

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

February 7, 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. Update on Financing & Phasing Details and Format for February 15 Forum
7. Update from Brewster Conservation Trust (BCT) on Partnership with the Town
8. Short Term Uses of Property Updates
 - a. Recreation & MA Audubon April Vacation-Vote to approve request
 - b. Town plans for spring tour days- April 6 and 10th
 - c. Town plans for interim parking for the property
9. FYIs
10. Approval of Minutes from January 10, 2024 and January 23, 2024
11. Matters Not Reasonably Anticipated by the Chair
12. Questions from the Media
13. Next Meetings: Virtual Community Forum #4 February 15, 2024 at 6pm, March 6, 2024 at 4pm
14. Adjournment

Date Posted:
2/5/2024

Date Revised:

Received by Town Clerk:

Town of Brewster Sea Camps Comprehensive Planning

Join us for our **Fourth Community Forum!**

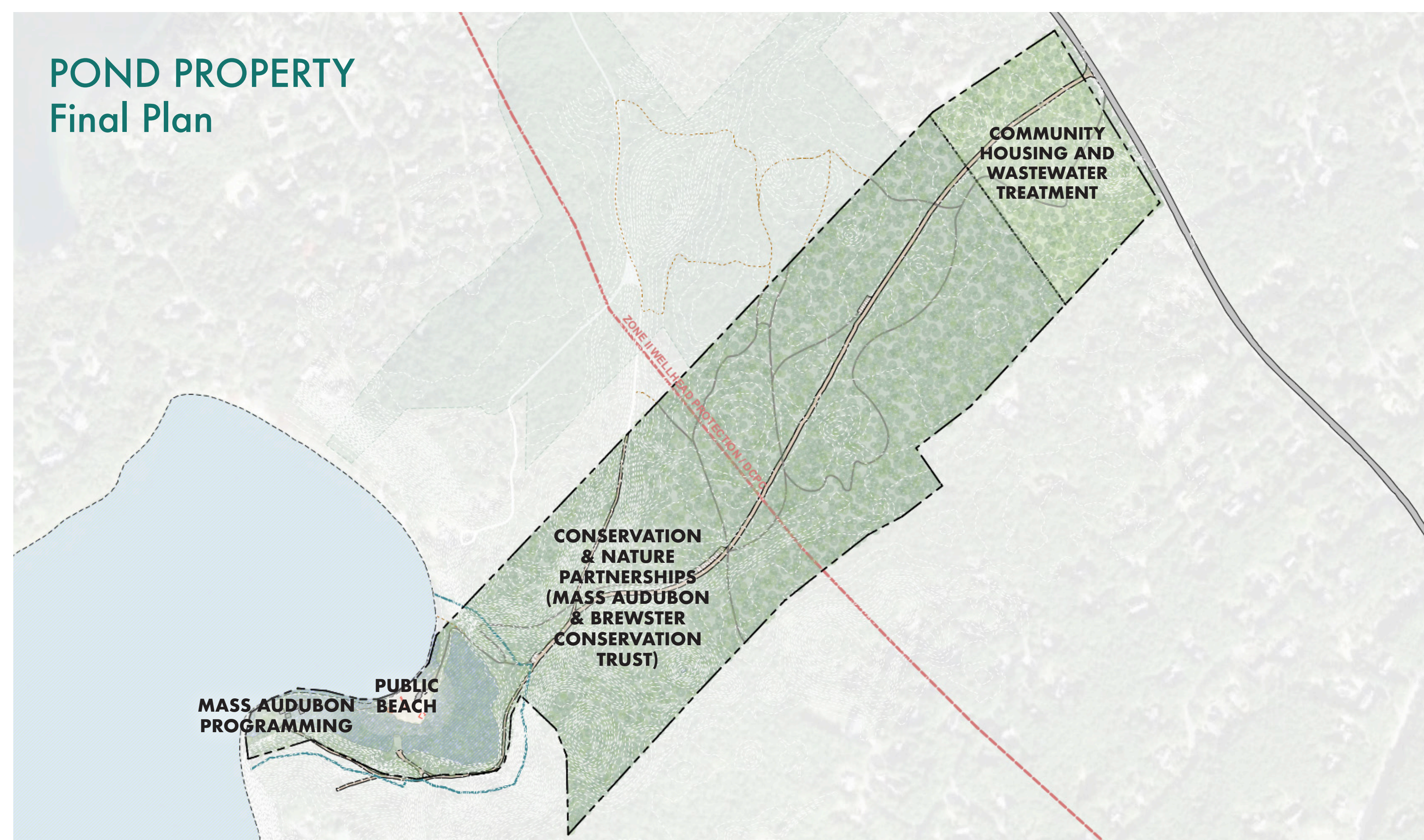
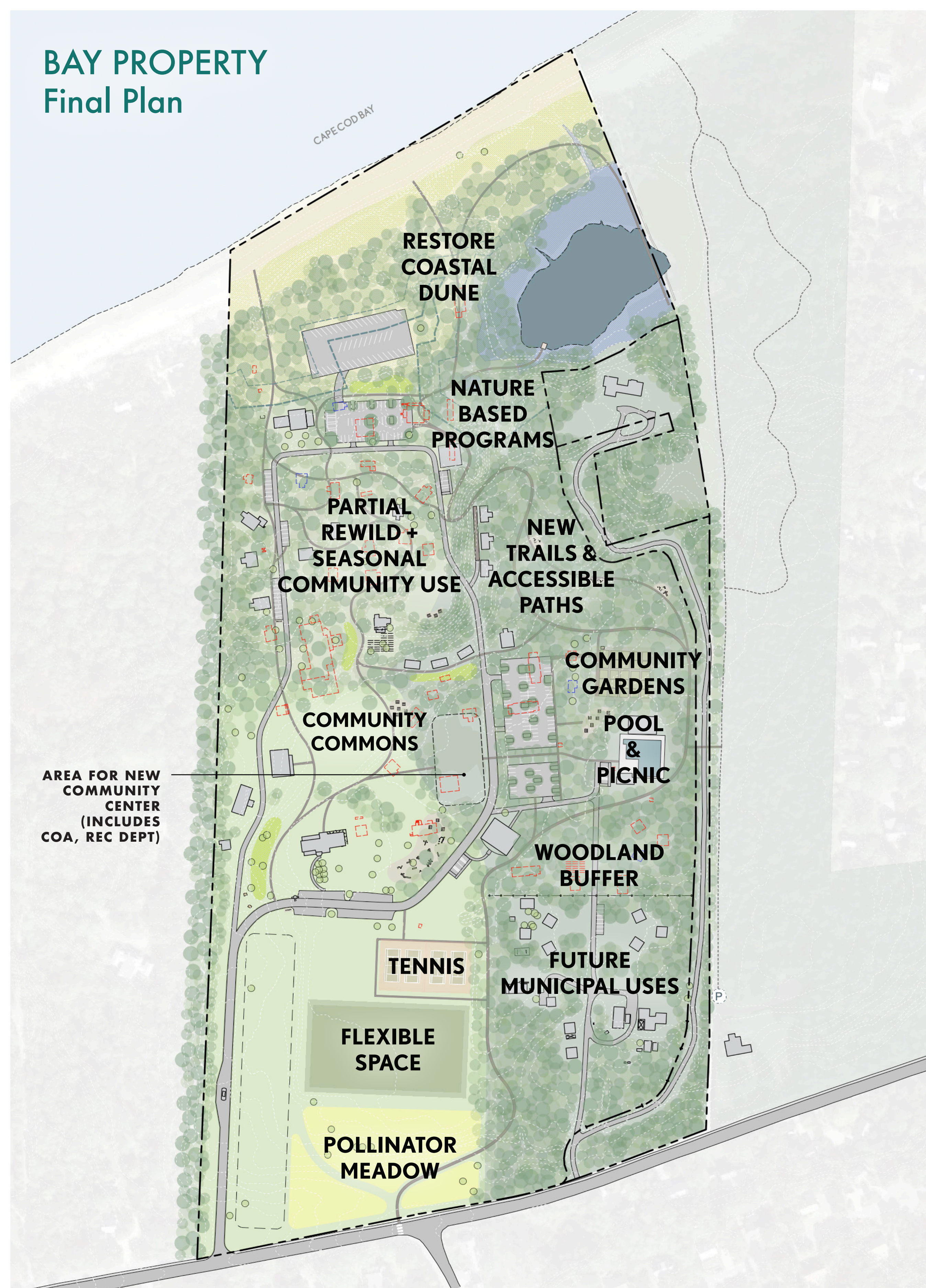
When: February 15th 2024

Where: Virtual (Zoom link will be available on the Town's website:

(<https://www.brewster-ma.gov>)



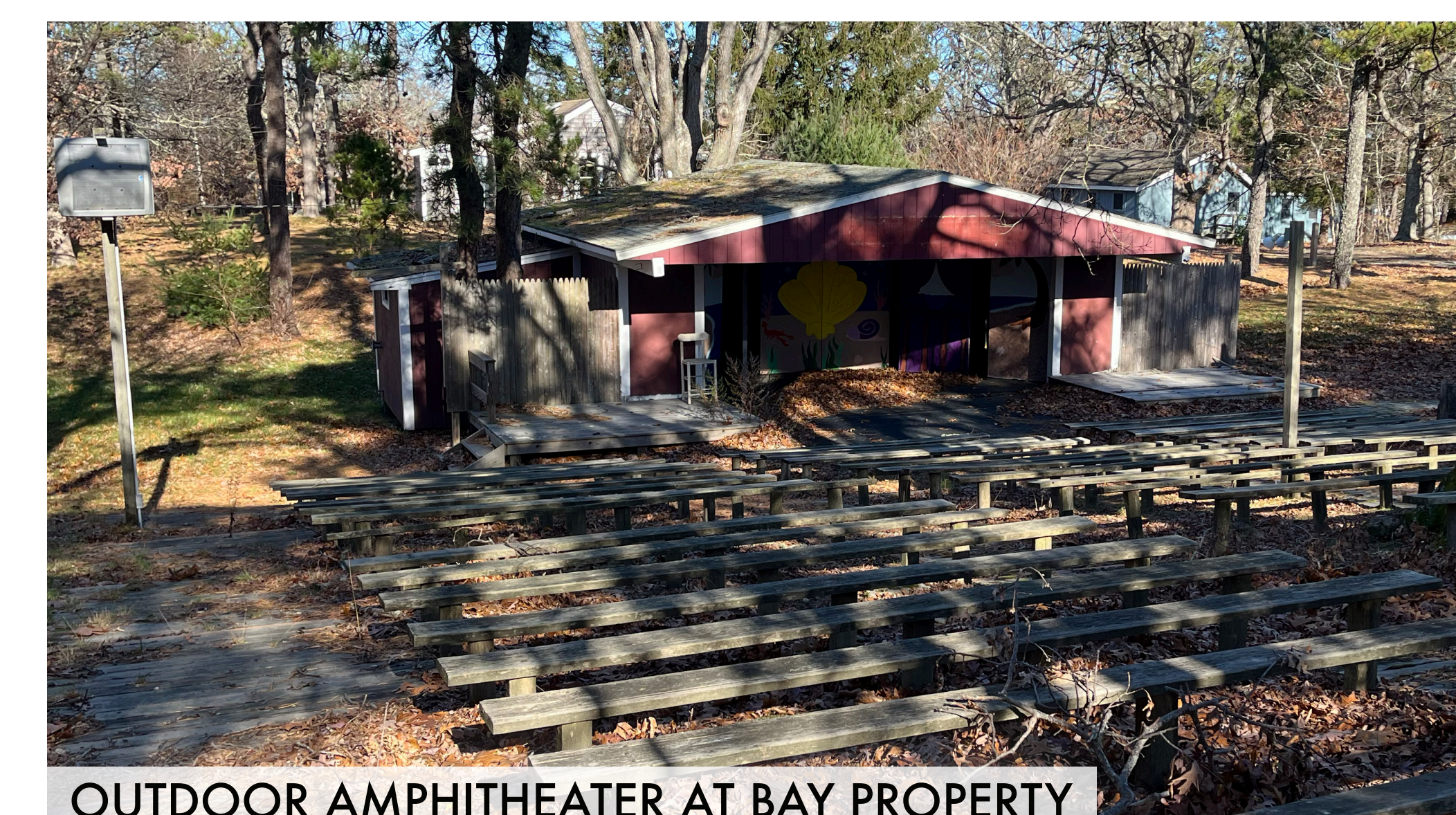
Please join us virtually to learn about our final plans for the Bay and Long Pond Properties. These plans have been informed by community feedback received through our previous Community Forums, surveys, and emailed feedback, as well as the Town's Vision Plan, Local Comprehensive Plan, and long-term goals. The majority of the virtual forum will be a presentation by the Design Team and Town Staff to explain the final plans for both Properties and the strategy for their phased implementation. The presentation will be followed by a question and answer session, where residents will be invited to ask questions about the plans. This forum will be followed by additional informational sessions hosted by Town Staff and Committee Members, leading up to the final vote to approve the comprehensive plans at Town Meeting in May, 2024.



Where we are in the process:



MAIN DRIVE AT BAY PROPERTY



OUTDOOR AMPHITHEATER AT BAY PROPERTY



POND OUTLOOK AT POND PROPERTY



BEACH AT POND PROPERTY

Town of Brewster Cape Cod Sea Camps Planning

Join us for our Fourth Community Forum!

Date: Thursday, February 15th 2024

Time: 6-8 pm

Location: Virtual on Zoom

Zoom Link: <https://us02web.zoom.us/j/87558718803?pwd=ZEIGRmVNNjRoa2VYZkxPYjFMdGQvQT09>

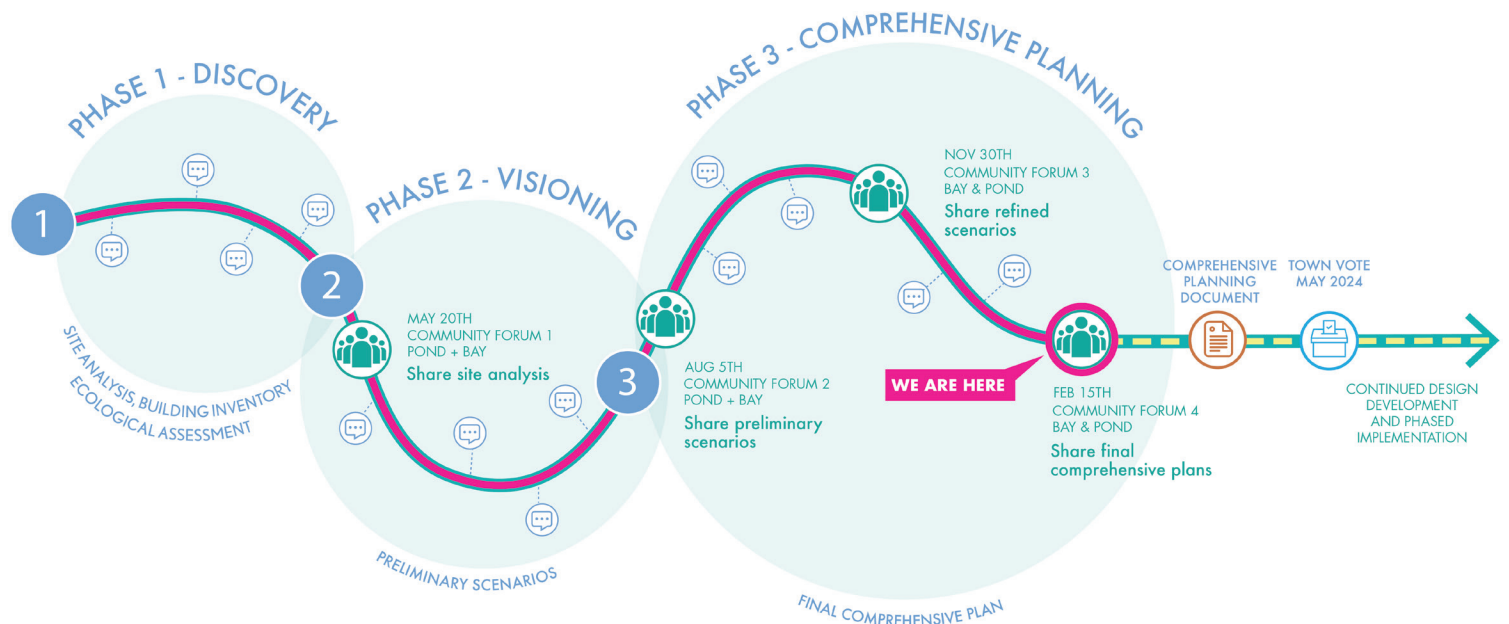
Zoom link and more information can also be found on the Town's website: <https://www.brewster-ma.gov>

Community Forum #4 will be a virtual community meeting that shares the final plans for the Bay and Pond properties. These plans have been informed by community feedback received through our previous Community Forums, surveys, and emailed feedback, as well as the Town's Vision Plan, Local Comprehensive Plan, and long-term goals.

The majority of the virtual forum will be a presentation by the Design Team and Town Staff to explain the final plans for both Properties and the strategy for their phased implementation. The presentation will be followed by a question and answer session, where residents will be invited to ask questions about the plans.



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 followed by additional informational sessions hosted by Town Staff and Committee Members, leading up to the final vote to approve the comprehensive plans 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).



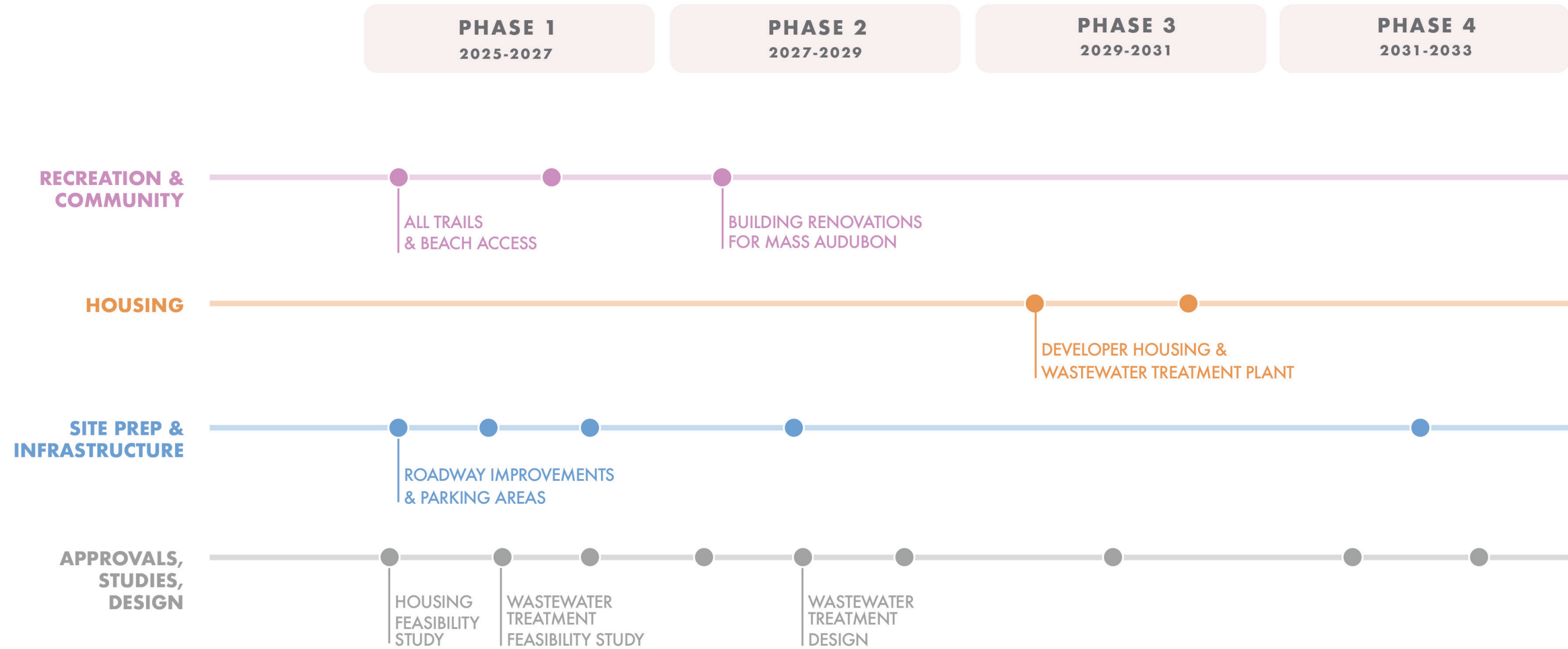
BEACH AT POND PROPERTY



MAIN DRIVE AT BAY PROPERTY

POND PROPERTY DRAFT PHASING

Target 2025 - 2033



POND PROPERTY DRAFT PHASING

Phase 1 (Target 2025-2027)

APPROVALS, STUDIES, DESIGN

Wastewater Infrastructure Feasibility Study

Community Housing Feasibility Study

Ongoing permitting and procurement

SITE PREP & INFRASTRUCTURE

Roadway improvements

Parking areas, ADA Parking and Drop off Zone

Required Infrastructure including stormwater management, as needed

RECREATION & COMMUNITY USE

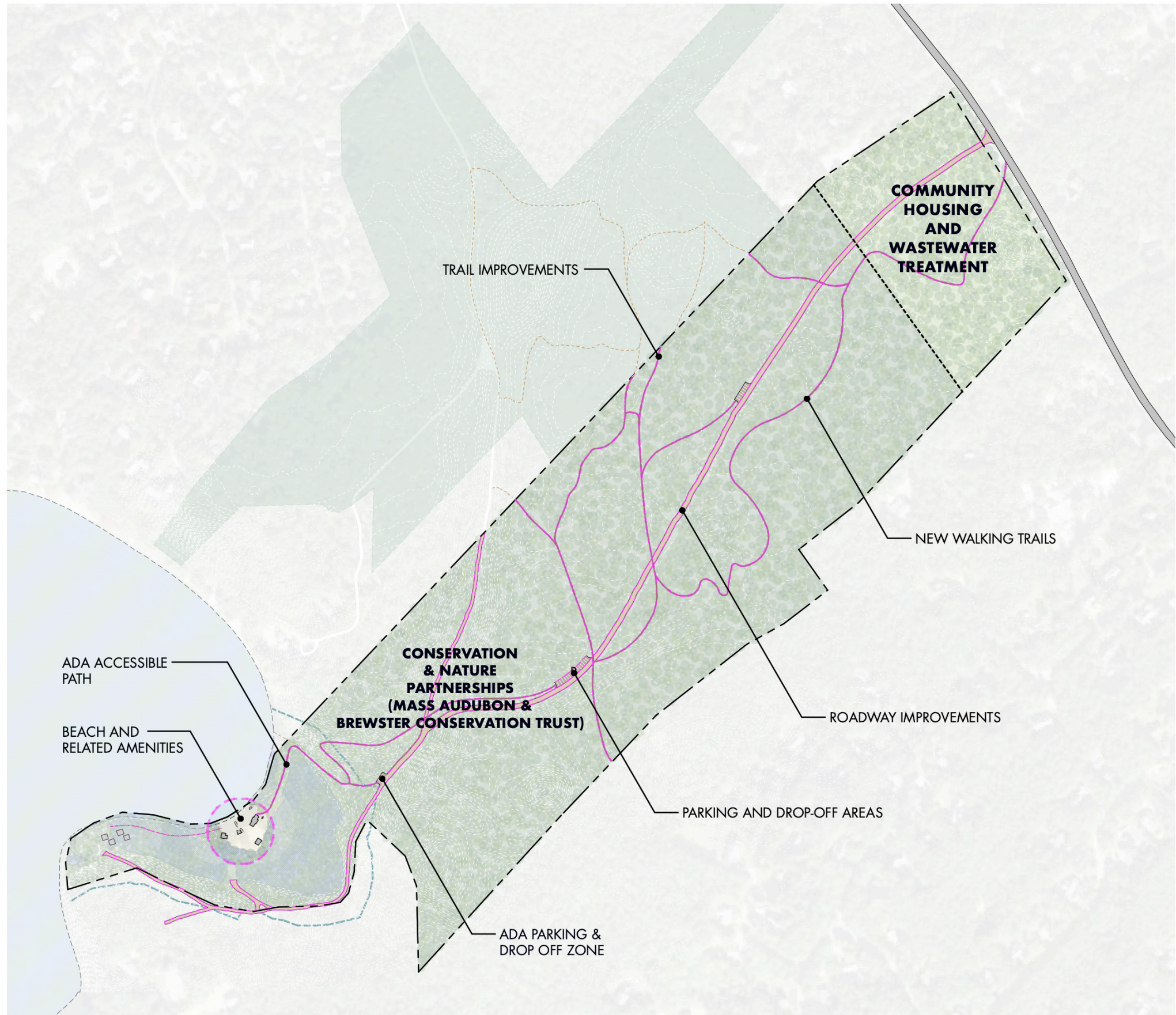
Trail improvements, new trails, ADA accessible path

Beach and related amenities

HOUSING

PHASE 1 TOTAL COST:

\$2,326,400



POND PROPERTY DRAFT PHASING

Phase 2 (Target 2027-2029)

APPROVALS, STUDIES, DESIGN

Developer Housing Design & Permitting

Wastewater Treatment Design and Permitting

Ongoing permitting and procurement

SITE PREP & INFRASTRUCTURE

Building Demo & Removal

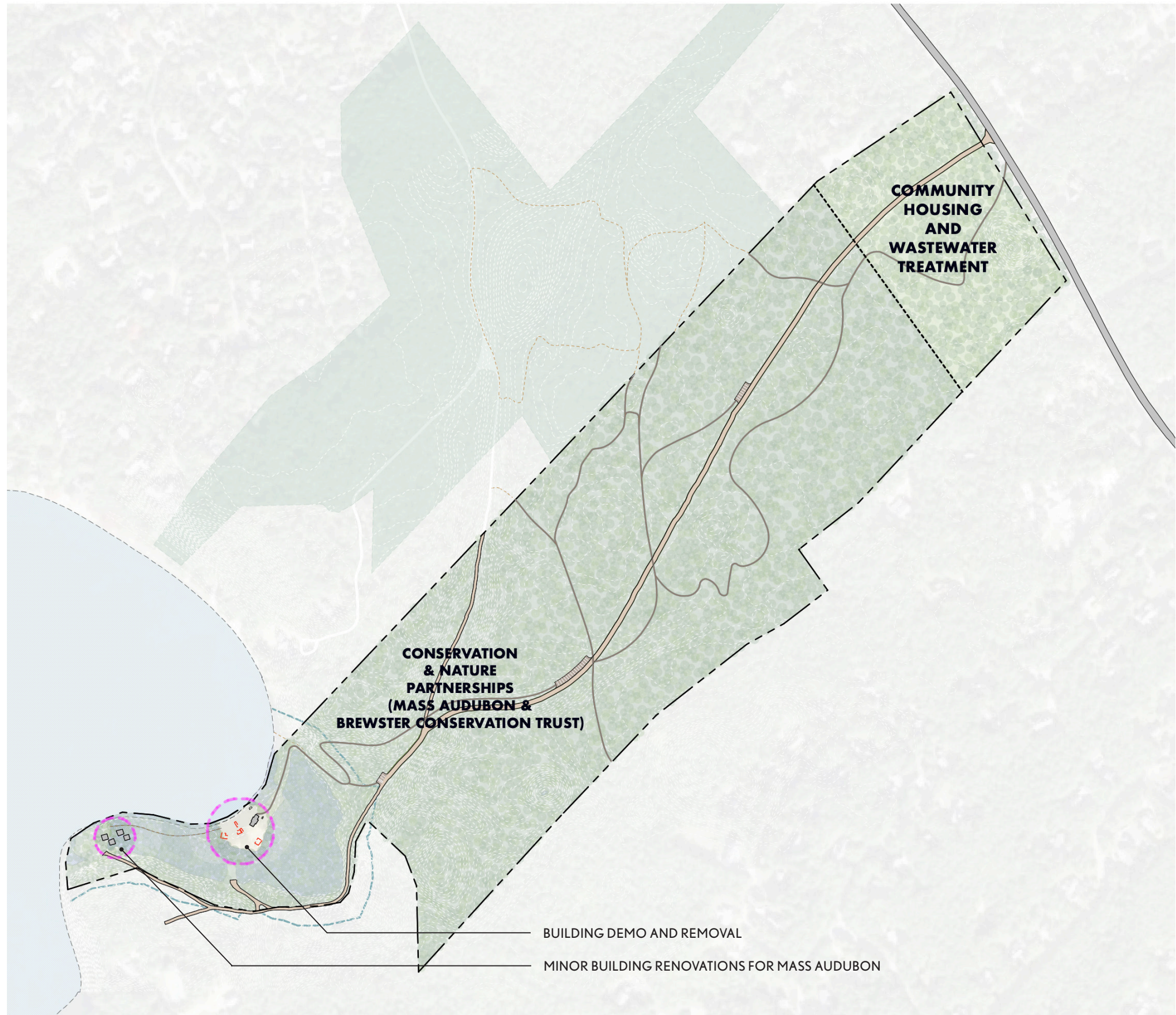
RECREATION & COMMUNITY USE

Minor building renovations for Mass Audubon

HOUSING

PHASE 2 TOTAL COST:

\$188,700



POND PROPERTY DRAFT PHASING

Phase 3 (Target 2029-2031)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

SITE PREP & INFRASTRUCTURE

Wastewater Treatment Construction

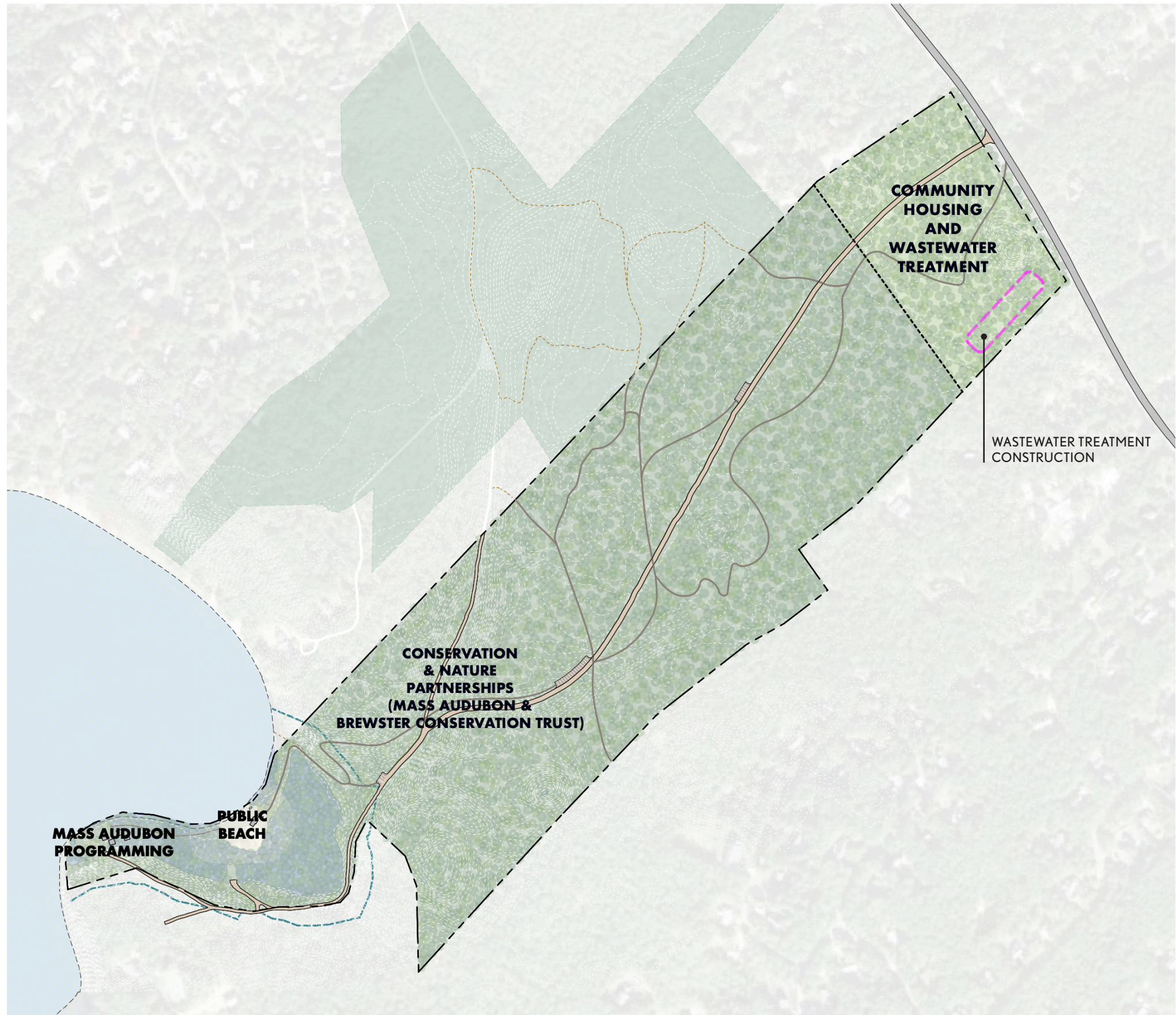
RECREATION & COMMUNITY USE

HOUSING

Developer Housing Construction

PHASE 3 TOTAL COST:

\$1,500,000



POND PROPERTY DRAFT PHASING

Phase 4 (Target 2031-2033)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Local and state regulatory agreements

SITE PREP & INFRASTRUCTURE

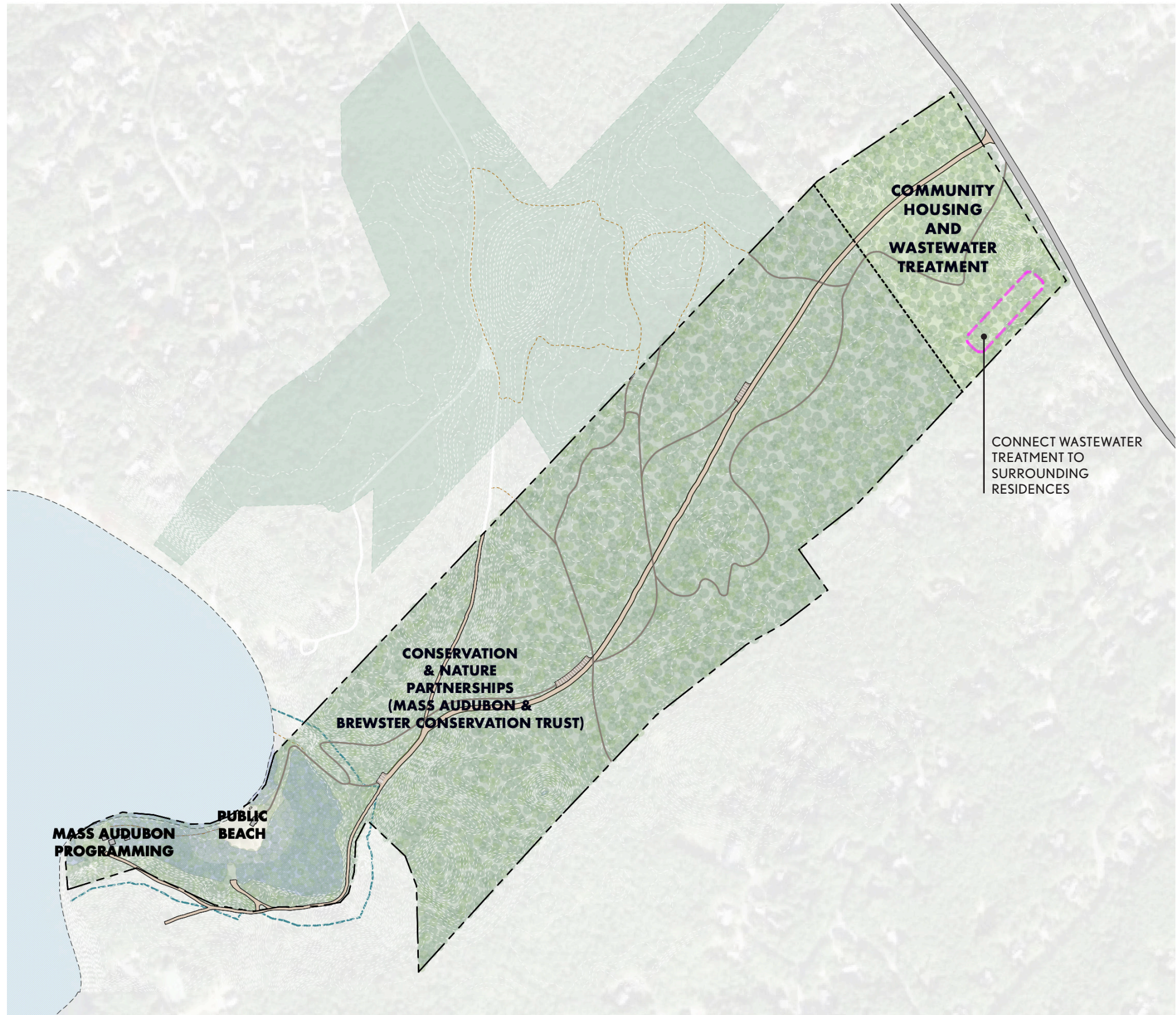
Wastewater Treatment Connection to Surrounding Residences (TBD)

RECREATION & COMMUNITY USE

HOUSING

PHASE 4 TOTAL COST:

\$0



OVERALL COST ESTIMATION

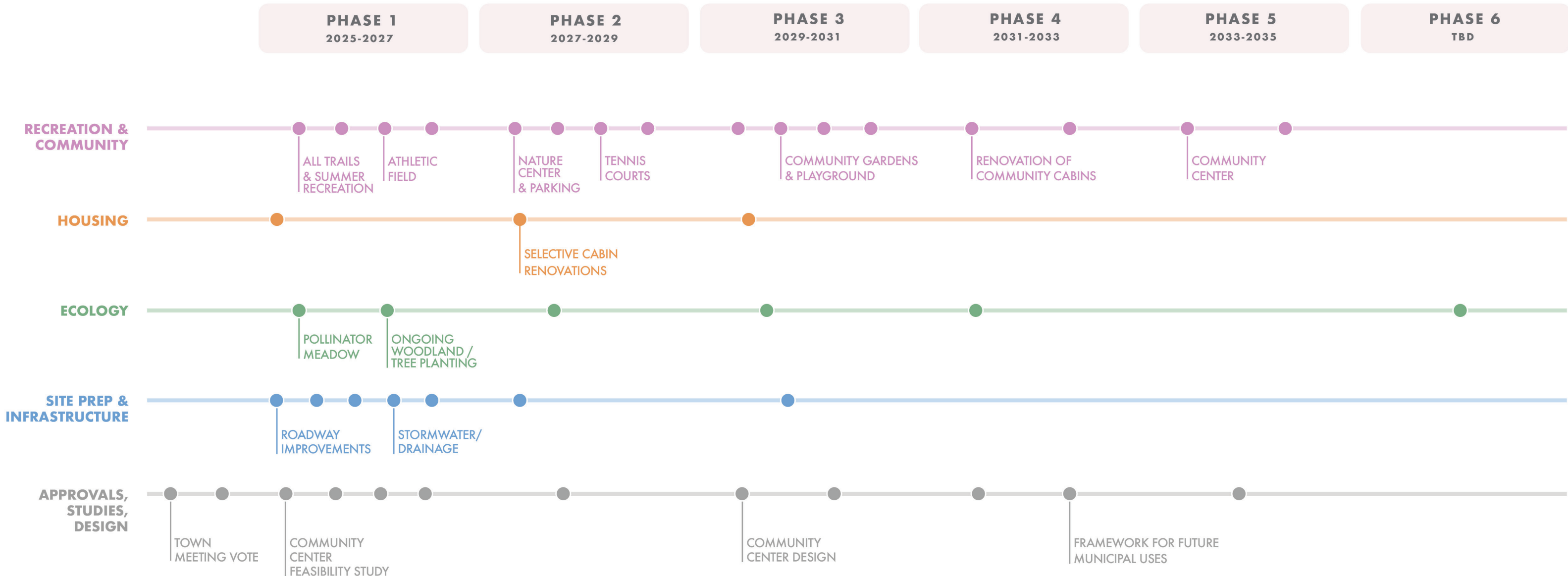
Pond Property

	CONSTRUCTION	ADDITIONAL COSTS (DESIGN AND CONTRACTOR FEES, PERMITTING, CONTINGENCY, ESCALATION)	TOTAL PER PHASE	POTENTIAL OTHER FUNDING	BALANCE TO BE FINANCED
Phase 1	\$1,352,700	\$973,700	\$2,326,400		
Phase 2	\$116,400	\$72,300	\$188,700		
Phase 3	\$0	\$1,500,000	\$1,500,000		
Phase 4	\$0	\$0	\$0		
Total	\$1,469,100	\$2,546,000	\$4,015,100		

* All phases assume 6% escalation. Exact escalation percentages to be determined.

BAY PROPERTY DRAFT PHASING

Target 2025 - 2033



BAY PROPERTY DRAFT PHASING

Phase 1 (Target 2025-2027)

APPROVALS, STUDIES, DESIGN

- Comprehensive plan approval
- Funding approval and overlay district
- Ongoing permitting and procurement
- Community Center feasibility study
- Nature Center Design
- Sitework Design (Trails, parking)

SITE PREP & INFRASTRUCTURE

- Building Demo & Removal set 1
- Required Infrastructure including stormwater management
- Roadway improvements
- Building structural Analysis
- Maintenance of existing buildings

RECREATION & COMMUNITY USE

- All trails, shared use path, fitness loop
- Athletic field/ flexible open space
- Renovate outdoor pavilion
- Summer Recreation Program moves to the Bay Property

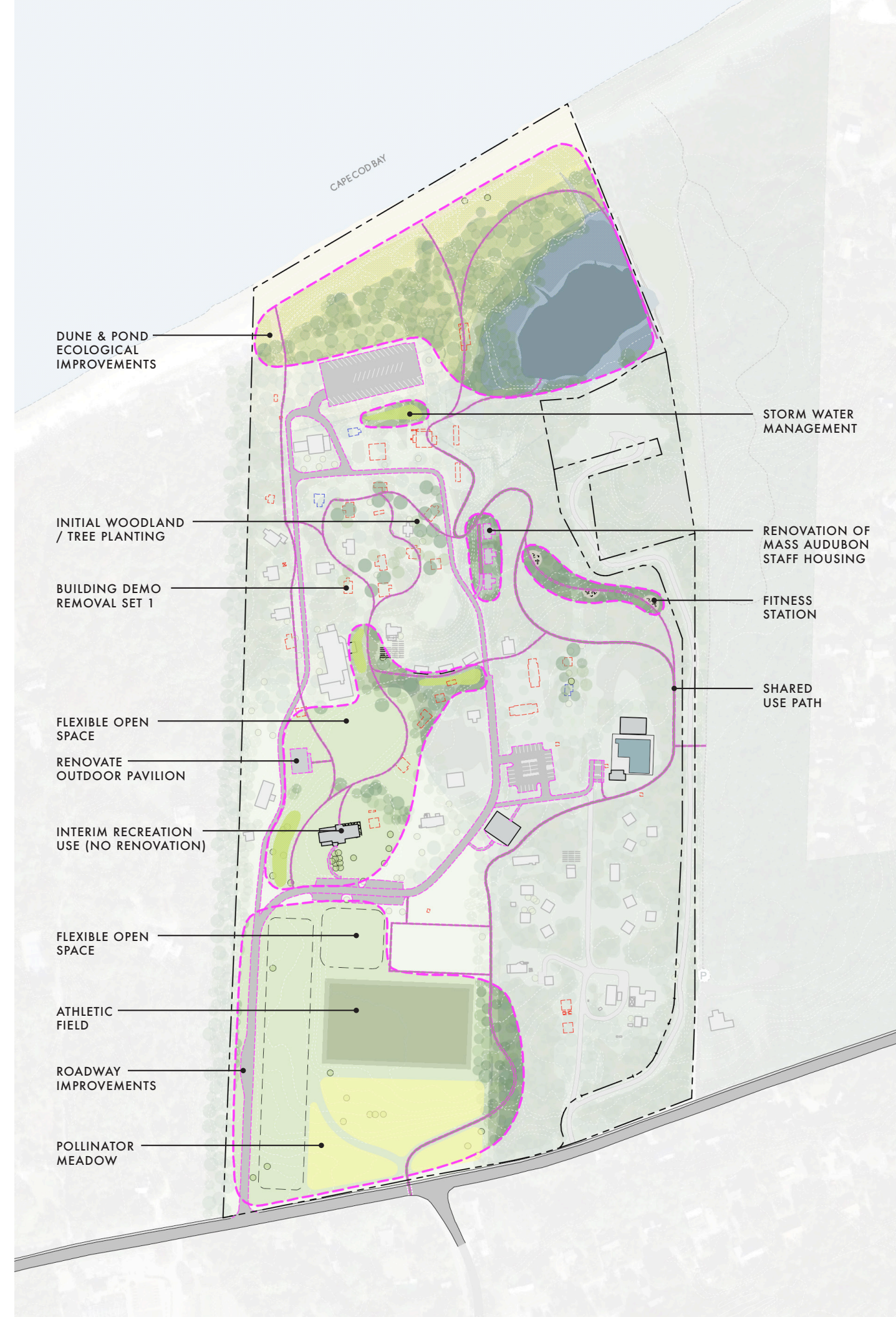
HOUSING

- Selective housing renovation of existing buildings

ECOLOGY

- Pollinator Meadow and dune restoration
- Initial woodland/ tree planting

PHASE 1 TOTAL COST:
\$8,828,100



BAY PROPERTY DRAFT PHASING

Phase 2 (Target 2027-2029)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

SITE PREP & INFRASTRUCTURE

Building Demo & Removal set 2

RECREATION & COMMUNITY USE

Nature Center and parking

Community Center Design

Picnic areas

Tennis courts

HOUSING

Selective housing renovation of existing buildings

ECOLOGY

Ongoing woodland/tree planting

PHASE 2 TOTAL COST:

\$5,448,600



BAY PROPERTY DRAFT PHASING

Phase 3 (Target 2029-2031)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Community Center Design (if applicable)

Design for Wastewater Treatment Plant

SITE PREP & INFRASTRUCTURE

Demolition and removal of dining hall

RECREATION & COMMUNITY USE

Playground

Picnic Areas

Community Gardens

Renovate boathouse for concessions/events

HOUSING

Renovate Spruce Hill House for staff housing

ECOLOGY

Ongoing woodland/tree planting

PHASE 3 TOTAL COST:

\$10,029,600



BAY PROPERTY DRAFT PHASING

Phase 4 (Target 2031-2023)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Establish Framework for Future Municipal Uses (if applicable)

SITE PREP & INFRASTRUCTURE

Wastewater treatment plant construction (location TBD)

RECREATION & COMMUNITY USE

Renovate administration building

Renovate cabins for community use and add parking

HOUSING

ECOLOGY

Ongoing woodland/tree planting

PHASE 4 TOTAL COST:

\$6,154,300



BAY PROPERTY DRAFT PHASING

Phase 5 (Target 2033-2035)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

SITE PREP & INFRASTRUCTURE

RECREATION & COMMUNITY USE

Community Center
Construction and Parking
(if applicable)

HOUSING

ECOLOGY

PHASE 5 TOTAL COST:

\$27,379,700



BAY PROPERTY DRAFT PHASING

Phase 6 (TBD)

**APPROVALS,
STUDIES, DESIGN**

**SITE PREP &
INFRASTRUCTURE**

**RECREATION
& COMMUNITY USE**

Existing beach parking
removal

HOUSING

ECOLOGY

Dune restoration where
parking is removed

PHASE 6 TOTAL COST:

\$348,800



OVERALL COST ESTIMATION

Bay Property

	CONSTRUCTION	ADDITIONAL COSTS (DESIGN AND CONTRACTOR FEES, PERMITTING, CONTINGENCY, ESCALATION)	TOTAL PER PHASE	POTENTIAL OTHER FUNDING	BALANCE TO BE FINANCED
Phase 1	\$4,692,300	\$4,135,800	\$8,828,100		
Phase 2	\$3,476,200	\$1,972,400	\$5,448,600		
Phase 3	\$2,816,200	\$7,213,400	\$10,029,600		
Phase 4	\$3,509,800	\$2,644,500	\$6,154,300		
Phase 5	\$19,270,500	\$8,109,200	\$27,379,700		
Phase 6	\$215,100	\$133,700	\$348,800		
Total	\$33,980,100	\$24,209,000	\$58,189,100		

* All phases assume 6% escalation. Exact escalation percentages to be determined.

Donna Kalinick

From: Peter Lombardi
Sent: Tuesday, February 6, 2024 8:48 AM
To: website
Subject: Please post

Mass Audubon & Brewster Conservation Trust Partner with Town of Brewster to Conserve and Activate Former Cape Cod Sea Camps Properties

Mass Audubon, the largest nature-based conservation organization in New England, has pledged a total of \$3.5 million to the Town of Brewster to protect and enhance the Cape Cod Sea Camps properties in Brewster, consisting of the 55-acre Bay property, at 3057 Main Street, and the 66-acre Long Pond property, at 400 W.H. Besse Cartway.

Brewster Conservation Trust, Brewster's private land trust (BCT), is also a partner in this effort.

Mass Audubon's Board of Directors recently approved \$2 million for the Bay property, the former main campus of Cape Cod Sea Camps which contains numerous buildings and other public amenities. As part of its commitment to the Bay property, Mass Audubon would hold a conservation restriction on approximately 10-acres of the Bay property that includes natural coastal dunes, a pond, woodlands, and trails areas, offer nature-based educational programming in partnership with the Town, establish an informal nature center with office space, and lease three renovated cabins for seasonal Mass Audubon employees.

For the 66-acre Long Pond property, Mass Audubon's pledge of \$1.5 million and Brewster Conservation Trust's pledge of at least \$1 million pending formal Town Meeting approval of the plan will ensure a conservation restriction protects 85 percent of the land. As part of this partnership, Mass Audubon will provide environmental and outdoor education for all ages including birding, guided walks, kayaking, field studies, and a potential summer camp on the Pond property. Public access will not be limited on either property.

"This is a rare and extraordinary opportunity to protect the ecological integrity of Cape Cod while simultaneously promoting nature-based education to the next generation of outdoor enthusiasts," said David O'Neill, President of Mass Audubon. "We're thrilled to work with the Town of Brewster and Brewster Conservation Trust to protect crucial and historic properties that should be enjoyed by all."

"Our residents have consistently expressed overwhelming support for developing partnerships with Mass Audubon and Brewster Conservation Trust to provide nature-based programming and to help conserve critical portions of the Sea Camps properties," said Ned Chatelain, Brewster Select Board Chair. "The Town of Brewster recognizes the unique opportunity presented by these properties for generations to come and we appreciate Brewster Conservation Trust's and Mass Audubon's willingness to partner with us in a way that balances a variety of public interests and reflects the diverse values expressed by our residents throughout the community planning process."

"We are pleased to be part of the partnership with the Town and Mass Audubon that has made this possible," noted BCT President Tino Kamarck. "Protecting our drinking water supply, safeguarding pond water quality, and providing public walking trails are fundamental parts of our mission. This protection of 56 acres is the largest land conservation purchase in Brewster since the Town protected hundreds of acres in the Punkhorn in the 1980's."

The Town of Brewster purchased the Bay and Long Pond properties in 2021 for \$26M from the Delahanty families and has gathered community feedback through several town forums and surveys to help determine the best future uses for the properties. The Brewster Select Board and Bay & Pond Property Planning Committees will be sharing their

recommended plans with residents at a public forum on February 15. The plans will be brought to Town Meeting for consideration by Brewster voters on May 11, 2024.



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

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

Donna Kalinick

From: Michael Gradone
Sent: Monday, January 29, 2024 12:08 PM
To: Doug; Donna Kalinick
Subject: Audubon camp

Hi Doug,

We have confirmed that we will be working with Mass Audubon again this April vacation (4/16-4/19). They would like to go to the Pond Property for an afternoon field trip on one of those designated afternoons. Can we bring this to the committee for a vote next meeting?

Mike Gradone
Town of Brewster, Recreation Director
www.brewsterrecreation.com
508-896-9430



Donna Kalinick

From: Pat Robinson <lpatrmd@gmail.com>
Sent: Monday, January 29, 2024 5:28 PM
To: Pond Parcel Planning; bppc; Brewster Ponds Coalition
Subject: Fwd: Sea Camp Pond Property

----- Forwarded message -----

From: **Pat Robinson** <lpatrmd@gmail.com>
Date: Mon, Jan 29, 2024 at 5:24 PM
Subject: Sea Camp Pond Property
To: <bppc@brewster-ma.gov>, Brewster Ponds Coalition <info@brewsterponds.org>, <brewsterseacamps@gmail.com>
Cc: Marty Burke <marty.burke@brewsterponds.org>

Brewster Sea Camp Pond Property Committee:

Thank you for your dedication and service to our community.

I have already written to you and expressed my opposition to development on the Long Pond Sea Camp property. I feel strongly enough about any proposed development at the pond that I am writing to you again. Along with the Brewster Pond coalition and Conservation Trust, I oppose any development that would lead to destruction of the woodlands adjacent to any part of the property at the pond.

When I along with the majority of the town residents voted to approve the purchase of the Sea Camp properties, it was to prevent the sale of the property to a family that planned to develop it for profit and personal homes. We voted for the purchase with the anticipation that the property would be preserved for conservation and maintained by the Brewster Conservation Trust and Pond Coalition. Any development would betray the trust the voters placed in your work.

I do not believe that development on one of the few remaining undeveloped properties in Brewster is the ONLY solution to the housing problem. Please find another solution. If zoning bylaws are changed, many currently in use businesses could build second floors or attached dwellings for housing.

Sincerely,
Pat Robinson
285 Sheep Pond Dr.



Town of Brewster

2198 Main Street
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Phone: (508) 896-3701
www.brewster-ma.gov

Office of:
Select Board
Town Manager

MINUTES OF THE POND PROPERTY PLANNING COMMITTEE

Date: January 10, 2024
Time: 4:00pm
Place: 2198 Main Street

Participants: Chair Doug Wilcock, Cindy Bingham, Elizabeth Taylor, Tim Hackert, Jan Crocker, Steve Ferris, Assistant Town Manager Donna Kalinick

Remote Participants: Kari Hoffmann, Cindy Baran, Katie Gregorie, Chris Ellis, Elizabeth Randall (Reed Hilderbrand), Madeleine Aronson (Reed Hilderbrand), Tino Kamarck, Chris Miller

In Attendance: Melissa Lowe (Mass Audubon), Amy Henderson (BCT)

Absent: Chris Williams

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

Chair Wilcock called the meeting to order at 4:07pm, declared a quorum stating the members in person and those on Zoom. Chair Wilcock read the meeting participation statement and the recording statement.

Public Announcements and Comment

Tim Hackert (as a member of the public) commented that he had heard from someone that Peter Lombardi said at a meeting recently that it is unrealistic to assume that the Sea Camps properties would be limited to residents and that there was further discussion. Mr. Hackert added that there may be some context to it.

Review and Discuss Key Takeaways from Forum #3 & Public Comment - Reed Hilderbrand

Elizabeth Randall and Madeline Aronson joined the meeting to share the consolidated feedback from the third forum and public comment period. Ms. Randall shared the meeting schedule:

- January 9th & 10th - Planning committee meetings to review plan feedback.
- January 23rd - Joint meeting with planning committees and Select Board to address key questions.
- February 15th - Final Community Forum where a plan will be presented that will carry over to Town Meeting.

Ms. Randall shared how well the forum went, with positive feedback and appreciation for the information shared. The email responses were thoughtful and contained a lot of useful information. She noted that there is a lot of support for the plans, with a wide range of opinions and ideas. Ms. Randall feels like we have a good representative set of comments and feedback from the community. There are key items that more information is needed to share and will be provided at the next forum.

Feedback pertaining to both properties included:

- Excitement about Mass Audubon partnership, but questions on how to understand the relationship with the Town.
- Confusion around a wastewater treatment plant, interested in how it works, who it serves, what it would look like, and if it would smell.



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- Cost was a concern, especially the high cost of the Community Center. Some feel it was just too much money, wanted to know how it would impact their taxes. Many wanted to know how phasing might help manage costs in the long term.

Feedback regarding Pond Property Housing:

- Seems as though there is support for housing on at least one of the properties.
- Request for better understanding and complexities around lack of housing, the housing mandate at the State level, and things people maybe hadn't considered before.
- There is still mixed feedback on which property was preferred for housing. For those who supported housing there was a preference for denser housing options.
 - On the Pond, those who do support it, feel really strongly in favor of it, while others were mixed because of the conservation consideration.
 - Many want to avoid housing in the Zone 2 area and are concerned about the impact to the Town's drinking water supply and the watershed.
 - Others feel that housing can be balanced with conservation and that a wastewater treatment plant will address water quality concerns.

Feedback on general amenities on the Pond Property:

- Strong support for trails, public beach access and the Mass Audubon partnership.
- Interest for understanding what the timeline for "future" meant for municipal use.
- Limited opinions were provided about the reserve for future municipal uses, other than confusion around wastewater treatment.
- There was support for improving vehicular, pedestrian and bike access to the property.

Review and Discuss Pond Property Plan & Remaining Policy Decisions- Reed Hilderbrand

Ms. Randall shared updated housing scenarios that have been developed in response to some of the feedback received. Scenarios are based on approximately 44 units within the 10-acre with year-round housing. The wastewater requirements have been considered and there are a couple of options, which have been reviewed at a high level with Mark Nelson and with Reed Hilderbrand's civil engineer to understand the approximate area, more detailed study needs to be done. Two potential locations for wastewater treatment that would allow for treatment to the adjacent neighborhoods as well. In the scenarios, showing a curb cut that is specifically for the use of a potential housing development, so the road that goes to the conserved area and to the pond is a separate drive. Densified the housing layout, still 44 units, there are now blocks of 4 units instead of 2-3, or 3 instead of 2. The wastewater treatment area will have to be tested in further feasibility studies to see what makes the most sense in terms of access and future neighborhood connections and proximity to Long Pond.

Ms. Kalinick shared that the last time the committee met, a 12-15 acre set aside was discussed, this has changed to 10-acres. Sharing that there was a good amount of feedback about not having housing on both sides of the entry road. Member Hackert commented that the density helps improve the financing feasibility



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of the project and having the buffers on both sides is smart move in terms of planning and making things look good.

Chair Wilcock asked where the wastewater treatment is shown on the East side of the property, it would be depending on the water quality issues that arise as a result of the Herring River watershed planning as to which side it would be placed. Ms. Randall responded that the presentation showed it on the East side, but she is not sure what the impact would be directly on some of the technical aspects of the watershed. Though she thinks it may have an impact on which other properties are able to feed into the treatment plant, which may have an impact. Ms. Kalinick added that the Town has an Integrated Water Resource Task Force group, which includes Mark Nelson, that we would be working closely with to determine the best site location. Adding that this would be part of the feasibility process and will be part of high-level phasing at the January 23rd meeting. Mr. Nelson will be at the next forum to answer questions.

Member Hackert shared that the Herring River Watershed study is in its preliminary stage and is a 10–20-year process, this is one of the pieces in the puzzle, that whatever happens may impact other pieces. Ms. Kalinick noted that the Town is in the process of submitting a watershed permit for the Herring River Watershed where Mark Nelson is the lead on the work.

Member Ferris noted concern of how close the access road to the beach is to the backyards of the housing development and with the grouping of housing. He also noted that the more housing that you can put closer together, the more cost effective it will be.

Member Hoffmann commented that one of the big discussions is the wastewater treatment plan and if it will do what we need it to do to protect the water on this property. This is a great way to transition other properties in Zone 2, this is a good model for existing septic in Zone 2 to transfer over to wastewater treatment.

Member Baran noted that on both the Water Quality Regional Watershed and the Zone 2, there are statements that say new wastewater treatment plan would/could improve overall water quality to Long Pond and Herring River Water shed. She cautions this statement as they are only partially true for nitrogen, if there is a wastewater treatment plant sited there, it will only be to treat existing houses. It could improve the nitrogen load, but it would have to be seen if it could decrease the phosphorus load which would be the limiting factor for the water quality and algae blooms in Long Pond. Adding that neither would treat, even if housing is included, it would be a net zero for nitrogen, not an improvement because it is a wash. Member Baran continued that the wastewater treatment plant still would not treat VOCs, emerging contaminants, PFOS, pharmaceuticals, and other inorganics, and we need to be careful how this is worded. She believes that it should be clarified that the nitrogen could be reduced, but as far as having it in conjunction with the proposed housing thinks the statements are misleading. Member Baran requested that on slide 56 for potential uses along Rt 137, an option for future potential water supply site.

Member Hackert expressed that he doesn't believe the well site will fit on the 10acre site and the Town would have to use some of the conservation area. Secondly, in terms of the other contaminants that



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Member Baran spoke about, he doesn't think any of the existing septic or wastewater treatment treats those either, under the current zoning there is no requirement to treat the other contaminants. He believes that if this requirement is going to be imposed, it should be imposed uniformly across the Town.

Chair Wilcock stated that when Mark Nelson made his presentation about a package treatment plant that would do about 15,000 gallons/day, which worked out to be about 138 bedrooms. Now we are talking about possibly 88 bedrooms and is wondering if the offset will either end up with zero net nitrogen or negative net nitrogen from what we are currently have. He suggests that a review of the presentation is needed to check the numbers to see if a package treatment would need to be bigger than what we are currently talking about and what the implications of that would be in terms of use of the site. Ms. Randall responded that what is shown in the plans will accommodate more than just the 88 units but will double check the numbers and improve the explanation of what a treatment plant could accommodate.

Member Ferris reminded the committee that Mark Nelson was the one who told us that we could improve water quality, so we may not want to change the comments. Ms. Randall agreed and stated that if there are things that are inaccurate or misleading, they will be addressed.

Ms. Randal reviewed the next steps of the process: preparing for the joint meeting and the final forum, actively developing a phasing approach which include things like feasibility studies for housing or future municipal uses, when the roadway improvements and parking would happen, all with costs. Reed Hilderbrand will be developing three key areas for consideration, Housing, Community Center, and future municipal uses. From here, they will develop the final forum presentation with the final plans.

Ms. Kalinick stated that at the joint meeting there will be discussion about the 10 acres on the pond, as well as the same set aside area on the Bay. The Bay committee along with the Select Board will discuss the Community Center and if it will be moving forward. At the next forum, Reed Hilderbrand will be presenting the plans that will be going to Town Meeting. There will be a question-and-answer period at the end of the forum. Ms. Randall commented that we have now heard from the community quite a bit, at the last forum the questions and concerns were largely anticipated, but she doesn't believe that there would be anything that would throw a wrench in the works. Reed Hilderbrand and the Town has gone through the step-by-step process, we are now at the end and have developed the plans. The joint meeting will help to resolve a few key areas that need decisions.

Chair Wilcock stated that as an advisory committee, our role was to digest the results of the forum and make recommendations at the joint meeting on the 23rd to the Select Board who are the decision makers in this case.

Ms. Randall shared that Reed Hilderbrand will continue to provide some support and input along the way but will not be actively involved in committee meetings after the forum. There will be contact with the Town Administration as needed to provide materials, but there will no longer be a consistent presence.



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Chair Wilcock suggested putting water quality up with housing so that people can understand that water quality improvements are a prerequisite. It is important for those who are worried about housing in zone 2, as this will show that the issue will be addressed.

Ms. Kalinick suggest that the committee consider the label of reserved for affordable housing and wastewater treatment plant so people understand if we do housing here, it will also include a wastewater treatment plant that would treat the housing and surrounding homes. If the choice is reserved for future municipal uses, we may end up with a water treatment plant with or without housing, everything that was in the original Town Meeting vote is included in future municipal uses. Ms. Kalinick expressed that it is important to know that if on either property a portion is reserved for future municipal uses, once uses are determined, it will have to go back to Town Meeting. This is a long-term process; the Town cannot be doing all the work on the Bay and the Pond parcels while figuring out what the future municipal uses are at the same time. Member Bingham agreed it needs to be said that if we have affordable housing, we will have a water treatment plant. Adding that, if possible, it would be good to include how many other houses could benefit from the water treatment plant.

Review and Discuss Town Partnership with Mass Audubon

Ms. Kalinick shared that the Select Board has solidified their partnership on both parcels with Mass Audubon. For the Pond it is substantially what the committee has been talking about all along, except for the agreement on the Conservation Restriction being 85% of the parcel, which leaves the remaining 10 acres to be used for housing and wastewater treatment and/or future municipal uses. Mass Audubon has indicated that they are comfortable with either scenario. Mass Audubon will be running seasonal day camps, programming, nature hikes, kayaking, etc. on the Pond. On the Bay parcel, Mass Audubon will have a Nature Center with an office, a Conservation Restriction on 10 acres in the NE corner, some reuse of a few cabins for seasonal staff, interpretive signage on trails, programming, and potential field trips. Mass Audubon has pledged \$1.5M for the Pond and \$2M on the Bay. The Select Board will work through the details of the partnership.

Ms. Lowe shared that the outcome of the programming will need to be determined and that the Nature Center may take different shapes thinking it as more of an office space and administrative space. Mass Audubon is excited about the partnership and highly values the ecological value of the properties.

Member Hoffmann shared that it is important that people know that there is no requirement to be members of Mass Audubon to visit the Nature Center or for programming. Ms. Hoffmann inquired if Brewster residents would have first choice of the programs offered, Ms. Lowe responded that this is open to discussion.



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Short Term Uses of Property Updates

a. Town plan for spring tour days- April 6 and 10th

Important to get as many residents as possible on the property prior to Town Meeting. Saturday April 6th and Wednesday April 10th, possibly from 10am – 2pm. Ms. Kalinick reviewed some of the details, COA vans will be staged at Captains Golf Course to transport to the property. We will be looking for volunteers, however this will be a self-guided tour. Registration will be available online. There will be more discussion about tours on a van for those with mobility issues. Residents will be dropped about halfway down the property and the 10 acres will be staked out, so it is clear. This topic will be reviewed further after the forum with more detailed plans.

b. Town plans for interim parking for the property

Ms. Kalinick shared that the Department of Public Works will be working on trying to place 4-6 parking spaces at the turnoff area. A minor stormwater permit will need to be filed, but there is no consideration for hardened surfaces at this time. Signage will be placed at the location, as we do not want cars going beyond the area. Natural Resources will add this to their list of properties to check on when they have their seasonal help.

Ms. Kalinick noted that the Town is working with LEC, a sub of Reed Hilderbrand on the wetland's delineation along with our Conservation Agent. A Request for Determination will be filed for the property in the next 30-45 days, this will be good for three years.

The Select Board will need to adopt rules and regulations for use of the property, there will be limited hours as there is concern in opening the property without consistent oversight. There are no plans for kayak racks, portalets, etc. for this summer.

FYIs

No discussion

Approval of Minutes from October 18, 2023, and November 15, 2023

Chair Wilcock requested a small change on page 2 of the October 18, 2023, meeting minutes.

Member Bingham moved to approve the amended meeting minutes from October 18, 2023. Member Hackert 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 Ferris-yes, Chair Wilcock-yes. The vote was 8-Yes, 0-No.

Member Hackert noted a small grammar change on page four. Member Bingham moved to the minutes of November 15 as amended. Member Hackert 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 Ferris-yes, Member Gregoire-yes, Chair Wilcock-yes. The vote was 9-Yes, 0-No.



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Matters Not Reasonably Anticipated by the Chair

None

Questions from the Media

None

Next Meetings

January 23 at 4pm (Joint with Select Board and Bay Property Planning Committee), February 7, 2024, and the Community Forum #4 February 15, 2024, at 6pm.

Adjournment

Member Hackert moved to adjourn at 5:39pm. Member Bingham 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 Ferris-yes, Member Gregoire -yes, Chair Wilcock-yes. The vote was 9-Yes, 0-No.

Respectfully submitted by
Erika Mawn, Executive Assistant to Town Administration

Approved on:



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MINUTES OF THE JOINT MEETING WITH THE SELECT BOARD, POND PROPERTY PLANNING COMMITTEE & BAY PROPERTY PLANNING COMMITTEE

DATE: January 23, 2024
TIME: 4:00 PM
PLACE: 2198 Main Street, Rooms A & B

Select Board Participants: Chair Chatelain, Selectperson Whitney, Selectperson Bingham

Select Board Remote Participation: Selectperson Chaffee, Selectperson Hoffmann

PPPC Participants: Chair Wilcock, Cyndi Baran, Steve Ferris, Cindy Bingham, Jan Crocker, Katie Gregoire, Elizabeth Taylor

PPPC Remote Participation: Kari Hoffmann, Chris Williams, Chris Ellis,

PPPC Liaisons: Anne Weirich, Donna Kalinick, Amy Henderson, Tino Kamarck, Melissa Lowe

BPPC Participants: Chair Bebrin, David Whitney, Thomas Wingard, Peter Johnson, Caroline McCarley, Katie Miller-Jacobus, Clare O'Connor-Rice, John Phillips

BPPC Remote Participation: Mary Chaffee, Karl Fryzel

Town Staff: Town Manager Peter Lombardi, Assistant Town Manager Donna Kalinick, Recreation Director Mike Gradone

Reed Hilderbrand Staff: Elizabeth Randall and Madeleine Aronson

Absent: PPPC Member Tim Hackert, BPPC Member Patricia Hughes

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

Chair Chatelain called the Select Board meeting to order at 4:05pm and declared an in-person quorum. The Meeting Participation and Recording Statements were read by Chair Chatelain.

Chair Wilcock called the Pond Property Planning Committee to order at 4:06pm and declared an in-person quorum.

Chair Bebrin called the Bay Property Planning Committee to order at 4:06pm and declared an in-person quorum.

Review and Discuss Preliminary Phasing Plans for Bay & Pond Properties

Elizabeth Randall (Reed Hilderbrand) provided an overview of where we are in the process, currently in the comprehensive planning phase where the plans will be refined to be presented at Town Meeting in May to be voted on. Decisions made at this meeting will provide Reed Hilderbrand with the information needed to prepare the presentation for the final forum that will be held on February 15. The presentation tonight will include preliminary phasing and key questions about a Community Center, Housing and Future Municipal Uses.

The overall goal of the preliminary phasing plans is to not only provide the Town with implementation but to convey to the community that they will not happen all at once. Phasing is meant to help alleviate financial concerns. Each phase is anticipated to take approximately 2 years and would begin after the plans



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are adopted at Town Meeting. The phasing approach is organized into five general categories: Approvals, studies, and design, Site preparation and infrastructure, Recreation and community use, Housing and Ecology. The phasing plans will approximate the timelines relating to potential Community Center, Housing and Future Municipal Uses. At the final forum, each phase will include an estimated cost and related financial impacts.

Ms. Aronson started with phasing for the Bay property:

- Phase 1 – targeted for 2025-2027 with the goal to open as much of the property to the community as possible.
 - The focus is on roadway improvements, walking trails, flexible open spaces, and renovations to the outdoor pavilion.
 - Includes important regulatory steps such as the comprehensive plan approval, funding approval and overlay districts.
 - The community center feasibility study would begin in this phase, if applicable.
 - Site prep and infrastructure including building, demo, and removal as well as required infrastructure including stormwater management.
 - Building structural analysis and maintenance of existing buildings.
 - Selective housing renovation of existing buildings.
 - Begin the pollinator meadow and dune restoration and initial woodland/tree plantings.
- Phase 2- targeted for 2027-2029 with the goal to continue to increase community access.
 - Addition of tennis courts and picnic areas.
 - Construction of the Mass Audubon Nature Center and the associated parking.
- Phase 3 – targeted for 2029-2031 continues to add on more community amenities.
 - Playground, picnic areas, community gardens and boathouse renovations for concession and events.
 - Kick off the community housing feasibility study (if decided on).
 - Design of the Community Center (if applicable).
- Phase 4 – targeted for 2031-2023
 - Focus on the remaining building renovations including the administration building and the community cabins and associated parking.
 - The Town would begin to establish a framework for Future Municipal Uses (if applicable).
- Phase 5 – targeted for 2033-2035
 - Potential Community Center and the associated parking.
 - Community Housing Comprehensive permit.
- Phase 6 (dates TBD)
 - Community Housing to be built.
 - Existing beach parking removal and dune restoration.

Ms. Randall noted the dates for each phase are in two-year blocks, within each phase, projects and financing would need to be approved. The idea is to structure the phases so the approvals, studies, and design work is going on constantly, but the construction work can only happen in the off season. The time



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frames for each phasing will be more explicit at the community forum, as suggested by Selectperson Hoffmann.

Members of the Bay Property Planning Committee had the opportunity to comment and ask questions:

- Member Wingard asked why the community gardens are scheduled in phase 3, when it would enhance the community involvement and at minimal cost? Ms. Aronson replied that with phase 1, the goal is to make sure to get people onto the site and is currently maxed out what is feasible for the Town to do at one time.

Mr. Lombardi shared that this is the first take on a phasing plan, and it is important to know this is still a work in progress. Initially phase 1 had an unmanageable number of projects, part of the reason why the community gardens were pushed to a later phase. Regarding the tennis courts, we feel this is a pressing issue for the Recreation Commission and placing them in phase 2 helps relieve the pressure. Mr. Lombardi added that what is brought to Town meeting as phases are informational, the plan isn't going to prescriptively say we have to bring a certain project in a certain year. Ms. Kalinick stated, as the procurement officer for the Town, each one of these requires a certain number of steps and all require some sort of bidding or procurement which takes time. Adding that the Town will be working on Phase 1 of the Pond at the same time. Mr. Lombardi stated that we quickly realized what a challenge this would be to fit everything in during the off season, and thus have compressed windows of time.

- Member Miller-Jacobus appreciates the focus of getting people on the property in phase 1 and the fact that trails are included reflects the community's feedback.
- Member McCarley references to the Community Center and Housing is applicable depending on the votes that are taken, this would need to be changed relative to the decision made. She appreciates the difficulty and complexity of all of this and asked if Mass Audubon has seen the scheduling? She also added that she was surprised to see the beach parking lot being removed.
 - Mr. Lombardi responded that the preliminary phasing has been shared with the partner organizations' representatives to both committees. Adding that a lot of phase 1 is site work and infrastructure, which needs to be done first.
- Chair Bebrin noted that with having some details about phasing hopes our residents look at this and as we continue to refine the plan and move towards Town Meeting that there is an understanding that for as much attention and work in getting to this place, there is as many moving pieces and things to consider in putting together the phasing. We are indeed considering what our Town's capabilities are in terms of staff power, capacity, and financial impacts. This is all being done intentionally.
 - Mr. Lombardi noted we didn't want to get too far ahead in making assumptions, once we have that direction, we will be updating the phasing plans and between now and the forum will be providing some level of detail about financing within each of the phases. Residents will understand as part of the presentation, order of magnitude, what each phase will cost for each of the properties.



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- Member O'Connor Rice asked about the difference between the Community Center feasibility study and the Community Center Design study? Is the feasibility study only for the Community Center on the Bay Property or a Town wide study?
 - Ms. Randall responded that it is specific to the Bay Property and will include a more detailed analysis of things like traffic, size, community needs, and program types before getting to the actual design of the building. Mr. Lombardi stated that if there is support for inclusion of the community center designated area in the plan, the feasibility study will follow. The study will look at community needs, programs, and activities, trying to define the overall footprint and program that would be needed to move forward. At the end of Phase 1 and into Phase 2, is a decision point for the community, whether to move forward with the Community Center on this property or perhaps pivot to something else.

Mike Gradone expressed a minor concern for the Recreation Department to host summer programming on the Bay property, would need to have some sort of temporary offices at the location to support all the programs. Mr. Lombardi shared that the working assumption is that the administration building could be used by recreation staff in the interim period without major renovations. In moving summer recreation over, we were expecting the Recreation Department to have a regular presence and based there for the summer.

Ms. Aronson continued with the phasing for the Pond property:

- Phase 1 – targeted for 2025-2027 to enable site access for the community.
 - The focus is on roadway improvements, trail improvements, parking areas and beach access.
 - Wastewater infrastructure and community housing feasibility studies (if applicable).
- Phase 2 – targeted for 2027-2029
 - Building removal and renovations.
 - Begin housing and wastewater design studies.
- Phase 3 – targeted for 2029-2031
 - Either housing and wastewater treatment or the Town would begin to establish a framework for Future Municipal Uses.
- Phase 4 – targeted for 2031-2033
 - Wastewater treatment to be connected to surrounding residences (if applicable).

Members of the Pond Property Planning Committee had the opportunity to comment and ask questions:

- Member Ferris was surprised when housing would be developed, since it is not the Town that will be developing the housing, it seems that it could move quicker than what was presented.
 - Ms. Randall stated that the goal is to start immediately with the feasibility study, as it is approved and leads into the design and construction phases there is the potential that the timeline could change. Ms. Kalinick shared that with permitting, design work and the financing involved for affordable housing typically takes between 4-6 years. The plan is reflective of this timeline.
- Member Baran noticed on both the phasing slides and the Future Potential Municipal Uses slides that a potential public water supply well location has been removed. This was on a plan in the first



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forum, and we haven't had the ability to do a full evaluation of the potential for this to be feasible. Ms. Baran requested that this option be included in the slides and for consideration as it is a potential option to include a feasibility study for a potential future water supply well. Adding that in fact the Water Department is going to be requesting approval to use funding at Town Meeting to hire a consultant to do an updated water system master plan. In this they will be looking at locations in town where potential future water supplies can be located. Since we don't have the information on costs estimates for a wastewater treatment facility for a relatively small fraction of the Brewster population, thinks it would be helpful to have at least a broad-based estimate on the costs before people are asked to decide.

- Member Hoffmann regarding the water well feasibility study, believes that when we had the Water Commission at a PPPC meeting, he thought that if there was a well on the property that it would limit the access to the pond because a road couldn't cut through the buffer that would need to be around the well. Additionally, regarding ADA access to the pond, with the road improvements and ADA parking, would this also include some kind of path that is appropriate for those who have mobility issues to the beach.
 - Ms. Randall answered that included in the phasing will be an accessible route to the beach in phase 1.
 - Ms. Baran responded that though it was mentioned in the meeting about access to the pond, it was not definitive. This would be part of the feasibility study and not an absolute, DEP has allowed access through a zone 1 with approval, they are not mutually exclusive.

Mr. Lombardi commented that his recollection on an earlier plan that had a set aside potentially for a future municipal well site, was significantly to the southwest of where the future municipal zone is now. Believes it is entirely within the area that is currently identified for conservation and education and doesn't believe that there is practically any way to shift the zone further to 137 nor would we want a well directly adjacent to 137. Adding that this may be something that the Select Board can take up in negotiating the terms of the Conservation Restriction with Brewster Conservation Trust and/or Mass Audubon for the remaining 56 acres. Mr. Lombardi stated that the Town already has five permitted well sites, with a six site in the Punkhorns that is already permitted and is available. We aren't currently expecting needing to have any more needs beyond those that are already available.

- Chair Wilcock suggested having the handicap drop off and parking clearer in the presentation. He noticed that housing in phase 3 includes wastewater treatment construction but not into phase 4 for wastewater treatment connection to surrounding residences, asking if this is because of the timing of the Herring River Watershed permit and if it is, it should be made explicit. This is a key point if housing will be near 137 and how it will tie in with a watershed permit and the implications for zone 2. Chair Wilcock stated in regard to the wells, in speaking with the Water Superintendent, the current five wells can pump about 6.27M gallons per day, a peak usage in the summer is about 3.5M to 4M gallons a day. If well five came online, his expectation is that it would be comparable to well six and would produce another 1M+ gallons a day. This would give the Town 7.5M to 8M gallon pumping capacity. The issue is not how much water you can pump, but how much water is in the



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ground, a serious issue, but has nothing what we are doing today. Water conservation is where we should be looking.

- Member Baran responded that wells fail and have a maximum life expectancy and will need to be replaced. Adding that well 6, potential well 5, is very close to well 6, if there is a contamination issue, all the wells will be impacted. This is why she is suggesting keeping the option open to at least do the feasibility study to have the information.

Discuss and Vote on Inclusion of Community Center in Recommended Bay Property Plan for Final Community Forum

Ms. Aronson recapped the feedback from forum 3 and the written public comment, sharing there were mixed feelings about a community center. Some expressed full support and excitement while others were unsure due to the high costs. There was concern of the perceived impact of a large new community center on the character of the property and the uncertainty whether this is really needed in the community. There was also interest in how a community campus and community center might be phased and continued questions about if the Eddy School may become available and if it may be a better option.

Ms. Aronson reviewed a community center in Town context:

- Town warrant article to purchase the properties included a Community Center as potential use.
- The 2018 Vision Plan sets a goal of providing a community center for all ages for social and recreational activities and includes meeting rooms.
- The Council on Aging (COA) facility is lacking 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.
- Currently there are no plans to reuse the Eddy School as a community center.

Ms. Aronson noted that we know that between the COA and Recreation Department there are a handful of desired facilities, which could benefit from being in the same location or building. In the recent COA survey, there were two questions related to a community center and across all age brackets the majority of respondents said they would be very likely or somewhat likely to use a community center. Additionally in the 50-79 age brackets, the majority of respondents wanted a community center located in one building versus located in a different building on one site. At earlier forums feedback showed 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 community center. However, some of the most popular program interests cannot be accommodated within the existing building footprints and would require extensive and costly building renovations. A community center would have the potential to accommodate the facilities the community is interested in, in one building.

There was a review of the Community Campus option, which would keep the dining hall, with no new build of a community center. Ms. Aronson pointed out the facilities that would be unlikely to be accommodated (fitness center, walking track, indoor pool, gymnasium and sports courts), potentially to be accommodated (library/reading room, medical exam/treatment rooms, large multi-purpose room, conference/meeting



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room, workspaces and fitness classrooms) and those that could be accommodated (game rooms, storage areas, office and a kitchen/cafeteria). The approximate cost to renovate the dining hall, including soft costs and related design studies is \$9.56M, this would require that additional land be acquired for a new COA facility to be built elsewhere in town at a comparable additional cost.

In the Community Center option where the dining hall is demolished, all facilities would be accommodated and the approximate costs for the community center including soft costs, an associated parking area, and related designs studies is \$32.96M.

The key question was presented: Should the Bay plan include an area designated for a future community center, or should the final plan include a community campus without an area designated for a future community center? If the final framework plan includes a future community center, this means the dining hall will be represented as demolished. The dining hall may remain for a period of time and have limited interim uses prior to construction of the new community center, as outlined in draft phasing diagrams to be shared with the community.

Select Board member Bingham stated that she believes there are a lot of people who believe there are buildings around Town not being used that could be used for a community center. She also believes there are people who believe that the Eddy School is available to be used as a community center, we need to dispel these thoughts if we want to have valuable discussion in regard to a community center.

Members of the Bay Property Planning Committee had the opportunity to comment and ask questions and Chair Bebrin advised that member Karl Fryzel joined the meeting via zoom:

- Member Miller-Jacobus inquired about an 8-lane swimming pool and if it would be included with a new community center. She also stated it is helpful to see the pricing as she understands why people would think a community campus is a good idea. Though it would be so short sighted because it doesn't come close to serving the identified community needs let alone future needs. She is in support of the community center as she knows the Eddy School is not available.
 - Ms. Randall responded that the 8-lane swimming pool would fit in the building, however it was not included in the pricing. Ms. Randall confirmed that this should not be presented if it is not included in the cost.
- Member O'Connor-Rice stated that when looking at the timing, why aren't we looking at the Eddy School if we aren't going to start construction for 5-7years? She also noted that the tax implications on the \$32M need to be addressed, it will be another question asked at Town Meeting. Ms. O'Connor- Rice noticed in the COA survey that the respondents were all 50+, we need to consider the families that we hope settle here and can afford attainable housing. She believes there needs to be a better balance of the older population with the needs of families.
 - Chair Bebrin clarified that in all discussion about the community center with the COA, it has also been in terms of a multigeneration center.
- Member Chaffee commented we heard from the COA survey that the campus approach would fail to achieve what they most need, a safe, sufficient, and new multigenerational COA. One of a number of benefits to proceeding with a feasibility study to explore a community center.



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- Member Phillips noted that \$9M is shown for a campus and shows that a new COA would be another \$9M, shouldn't we be comparing \$18M to the \$32M? He believes that a community center will pay for itself and can't comprehend not having a community center in one building.
 - Ms. Randall didn't want to get into assumptions about where or how much it would cost to build a COA facility, so left that number off, but takes his point.
- Member McCarley agreed with earlier statements that the COA has always stressed a multigenerational facility and that in the COA survey the under 50 years of age wasn't reflected. She stated she has learned a lot on the committee and thinks that a lot needs to be shared with the community members.
- Member Whitney noted on the cost comparisons, the \$9.5M for a renovated dining hall does not get you a community campus, only one building, several other buildings would need to be renovated as well in order to get to the full community campus, likely including the administration building, perhaps the art center and the infirmary. The one building is limited on what it can provide.
 - Ms. Randall shared that the cost of renovating the other buildings is included if you build the community center, which is why they pulled it out, it is not an additional costs for the campus version.

Member Johnson motioned to include an area designated for a future community center on the Bay Plan. Member Fryzel seconded the motion. A roll call vote was taken. Member Jacobus-Miller-yes, Member Chaffee-yes, Member Fryzel-yes, Member Whitney-yes, Member Johnson-yes, Member McCarley-yes, Member O'Connor Rice-yes, Member Phillips-yes, Member Wingard-yes, Chair Bebrin-yes. The vote was 10-Yes, 0-No.

Member Whitney motioned to endorse the recommendation made by the Bay Property Planning Committee. Member Bingham seconded the motion. A roll call vote was taken. Member Hoffmann-yes, Member Chaffee-yes, Member Bingham-yes, Member Whitney-yes, Chair Chatelain-yes. The vote was 5-Yes, 0-No.

Discuss and Vote on Inclusion of Community Housing / Future Municipal Uses in Recommended Plan for Pond and/or Bay Properties for Final Community Forum

Ms. Randall noted that the Housing Production Plan sets forth a certain number of goals that are around increasing and adding to housing options and what is being proposed is an effort to align with these goals. The feedback from the last forum showed that a majority of residents supported housing on at least one of the properties, with mixed feedback on which property. In general, there was support for both the year-round affordable housing and an option combined with seasonal workforce. Those who support housing on the pond property preferred the denser options, with questions about wastewater and water quality. Ms. Randall noted that should this be the decision it will be addressed at the forum in more detail.

Ms. Randall reviewed the slides from the last presentation, for the Bay property with a total of 55 acres and the secluded zone is approximately 10 acres. The area within that is designated for housing is 7.5 acres. The slides are illustrative to have an understanding of what is possible, but they are not the design. The plan that was desired most by the community was to maintain buffer zone at the north part of the secluded area



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to include a maintenance area for the property, potential wastewater treatment and a 76-bed model design with slightly denser townhouse typology. There would be a separate entrance off Route 6A.

On the Pond property there is residential communities on both sides of the particular piece of the property and abuts Long Pond woodlands and is within the Zone II. There has been a great deal of consideration and talk about water quality. The property is 66 acres overall and 10 acres have been designated for housing, which is about 15% of the total property. The area designated for housing is designed with buffers on all sides, and two areas have been preliminary identified as possible areas for wastewater treatment. The illustrative plan is townhome typology housing which is set off from Rt 137 and has room for its own entrance to be separated from the road that goes to the beach. All of this is to be tested and designed by appropriate consultants.

Ms. Randall reviewed the key considerations comparing some of the main issues that we know are important on either property:

- On the pond wastewater treatment is needed in this area and any such systems could be relatively easily integrated into adjacent neighborhoods in the Herring River and/or Pleasant Bay watersheds to help meet the Town's nitrogen mitigation requirements. These are not all true on the Bay but would be needed to have for housing. Less of a need for neighbor access and not the same watershed requirements.
- The Bay has a much longer housing feasibility study and construction timeline.
- Housing would not be in a Zone II area on the Bay property.
- The Bay property has better walkability and relatively better access to bus routes. The Pond has a good location relative to bus routes.
- Real Estate is at a premium north of 6A and integrating housing in close proximity to the high use community activities proposed for the Bay Property may present practical complications. On the Pond property the location is adjacent to existing residential areas.
- The proposed housing area on the Bay property was previously used for maintenance so it has already been disturbed. The proposed housing area on the Pond property is on undisturbed land.
- Housing on the Bay property would contribute to more complicated traffic along Millstone Road intersection. Ms. Randall confirmed that they did have their traffic engineer test and review the options. Housing at the Pond property would not present traffic complications.

Ms. Randall stated that if housing is not selected, the area would be reserved for future municipal uses, that can be anything included in the warrant article used to purchase the properties. This includes habitat protection, watershed protection, open space, conservation, passive recreation, active recreation, community housing, and general municipal uses. There would be a separate community process to determine what the future municipal uses might be, in the phasing plan this would happen in phase 3, which is not determined for at least 5-10 years. This is explicitly for the 10-acre zone along Rt 137.

The key question is: Following the Town's decision in October that at least one property plan should include housing, the Design Team prepared and presented illustrative housing options for both properties to the community. Based on community feedback, we request that the committees recommend whether the final



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comprehensive plans should include housing and wastewater treatment on the Pond Property, the Bay Property, or both.

If there is no designated housing on the Pond Property plan, the 10-acre zone by Route 137 will be shown as reserved for future municipal uses as previously stated, including all the various items in the Town Warrant article. Similarly, if there is no designated housing on the Bay Property in the secluded zone, that will be shown as reserved for future municipal uses as described in the Town Warrant article.

If either property designates an area for future municipal uses, a separate community process will take place to determine the future uses and once finalized, that plan will be brought to Town Meeting for approval. Future uses, if any, are not anticipated to be determined for at least 5-10 years.

Selectperson Chaffee commented that if the final decision is to do housing on the Pond Property, the title on the map should always be specified as Housing and Wastewater Treatment so the message is consistent. Chair Chatelain added that the wastewater treatment would not be just for the new development but would collect affluent from the adjacent neighborhoods with the goal being to get to a net improvement of water quality in Long Pond and ground water quality from where we are today. Selectperson Bingham expressed caution because the neighbors would have to choose to hook up into the system, and we can't assume that they will, at this point we should let it be known it is for the affordable housing units.

Mr. Lombardi noted that we are very early on with the new DEP regulations, the Town just submitted a Notice of Intent for our Herring River Watershed permit. We have up to 7 years to develop the permit and up to 20 years to implement it. Based on our understanding of the data of existing conditions of the Herring River Watershed, which the Pond property is entirely within, we would have broadly across our portion of the watershed, an obligation to offset any new development, including new housing units, with 100% nitrogen offset. The details will need to be worked out, if the plan for the Pond property is to include housing on the 10 acres, any wastewater system would be treating housing in the neighborhood. Exactly what houses and whether they are in the Pleasant Bay Watershed or the Herring River Watershed or both, we don't yet know, that is what the feasibility study is for. Mr. Lombardi stated that it is accurate to represent that it would not be just for any new housing it would also be to bring other residential properties online and take them off Title 5 systems and bring them into a package sewer plant.

PPPC Member Bingham moved that we have housing with wastewater treatment on Route 137, the Pond parcel, in the top 10 acres. Member Ferris seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-no, Member Baran-no, Member Williams-no, Member Crocker-yes, Member Ferris-yes, Member Gregoire- yes, Member Ellis-yes, Chair Wilcock-yes. The vote was 7-Yes, 3-No.

BPPC Member Chaffee commented that the input received through the public engagement activities leaned toward a preference for housing on only one parcel and we have just seen a recommendation for housing on the Pond parcel. We have also been reminded that the Bay property is going to be a much busier



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community and recreation complex, so she thinks the Pond parcel is preferred as a site and should be the only site.

BPPC Member Miller-Jacobus motioned to support the inclusion of future municipal uses on the Bay property site. Member Whitney seconded the motion. A roll call vote was taken. Member Jacobus-Miller-yes, Member Fryzel-yes, Member Chaffee-yes, Member Whitney-yes, Member Johnson-yes, Member McCarley-yes, Member O'Connor Rice-yes, Member Phillips-yes, Member Wingard-yes, Chair Bebrin-yes. The vote was 10-Yes, 0-No.

Selectperson Bingham moved to vote to approve housing on the Pond parcel property, the 10-acres near Route 137 with housing and wastewater treatment and on the Bay property the amount of acreage near the day camp and maintenance property for municipal use. Selectperson Whitney seconded the motion. Chair Chatelain commented that he is supportive entirely of the use of housing on the Pond parcel, would've liked to have seen an endorsement of housing as a use on the Bay parcel, acknowledging that is one of the many municipal uses that may be approved down the road. He hopes the community keeps this as one of the likely outcomes of the parcel moving forward. Selectperson Hoffmann shared that she is incredibly sensitive to conservation and glad we got to the point of being able to conserve 85% of the parcel, if this passes at Town Meeting, for conservation purpose. She added that she likes Mr. Lombardi's idea of looking at the Conservation Restriction if we have information from the water study to consider if we can have a well on the property as part of the feasibility or part of the Conservation Restriction. With the conditions of the wastewater treatment on the pond property along with housing, Ms. Hoffmann would support the vote. A roll call vote was taken. Selectperson Chaffee-yes, Selectperson Hoffmann-yes, Selectperson Bingham-yes, Selectperson Whitney-yes, Chair Chatelain-yes. The Board vote was 5-Yes, 0-No.

Adjournment

BPPC Member Miller-Jacobus motioned to adjourn at 5:45pm. Member McCarley seconded the motion. A roll call vote was taken. Member Jacobus-Miller-yes, Member Fryzel-yes, Member Chaffee-yes, Member Whitney-yes, Member Johnson-yes, Member McCarley-yes, Member O'Connor Rice-yes, Member Phillips-yes, Member Wingard-yes, Chair Bebrin-yes. The vote was 10-Yes, 0-No.

PPPC Member Bingham moved to adjourn at 5:45pm. Member Gregoire seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-yes, Member Baran-yes, Member Williams-yes, Member Crocker-yes, Member Ferris-yes, Member Gregoire- yes, Chair Wilcock-yes. The vote was 9-Yes, 0-No.

Selectperson Bingham moved to adjourn at 5:46pm. Selectperson Whitney seconded the motion. A roll call vote was taken. Selectperson Bingham-yes, Selectperson Hoffmann-yes, Selectperson Chaffee-yes, Selectperson Whitney-yes, Chair Chatelain-yes. The Board vote was 5-Yes, 0-No.

Respectfully submitted by Erika Mawn,
Executive Assistant



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Select Board Approval:

February 5, 2024
Date

Kari Hoffmann, Select Board Clerk

Pond Property Planning Committee Approval:

Date

Stephen Ferris, PPPC Clerk

Bay Property Planning Committee Approval:

Date

Karl Fryzel, BPPC Clerk

Accompanying Documents in Packet: Agenda, Reed Hilderbrand report to committees regarding Final Plan decisions, Aging in Brewster: A Community Needs Assessment Key findings and recommendations, Fourth Community Forum flyer, PPPC Member Hackert's email.