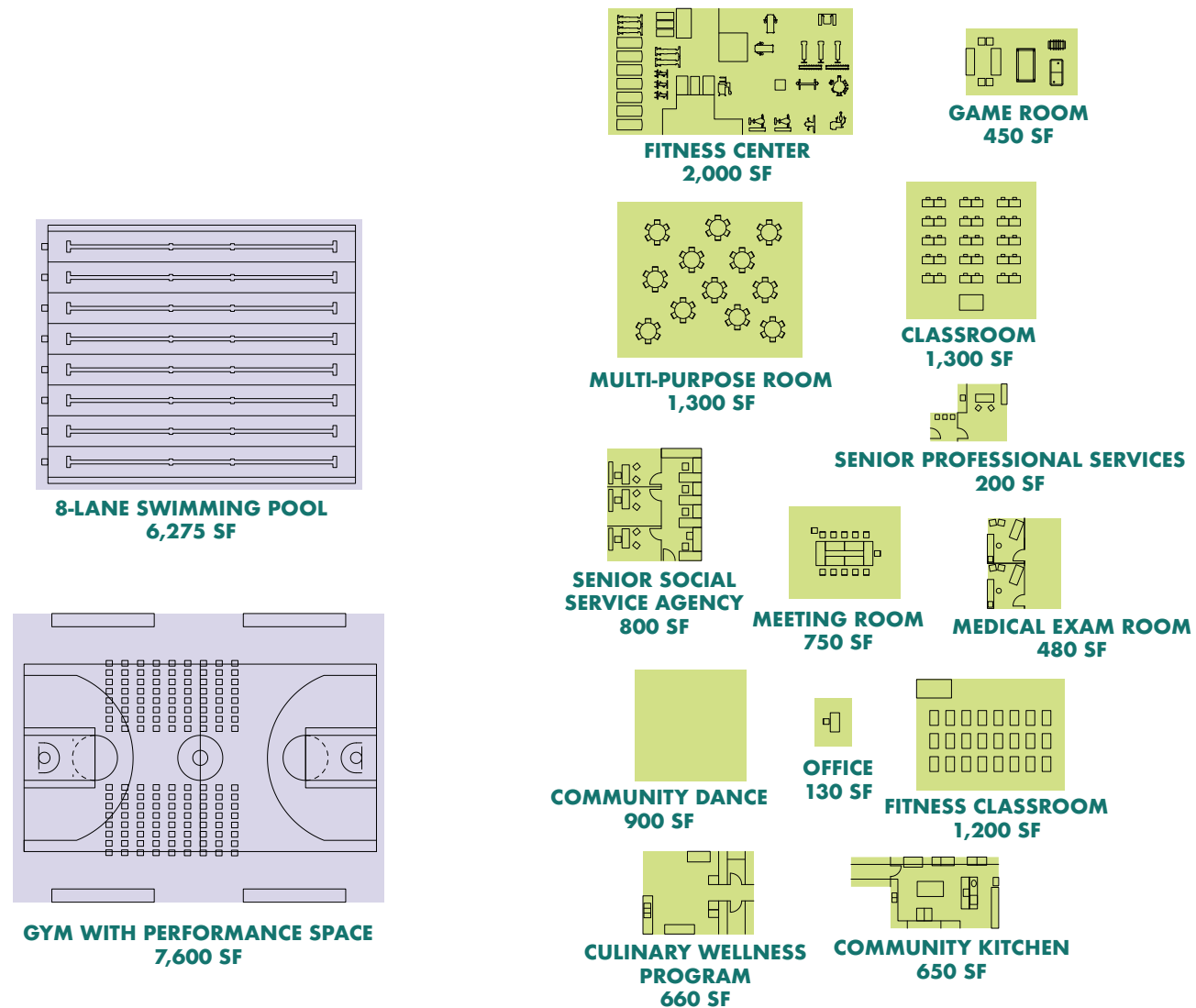
REC DEPARTMENT

Gymnasium
Fitness classrooms
Sport courts

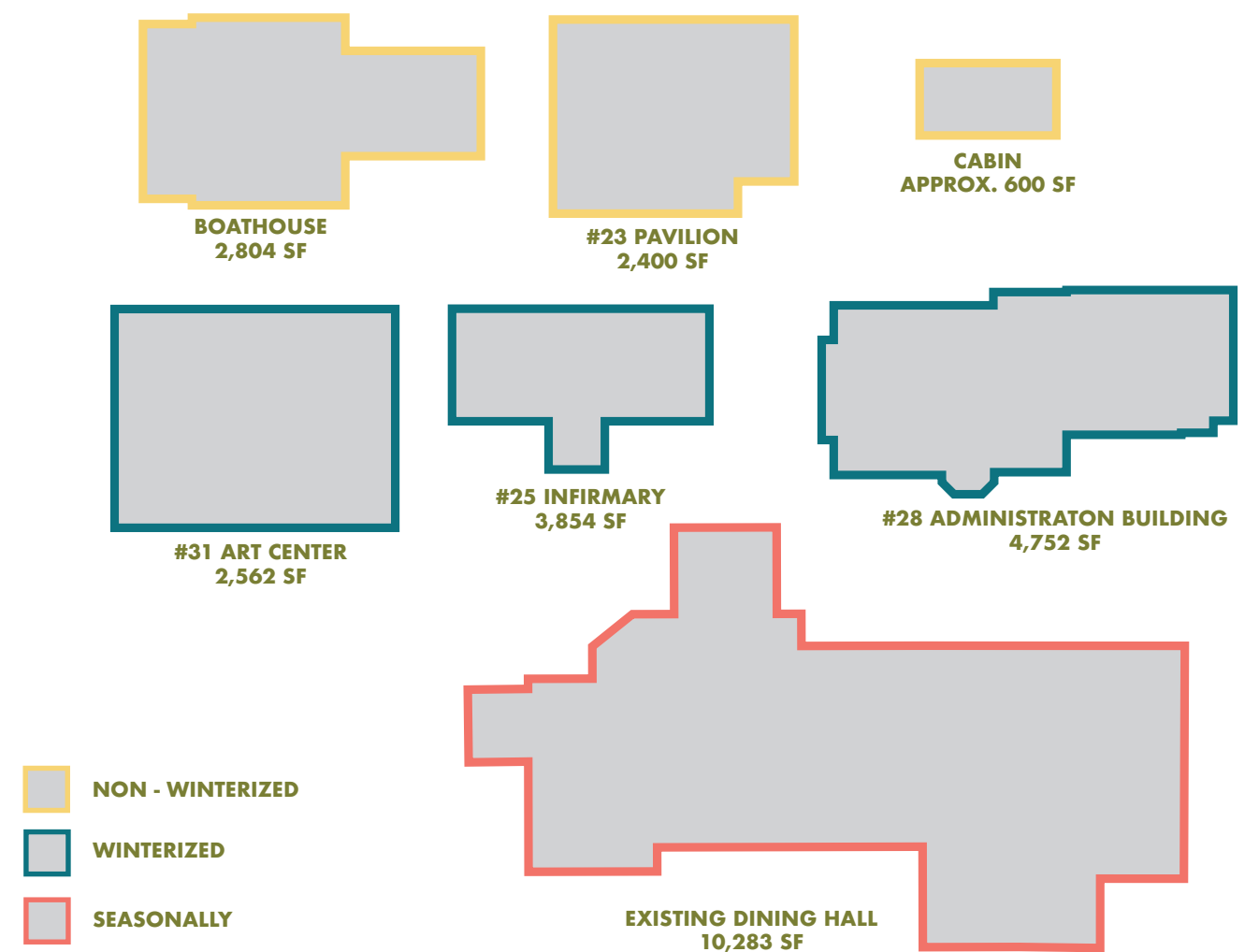
COMMUNITY CENTER

Community Feedback - Desired Public Facilities

SPACES REQUIRED FOR DESIRED FACILITIES



BUILDINGS VIABLE FOR SOME LEVEL OF RE-USE



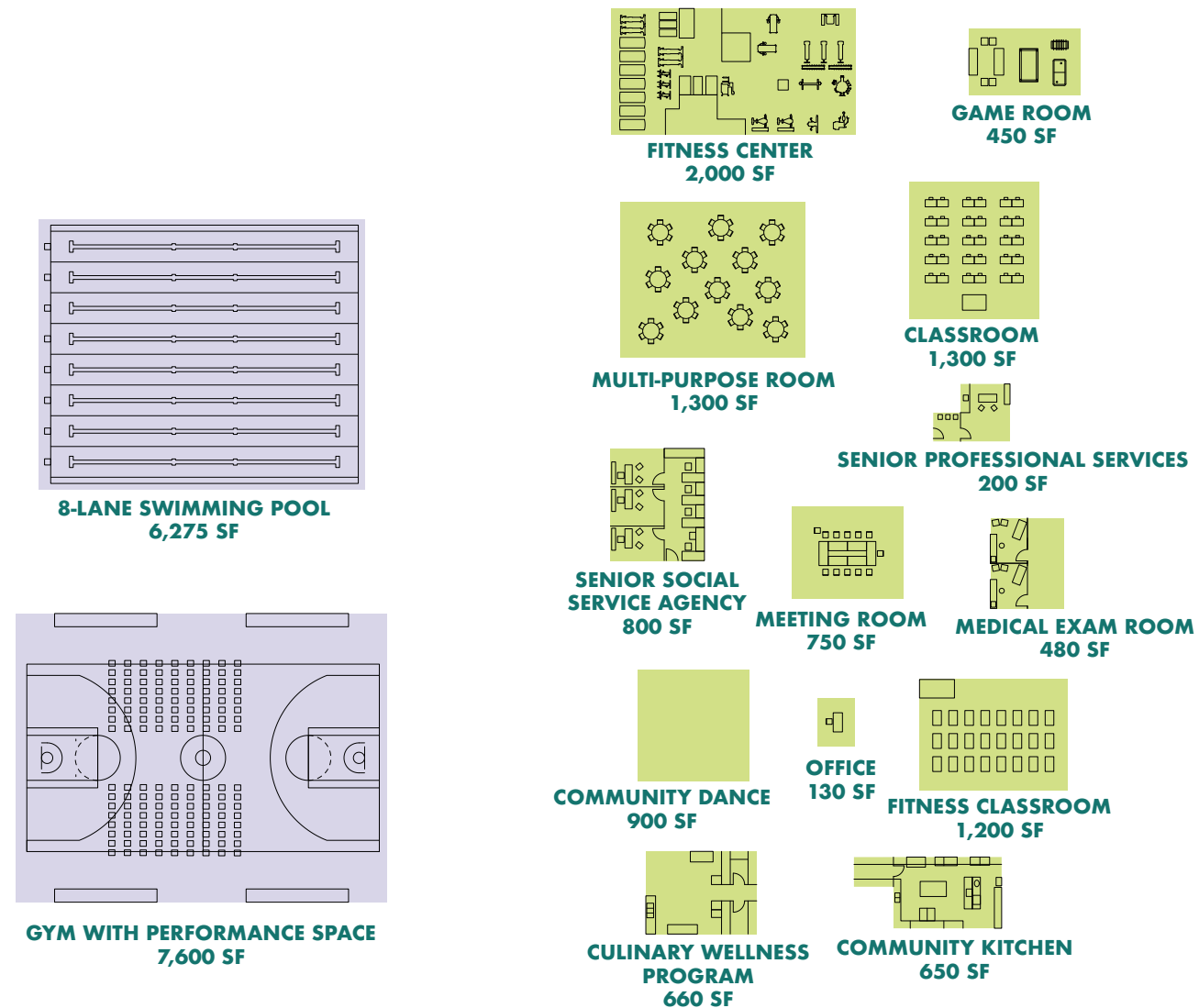
- Forum and survey feedback shows that, in general, the community is more interested in reusing the existing buildings on the Bay Property for a “Community Campus” rather than building a new, purpose-built Community Center.

- Some of the most popular community center-type program interests expressed by residents at the forum and in the survey cannot be accommodated within the existing building footprints and would require extensive and costly building renovation.

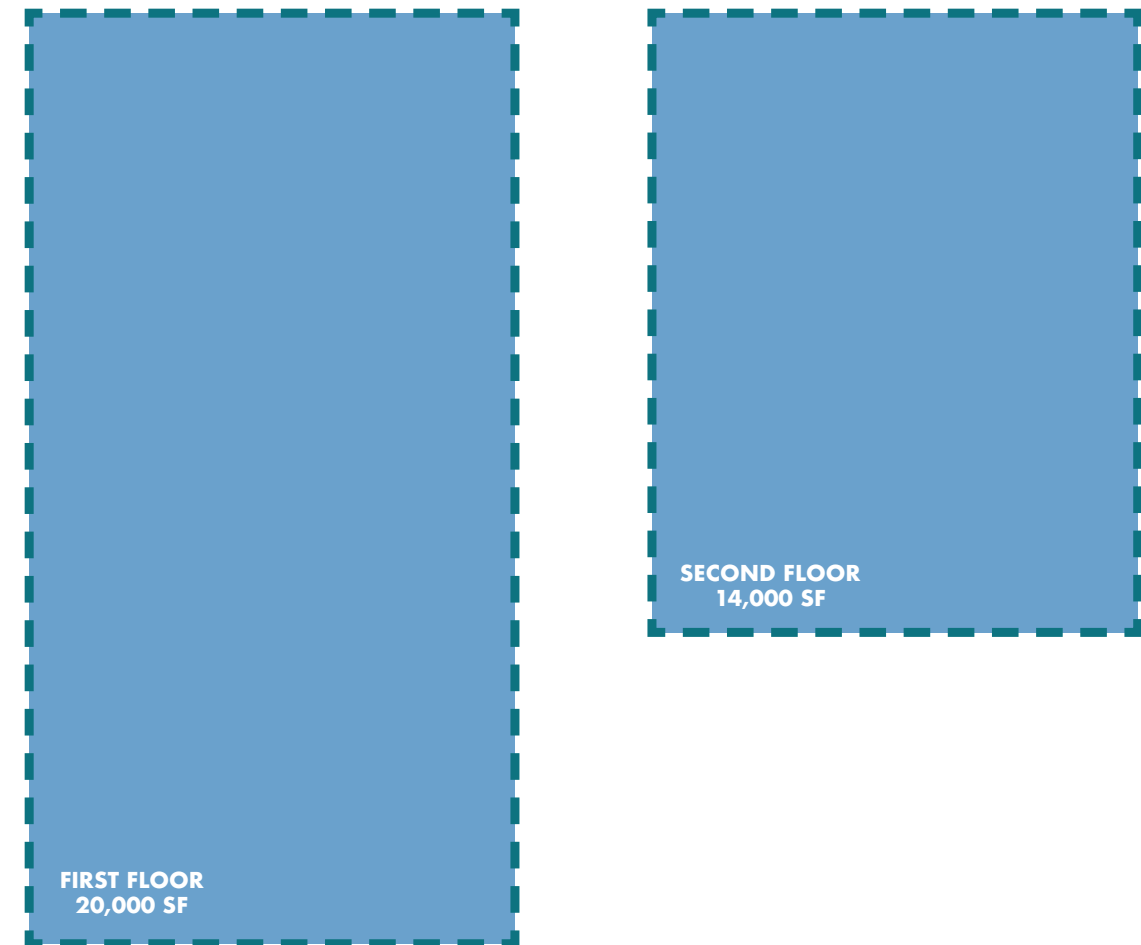
COMMUNITY CENTER

Community Feedback - Desired Public Facilities

SPACES REQUIRED FOR DESIRED FACILITIES



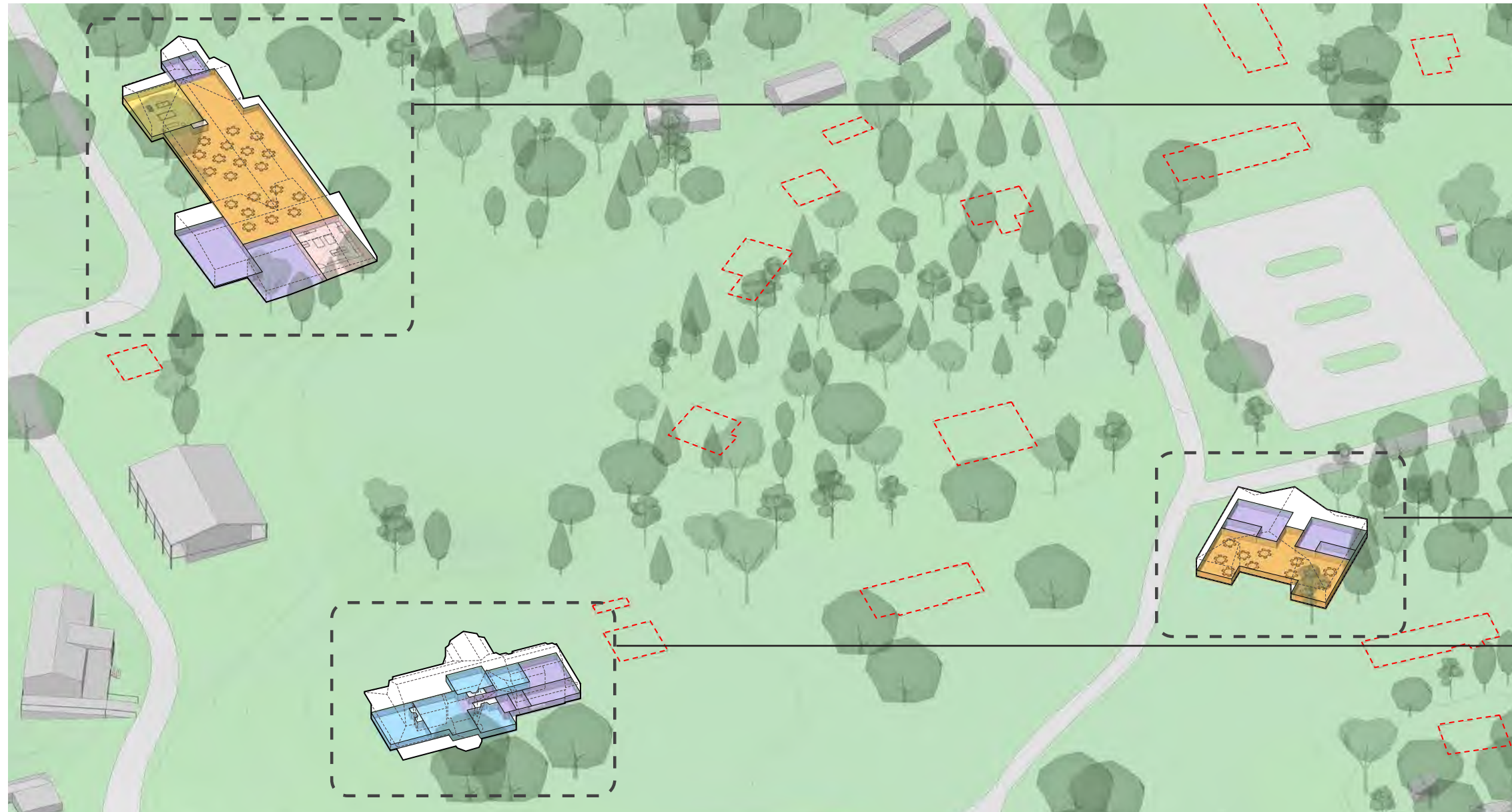
APPROXIMATE 34,000 SF TOTAL FOOTPRINT OF POTENTIAL NEW COMMUNITY CENTER



- A new community center would have the potential to accommodate the facilities the community is interested in.
- For comparison, the Harwich Community Center is 32,000 SF with a 17,000 SF basement.

COMMUNITY CENTER - REUSE AND RENOVATE

Reuse Community Campus Illustrative Scenario



REUSE DINING HALL

REUSE ART CENTER

REUSE ADMINISTRATION BUILDING

REUSE DINING HALL

- 1,000 SF Game Room
- 5,600 SF Flex. Meeting Space
- 1,000 SF Kitchen
- 2,600 SF Support Spaces

10,200 SF Total

REUSE ADMINISTRATION BUILDING

- 3,750 SF Offices
- 1,000 SF Support Spaces

4,750 SF Total

REUSE ARTS CENTER

- 2,060 SF Flex. Meeting Space
- 5,00 SF Support Spaces

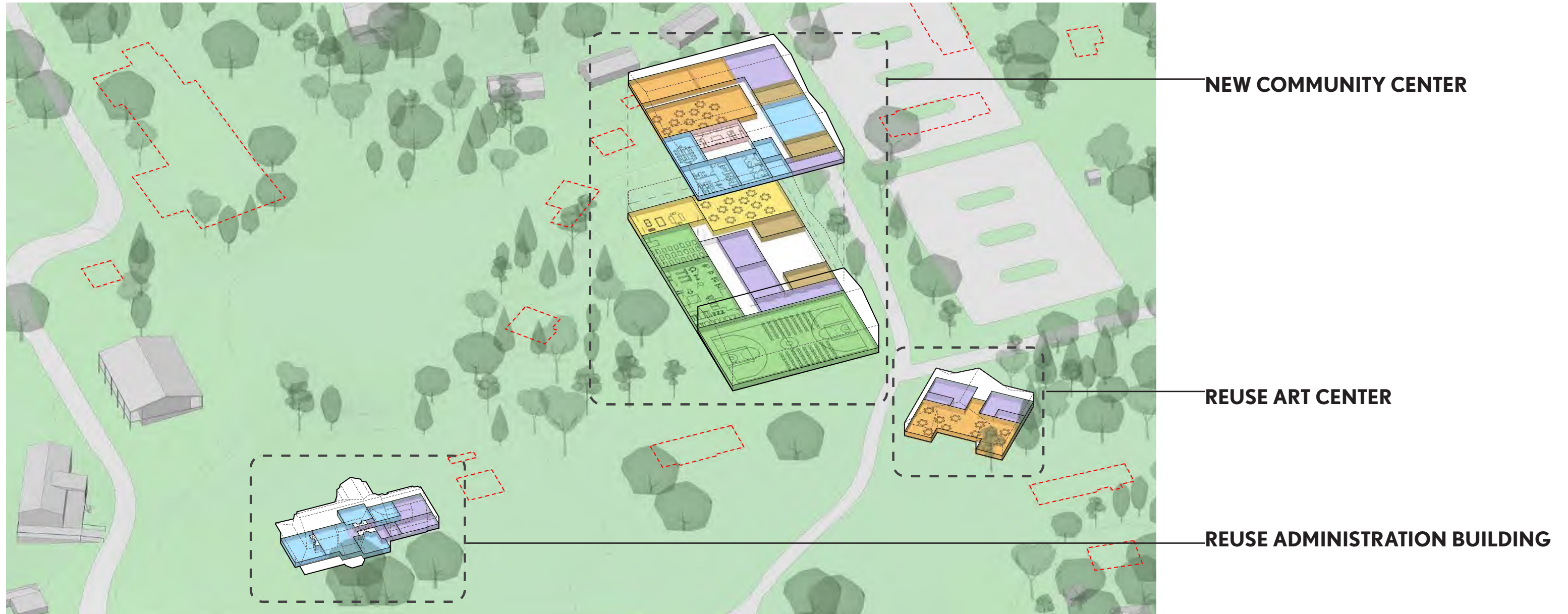
2,560 SF Total

PROGRAMS NOT ACCOMMODATED:

- Fitness Center**
- Walking Track**
- Indoor Pool**
- Gymnasium**
- Sports Court**

COMMUNITY CENTER - NEW BUILD

New Community Center Illustrative Scenario



NEW COMMUNITY CENTER

REUSE ART CENTER

REUSE ADMINISTRATION BUILDING

NEW COMMUNITY CENTER

 6,650 SF Gymnasium	 3,450 SF Teen Area with Game Room
 2,230 SF Fitness Center	 3,900 SF Flex. Meeting Space
 1,240 SF Fitness Classroom	 660 SF Kitchen
 4,100 SF Support Spaces	 4,100 SF COA Programs
 7,000 SF Circulation + Lobby	
<hr/> 33,400 Total	

REUSE ADMINISTRATION BUILDING

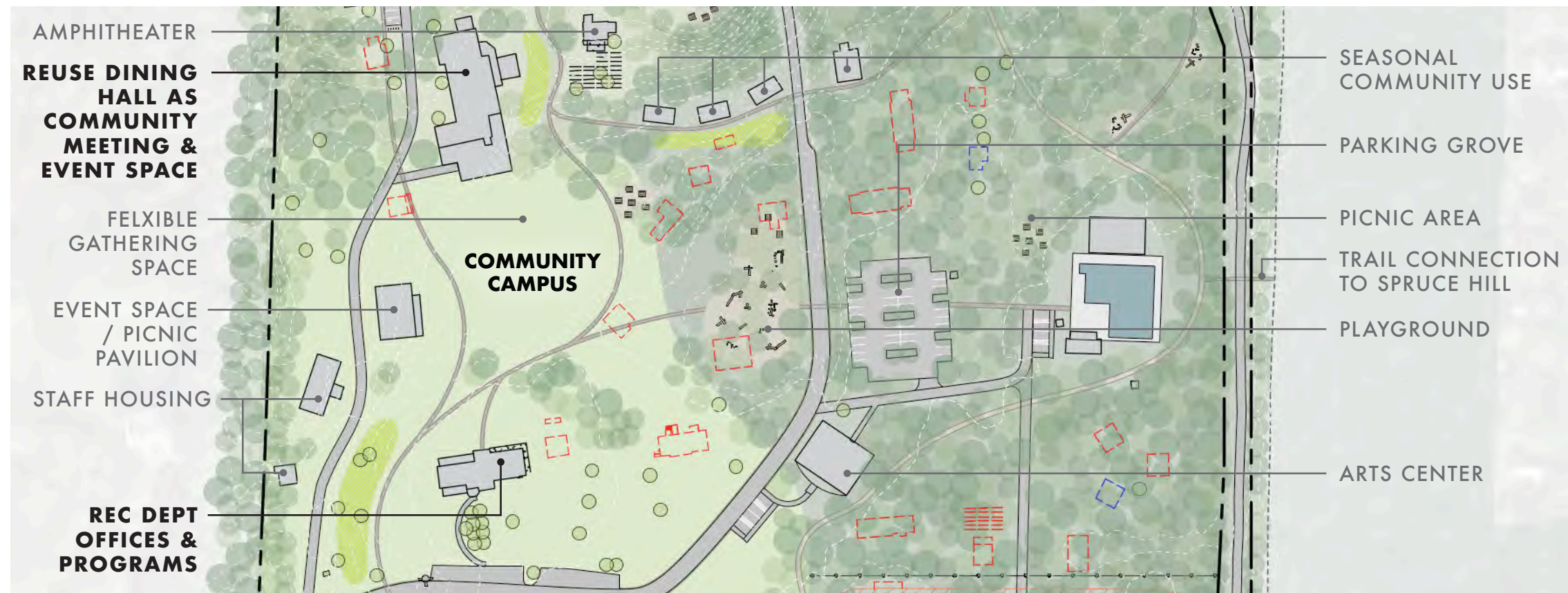
 3,750 SF Offices
 1,000 SF Support Spaces
<hr/> 4,750 SF Total

REUSE ARTS CENTER

 2,060 SF Flex. Meeting Space
 500 SF Support Spaces
<hr/> 2,560 SF Total

COMMUNITY CENTER - REUSE AND RENOVATE

No designated COA building



*Would require land be acquired for a new COA facility to be built elsewhere in town

COUNCIL ON AGING

- Library/reading room
- Medical exam/treatment rooms
- Game rooms
- * Council on Aging cannot relocate here, only have some satellite programs

SHARED

- Large multi-purpose room
- Storage areas
- Conference/meeting rooms
- Offices
- Workspaces
- Fitness center
- Walking track
- Kitchen/cafeteria
- Indoor Pool

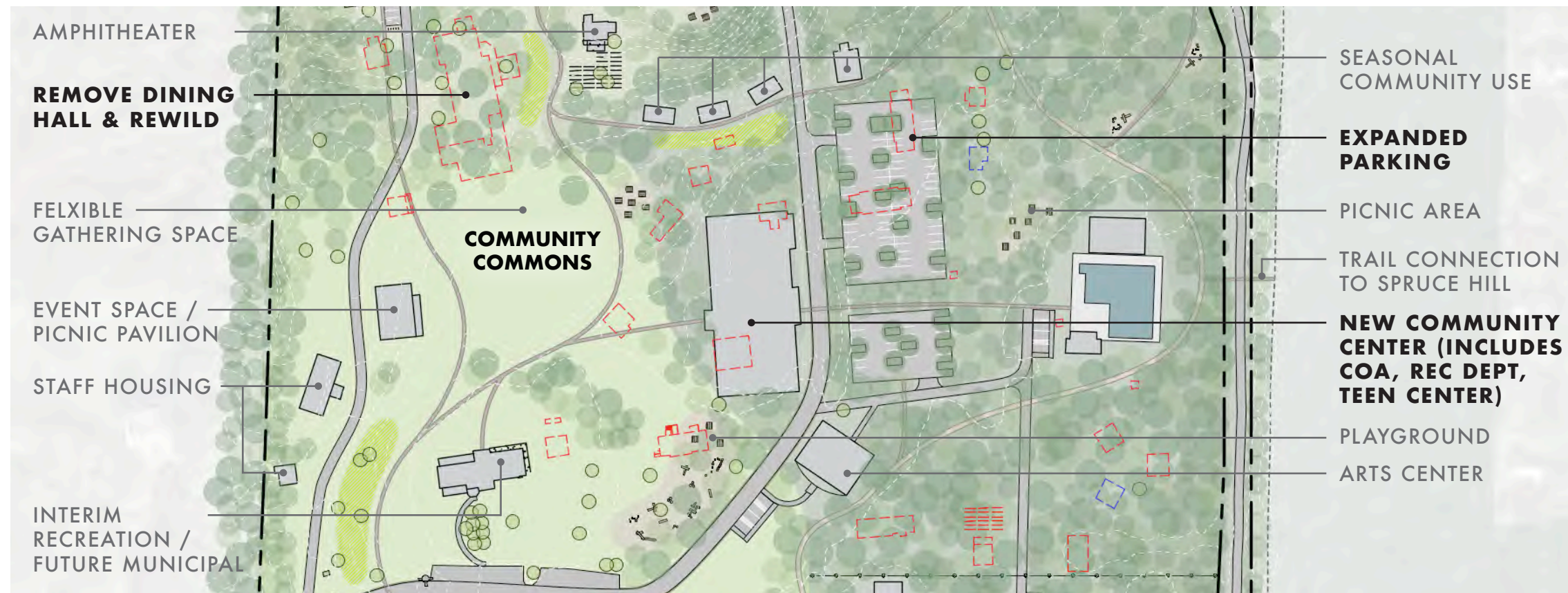
REC DEPARTMENT

- Gymnasium
- Fitness classrooms
- Sport courts

■	Unlikely
■	Maybe
■	Yes (with renovation)

COMMUNITY CENTER - NEW BUILD

Potential to include all desired facilities



COUNCIL ON AGING

- Library/reading room
- Medical exam/treatment rooms
- Game rooms

SHARED

- Large multi-purpose rooms
- Storage areas
- Conference/meeting rooms
- Offices
- Workspaces
- Fitness center
- Walking track
- Kitchen/cafeteria
- Indoor Pool

REC DEPARTMENT

- Gymnasium
- Fitness classrooms
- Sport courts

PRELIMINARY DRAFT PRICING

Bay Property Overall

(with new Community Center)

Total:

Approx \$41,243,000 before design and contractor fees

and contractor fees

Approx \$66,330,000 after design

and contractor fees including:

- 10% general conditions
- 10% overhead and profit
- 1% permitting
- 2% bond/insurance
- 10% design contingency
- 20% design services
- 6% escalation allowance

Pricing Breakdown

Buildings (Total: \$32,611,400)

- Building removal (40 bldgs): \$1,094,700
- Renovate for seasonal workforce housing (10 bldgs): \$1,045,500
- Renovate for communal use or staff housing (21 bldgs): \$2,311,600
- Renovate Administration Building: \$1,262,800
- New Community Center: \$24,742,000
- New Nature Center: \$1,554,800
- New Restroom Facility: \$600,000

Sitework and Recreational Amenities (Total: \$3,862,700)

- Planting (woodland, dune, meadow): \$1,135,600
- Trails: \$759,000
- Picnic Areas: \$214,200
- Tennis Courts: \$461,000
- Community Garden: \$249,800
- Fitness Stations: \$60,000
- Playground: \$726,000
- Athletic Field: \$257,100

Site Prep and Infrastructure (Total: \$4,768,900)

- Site prep and paving removal: \$873,500
- Road Improvements: \$1,068,600
- Parking Areas and Stormwater Management: \$1,127,900
- Utilities: \$498,900
- Septic: \$1,200,000

PRELIMINARY DRAFT PRICING

Community Campus instead of Community Center (*Assumes renovated dining hall, no community center and no COA facility*)

Total:

Approx \$19,872,000 reduction in cost before design and contractor fees

*** Does not include cost of land acquisition and/or construction of a new COA facility at a different location**

Pricing Breakdown

Add (Total: \$5,655,700)

- Renovate dining hall: \$5,655,700

Remove (Total: \$25,527,900)

- Community Center: \$24,742,000
- Expanded Parking: \$498,000
- Remove Dining Hall: \$287,900

PARTNERSHIPS - BAY PROPERTY

Mass Audubon

Mass Audubon

Amount pledged for Bay Property: \$2 million

Partnership includes:

- Nature center with administrative offices
- Conservation restriction on approximately 10 acres surrounding existing pond on the northeast corner of the property
- Reuse of existing cabins for seasonal workforce housing for 6 Mass Audubon employees

Possible programs:

- A variety of programming and field trips
- Interpretative signage and nature trails



FINANCING

- Any potential new housing would be a public/private partnership where the majority of the costs are borne by a developer
- Preliminary financing and phasing information will be shared out at the 4th community forum in February 2024 once the draft plans are finalized
- Financing options will include a combination of the following:
 - Public/Private Partnerships
 - Federal, state, and/or other grants
 - Capital Stabilization Funds
 - Free Cash
 - Property revenue generation
 - Gifts and donations
 - Short-term non-excluded debt
 - Long-term debt exclusions
- Details about financing and phasing will be incorporated into Town's Capital Improvement Plan after plans for the properties are approved by Brewster voters
- Specific funding requests may be brought back to future Town Meetings for approval through the Town's annual capital planning processes

HOUSING

HOUSING

Town Context

- The Town Warrant article to purchase the properties approved at Town Meeting included “community housing” as a Potential Town Use for both properties and specifically mentioned “Appropriately scaled community housing near Route 137” as a potential use for the Pond Property in the Voter Information
- Providing affordable and attainable housing is supported by the Town Vision Plan, the Local Comprehensive Plan, and the Select Board Strategic Plan, and it appears to have widespread conceptual support among the community
- If one or both of these properties is not used for affordable year round, deed restricted housing to meet the State’s 10% Mandate and the Town’s HPP goals, other properties will need to be purchased by the Town for building affordable housing in the near future
- The Select Board has determined housing should be included on at least one of these properties

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

- **Goal 1:** Increase and diversify year-round housing options in Brewster for a range of income levels and housing types
- **Goal 2:** Prevent displacement of current residents and facilitate housing mobility for households looking to move within or into Brewster.
- **Goal 3:** Align development with the principles of the Town's Local Comprehensive Plan/Vision Plan. This includes balancing housing goals with protection of the natural environment.
- **Goal 4:** Continue to build capacity to produce housing through staffing, funding, regional partnerships, advocacy and education, and relationships with nonprofit and for-profit developers.

HOUSING

Community Feedback

- Responses to the forum and survey show that most people prefer seasonal workforce housing on the Bay Property. It should be noted that seasonal workforce housing while needed, does not count towards the 10% Affordable Housing State mandate.
- Desire for seasonal workforce housing is related to sentiment of re-use

BAY HOUSING ANALYSIS

Bay Property Context



BAY PROPERTY

BAY PROPERTY:
SECLUDED ZONE:

55 ACRES
10 ACRES

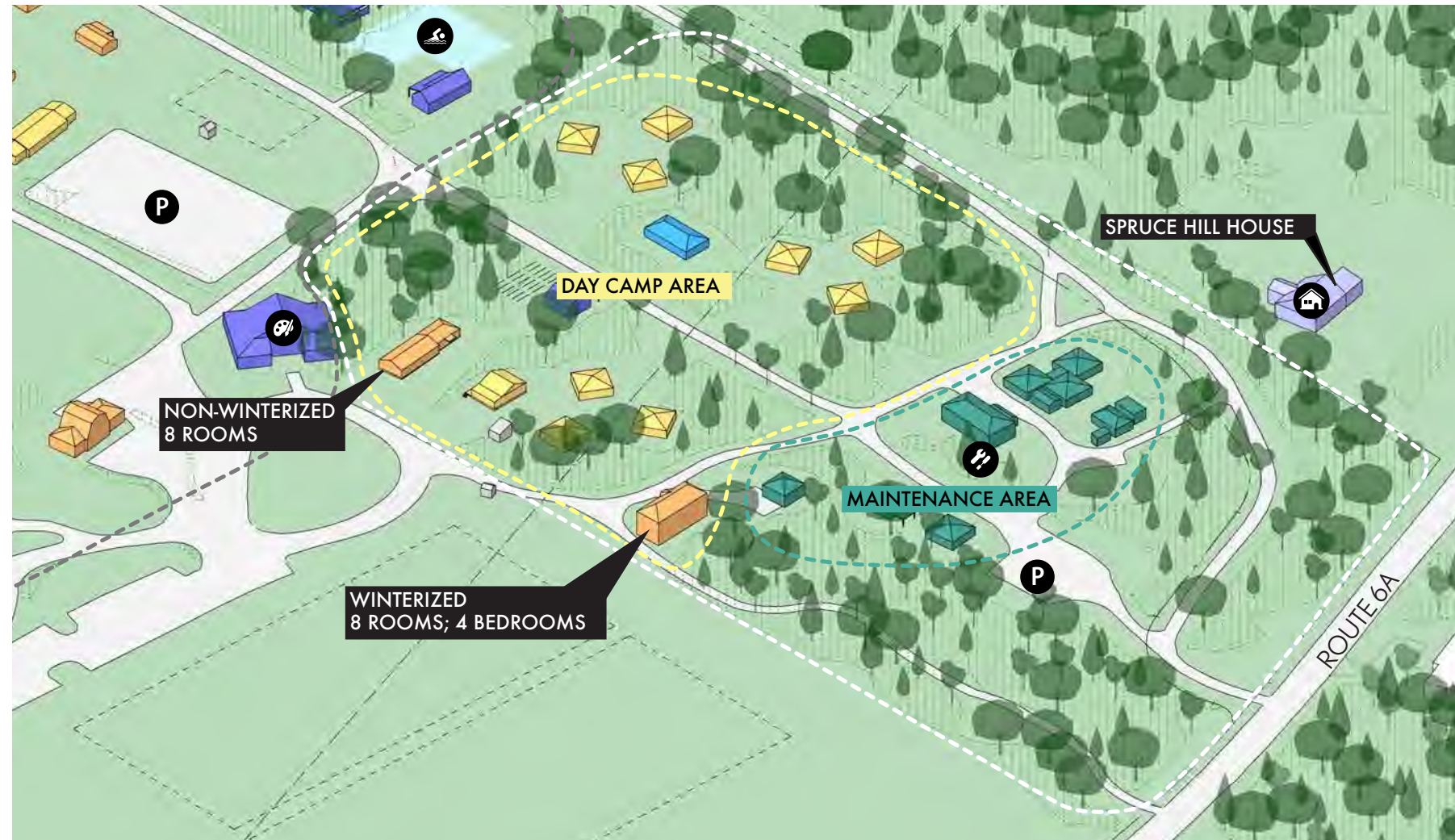
THE SECLUDED ZONE IS 18% OF THE BAY PROPERTY



BAY HOUSING ANALYSIS

Previous Building Uses

The secluded zone of the Bay Property currently contains the maintenance area for the entire property and formerly housed the day camp programs.



- DORMITORY
- STAFF CABIN
- COMMUNAL CAMP USES
- SHOWER HOUSE
- MAINTENANCE
- SPRUCE HILL HOUSE



BAY HOUSING ANALYSIS

Proposed Site Relationships

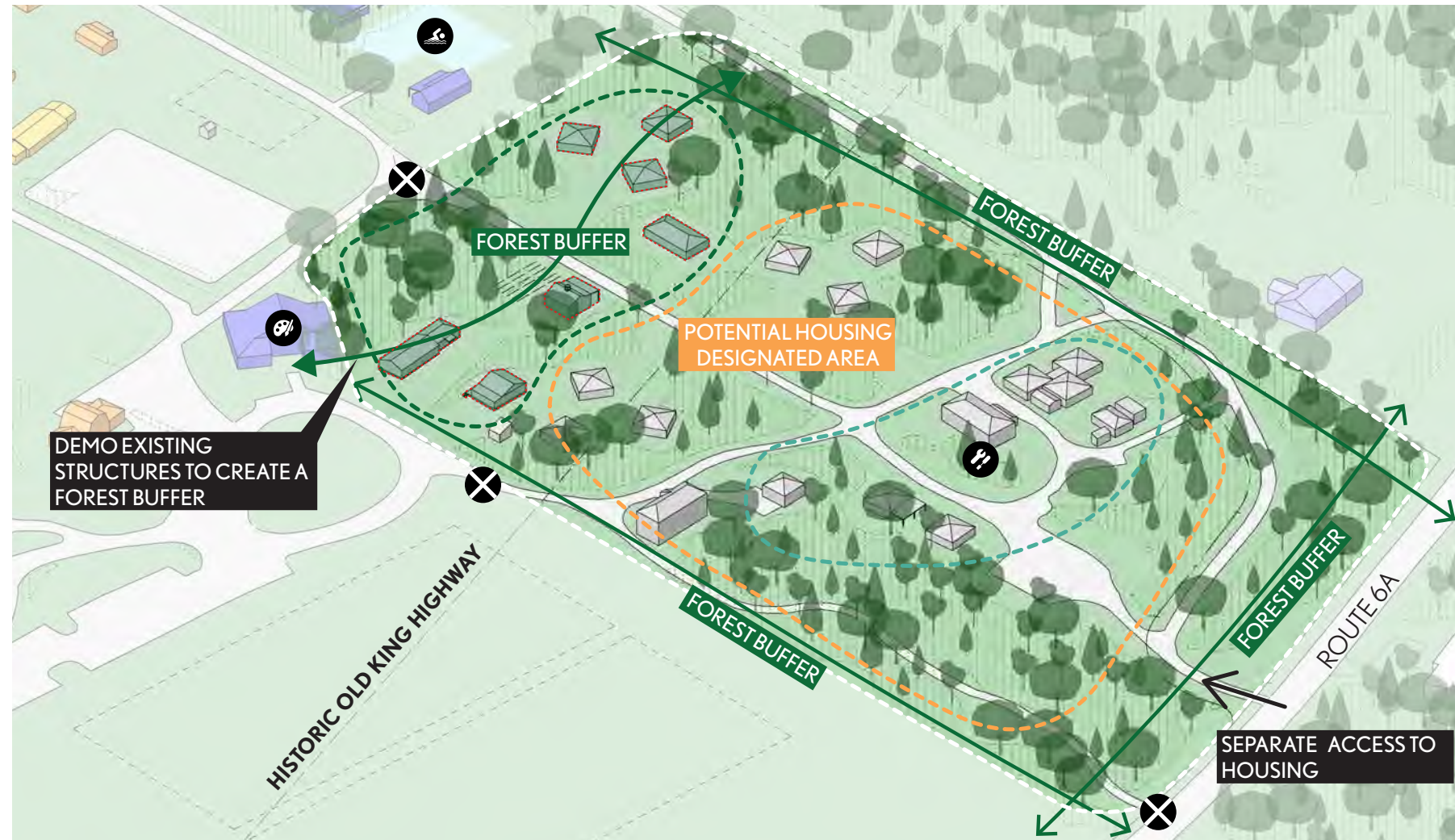
The forest buffer could separate more public uses of the Bay Property and the more secluded potential housing.

Scenarios are based on up to 46 units (90 beds).

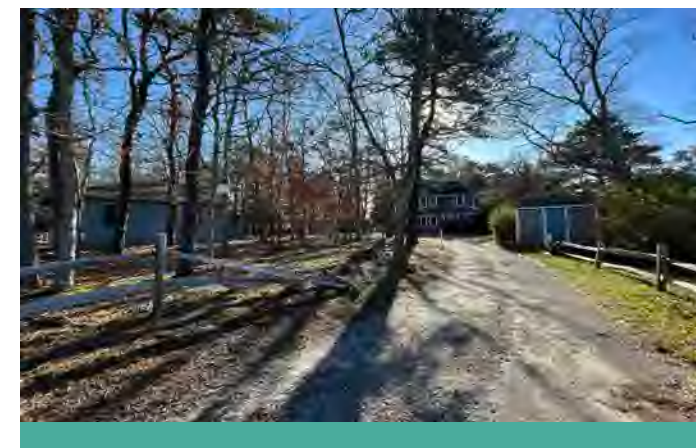
Contemplated year round and seasonal workforce housing in both repurposed structures and new construction.

Group or individual parking is considered depending on dwelling type and configuration.

Wastewater treatment is still under consideration.



- ⊗ REMOVE VEHICULAR ACCESS
- ⋯ DEMOLISH BUILDINGS



BAY ILLUSTRATIVE HOUSING SCENARIOS

Matrix

← MORE PRESERVATION

NEW BUILD →



REPURPOSE



REPURPOSE & NEW BUILD (DEMO)



NEW BUILD (DEMO) DETACHED SINGLE UNITS



NEW BUILD (DEMO) TOWN HOUSES

UNIT COUNT

8 UNITS

2 year-round affordable
6 seasonal workforce

32 UNITS

26 year-round affordable
6 seasonal workforce

40 UNITS

40 year-round affordable
0 seasonal workforce

46 UNITS

44 year-round affordable
0 seasonal workforce

BEDS

28 TOTAL BEDS

2 year-round affordable
26 seasonal workforce

76 TOTAL BEDS

52 year-round affordable
24 seasonal workforce

48 TOTAL BEDS

48 year-round affordable
0 seasonal workforce

90 TOTAL BEDS

80 year-round affordable
0 seasonal workforce

UNIT SIZE

1000 sf year-round affordable
660 sf seasonal workforce

1000 sf year-round affordable
660 sf seasonal workforce

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

2 UNITS

26 UNITS

40 UNITS

46 UNITS

PARKING

13 TOTAL GROUP

48 TOTAL GROUP

60 TOTAL
8 individual, 42 group

68 TOTAL GROUP

← SEASONAL WORKFORCE →

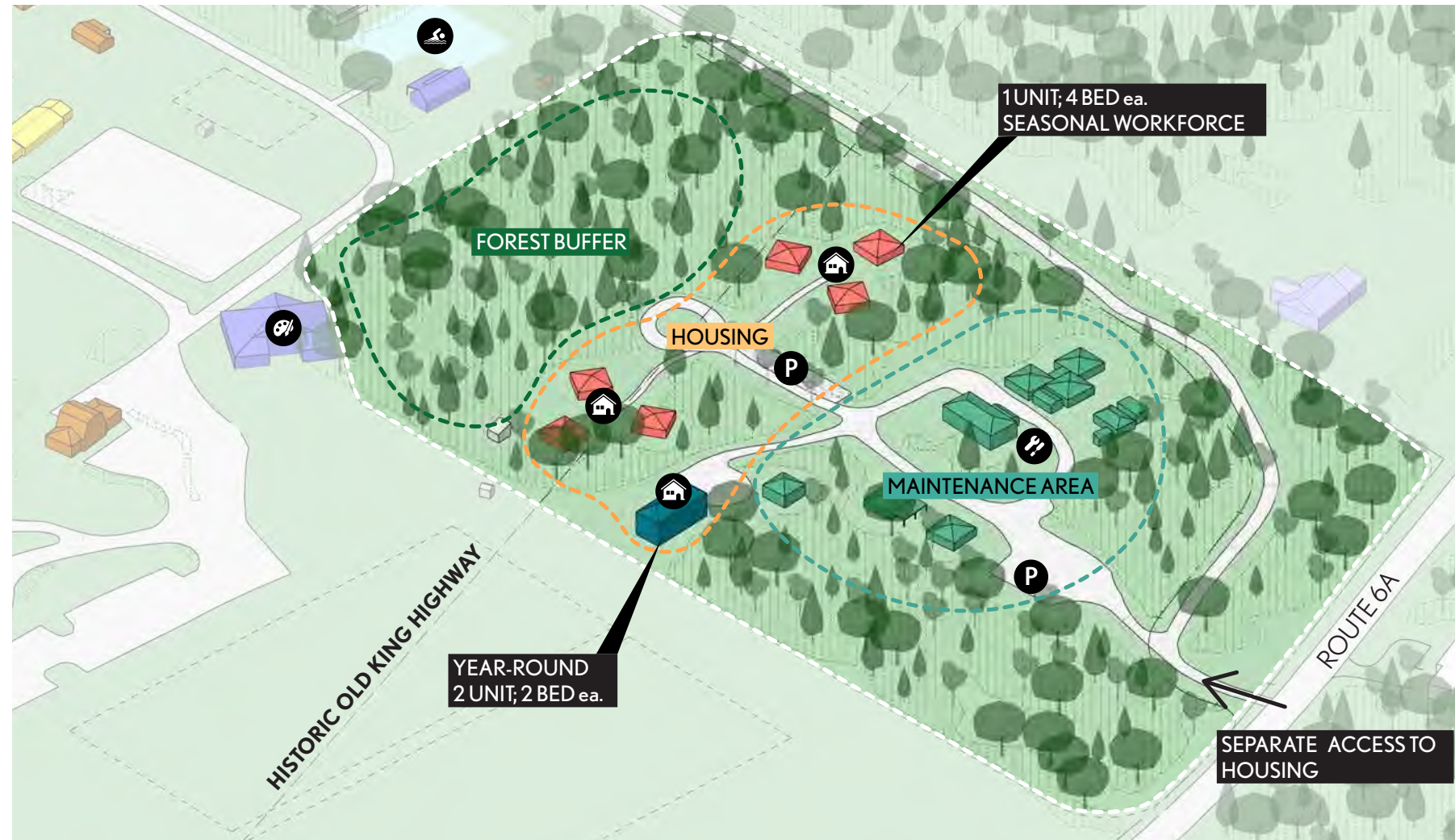
← YEAR-ROUND AFFORDABLE →

BAY ILLUSTRATIVE HOUSING SCENARIOS

Repurpose



Existing structures are repurposed as dwelling units with group parking areas. An area of the site remains as maintenance.



- REPURPOSE**
- SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
 - COMMUNAL AMENITIES
 - MAINTENANCE

UNIT COUNT	8 UNITS 2 year-round affordable 6 seasonal workforce
BEDS	28 TOTAL BEDS 2 year-round affordable 26 seasonal workforce
UNIT SIZE	1000 sf year-round affordable 660 sf seasonal workforce
SHI	2 UNITS
PARKING	13 TOTAL GROUP

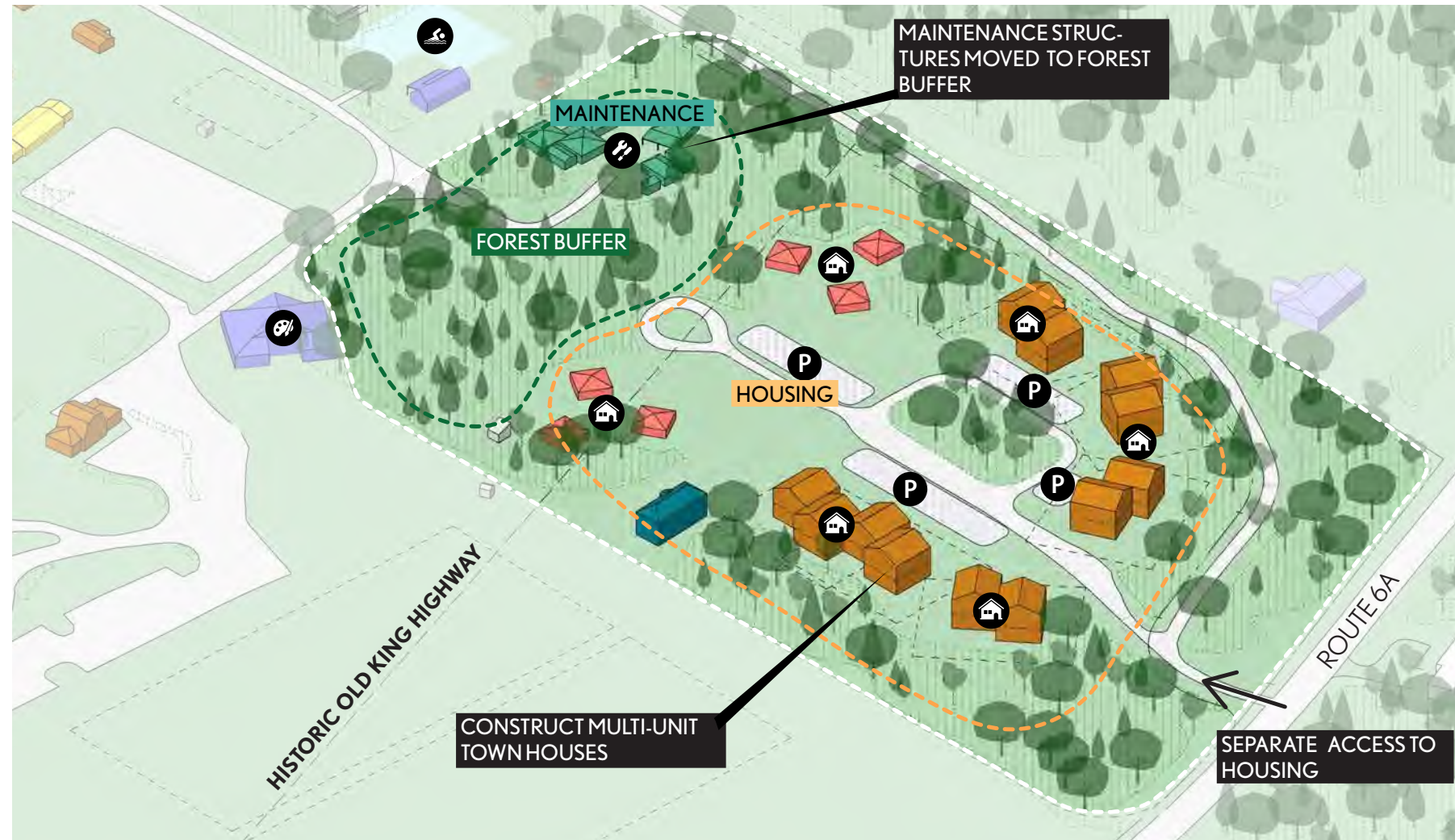


BAY ILLUSTRATIVE HOUSING SCENARIOS

Re-purpose and New Build (demo)



Former maintenance buildings are demoed to create additional dwelling units.



- REPURPOSE**
- SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
- COMMUNAL AMENITIES
 - MAINTENANCE

UNIT COUNT	32 UNITS 26 year-round affordable 6 seasonal workforce
BEDS	76 TOTAL BEDS 52 year-round affordable 24 seasonal workforce
UNIT SIZE	1000 sf year-round affordable 660 sf seasonal workforce
SHI	26 UNITS
PARKING	48 TOTAL GROUP



Brewster Landing, Brewster, MA

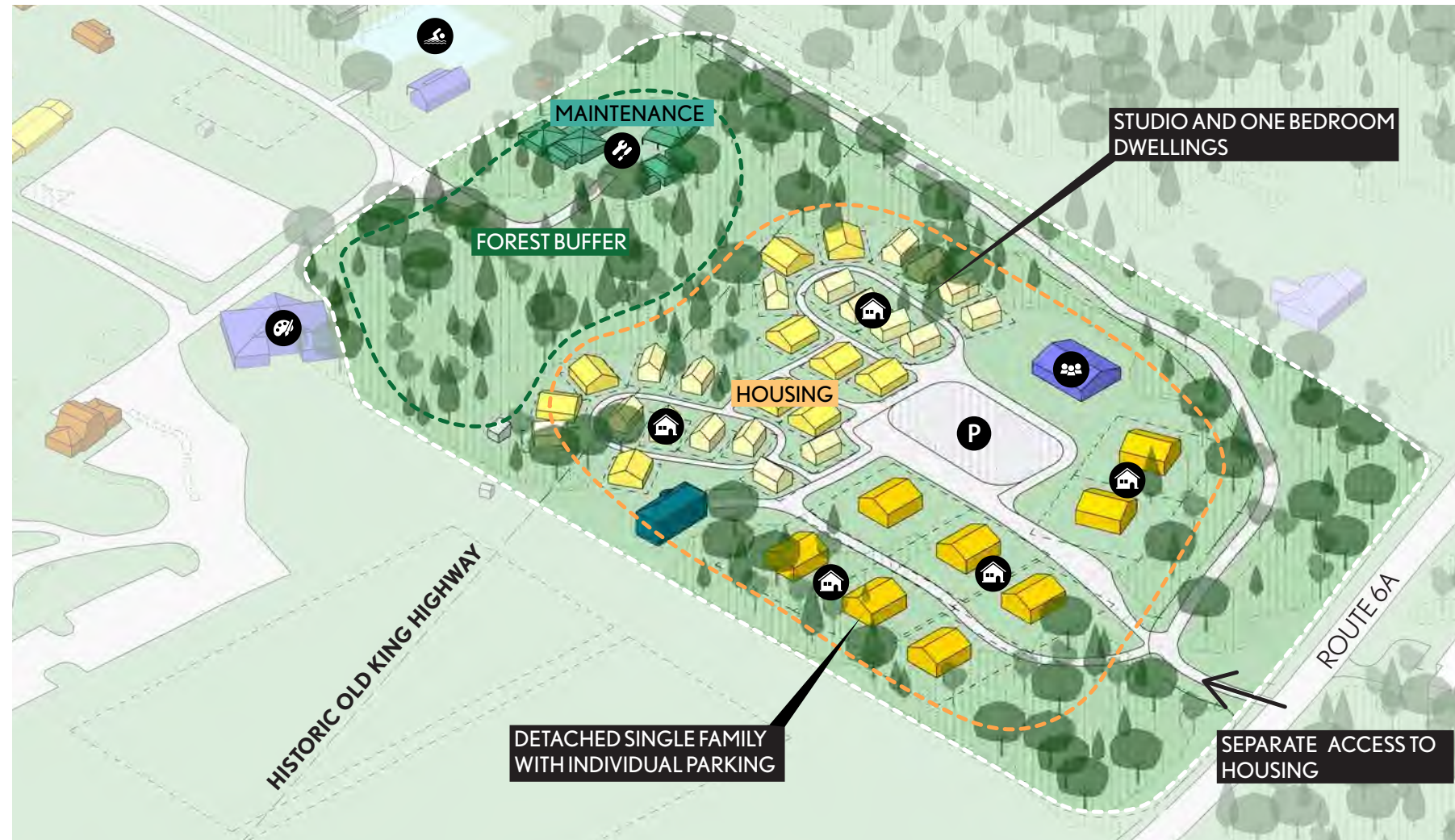


BAY ILLUSTRATIVE HOUSING SCENARIOS

New Build (demo) Detached Single Units



Single family homes and small dwelling units are constructed. No buildings are repurposed for housing.



- REPURPOSE**
- SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
 - COMMUNAL AMENITIES
 - MAINTENANCE

UNIT COUNT	40 UNITS 40 year-round affordable 0 seasonal workforce
BEDS	48 TOTAL BEDS 48 year-round affordable 0 seasonal workforce
UNIT SIZE	450 sf studio, 700 sf one bedroom, 1200 sf detached single family
SHI	40 UNITS
PARKING	60 TOTAL 8 individual, 42 group



Habitat for Humanity Housing, Brewster, MA



BAY ILLUSTRATIVE HOUSING SCENARIOS

New Build (demo) Town Houses



All existing structures are demoed for the construction of town houses.



- REPURPOSE**
- SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
- COMMUNAL AMENITIES
- MAINTENANCE

UNIT COUNT	44 UNITS 44 year-round affordable 0 seasonal workforce
BEDS	88 TOTAL BEDS 80 year-round affordable 0 seasonal workforce
UNIT SIZE	1000 sf town homes
SHI	44 UNITS
PARKING	66 TOTAL GROUP



Brewster Woods, Brewster, MA



BAY ILLUSTRATIVE HOUSING SCENARIOS

Matrix

← MORE PRESERVATION

NEW BUILD →



REPURPOSE



REPURPOSE & NEW BUILD (DEMO)



NEW BUILD (DEMO) DETACHED SINGLE UNITS



NEW BUILD (DEMO) TOWN HOUSES

UNIT COUNT

8 UNITS

2 year-round affordable
6 seasonal workforce

32 UNITS

26 year-round affordable
6 seasonal workforce

40 UNITS

40 year-round affordable
0 seasonal workforce

46 UNITS

44 year-round affordable
0 seasonal workforce

BEDS

28 TOTAL BEDS

2 year-round affordable
26 seasonal workforce

76 TOTAL BEDS

52 year-round affordable
24 seasonal workforce

48 TOTAL BEDS

48 year-round affordable
0 seasonal workforce

90 TOTAL BEDS

80 year-round affordable
0 seasonal workforce

UNIT SIZE

1000 sf year-round affordable
660 sf seasonal workforce

1000 sf year-round affordable
660 sf seasonal workforce

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

2 UNITS

26 UNITS

40 UNITS

46 UNITS

PARKING

13 TOTAL GROUP

48 TOTAL GROUP

60 TOTAL
8 individual, 42 group

68 TOTAL GROUP

← SEASONAL WORKFORCE →

← YEAR-ROUND AFFORDABLE →

POND PROPERTY

WHAT WE HEARD

Key Takeaways

CONSENSUS:

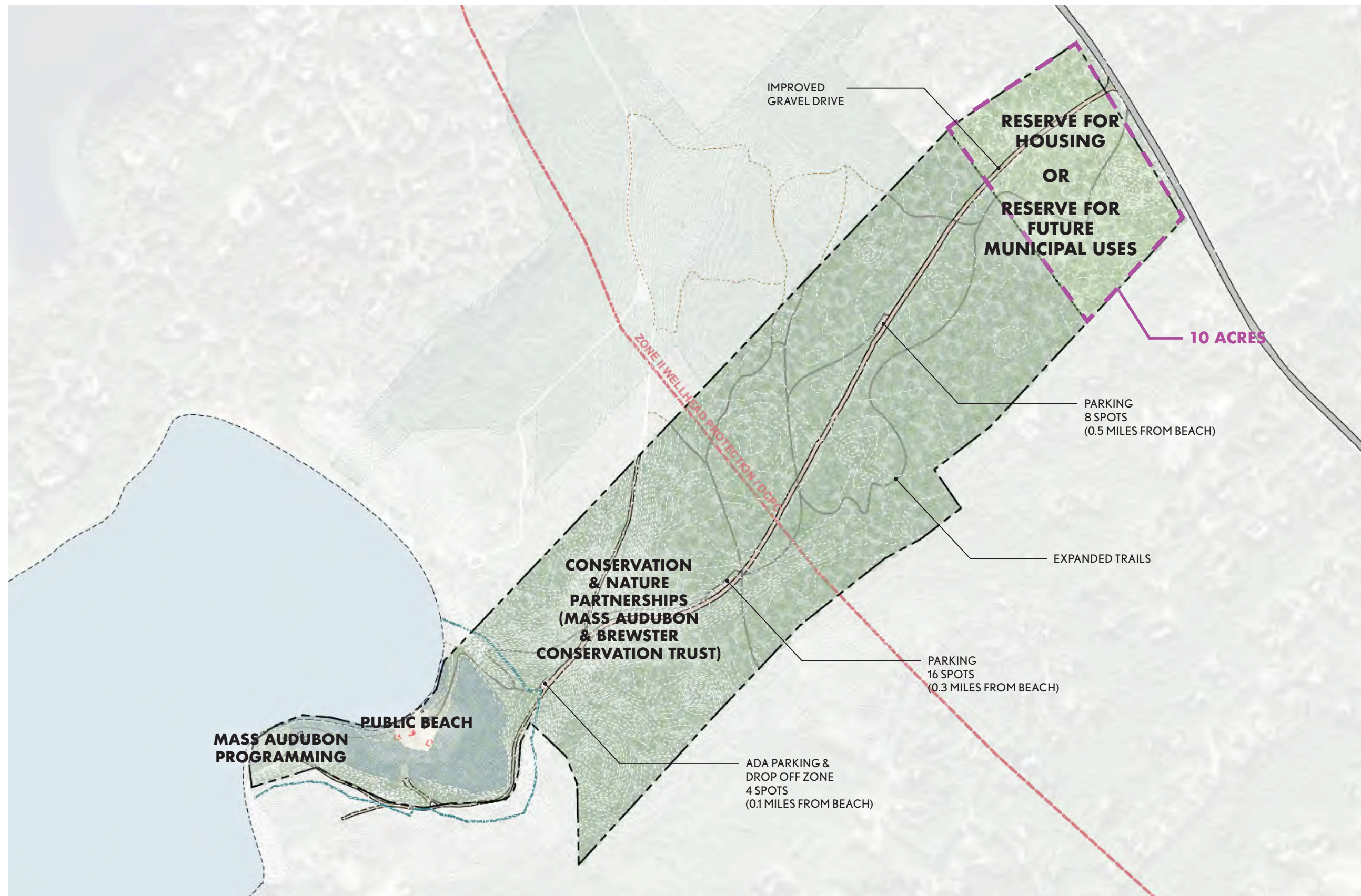
- Provide low intensity/use waterfront to respect the limited capacity of the property in terms of access, parking, and character
- Increase walking trails
- Conserve at least 60% of the property

DIFFERING OPINIONS:

- Avoid housing development in Zone II
- Balance conservation with other uses; accommodate affordable housing
- Municipal uses

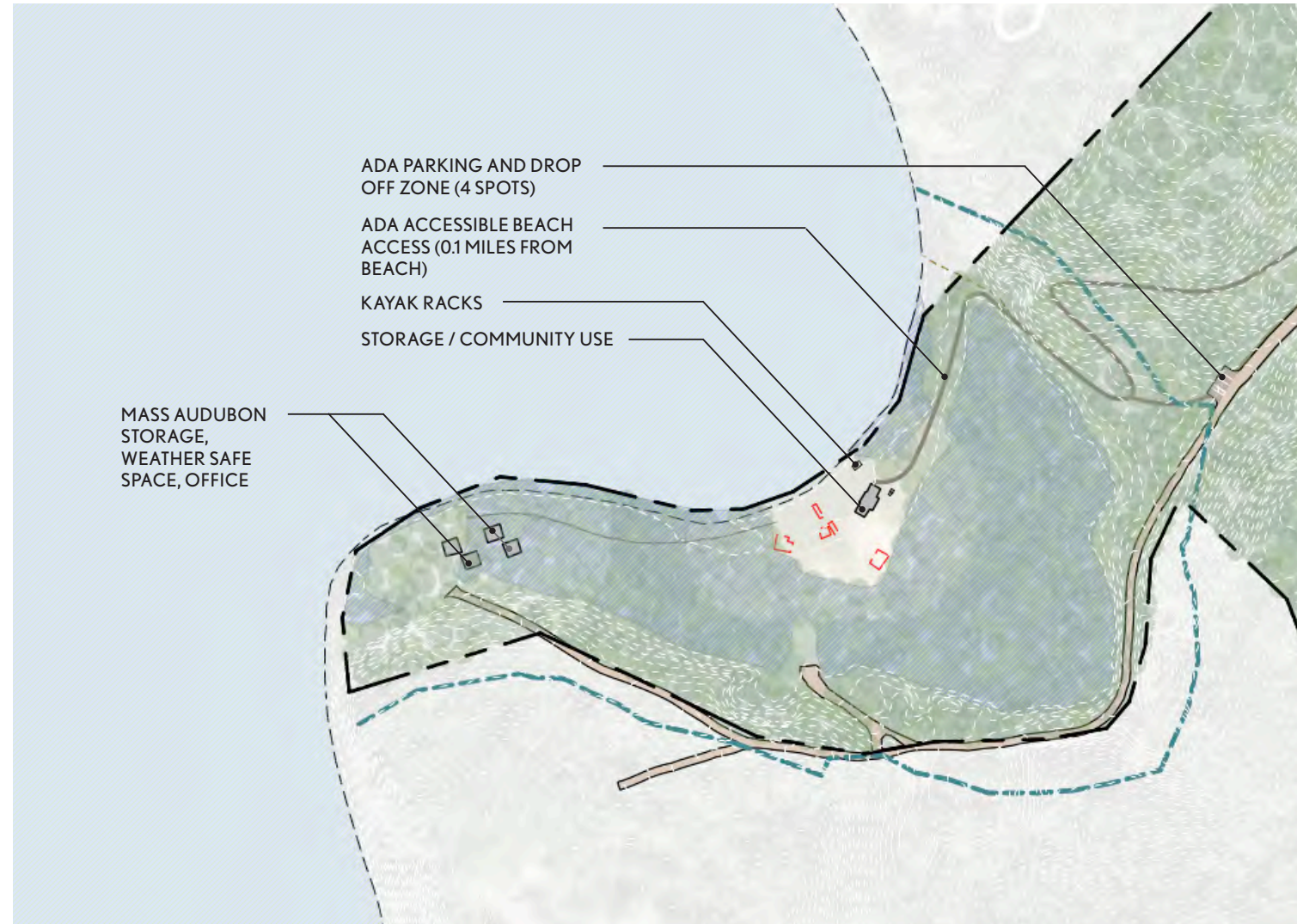
PROPOSED PLAN

Overall Plan



PROPOSED PLAN

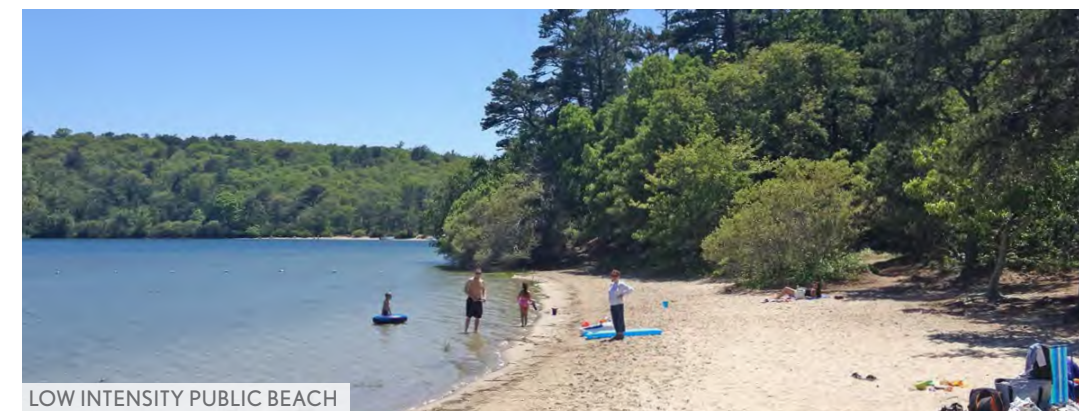
Enlarged Beach Access Area



TRAILS



MASS AUDUBON PROGRAMS



LOW INTENSITY PUBLIC BEACH

Mass Audubon Desired programs:

- Small seasonal day camps
- Adult nature study workshops
- Field trips for Wellfleet Bay camp
- Afterschool programs
- Guided walks
- Kayak trips
- Partner with Recreation Department on kids programming

PRELIMINARY DRAFT PRICING

Pond Property

Total Estimate:

Approx \$1,069,200 before design and contractor fees

Approx \$1,734,000 after design and contractor fees including:

- 10% general conditions
- 10% overhead and profit
- 1% permitting
- 2% bond/insurance
- 10% design contingency
- 20% design services
- 6% escalation allowance

Pricing Breakdown

- Building removal (3 bldgs): \$22,200
- Building restoration (5 bldg): \$44,300
- Trails: \$207,700
- Roadway improvements: \$748,900
- Parking Areas: \$49,100

PARTNERSHIPS - POND PROPERTY

Mass Audubon

Mass Audubon

Amount pledged for Pond Property: \$1.5 million

Partnership includes:

- Conservation restriction on 56 acres (85% of site), recognizing that the community may support housing or other municipal uses on the remaining 10 acres

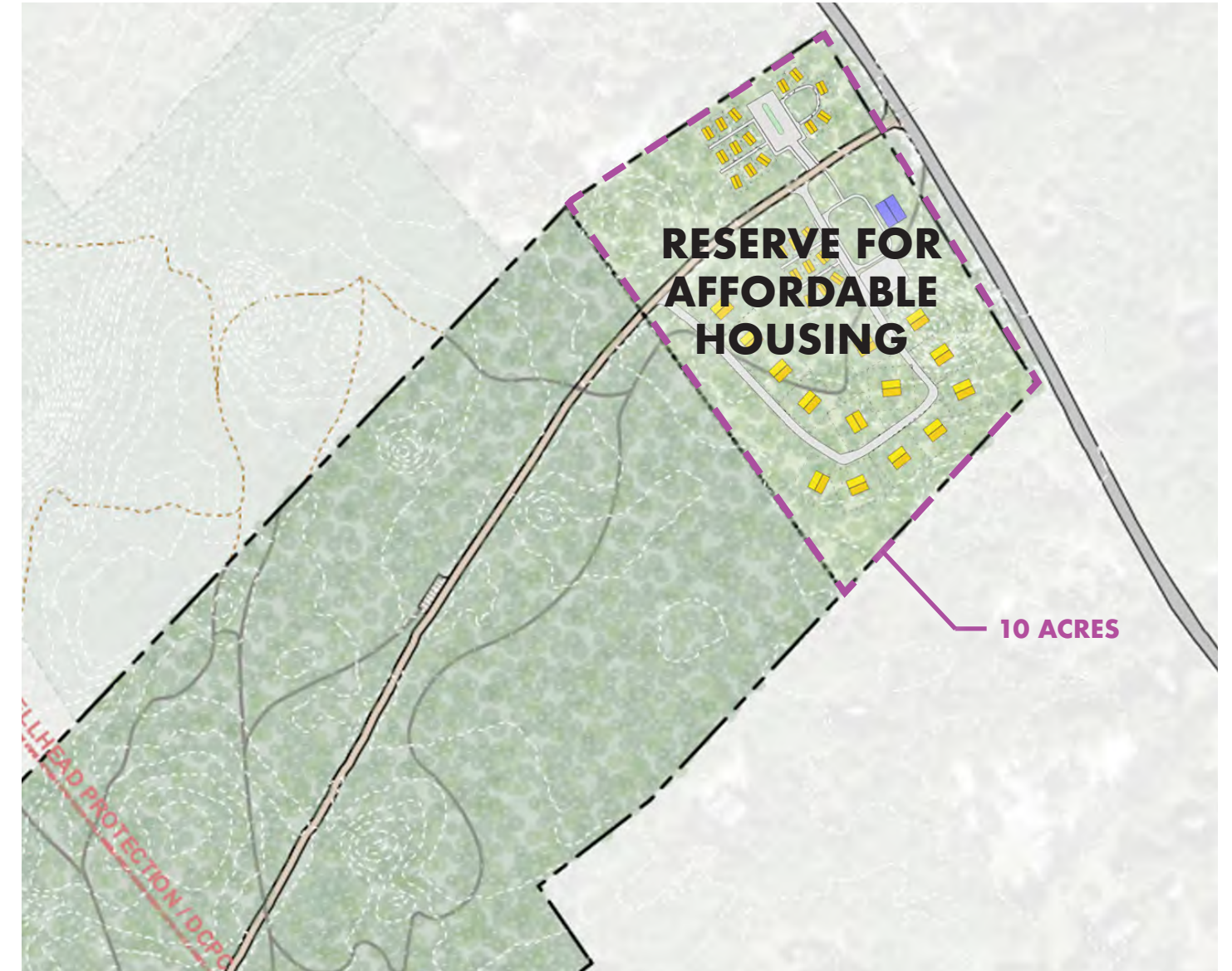
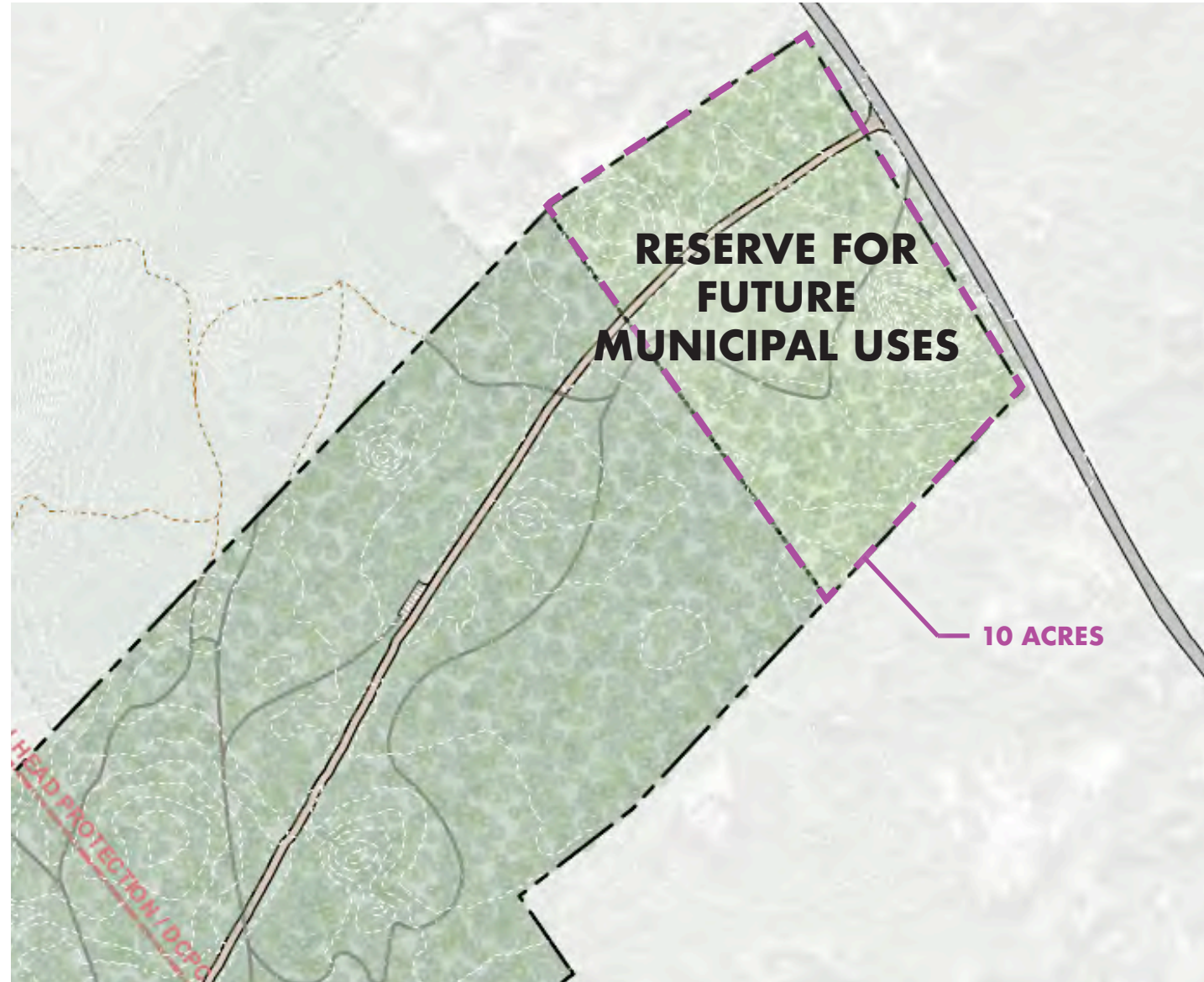
Possible programs:

- Small seasonal day camps
- Adult nature study workshops
- Field trips for Wellfleet Bay camp
- Afterschool programs
- Guided walks
- Kayak trips
- Partner with Recreation Department on kids programming



POTENTIAL USES ALONG 137

Planning Scenarios



The Town Warrant article to purchase the properties approved at Town Meeting included the following Potential Town Uses for this property:

- habitat protection
- watershed protection
- open space
- conservation
- passive recreation
- active recreation
- community housing
- general municipal purposes

Housing development would also include a wastewater treatment plant that would treat other residential properties in the neighborhood

POTENTIAL USES ALONG 137

Future Municipal Use



NEIGHBORHOOD WASTEWATER TREATMENT PLANT



CELL TOWER



HABITAT AND WATERSHED PROTECTION



HOUSING



UNANTICIPATED USES

LAND USE CONTEXT

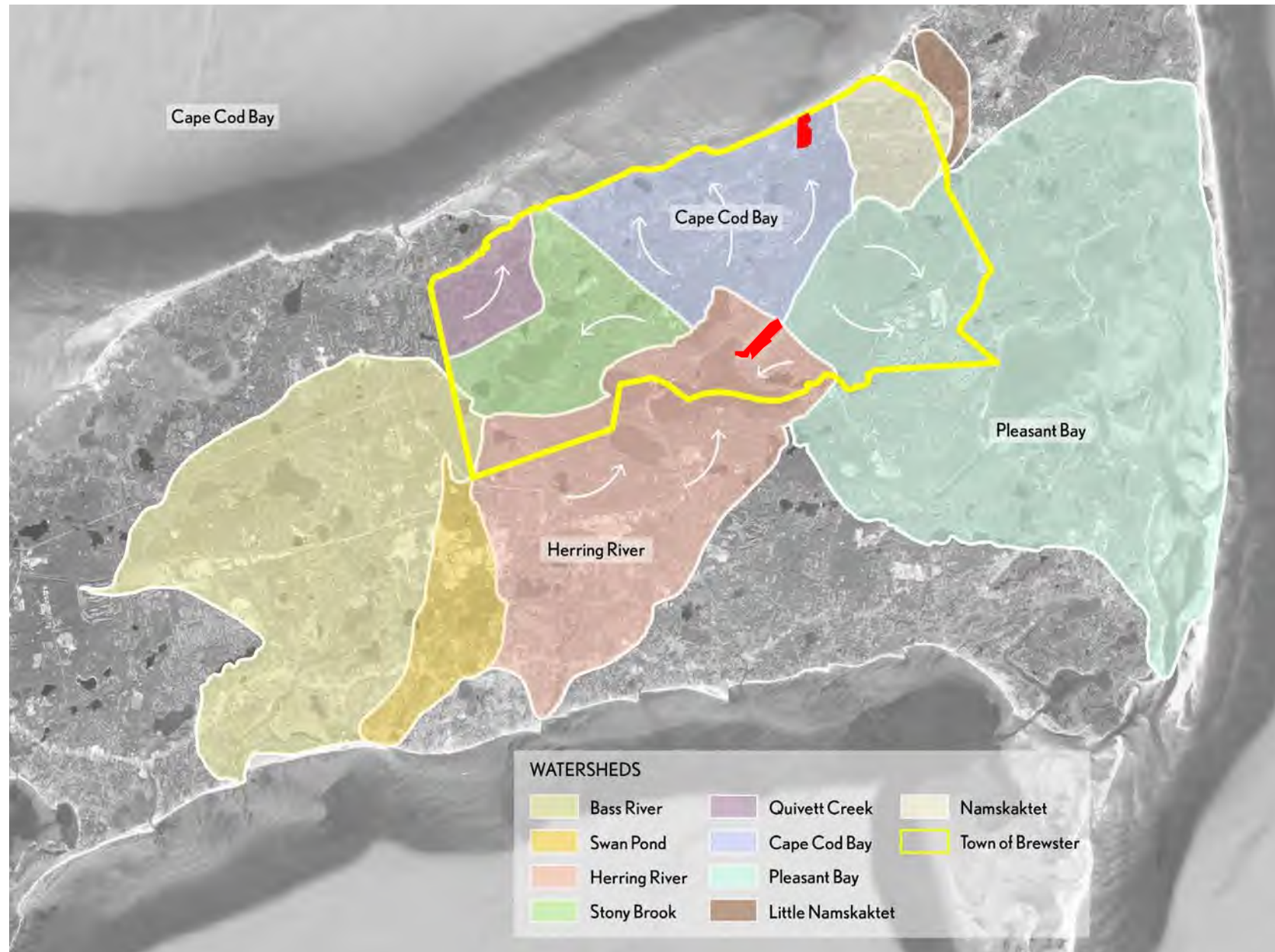


Residential communities exist along both sides of Route 137 and surround the northern section of the Long Pond Property.

The property is also partially adjacent to Long Pond Woodlands, a town-owned conservation area.

WATER QUALITY

Regional Watershed

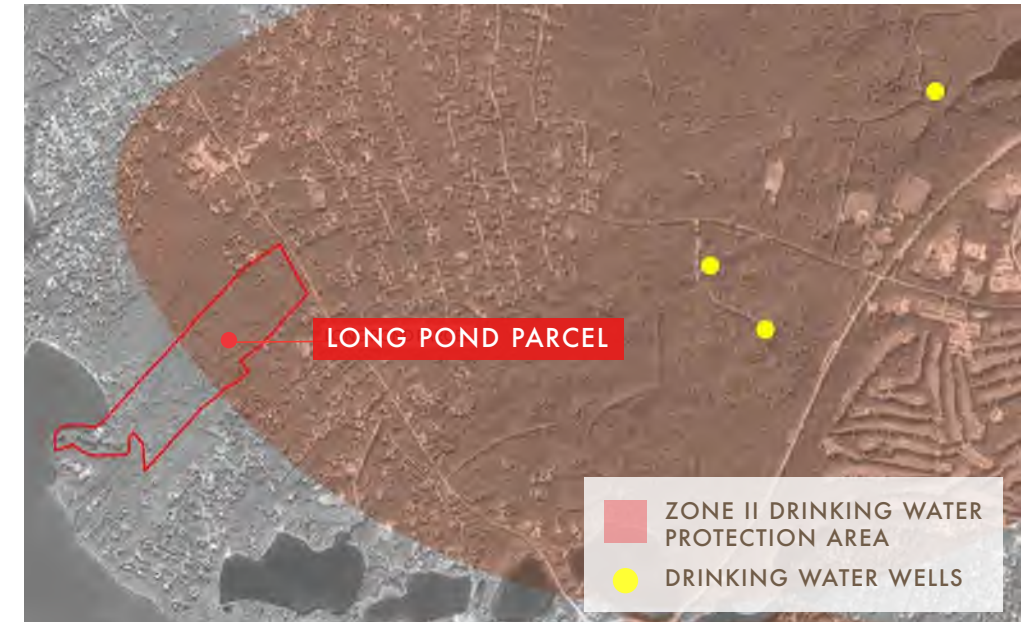
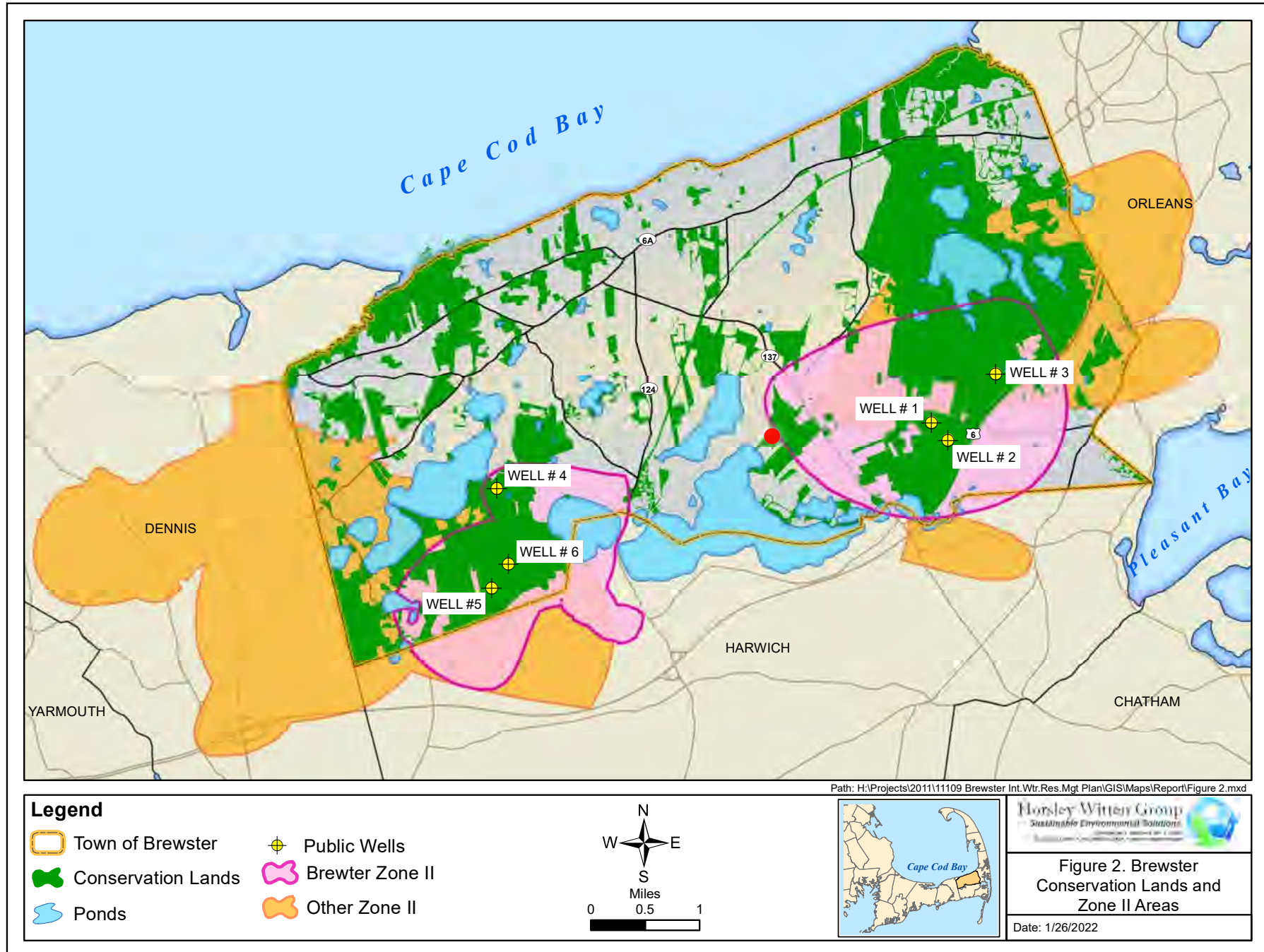


- Brewster has an Integrated Water Resource Management Plan which addresses our long-term wastewater needs and plans across the entire community
- The primary focus in past decade has been on Pleasant Bay Watershed – Brewster shares a permit with Orleans, Harwich, and Chatham that includes certain nitrogen mitigation requirements over the next 20 years
- MA Dept of Environmental Protection issued changes to Title V regulations and implemented new Nitrogen Sensitive Watershed regulations in July 2023 that impact wastewater planning across the Cape
- The Pond Property falls within the Herring River Watershed – stormwater runoff from the property flows to Long Pond and eventually to the Herring River in Harwich
- Brewster plans to develop a Herring River Watershed Permit by 2030 and expects any new development in this area will require 100% nitrogen offset
- The Pond Property is uniquely situated to potentially locate a small wastewater treatment plant that could accommodate new housing buildout and replace traditional septic systems in some adjacent neighborhoods
- Introduction of new wastewater treatment plant on the Pond Property would improve overall Long Pond & Herring River water quality

Text credit: Town of Brewster Integrated Water Resource Management Plan, Horsley Witten Group

WATER QUALITY

Zone II



- Areas that contribute groundwater to the Town's public drinking water wells are known in Massachusetts as Zone II's, or wellhead protection areas
- A portion of the Long Pond property is on the edge of a Zone II, approximately 1 mile from the nearest Town well off Freemans Way
- There are currently about 900 developed residential properties in this Zone II
- Introduction of new wastewater treatment plant on the Pond Property could improve overall Zone II water quality

HOUSING

HOUSING

Town Context

- The Town Warrant article to purchase the properties approved at Town Meeting included “community housing” as a Potential Town Use for both properties and specifically mentioned “**Appropriately scaled community housing near Route 137**” as a potential use for the Pond Property in the Voter Information
- Providing affordable and attainable housing is supported by the Town Vision Plan, the Local Comprehensive Plan, and the Select Board Strategic Plan, and it appears to have widespread conceptual support among the community
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BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

- **Goal 1:** Increase and diversify year-round housing options in Brewster for a range of income levels and housing types
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- **Goal 3:** Align development with the principles of the Town's Local Comprehensive Plan/Vision Plan. This includes balancing housing goals with protection of the natural environment.
- **Goal 4:** Continue to build capacity to produce housing through staffing, funding, regional partnerships, advocacy and education, and relationships with nonprofit and for-profit developers.

HOUSING

Community Feedback

- There was mixed feedback regarding housing on the Pond Property:
 - Many feel strongly that new affordable housing should be located on the Pond Property
 - Many feel that housing does not belong on the Pond Property, mostly due to a sense that housing is in conflict with conservation goals and with Zone II regulations
- Zone II regulations do not preclude the development of housing and associated infrastructure, however Zone II is intended to protect the Town's drinking water

POND HOUSING ANALYSIS

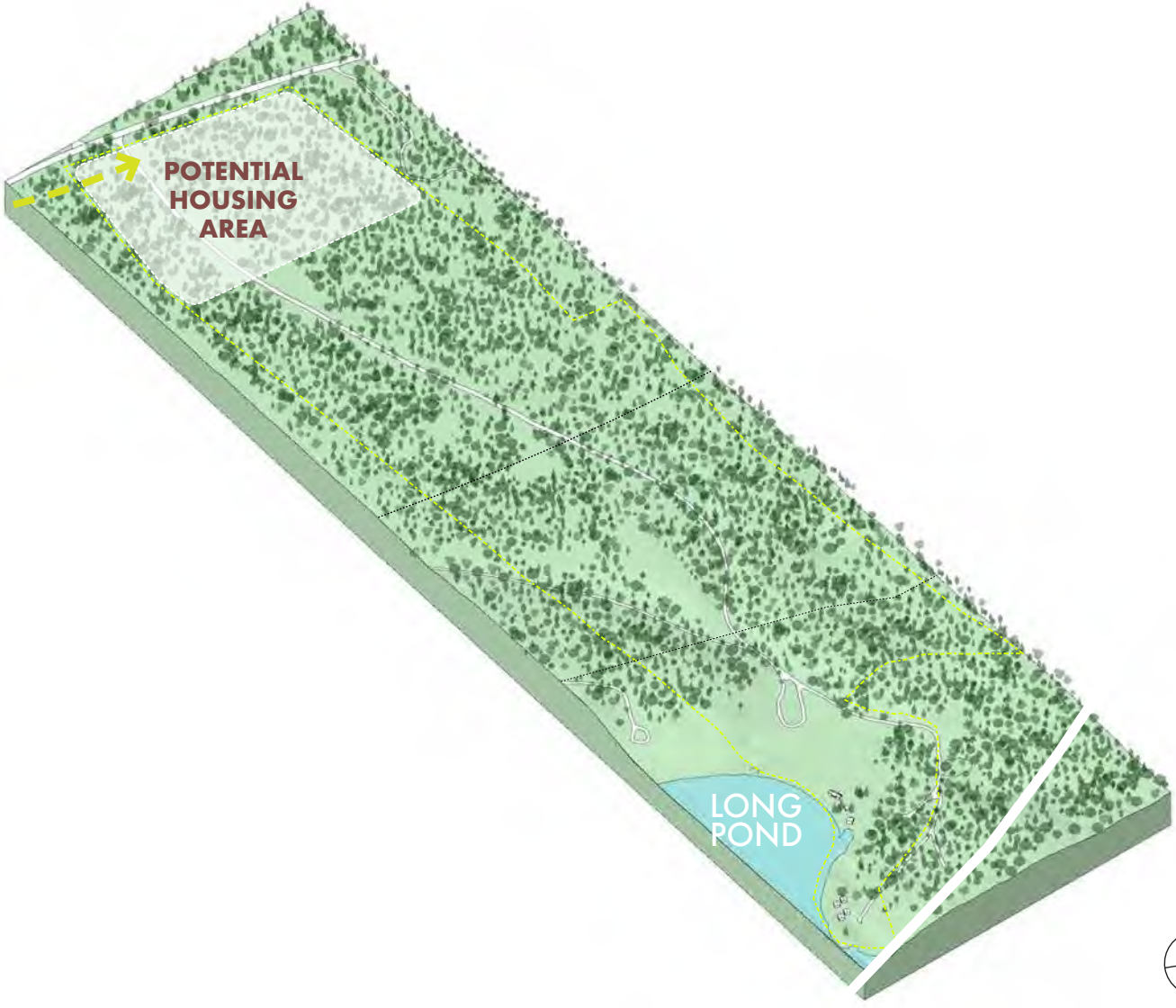
Pond Property Context



POND PROPERTY

LONG POND PROPERTY: **66 ACRES**
HOUSING DESIGNATED AREA: **10 ACRES**

THE HOUSING DESIGNATED AREA IS 15% OF THE POND PROPERTY



POND HOUSING ANALYSIS

Site Analysis and Principles

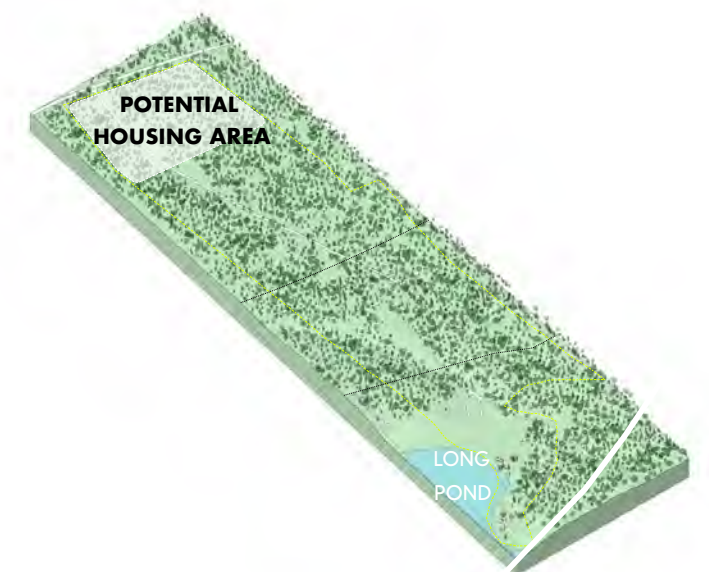
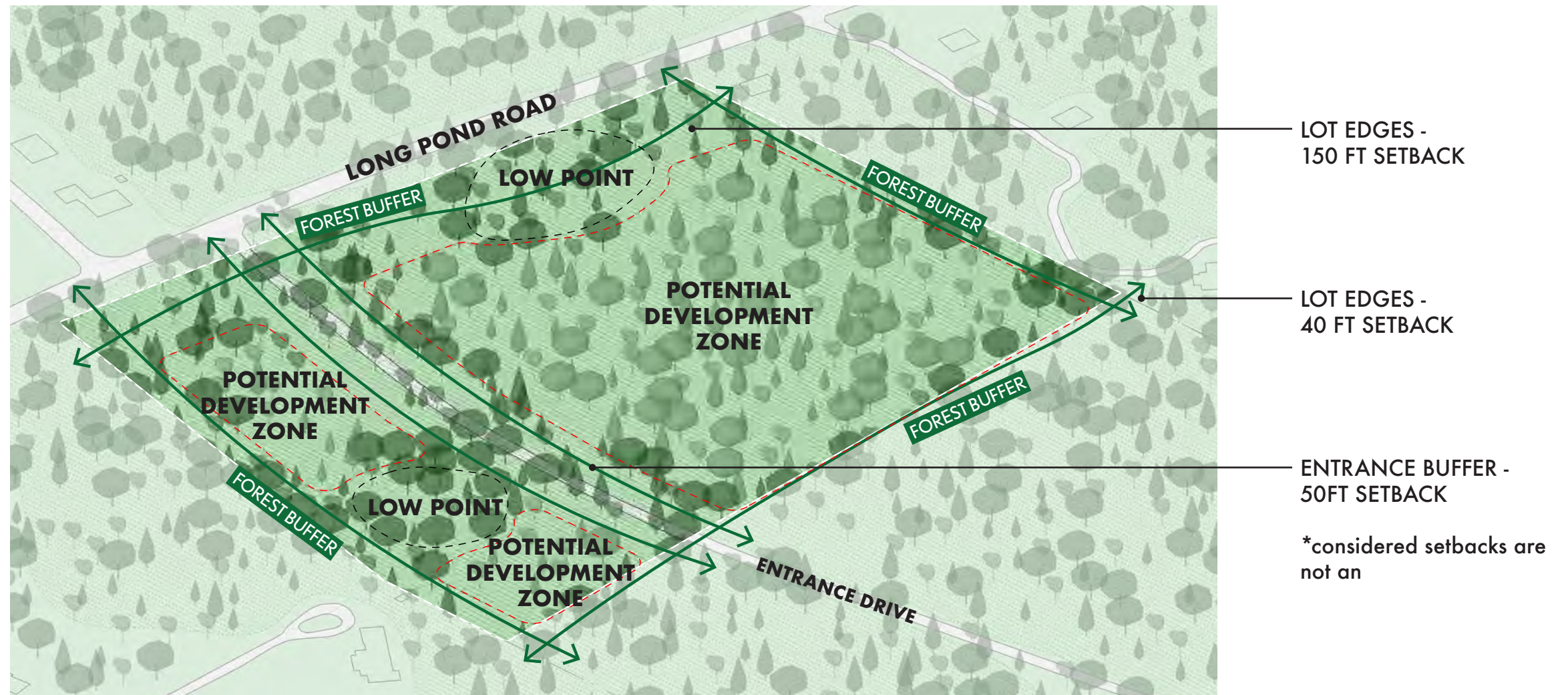
The area designated for housing implements forest buffers and

Scenarios based on approximately 48 Units (90 beds)

Contemplated year round housing with new construction.

Group or individual parking is considered depending on dwelling type and configuration.

Wastewater requirements are being considered and new package plant may treat other residences in the surrounding area.



POND ILLUSTRATIVE HOUSING SCENARIOS

Matrix



DETACHED SINGLE UNITS



DETACHED SINGLE UNITS



TOWN HOMES

UNIT COUNT

32 UNITS

48 UNITS

44 UNITS

BEDS

64 TOTAL BEDS

66 TOTAL BEDS

88 TOTAL BEDS

UNIT SIZE

1200 sf

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

32 UNITS

48 UNITS

44 UNITS

PARKING

32 TOTAL INDIVIDUAL

18 INDIVIDUAL, 45 GROUP

66 GROUP

**PERCENT
BUFFER ZONE**

52%

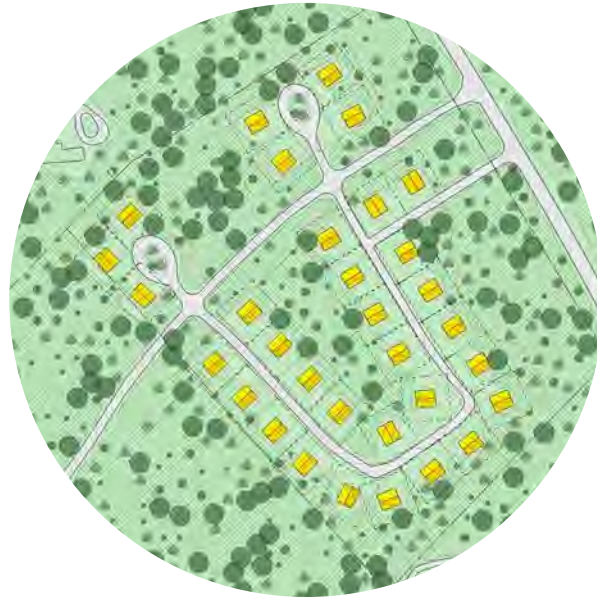
49%

59%

*of Housing
Designated Area

POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units



Detached single family housing.

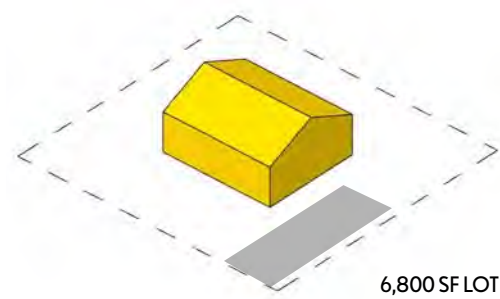


NEW BUILD YEAR-ROUND

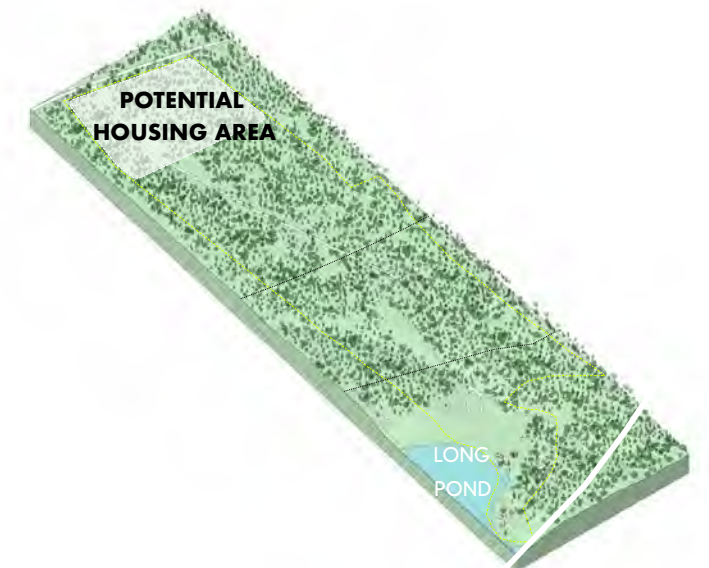
- STUDIO
- ONE BEDROOM
- SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT	32 UNITS
BEDS	64 TOTAL BEDS
UNIT SIZE	1200 sf
SHI	32 UNITS
PARKING	32 TOTAL INDIVIDUAL
PERCENT BUFFER ZONE	52%

*of Housing Designated Area

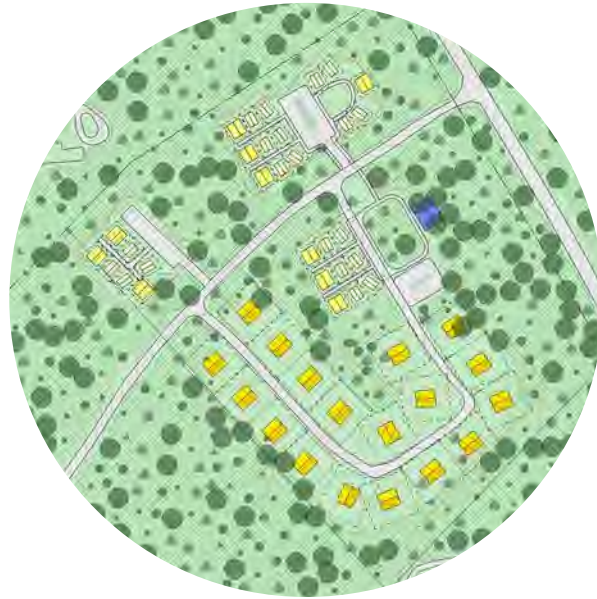


Habitat for Humanity Housing, Brewster, MA

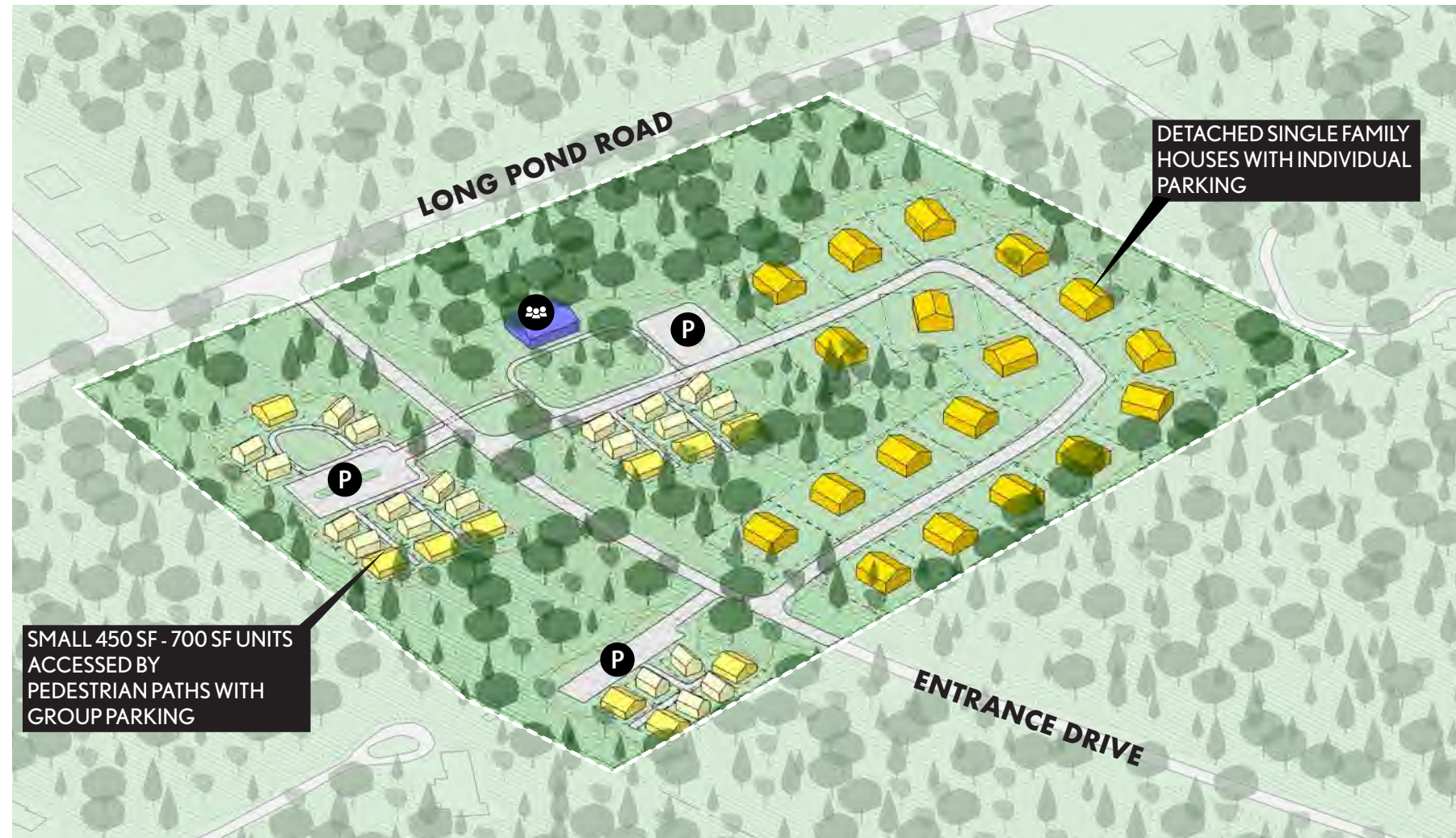


POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units

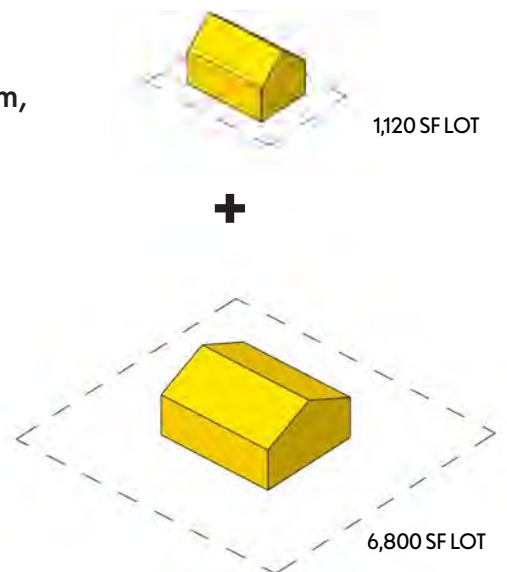


A greater quantity of smaller units and single family housing are considered.

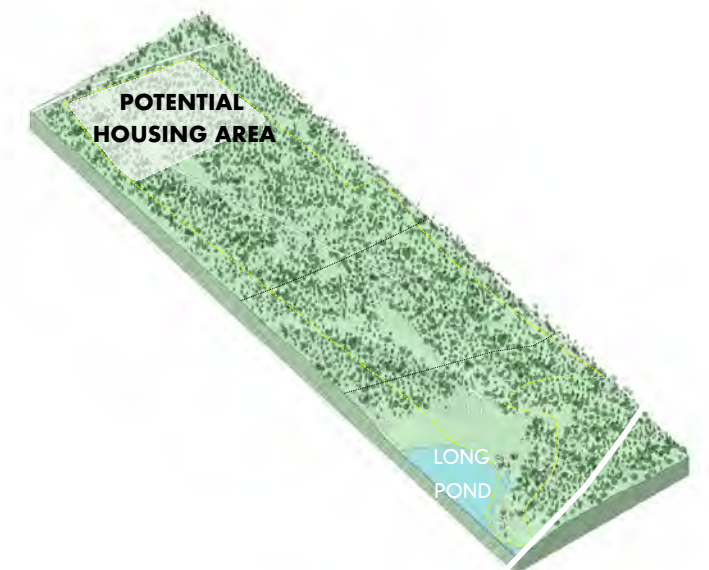


- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
 - COMMUNAL AMENITIES

UNIT COUNT	48 UNITS
BEDS	66 TOTAL BEDS
UNIT SIZE	450 sf studio, 700 sf one bedroom, 1200 sf detached single family
SHI	48 UNITS
PARKING	18 INDIVIDUAL, 45 GROUP
PERCENT BUFFER ZONE	49%
*of Housing Designated Area	

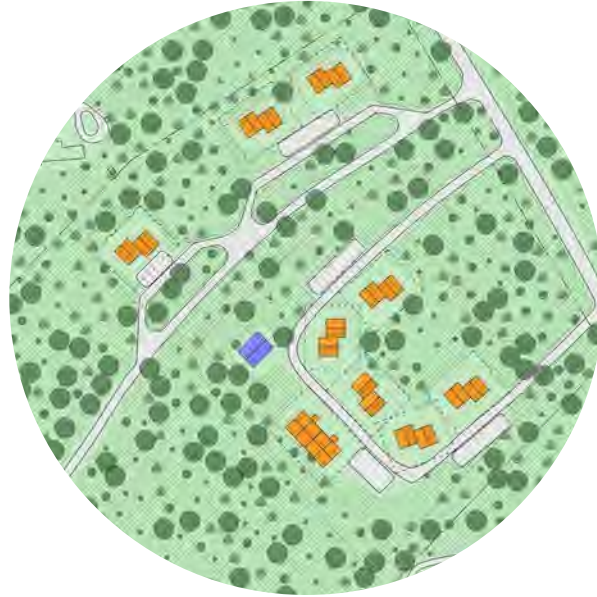


IYS Cabins, Long Island, NY



POND ILLUSTRATIVE HOUSING SCENARIOS

Town Homes



A low density configuration of town homes with group parking.



- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
 - COMMUNAL AMENITIES

UNIT COUNT **44 UNITS**

BEDS **88 TOTAL BEDS**

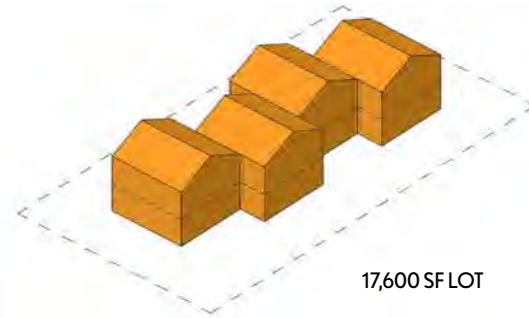
UNIT SIZE 1000 sf town homes

SHI **44 UNITS**

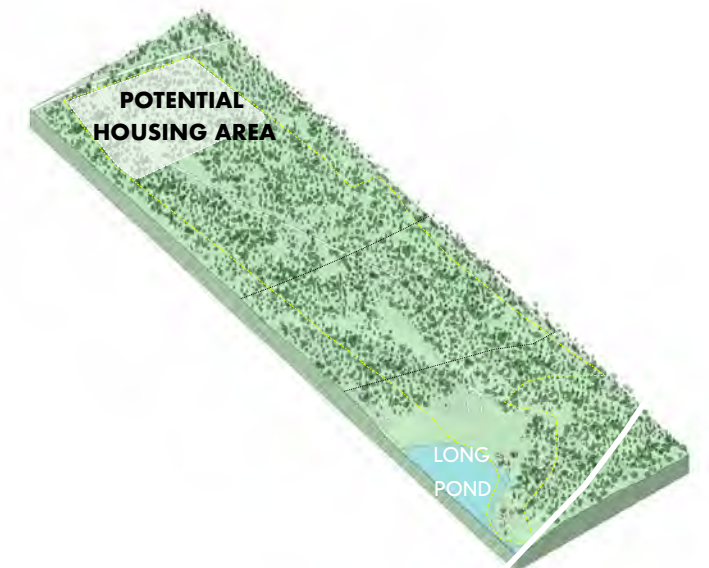
PARKING **66 GROUP**

PERCENT BUFFER ZONE **59%**

*of Housing Designated Area



Brewster Woods, Brewster, MA



POND ILLUSTRATIVE HOUSING SCENARIOS

Matrix



DETACHED SINGLE UNITS



DETACHED SINGLE UNITS



TOWN HOMES

UNIT COUNT

32 UNITS

48 UNITS

44 UNITS

BEDS

64 TOTAL BEDS

66 TOTAL BEDS

88 TOTAL BEDS

UNIT SIZE

1200 sf

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

32 UNITS

48 UNITS

44 UNITS

PARKING

32 TOTAL INDIVIDUAL

18 INDIVIDUAL, 45 GROUP

66 GROUP

**PERCENT
BUFFER ZONE**

52%

49%

59%

*of Housing
Designated Area

BREAKOUT ROOMS DISCUSSIONS (40 MINUTES)

- You will be randomly assigned to a Breakout Room
- Each room will include a Facilitator from the Town Staff and a member of the Design Team
- Raise your Zoom hand if you have a comment and the facilitator will call on you
- Please keep yourself on mute when you are not speaking
- Use the chat to add comments!
- After 40 minutes you will be sent back to our main room for closing remarks

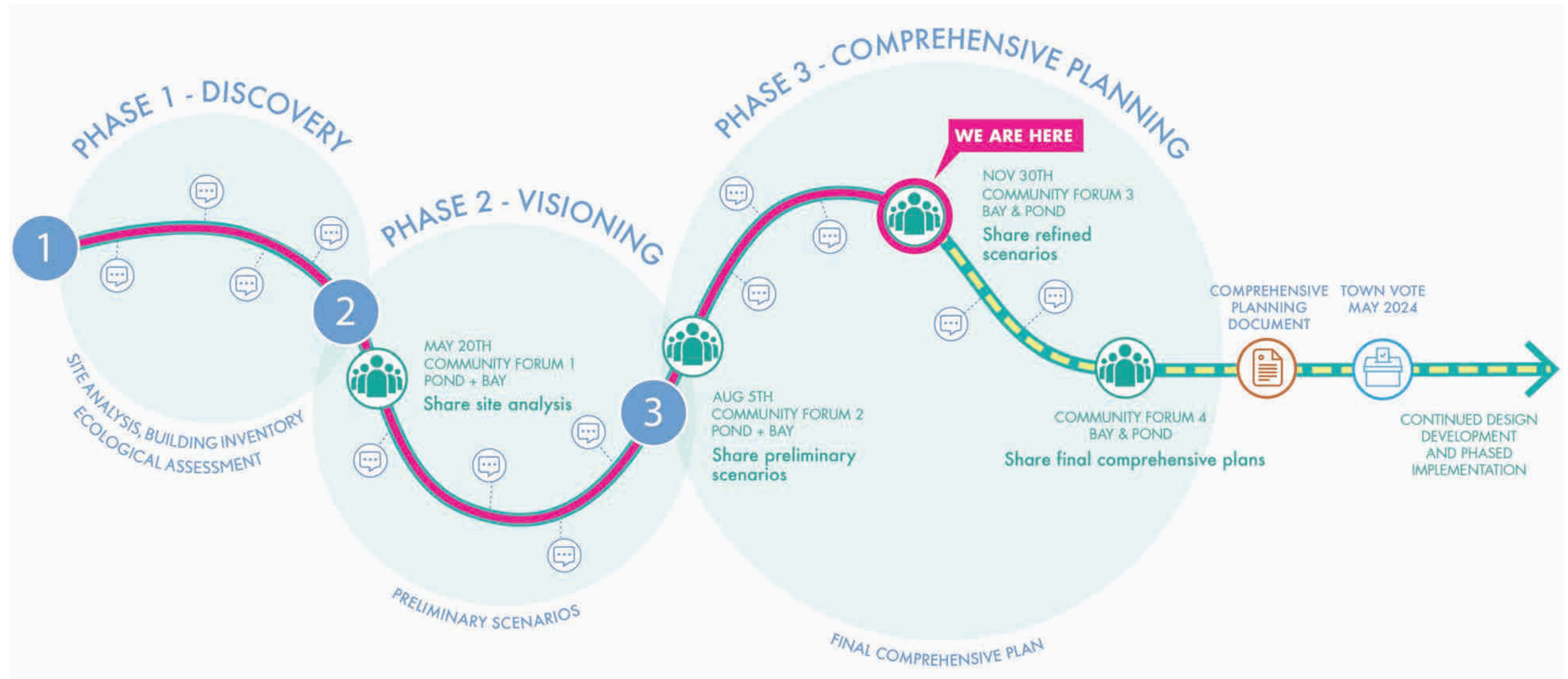
**Have project-related feedback?
Send your thoughts to the Design Team!**

BrewsterSeaCamps@gmail.com

The comment period will be open through December 10th.



NEXT STEPS



- Continue to refine comprehensive plans based on community feedback
- Share refined comprehensive plans at final forum in early 2024
- Outline options for project financing and determine phased approach to project implementation

HOW TO STAY UP TO DATE WITH OUR PLANNING

Project Updates

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

Committee Meetings

Bay Property: Twice a month Tuesdays 4-6pm

Pond Property: Twice a month Wednesdays 4-6pm

Future Forum

February 2024, stay tuned for the date!

Town Meeting Vote

May 2024

**Have project-related feedback?
Send your thoughts to the Design Team!**

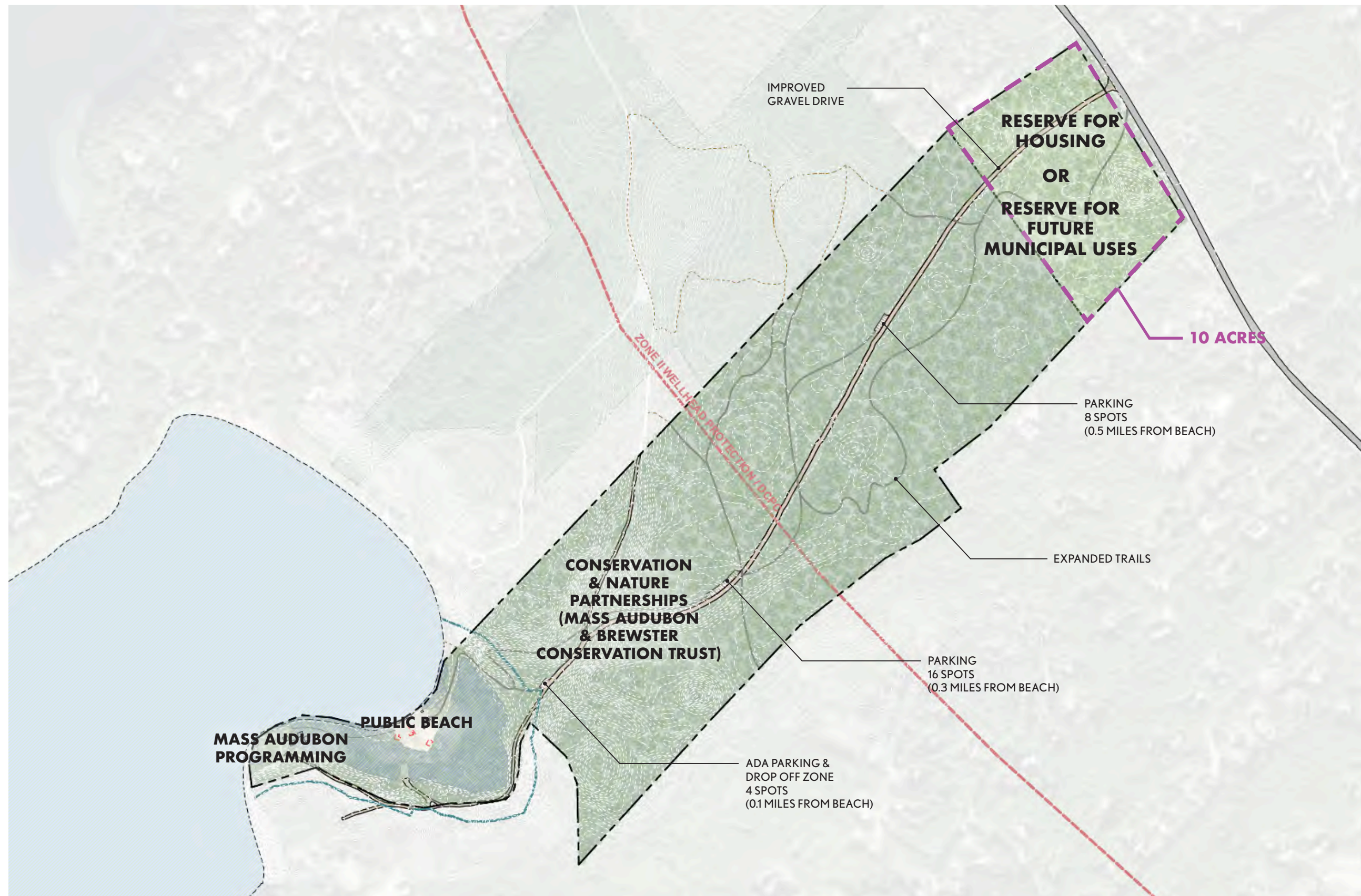
BrewsterSeaCamps@gmail.com

The comment period will be open through December 10th.

Thank you!

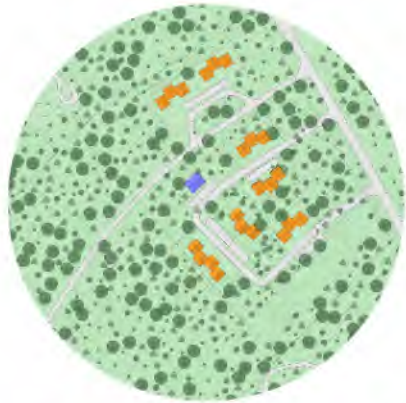
PROPOSED PLAN

Overall Plan



POND ILLUSTRATIVE HOUSING SCENARIOS

Town Homes

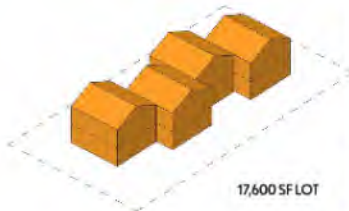


A low density configuration of town homes with group parking.



- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM
- SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

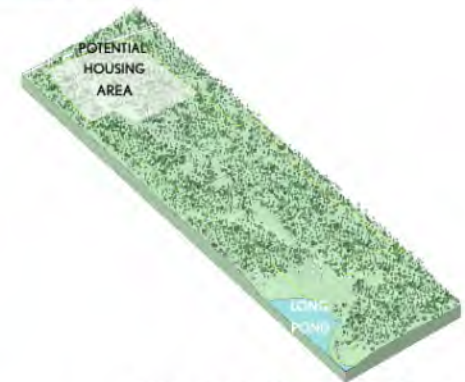
UNIT COUNT	44 UNITS
BEDS	88 TOTAL BEDS
UNIT SIZE	1000 sf town homes
SHI	44 UNITS
PARKING	66 GROUP
PERCENT BUFFER ZONE	59%



17,600 SF LOT



Brewster Woods, Brewster, MA



TOWN OF BREWSTER SEA CAMPS, BREWSTER MA

POND HOUSING ANALYSIS

Pond Property Context

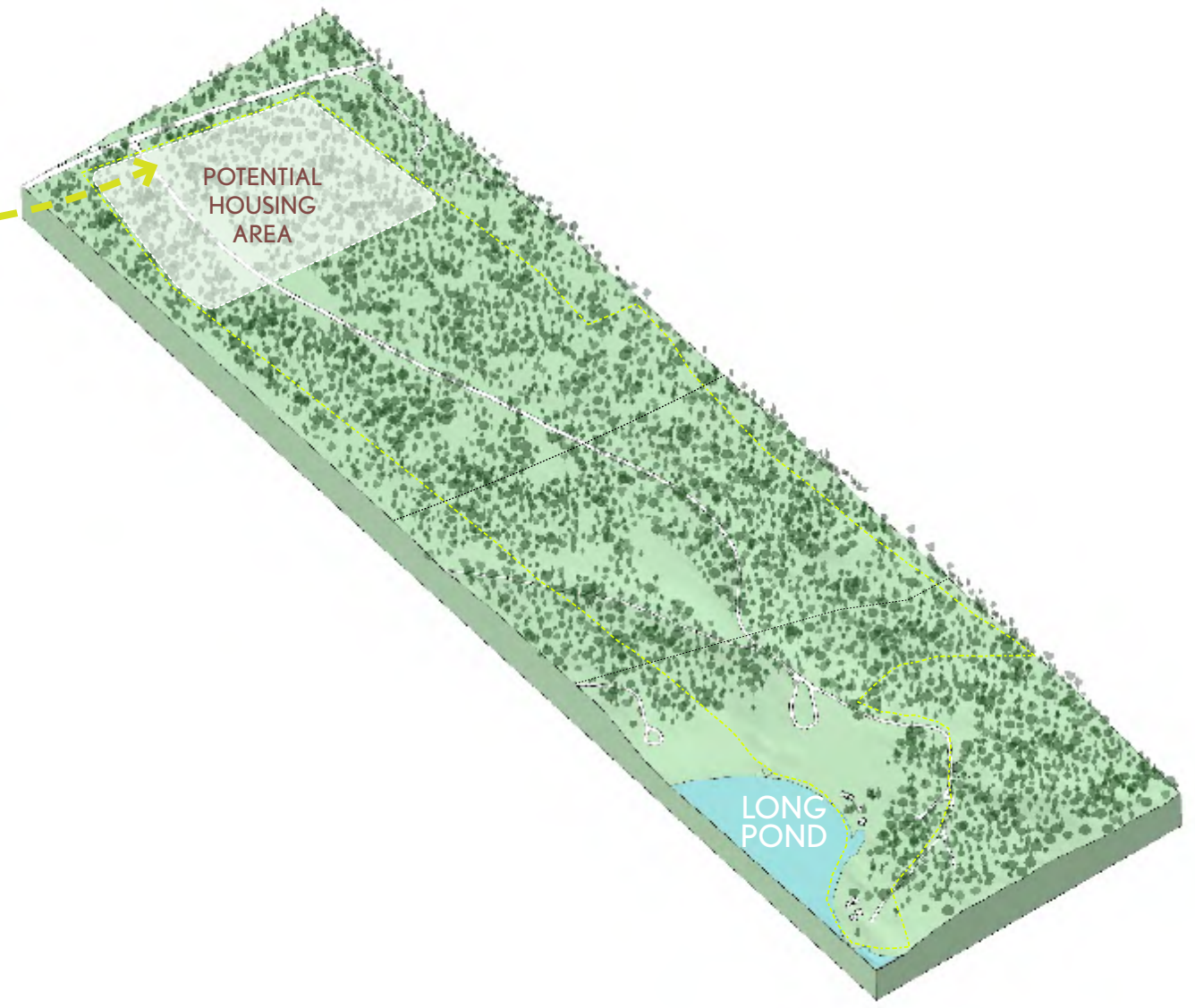


POND PROPERTY

LONG POND PROPERTY:
HOUSING DESIGNATED AREA:

66 ACRES
10 ACRES

THE AREA DESIGNATED FOR HOUSING IS 15% OF
THE LONG POND PROPERTY



POND HOUSING ANALYSIS

Site Analysis and Principles

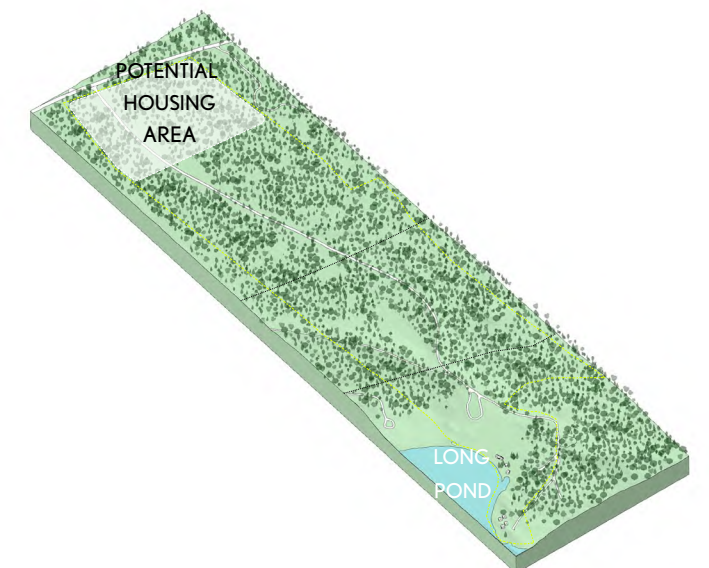
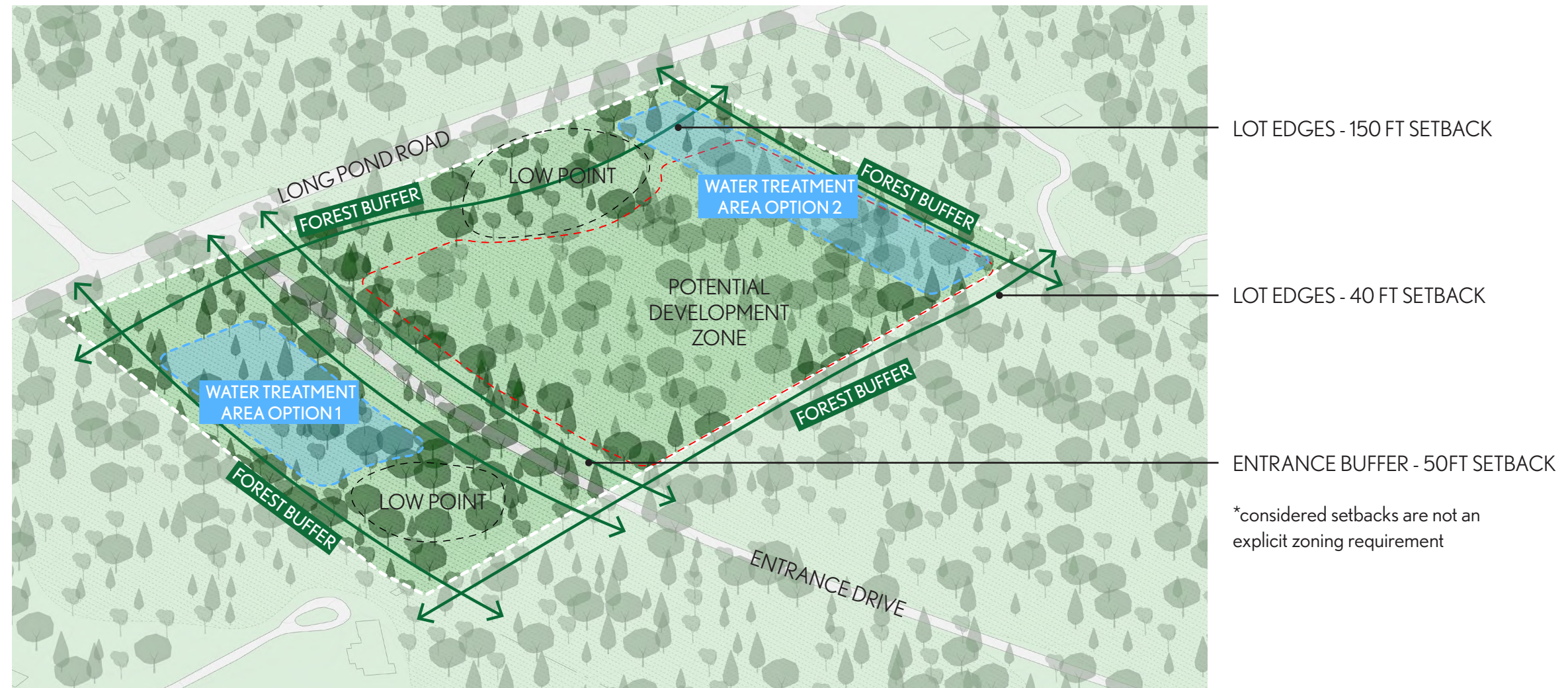
The area designated for housing implements forest buffers and setbacks.

Scenarios based on approximately 44 Units (88 beds) within a 10 Acre area of the site.

Contemplated year round housing with new construction.

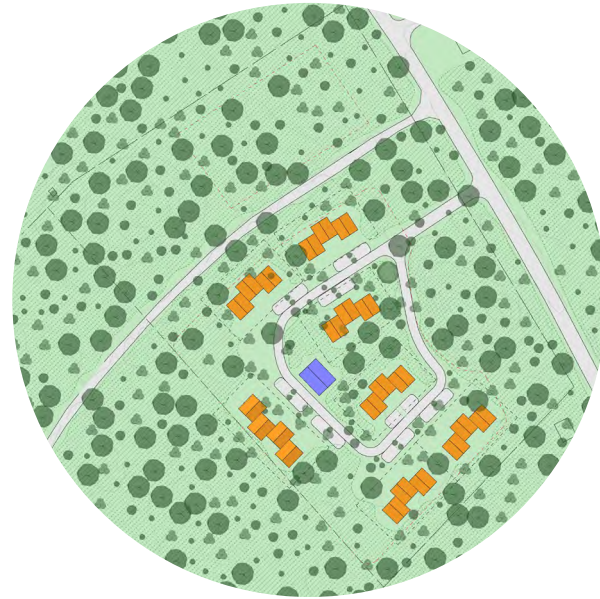
Group or individual parking is considered depending on dwelling type and configuration.

Septic requirements have been considered with a 1 Acre area designated.



POND ILLUSTRATIVE HOUSING SCENARIOS

Option 1 Town Homes



A low density configuration of town homes with group parking.



- NEW BUILD YEAR-ROUND
- STUDIO
- ONE BEDROOM
- SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT 44 UNITS

BEDS 88 TOTAL BEDS

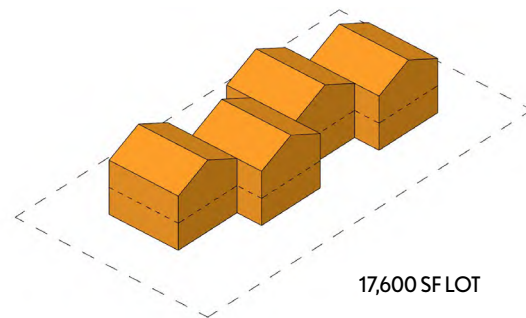
UNIT SIZE 1000 sf town homes

SHI 44 UNITS

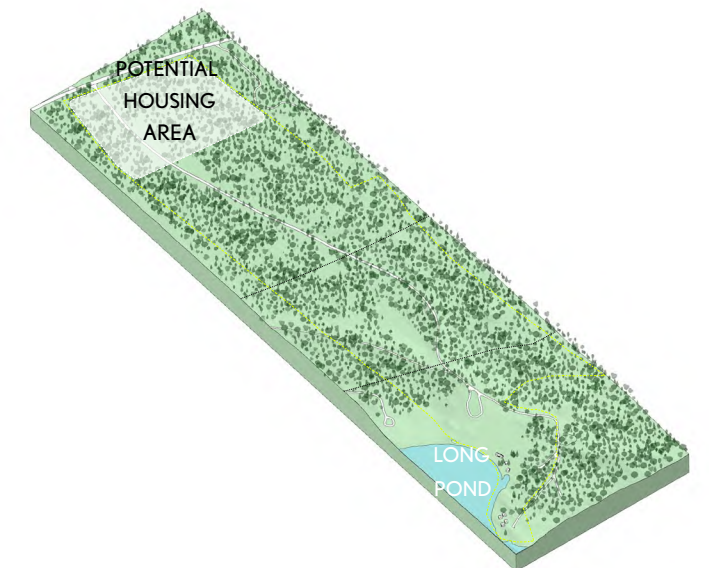
PARKING 66 GROUP

PERCENT BUFFER ZONE 59%

*of Housing Designated Area

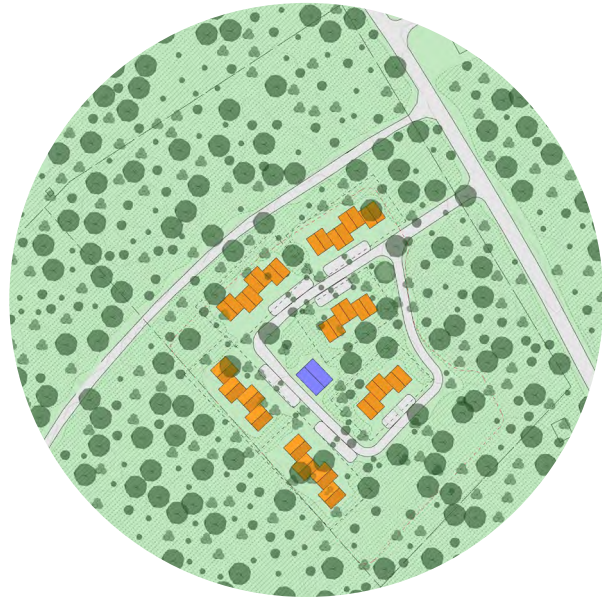


Brewster Woods, Brewster, MA



POND ILLUSTRATIVE HOUSING SCENARIOS

Option 2 Town Homes



A low density configuration of town houses with group parking.



- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT **44 UNITS**

BEDS **88 TOTAL BEDS**

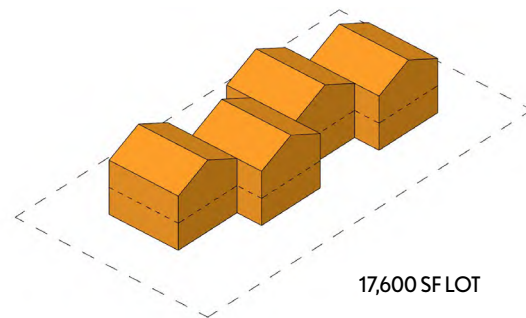
UNIT SIZE 1000 sf town homes

SHI **44 UNITS**

PARKING **66 GROUP**

PERCENT BUFFER ZONE **59%**

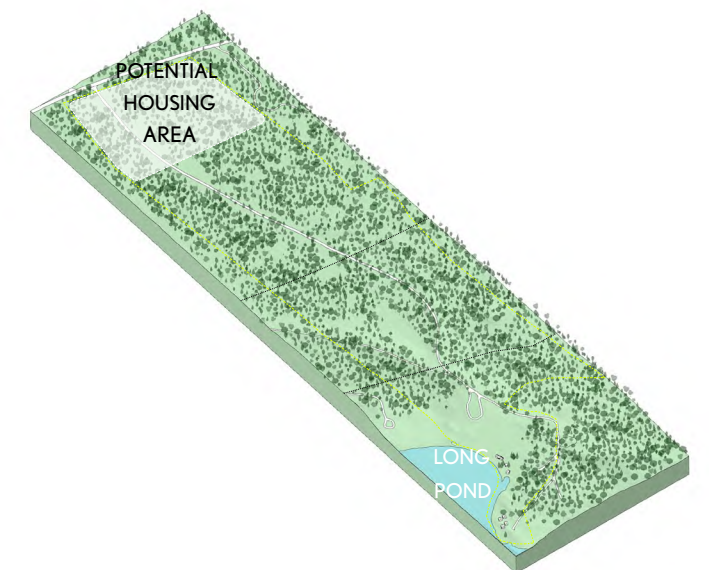
*of Housing Designated Area



17,600 SF LOT



Brewster Woods, Brewster, MA



PARTNERSHIPS - POND PROPERTY

Mass Audubon

Mass Audubon

Amount pledged for Pond Property: \$1.5 million

Partnership includes:

- Conservation restriction on 56 acres (85% of site), recognizing that the community may support housing or other municipal uses on the remaining 10 acres

Possible programs:

- Small seasonal day camps
- Adult nature study workshops
- Field trips for Wellfleet Bay camp
- Afterschool programs
- Guided walks
- Kayak trips
- Partner with Recreation Department on kids programming





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Town Manager

MINUTES OF THE POND PROPERTY PLANNING COMMITTEE

Date: October 18, 2023
Time: 4:00pm
Place: 2198 Main Street

Participants: Chair Doug Wilcock, Cindy Bingham, Kari Hoffmann, Elizabeth Taylor, Tim Hackert, Cindy Baran, Christopher Williams, Jan Crocker, Steve Ferris, Assistant Town Manager Donna Kalinick, Town Manager Peter Lombardi, Mark Nelson

Remote Participants: Katie Gregoire (4:20pm), Elizabeth Randall (Reed Hilderbrand), Madeleine Aronson (Reed Hilderbrand), David Vega-Barachowitz (Reed Hilderbrand)

In Attendance: Amy Henderson, Tino Kamarck, Jill Scalise, Charlie Sumner, Jon Idman, Paul Anderson, Chris Miller, Peter Johnson

Absent: Chris Ellis

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

Chair Wilcock called the meeting to order at 4:00pm, declared a quorum and read the meeting and recording statements.

Public Announcements and Comment

None

Review and Discuss Updated Plans for Forum #3- Reed Hilderbrand

Ms. Kalinick recapped where the committee stands in the process after a joint meeting with both the Select Board and the Bay Property Planning Committee. The next forum will take place on November 30th at 6pm, this will be a virtual forum. Reed Hilderbrand and their team WXY will present the plan and options that they have been working on following the joint meeting. WXY will present some of the very conceptual possible ways that housing could work on the parcel.

Ms. Randall noted the 5 options that were presented for possibilities for the Pond Property. Based on the feedback from the forum, the survey and the joint meeting Reed Hilderbrand has narrowed down the plan to one overall plan that has alternatives for the area of the property along Rt 137:

- Housing + Conservation
- Housing, Revenue + Conservation
- Municipal Use, Conservation + High-Use Public Beach
- Conservation + Education
- Hybrid Housing, Conservation + Municipal Use

The revised guiding principles apply to both properties with many opportunities to reflect the principles for planning for long term needs of the Town, building partnerships for activities and stewardship, fostering awareness of the sensitive ecologies, demonstrating sustainability, opportunities for education, recreation, wellness and programs and protecting and conserving important natural habitat and water resources. There



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is an opportunity to contribute to the Town's Affordable housing goals on both properties and for cost management strategies. Ms. Randall noted that the idea of balancing cost with revenue is still important to the community. Noting minor roadway improvements, beach access and educational opportunities at the tip of the property along the pond.

Ms. Aronson reviewed the overall plan for the parcel pointing out the zone reserved for housing or future municipal use, the plan assumes the road would remain the same with some improvements. The road is to remain gravel but widen for emergency access and improvements for stabilization and erosion control. Throughout the property, the trails are connected to existing ones that tie it in to Long Pond Woodlands. Two different parking areas, one with 8 spots and one with 16 spots on the parcel. There is a handicapped drop off zone with parking spots, all outside the wetlands buffer. These would tie into the walking paths to have an accessible route to the beach. The beach, which there was a strong preference for lower use because of the sensitive, limited access beach, would have kayak racks, storage, and seasonal port-a-potties. Ms. Aronson proposes removing all buildings at the beach except one that would remain for storage and community use. The kayak racks are to remain and could add a few more. The zone with education shows the four buildings to remain for storage, office space and weather safe space, also with seasonal port-a-potties.

Mr. Vega-Barachowitz presented the housing analysis on the pond parcel. The presentation included:

- Refresher of the Housing Production Plan 2022-2027 Housing Needs, Housing Goals, and Housing Implementation Strategies.
- The proposal that housing is focused on the 12-acre area near Rt 137 and within this area, looking at a 6-acre zone that is potentially appropriate for development.
- The established set of site planning principles which take into consideration buffering housing from public access ways while maintaining forest zones.
- The plan is focused on year-round housing, while on the Bay property there is also consideration for seasonal work-force housing.
- Septic requirements are being considered as well as new package plants that may be required.
- The following three scenarios were reviewed:
 - Detached Single Units- a greater quantity of smaller units and single-family housing.
 - 48 units/66 total beds, preserves about 50% of the site and 48 units would count toward the Town's Subsidized Housing Inventory (SHI).
 - Town Homes- a low density configuration of town houses with group parking.
 - 44 units/88 total beds, preserves 59% of the site and 44 units would count towards SHI.
 - Detached Single Units
 - 32 units/ 64 total beds, preserves 52% of the site and 32 units would count towards SHI.

Mr. Vega-Barachowitz shared that the assumption is that there is sufficient room within the 6 acres to accommodate the septic, it is subject to further study and analysis.



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Member Baran raised her concern that through the forum and the survey, there was a strong interest from the community in considering Open Space and water supply protection. She also inquired about proposals for municipal uses. Ms. Randal stated that the plan is to reserve space for future municipal uses, so that the conversation can continue.

Members of the committee shared their thoughts and comments on future municipal uses and housing based on the results of the forums and surveys. Ms. Kalinick clarified that the consensus from the joint meeting was to bring forward plans and that she and Mr. Lombardi would communicate with both Mass Audubon and Brewster Conservation Trust. Mass Audubon's preference is for a nature center to be sited on the Bay parcel for many reasons. While they would like to have programs on both parcels, they will need office space.

Mr. Lombardi noted for clarification that future municipal uses are intended to convey that all of the uses that Town Meeting originally approved in terms of potential uses remain on the table, giving the Town long term flexibility.

Overview of Water Quality Planning Issues for Pond Property- Mark Nelson, Horsley Witten

Mr. Nelson presented on the following topics:

- Hydrology of site and the surrounding neighborhoods
 - Groundwater from at least 99% of the property flows to Long Pond, a small area might flow to Cape Cod Bay in the northeast corner.
 - The site is in the Herring River watershed and the eastern half is in a Zone II
- Zone II drinking water protection area
 - The housing areas being proposed are within the Zone II area and subject to the Water Quality Review bylaw and State Regulations based on the septic regulations under Title V.
- Pleasant Bay watershed
 - Provided an update on the permit, including the Captains golf course fertilizer reductions and leaching rate study.
 - The need for innovative/alternative (I/A) septic systems or a neighborhood wastewater treatment plant is still being evaluated.
- New DEP regulations and effect on Herring River watershed planning
 - Groundwater flows to Long Pond and eventually to the Herring River in Harwich, this watershed is subject to new DEP regulations.
 - Reviewed the Title 5 Changes noting that the Town will submit a Notice of Intent (NOI) to DEP. This NOI will pause the need for septic upgrades in this watershed.
 - Data suggests that Brewster will only need to manage nitrogen load from development that was built after 2013 or in the future.
 - Potential solutions were reviewed including septic system upgrades, neighborhood sewer systems, fertilizer and stormwater management and nitrogen trade.
- Long Pond water quality
 - The primary issue is phosphorus as a small increase in concentration can affect water quality.



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- Phosphorus concern relates to septic systems within 300ft of the shore. Larger systems can be an issue further away if treatment is not provided.
- Nitrogen can also affect a pond if phosphorus levels are high. Wastewater treatment facilities can treat both.
- Water Quality Review Bylaw
 - Currently regulates areas with Zone II and the Pleasant Bay watershed.
 - Nitrogen loads from development cannot exceed 5mg/L, the State drinking water standard for nitrogen is 10mg/L.
- Water Quality Concerns
 - Lawn fertilizers- phosphorus typically not used in fertilizers, a lawn can be managed without fertilizer.
 - Road runoff- treatment and infiltration of stormwater managed under Town bylaw, no phosphorus impacts to Long Pond.
 - Wastewater can be treated to reduce nitrogen to a level that complies with the Water Quality Review bylaw requirements. Phosphorus treatment is also possible.
 - Depth to groundwater and distance to pond minimizes phosphorus impacts on Long Pond.
 - Town must offset nitrogen load from buildout under Herring River watershed permit.
 - I/A systems or a neighborhood treatment facility provide options.
- I/A Septic Systems
 - There are systems currently approved to meet at 19mg/L, which is general use approval.
 - Shubaels Pond study in Barnstable shows the system can treat below 5 mg/L. Also seeing a drop in nitrogen in groundwater in the neighborhood. This has not yet received general use approval.
- Review of treatment facility layout and sizing
 - For 15,000 gallons a day (about 138 bedrooms), to have a treatment plant need about 3,000 sq. ft. of treatment units/facility with 5,000 sq. ft. leaching area. Most of the treatment units are below ground.
 - Need an above ground small facility for the control panels and other mechanical needs.

Mr. Nelson noted that the wastewater design can be done in a way that is compliant with the Water Quality Review bylaw and though more work is needed to understand, it could be protective of Long Pond and help some of the Herring River watershed issues as well.

Member Crocker inquired about lawns and ways to make them more environmentally friendly. Mr. Nelson noted that there are ways to manage the areas to minimize water quality issues and benefit the ecology of the neighborhood in general. Member Hackert shared that no impact landscaping is something to think about as part of a requirement for housing.

Member Hackert stated that his takeaway from the presentation and other research is that a housing project could be built with a neutral impact, noting that there are costs issues in terms of design, but the technology exists and could be required as a condition for any type of housing.



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Mr. Nelson responded that from a water quality perspective you could manage any proposed housing development to minimize impacts from the lawns, manage the stormwater in an effective way and come up with a wastewater solution that would meet the water quality review bylaw. The next step would be to meet the Herring River requirement and how to offset that, nothing that it doesn't have to be offset on the same site, it could be offset somewhere else in Brewster's part of the watershed. There could be benefits of a community system that does more than just the housing on the site, though it is too early to say if it is the most cost-effective overall.

Member Baran clarified that while she can maybe agree with the nitrogen phosphorus, she can't agree that there would be no impact from an IA system or treatment facility as they don't treat VOCs, PFAs, emerging contaminants, and pharmaceuticals, a lot of things that people put down sinks and other things. She stated that it is not fair to say there is no impact, as there will definitely be an impact if there is housing or any development on the property.

Mr. Nelson noted that Ms. Baran makes a good point about some of the emerging contaminants and some other things that are put in the wastewater systems, in what goes down the drain. He notes that some things are treated depending on the technology that is used, and this would need to be considered in the design. Adding that some things breakdown with the bacteria that is naturally occurring in the soil, but not everything does that. The distance to the ponds is a positive rather than a negative in that regard.

Member Hackert noted that nothing is perfect, and we do the best that we can, meeting the standards we want to mee and recognizing that we may have to deal with issues in the future as we recognize them, and technology becomes available.

Member Hoffmann inquired about the cost benefits of including something on the property that would treat the effluence of the surrounding properties. Mr. Nelson stated that this is something that should be looked at moving forward. Mr. Lombardi added that additional acreage would be needed for a package plant. Regarding the Herring River Watershed the Town needs to be focused on future buildout, which is different than the position we are in with the Pleasant Bay Watershed. In submitting the NOI to DEP for the Herring River Watershed, the Town will have a 5-year window to develop the plan, and then 20 years to implement the plan. The permit allows for adaptive management strategies, Mr. Lombardi noted that these are conversation and policy decisions to come.

Short Term Uses of Property Updates

- a. **Guided walk report update: October 28, 2023-** this walk is currently full, members of the subcommittee will meet to look at an alternate route to incorporate more of the property. The group is looking forward to trying to schedule one more in November. Jan Crocker has put together a mobility tour on November 17th at 11am partnering with the Council on Aging.

FYIs

No discussion



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Approval of Minutes from September 20 and October 4, 2023

Member Baran had a suggested addition to the September 20th minutes. The amendment will be reviewed at the next meeting.

Member Hoffmann noted a clarification on page 6 and member Taylor noted that she was in attendance but was not listed on the meeting minutes for October 4, 2023.

Member Bingham moved the minutes from October 4, 2023, as amended. Member Hoffmann seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-yes, Member Hackert-abs, Member Baran-yes, Member Williams-yes, Member Crocker-abs, Member Ferris-yes, Member Gregoire -yes, Chair Wilcock-yes. The vote was 8-Yes, 2-Abs, 0-No.

Matters Not Reasonably Anticipated by the Chair

None

Next Meetings

November 15, 2023

Adjournment

Member Bingham moved to adjourn at 5:54pm. Member Hoffmann seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-yes, Member Hackert-yes, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire -yes, Chair Wilcock-yes. The vote was 10-Yes, 0-No.

Respectfully submitted by
Erika Mawn, Executive Assistant to Town Administration

Approved on:



Town of Brewster

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MINUTES OF THE POND PROPERTY PLANNING COMMITTEE

Date: November 15, 2023
Time: 4:00pm
Place: 2198 Main Street

Participants: Chair Doug Wilcock, Cynthia Baran, Kari Hoffmann, Jan Crocker, Tim Hackert, Cindy Bingham, Elizabeth Taylor, Steve Ferris (left at 5:16pm), Assistant Town Manager Donna Kalinick, Ann Schiffenhaus

Remote Participants: Katie Gregorie, Mike Gradone, Anne Weirich, Tino Kamarck, Elizabeth Randall (Reed Hilderbrand), Madeleine Aronson (Reed Hilderbrand)

In Attendance: Melissa Lowe (Mass Audubon), Amy Henderson (BCT), Peter Johnson, Susan Bridges

Absent: Chris Ellis, Chris Williams

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

Chair Wilcock called the meeting to order at 4:00pm, declared a quorum and read the meeting and recording statements.

Public Announcements and Comment

None

Review and Discuss Updated Plans, Pricing and Forum #3- Reed Hilderbrand

Ms. Randall presented an updated look at the structure and outline of the public forum on November 30th, including preliminary pricing information. Some of the key items reviewed included:

- Review of where the Town is in the process: Phase 3, the Comprehensive Planning process
- Overview of Community Forum #3 Agenda
 - Orientation- introduction and where we left off
 - Bay Property- what we have heard, the refined plans and cost information
 - Partnerships
 - Pond Property- what we have heard, the refined plans and cost information
 - Breakout Room Discussions- 6 different discussions with a member of the design team and Town staff facilitator
 - Conclusions & Next Steps

Ms. Kalinick reviewed the assignments for Committee members, sharing that at least one member will be available in the breakout room discussions to help answer questions from the public. Ms. Randall added that the role of the committee member is to be able to answer questions specific to the process that the committees have conducted. In general, the design team members will be responding to a majority of the questions related to the plan. Committee members are participating as panelists, not as attendees and are asked to refrain from advocating personal opinions.

- Current Proposed Plan- which reflects an update as a result of feedback that ensures enough space is in reserve for future uses where a septic/wastewater treatment is necessary. There is still interest in



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aligning conservation restrictions and keeping it continuous with Long Pond Woodlands. Reed Hilderbrand is still in the early planning stages and is in the process of getting more information about Mass Audubon programming.

- Review of possible future Municipal uses based on the Town warrant article to purchase the properties approved at Town Meeting.

Member Hackert commented that in the area marked “Conservation and Nature Partnerships” he believes that it should include “and Compatible Future Municipal Uses” based on discussions in previous meetings of the committee regarding conservation restrictions. Important to recognize that we are being flexible in terms of compatible future uses. Ms. Randall responded that understanding the expectations and limitations of a conservation restriction is important.

Member Baran asked the following questions:

1. At the last meeting, there were two options presented, one for housing only and one for other municipal uses, thought this was the plan to present two options?
2. Doesn't recall requesting the reserved area be expanded? What is the additional acreage?

Ms. Randall responded that the area is 15 acres and the housing studies that were prepared by WXY will be shared as part of the forum. The idea is to be clear that there are two options for the same zone, one for housing and the other option would be to reserve the area for future use, which is to be determined. Ms. Randall noted that the feedback received about the housing studies was that they did not accommodate for septic/wastewater treatment that would be needed. The additional area would account for septic/wastewater and buffer zones without having fully designed what this would look like.

Member Hackert understands that the forum would not present two separate plans, but an either/or scenario for the same location. He also noted that at a previous meeting, it was expressed that the conservation restrictions that have been signed by the town in other circumstances were too restrictive and that the Town needed to be aware of doing something more flexible. Member Hackert believes that adding “and Compatible Future Municipal Uses” reflects both the concern of the Town that a conservation restriction should be flexible to accommodate other compatible uses and reflects the sense that predominate use of the areas will be conservation and nature.

Ms. Hoffmann clarified that with a conservation restriction, even though there is input of what the ideal conservation restriction might look like, the ultimate decision would be made by the Select Board.

Chair Wilcock expressed his concern in introducing the additional area as it is extremely important to be clear on how it may be used as there had been previous discussion about a wastewater treatment plant.

Ms. Kalinick shared that the committee is not seeing the full presentation as it is still being worked on and that there will be information from Mark Nelson's presentation included to help with the potential/future wastewater treatment plant.



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Member Baran moved that the Committee recommend that Reed Hilderbrand include a second separate option on a site plan for the reserve area that includes only municipal uses in the reserve area near 137 that are consistent with aquifer protection and that will not impair water quality or degrade water quality resources that will degrade water quality at the property. Member Taylor second.

Point of discussion by Member Hoffmann, she expressed that she does not want to lead participants in the forum down any one particular path. By having one plan with a label that clearly includes “or”, it gives residents the choice between the two options. Members Bingham and Ferris agree and do not feel that two different maps are needed if it can be made clear that there is a choice.

A roll call vote was taken. Member Bingham-no, Member Hoffmann-no, Member Taylor-no, Member Hackert-no, Member Baran-yes, Member Crocker-no, Member Ferris-no, Member Gregoire -no, Chair Wilcock-no. The vote was 1-Yes, 8-No.

Chair Wilcock commented that at the October 18th meeting the committee was provided with a presentation of appropriately scaled housing, relatively to figure out the amount sewage that would be generated. Mark Nelson talked about the treatment plant, one of the outcomes was that we can have the housing and can have if not no impact on water quality, that we could have an improvement in water quality depending on how we tie into the Herring River Watershed plans and how we deal with property in Zone II. Chair Wilcock believes this is an extremely important point, there are people supportive of housing, but have legitimate concerns of putting housing in Zone II, about housing in the River Herring Watershed. Requires a clear explanation on how this tradeoff can be accomplished. Ms. Randall explained that the same housing presentation will be shared at the forum, which will include Mark Nelson’s key takeaways to provide residents context and so that they can be relatively informed.

Ms. Kalinick shared that the Cape Cod Sea Camps project page on the website will be updated and will have materials for residents to review.

Member Hackert shared his opinion on the support for housing, noting that residential is permitted in Zone II, as an “as of right”. Adding that in terms of the wastewater treatment, his sense is that the treatment could be good and help with wastewater in that area.

Member Baran clarified that the by-right under the water quality protection bylaw has a limit, as of yet, there is one IA system that may meet it in a pilot study. Noting that this has not been shown seasonally and is preliminary information. Member Baran stated that there isn’t quite the technology as of yet. She asked that the potential to put a water supply location on the property be added back to the plans, as it needs to be explored.

Ms. Randal reviewed the preliminary pricing which provides a sense of the total cost of the plan, excluding housing or other development within the 15 acres:

- Total Estimate: \$949,400 before markups and \$1.6M after markups, breakdown includes:



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- \$7,400 for removing three buildings
- \$44K to restore five buildings (to bring back to an occupiable level)
- \$205K for trails
- \$644K for roadway improvements
- \$49K for parking areas

It was noted that the wooden docks will be stored somewhere else for an interim period and the Town will retain them, since there is no longer a Chapter 91 license associated with the property.

Chair Wilcock inquired about a walkway from the handicapped parking to the beach. Ms. Aronson noted that it would be a dense grated gravel material.

In closing, Ms. Randall shared that she appreciates all the comments, and that the Reed Hilderbrand team is trying to thread the needle and respond to what they think they are hearing. They look forward to hearing from the community and are hopeful to get insightful, engaging and thoughtful comments from the community.

Overview of Housing Needs on Cape Cod and Brewster

Ann Schifffenhaus from Housing Assistance Corporation shared a presentation on Housing to Protect Cape Cod, some of the key slides included:

- Programs & Services
 - Prevention- outreach to homeless individuals and shelter homeless families; there are 4 family shelters
 - Stabilization includes rental and mortgage assistance vouchers, financial assistance programs, weatherization, and repair of homes
 - Empowerment includes consumer financial education, home lotteries, building of affordable housing, engaging, educating, and empowering housing advocates.
- The Power of Home and what a home means to people
- Current Situation includes no availability, no housing diversity and high prices
- Review of Brewster median home price (\$775K), Brewster median household income (\$88K) and current Brewster real estate listings. At the median household income, people cannot afford the median home price.
- Renting/Buyer power of the workforce and the number of Brewster employers looking for staff
- Coalition of partners to create “Housing to Protect Cape Cod”, more information can be found at housingtoprotectcapecod.org

Mrs. Schifffenhaus noted that the waiting list for affordable rentals is currently 3 years long, the Cape needs to start thinking about ways to create more diversity in housing. There are opportunities to think about the future and keep a town vibrant and diverse.

Short Term Uses of Property Updates

a. Guided walk report update: October 28, 2023



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Member Baran shared that this was a very successful walk and is looking forward to scheduling more in the early Spring.

b. Town plans for spring tour day

Ms. Kalinick shared that we recognize the limited number of people that can access the property. Town Administration is in the initial stages of looking at a Saturday in early April and another day during the week to hold tours of the property. Since transportation is a key piece, thinking of having people park at the golf course and use COA vans to bring them to the property. The Town would use a registration system for the events. This would be more of a self-guided tour with committee members, liaisons and Town staff available on site.

FYIs

No discussion

Approval of Minutes from October 18, 2023 and September 20, 2023

Member Bingham moved to approve the amended meeting minutes from September 20, 2023. Member Hoffmann seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-yes, Member Hackert-abs, Member Baran-yes, Member Crocker-yes, Member Gregoire -yes, Chair Wilcock-yes. The vote was 7-Yes, 0-No, 1-Abs.

Member Hackert requested a grammar correction on page 2 and additional details about the conversation and comments that were made during the meeting on page 4.

Matters Not Reasonably Anticipated by the Chair

None

Questions from the Media

None

Next Meetings

Virtual Forum #3 November 30, 2023, at 6pm, January 10th, January 24th or 31st

Adjournment

Member Hackert moved to adjourn at 5:26pm. Member Hoffmann seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-yes, Member Hackert-yes, Member Baran-yes, Member Crocker-yes, Member Gregoire -yes, Chair Wilcock-yes. The vote was 8-Yes, 0-No.

Respectfully submitted by

Erika Mawn, Executive Assistant to Town Administration

Approved on: