

Town of Brewster

Pond Planning Property Committee

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

AMENDED POND PROPERTY PLANNING COMMITTEE MEETING AGENDA 2198 Main Street November 15, 2023, 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).

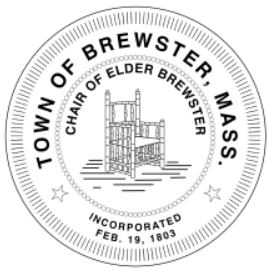
Please note that the Pond Property Planning Committee may take official action, including votes, on any item on this agenda.

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 Updated Plans, Pricing and Forum #3 – Reed Hilderbrand
7. Overview of Housing Needs on Cape Cod and Brewster
8. Short Term Uses of Property Updates
 - a. Guided walk report update: October 28, 2023
 - b. Town plans for spring tour day
9. FYIs
10. Approval of Minutes from October 18, 2023 and *September 20, 2023*
11. Matters Not Reasonably Anticipated by the Chair
12. Questions from the Media
13. Next Meetings: Virtual Forum #3, November 30, 2023 6pm, January 10th, January 24th or 31st
14. Adjournment

Date Posted:
11/9/2023

Date Revised:
11/14/23

Received by Town Clerk:



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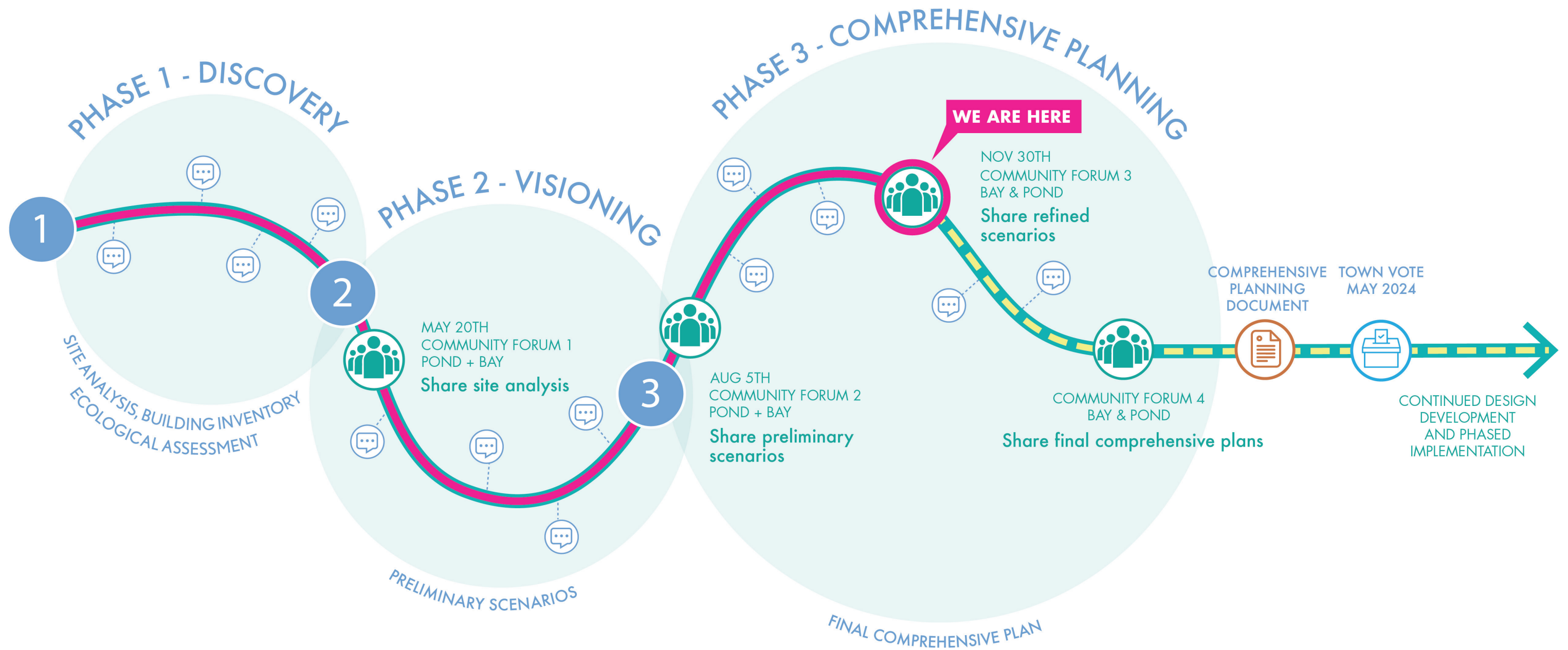
Town of Brewster Sea Camps PPPC Meeting

November 15, 2023

REED-HILDERBRAND

WXY

WHERE ARE WE IN THE PROCESS?



COMMUNITY FORUM #3 AGENDA

Orientation (8 min)

- Introduction
- Where We Left Off

Bay Property (40 min)

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

Partnerships (5 min)

Pond Property (30 min)

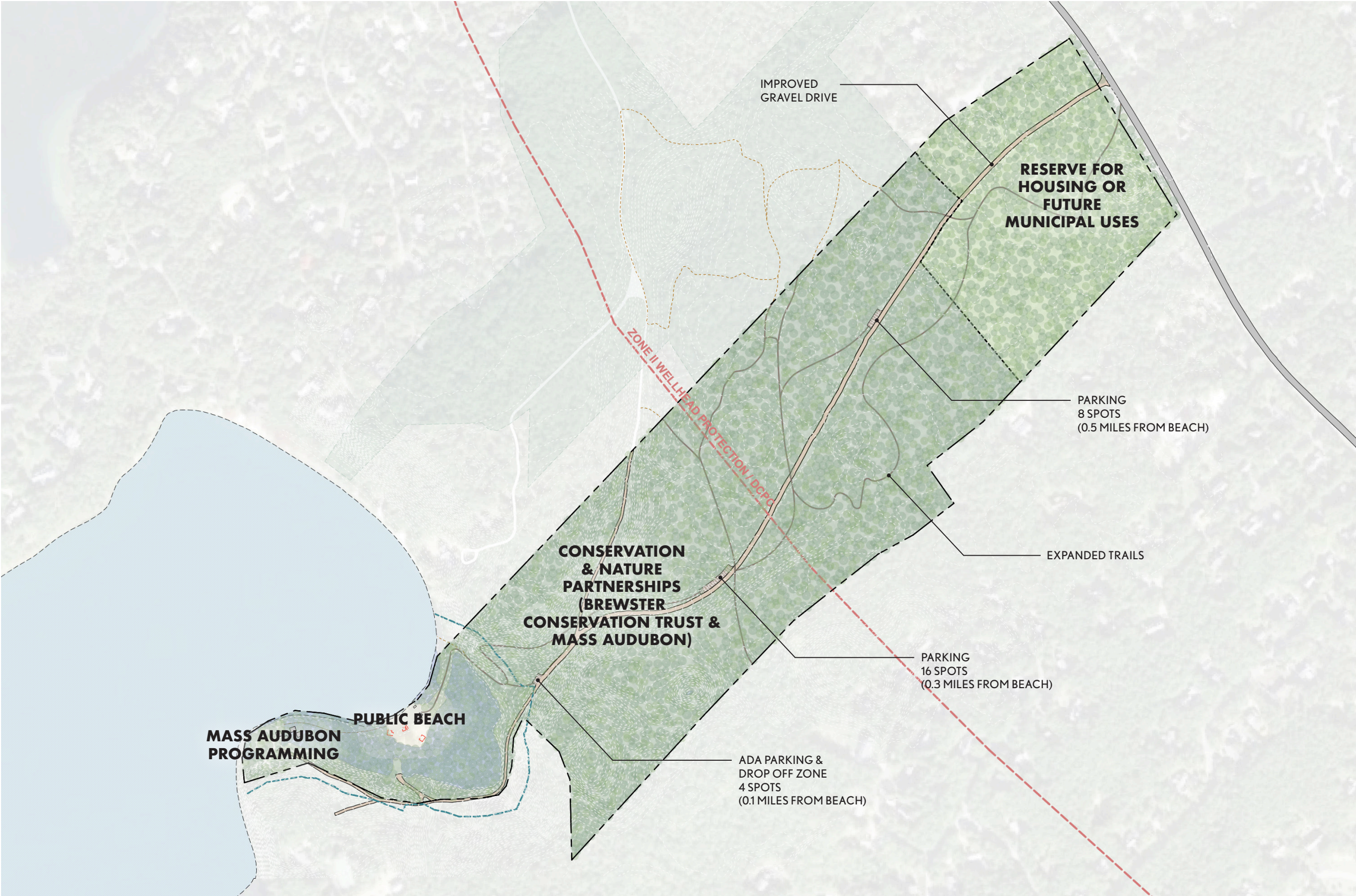
- What We've Heard
- Refined Plans and Cost Information

Breakout Room Discussions (30 min)

Conclusions & Next Steps (5 min)

PROPOSED PLAN

Pond Property



PROPOSED PLAN

Beach Access



TRAILS



MASS AUDUBON PROGRAMS



LIMITED USE PUBLIC BEACH

MUNICIPAL USES

Context

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

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

PRELIMINARY DRAFT PRICING

Pond Property

Total Estimate:

~\$949,400 before markups

~\$1,600,000 after markups

Markups include:

- 10% general conditions
- 10% overhead and profit
- 1% permitting
- 2% bond/insurance
- 15% design contingency
- 6% escalation (Spring 2025)

Pricing Breakdown

- Building removal (3 bldgs): \$7,400
- Building restoration (5 bldg): \$44,000
- Trails: \$205,000
- Roadway improvements: \$644,000
- Parking Areas: \$49,000

Town of Brewster Cape Cod Sea Camps Planning

Join us for our Third Community Forum!

Date: Thursday, November 30th 2023

Time: 6-8 pm

Location: Virtual on Zoom

Zoom Link: <https://us02web.zoom.us/j/82220044021?pwd=VER2Ylo0MURGSmFmcHRsVDNrQkZmUT09>

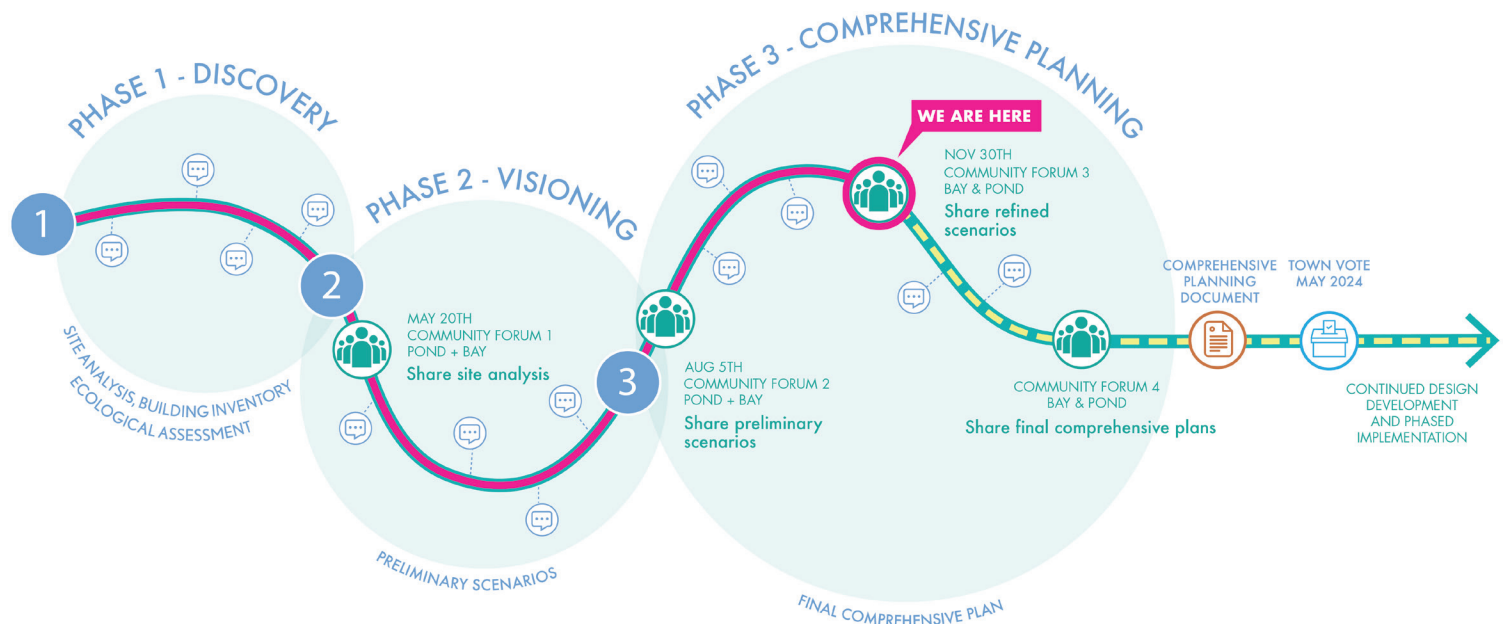
Zoom link and more information can also be found on the Town's website: <https://www.brewster-ma.gov>

Community Forum #3 will be a virtual community meeting that shares plans in progress for the Bay and Pond properties. These plans have been informed by community feedback received through our previous Community Forums and surveys for the former Sea Camps properties, as well as other recent opportunities for residents to give their input on the Town's goals and priorities. We invite you to learn more about the latest versions of the plans and share your feedback.

The majority of the virtual forum will be a presentation by the Design Team and Town Staff to explain the plans in progress for both Properties. Important Town context about a potential community center, housing, and municipal uses up for consideration on the Properties will also be provided during this session. The final 30 minutes of the forum will be conducted in smaller virtual breakout groups where residents will be invited to provide feedback and ask questions. Residents will also be able to submit written comments by email after this forum.



Where we are in the process:



Community Forum

Identify your priorities with the planning team



Committee Meetings

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



Comprehensive Planning Document

See the vision for the future of the Sea Camp Properties



Town Vote

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

This forum will be the third public community workshop in a series of four sessions that takes place over the course of the planning process. Following this event, one additional Community Forum will be held in early 2024 before the plans are finalized and voted on at Town Meeting in May 2024.

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



BEACH AT POND PROPERTY



MAIN DRIVE AT BAY PROPERTY

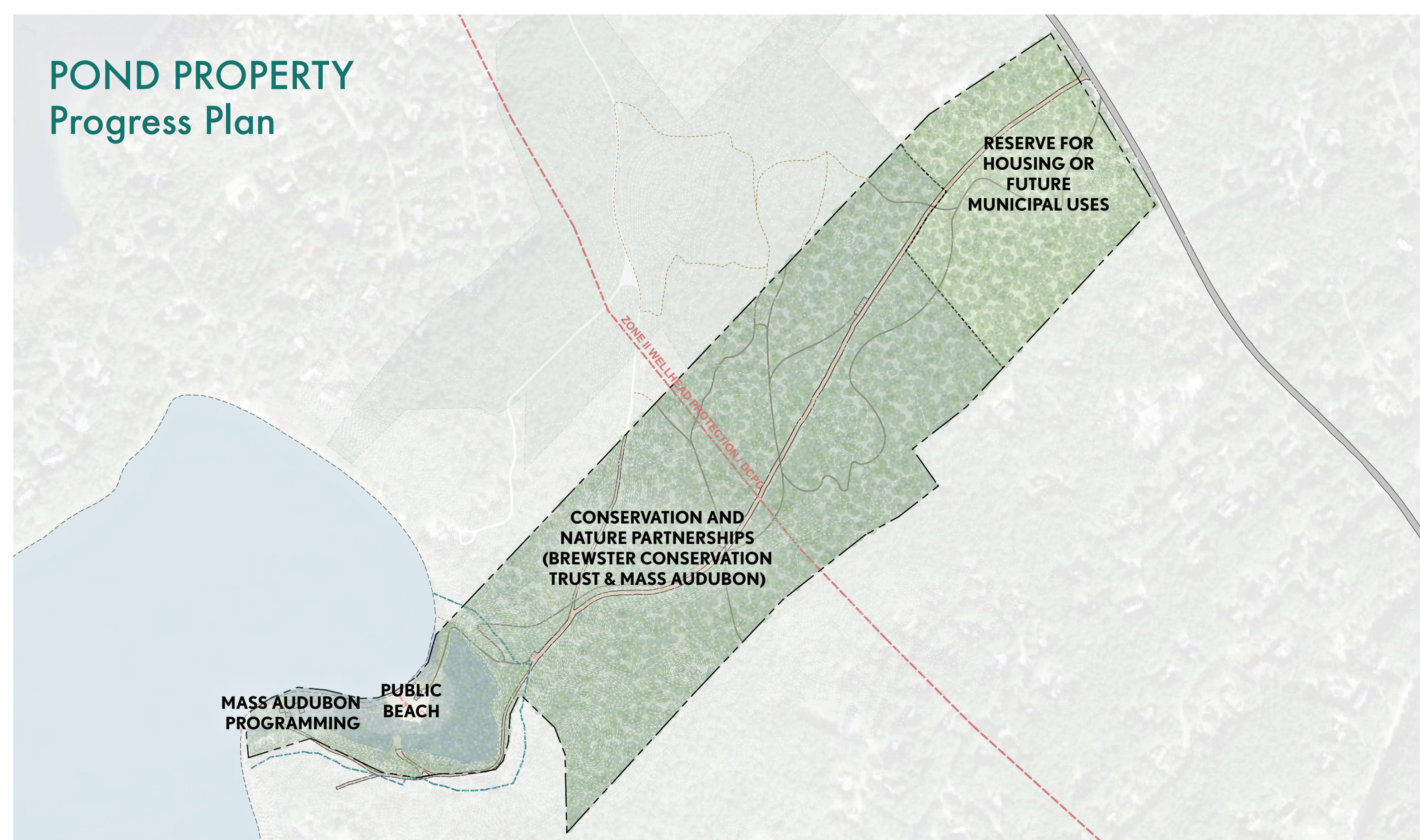
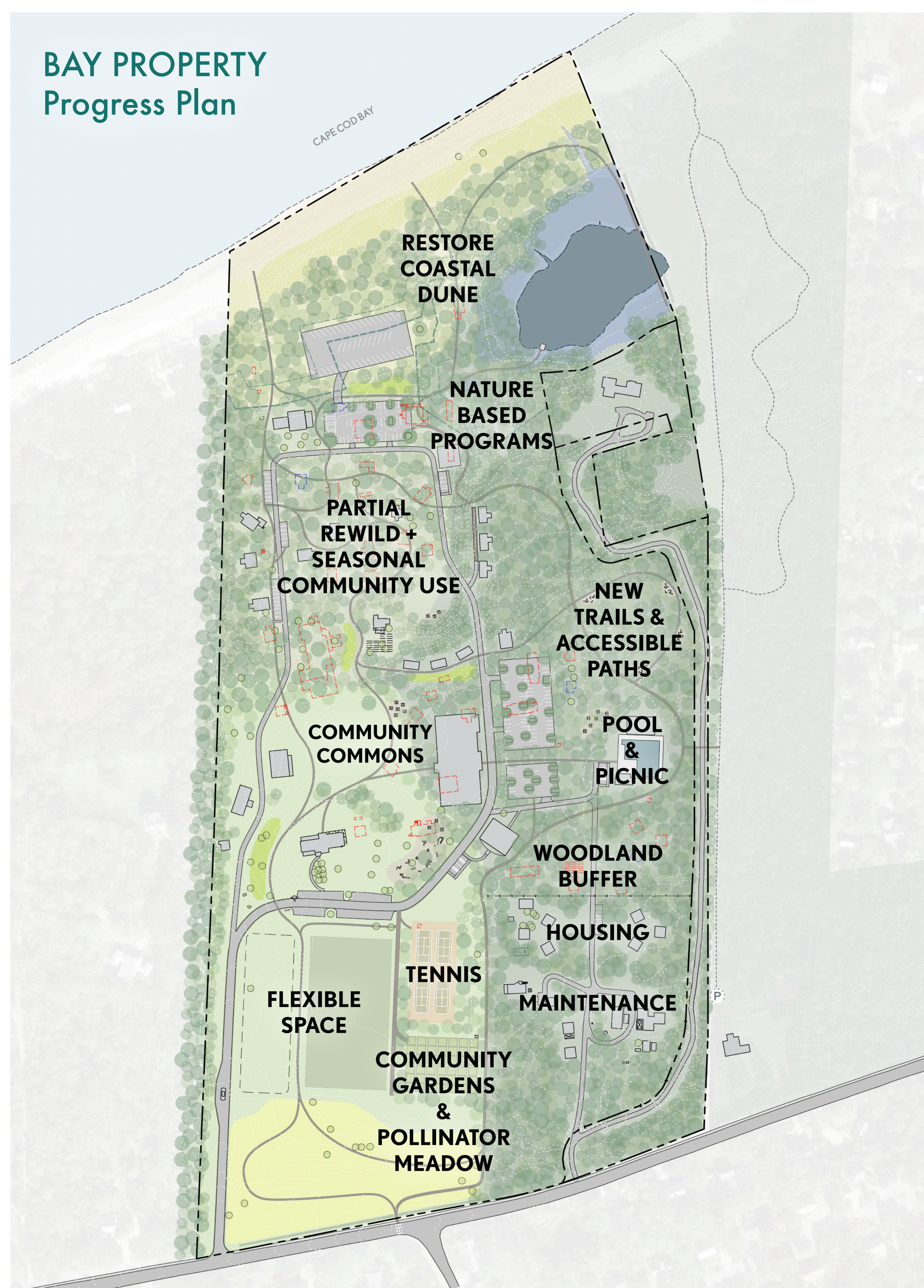
Town of Brewster Sea Camps Comprehensive Planning

Join us for our Third Community Forum!

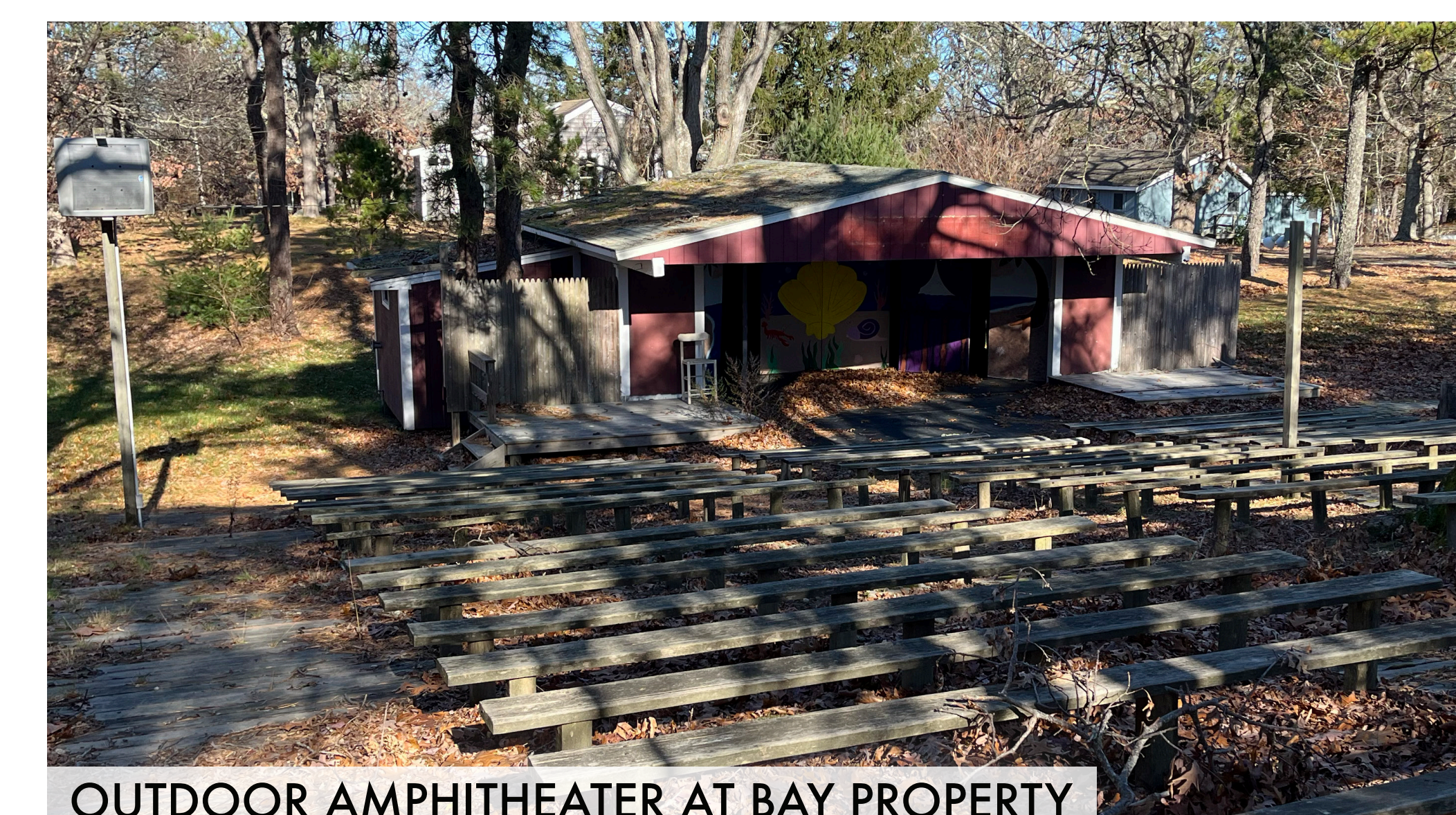
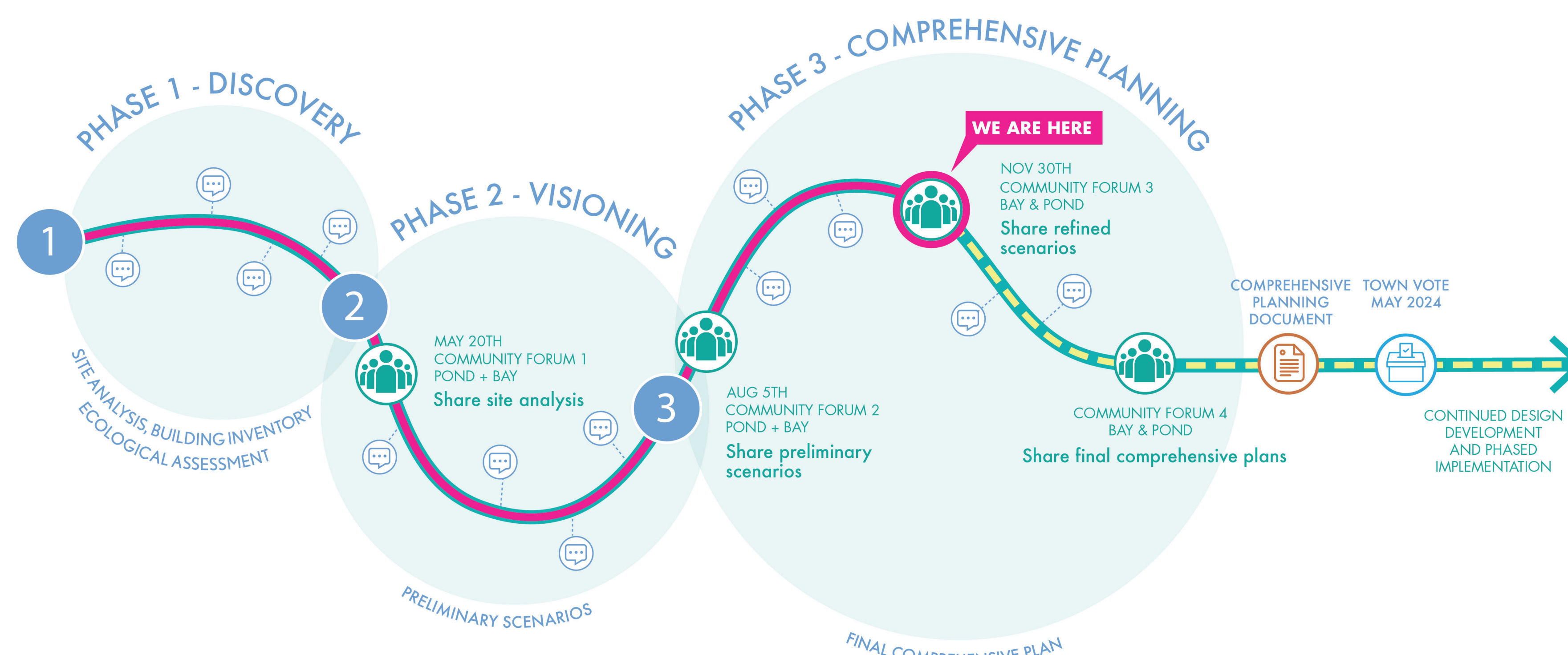
When: November 30th, 6-8pm
Where: Virtual (Zoom link will be available on the Town's website:
(<https://www.brewster-ma.gov>)



Please join us virtually to learn about our plans in progress for the Bay and Long Pond Properties. These plans have been informed by community feedback received through our previous Community Forums and surveys for the former Sea Camps properties, as well as other recent opportunities for residents to give their input on the Town's goals and priorities. We invite you to learn more about the latest versions of the plans and share your feedback. Following this forum, one additional Community Forum will be held in early 2024 before the plans are finalized and voted on at Town Meeting in May 2024.



Where we are in the process:



LEAD TECH:

- Suzanne
 - Handles all tech issues
 - Mute others during presentation
 - Organize breakout rooms and send to breakouts
 - Return everyone to main room after breakouts
 - Give 5 minute and 1 minute warning to end of groups
 - Chat closed during presentation
 - chat open during breakout rooms (and recorded)
 - We will use Zoom Meetings vs. Webinar
 - Attendees will be randomly assigned to breakout rooms

RH/WXY:

- Welcome everyone to breakout rooms room, explain who will be facilitating and how questions and comments will be recorded
- We will be video recording
- Share screen and record comments on plans
- Answer questions as needed
- Reference information on Miro Board as needed

FACILITATORS:

- Call on hands in breakout room
- Encourage comments and questions in the chat
- Limit each speaker to 2 minutes max / facilitate discussion
- Give design team or committees opportunities to answer questions as needed

BREAKOUT GROUP TECH:

- Mute people as needed
- General tech support to report to Suzanne if issues
- Record forum and breakouts, save breakout room chats

COMMITTEE MEMBERS:

- Answer questions and guide conversation as needed

Town of Brewster — Community Forum #3 Personnel

BREAKOUT GROUP 1

- Elizabeth Randall (RH)
- Elton Cutler (Facilitator)
- Kathy (Tech)
- Committee members
 - Katie Miller-Jacobus
 - Jan Crocker
 - Chris Williams

BREAKOUT GROUP 2

- Lauren Tam (RH)
- Griffin Ryder (Facilitator)
- Erika (Tech)
- Committee members
 - Mary Chaffee
 - John Phillips
 - Doug Wilcock
 - Elizabeth Taylor

BREAKOUT GROUP 3

- Madeleine Aronson (RH)
- Mike Gradone (Facilitator)
- Conor (Tech)
- Committee members
 - Amanda Bebrin
 - Peter Johnson
 - Steve Ferris
 - Katie Gregoire

BREAKOUT GROUP 4

- David (WXY)
- Jon Idman (Facilitator)
- Taj (Tech)
- Committee members
 - David Whitney
 - Cynthia Baran
 - Kari Hoffmann

Town of Brewster — Community Forum #3 Personnel

BREAKOUT GROUP 5

- Annie (WXY)
- Donna Kalinick (Facilitator)
- Ellen Murphy (Tech)
- Committee members
 - Pat Hughes
 - Clare O'Connor-Rice
 - Chris Ellis
 - Cindy Bingham

BREAKOUT GROUP 6

- Helen (WXY)
- Peter Lombardi (Facilitator)
- TBD (Tech)
- Committee members
 - Karl Fryzel
 - Caroline McCarley
 - Tim Hackert



APPROACH TO IMPLEMENTATION

The table below outlines the potential responsible parties for each strategy, as well as possible time frames for select strategies. The final two columns on the right indicate whether the strategy follows a recommendation from the 2017 Housing Production Plan, and whether the strategy is connected to DHCD guidelines for Housing Production Plans (as outlined in Table 23 of this HPP).

Implementation Table

Implementation Strategies		POTENTIAL Responsible Entities		POTENTIAL Time Frame	Follow-up to 2017 HPP Strategy #	Meets DHCD Guidelines for HPP Strategies
		Lead	Support	TBD		
Regulatory Reform						
#1	Reevaluate the existing ADU and ACUDU bylaws and other references to accessory apartments; explore amendments to streamline these provisions and improve their efficacy.	Planning Building	BHP HC SB	Early (discussed)	#1	✓
#2	Amend zoning to clearly allow mixed uses that include housing in business-zoned areas.	Planning	BHP, SB HC, TA	TBD	#2	✓
#3	Reevaluate the existing multifamily dwelling bylaw (Section 179-34) and consider changes and other regulatory measures to facilitate multi-unit residential development.	Planning	HC, TA SB	TBD	#5	✓
#4	Explore measures to require or encourage the inclusion of affordable units in residential development over a certain number of units.	Planning	HC, TA SB	TBD	#4	✓
#5	Allow and incentivize the adaptive reuse of existing buildings for the creation of affordable and mixed income housing.	Planning Building TA, SB	HC ZBA	TBD	#6	✓
#6	Utilizing the findings of the ongoing Integrated Water Resource Management Plan, continue to identify appropriate wastewater treatment systems to enable the creation of denser housing development that can support the inclusion of affordable units.	Interdepartmental: Health TA, SB, Planning Natural Resources	HC	TBD	--	



Implementation Table

Implementation Strategies		POTENTIAL Responsible Entities		POTENTIAL Time Frame	Follow-up to 2017 HPP Strategy #	Meets DHCD Guidelines for HPP Strategies
		Lead	Support	TBD		
Funding & Assets						
#7	Continue to work with nearby communities on the Cape by pooling CPA funds and other resources to construct affordable housing in suitable locations throughout the region and meet regional housing needs.	CPC TA HC SB	BHP BAHT	Ongoing	#9	✓
#8	Develop a five-year financial plan for the BAHT and determine whether additional funding streams should be explored.	BAHT & Finance (FT) Team & SB	HC CPC	First (In process)	#7 & #8	
#9	Based upon the BAHT five-year financial plan, explore other funding opportunities to support housing initiatives at a range of income levels.	BAHT, CPC, FT, SB, TA & HC		After #8	#7	
#10	Explore local property tax incentives for the creation of affordable housing, such as offering a reduction of property taxes to an owner renting an affordable unit.	SB TA Finance	Assessor HC BAHT	TBD	#8	
#11	Develop criteria for assessing a property's suitability for the creation of affordable and attainable housing.	Planning HC BAHT Building Health	Cons Comm, Open Space TA, SB	First	#15	✓
#12	Inventory existing Town-owned land using the criteria developed to determine suitability for housing; develop and issue an RFP for the development of affordable and attainable housing on properties identified as suitable for housing development.	Planning HC TA BAHT Cons Comm	Assessor SB Open Space	After #11	#15	✓
#13	If deemed necessary based upon the findings of the Town-owned land inventory, develop and issue an RFP for the acquisition of privately held land for the creation of affordable and attainable housing.	BAHT TA HC	Planning SB	After #12	--	✓



Implementation Table

Implementation Strategies		POTENTIAL Responsible Entities		POTENTIAL Time Frame TBD	Follow-up to 2017 HPP Strategy #	Meets DHCD Guidelines for HPP Strategies
		Lead	Support			
Education & Advocacy						
#14	Develop a collaborative housing education plan that connects to the Town's Local Comprehensive Plan (LCP).	BAHT BHP HC	Vision BHA COA	Early (In process)	#13 & #16	
#15	Continue to ensure regular participation by staff and members of Town bodies in available trainings on housing-related issues including fair housing, local and regional housing needs, comprehensive permit administration, and other relevant topics.	HC BAHT BHP	Planning CPC ZBA SB Finance	Ongoing	#13	
Local Policy & Planning Strategies						
#16	Continue to make good use of 40B, including the Local Initiative Program (LIP), as a vehicle for creating affordable housing.	BHP BAHT HC, TA	SB ZBA CPC	Ongoing (Brewster Woods, Habitat)	#14	✓
#17	Encourage public/private partnerships to facilitate the collaborative production of affordable housing to meet a range of community needs.	BAHT BHP HC TA	SB Planning CPC	TBD	--	✓
#18	Continue to monitor the impacts of short-term rentals on the availability of year-round rental units; review and consider changes to local policies accordingly.	SB Finance TA	BAHT HC	Ongoing	--	
#19	Increase housing staff capacity to ensure continued and consistent collaboration with the Building, Conservation, Health, and Planning Departments.	TA Finance HC	Interdepartmental: Building Planning	TBD	#12	



Implementation Table

Implementation Strategies		POTENTIAL Responsible Entities		POTENTIAL Time Frame	Follow-up to 2017 HPP Strategy #	Meets DHCD Guidelines for HPP Strategies
		Lead	Support	TBD		
Community Resources & Local Support						
#20	Continue the CDBG-funded housing rehabilitation program to enable income-eligible homeowners to make critical home repairs.	HC TA Finance Building	SB	Ongoing	--	
#21	Evaluate current CPC-funded housing initiatives and consider adjusting to meet current needs.	BAHT CPC, SB HC	BHP	Early/ Ongoing (Discussed)	--	
#22	Explore other opportunities for direct support for eligible households, including partnerships with local non-profits and housing assistance providers.	HC BHP BAHT	COA CPC BHA	TBD	--	

Notations:

BAHT- Brewster Affordable Housing Trust
 BHA- Brewster Housing Authority
 BHP- Brewster Housing Partnership
 COA- Council on Aging
 CPC- Community Preservation Committee
 Cons Comm- Conservation Committee

FT- Finance Team
 HC- Housing Coordinator
 SB- Select Board
 TA- Town Administration
 ZBA- Zoning Board of Appeals

An aerial photograph of a coastal landscape, showing a sandy beach, a body of water, and a lighthouse on a small island. The image is overlaid with a semi-transparent blue banner containing the title text.

The Power of Home

An Overview of Housing Assistance

Housing Assistance Who We Are?

We are a private 501c3 nonprofit founded in 1974 serving low-and-middle income households in all towns on Cape Cod, Martha's Vineyard, and Nantucket.

We help more than 6,000 people annually on Cape Cod, Martha's Vineyard, and Nantucket.

Our Mission

Housing Assistance strengthens the Cape Cod & Islands region by empowering individuals, fostering community connections, and increasing affordable housing opportunities.

Our Vision

A vibrant year-round community where everyone has a stable place to call home.

Our Programs & Services

Prevention

Outreach to Homeless Individuals

Shelter Homeless Families - 4 family shelters

Stabilization

Rental & Mortgage Assistance Vouchers - 800+ monthly

68 Brewster households (2022)

Financial Assistance Programs

- ✓ THRIVE (workforce housing voucher)
- ✓ Family Self Sufficiency (5-year employment & savings incentive)

Weatherize and Repair Homes

- ✓ Certified energy audits, fuel assistance, weatherization, and appliance repair/replacement

13 Brewster households (2022)

Our Programs & Services

Empowerment

Consumer Financial Education (79 Brewster households)

- ✓ First Time Homebuyer, Money Matters (Budgeting) and Home Safe (Post-purchase education)
- ✓ Foreclosure and Reverse Mortgage Counseling by a certified counselor

Lotteries - 30 homes awarded in 2023

Build Affordable Housing - 550 units built, 218 in pipeline

Engage, educate, and empower housing advocates

We Build Housing

We partner with towns to build affordable housing

Brewster Woods – Brewster
30 rental units



Kimber Woods – Barnstable
28 rental units



Melpet Farms – Dennis
27 rental units



Sachems Path – Nantucket
40 homeownership



Clay Pond Cove – Bourne
45 senior rentals 55+



The Power of Home



What is a HOME?

- A Home provides safety, security and a sense of belonging in a community.
- A Home is a set of memories.
- A Home creates a sense of identity.
- A Home means the place you come from: where you grew up, your community, and to which you return for family celebrations.

Why is the American Dream of Home Ownership out of reach?



THESE ARE THE FACES OF
THE HOUSING CRISIS

- ✓ NO AVAILABILITY
- ✓ NO HOUSING DIVERSITY
- ✓ HIGH PRICES

Brewster Median Home Price
\$638,000*

Brewster Median Household Income
\$88K*

*Housing Profile, Cape Cod Commission

Brewster Real Estate Listings
(as of 11/14/2023)

Homes/Condos for Sale: 25*

Below \$500K: 11

\$500K-\$1M: 6

\$1M+: 8

*12 condo's

Year-Round Rentals: 8

\$1,100 – 2,000: 2 (1 bdrm)

\$1,900 - 2,500: 4 (2 bdrm)

\$2,100 - \$3,000: 2 (3 bdrm)

Renting/Buyer Power of the Workforce



POLICE OFFICER
\$105,000

ACCOUNTANT
\$75,000

TEACHER
\$60,000

ASST. BRANCH MGR.
\$50,000

120% AMI

100% AMI

79% AMI

66% AMI

I can afford to
RENT: \$2,600
BUY: \$420K

I can afford to
RENT: \$1,875
BUY: \$285K

I can afford to
RENT: \$1,500
BUY: \$200K

I can afford to
RENT: \$1,250
BUY: \$140K

Brewster employers are looking for staff

Town of BREWSTER MASSACHUSETTS

Home | [Subscribe to Brewster Email](#) | [Contact Us](#) |

OUR COMMUNITY | **BOARDS & COMMITTEES** | TOWN DEPARTMENTS | MOST POPULAR

Current Openings - Join Our Team!

Full-Time:

DPW Laborers (Posted November 3) - The Town is currently accepting applications for Laborers for the Department of Public Works. These positions perform semi-skilled manual work supporting construction, general operations & maintenance, and repair projects...

Recycling Center Laborer (Posted November 3) - The Town is currently accepting applications for a Laborer for the Recycling Center. The position interacts frequently with the public and performs semi-skilled manual work in supporting the operations and maintenance of the Recycling Center...

Building Commissioner (Posted November 2) - The Town seeks a qualified, collaborative professional for the position of Building Commissioner. This position is responsible for performing complex administrative, supervisory, inspectional, and technical work related to enforcement and interpretation work in managing the Town's Building Department...

Assistant Director/Adult Services - Reference Librarian (Posted November 1) - The Town seeks a qualified professional to serve as Assistant Director/Adult Services Librarian for the Brewster Ladies Library...

Youth Services Librarian (Posted November 1) - The Town seeks a qualified professional to serve as Youth Services Librarian for the Brewster Ladies Library...

Payroll & Benefits Coordinator (Posted October 4)

8 Positions

AdviniaCare The Woodlands

AdviniaCare Pleasantbay | Brewster, Massachusetts | Nov 03, 2023

Activities Director

AdviniaCare Pleasantbay | Brewster, Massachusetts | Oct 20, 2023

HR Benefits, Payroll and AP Coordinator

AdviniaCare Pleasantbay | Brewster, Massachusetts | Oct 16, 2023

Certified Nursing Assistant (CNA)

AdviniaCare Pleasantbay | Brewster, Massachusetts | Oct 16, 2023

Registered Nurse (RN)

AdviniaCare Pleasantbay | Brewster, Massachusetts | Oct 16, 2023

Licensed Practical Nurse (8K sign on bonus!)

AdviniaCare Pleasantbay | Brewster, Massachusetts | Oct 06, 2023

Cook

AdviniaCare The Woodlands (2) | Brewster, Massachusetts | Oct 05, 2023

Sous Chef

AdviniaCare Pleasantbay | Brewster, Massachusetts | Oct 04, 2023

Dietary Aide

AdviniaCare Pleasantbay | Brewster, Massachusetts | Oct 02, 2023

MDS Nurse

AdviniaCare The Woodlands (2) | Brewster, Massachusetts | Sep 28, 2023

Resident Care Assistant

10 Positions

ACCOMMODATIONS | GOLF | SPA | ACTIVITIES/EVENTS | **OCEAN EDGE RESORT & GOLF CLUB**

Director of Catering Operations
Full Time | Ocean Edge Resort & Golf Club - Brewster, MA, 02631

Ocean Edge Resort & Golf Club is seeking a Director of Catering Sales. The ideal candidate is responsible for the training, mentoring, and supervi...

Bartender Ocean Terrace
Ocean Edge Resort & Golf Club - Brewster, MA, 02631

Bartenders are responsible to serve beverages to guests in banquet rooms or restaurants at Ocean Edge Resort in a friendly, courteous and timely manne...

Server Ocean Terrace
Ocean Edge Resort & Golf Club - Brewster, MA, 02631

FOOD & BEVERAGE SERVER Customer Service Professional responsible for providing 100% guest satisfaction through knowledgeable, friendly and profes...

Housekeeping Houseperson
Ocean Edge Resort & Golf Club - Brewster, MA, 02631

11 Positions

CAPE COD HEALTHCARE

CARE & TREATMENT | FIND A PROVIDER | OUR LOCATIONS

Job Opportunities

11 Positions Posted in last 2 weeks



Our vision is a Cape Cod with a variety of housing types to fit the needs and resources of all residents without sacrificing the natural beauty we have worked so hard to protect.





Questions?

Ann Schiffenhaus

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Brewster Officials Discuss Housing On Pond Property

25 October 2023

By: Rich Eldred



Brewster town seal.

BREWSTER – Should they pave paradise and put in a parking lot?

In the case of Brewster’s Long Pond property, the parking lot could surround up to 48 units of affordable housing, according to the town’s architecture consultants.

That makes the deal a lot more attractive, but divisions remain over the future of the 66 acres Brewster bought for \$26 million, along with 55 acres on Cape Cod Bay, from the former Cape Cod Sea Camps.

Last Wednesday, the Pond Property planning committee heard from consultants WXY Studios and Reed Hildebrand as they presented options based on instructions from the Oct. 4, joint meeting of the select board and two planning committees.

“My takeaway from your presentation and some other research I’ve done is that a housing project can be built with neutral impact,” said Tim Hackert, the affordable housing representative on the pond committee. “There are cost issues in terms of designing it but the technology (for wastewater) exists and could be required as a condition of doing it.”

“I can’t agree there would be no impact from an I/A (innovative/alternative) system or a treatment facility,” countered Cynthia Baran, the group’s water commission representative. “They don’t treat for PFAs, emerging contaminants, medicinals, a lot of things. There will definitely be an impact if there is housing or any development on that property.”

The property, which has 1,200 feet of frontage on Long Pond and road frontage on Route 137, was purchased with many potential uses in mind: affordable housing, conservation/water protection, recreation, education — possibly in conjunction with Mass. Audubon — and municipal uses such as wells, cell towers, etc.

The property is in the 9,135-acre Herring River watershed. Under new title 5 regulations, Brewster must manage the nitrogen load in the watershed or all residents within the watershed will need to upgrade their septic systems or tie into a sewer.

“You could manage any proposed housing development to minimize impacts from the lawns, manage the stormwater and come up with a wastewater solution that would meet the [Brewster] water quality review bylaw,” consultant Mark Nelson of Horsley Witten explained in summation of his presentation. “The next step is meeting the Herring River requirement and how you offset that.”

Reed Hildebrand originally presented five options for utilizing the pond property, trimmed them down and based on feedback from the joint meeting.

“We have really narrowed down the plan to one overall plan that has a couple of alternatives for the area of the property along 137,” said Elizabeth Randall of Reed Hildebrand. “There is an opportunity to contribute to the town’s affordable housing goals.”

The consultant was looking at recreation, education, water resources, ecology and natural habitat, housing, possible revenue, reuse of buildings, town character and the long-term needs of Brewster when considering uses for the property.

“There is a zone that is largely being considered for future conservation in partnership with the [Brewster Conservation Trust] and Mass. Audubon,” along with a smaller zone along Route 137 for housing or municipal use with beach access along Long Pond’s shore, Randall said.

Their preliminary plan features two parking areas, one with eight spots and another with 16, neither too close to the beach because of topography. The consensus from forums was for a low access beach because of concerns for the sensitivity area

nearby.

Brewster needs 517 affordable units to hit the state's 10 percent target. Currently the town is short by 145.

David Vega Barachowitz of WXY said of the 12 acre area next to Route 137, about six acres were suited for housing, or about 9 percent of the property.

"We looked at [up to] approximately 50 units with 90 beds," said Vega Barachowitz. "We were focused on looking at year-round housing. On the Bay Property we were also looking at seasonal workforce housing. Within that framework we looked at three different scenarios."

Those were 32, 48 or 44 units in single homes or townhouses, in the case of the 44-unit concept.

"The Route 137 corridor has topographical other advantages for housing," Hackert noted.

"Only being able to use between 10 and 12 percent of the 66 acres is encouraging for us to be able to get housing on there," Stephen Ferris of the committees agreed.

Baran pointed out both previous public forums leaned towards keeping the site open or for water protection.

"Reading tea leaves, I think housing is a favored use here," Hackert said. "We all read the tea leaves, we read them differently."

Brewster will consult more than tea leaves when making final decisions. The committee wanted to emphasize that no decisions were being made yet; these are just all concepts and possibilities.

Baran suggested one option should be housing/municipal space and the other open space.

The pond property is mostly dry upland oak-pine woods with an open field near the beach. Thirty acres are in Zone 2 as part of Brewster's public water supply zone. The property abuts the Long Pond Woodlands and combined with it has more than 100 acres of undeveloped land. There are eight shacks along the water that were used for storage of equipment and boats.

Mark Nelson of Horsley Witten noted that 99 percent of the groundwater flows into Long Pond and from there into the Herring River. The Zone 2 water overlay includes the eastern half of the property that lies along Route 137, where any housing or municipal use would likely be located.

"It would have to be a Zone 1,400 foot radius, or 800 foot circle around (any) well," Nelson noted. "And there can't be anything else in that zone."

That would include a road going somewhere other than the well, such as to the beach.

The Herring River watershed is now subject to nitrogen restrictions set by the state department of environmental protection.

Pleasant Bay now has a watershed permit shared by Harwich, Chatham, Orleans and Brewster. Fertilizer reductions at Captains Course have achieved 80 percent of the required nitrogen reductions for Brewster's share of the watershed permit. The town may still need to build a neighborhood treatment plant or upgrade septic systems to reach the target.

The recent designation of the Herring River watershed means it may also have to follow that path and reduce nitrogen loading or have a plan within the next five years.

Under DEP rules, septic systems in the watershed might need to be upgraded to innovative alternative treatment or Brewster and Harwich will need to get a watershed permit for nitrogen discharge. The select Board has already submitted a notice of intent to obtain a permit for Brewster's share of the watershed. In the meantime septic system upgrades don't need to be carried out.

"Harwich is the big part of the Herring River watershed," Nelson said. "There might be a sliver of Dennis."

He said data suggests Brewster will only need to manage nitrogen loading from properties developed after 2013 in the Herring River Watershed. That would include any housing on the pond property.

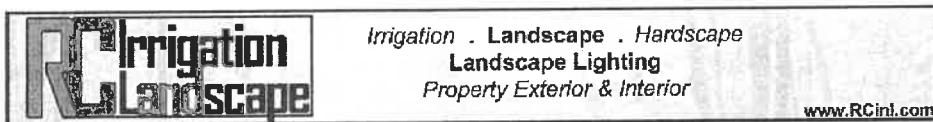
The watershed includes other ponds beside Long Pond such as Sheep, Elbow, Cahoon, Seymour and Greenland. If septic upgrades aren't sufficient to reduce nitrogen a neighborhood sewer and treatment plant might be required. Fertilizer reductions, stormwater management and nitrogen load swapping with other towns could also be used to meet state targets.

Brewster will hold another virtual forum on the two properties Nov. 30 at 6 p.m. Conceptual plans will be presented for both the bay and pond properties then, and residents are invited to weigh in again.

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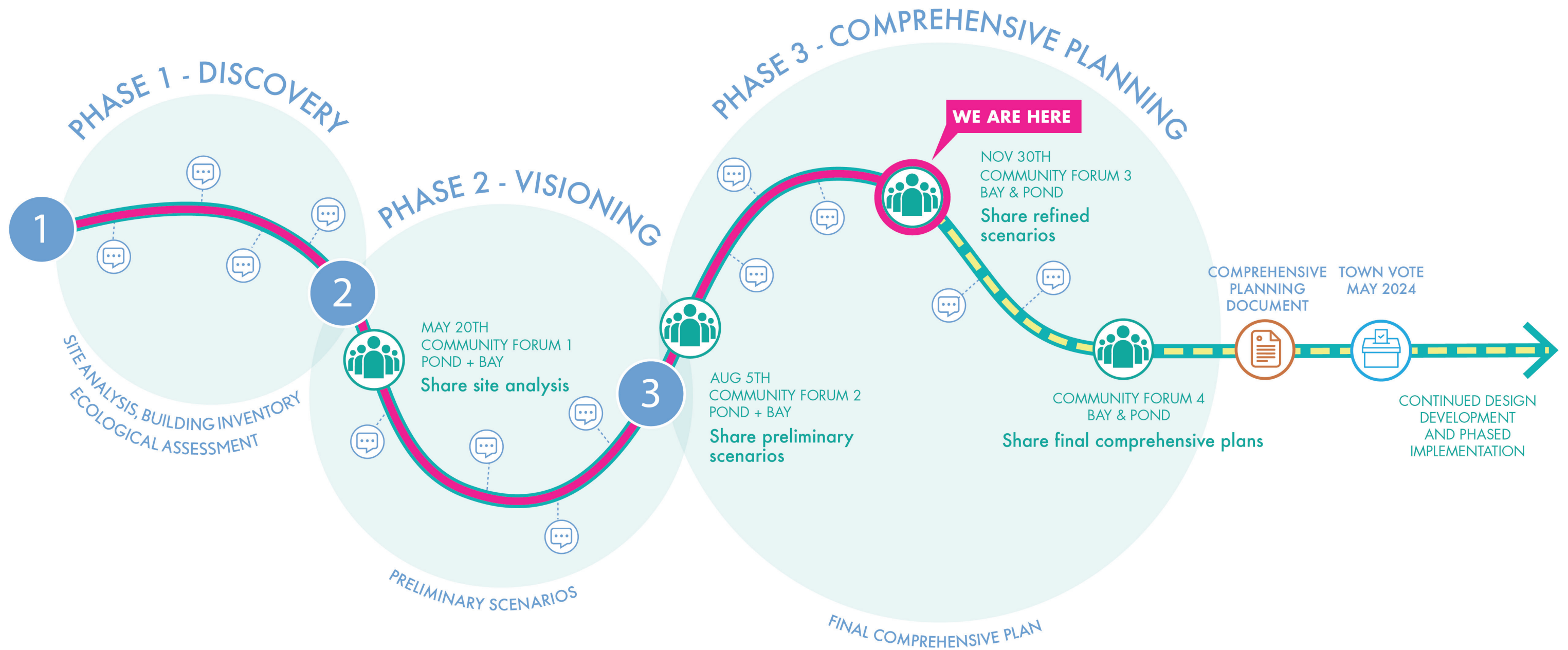
Town of Brewster Sea Camps BPPC Meeting

November 14, 2023

REED-HILDERBRAND

WXY

WHERE ARE WE IN THE PROCESS?



COMMUNITY FORUM #3 AGENDA

Orientation (8 min)

- Introduction
- Where We Left Off

Bay Property (40 min)

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

Partnerships (5 min)

Pond Property (30 min)

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

Breakout Room Discussions (30 min)

Conclusions & Next Steps (5 min)

OVERALL PLAN

Bay Property



RESTORE COASTAL DUNE



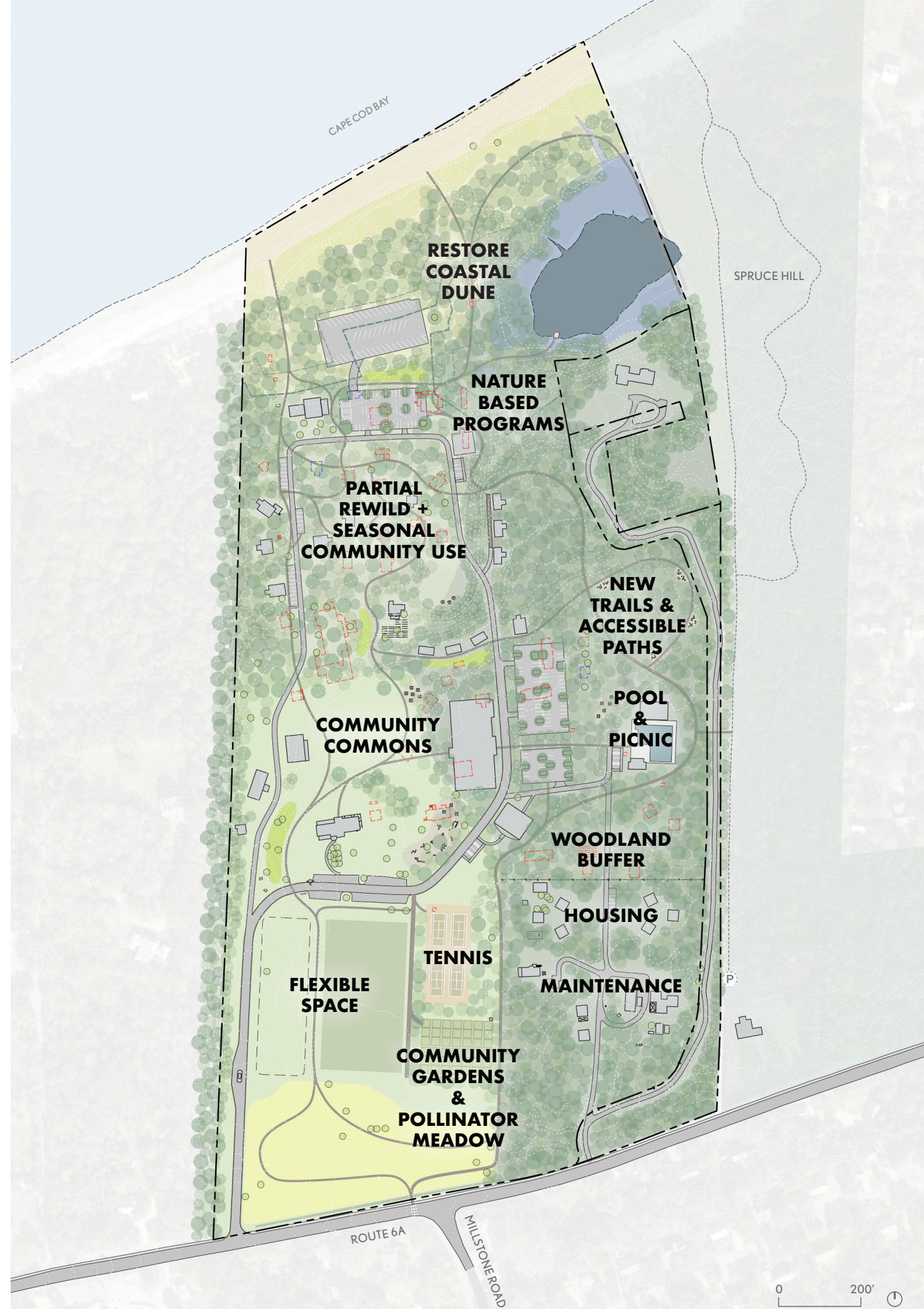
PARTIAL REWILD + SEASONAL COMMUNITY USE



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 CABIN



MAINTENANCE



SPRUCE HILL HOUSE



CABINS







COMMUNAL CAMP USES



ADMIN BUILDING

PROPOSED PLAN

Building Re-Use

-  24 BUILDINGS TO BE REUSED
-  2 NEWLY CONSTRUCTED BUILDINGS
-  40 BUILDINGS TO BE REMOVED
-  20 BUILDINGS POSSIBLY TO BE REUSED
(These buildings would remain if used for seasonal workforce housing 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 CABINS FOR MAINTENANCE

PROPOSED PLAN

Parking



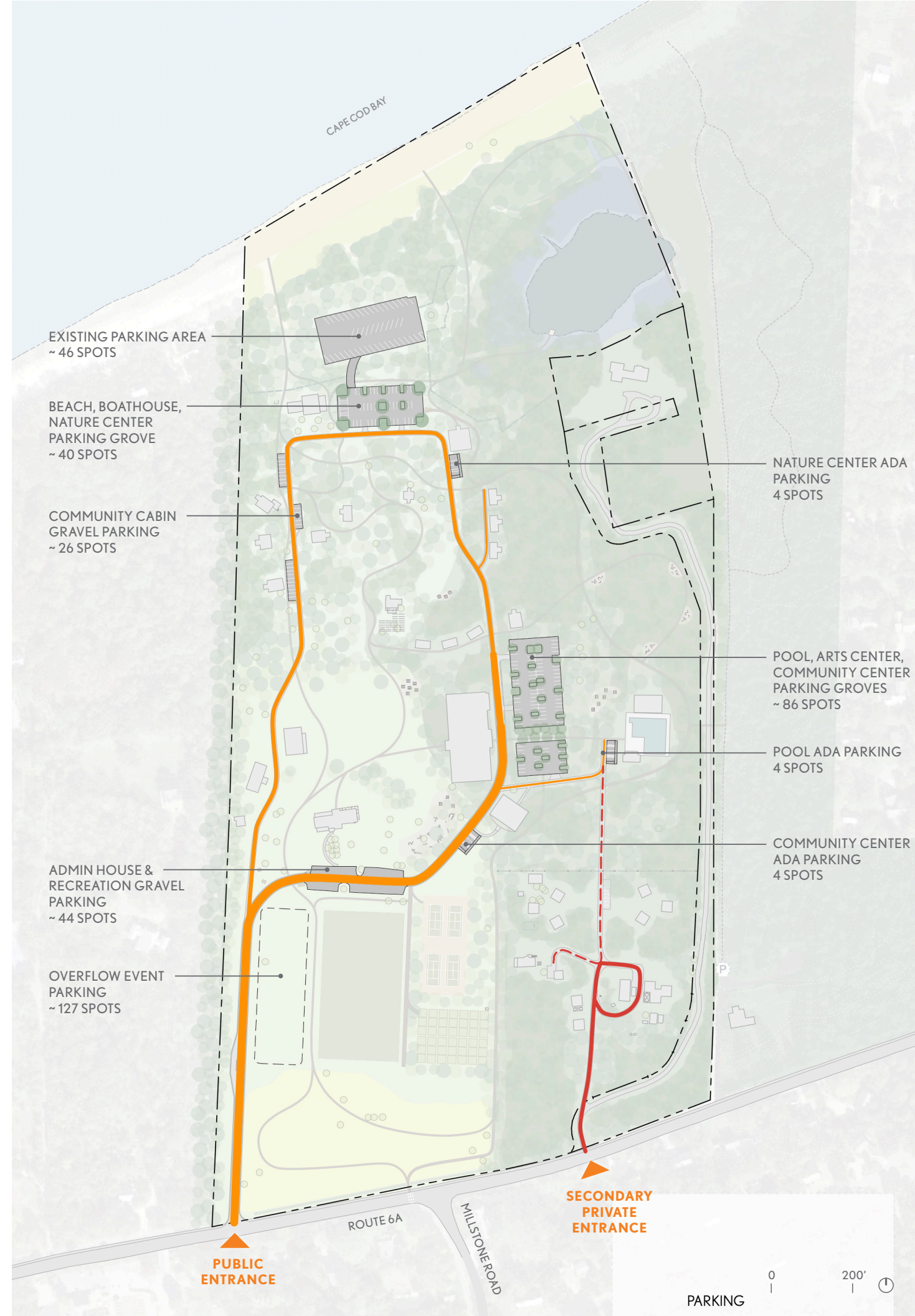
GRAVEL PARKING



PARKING WITH PLANTING



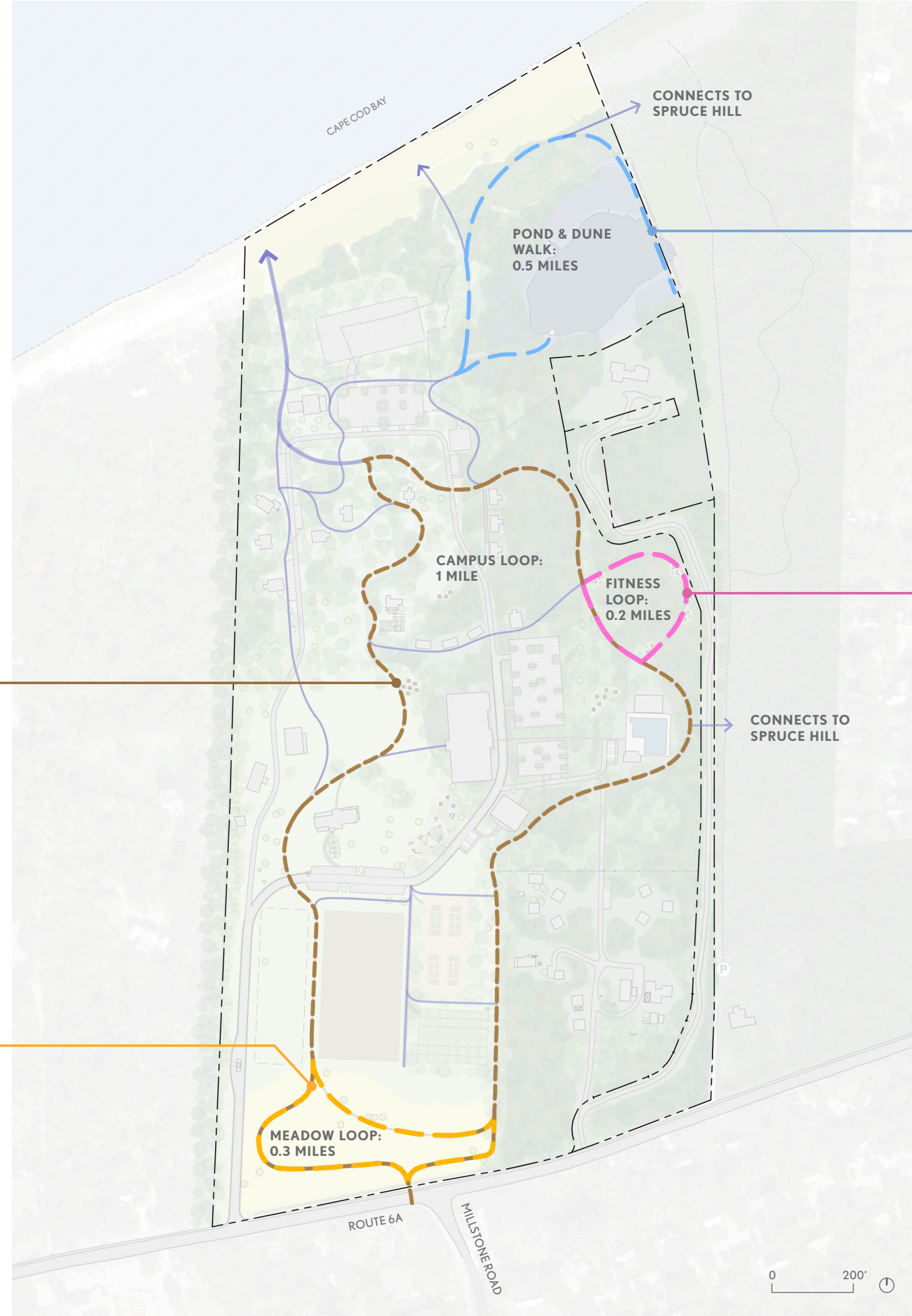
PLANTING GROVE



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

PROPOSED PLAN

Walking Trails



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

PRELIMINARY DRAFT PRICING

Bay Property Overall

(with new Community Center)

Total:

~ \$34,204,000 before markups

~ \$53,000,000 after markups

Markups include:

- 10% general conditions
- 10% overhead and profit
- 1% permitting
- 2% bond/insurance
- 15% design contingency
- 6% escalation (Spring 2025)

Pricing Breakdown

Buildings (Total: \$27,157,000)

- Building removal (40 bldgs): \$282,000
- Renovations (32 bldgs): \$2,370,000
- New Community Center: \$22,000,000
- New Nature Center: \$1,555,000
- New Restroom Facility: \$950,000

Sitework and Recreational Amenities (Total: \$2,179,000)

- Planting (woodland, dune, meadow): \$1,136,000
- Trails: \$500,000
- Picnic Areas: \$214,000
- Tennis Courts: \$461,000
- Community Garden: \$250,000
- Fitness Stations: \$60,000
- Playground: \$726,000
- Athletic Field: \$257,000

Site Prep and Infrastructure (Total: \$4,016,500)

- Site prep and paving removal: \$812,000
- Road Improvements: \$1,004,000
- Parking Areas and Stormwater Management: \$1,128,000
- Utilities: \$499,860
- Septic: TBD

PRELIMINARY DRAFT PRICING

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

Total:

~-\$16,914,000 before markups

Pricing Breakdown

Add (Total: \$5,655,650)

- Renovate dining hall: \$5,655,650

Remove (Total: \$22,580,000)

- Community Center: \$22,000,000
- Expanded Parking: \$498,000
- Remove Dining Hall: \$82,000



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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 and 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.

Members shared their thoughts on the presentation, including landscaping ideas and the impact that development will have on the property. Mr. Nelson responded that some of the emerging contaminants and other things that are in wastewater could be treated depending on the technology used, but it would have to be considered in the design. Adding that the distance to Long Pond is a positive.

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.



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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

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:



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MINUTES OF THE POND PROPERTY PLANNING COMMITTEE

DATE: September 20, 2023
TIME: 4:00pm
PLACE: 2198 Main Street

Participants: Chair Doug Wilcock, Cindy Bingham, Tim Hackert, Cindy Baran, Christopher Williams, Jan Crocker, Steve Ferris, Elizabeth Taylor, Donna Kalinick, Ron Essig, Susan Essig, Susan Bridges, Melissa Lowe
Remote Participants: Chris Ellis, Suzanne Kenny, Amy Henderson, Elizabeth Randall (Reed Hilderbrand), Madeleine Aronson (Reed Hilderbrand), Tino Kamarck, Katie Gregoire
Absent: Kari Hoffmann

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

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

Public Announcements and Comment

None

Introduction of Chris Ellis as new Recreation Commission Voting Member

Chris will be joining the committee as the representative from the Recreation Commission, he is looking forward to getting involved.

Reed Hilderbrand Summary and Report from Second Community Forum and Survey and Memo regarding Next Steps

Elizabeth Randall and Madeleine Aronson presented the findings from the Second Community Forum and Survey:

- Schedule Update
 - Joint committee meetings (BPPC & PPPC) with the Select Board- October 4th
 - Virtual Joint Community Forum- November 30th
- Forum & Survey Feedback
 - The purpose of the forum and survey was to share the design progress and hear community feedback.
 - The assessment of the forum and survey “results” is not an exact science. Reed Hilderbrand tries not to get caught up in the specific number or votes. 841 people responded to the survey and about 400 people attended the forum.
 - Rely on collective observations, a shared understanding of conversations and feedback and a careful reading of the comments and stickers that attendees placed on the boards.
 - Survey feedback provides insight into community priorities.
- Pond Property General Summary
 - Attendees and survey respondents shared equally strong and conflicting opinions about housing and conservation. Many feel that conservation should be a primary goal and that



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housing conflicts with this; and many believe housing should be accommodated here and that it can be balanced with conservation.

- *Option 4 Conservation and Education received the most first choice votes in the survey and the most "title stickers" in the forum, however the number of stickers on housing within the options of the forum was much higher than the number of stickers on conservation options.*
- Respondents prefer a lower intensity/use waterfront, due to the perceived capacity of the property in terms of access, parking, and character.
- Feedback demonstrated some interest in future municipal uses, but there was some confusion around what this means.
- Guiding Principles will help shape the final plans for each property and will act as guidelines for decision-making. These are for both the Pond Property and the Bay Property.
 - Expand opportunities for community use with a focus on wellness, recreation, arts, and education.
 - Protect and conserve important natural habitat and water resources.
 - Contribute to the Town's affordable housing goals.
 - Balance cost with reuse and revenue generation.
 - Provide resources for older and younger generations.
 - Build partnerships for activation and stewardship.
 - Foster awareness of the sensitive ecologies and demonstrate sustainability.
 - Build upon Brewster's historic, small-town, and socially inclusive character.
 - Plan for long-term needs of the Town.

Ms. Randle provided the suggested changes from the Bay Property Planning Committee. There was some discussion and clarification on revenue generation to help offset the costs of the property. Ms. Kalinick stated that part of the next forum should include some municipal finance and provide information on what the options are for paying for the comprehensive plans. The goal is to help the community make valued decisions for the properties.

Committee members and members of the public provided their comments on the guiding principles, comments included:

- Susan Essig feels that the principles are very broad and agrees that the properties should contribute to the town's affordable housing goals.
- Susan Bridges commented that the Town unanimously purchased the properties to maintain open space and agrees we need obtainable housing. Offered to consider all the properties in Town where Open Space can be preserved and where housing makes most sense.

Ms. Randle shared that the results from the forum and survey were clear in terms of affordable housing on the Bay, as it was the least chosen option. She stated that the design team can make recommendations based on what is technically feasible, in terms of access, topographically, and about sustainable ways to build housing, however it is ultimately the community's decision.



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- Member Ferris stated that it is not this Committee's task to decide where housing would go throughout town, but help to decide what happens on the Long Pond Property.
- Chair Wilcock commented that if there are going to be two options, believes that one should include housing and the other should not. He believes that we need to provide residents with more clarity, but there is a direction provided.
- Member Hackert noted that the Committee needs to listen to the community and come up with a plan that reflects their priorities and that the properties can be multiuse, doesn't have to be either or.
- Member Bingham reiterated that the Committee's job is to listen to the public and suggested that a piece of the property could not be designated for a particular use at this time, or have a conservation restriction placed on it to leave open for future options.

Ms. Kalinick noted that there will be a joint meeting to provide the Committee with clarity and policy decisions that will inform the next steps and discussion points for both the planning committees.

- Member Baran commented that she believes there needs to be more education on what the implications might be and requested that one option be Open Space and Water Quality protection only.
- Member Gregoire requested more education on housing and water quality for residents.
- Peter Johnson, 909 Stony Brook Road, noted that Conservation Restrictions are extensive documents, an important part is the reserved rights which provide many opportunities in terms of preserving future judgements.
- Ron Essig, 154 Crowells Bog Road, shared that he had difficulties with the survey as he found flaws in each of the questions. He inquired if the consultants were able to quantify the comments. Ms. Randle shared that the team read through all the comments, but it is difficult to quantify in a precise amount of detail to assign value to comments. Sharing that many may not feel equipped to answer housing questions without more information.
- Member Hackert stated that based on his review of the results, he believes that there was consensus for housing subject to appropriate protections and limitations.

Ms. Kalinick shared that Town Administration and Reed Hilderbrand's team has had extensive conversations on how the next forum needs to be education forward.

Short Term Uses of Property Updates

a. Volunteer Appreciation Day, September 30th, 10-12 followed by lunch

The purpose of the Volunteer fair is to provide residents with information about all committees and the work that they do and provide them with an opportunity to volunteer if any board/committee has an opening. There will be a raffle for all residents/volunteers for 2024 permits. The appreciation lunch from 12pm – 1pm is for all members of the committee.

b. Guided walk report update from July 29th and update on plans for September 23rd and potential October dates



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Member Baran reviewed the July 29th guided walks noting that both were full. Feedback was to shorten the walks and focus more on the beach area and less in the woods. The working group is planning a walk for October 28th.

c. Report on Brewster Part Time Resident meeting on 8/26

Chair Wilcock attended the meeting and provided information about the parcel, he also encouraged the residents to complete the survey.

Update on Select Board Annual Retreat and FY24/25 Strategic Plan on Former Sea Camps Building Blocks

Member Bingham reviewed the goals that the Select Board developed at their Strategic Planning session that incorporates the Sea Camps properties:

- Provide an interim public access to and activities on both Sea Camps properties
- Continue community planning process, engaging residents, and stakeholders to develop long term comprehensive plans for both Sea Camp properties
- To continue to explore potential partnerships and revenue generating opportunities that mitigate tax impacts and to provide enhanced services, program, or amenities for residents on both Sea Camps properties
- Conduct assessment of community recreation needs, develop implantation plan, provide staffing support to deliver enhanced recreation services
- Develop standard criteria and process to evaluate potential land acquisition and consider establishing municipal land acquisition committee
- Identify priority goals of 2021 Open Space and Recreation plan and begin implementation, including making targeted accessibility improvements to Town owned conservation land
- Continue implementing the Housing Production Plan

There was discussion on public uses of the property, Ms. Kalinick shared that there is no line item in the Capital Plan as we are waiting until the comprehensive plans are approved at Town Meeting. The Committee should continue to provide public access when possible at the property, but improvements to roads, beach access and parking would be including in the comprehensive plans.

Committee Reorganization

Member Hackert nominated Doug Wilcock as Chair. Member Bingham seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Taylor-yes, Member Hackert-yes, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire -yes, Member Ellis-yes, Chair Wilcock-yes. The vote was 10-Yes, 0-No.

Member Taylor nominated Cindy Baran as Vice Chair. Member Crocker seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Taylor-yes, Member Hackert-yes, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire -yes, Member Ellis-yes, Chair Wilcock-yes. The vote was 10-Yes, 0-No.



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Chair Wilcock nominated Steve Ferris as the Clerk. Member Crocker seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Taylor-yes, Member Hackert-yes, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire -yes, Member Ellis-yes, Chair Wilcock-yes. The vote was 10-Yes, 0-No.

FYIs

None

Approval of Minutes from June 21, 2023 and July 12, 2023

Member Bingham moved the minutes from June 21, 2023. Member Baran seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Taylor-yes, Member Hackert-abs, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire -yes, Member Ellis-abs, Chair Wilcock-yes. The vote was 8-Yes, 2-Abs, 0-No

Member Bingham moved the minutes from July 12, 2023, with the name amendment. Member Baran seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Taylor-yes, Member Hackert-abs, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire -yes, Member Ellis-abs, Chair Wilcock-yes. The vote was 8-Yes, 2-Abs, 0-No.

Matters Not Reasonably Anticipated by the Chair

None

Questions from the media

None

Next Meetings

Joint meeting with Select Board & BPPC October 4, October 18th, November 1 and November 15, 2023

Adjournment

Member Hackert moved to adjourn at 5:46pm. Member Baran seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Taylor-yes, Member Hackert-yes, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire -yes, Member Ellis-abs, Chair Wilcock-yes. The vote was 9-Yes, 1-Abs, 0-No.

Respectfully submitted by

Erika Mawn, Executive Assistant to Town Administration

Approved on: