



# 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

April 3, 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](http://livestream.brewster-ma.gov)), or **Video recording** ([tv.brewster-ma.gov](http://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. Updated plans for spring Pond tour days- April 6 and 10<sup>th</sup>
7. Discuss Committee Activities in Advance of Town Meeting and Committee sign ups
8. Interim Parking at the Pond Property Permit requirement discussion
9. Naming of the Beach at the Pond Property Discussion
10. Short Term Uses of Property Updates
  - a. MA Audubon/Rec Kayak trip
11. Update on Select Board decision re: Town meeting articles presentation
12. Report of PPPC for Annual Town Report
13. FYIs
14. Approval of Minutes from March 6, 2024
15. Matters Not Reasonably Anticipated by the Chair
16. Questions from the Media
17. Next Meetings: May 8, 2024
18. Adjournment

Date Posted:  
03/29/2024

Date Revised:

Received by Town Clerk:

# Cape Cod Sea Camps Pond Property Tours

Join us for a self-guided tour of the  
**Pond Property**

**Dates:** Saturday April 6th and Wednesday April 10th

**Time:** 10am to 2pm

**Location:** Meet at Captain's Golf Course parking lot: Council on Aging vans leaving every 15 minutes

**Sign up for a time slot on Eventbrite:**

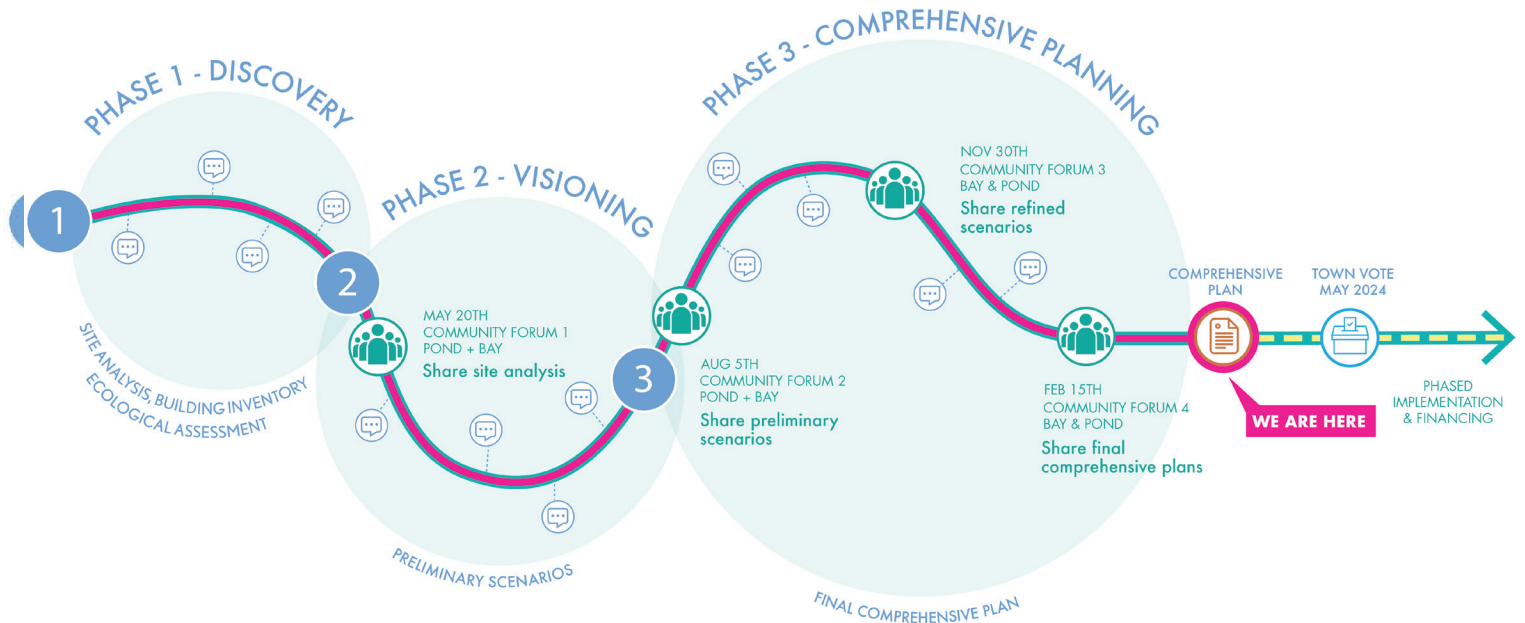
**Saturday April 6th:** <https://www.eventbrite.com/e/cape-cod-sea-camps-pond-property-tours-tickets-847609893007>

**Wednesday April 10th:** <https://www.eventbrite.com/e/cape-cod-sea-camps-pond-property-tour-tickets-853838171957>

**Questions about the tours: Email Donna Kalinick, [dkalinick@brewster-ma.gov](mailto:dkalinick@brewster-ma.gov)**



# 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 May 11, 2024 Town Meeting

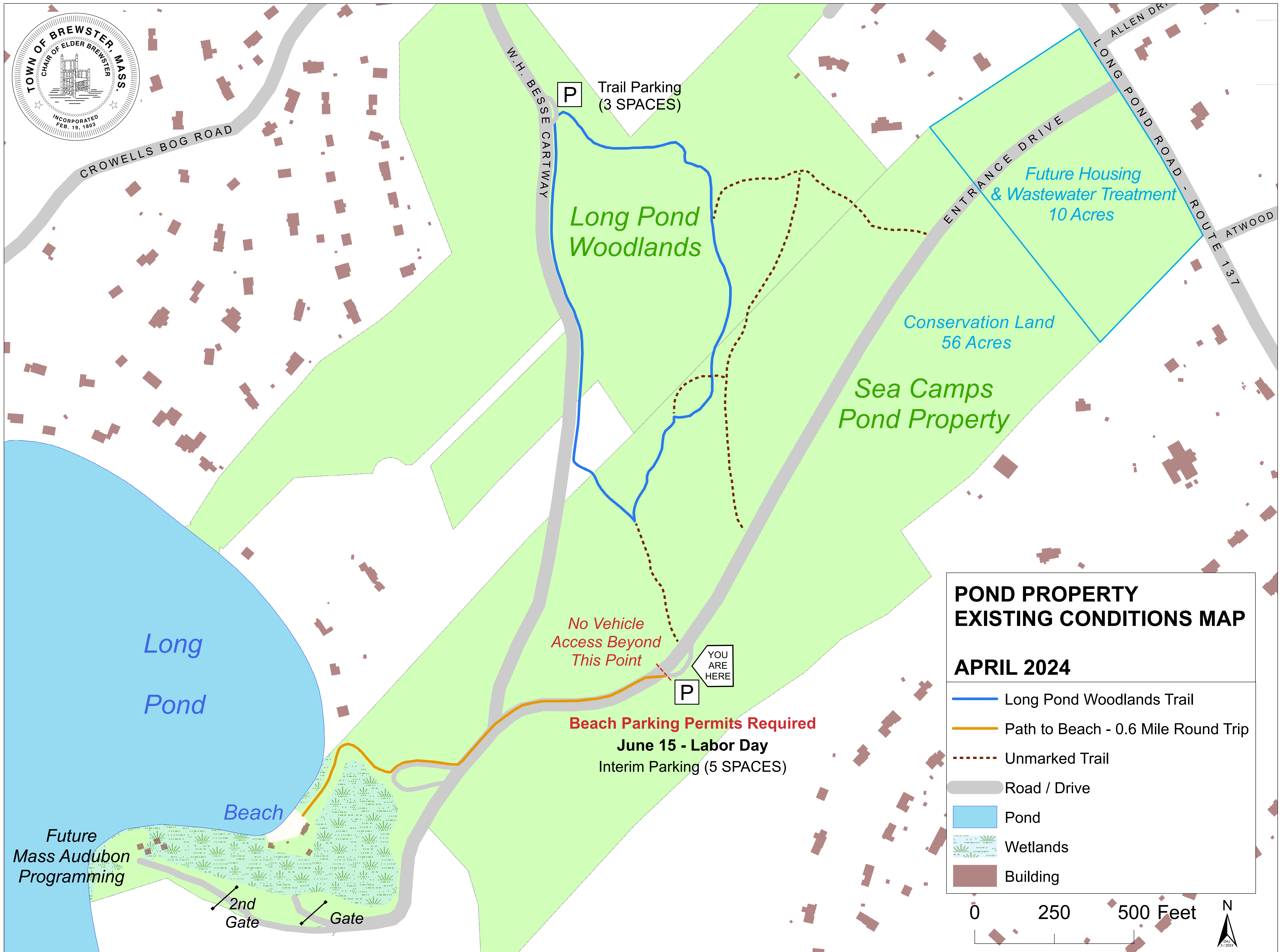
Informational sessions hosted by Town Staff and Committee members, leading up to the final vote to approve the comprehensive plans at Town Meeting on May 11, 2024 at 1pm.

Open Houses on the Bay Property: April 17th 10am to 2pm and April 27th 1pm to 5pm.

For more details about the long-term planning process, information on Pond Property and Bay Property Planning Committee meetings and interim activities at both properties, please visit the [Sea Camps Project](#) page. To contact one of the committees, please email us at [pppc@brewster-ma.gov](mailto:pppc@brewster-ma.gov) (pond property) or [bppc@brewster-ma.gov](mailto:bppc@brewster-ma.gov) (bay property).



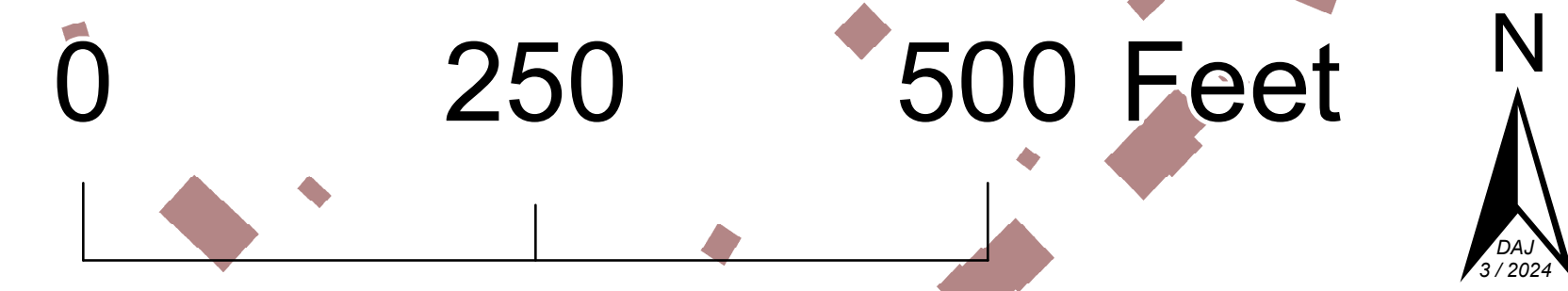
BEACH AT POND PROPERTY



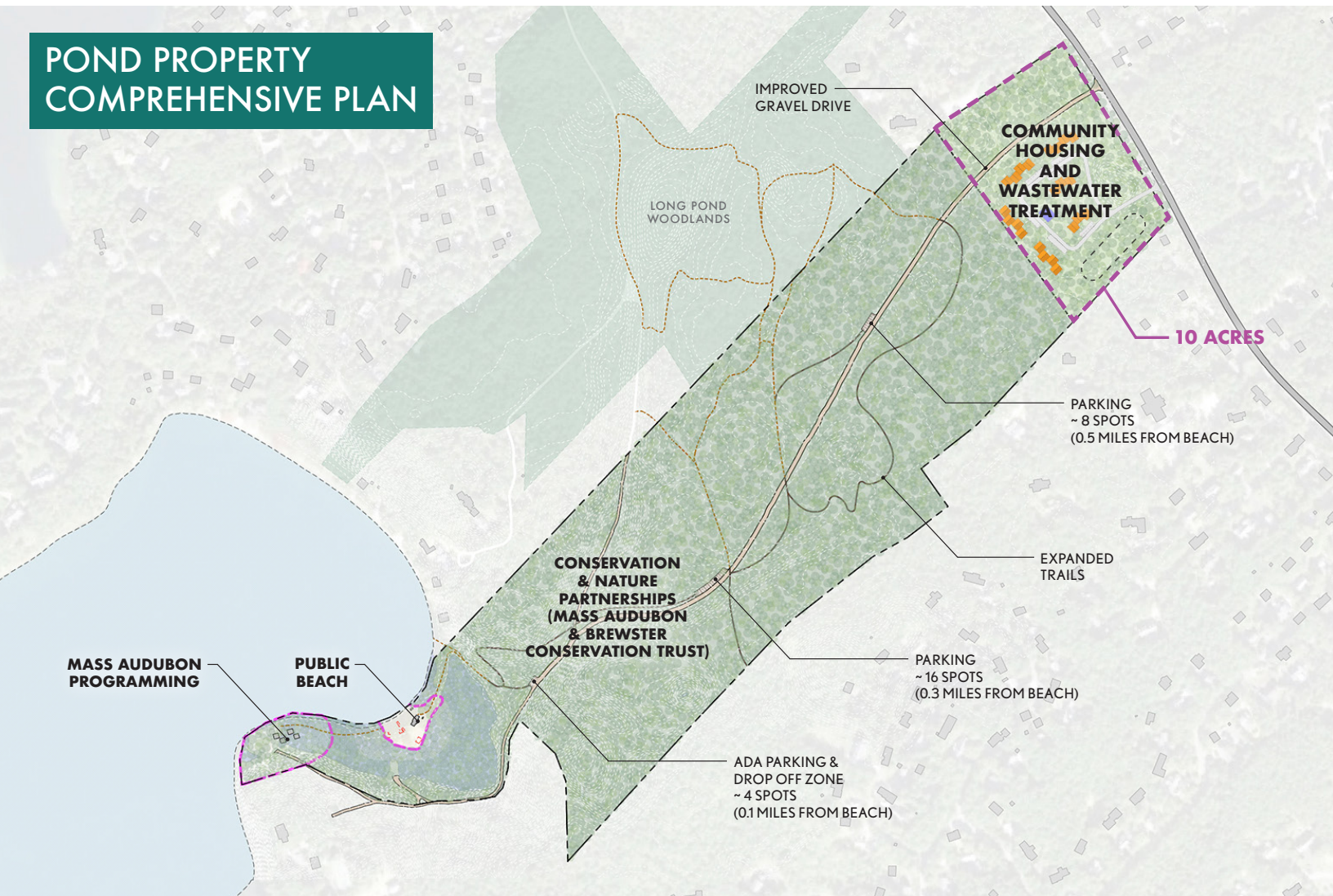
**POND PROPERTY EXISTING CONDITIONS MAP**

**APRIL 2024**

- Long Pond Woodlands Trail
- Path to Beach - 0.6 Mile Round Trip
- - - Unmarked Trail
- Road / Drive
- Pond
- Wetlands
- Building



# POND PROPERTY COMPREHENSIVE PLAN

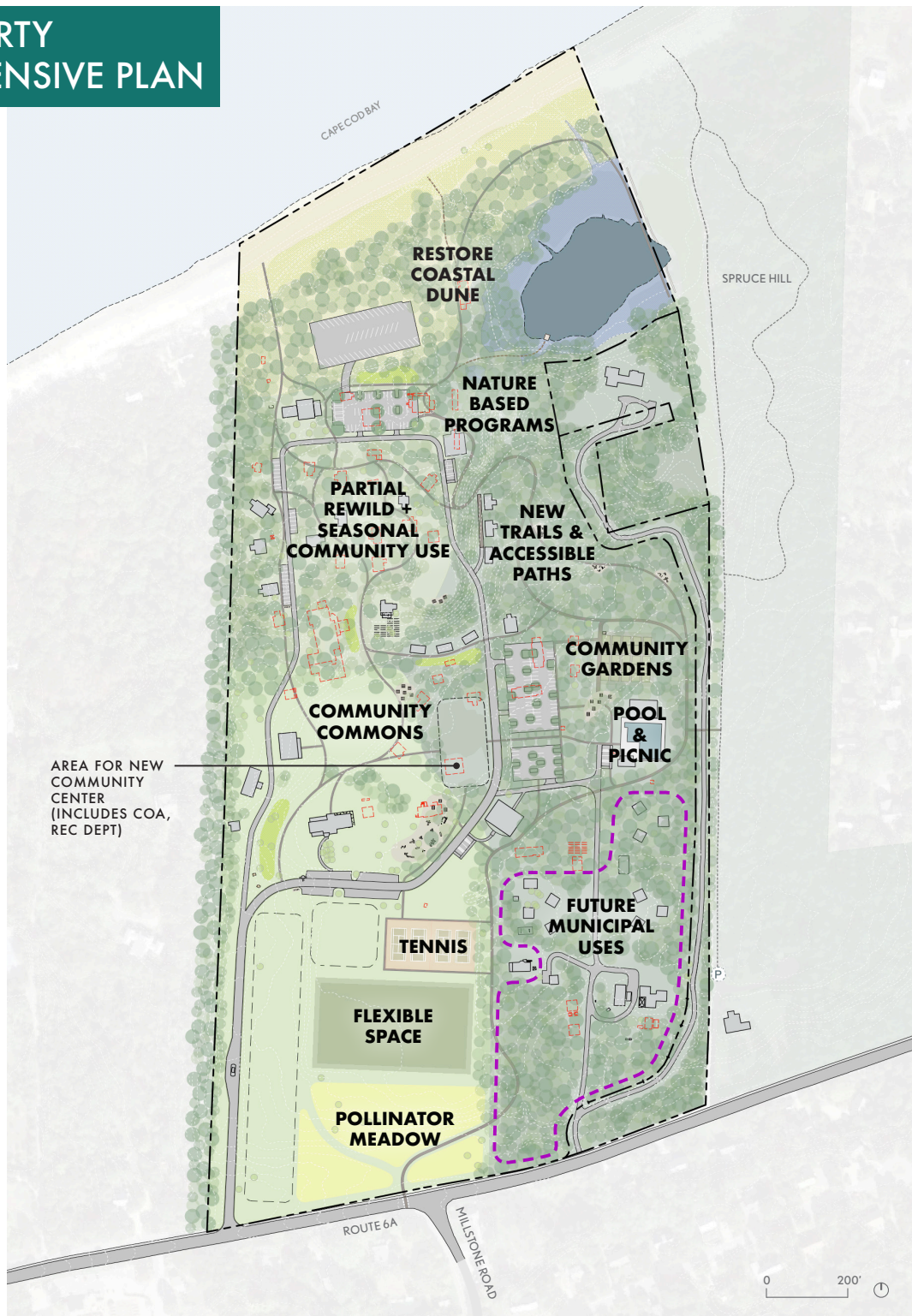


**Vote on Sea Camps Comprehensive Plans at Town Meeting on  
Saturday May 11 at 1pm (check-in at 12pm)**

Information: <https://www.brewster-ma.gov/cape-cod-sea-camps-properties>  
Questions: [townmanager@brewster-ma.gov](mailto:townmanager@brewster-ma.gov)



# BAY PROPERTY COMPREHENSIVE PLAN



**Vote on Sea Camps Comprehensive Plans at Town Meeting on  
Saturday May 11 at 1pm (check-in at 12pm)**

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

Questions: [townmanager@brewster-ma.gov](mailto:townmanager@brewster-ma.gov)

APPROACH	DATE	TIME	CONTACTS	ASSIGNED	LOCATION
<b>MATERIALS</b>					
Standard Presentation	March		Peter L & Donna K		
FAQs					
Flyers and Posters					
<b>TOURS</b>					
Pond Property #1	Saturday, April 6, 2024	10AM-2PM	Donna K & Peter L	Tim H, Chris E (12-2), Cindy B, Cynthia B, Kari, Donna K, Doug, BCT?	
Pond Property #2	Wednesday, April 10, 2024	10AM-2PM	Donna K & Peter L	Kari H, Doug W, Jan C, MA Audubon, Donna K, Chris W, BCT?	
Bay Property #1	Wednesday, April 17, 2024	10AM-2PM	Peter L & Donna K	Mary C, Caroline M, Karl F, Clare OR, John P (?), Peter J (?), Katie & Amanda tentative 12-2	
Bay Property #2	Saturday, April 27, 2024	1PM-5PM	Peter L & Donna K	Amanda B, Katie MJ, Mary C, Caroline M, (Pat H), Peter J, Dave W, Tom W, John P (?)	
<b>PUBLIC PRESENTATIONS</b>					
Package Treatment Plants (BPC)	Tuesday, March 26, 2024	5PM-6:30PM	Susan Bridges & David Bennett	Peter L	
Housing 101	Thursday, April 11, 2024	6PM-8PM	Donna K	Housing Team	
Municipal Finance 101	Thursday, April 18, 2024	6PM-8PM	Peter L & Donna K	Finance Team	
Town Meeting Info Session (Sea Camps)	Tuesday, April 30, 2024	6PM-8PM	Peter L & Donna K	Peter L, Donna K, Ned C, Amanda B, and Doug W	
<b>MEDIA</b>					
Cape Cod Chronicle article(s)					
Cape Cod Times article(s)					
LCTV video #1	Friday, March 8, 2024		Rafal Kowalczyk	Peter L, Ned C, Amanda B, and Doug W	
LCTV video #2 - Red Nun	TBD		Rafal Kowalczyk	Ned C	
Town Website Announcements			Peter L		
Town Social Media			Suzanne Bryan		
Town Meeting Warrant Article Video	Thursday, April 25, 2024	11AM-12PM	Suzanne Bryan	Peter L, Donna K, Ned C, Amanda B, and Doug W	
<b>GROUP OUTREACH - PRESENTATIONS</b>					
Select Board	Monday, March 25, 2024	6PM	Ned Chatelain	Peter L & Donna K	
FinCom	Wednesday, April 3, 2024	6PM	Pete Dahl	Peter L & Donna K	
Brewster Historical Society	Thursday, April 25, 2024	4:15PM-6:15PM	Sally Gunning	Peter L, 2 BPPC & Jan C	formal presentation at BLL
Brewster Men's Club	Thursday, April 11, 2024	11:30AM-1PM	Ed Kenney	Mary C, Peter J, John P, Doug W, and Donna K	formal presentation - Pickleball & Garden Club too
Elementary Schools - PTO, Parent Square, digital whiteboard	Katie MJ to check		Christie Peterson	Katie MJ	
Democratic Town Committee	Saturday, April 13, 2024	10AM	Katie Miller Jacobus	Mary C, Peter J, Caroline M, Katie MJ, Claire OR, and Kari H	
<del>Brewster Ponds Coalition</del>	<del>declined</del>		<del>Susan Bridges</del>	<del>Peter L</del>	
Chamber of Commerce	Thursday, April 18, 2024	7:30AM-9AM	Kyle Hinkle	Clare OR, Tom W, Karl F, Caroline, and Pat H & Kari H	LCTV (Orleans)
<b>GROUP NEWSLETTER ARTICLES/EMAIL DISTRIBUTION</b>					
COA (newsletter)			Elton Culter		
Rec (email)			Mike Gradone		
Brewster Ladies Library (email)			Brittany Taylor		
Captains Golf Course (email)			Jay Packett		
Friends of Brewster Seniors			Marilyn Dearborn & Meg Morris		
Brewster Conservation Trust			Amy Henderson		
Mass Audubon			David O'Neill		
Brewster Association of Part-time Residents			Ed Kenney		
Town Committee/Board Chairs			Erika Mawn		
Chamber of Commerce			Kyle Hinkle		
<b>OUTREACH</b>					
Our Lady of the Cape	pending		Tracey Konecnik	1 BPPC + Cindy Baran	
<del>Brewster Baptist Church</del>	<del>declined</del>		<del>Doug Sealise</del>	<del>1 BPPC + 1 PPPC</del>	
Bible Alliance Church	pending		Paula Peden	1 BPPC + 1 PPPC	
First Parish Church	Sunday, April 21, 2024	10:45AM-12PM	Jim Lieb	Karl + Cindy Bingham	
Brewster in Bloom Craft Fair	Saturday, May 4, 2024	AM & PM	Kyle Hinkle	Caroline + Doug in AM & Peter J + Katie Gregoire	
Brewster in Bloom Craft Fair	Sunday, May 5, 2024	AM only	Kyle Hinkle	Clare + 1 PPPC	
Bloom Run Registration	Saturday, May 4, 2024	8:30AM-11AM	Mike Gradone	Amanda + Chris E	Brewster Inn parking lot
Beautify Brewster Lunch	Saturday, April 27, 2024	12PM-2PM	Meg Morris & Ryan Burch	Pat + Doug	
Brewster Rec Soccer #1	Sunday, April 28, 2024	8AM-11:30AM	Mike Gradone	Peter L + Tom W + Kari	
Brewster Rec Soccer #2	Sunday, May 5, 2024	8AM-11:30AM	Mike Gradone	Peter L + Dave W + 1 PPPC	
Arts Center - Earth Day Cultural Council	Saturday, April 20, 2024	10AM-2PM	Clare OR	Clare OR + Jan C	
Recycling Center #1	Sunday, April 14, 2024	10AM-12PM	Donna K	Peter + Jan C	
Recycling Center #2	Saturday, April 20, 2024	10AM-12PM	Donna K	John P + Jan C	
Dog Park #1	Sunday, April 28, 2024	10AM-12PM	Peter L	Katie + Cindy Bingham	
Dog Park #2	Wednesday, May 1, 2024	10AM-12PM	Peter L	Peter L + Mary (TM & SB office hours)	
Ladies Library #1	Tuesday, April 9, 2024	1PM-3PM	Brittany Taylor	Karl + Chris W	
Ladies Library #2	Saturday, April 13, 2024	1PM-3PM	Brittany Taylor	Mary + Jan C	



**Town of Brewster**  
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Policy No. 68  
Approved: 03/25/2024

## **SELECT BOARD POLICY ON SEA CAMPS POND PROPERTY VISITOR ACCESS AND PARKING**

### **A. PURPOSE:**

The purpose of this policy is to explain parking and visitor access rules for the former Sea Camps Pond Property at 500 W.H. Besse Cartway. A single unpaved drive traverses the Pond Property. When used previously for camp activities, vehicle parking was not needed. To allow public access to the now Town-owned property, the Town has created a small parking area for up to 5 vehicles. Use regulations are necessary to protect visitors and the property's environment. These regulations apply to the former Sea Camps Pond Property and are promulgated by the Brewster Select Board who is charged with care, custody, and control of the property.

### **B. RULES AND REGULATIONS:**

1. Vehicle parking is allowed in five (5) designated spaces only. Vehicles are not permitted to park in any location other than the designated parking area. Parking is prohibited along the drive and from blocking emergency access including on or adjacent to the drive and any adjacent roads. Motor vehicles are not permitted to park or travel beyond the designated parking area.
2. The beach and parking area will be open from dawn to dusk. Vehicles that remain in the parking lot after dusk will be towed at the owner's expense.
3. Vehicle permits are required for parking on this property from June 15 through the Sunday of Labor Day weekend. Permits for parking may be obtained by residents using the mail-in program or online at [www.brewster-ma.gov](http://www.brewster-ma.gov). Residents will be issued a physical permit that must be placed on the rear left bumper of the vehicle. Failure to properly attach and display the resident beach permit will result in a fine.



Non-resident daily and seasonal permits can be purchased online and will be issued electronically using plate reader technology verification. All permits (resident and non-resident) will bear the registration number and state for the vehicle for which it has been issued and shall be valid only for that vehicle.

4. Visitors are allowed to enter the property on foot or by bicycle. All visitors must exit the property by dusk. Pedestrian and/or bicycle entry may be restricted by appropriate Town Agents as needed.
5. Vehicles should not continue down the drive past the parking area. If the parking area is full, visitors are asked to use the parking turn around area to exit the property. The existing drive is very narrow in areas, particularly towards the west end of the drive. There are no parking areas at the beach area and the proximal sensitive wetland resource areas. There currently is no drop off and turn around area at the pond.
6. THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK. Please supervise children at all times within the public beach area, including in the water and on the beach area.
7. No boat storage.
8. No motorized vessels on the beach.
9. Please keep off sensitive wetland resource areas. Do not pick or disturb vegetation. Be aware of poison ivy, which is abundant. No feeding of waterfowl is allowed.
10. Per Board of Health Regulation, smoking is prohibited on all public bathing beaches, Town-owned parks, playgrounds, playing fields and walking trails.
11. Per Board of Health Regulation, animals and/or pets are not permitted at public ponds, landings, beaches and tidal flats and the associated parking areas, or in unattended vehicles from May 15 to September 15. At all other times, owners are responsible for keeping pets leashed and for the removal of animal waste.
12. The consumption of alcohol, the consumption of marijuana (whether through smoking or edibles) and the use of illegal drugs is not permitted in or on Town facilities. No person shall possess alcohol, marijuana products or paraphernalia, or illegal drugs on Town property. It is unlawful for any person to consume alcoholic beverages on public highways or in public parking places, including vehicles thereon, within the Town of Brewster.

13. Littering is prohibited. All visitors must take all refuse and recycling with them from the property. Glass containers are not allowed.
14. No person shall disturb the peace and tranquility of others. No lewd, obscene, profane, or indecent acts or language or excessive noise are permitted on Town property.
15. The damaging, defacing, or removing of any building, structure, or sign on Town property is not allowed. Violators will be prosecuted.
16. Selling, advertising, or giving away of goods or services on Town property is not allowed, except with written permission from the Select Board.
17. Tents, travel trailers, campers or other recreational vehicles are not allowed overnight on Town property. Vehicles over 20 ft are not permitted. Vehicles must fit within the parking lot in the designated parking area.
18. Use of open fires or the use of fireworks is prohibited at all times, per the Fire Department.
19. Access may be restricted at the discretion of the appropriate Town Agents at any time.
20. Private events are not permitted on this property.

### **C. VIOLATIONS, PENALTIES, and ENFORCEMENT**

1. Pursuant to the provisions of Massachusetts General Laws, Chapter 40, Section 22, whoever shall violate the provisions of this Regulation shall be subject to a fine in the amount of (\$40.00) Forty Dollars per occurrence.
2. Fines shall be issued in accordance with the provisions of Massachusetts General Laws, Chapter 90, §20A ¼ , wherein it shall be the duty of every police officer who takes cognizance of a violation hereunder, to forthwith give the offender a notice, which shall be in tag form as provided in said Section 20A ¼ , to appear before the Brewster Town Clerk at any time during regular office hours, not later than twenty-one (21) days after the date of such violation. Said tag shall be affixed securely to the motor vehicle and shall contain, but shall not be limited to, the following information: the make, color and registration number of the vehicle involved and the state of issuance of said registration number, the date, time and place of the violation, the specific violations charged, the name and badge number of the officer

and his division, a schedule of established fines, instructions for the return of the tag and a notice which reads: "This notice may be returned by mail, personally or by an authorized person. A hearing may be obtained upon the written request of the registered owner. Failure to obey this notice within twenty-one days after the date of violation may result in the non-renewal of the license to drive and the registration of the registered owner."

3. The Brewster Police Department shall also have authority to tow the motor vehicle in the event it is not removed within four (4) hours of the issuance of the fine, or in the event the enforcing officer determines the vehicle is causing a public safety hazard.
4. The Brewster Town Clerk, a duly appointed Parking Clerk for the Town of Brewster, shall maintain a docket of all such notices to appear. Any person notified to appear before the Parking Clerk, as provided herein, may appear before such parking clerk, or their designee, and confess the offense charged, either personally or through an agent duly authorized in writing or by mailing to such Parking Clerk the notice accompanied by the fine provided therein. Payment of the fine established shall operate as a final disposition of the case.
5. Should any person fail to pay the fine, or having appeared desire not to pay the fine, the Parking Clerk shall forthwith schedule a hearing. Written notice of the date, time, and place of said hearing shall be sent by first-class mail to the registered owner. Said hearing shall be informal, the rules of evidence shall not apply, and the decision of the hearing officer shall be final subject to judicial review as provided by Chapter 30(A) Section 14 of the Mass. General Laws.
6. The foregoing Regulation is adopted by the Brewster Select Board on this twenty-fifth day of March 2024 and shall take effect after it has been published at least once in a local newspaper.

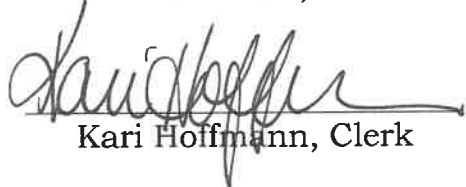
Approved by the Brewster Select Board:



Ned Chatelain, Chair



Mary Chaffee, Vice Chair



Kari Hoffmann, Clerk



Dave Whitney



Cynthia Bingham

## Town Report 2023 Pond Property Planning Committee

### Report of the Pond Property Planning Committee

The Pond Property Planning Committee (PPPC) is an ad hoc advisory committee to the Select Board. Its purpose is to recommend to the Select Board how the 66 acre former Sea Camps pond property should be developed and used. That recommendation is to be based on community input as provided in forums and surveys, and based on town planning documents (Vision Plan, now the Local Comprehensive Plan; Open Space and Recreation Plan; and Housing Production Plan).

The bulk of the work of the PPPC consisted of collaborating with our consultants from Reed Hildebrand (RH) to seek community input, to interpret how that input could be expressed in alternative scenarios for the pond property, to garner reactions to the various alternative plans proposed, and to develop a plan that the Select Board would accept as the basis of a comprehensive plan to be presented to voters at the May 2024 town meeting.

The first step in this process was discovery performed by RH and presented to the committee on 3/29. Discovery findings formed the basis for the first forum, held at the bay property dining hall on May 20. Perhaps the best way to describe how the public was to indicate its preferences for how to use the pond property was that residents were asked to "Put a flag in it."

The Town, the planning committees and RH then held a second community forum on August 5<sup>th</sup>. Using the results from forum 1 and a companion community survey, forum 2, presented five alternative scenarios as to how the pond property might be used. Community housing, conservation, a nature center, various levels of beach access, and municipal uses were among the variety of choices presented in the five scenarios. Again, active community input into the forum and its associated survey helped to guide and hone the plans. This marked the end of the visioning phase of the planning process.

At this point in the planning process, the committee sought guidance on some key issues, particularly those concerning housing, wastewater treatment, and watershed issues. To address these concerns, Ann Schiffenhaus of Housing Assistance Corporation spoke to the committee about housing issues in Brewster and on Cape Cod; Jon Idman, town planner, talked about the various zoning regulations and how they might impact the pond property; Paul Anderson, water superintendent, spoke about

Zone II Groundwater Protection District regulations, wastewater treatment, and water quality concerns, and Mark Nelson, consultant from Horsley Witten on town water quality planning and issues spoke to the committee about the Herring River watershed permit application, about Zone II, and about nitrogen and phosphorus mitigation using package wastewater treatment plants.

On November 30 the third virtual forum was held. This forum featured breakout rooms where the virtual attendees could voice their thoughts about the proposed plans. This also afforded the opportunity to pinpoint where there might be confusion in plan elements. Based on the feedback from this forum, the PPPC further fine-tuned the plans for the pond property, with attention focused on how the partnership with Mass Audubon would work on the pond property and how a package wastewater treatment would be incorporated into any housing on the pond property and also treat adjacent properties. On January 23, 2024, in a joint meeting with the Bay property committee and the Select Board, the PPPC by a vote of 7-3 voted for a plan that would conserve 85% of the property for conservation and nature programming (56 acres), with the remaining 15% or 10 acres abutting Route 137 being dedicated for community affordable housing and wastewater treatment. The Select Board adopted this by a vote of 5-0. This plan was presented to the public at the fourth and final community forum on February 15, 2024, and will, with some minor modifications, be presented to May town meeting as the comprehensive plan for the pond property.

The Pond property, in contrast with the bay property on 6A, is not well known. The PPPC used working groups to develop a video, to produce signage that could be displayed around Brewster, and to run guided walks on the property (and adjacent Long Pond Woodlands) to try to introduce the property to the community. I would like to thank those committee members and liaisons who worked on these various projects.

The Committee consists of eleven hard-working voting members that are drawn from various town committees as well as at-large members. We are also assisted by numerous liaisons from town committees and partner organizations. The Committee members are Cindy Bingham and Kari Hoffman (Select Board); Elizabeth Taylor (Open Space); Timothy Hackert (Housing Trust); Cyndi Baran (Water Commissioner and Committee Vice Chair); Chris Williams (Natural Resources Commission); Christopher Ellis (Recreation Commission); At- Large members Jan Crocker; Steve Ferris (Clerk); Katie Gregoire, and Doug Wilcock (Chair). Liaisons who have worked with the committee throughout the process include Melissa Lowe (Mass Audubon); Mike Gradone (Recreation); Tino Kamarck and Amy Henderson (Brewster Conservation Trust);

Suzanne Kenney (Vision Planning, now LCP) and Anne Weirich (Committee Alternate). The committee relies heavily on the expertise of Donna Kalinick, Assistant Town Manager, who brings a wealth of knowledge to this project and who coordinates with town staff and the Reed Hilderbrand team.

I would like to thank the members of the committee, the liaisons, Donna Kalinick, and the Reed Hildebrand team for their work, their insights, and their unflagging enthusiasm for the present and future plans for the Pond Property. I would also like to recognize and thank Erika Mawn for her production of timely, excellent minutes.

Doug Wilcock

Pond Property Planning Committee Chair

# Town of Brewster Sea Camps Community Information Sessions

Spring 2024

All materials developed in collaboration with design  
consultants Reed Hilderbrand, WXY, and VHB.

# TOWN OF BREWSTER SEA CAMPS

- The Bay Property is 55 acres and is located north of 6A at the Millstone Road intersection, with 800-feet of beach frontage.
- The Pond Property is 66 acres and is located off of Route 137 with frontage on Long Pond.
- The Town of Brewster bought the former Cape Cod Sea Camps Bay and Pond Properties in 2021 for \$26,000,000.
- The purchase was approved by approximately 1,500 voters at a Special Town Meeting in September, 2021 and at the ballot on October 5, 2021.





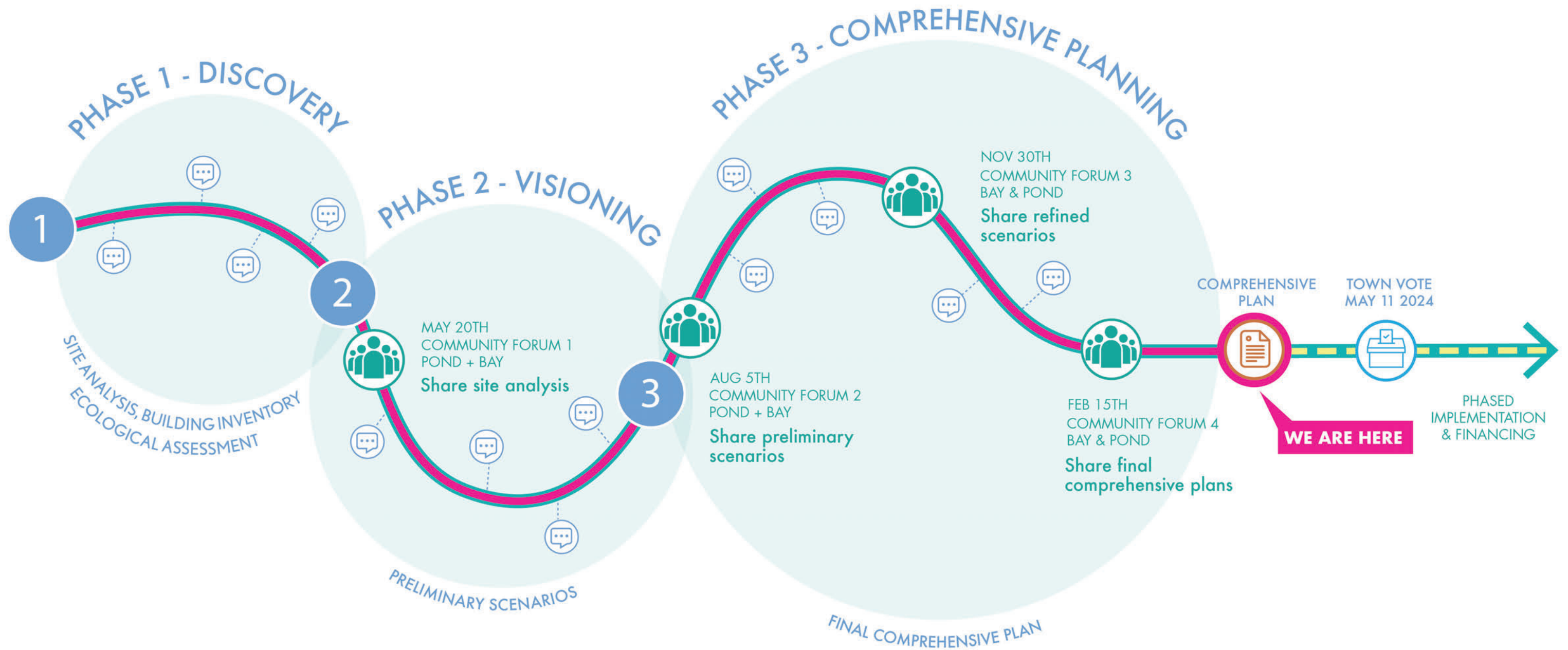
# TOWN OF BREWSTER SEA CAMPS

## The Town Warrant Article to purchase the properties approved at Town Meeting included the following Potential Town Uses for the properties:

- habitat protection
- watershed protection
- open space
- conservation
- passive recreation
- active recreation
- community housing
- general municipal purposes
- community center (Bay Property)



# WHERE WE ARE IN THE PROCESS



# WHAT WE HEARD

## Guiding Principles

Based on feedback from the community through public forums and surveys, the following guiding principles were developed:

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

**Foster awareness of the sensitive ecologies and demonstrate sustainability**

**Protect and conserve important natural habitat**

**Contribute to the Town's affordable housing goals**

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

**Build partnerships for activities and stewardship**

**Re-use buildings and amenities where feasible**

**Plan for long-term needs of the Town**

**Balance cost with revenue generation**

**Provide resources for all ages**

## TOWN WARRANT ARTICLES

- The Bay Property Comprehensive Plan will be Article #18. The Pond Property Comprehensive Plan will be Article #19.
- The plans will be in the lottery and taken up after all financial articles on the warrant. Once one is selected, they will be taken up together.
- A simple majority vote is required to approve the plans.
- The plans must be voted on as presented - they cannot be amended.
- Plans do not include any funding appropriation. If approved, the Town will bring a funding request to Brewster voters next fall.

# POND PROPERTY

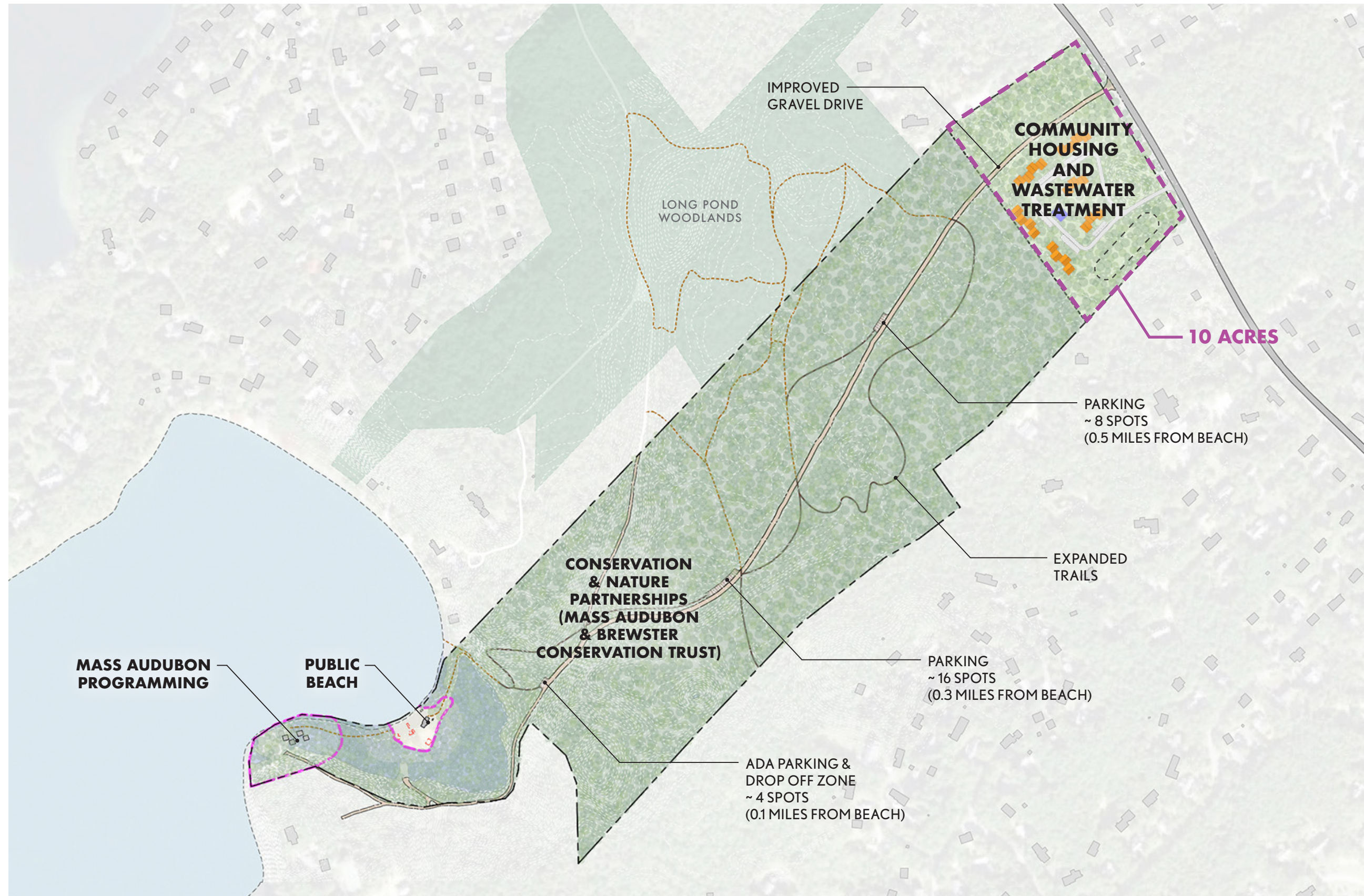
A scenic view of a pond surrounded by lush green trees and grass. The foreground is dominated by tall, vibrant green grass. In the middle ground, a dense line of trees with full green foliage frames the view. Through the trees, a calm body of water is visible, reflecting the sky. In the lower right foreground, there is a stack of several long, dark-colored wooden planks or beams. The overall atmosphere is peaceful and natural.

# POND PROPERTY



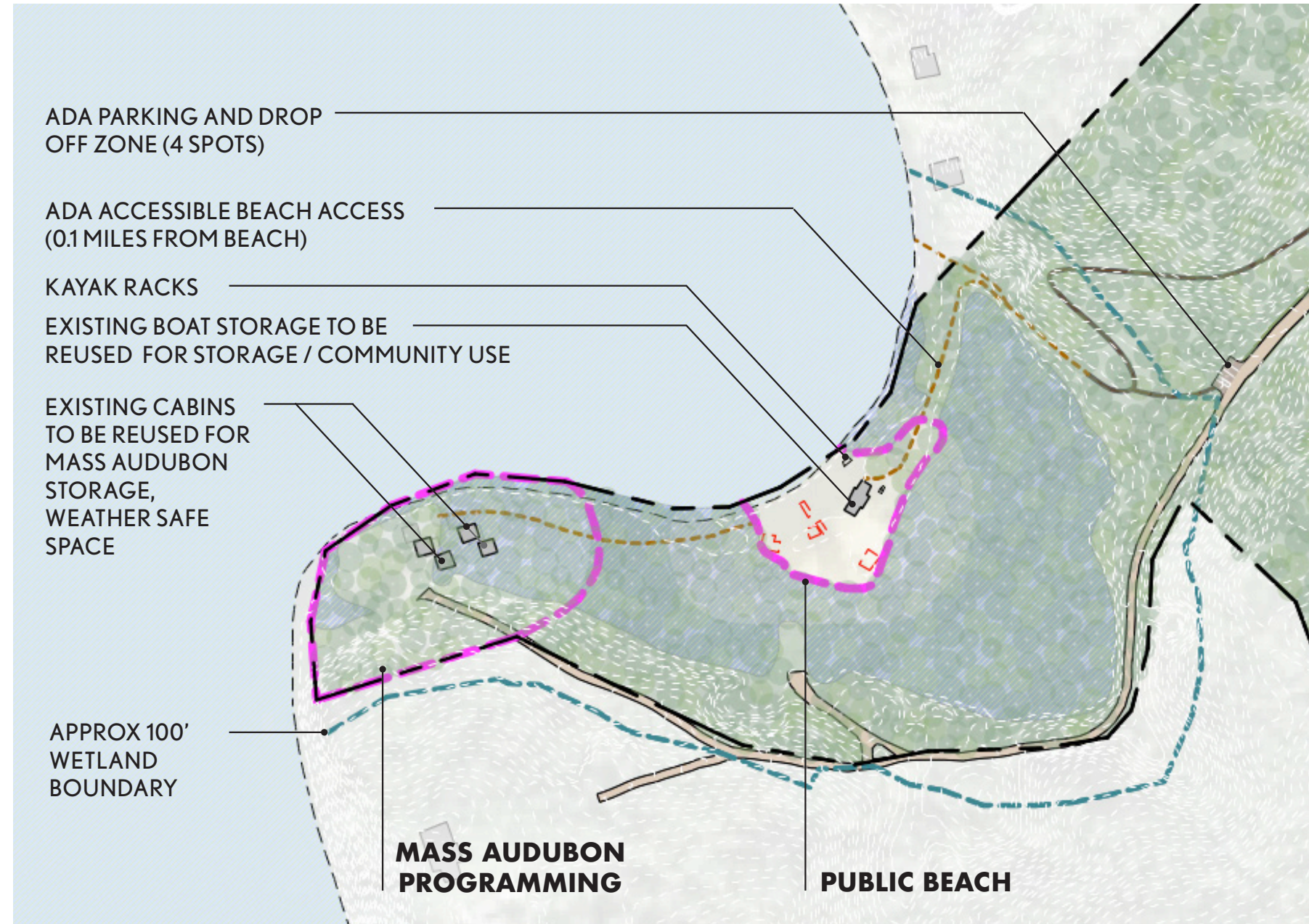
# PROPOSED POND PROPERTY PLAN

## Overall Plan



# PROPOSED POND PROPERTY PLAN

## Enlarged Beach Access Area



LAWN AREA BY PUBLIC BEACH



CABINS TO BE REUSED FOR MASS AUDUBON

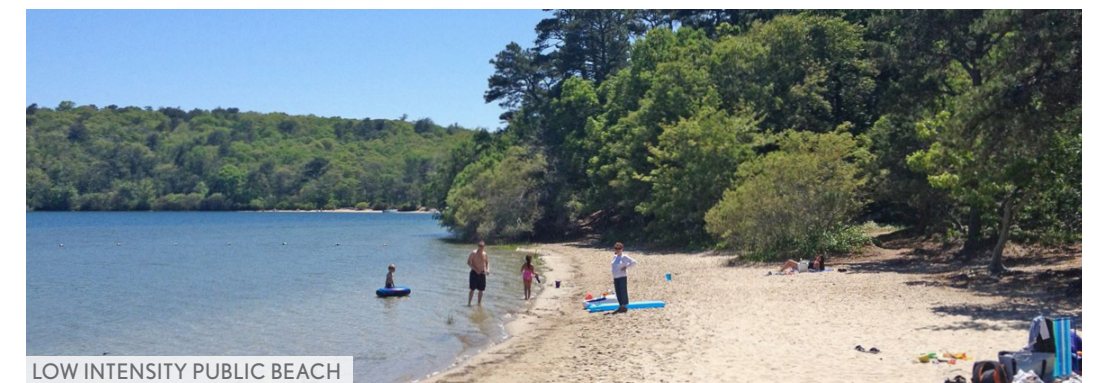
BOAT STORAGE TO BE REUSED FOR COMMUNITY USE



CABINS TO BE DEMOLISHED

### Mass Audubon desired programs:

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



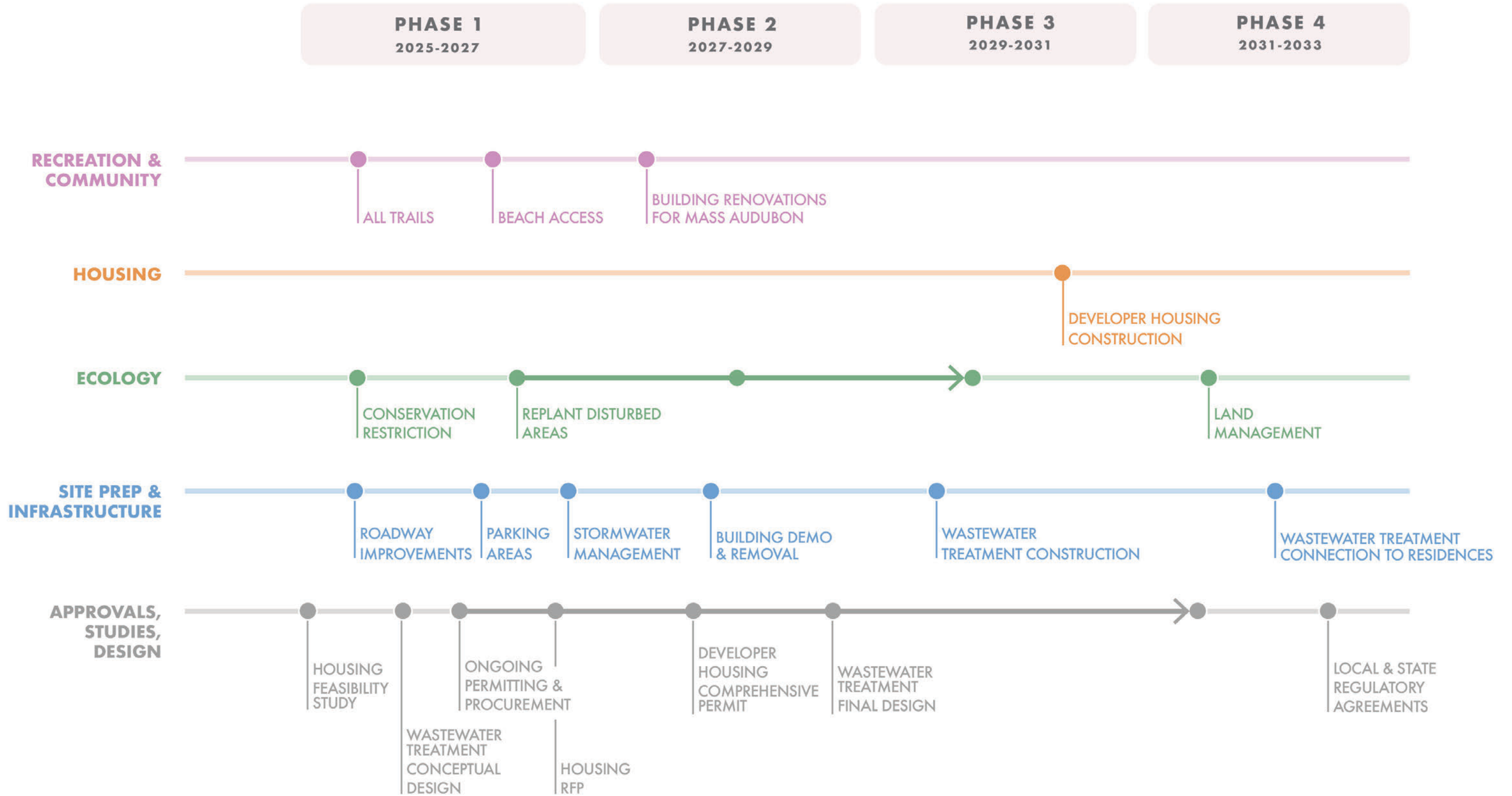
LOW INTENSITY PUBLIC BEACH



# POND PROPERTY PHASING

# POND PROPERTY DRAFT PHASING

Target 2025 - 2033



# POND PROPERTY DRAFT PHASING

Phase 1 (Target 2025-2027)

## APPROVALS, STUDIES, DESIGN

Wastewater Infrastructure Conceptual Design

Community Housing Feasibility Study

Ongoing permitting and procurement

Housing RFP

## SITE PREP & INFRASTRUCTURE

Improved gravel drive

Parking areas, ADA Parking and Drop off Zone

Required Infrastructure including stormwater management, as needed

## HOUSING

## RECREATION & COMMUNITY USE

Trail improvements, new trails, ADA accessible path

Beach and related amenities

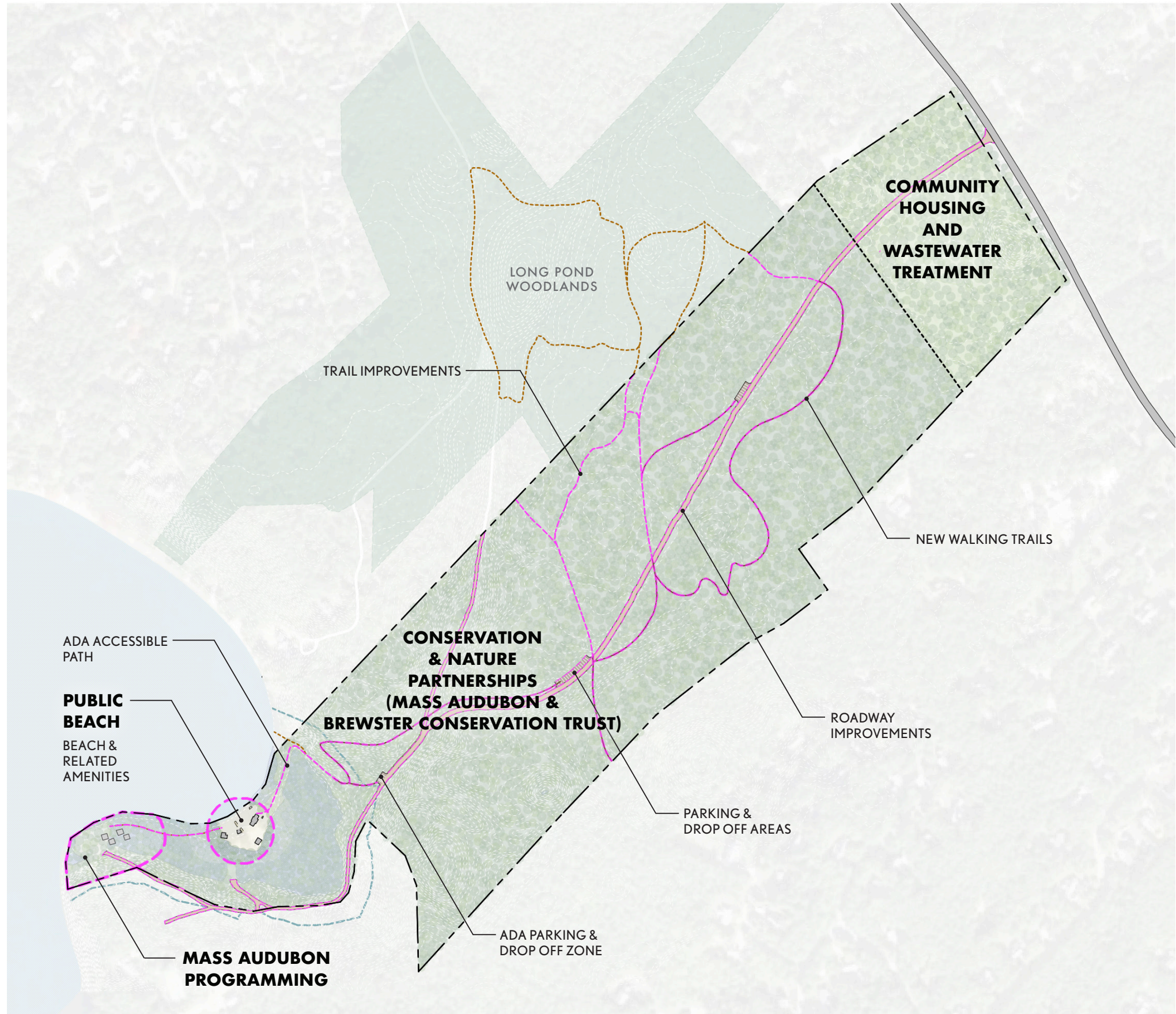
## ECOLOGY

Conservation Restriction

Replant disturbed areas

PHASE 1 TOTAL COST:

**\$2,300,000**



# POND PROPERTY DRAFT PHASING

Phase 2 (Target 2027-2029)

## APPROVALS, STUDIES, DESIGN

Developer Housing Design & Comprehensive Permit

Wastewater Treatment final design

Ongoing permitting and procurement

## SITE PREP & INFRASTRUCTURE

Building Demo & Removal

## HOUSING

## RECREATION & COMMUNITY USE

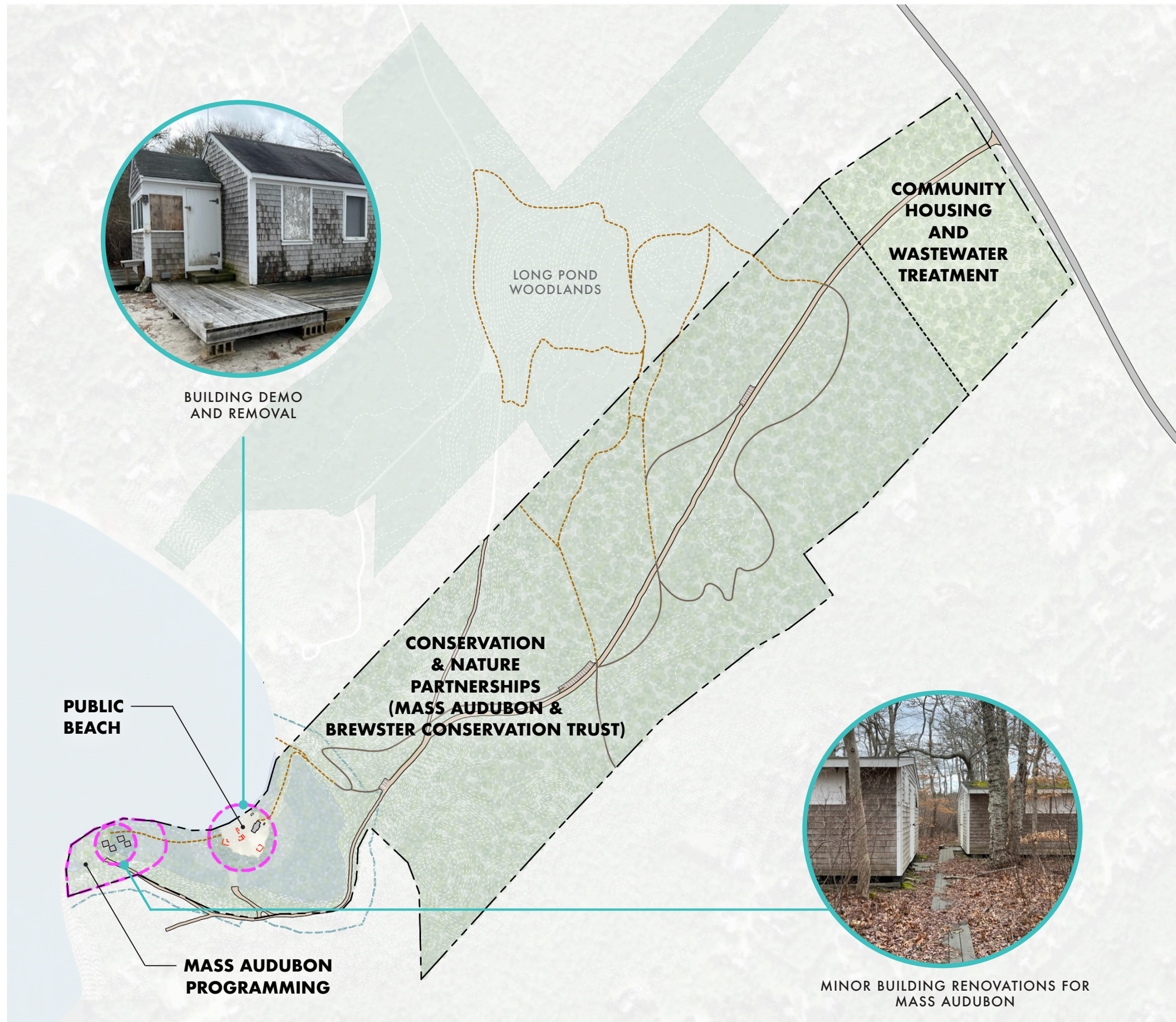
Minor building renovations for Mass Audubon

## ECOLOGY

Replant disturbed areas

PHASE 2 TOTAL COST:

**\$500,000**



# POND PROPERTY DRAFT PHASING

Phase 3 (Target 2029-2031)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

## SITE PREP & INFRASTRUCTURE

Wastewater Treatment Construction

## HOUSING

Developer Housing Construction

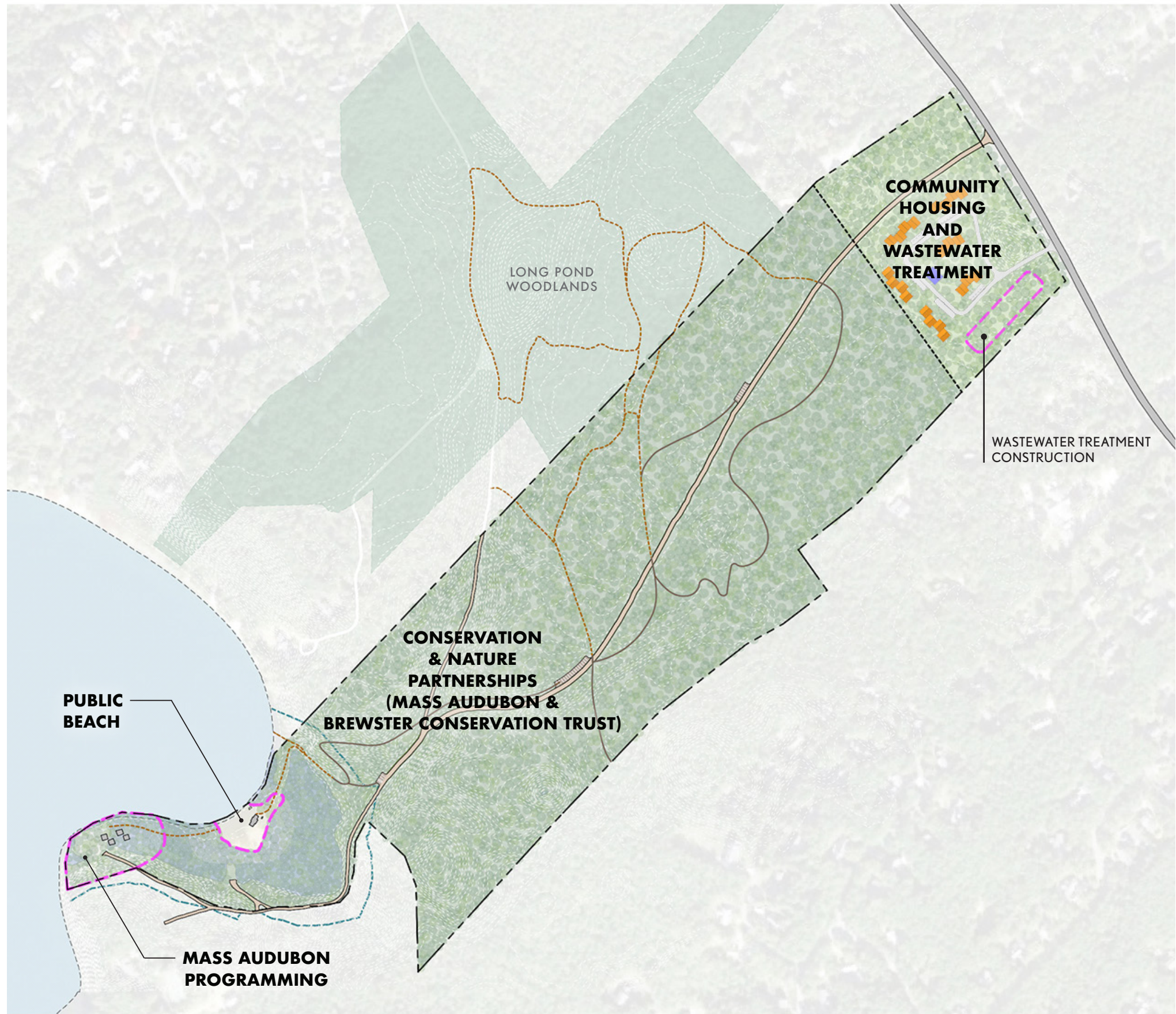
## RECREATION & COMMUNITY USE

## ECOLOGY

Replant disturbed areas

PHASE 3 TOTAL COST:

**\$4,500,000**



# 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)

## HOUSING

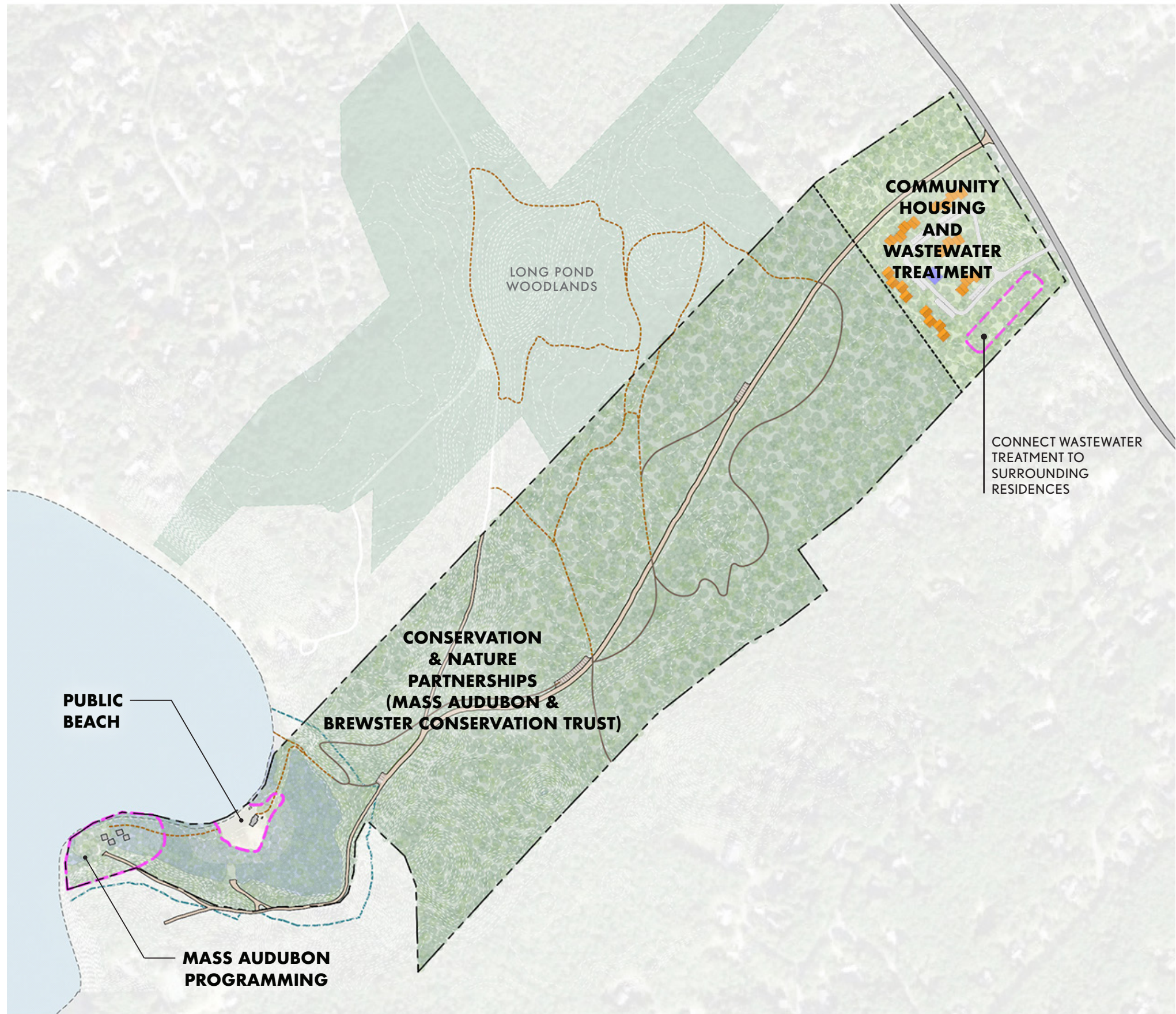
## RECREATION & COMMUNITY USE

## ECOLOGY

Land management

PHASE 4 TOTAL COST:

**\$TBD**



# HOUSING AND WASTEWATER TREATMENT

# POND PROPERTY - LAND USE CONTEXT



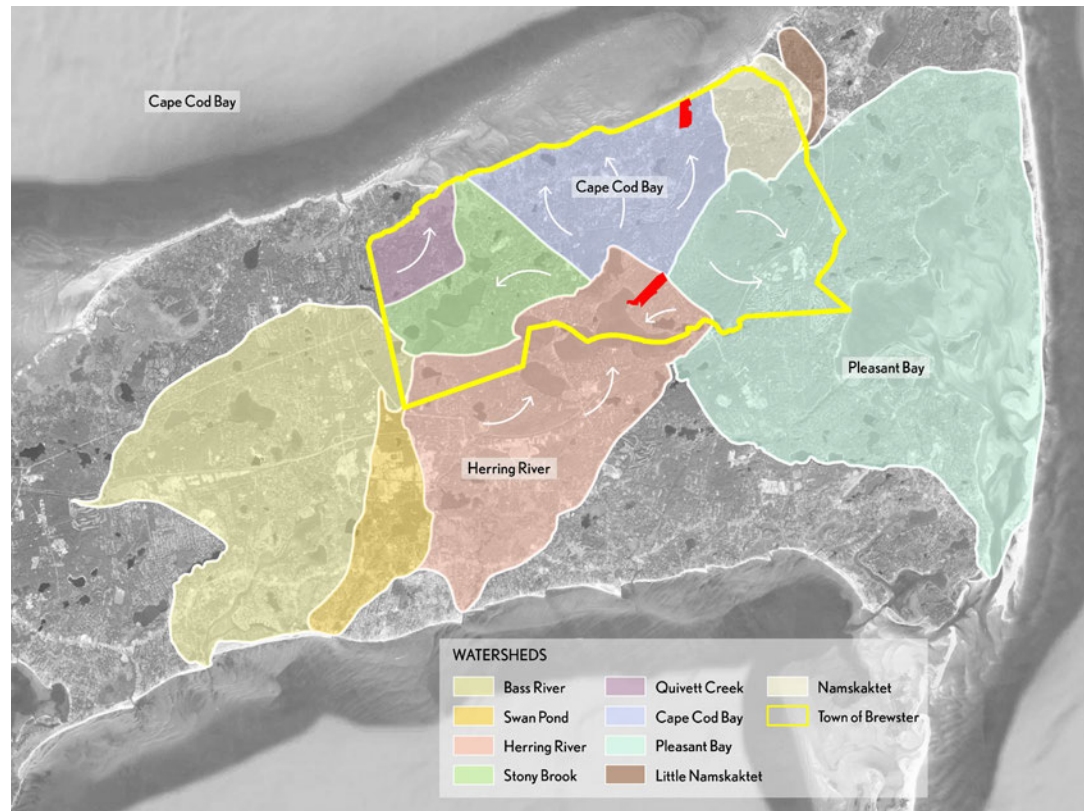
Residential communities exist along both sides of Route 137 and surround the northern section of the Long Pond Property.

The property is also partially adjacent to Long Pond Woodlands, a town-owned 41-acre conservation restriction area held by Brewster Conservation Trust.

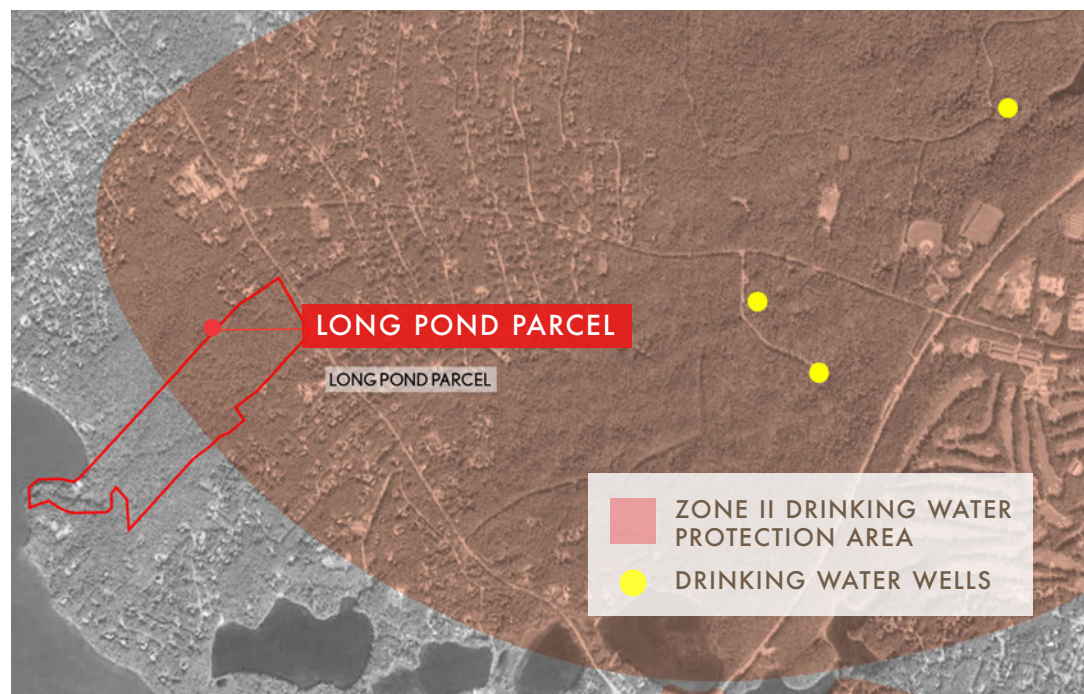


# POND PROPERTY - WATER QUALITY AND WASTEWATER TREATMENT

## Zone II



- A portion of the Long Pond property is on the edge of a Zone II, approximately 1 mile from the nearest Town well off Freemans Way
- There are currently about 900 developed residential properties in this Zone II
- Introduction of a new wastewater treatment plant on the Pond Property would improve overall Zone II water quality
- Introduction of a new wastewater treatment plant on the Pond Property would also improve overall Long Pond & Herring River water quality
- MA Dept of Environmental Protection issued changes to Title V regulations and implemented new Nitrogen Sensitive Watershed regulations in July 2023 that impact wastewater planning across the Cape
- The Pond Property falls within the Herring River Watershed – stormwater runoff from the property flows to Long Pond and eventually to the Herring River in Harwich
- Brewster plans to develop a Herring River Watershed Permit by 2030 and expects any new development in this area will require 100% nitrogen offset
- The Pond Property is uniquely situated to potentially locate a small wastewater treatment plant that could accommodate new housing buildout and replace traditional septic systems in some adjacent neighborhoods



# POND PROPERTY - HOUSING ILLUSTRATIVE SCENARIO

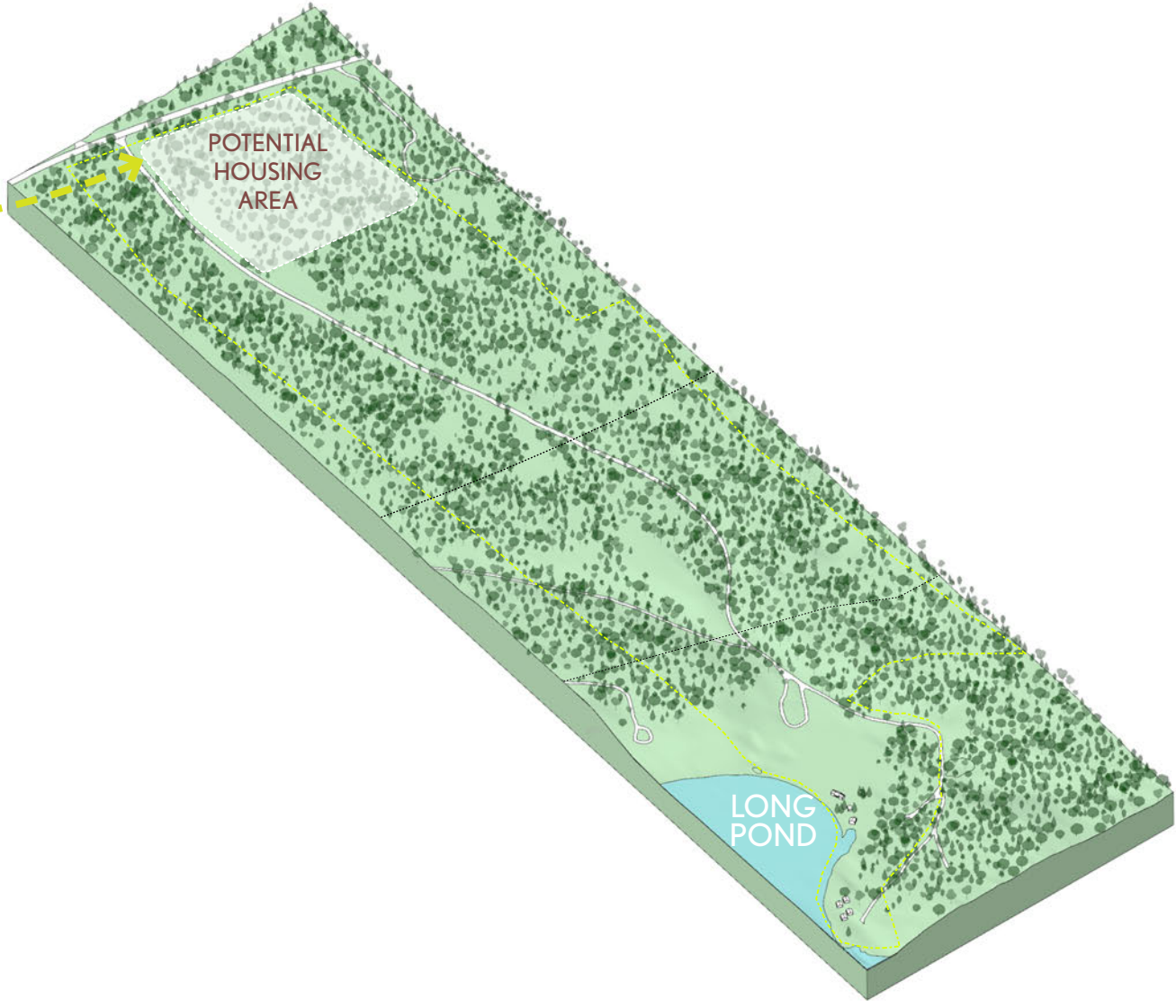
Context



## POND PROPERTY

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

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



# POND PROPERTY - HOUSING ILLUSTRATIVE SCENARIO

## Town Homes

- The housing scenario is illustrative and for diagrammatic purposes only.
- There will be opportunities for community input through the design process.
- Before design, a feasibility study will be undertaken to confirm housing and wastewater treatment are feasible here, to outline related site opportunities and constraints, and to identify overall project goals.



# POND PROPERTY PARTNERSHIPS

# BREWSTER CONSERVATION TRUST

A Partner at the Pond Property

## Brewster Conservation Trust

Amount pledged for Pond Property: At least \$1 million

### Partnership includes:

- Conservation restriction on 56 acres (85% of site) to preserve and protect this portion of the property, recognizing that the remaining 10 acres are designated for community housing and wastewater treatment
- Trail connectivity to Long Pond Woodlands



# MASS AUDUBON

A Partner at the Pond Property

## Mass Audubon

Amount pledged for Pond Property: \$1.5 million

### Partnership includes:

- Conservation restriction on 56 acres (85% of site), recognizing that the remaining 10 acres are designated for community housing and wastewater treatment
- Affirmative rights to provide nature-based educational programming

### Possible programs:

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



A photograph of a property, likely a park or community center, featuring a wooden building with a corrugated metal roof, a mailbox on a post, and rows of wooden benches. The scene is set in a wooded area with many trees. The image has a teal tint and the text "BAY PROPERTY" is overlaid in white, bold, sans-serif font.

# BAY PROPERTY

# OVERALL PLAN

Bay Property



RESTORE COASTAL DUNE



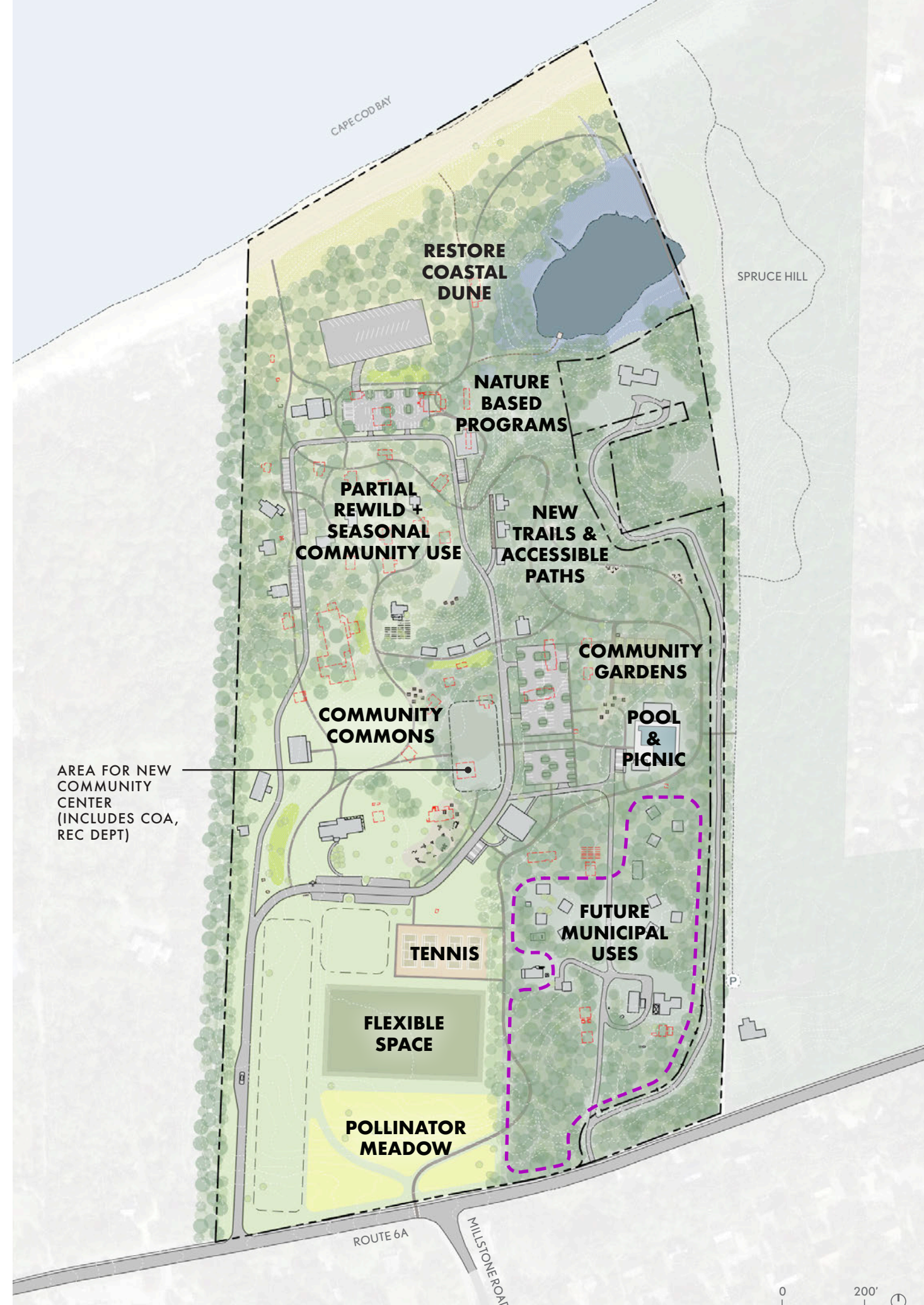
PARTIAL REWILD & SEASONAL COMMUNITY USE



COMMUNITY COMMONS



FLEXIBLE SPACE



AREA FOR NEW COMMUNITY CENTER (INCLUDES COA, REC DEPT)



NATURE BASED PROGRAMS



NEW TRAILS & ACCESSIBLE PATHS



POOL



WOODLAND BUFFER



COMMUNITY GARDEN



# EXISTING BAY PROPERTY PLAN

## Existing Buildings

### 92 TOTAL BUILDINGS:

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



SHOWER HOUSE



STAFF CABINS



CABINS



MAINTENANCE



COMMUNAL CAMP USES







ADMIN BUILDING



SPRUCE HILL HOUSE

# PROPOSED BAY PROPERTY PLAN

## Building Removal, Re-Use & New Construction

-  24 BUILDINGS TO BE REUSED
-  2 BUILDINGS TO BE CONSTRUCTED
-  48 BUILDINGS TO BE REMOVED
-  20 BUILDINGS\* - USE TO BE DETERMINED

(These buildings are located in the future municipal uses area, which will be determined at a later date)

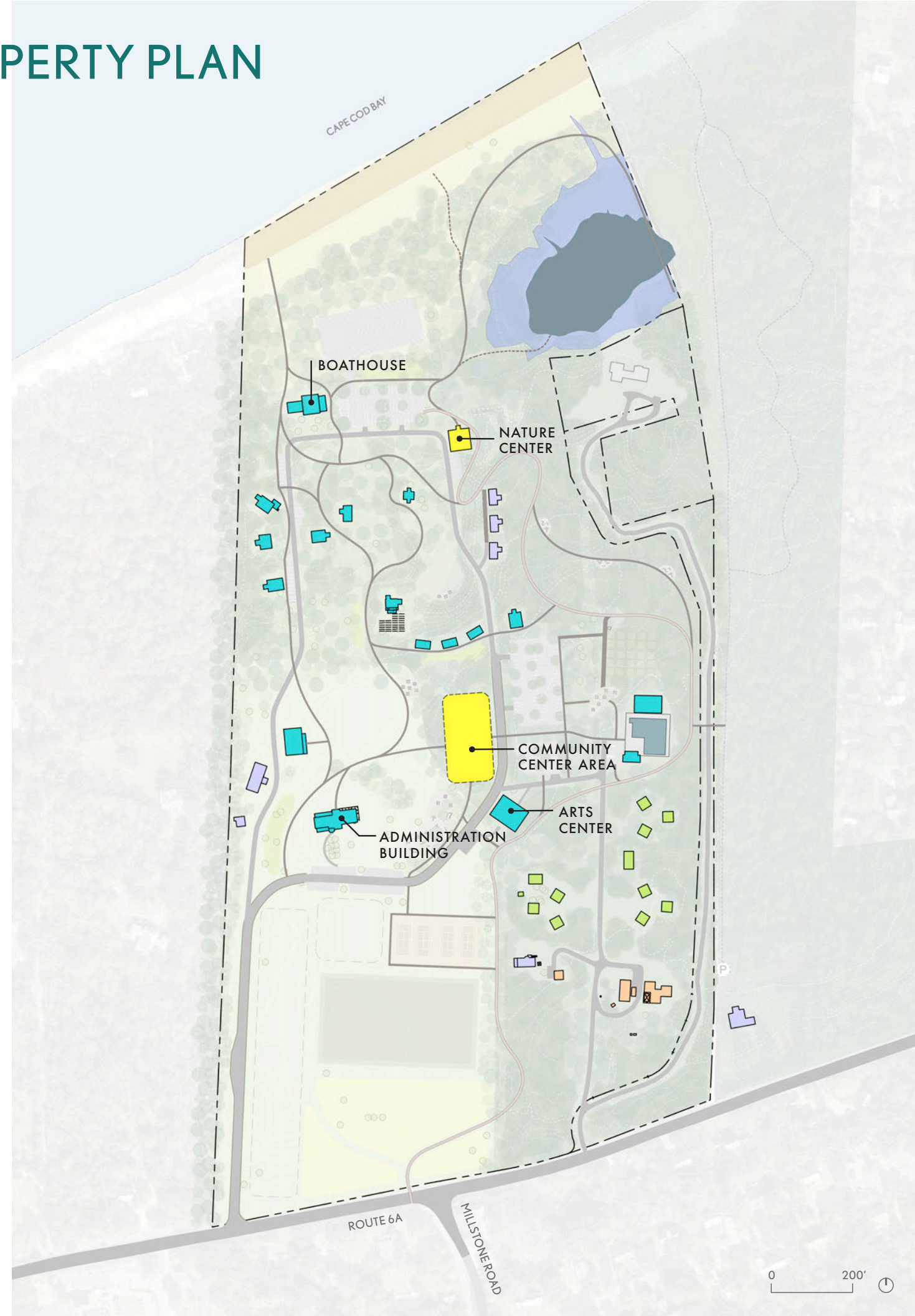
\*Some of these buildings are too small to appear in the plan



# PROPOSED BAY PROPERTY PLAN

## Building Re-use

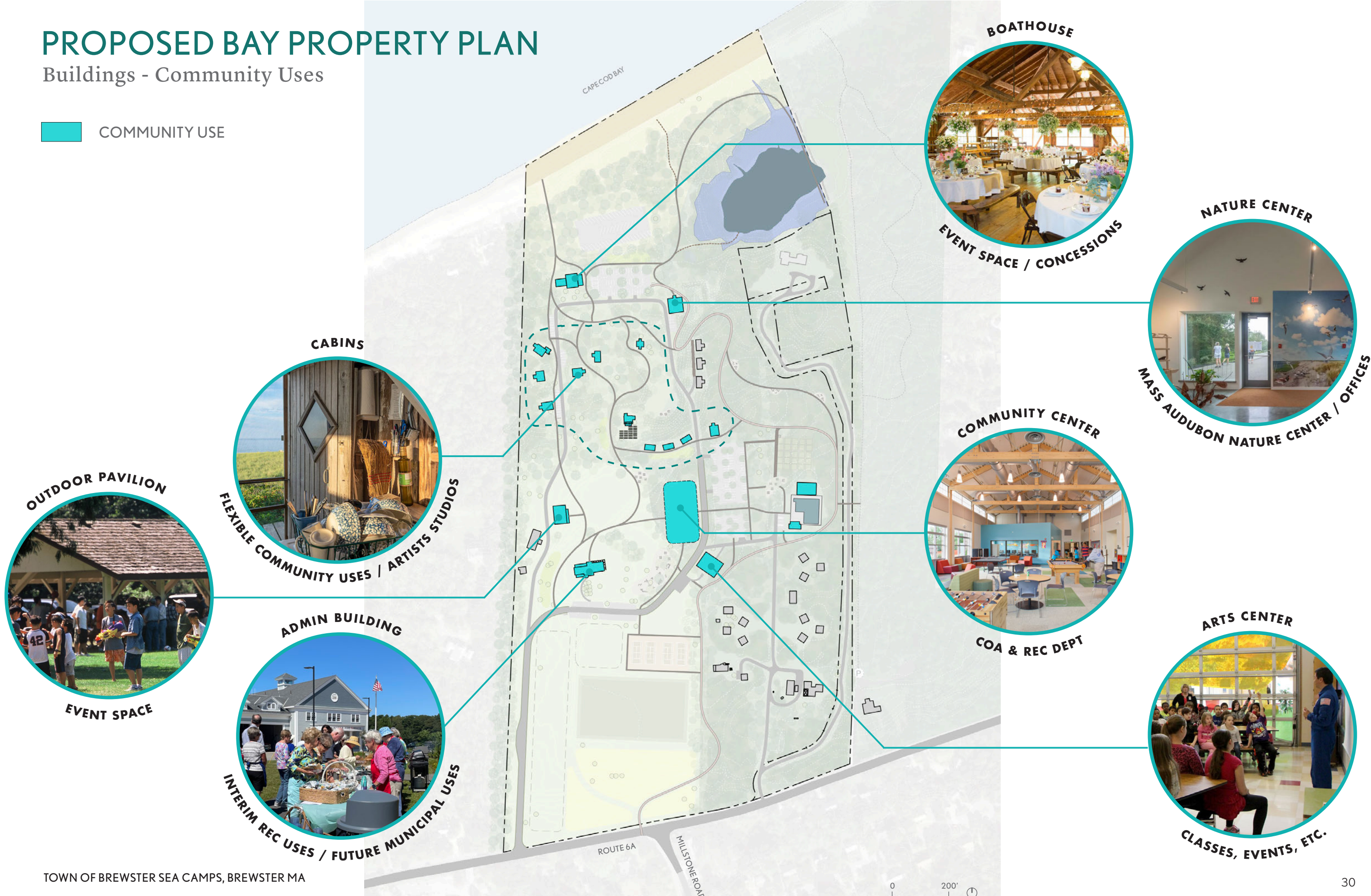
- COMMUNITY USE
- HOUSING
- MAINTENANCE
- USE TO BE DETERMINED (FUTURE MUNICIPAL USES)
- 2 BUILDINGS TO BE CONSTRUCTED



# PROPOSED BAY PROPERTY PLAN

Buildings - Community Uses

COMMUNITY USE



# PROPOSED BAY PROPERTY PLAN

Buildings - Housing

 HOUSING



**CABINS**



**STAFF HOUSING**

**CABINS**



**SEASONAL MASS AUDUBON HOUSING**

**WESTCOTT HOUSE**



**HOUSING**

**SPRUCE HILL HOUSE**



**HOUSING**

# PROPOSED BAY PROPERTY PLAN

## Outdoor Recreation



BEACH ACCESS



FLEXIBLE OPEN SPACE



PLAYGROUND & PICNIC AREA



PICNIC



TRAILS



FITNESS STATIONS



POOL



TENNIS COURTS



COMMUNITY GARDEN

# PROPOSED BAY PROPERTY PLAN

## Habitat & Re-wilding

1938



1971



1994



RESTORE COASTAL DUNE TO IMPROVE DUNE STABILITY AND COASTAL RESILIENCY

MAINTAIN CLEARING WITHIN WOODLANDS

APPROX 10ACRE CONSERVATION RESTRICTION

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

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



RESTORE COASTAL DUNE



ENHANCE WOODLANDS



POLLINATOR MEADOW

# PROPOSED BAY PROPERTY PLAN

## Vehicular circulation and Parking



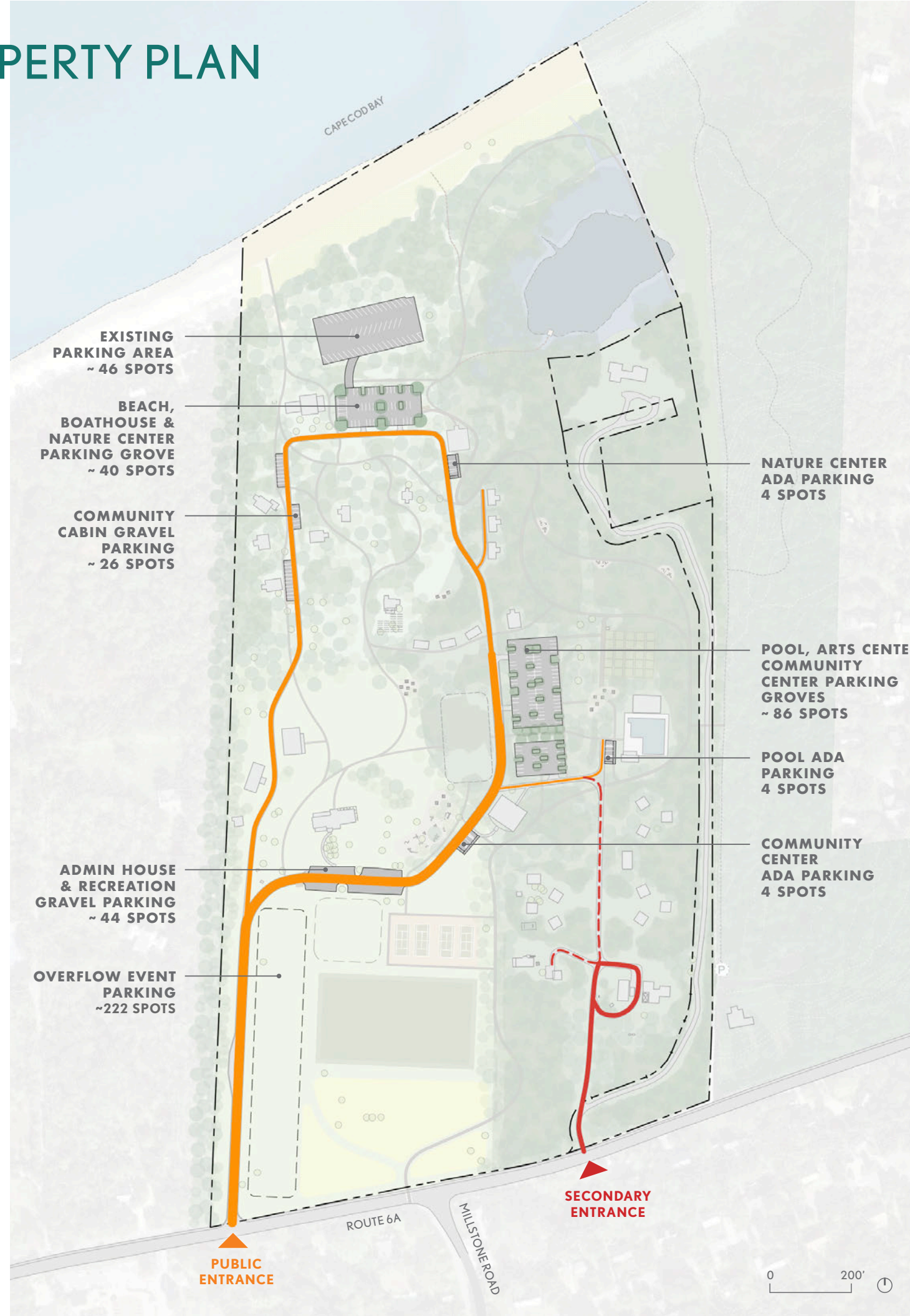
GRAVEL PARKING



PARKING WITH PLANTING



PLANTING GROVE

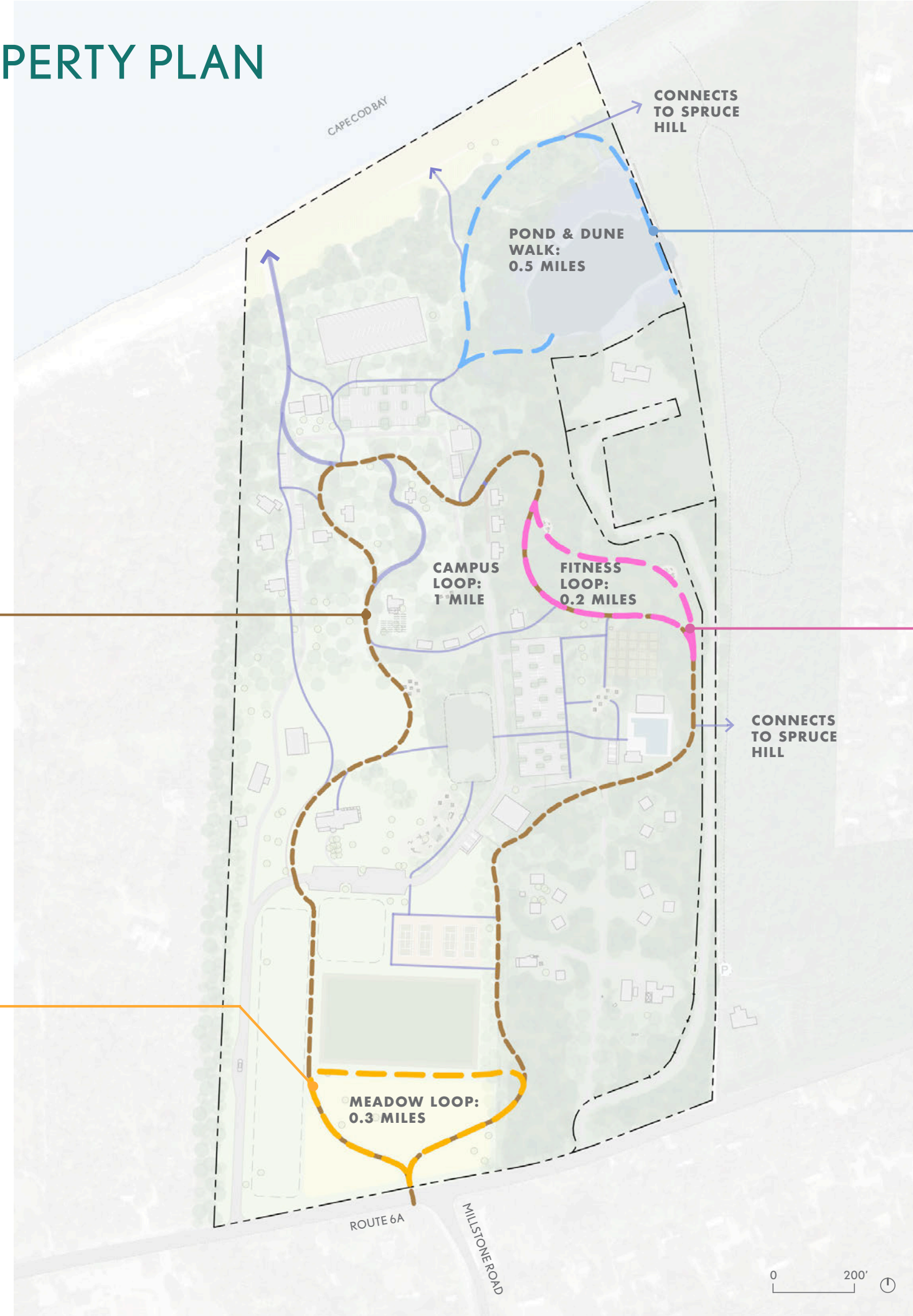


- PRIMARY TWO WAY VEHICULAR
- PRIMARY ONE WAY VEHICULAR
- SECONDARY VEHICULAR
- PRIMARY MAINTENANCE VEHICULAR
- - SECONDARY MAINTENANCE VEHICULAR
- PARKING



# PROPOSED BAY PROPERTY PLAN

## Walking Trails



POND & DUNE WALK



FITNESS LOOP



CAMPUS LOOP

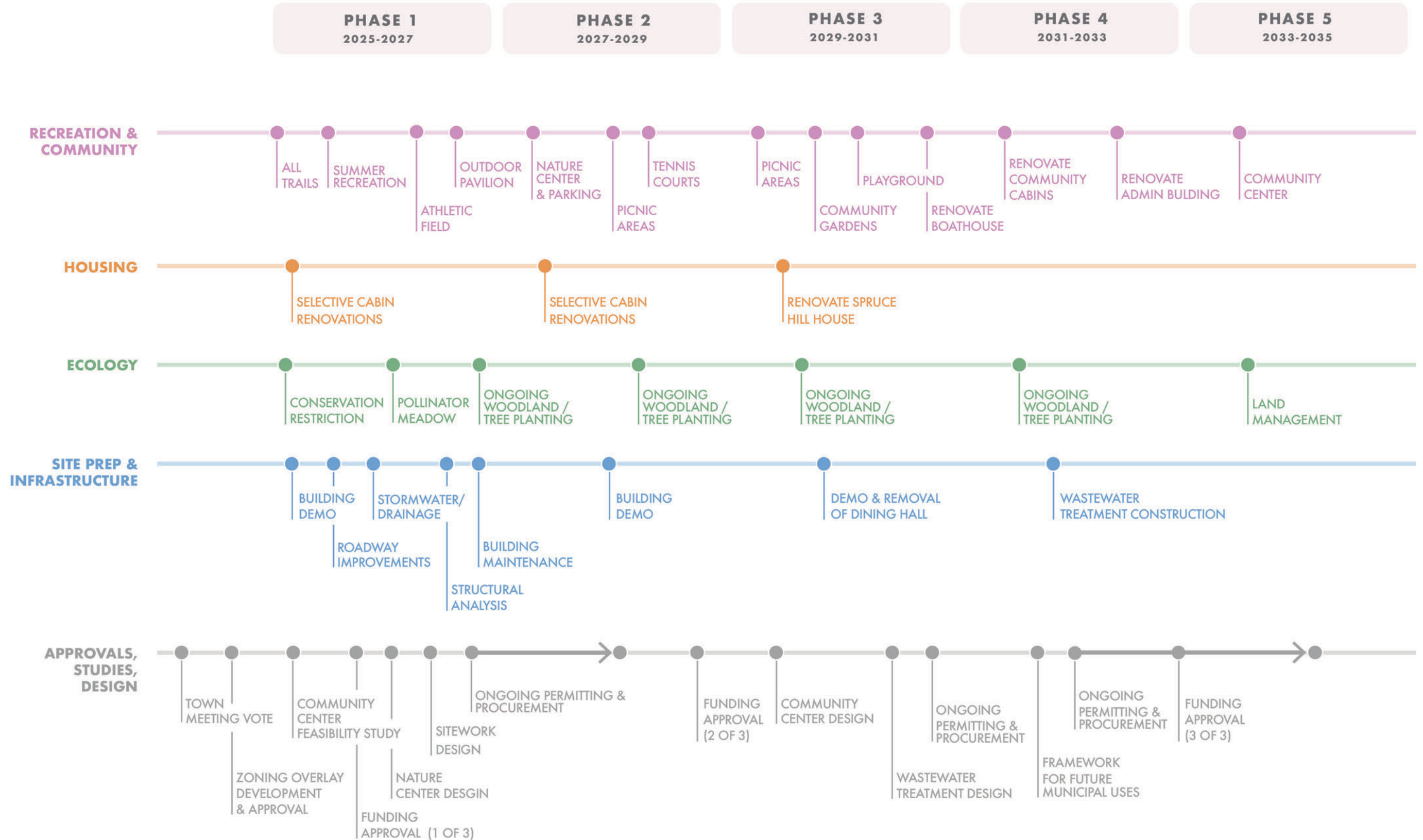


MEADOW LOOP

# BAY PROPERTY PHASING

# BAY PROPERTY DRAFT PHASING

Target 2025 - 2033



# BAY PROPERTY DRAFT PHASING

Phase 1 (Target 2025-2027)

## APPROVALS, STUDIES, DESIGN

- Zoning Overlay Development & Approval
- Funding approval (1 of 3)
- 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, septic removal, water main, utility lines
- 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

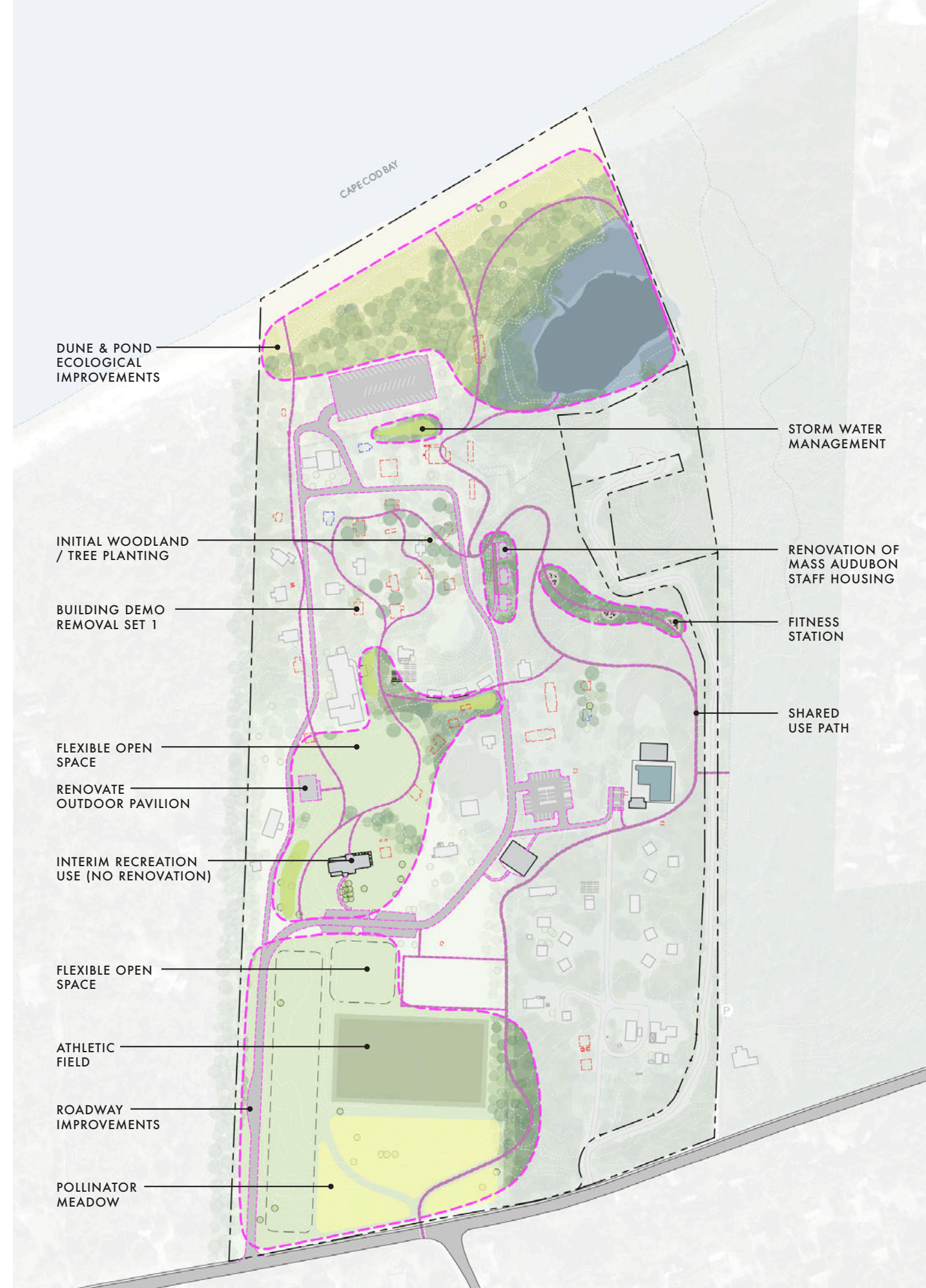
## HOUSING

- Selective housing renovation of existing buildings

## ECOLOGY

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

**PHASE 1 TOTAL COST:  
\$8,300,000**



# BAY PROPERTY DRAFT PHASING

Phase 2 (Target 2027-2029)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement  
Funding approval (2 of 3)

## SITE PREP & INFRASTRUCTURE

Building demo & removal set 2

## RECREATION & COMMUNITY USE

Nature Center and parking  
Picnic areas  
Tennis courts

## HOUSING

Selective housing renovation of existing buildings

## ECOLOGY

Ongoing woodland/tree planting

**PHASE 2 TOTAL COST:  
\$5,400,000**



# 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:

**\$10,400,000**



# BAY PROPERTY DRAFT PHASING

Phase 4 (Target 2031-2023)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Establish Framework for Future Municipal Uses (Secluded Area)

Funding approval (3 of 3)

## 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:

**\$6,600,000**



# 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

Land Management

PHASE 5 TOTAL COST:  
**\$31,000,000**





# COMMUNITY CENTER

# COMMUNITY CENTER

## Community Input

- The Town Meeting Warrant article to purchase the properties included a “Community Center” as a potential use
- The 2018 Town Vision Plan identified providing a “community center for all ages for social and recreational activities and include meeting rooms” as a priority goal
- The 2023 Local Comprehensive Plan also identified a new multi-generational community center as consistent with community values
- In a 2024 Council on Aging survey, the majority of respondents said they would be very likely to use a multigenerational community center

# COMMUNITY CENTER

## Key Questions

### What are the benefits of a Community Center?

- Create a long-desired amenity to be enjoyed for generations
- Provide program, activity, education, and meeting spaces for all ages
- Offer revenue generating potential
- Create community gathering space that could improve social activity, improve well-being, and increase connectivity



SUMMER RECREATION



COUNCIL ON AGING



FITNESS



EDUCATION



YOUTH PROGRAMS



ARTS

# COMMUNITY CENTER

## Key Questions

### Why does the Town need a community center?

- The Council on Aging facility lacks adequate space for its programming needs, and the condition of the existing historic building creates ADA and maintenance challenges
- The Recreation Department also does not have a facility of its own and uses limited office and meeting space in the Eddy School

### What are the benefits of a combined multigenerational facility?

COUNCIL ON AGING	SHARED	REC DEPARTMENT
Library/reading room Medical exam/treatment rooms Game rooms	Large multi-purpose rooms Storage areas Conference/meeting rooms Offices Workspaces Fitness center Walking track Kitchen/cafeteria	Gymnasium Fitness classrooms Sport courts

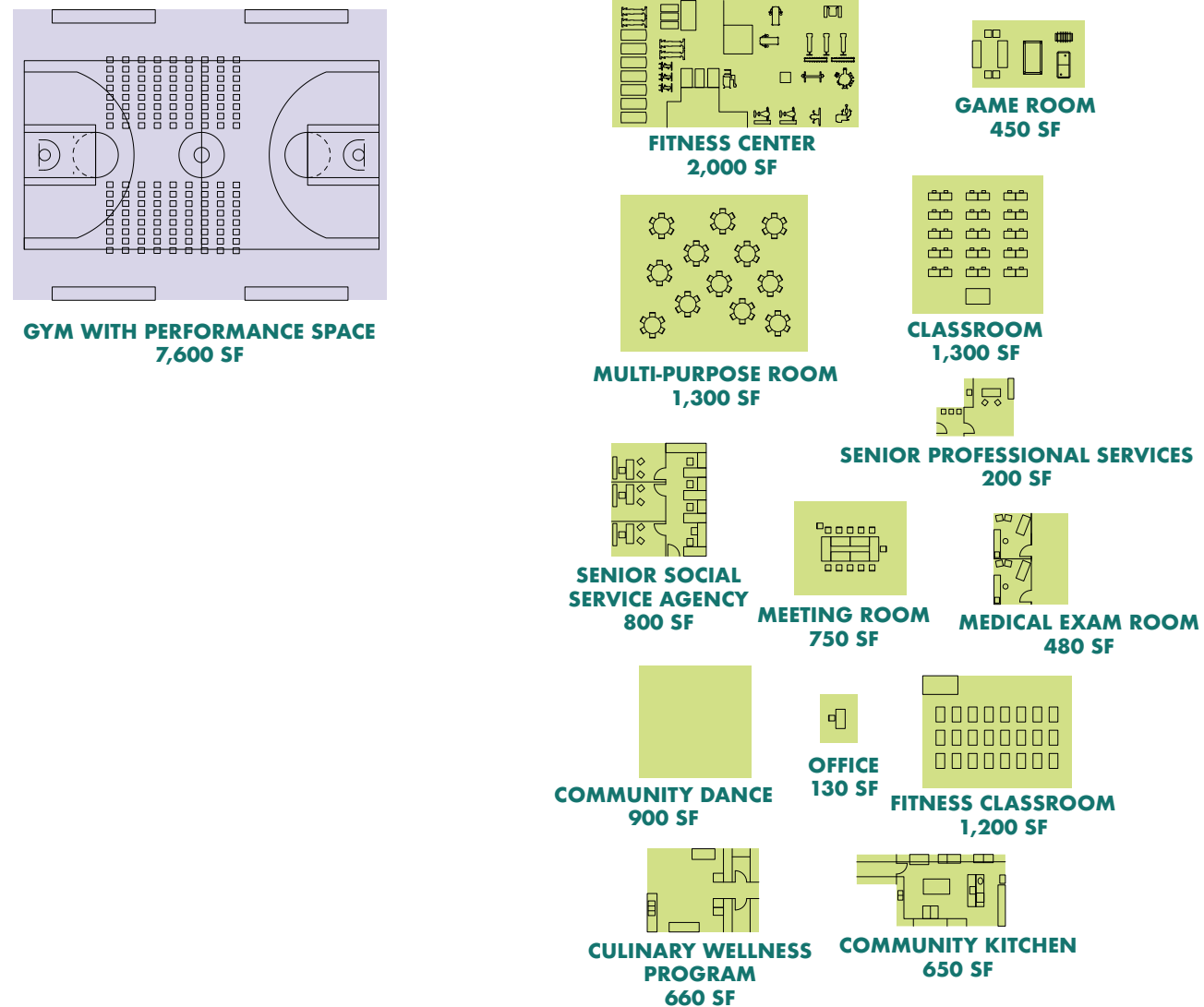
# COMMUNITY CENTER

Community Feedback - Desired Public Facilities

## Can we fit all desired public facilities in the existing Bay Property buildings instead of building a new Community Center?

No, the existing buildings on the Bay Property do not have the capacity to accommodate all desired facilities and would require costly renovation.

### SPACES REQUIRED FOR DESIRED FACILITIES



### BUILDINGS VIABLE FOR SOME LEVEL OF RE-USE



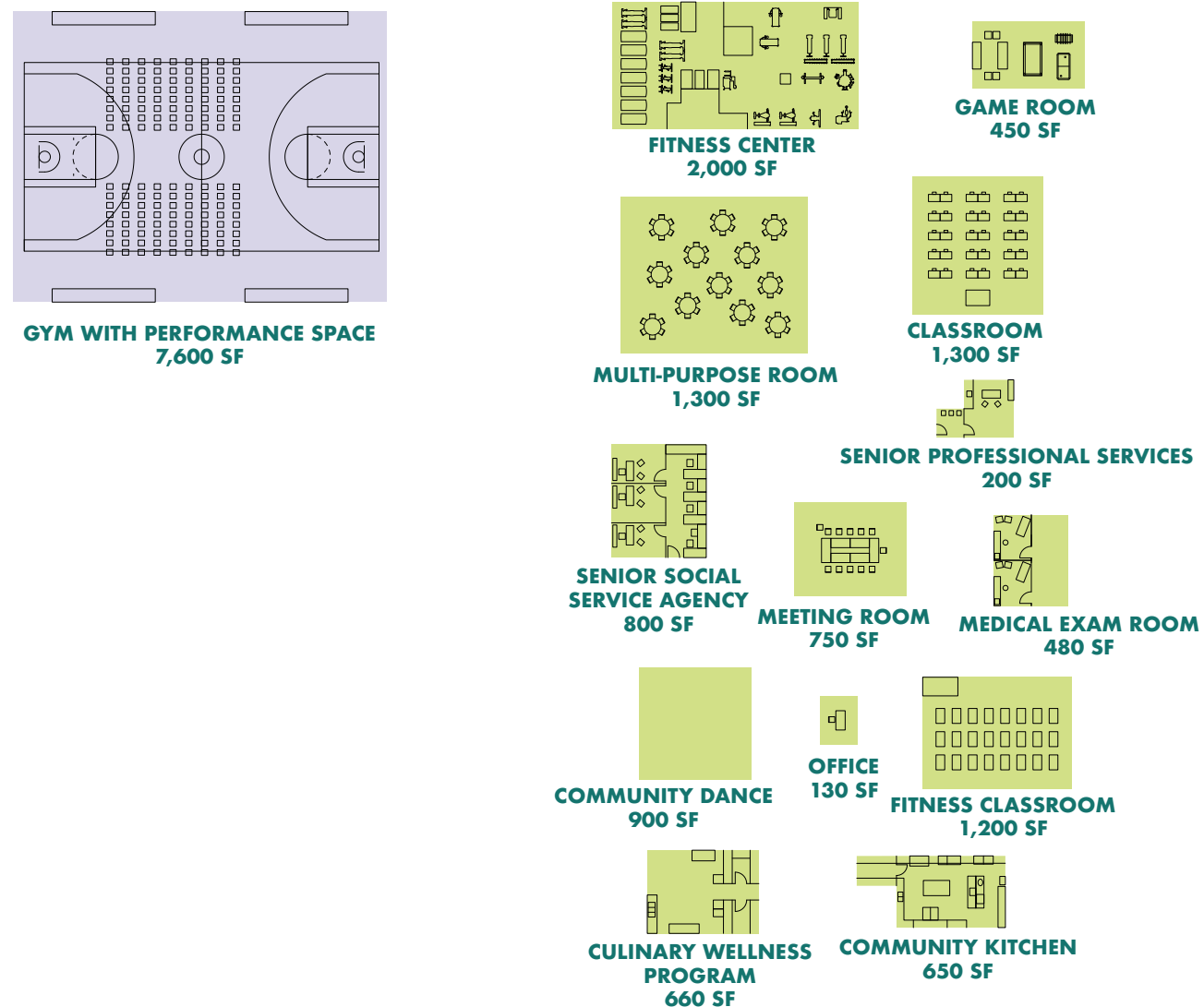
# COMMUNITY CENTER

Community Feedback - Desired Public Facilities

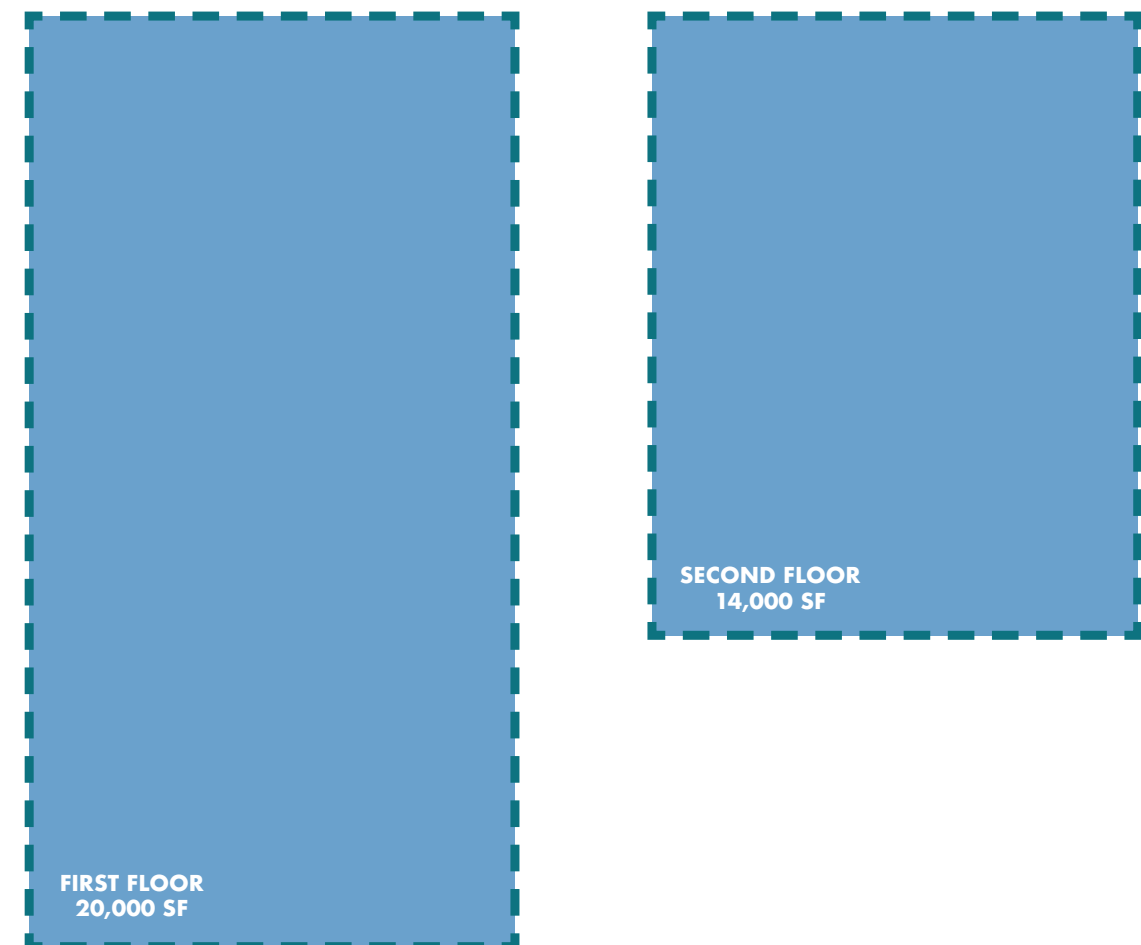
## Can we fit all desired public facilities in a new Community Center?

Yes, the area set aside for a new Community Center as shown on the plan would have the potential to accommodate the facilities the community is interested in. For comparison, the Harwich Community Center is 32,000 SF with a 17,000 SF basement. The Town will undertake a feasibility study to determine what facilities are needed in Brewster.

### SPACES REQUIRED FOR DESIRED FACILITIES



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



# COMMUNITY CENTER

## Key Questions

### **Can we reuse the Eddy School for a Community Center?**

No, although it has been considered as a potential community center in the past, it is not an option now as the building is needed to operate as a school for the foreseeable future.

- Town Meeting authorized funding for a Brewster Elementary School Consolidation Feasibility Study in November 2019
- Consolidation Feasibility Study was completed in January 2022
- Brewster School Committee has care, custody, and control of the elementary schools
- After careful consideration, Brewster School Committee voted in October 2022 to table consolidation until the student enrollment has decreased to about 55 children per grade (currently about 65/grade)
- In February 2024, Brewster, Orleans, Eastham, and Wellfleet applied for state grant funds to explore feasibility of regionalizing elementary schools. This could result in Brewster gaining additional students from other towns

**BAY PROPERTY  
FUTURE MUNICIPAL  
USES**



# BAY PROPERTY FUTURE MUNICIPAL USES

## What are future municipal uses?

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

## Will the community have input on the future municipal uses?

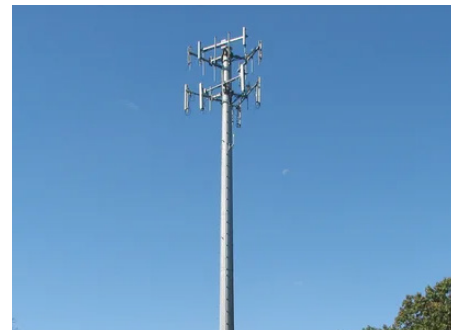
A separate community process will take place to determine future uses on the remaining 8 acres of the bay property. Once finalized, those plans will be brought back to a future Town Meeting for resident approval.

## When will the future municipal uses be determined?

Future municipal uses are not anticipated to be determined for at least 5-10 years.



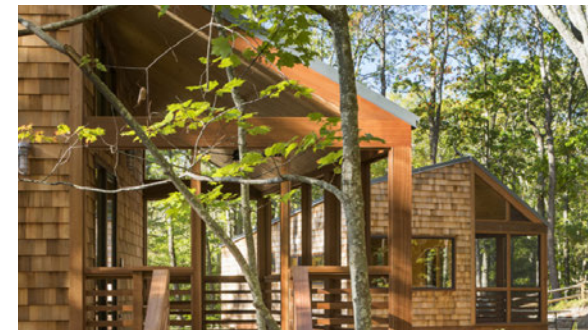
NEIGHBORHOOD WASTEWATER TREATMENT PLANT



CELL TOWER



HABITAT PROTECTION



HOUSING



UNANTICIPATED USES

# BAY PROPERTY PARTNERSHIPS

# PARTNERSHIPS - BAY PROPERTY

Mass Audubon

## Mass Audubon

Amount pledged for Bay Property: \$2 million

### Partnership includes:

- Nature center with administrative offices
- Conservation restriction on approximately 10 acres surrounding existing pond on the northeast corner of the property
- Reuse of 3 existing cabins for seasonal workforce housing for Mass Audubon employees at reduced rates (10 year minimum commitment)

### Possible programs:

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



# FINANCING AND COST

# POND PROPERTY OVERALL COST ESTIMATION

	CONSTRUCTION	ADDITIONAL COSTS (DESIGN AND CONTRACTOR FEES, PERMITTING, CONTINGENCY, ESCALATION)	TOTAL PER PHASE	POTENTIAL OTHER FUNDING	BALANCE TO BE FINANCED
<b>Phase 1</b> 2025-2027 <i>(0% escalation)</i>	\$1,400,000	\$900,000	\$2,300,000	\$500,000	\$1,800,000
<b>Phase 2</b> 2027-2029 <i>(5% escalation)</i>	\$100,000	\$400,000	\$500,000	\$300,000	\$200,000
<b>Phase 3</b> 2029-2031 <i>(10% escalation)</i>	\$2,100,000	\$2,400,000	\$4,500,000	\$4,500,000	\$0
<b>Total</b>	\$3,600,000	\$3,700,000	<b>\$7,300,000</b>	\$5,300,000	\$2,000,000

**Phase 4**  
2031-2033  
\*Cost TBD (cost to connect residents to new wastewater treatment plant)

# BAY PROPERTY OVERALL COST ESTIMATION

	CONSTRUCTION	ADDITIONAL COSTS (DESIGN AND CONTRACTOR FEES, PERMITTING, CONTINGENCY, ESCALATION)	TOTAL PER PHASE	POTENTIAL OTHER FUNDING	BALANCE TO BE FINANCED
<b>Phase 1</b> 2025-2027 <i>(0% escalation)</i>	\$4,700,000	\$3,600,000	\$8,300,000	\$1,500,000	\$6,800,000
<b>Phase 2</b> 2027-2029 <i>(5% escalation)</i>	\$3,500,000	\$1,900,000	\$5,400,000	\$2,700,000	\$2,700,000
<b>Phase 3</b> 2029-2031 <i>(10% escalation)</i>	\$2,800,000	\$7,600,000 <i>(Community Center design)</i>	\$10,400,000	\$1,400,000	\$9,000,000
<b>Phase 4</b> 2031-2033 <i>(15% escalation)</i>	\$3,500,000	\$3,100,000	\$6,600,000	\$1,100,000	\$5,500,000
<b>Phase 5</b> 2033-2035 <i>(20% escalation)</i>	\$19,300,000	\$11,700,000	\$31,000,000 <i>(Community Center Construction)</i>		\$31,000,000
<b>Total</b>	\$33,800,000	\$27,900,000	<b>\$61,700,000</b>	\$6,700,000	\$55,000,000

# BAY PROPERTY OVERALL COST ESTIMATION

## Funding Details

- Town Meeting will vote on the Comprehensive Plans at the May 2024 Town Meeting.
- If the plans are approved, funding would occur in three phases starting in October, 2024.
- Funding requests would need approval of Town Meeting and at the ballot.
- First round of funding would include a \$300,000 Community Center feasibility study.
- Community Center design and construction funding would be voted on in the future.

# FINANCING

## Sources

### **What funding sources are available to help pay for this?**

Financing options will include a combination of the following:

- Public Private Partnerships (\$4.5+M)
- Federal, state, and/or other grants
- Capital Stabilization Fund (\$1.5+M)
- Free Cash (average \$4M/year for all Town capital projects)
- Gifts & donations
- Property revenue generation (to help cover operating expenses)
- Debt (short-term & excluded)
- Community Preservation Act funds

Town develops and annually updates a 5 Year Capital Improvement Plan (CIP) that identifies all upcoming projects, initiatives, equipment, facilities, and acquisitions, their expected costs, and the anticipated funding sources. Financing and phasing for the Sea Camps will be incorporated into the CIP if the comprehensive plans for the properties are approved by Brewster voters.



# FINANCING

## Sequencing

### How will this impact my taxes?

If the plans are approved by Town Meeting in May, the Town anticipates asking Brewster voters to approve up to three rounds of excluded debt to help finance the plans over the next decade.

- Round 1 would include funding for all phases of the pond plan and the first two phases of the bay plan, including the community center feasibility study (\$300,000). It would be brought to Town Meeting and the ballot in Fall 2024.
- Round 2a would include phases 3 and 4 of the bay plan, excluding the community center design. Round 2b would include the community center design. This debt exclusion would likely be brought to Brewster voters in 2028.
- Round 3 would fund phase 5 of the bay plan, which is construction of the new community center (if applicable). Based on the current timeline, this final funding request would be around 2031.

**NOTE: Table will include separated 2a and 2b rounds.**

	PHASES	YEAR	ANTICIPATED DEBT ISSUANCE	TAX RATE IMPACT*	TAX BILL IMPACT ON MEDIAN HOME**
<b>Round 1</b>	All Pond + Bay 1&2	2024	\$11.4M	+.11/1000	+\$81
<b>Round 2</b>	Bay 3&4	2028	\$14.5M	+.14/1000 (\$.25 total)	+\$97 (\$174 total)
<b>Round 3</b>	Bay 5	2031	\$31M	+.30/1000 (\$.55 total)	+\$216 (\$390 total)

\* would impact the following fiscal year tax bills - eg. 2024 approval would impact FY26 tax bills (Fall 2025)

\*\* assumes 25 year level debt term and conservative 3.85% interest rate (Brewster has the highest possible bond rating, AAA, which helps secure the lowest possible interest rates)

NOTE: Current median residential home value in Brewster is \$710,000.

# THE FUTURE OF THE SEA CAMPS!



- 3.9 miles of trails (3.3 miles new)
- Trail connections to Spruce Hill and Long Pond Woodlands
- 66 acres of new conservation areas
- Ecological restoration (woodlands, dune restoration and pollinator meadow)
- Mass Audubon and Brewster Conservation Trust Partnerships
- Nature center
- Community housing and staff housing
- Picnic areas
- Public beaches at both properties
- Outdoor pool
- 4 tennis courts
- 25 community garden plots
- Flexible space for outdoor events
- Potential new Community Center

**NEXT STEPS**

# HOW TO STAY UP TO DATE WITH OUR PLANNING

## **Join a Pond Property tour:**

Saturday, April 6 from 10am-2pm  
Wednesday, April 10 from 10am-2pm

## **Bay Property Open House:**

Wednesday, April 17th from 10am-2pm  
Saturday, April 27th from 1pm-5pm

## **Project Updates**

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

## **Town Meeting Vote**

Saturday May 11, 2024 at 1PM

Residents can send questions to [townmanager@brewster-ma.gov](mailto:townmanager@brewster-ma.gov).

# Thank you!





# Town of Brewster

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Select Board  
Town Manager

## MINUTES OF THE POND PROPERTY PLANNING COMMITTEE

**Date:** March 6, 2024  
**Time:** 4:00pm  
**Place:** 2198 Main Street

**Participants:** Chair Doug Wilcock, Cindy Bingham, Kari Hoffmann, Elizabeth Taylor, Tim Hackert, Jan Crocker, Chris Williams, Cyndi Barran, Assistant Town Manager Donna Kalinick

**Remote Participants:** Steve Ferris, Chris Ellis, Katie Gregoire (joined late), Tino Kamarck (Brewster Conservation Trust), Mike Gradone (Recreation Director)

**In Attendance:** Amy Henderson (Brewster Conservation Trust), Chris Miller (Natural Resources Director), Griffin Ryder (Department of Natural Resources)

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

Chair Wilcock called the meeting to order at 4:01pm, declared a quorum stating members in person and those participating remotely. Chair Wilcock read the meeting participation statement and the recording statement.

### Public Announcements and Comment

None

### Interim Parking Plan and Request for Determination of Applicability (RDA) filing with Cons Comm- Griffin Ryder/ Chris Miller

Griffin Ryder noted that a Minor Stormwater permit has been submitted for the small, proposed parking area. The memo in the packet describes the plan and the impact in terms of how it relates to impervious areas. Mr. Ryder reviewed the plan noting that where the parking is being proposed takes advantage of the informal turnaround area and under the stormwater bylaw would be considered impervious area. The goal is to be as minimally impactful as possible while providing a means interim access to the pond. A split rail fence and signage will be added to help define the parking. This parking area adds about 1900 sq ft of impervious area which falls under the threshold for a major permit. The approval for the permit was received and some of the tree removal work has started. This area was not subject to any Conservation Commission permitting.

Ms. Kalinick added that signage will be placed along the access road so that people will not park along the road. Boulders may need to be added to prevent parking. We need to explain to residents that they can't travel beyond that point in the road. The Town Administration is currently working on a policy for this property that the Select Board will vote to approve, this will include parking. The committee will receive the regulations once approved. This information will also be shared on the upcoming tours.

Member Hoffmann inquired about the width of the road for emergency access. Mr. Ryder responded that because it was a minor permit it did not have to go in front of the Planning Board. Ms. Kalinick noted that the road will have to be improved to meet standards when we go for the full plan for the property. Mr. Ryder shared that this was reviewed with the Fire Chief and the Deputy Chief.



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There were some inquiries about Besse Cartway, Mr. Ryder noted that the condition of this road is difficult and if used would cause more disturbance, plus part of the road is private. Signage may be added to stop people from parking on Besse Cartway. It will be determined where the best place to put a bike rack is on the property.

Mr. Ryder noted that in addition to the Stormwater permit, there was a Request for Determination (RDA) of applicability with the Conservation Commission. The intent was to memorialize the maintenance work that has been done on the property for many years and allow the Town to continue the work. Included in the RDA was the ability to grade the road, including W.H. Besse Cartway, periodic mowing of the point and the beach area, the removal of the swim docks, the ability to add signage and the ability to move rocks to block off unintended parking areas. Ultimately the Conservation Commission did not approve the wetland flags or the periodic mowing, they did improve the other elements. Part of the reasoning was that they wanted a better understanding of what the use was going to be, and emergency vehicle access wasn't quite enough. They were hesitant approving the wetland flags as there wasn't the soil data that goes with it which is typically part of a Notice of Intent. The RDA approval gives the Town three years to continue these maintenance activities with the understanding that if the Master Plan gets approved and we move forward with a final design, we will again apply for these elements and provide soil sampling for the wetland flags. Mr. Miller added that approval did include the ability for the Town to maintain the trail system from where the bus drop off area is down along the edge of the wetland and leading out to the beach area. The Town will go back to the Conservation Commission with more details for the request for periodic mowing.

There was some discussion regarding Mass Audubon programming and opening a trail on the pond front. Ms. Kalinick noted that this is a sensitive area and there will be more internal discussion with Mass Audubon on the programming. Member Hoffmann inquired about mosquito control and Mr. Miller noted that he will discuss with local mosquito control on the kind of activities on the property and how to maintain draining those areas, this is a longer-term management decision.

### **Discussion about Portajohns for the summer season**

Mr. Ryder shared that the interim plan is to place a porta john adjacent to the parking area, tucking it in and have a 3-sided enclosure. Some impervious surface will need to be added but shouldn't be an issue and will be reviewed with the Town Planner.

Ms. Kalinick noted that Mass Audubon will not have their full program on the property this summer, as a lot of work needs to be completed and the plans would need to be approved at Town Meeting. It is more realistic that Mass Audubon would have their full summer on the property in 2026.

### **Follow-up on February 15 Community Forum**

The overall sentiment is that the forum was well organized. All the material from the forum is on the Cape Cod Sea Camps project page. There were a little over 200 attendees on the form and about 175 for the Q&A session at the end.



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## **Correspondences received from residents after forum**

In the packet were two examples of resident feedback along with the Town Manager's response. The two areas that are most important about the plans are the financing and partnership roles. Ms. Kalinick shared that a number of correspondences were received regarding the Bay properties plan for a community center.

## **Discuss Committee Activities in Advance of Town Meeting**

Ms. Kalinick noted that the Bay Property Planning Committee has also started their initial discussion on public outreach and education from now until Town Meeting. The expectation is that a representative from each committee will be available for each of the events scheduled. The tour dates for the Pond property are April 6<sup>th</sup> and April 10<sup>th</sup>. The open house dates for the Bay property are April 17<sup>th</sup> and April 27<sup>th</sup>.

The following are planned for the lead up to Town Meeting:

- Pre-Town Meeting forum
- Town Meeting videos (one will be for Sea Camp properties specifically)
- Town Meeting Information Session (all but Sea Camps properties) – April 29<sup>th</sup>
- Sea Camps Town Meeting Information Session – April 30<sup>th</sup>
- Lower Cape TV segment on March 8<sup>th</sup> (Mr. Lombardi, Ms. Kalinick, Select Board Chair Chatelain, BPPC Chair Bebrin and PPPC Chair Wilcock)
- Housing 101 hosted by the Housing Office on April 11<sup>th</sup> at the Brewster Ladies Library
- Municipal Finance 101 in Rooms A& B on April 18<sup>th</sup> hosted by Town Administration and Finance
- Brewster Men's Club Town Meeting discussion on April 11<sup>th</sup> (Ms. Kalinick)

There will be regular updates at Select Board, Finance Committee, PPPC and BPPPC meetings and all information will be posted on our website and social media accounts.

Ms. Kalinick stated that it is important to understand that while the role of the committees was to vote on plans to go to Town Meeting, there is a fine line between educating people and advocating for something. Members should talk about the process that has led us to this point.

The intent is to take the fourth forum materials from 100 slides to potential 30-40 slides, knowing that most people have questions about phasing, financing, the community center, housing, wastewater, and infrastructure. We want to use information we have already provided to the public and bring it down to something that is more manageable and addresses the questions people have going into Town Meeting.

Mike Gradone expressed the importance of reaching young families, flyers will be placed in backpacks at both schools and there will be outreach at the Spring soccer program that will be held at the Bay property and Saturday morning tee-ball. Possibly a table set up at these programs with information and volunteer to answer questions.





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Ms. Kalinick will have a draft schedule of all events at the next meeting and will look for volunteers from the committee. It will be important to get across that the vote at Town Meeting is to approve the plans only. There will be subsequent votes to approve the funding that goes along with the plans.

### **Short Term Uses of Property Updates**

Town Plans for Spring Tour Days- April 6 and 10<sup>th</sup>:

The flyer for the tour dates is included in the packet and the website posting will be completed by the end of the week which will include links to the Eventbrite platform for signups. The Select Board will announce at their meeting on March 11 and flyers will be at various Town buildings.

Ms. Kalinick reviewed the plan for the tours where at least five volunteers will be needed each day. Residents will park at the Captains Golf Course, where someone will greet them and help organize the two Council on Aging vans. Tours will depart every 15 minutes. Once at the property, we will need a volunteer stationed at the new parking area to hand out the map with existing trails so residents can make their way to the beach and the point. Another person will be placed at the intersection of W.H. Besse and the drive, who will let people know about the Long Pond Woodlands. We will also station volunteers at the beach and at the point area. All volunteers are there to answer questions and direct residents.

These are walking tours and residents will be advised to be prepared rain or shine. Those with mobility issues can contact Ms. Kalinick directly for a non-walking tour. The 10-acres set aside for housing will be staked off, the van drivers will slow down and point it out to residents as drop off is beyond this point.

The committee discussed some of the logistics of the tours, after the tours, the property will be open to the public. An announcement will be made regarding the interim parking. Throughout the summer the property will be monitored.

Mr. Gradone confirmed that there will be one day at the Bay property and one day at the Pond property during school vacation week with Mass Audubon.

Ms. Kalinick stated that the one port-a-john will be in place starting Memorial Day weekend, which is consistent with the schedule of port-a-johns throughout Town.

### **Town Meeting articles presentation: Select Board discussion 2/26**

Ms. Kalinick shared that the Select Board had an initial discussion, with no votes, about whether there will be one or two articles for the Town Meeting warrant. The discussion will be continued on March 11<sup>th</sup> and expect a vote at their meeting later in March. In the meantime, Reed Hilderbrand is preparing an executive summary that will go in the warrant along with the plans.

Members shared their thoughts on having one article or two for Town Meeting, it was noted that legal counsel has opined that the plans are being voted up or down, no amendments to the plans can be made on Town Meeting floor. Also, the article(s) will be subject to the lottery the same way other articles are. If there



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were two separate articles, they could be taken up together as they are substantially tied together, this would be up to the Town Moderator.

## **FYIs**

None

## **Approval of Minutes from February 7, 2024**

Member Hackert moved to approve the minutes as written from February 7, 2024. Member Bingham seconded the motion. A roll call vote was taken. Member Bingham-yes, Member Hoffmann-yes, Member Taylor-yes, Member Hackert-abs, Member Baran- abs, Member Williams-yes, Member Crocker-yes, Member Gregorie -yes, Member Ellis-yes, Chair Wilcock-yes. The vote was 8-Yes, 0-No, 2-Abs.

## **Matters Not Reasonably Anticipated by the Chair**

None

## **Questions from the Media**

None

## **Next Meetings**

March 20 and April 3, 2024

## **Adjournment**

Member Hackert moved to adjourn at 5:20pm. 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 Williams-yes, Member Crocker-yes, Member Gregorie -yes, Member Ellis-yes, Chair Wilcock-yes. The vote was 10-Yes, 0-No.

Respectfully submitted by

Erika Mawn, Executive Assistant to Town Administration

**Approved on:**