



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
October 18, 2023, at 4PM

Pond Property Planning Committee

Doug Wilcock
Chair- At Large

Synthia Baran
Vice Chair-Water
Commissioners

Mari Hoffmann
Select Board

Synthia Bingham
Select Board

Steve Ferris
At Large

Jan Crocker
At Large

Patie Gregoire
At Large

Elizabeth Taylor
Open Space
Committee

Jim 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=Y3dETmUvWHdoTIB0dklOaVlEekdxQT09>

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. Overview of Water Quality Planning Issues for Pond Property - Mark Nelson, Horsley Witten
7. Review and Discuss Updated Plans for Forum #3 - Reed Hilderbrand
8. Short Term Uses of Property Updates
 - a. Guided walk report update: October 28, 2023
9. FYIs
10. Approval of Minutes from September 20 and October 4, 2023
11. Matters Not Reasonably Anticipated by the Chair
12. Questions from the Media
13. Next Meetings: November 15, 2023
14. Adjournment

Date Posted:
10/13/2023

Date Revised:

Received by Town Clerk:

BREWSTER TOWN CLERK

23 OCT13 3:24PM

Overview of Water Quality Planning Considerations

Sea Camps Long Pond Property

October 18, 2023



Horsley Witten Group, Inc.



Topics to Discuss

- Hydrology of site and the surrounding neighborhoods
- Pleasant Bay watershed
- New DEP regulations and effect on Herring River watershed planning
- Long Pond water quality
- Zone II drinking water protection area

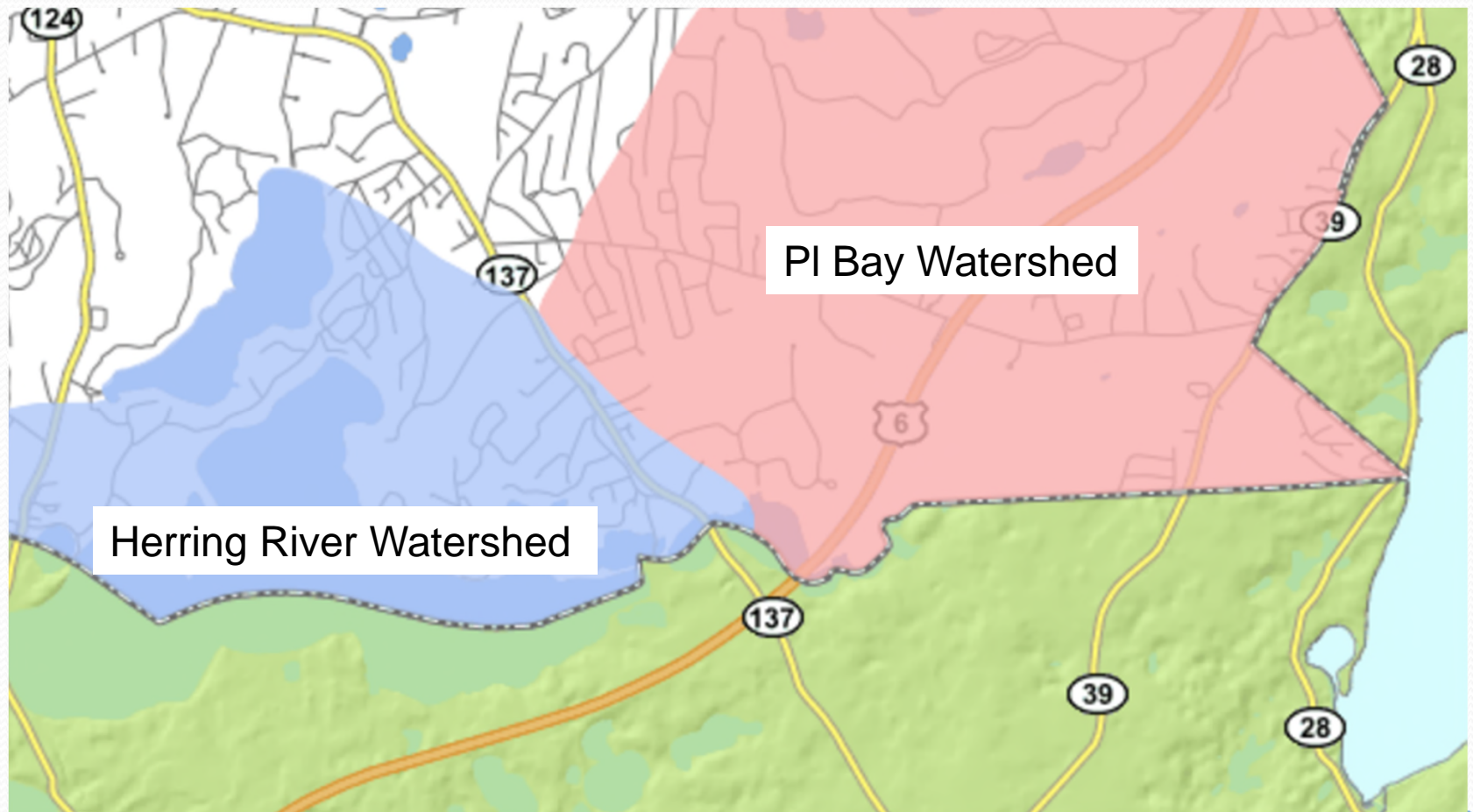


Hydrology

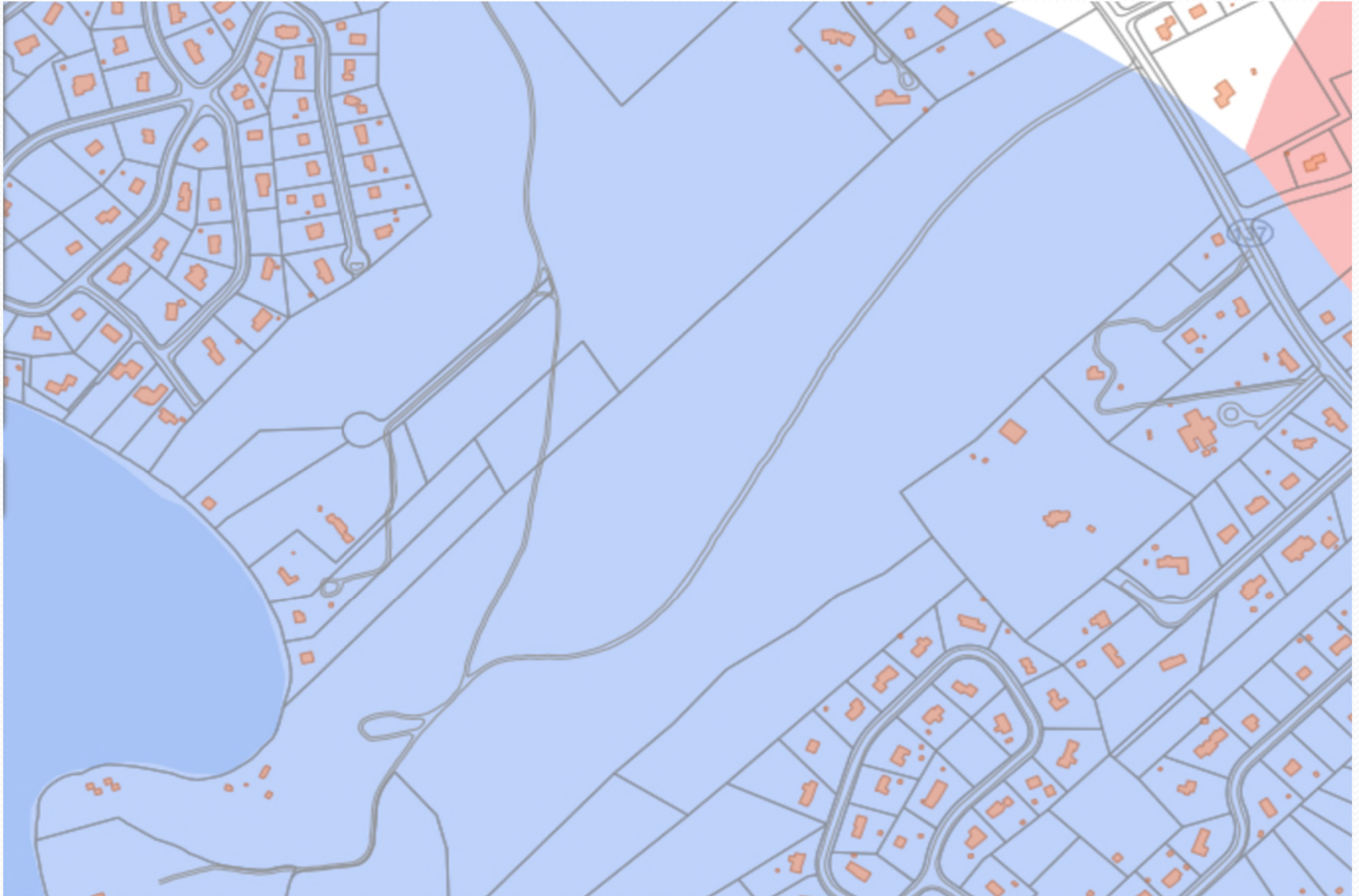
- Groundwater from at least 99% of the property flows to Long Pond.
- A small area in the northeast corner might flow to Cape Cod Bay.
- The site is in the Herring River watershed.
- The eastern half is in a Zone II.



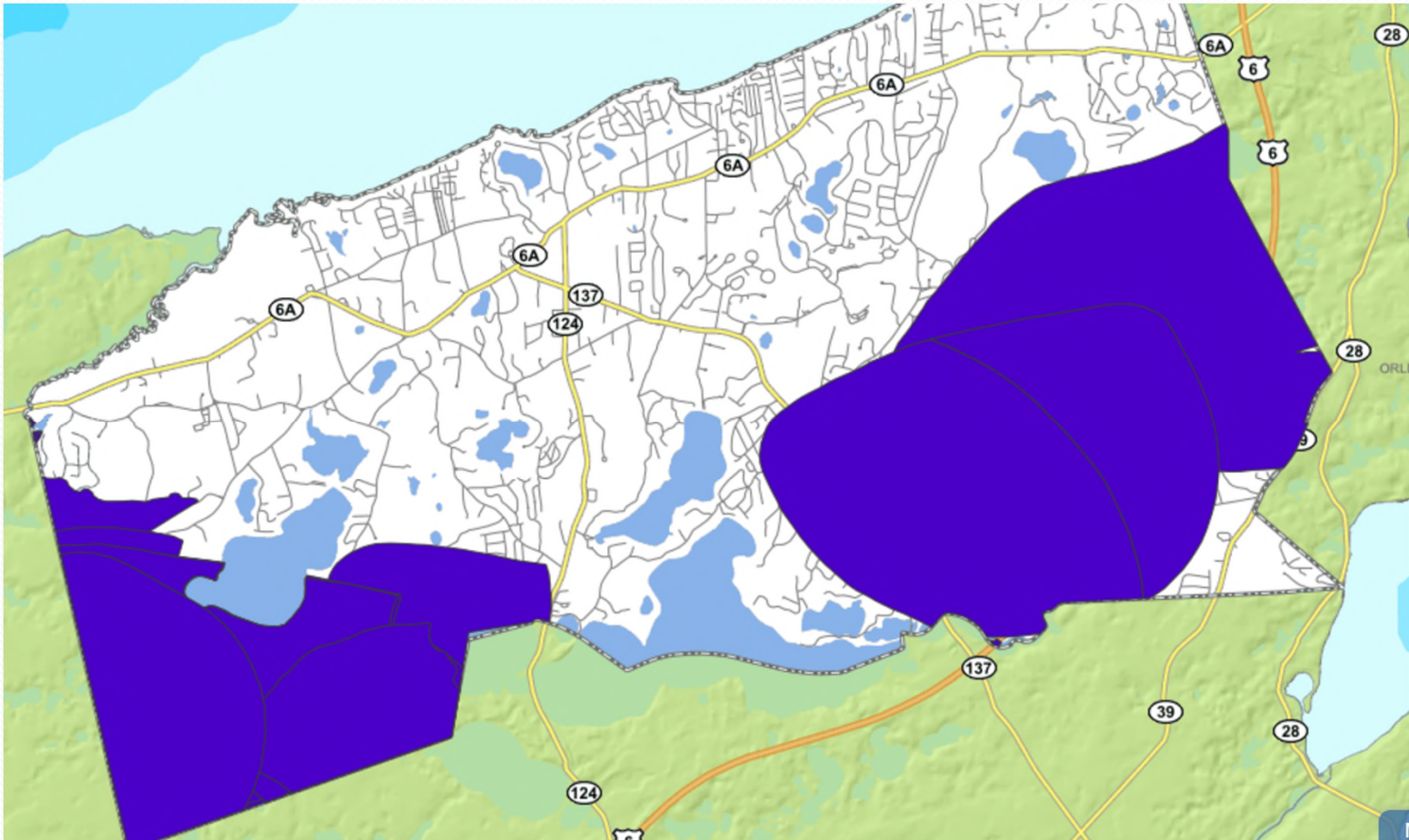
Watersheds to Coastal Estuaries



Watershed Boundaries on Parcel



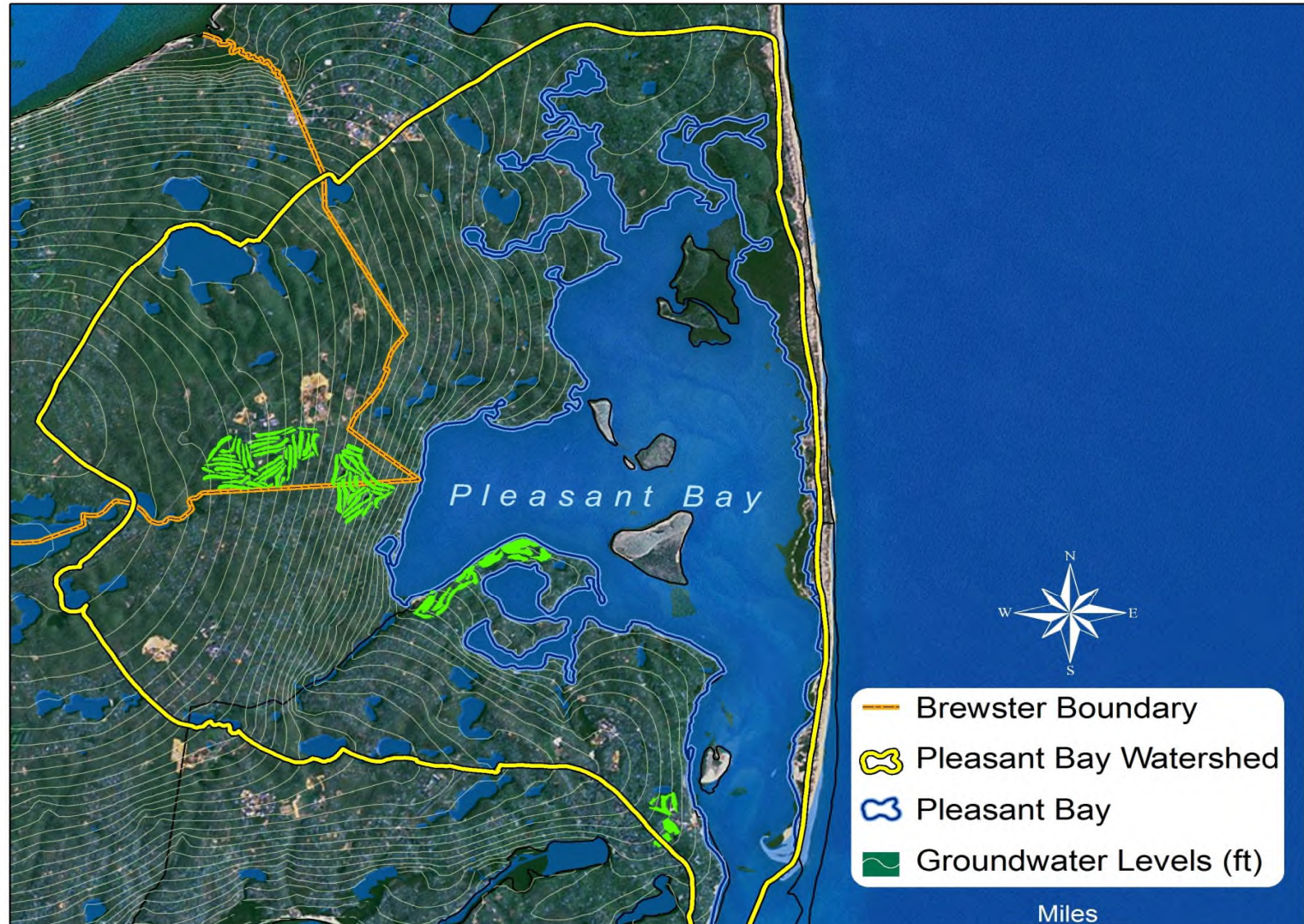
Zone II PWS Protection Areas



Zone II On Parcel



Pleasant Bay Watershed Permit



Pleasant Bay Permit Update

- Captains Golf Course Fertilizer Reductions Have Already Attained More Than 80% of Brewster's Nitrogen Removal under Watershed Permit.
- Ongoing Golf Course Fertilizer Leaching Rate Study May Document Additional Nitrogen Load Reductions.



Pleasant Bay Permit Update

- The Need for I/A Septic Systems Or a Neighborhood Wastewater Treatment Plant is Still Being Evaluated.
- Possibility of a Combined Plant to Serve Pleasant Bay and Herring River Watersheds.
- Decisions Will Account for the Nitrogen Load from Future Development.



Herring River Watershed

- Groundwater from the site flows to Long Pond and eventually to the Herring River in Harwich.
- The Herring River watershed is subject to the new DEP regulations (Nitrogen Sensitive Area).



Title 5 Changes

- Septic Systems In Impaired Watersheds Must Be Upgraded to Innovative/ Alternative (I/A) to Treat Nitrogen within 5 Years of the Regulations
 - Unless:
- Town Files a Notice of Intent to Obtain a Watershed Permit or requests a de minimis exemption.



Watershed Permits

- Select Board Voted to Submit a Notice of Intent to DEP that Watershed Permit will be submitted for Brewster's Part of the Herring River Watershed.
- Watershed Permit will take up to 5 years to develop.
- NOI will pause the need for Septic Upgrades in this Watershed.

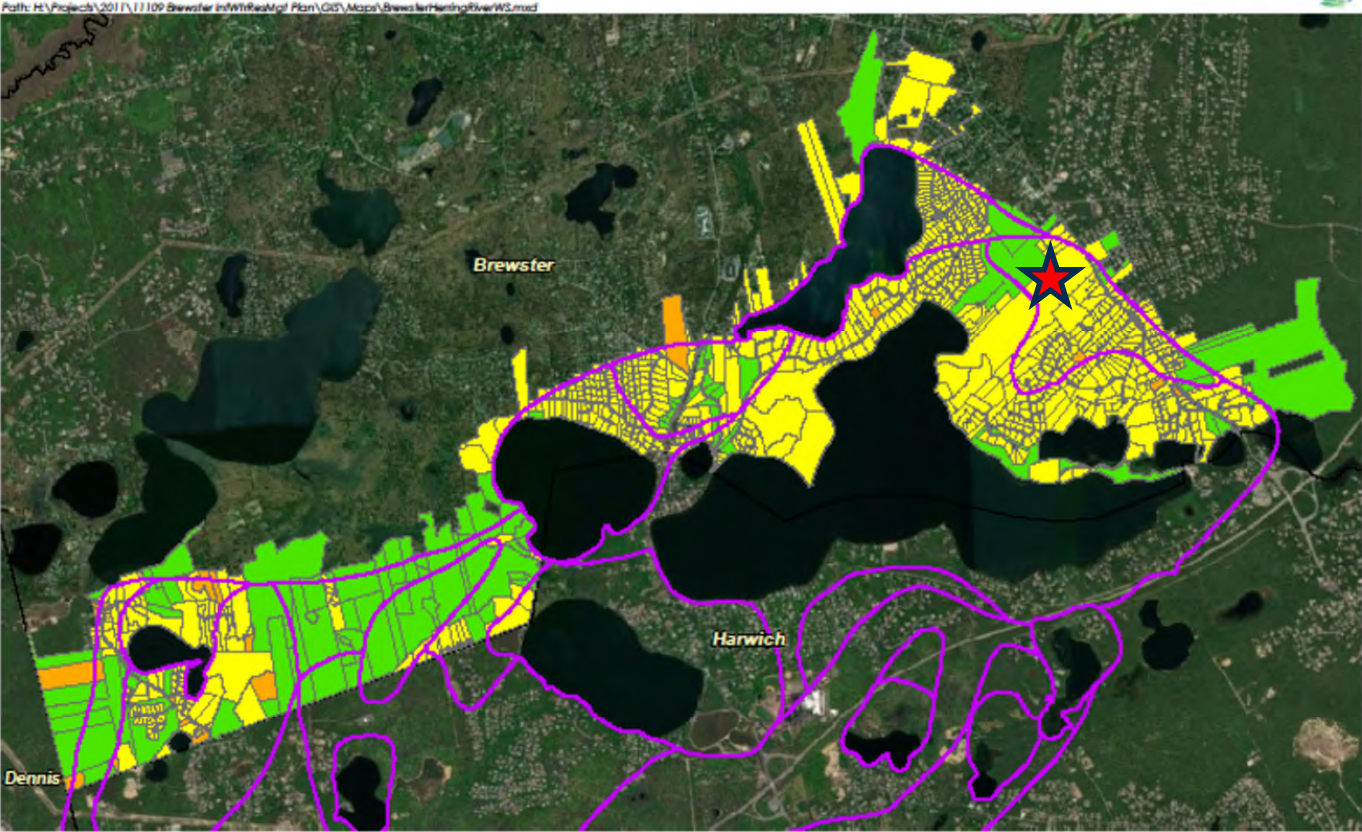


Herring River Watershed

- Recent Data Suggests Brewster will Only Need to Manage Nitrogen Load from development that was built after 2013 (Baseline Year) or in the future.
- Many Ponds are Within the Town's Portion of Watershed (Long, Sheep, Seymour, Elbow, etc) - Reducing the Nitrogen Load that Must Be Managed Due to Attenuation.



Herring River Watershed



★ Sea Camp Parcel

Date: 8/16/2023
Data Sources: Bureau of Geographic Information (MassGIS), ESRI
This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.

- Herring River Watersheds
- Municipal Boundary
- Brewster Parcels**
- Developed/Residential
- Protected
- Vacant Land - Unprotected

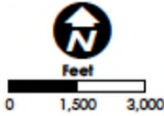


Figure 2
Brewster Parcels within Herring River Watersheds

Herring River Watershed

- Options For Managing the Load from Future Development Include:
 - Septic System Upgrades
 - Neighborhood Sewer Systems
 - Fertilizer and Stormwater Management
 - Nitrogen Trade
- Strategies to Reduce Nitrogen Loads Should Consider Beneficial Impacts on Ponds



Long Pond Water Quality

- Primary issue is phosphorus as a small increase in concentration can affect water quality.
- Biggest phosphorus concern relates to septic systems close to the shore – within 300 feet.
- Larger systems can be an issue further away if treatment is not provided.



Long Pond Water Quality

- Nitrogen can also affect a pond if phosphorus levels are high.
- Phosphorus in wastewater effluent can be treated effectively, in both onsite I/A systems and in larger treatment plants.



Water Quality Review Bylaw

- Currently regulates areas with Zone IIs and the Pleasant Bay Watershed.
- Nitrogen loads from development cannot exceed 5 mg/L – designed to reduce impacts to PWS wells and to Pleasant Bay.
- State drinking water standard for nitrogen is 10 mg/L.



Water Quality Concerns

- Lawn Fertilizers
- Road Runoff
- Wastewater Effluent



Water Quality Concerns

- Lawn Fertilizers – Phosphorus typically not used in fertilizer.
- A lawn can be managed without fertilizer.
- Road Runoff – treatment and infiltration of stormwater managed under Town bylaw – no phosphorus impacts to Long Pond.



Water Quality Concerns

- Wastewater can be treated to reduce nitrogen to a level that complies with the WQR Bylaw requirements.
- Phosphorus treatment also possible.
- Depth to groundwater and distance to pond minimizes phosphorus impacts on Long Pond



Water Quality Concerns

- Town must offset nitrogen load from buildout under Herring River watershed permit.
- I/A systems or a neighborhood treatment facility provide options to manage this need.



I/A Septic Systems

- More technologies are proving to treat nitrogen at or below 10 mg/L.
- Shubael's Pond study in Barnstable shows Nitroce system can treat below 5 mg/L - close to General Use Approval from DEP.
- DEP regulations require transition to I/A in NSAs if no watershed permits.



Treatment Facility Layout and Sizing

- Treatment System can be mostly below ground with small control shed.
- 15,000 gpd system –
 - Approximately 138 bedrooms
 - Size <3,000 sq. ft. facility with 5,000 sq. ft leaching area.



Treatment Facility Example

Approx 15,000 gpd



Questions?

Mark Nelson, Principal
Horsley Witten Group, Inc.
mnelson@horsleywitten.com



Horsley Witten Group, Inc.



Town of Brewster Sea Camps PPPC Meeting

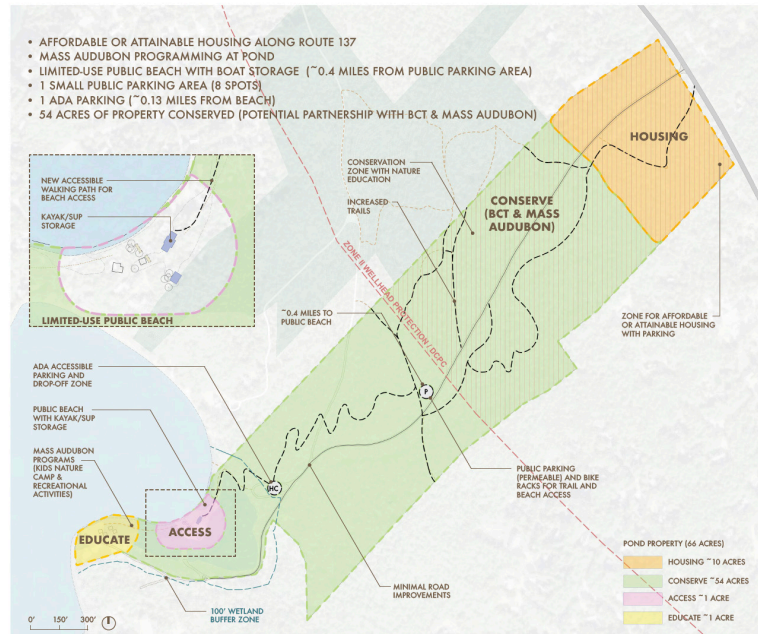
October 18, 2023

REED-HILDERBRAND

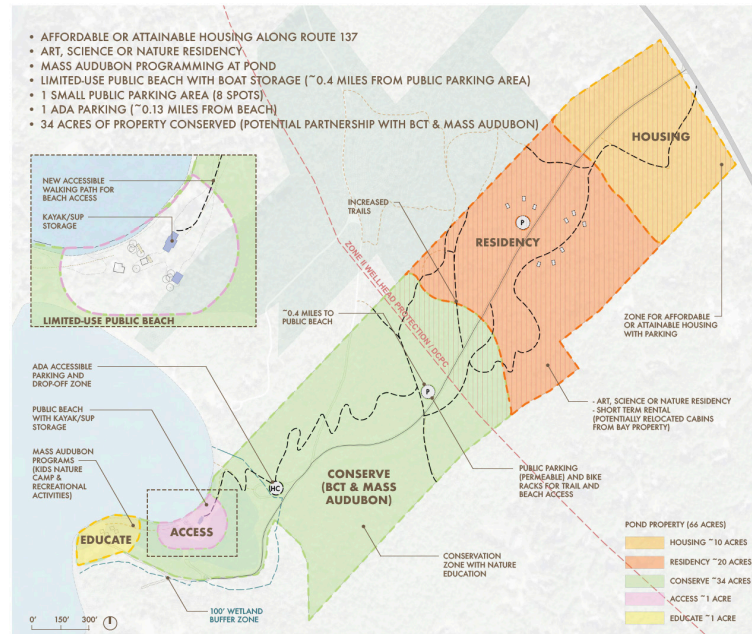
WXY

WHERE WE LEFT OFF

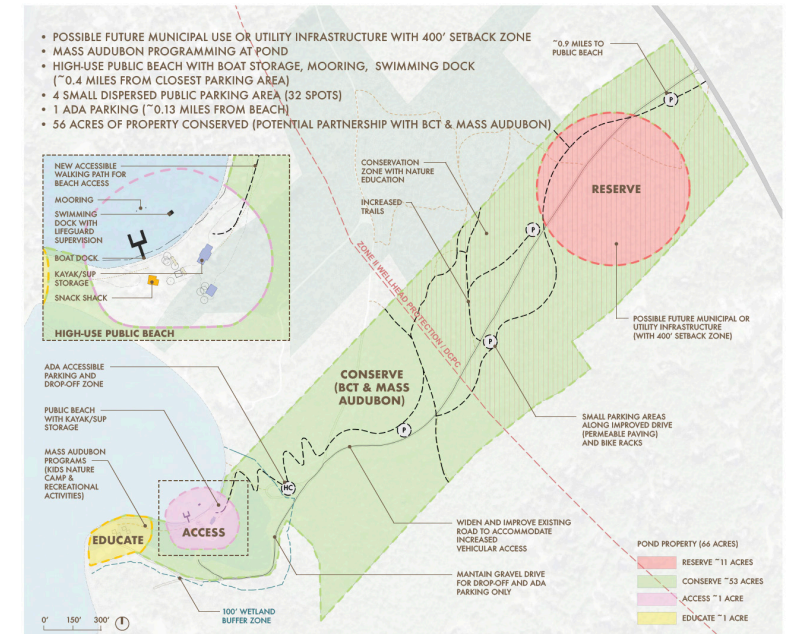
HOUSING + CONSERVATION



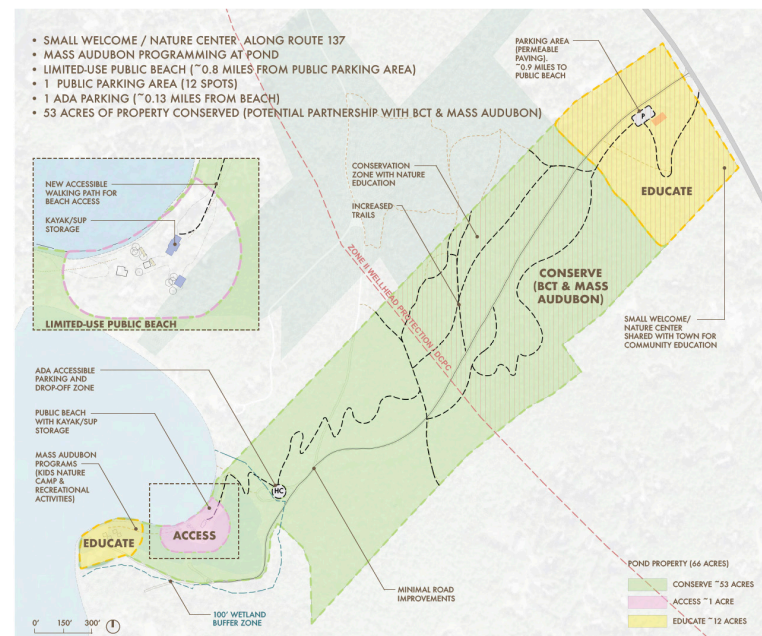
HOUSING, REVENUE + CONSERVATION



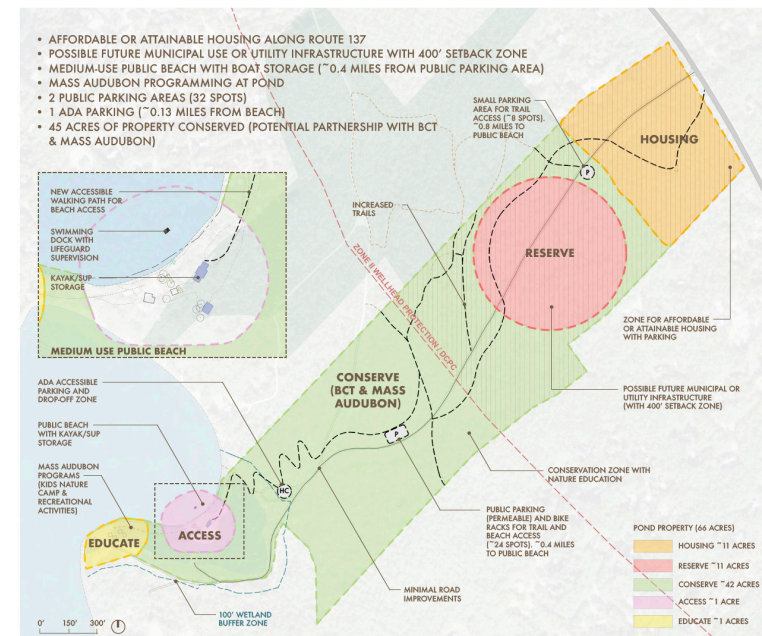
MUNICIPAL USE, CONSERVATION, + HIGH-USE PUBLIC BEACH



CONSERVATION + EDUCATION



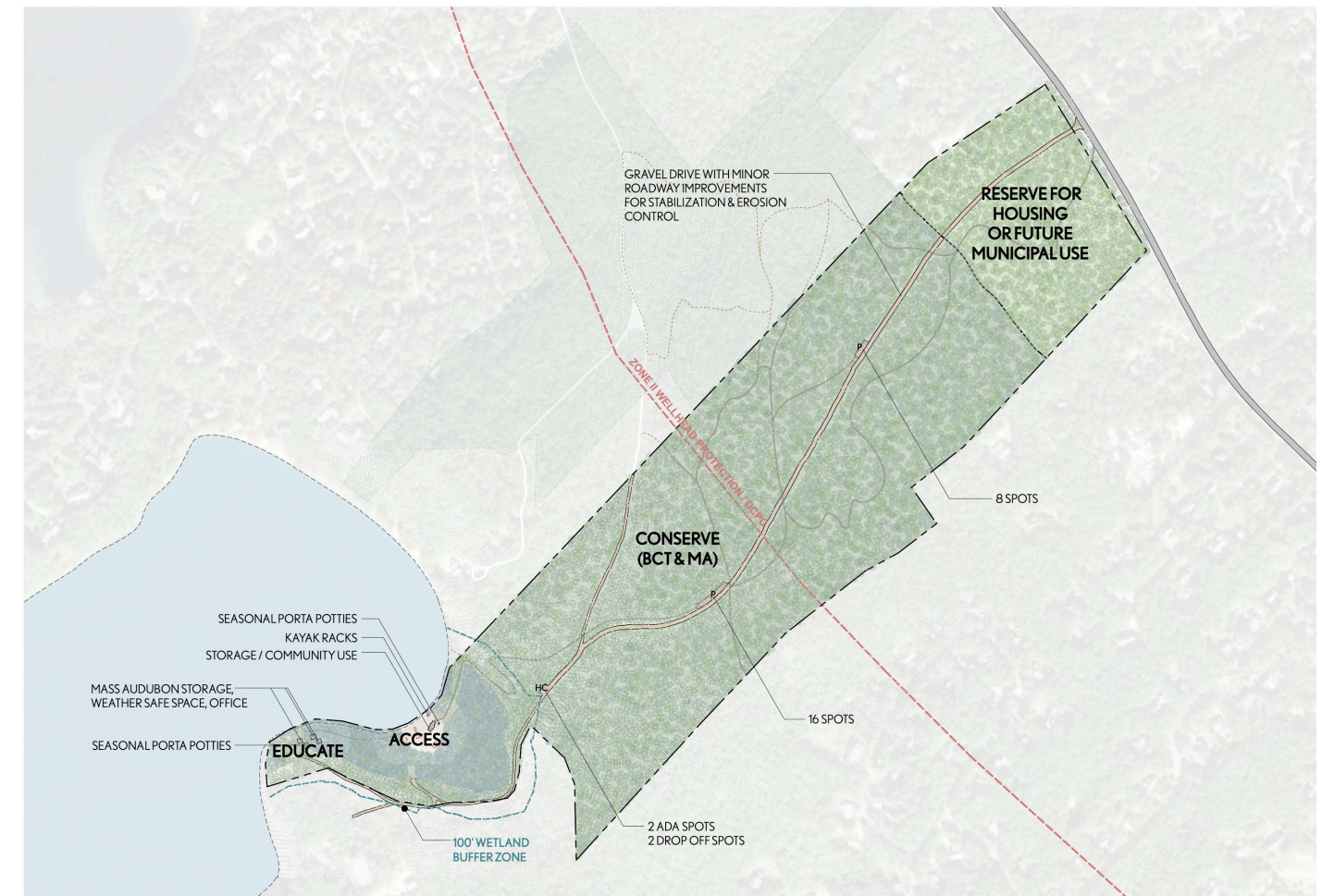
HYBRID HOUSING, CONSERVATION + MUNICIPAL USE



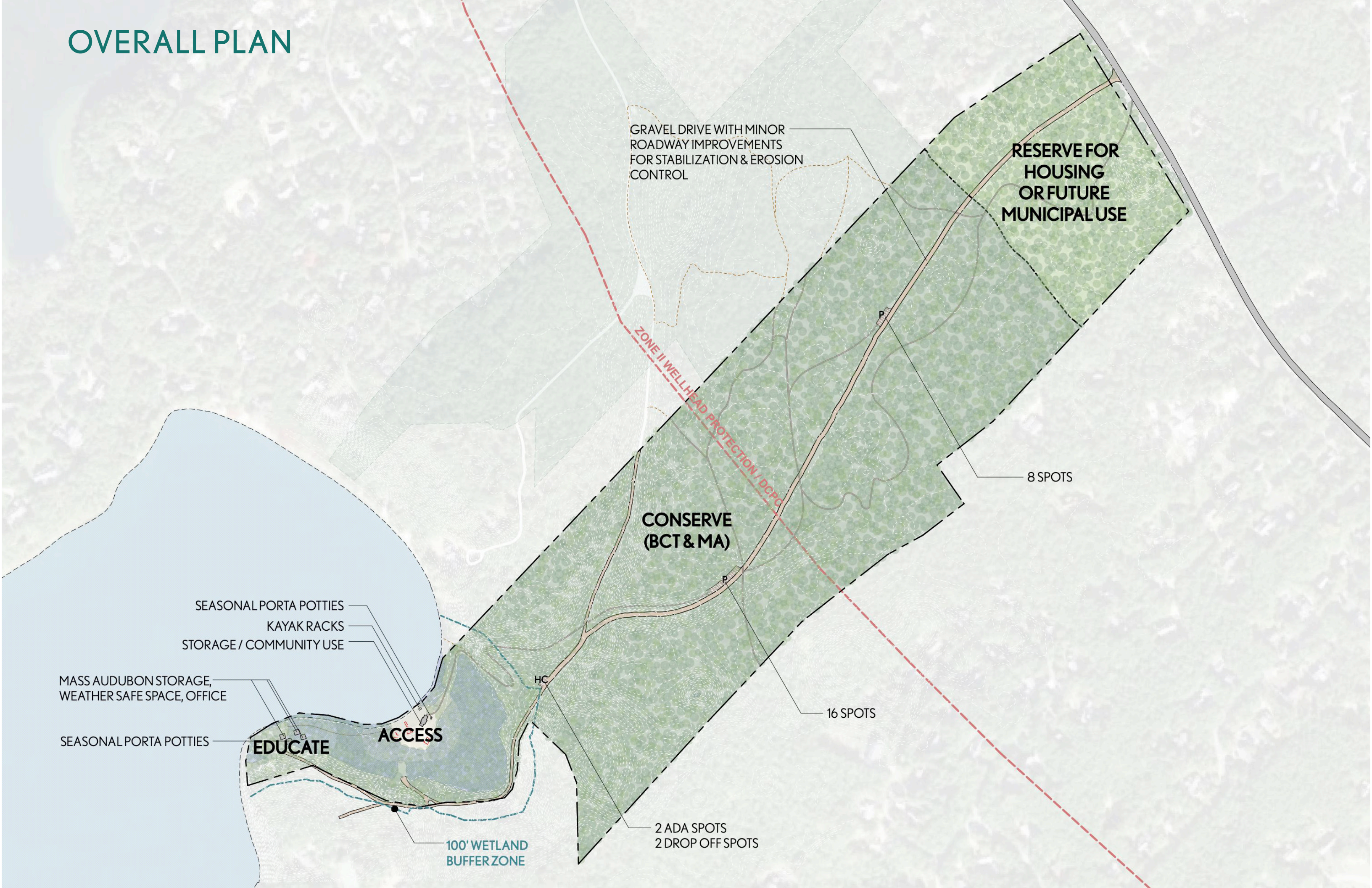
APPLYING OUR GUIDING PRINCIPLES

GUIDING PRINCIPLES

- Expand opportunities for community use with a focus on wellness, recreation, arts, and education
- Protect and conserve important natural habitat and water resources
- Contribute to the Town's affordable housing goals
- Balance cost with revenue generation
- Re-use buildings and amenities where feasible
- Provide resources for all ages
- Build partnerships for activities and stewardship
- Foster awareness of the sensitive ecologies and demonstrate sustainability
- Build upon Brewster's historic, small-town, and socially inclusive character
- Plan for long-term needs of the Town



OVERALL PLAN



GRAVEL DRIVE WITH MINOR ROADWAY IMPROVEMENTS FOR STABILIZATION & EROSION CONTROL

RESERVE FOR HOUSING OR FUTURE MUNICIPAL USE

ZONE II WELLHEAD PROTECTION / DCPC

CONSERVE (BCT & MA)

8 SPOTS

SEASONAL PORTA POTTIES
KAYAK RACKS
STORAGE / COMMUNITY USE

MASS AUDUBON STORAGE,
WEATHER SAFE SPACE, OFFICE

SEASONAL PORTA POTTIES

EDUCATE

ACCESS

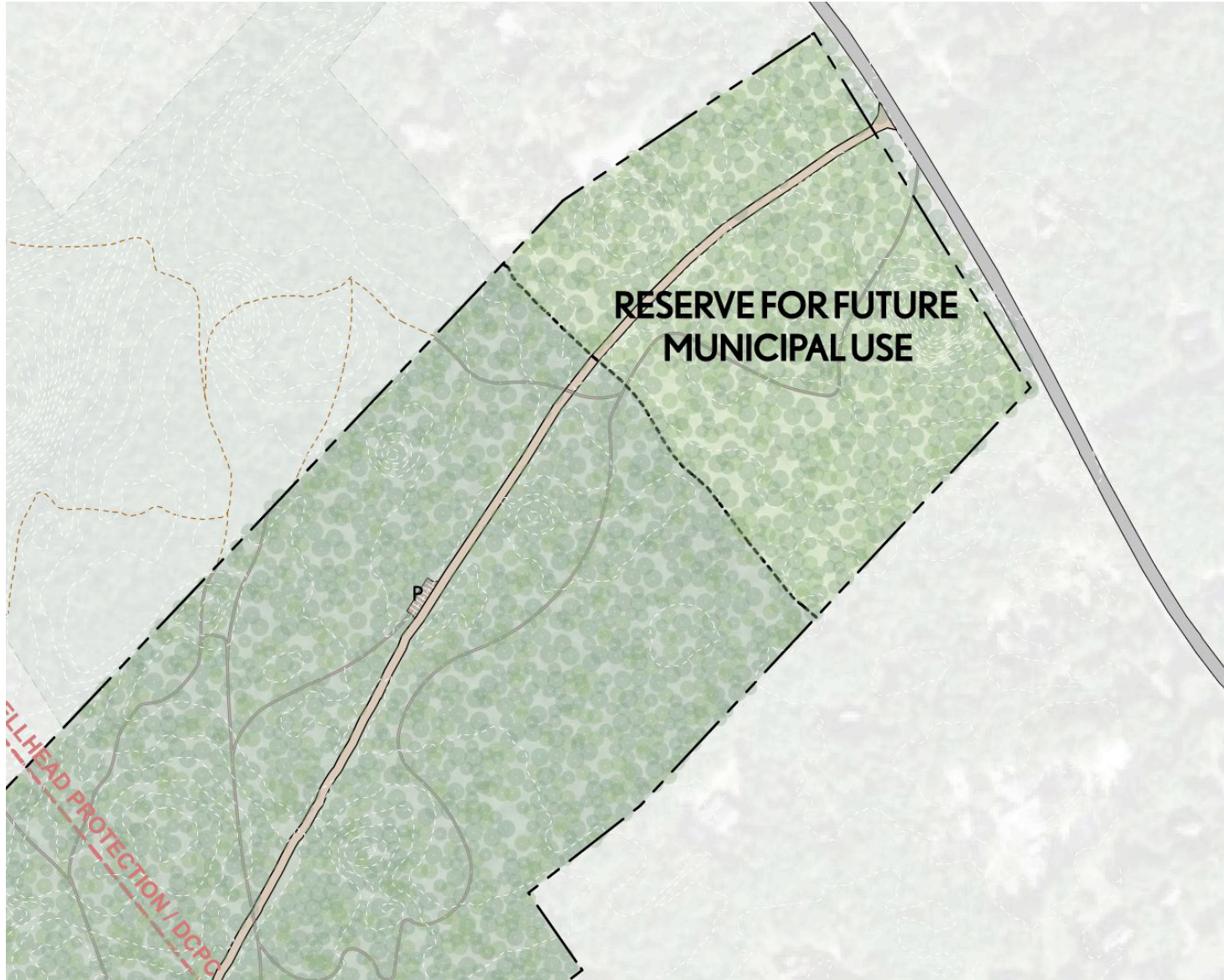
HC

16 SPOTS

100' WETLAND BUFFER ZONE

2 ADA SPOTS
2 DROP OFF SPOTS

PLAN ALTERNATIVES



Town of Brewster Sea Camps Pond Housing Analysis

October 12, 2023

REED HILDERBRAND

WXY



LEC

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Needs

- The law establishes a statewide goal that **at least 10 percent of the housing units in every municipality will be deed restricted affordable housing** to ensure that all communities meet the “regional fair share” or low- or moderate- income housing. The 10 percent statutory minimum is based on the total number of year-round housing units in the most recent decennial census.
- In Brewster, the 10 percent minimum is currently **517 units** and is based upon the 2020 Census year-round housing count for Brewster (5,170).
- At 7.2 percent, the Town would need **an additional 145 units** based on its current Subsidized Housing Inventory (SHI).

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

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

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Implementation Strategies

- Reevaluate the existing ADU and ACDC bylaws that will be brought to the Fall 2023 Town Meeting.
- Consider changes to regulatory measures to facilitate multi-unit residential development. A state grant has been secured to consider regulatory changes to facilitate multi-unit development
- Identify Town-owned land suitable for housing and issue an RFP for development for attainable housing.
- Allow and incentivize adaptive reuse of existing buildings for the creation of affordable and mixed income housing.
- Continue to make use of 40B as a vehicle for creating affordable housing.
- Encourage public/private partnerships to facilitate the collaborative production of affordable housing to meet a range of community needs.
- Utilizing the findings of the ongoing integrated Water Resource Management Plan, continue to identify appropriate wastewater treatment systems to enable the creation of denser housing development that can support the inclusion of affordable units.

POND HOUSING ANALYSIS

Bay Property Context

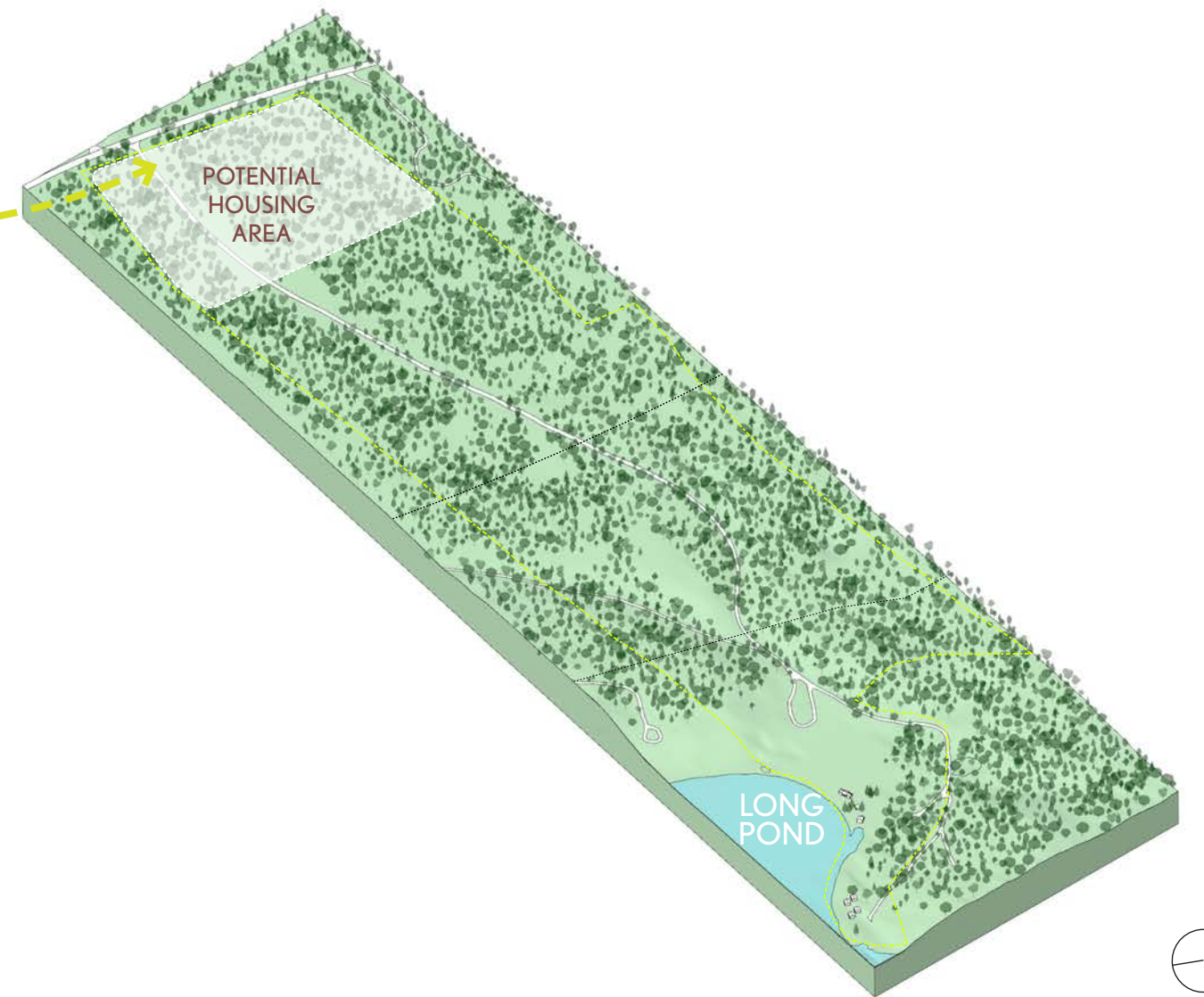


POND PROPERTY

LONG POND PROPERTY:
HOUSING DESIGNATED AREA:
POTENTIAL DEVELOPMENT AREA:

66 ACRES
12 ACRES
6 ACRES

THE POTENTIAL DEVELOPMENT AREA IS 9% OF THE LONG POND PROPERTY



POND HOUSING ANALYSIS

Site Analysis and Principles

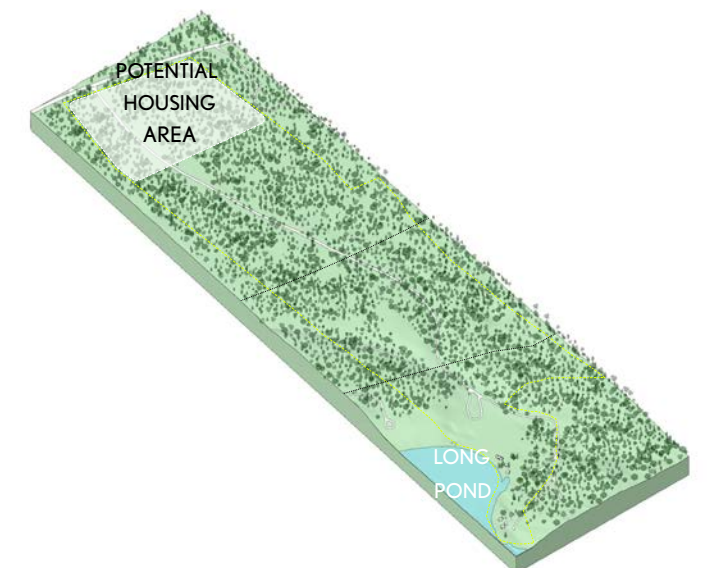
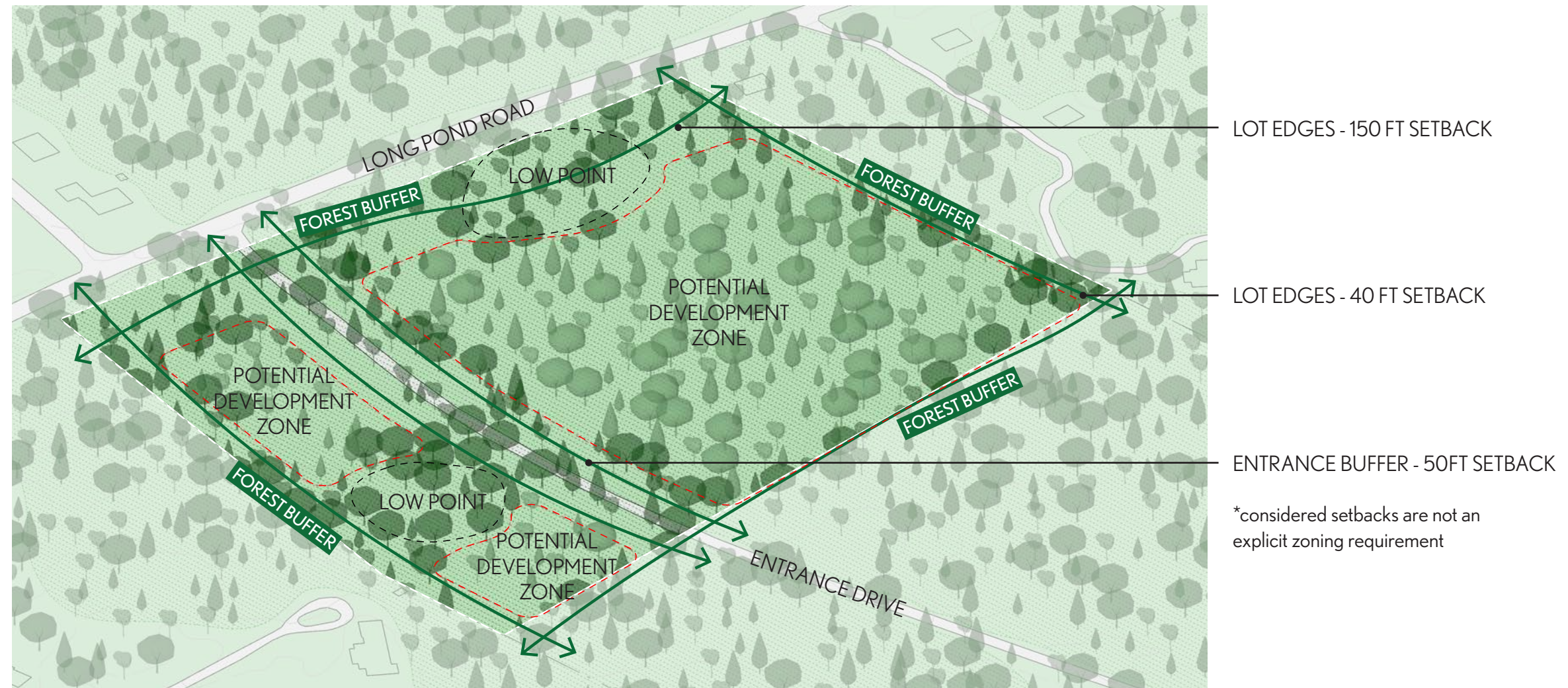
The area designated for housing implements forest buffers and setbacks.

Scenarios based on approximately 50 Units (90 beds) within a 6 Acre area of the site.

Contemplated year round housing with new construction.

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

Septic requirements are being considered and new package plants may be required.



POND ILLUSTRATIVE HOUSING SCENARIOS

Matrix



DETACHED SINGLE UNITS



DETACHED SINGLE UNITS



TOWN HOMES

UNIT COUNT

32 UNITS

48 UNITS

44 UNITS

BEDS

64 TOTAL BEDS

66 TOTAL BEDS

88 TOTAL BEDS

UNIT SIZE

1200 sf

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

1000 sf town homes

SHI

32 UNITS

48 UNITS

44 UNITS

PARKING

32 TOTAL INDIVIDUAL

18 INDIVIDUAL, 45 GROUP

66 GROUP

PRESERVATION

52%

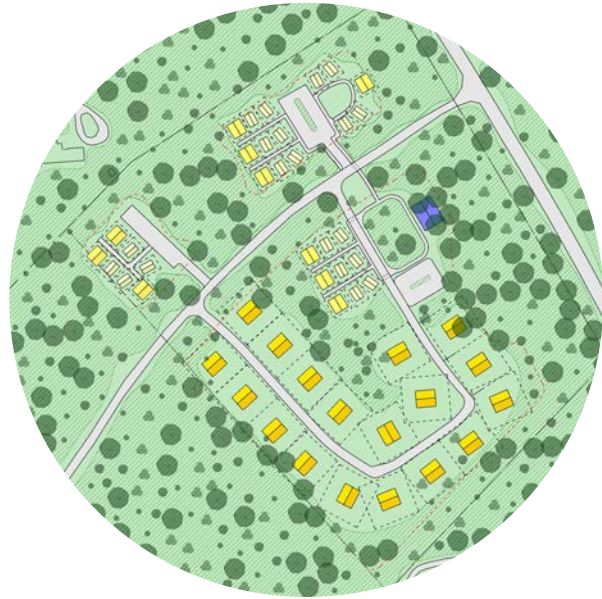
49%

59%

**of Housing
Designated Area*

POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units



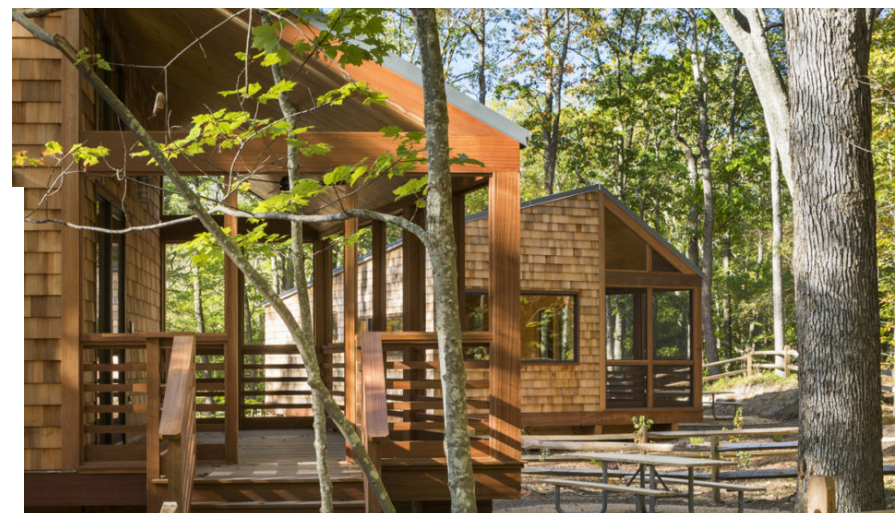
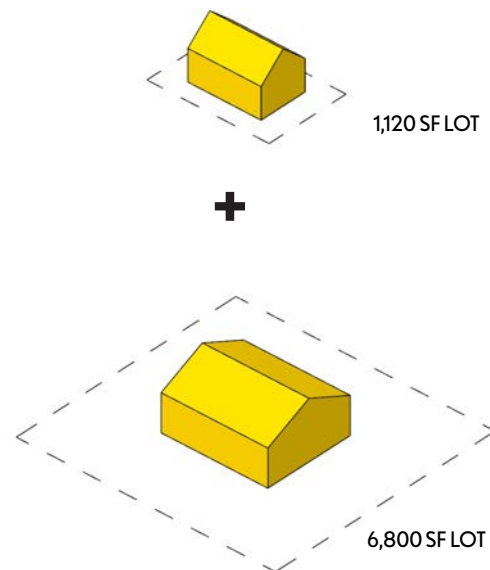
A greater quantity of smaller units and single family housing are considered.



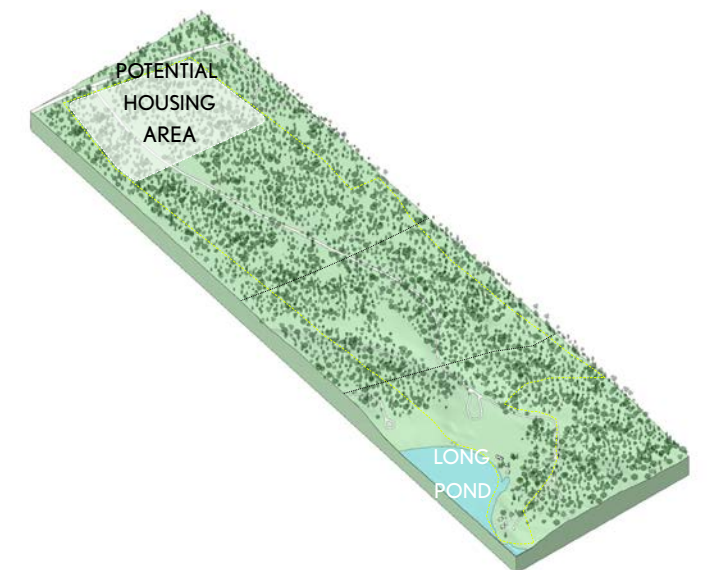
- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT	48 UNITS
BEDS	66 TOTAL BEDS
UNIT SIZE	450 sf studio, 700 sf one bedroom, 1200 sf detached single family
SHI	48 UNITS
PARKING	18 INDIVIDUAL, 45 GROUP
PRESERVATION	49%

**of Housing Designated Area*

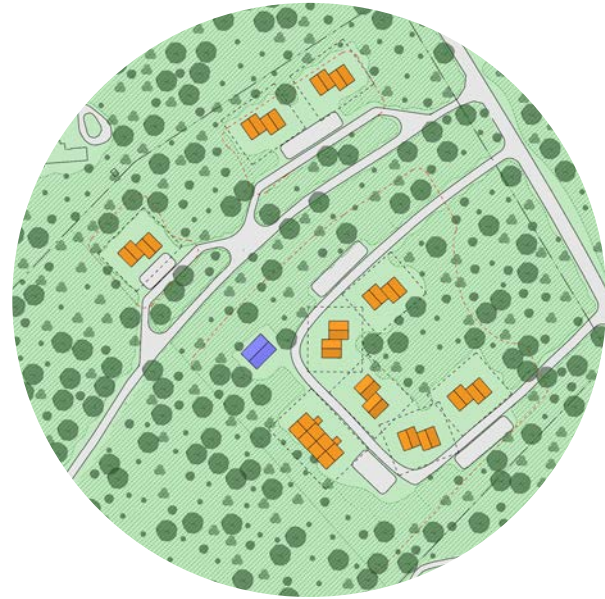


IYS Cabins, Long Island, NY

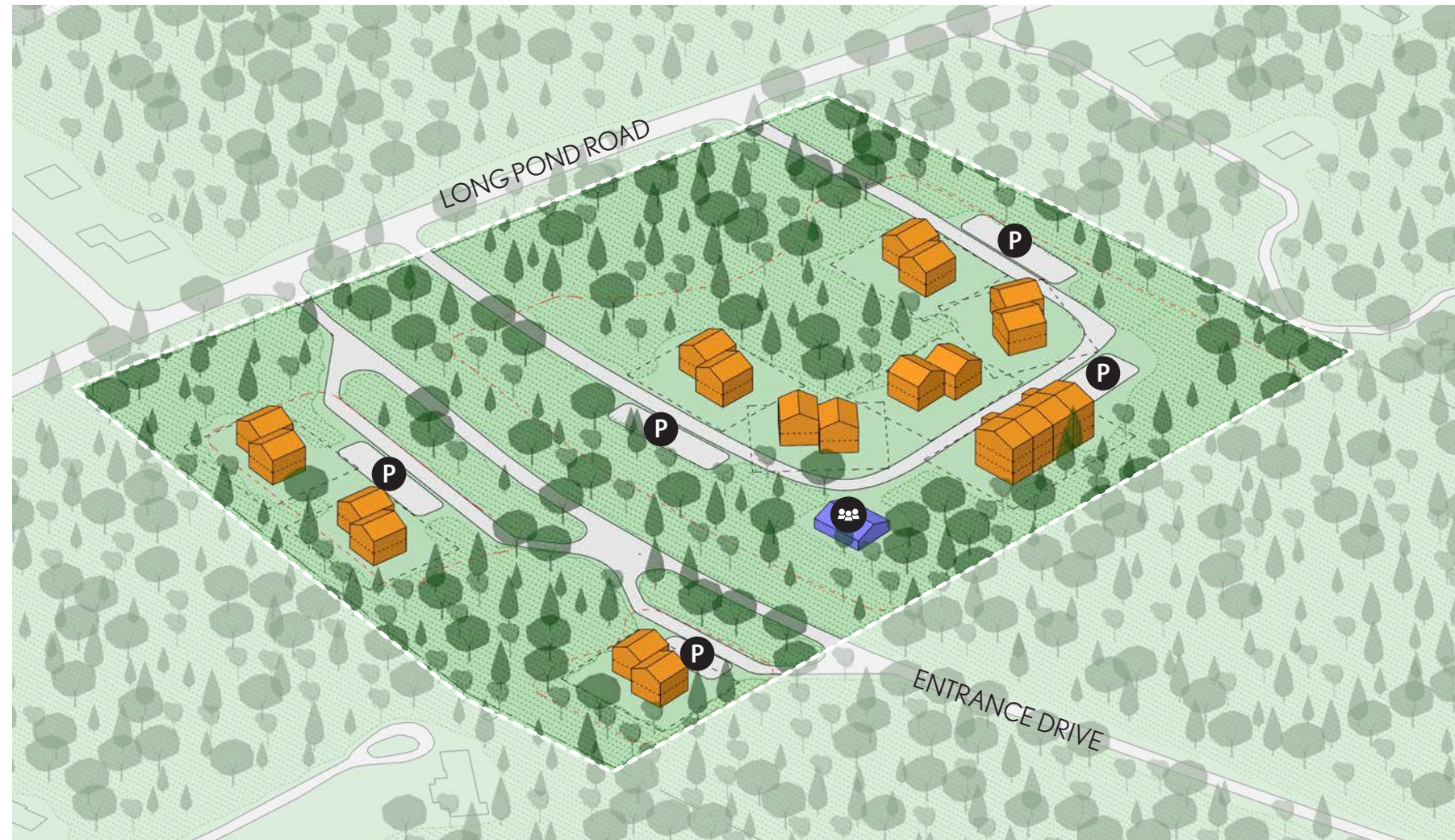


POND ILLUSTRATIVE HOUSING SCENARIOS

Town Homes



A low density configuration of town homes with group parking.



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

UNIT COUNT 44 UNITS

BEDS 88 TOTAL BEDS

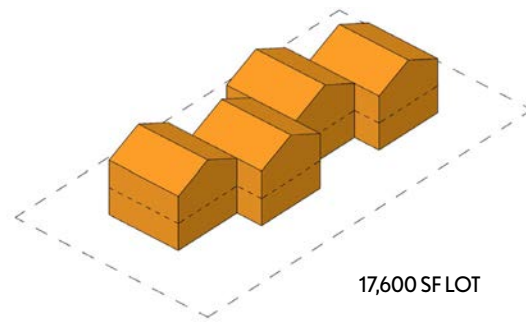
UNIT SIZE 1000 sf town homes

SHI 44 UNITS

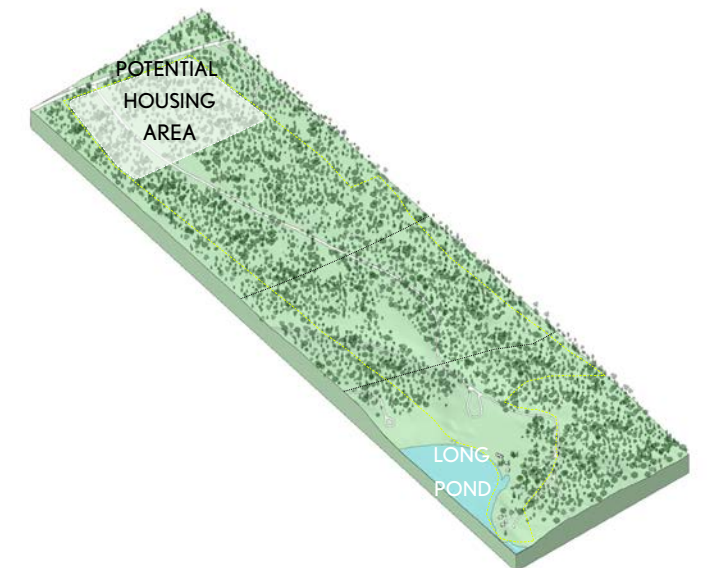
PARKING 66 GROUP

PRESERVATION 59%

**of Housing Designated Area*

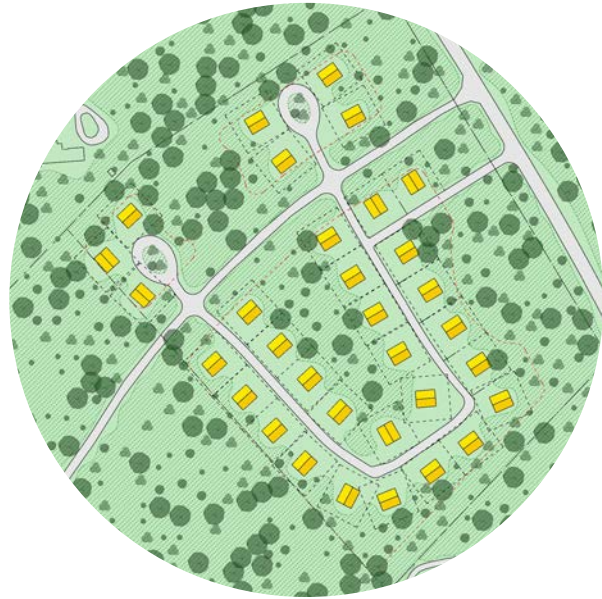


Brewster Woods, Brewster, MA



POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units



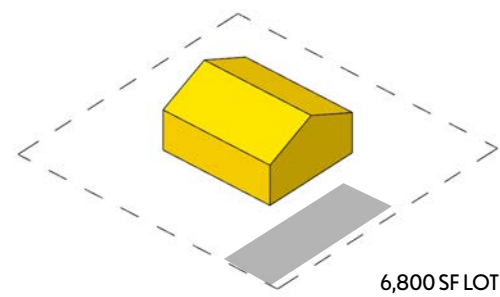
detached single family housing.



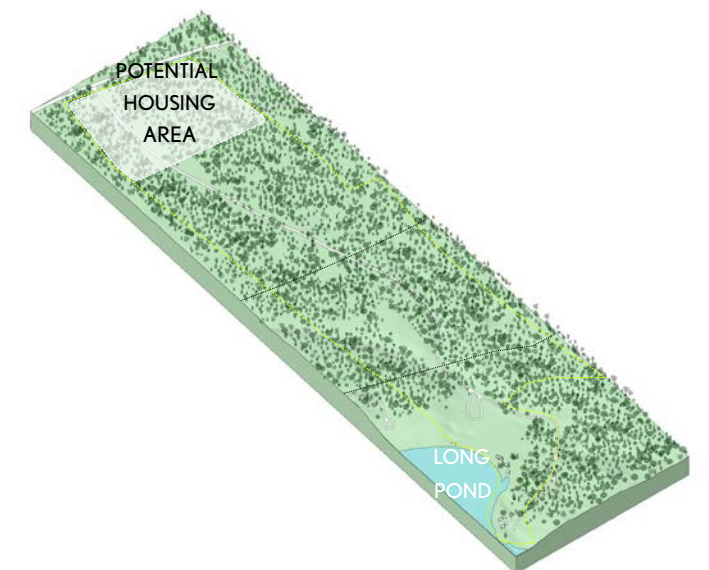
- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT	32 UNITS
BEDS	64 TOTAL BEDS
UNIT SIZE	1200 sf
SHI	32 UNITS
PARKING	32 TOTAL INDIVIDUAL
PRESERVATION	52%

**of Housing Designated Area*



Habitat for Humanity Housing, Brewster, MA



POND ILLUSTRATIVE HOUSING SCENARIOS

Matrix



DETACHED SINGLE UNITS



DETACHED SINGLE UNITS



TOWN HOMES

UNIT COUNT

32 UNITS

48 UNITS

44 UNITS

BEDS

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UNIT SIZE

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SHI

32 UNITS

48 UNITS

44 UNITS

PARKING

32 TOTAL INDIVIDUAL

18 INDIVIDUAL, 45 GROUP

66 GROUP

PRESERVATION

52%

49%

59%

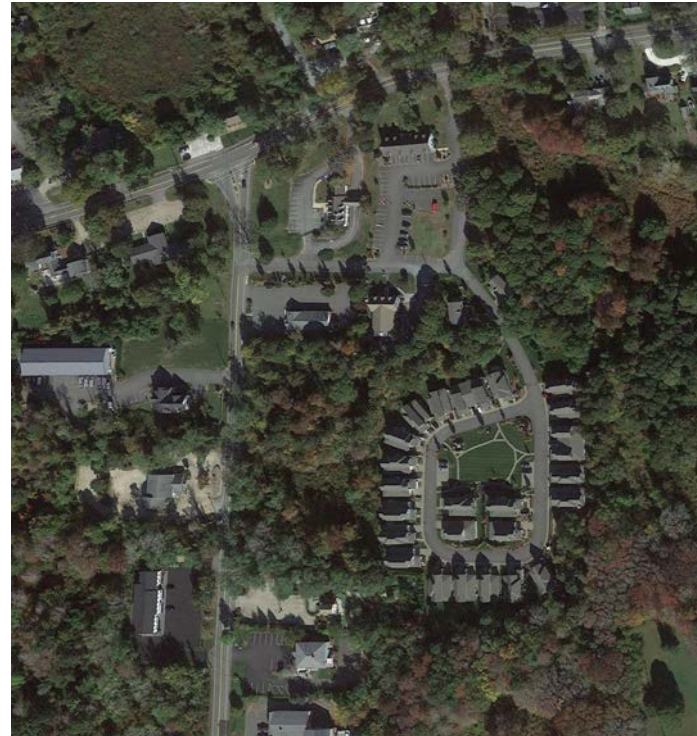
**of Housing
Designated Area*

APPENDIX: POND HOUSING ANALYSIS

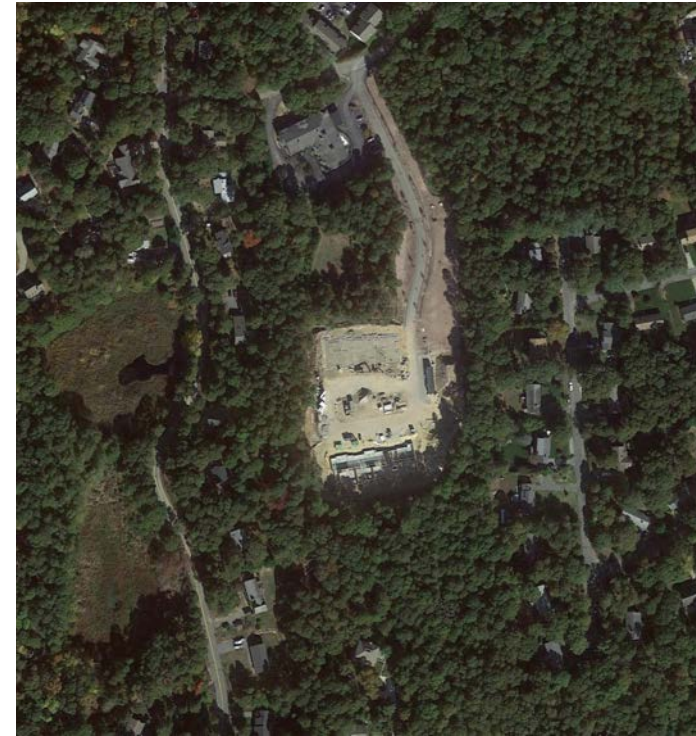
Brewster Scale Comparisons



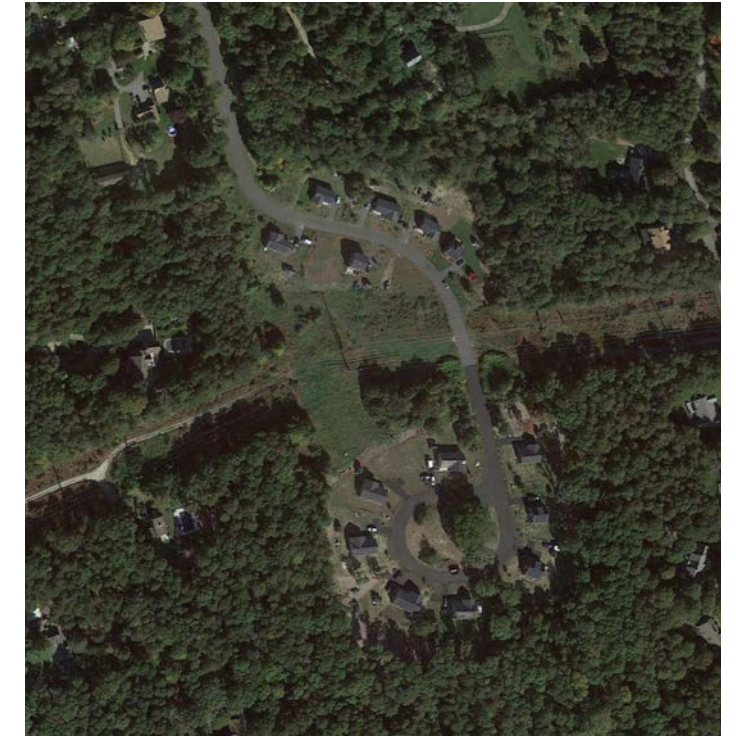
LONG POND PROPERTY
HOUSING DESIGNATED AREA
12 ACRES



BREWSTER LANDING - BREWSTER, MA
9.4 ACRES
7 SHI UNITS (28 UNITS IN COMPLEX)



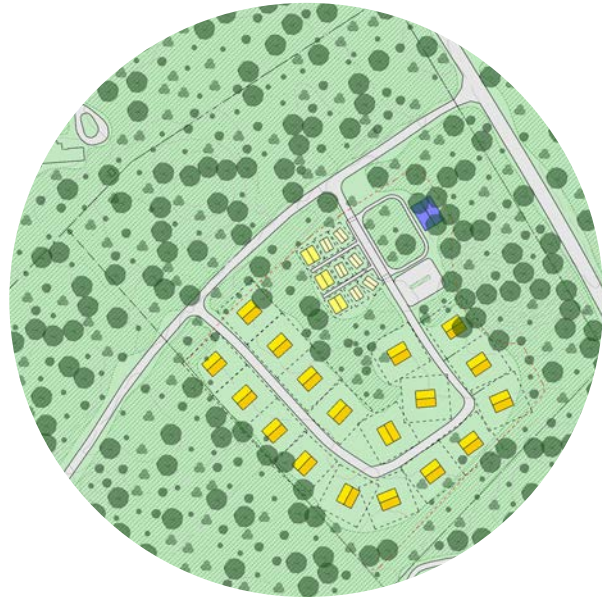
BREWSTER WOODS - BREWSTER, MA
7.1 ACRES
30 SHI UNITS



PAUL HUSH WAY - BREWSTER, MA
APPROX. 10 ACRES
14 SHI UNITS

APPENDIX: POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units (Lower Density)



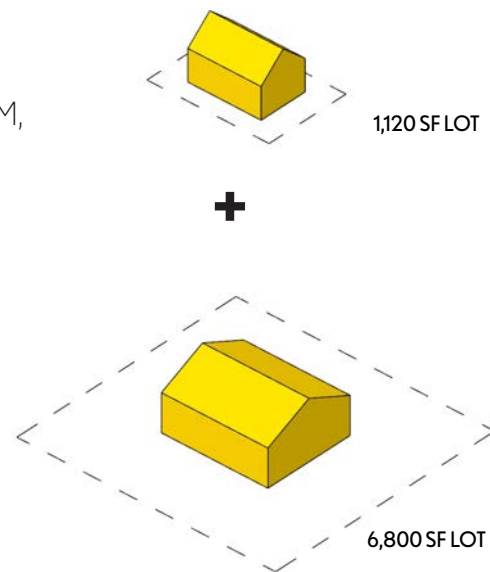
A low density of smaller units and single family housing are considered.



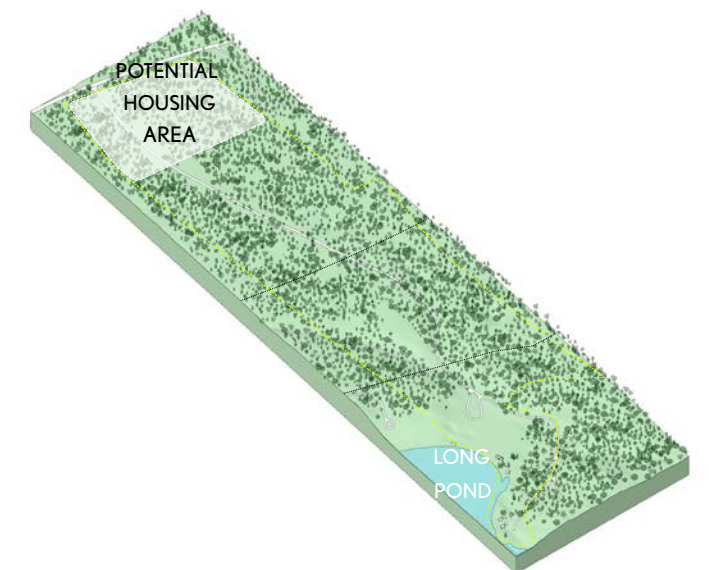
- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

DENSITY	LOW DENSITY
UNIT COUNT	27 UNITS
PARKING	18 INDIVIDUAL, 14 GROUP
UNIT SIZE	450 SF STUDIO, 700 SF ONE BEDROOM, 1200 SF DETACHED SINGLE FAMILY
SHI	27 UNITS
BEDS	45 TOTAL BEDS
PRESERVATION	59%

*of Housing Designated Area



Brewster Landing, Brewster, MA





Town of Brewster

2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701
www.brewster-ma.gov

Office of:
Select Board
Town Manager

MINUTES OF THE POND PROPERTY PLANNING COMMITTEE

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

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

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

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

Public Announcements and Comment

None

Introduction of Chris Ellis as new Recreation Commission Voting Member

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

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

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

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



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

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

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

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

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

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

- Member Ferris stated that it is not this Committees task to decide where housing would go throughout town, but help to decide what happens on the Long Pond Property.



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

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

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

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

Short Term Uses of Property Updates

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

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

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

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



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

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

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

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

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

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

Committee Reorganization

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

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

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



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FYIs

None

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

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

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

Matters Not Reasonably Anticipated by the Chair

None

Questions from the media

None

Next Meetings

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

Adjournment

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

Respectfully submitted by
Erika Mawn, Executive Assistant to Town Administration

Approved on:



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

DATE: October 4, 2023

TIME: 4:00 PM

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

PARTICIPANTS:

Select Board: Chair Ned Chatelain, Vice-Chair Mary Chaffee, Selectperson Kari Hoffman, Selectperson Cynthia Bingham, Selectperson Dave Whitney

Bay Property Planning Committee: Chair Amanda Bebrin, Karl Fryzel (remote), Katie Jacobus, Caroline McCarley (remote), Patricia Hughes, Peter Johnson, John Phillips, Clare O'Connor-Rice;

Liaisons/Representatives: Gary Christen; Maggie Spade-Aguilar

Absent: Thomas Wingard

Pond Property Planning Committee: Chair Doug Wilcock, Vice-Chair Cynthia Baran, Stephen Ferris, Katie Gregoire, Timothy Hackert, Chris Williams, Katie Gregoire, Chris Ellis (remote)

Absent: Jan Crocker

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

Reed Hilderbrand Consultants: Elizabeth Randall, Madeleine Aronson

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

Selectboard Chair Ned Chatelain called the Select Board meeting to order at 4:00pm and declared a quorum with all members present in person. Chair Chatelain read the meeting participation and recording statements.

Public Announcements and Comment

None

Chair Amanda Bebrin called to order the Bay Property Planning Committee meeting at 4:01pm and declared a quorum.

Chair Doug Wilcock called to order the Pond Property Planning Committee meeting at 4:01pm and declared a quorum with one person attending remotely.

Review and Discuss Shared Areas of Interest for Bay & Pond Properties and Provide Policy Direction on Community Center, Housing, Partnerships, and Municipal Uses in Preparation for Next Community Forum

Elizabeth Randall and Madeline Aronson from Reed Hilderbrand said they have gathered great information and feedback from the discovery phase and from community feedback. There are a few areas where they are not able to draw conclusive community desires from the feedback. At this point there have been two forums



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and two surveys – they are using these to develop plans for each property. Ms. Randall said that their hope is that at the next forum in November they will be sharing one plan for each property – there will be some alternatives in the plans for discussion, but the goal is to share plans that residents can respond to. There will be a further virtual forum, after which the consultants will continue to refine the plans. Then there will be a final forum to share the plans that will be voted on at Town Meeting. Ms. Randall said she feels that Reed Hildebrand has a good sense of the community priorities at this point.

Madeline Aronson said that the forum and survey feedback shows that the community has a very strong interest in reusing buildings and prefers reuse over the construction of new buildings on the bay property. Residents have more of an interest in a community campus, this conflicts with some of the desired programming, such as an indoor pool, which cannot be accommodated in the existing buildings. Several respondents questioned whether the bay parcel is the correct location for a community center and suggested that the Eddy School might be a better location. Ms. Aronson suggested that at the next forum the consultants present two options for the community center, showing a new construction and a reuse alternative. Planning studies showing feasibility for other community centers should also be shared at the next forum.

Selectperson Chaffee said she was concerned that a lack of information may have influenced how people responded to the survey – particularly in relation to the idea of Eddy School reuse – which is not an option at this point in time. Secondly, Selectperson Chaffee noted that only a handful of buildings on the bay parcel are theoretically reusable for community use. It is possible that some of the residents who provided this feedback may not have been aware of these realities, and, therefore, the construction of a new purpose-built community center should remain an option.

Selectperson Hoffmann voiced her agreement with Selectperson Chaffee's comments regarding the Eddy School. Selectperson Whitney said that community centers generally include gyms, and there is no building currently on the property that is suitable for repurposing as a gym. The Council on Aging also cannot stay where it is, and none of the existing buildings on the parcel can be repurposed as a Senior Center. Selectperson Whitney strongly suggested that the final plans include a new purpose-built building.

Selectperson Bingham said that she has real concerns about cost and debt associated with new construction. The current Senior Center building is not fit for purpose, however, the cost of constructing a new 20 million building would be a financial burden on residents – unless a donor can be found she is not sure what to do about the situation. Selectperson Chatelain said that he favors an activities-based approach to designing the site – it seems likely at this point that the Town will need to construct a new facility to house a community center.

Selectperson Chaffee noted that she also has concerns about the cost, but that the vacation of the existing council on aging building would give the Town the option of selling this structure, which could potentially fund new constructions on the bay property. Mr. Lombardi said keeping costing and programming in mind is critical, and the next forum will include this information for residents.



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Katie Jacobus said that, as the Chair of Brewster School Committee, she could confirm that any previous plans for school consolidation have been tabled, and therefore reusing the Eddy School for a community center is not an option.

Amanda Bebrin read out prepared remarks from Karl Fryzel that it is important to have a sense of the programs and the cost for a new construction, as well as the cost of retrofitting existing structures. Ms. Bebrin also read out some prepared remarks from Sharon Tennstedt that the COA cannot currently adequately house the desired level of programming, and building a new center is preferable to retrofitting an existing building.

Ms. Bebrin said that educating the public about the Eddy School context, and the cost of retrofitting existing buildings for desired programming is important. If a community center cannot be built now due to cost reasons, perhaps the space can be set aside for a later date. Clare O'Connor-Rice said that interim use of existing buildings is a good idea, and that space should be set aside for the possible future construction of a new community center.

Mike Gradone, Recreation Department Director, said that it was important to keep recreation and youth in mind when discussing a multigenerational community center. The Recreation Department is currently housed in the Eddy School, but it needs its own facility.

Selectperson Chatelain noted that there seemed to be a consensus among committee members and the Select Board that a standalone community center should remain on the table as an option, and that the conversation should continue about the cost and timeline. Options for reuse should also continue to be discussed.

In terms of housing, Ms. Randall noted that responses to the survey and forum showed that most residents are in favor of seasonal workforce housing on the bay property. There was mixed feedback regarding housing on the pond property. Some residents felt that the general aim of conservation was in conflict with the concept of building new housing. Ms. Randall noted that if one of these properties is not used for year-round deed restricted housing to meet the state's 10% mandate, other properties will need to be purchased by the Town to build housing in the near future. The design team is suggesting that the Town prepare a new presentation for the next community forum that puts the goals of the Housing Production Plan in context as it relates to possible housing on these parcels, and the need to purchase additional land to meet the state's mandates if housing is not part of the future of these parcels. The design team would like policy direction from the committees and Select Board on whether affordable housing should be included on at least one of these parcels as an option, and approval for the design team to develop one version of the plan for each property that shows appropriately scaled affordable housing for residents to provide feedback on.

Selectperson Hoffmann said that one of the concerns about putting housing on these properties is related to the installation of septic systems. However, she hopes these concerns do not rule this out as an option for discussion – technology can change over time.



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Selectperson Chaffee said it is important to consider putting housing on at least one of these properties. Otherwise, the Town would have to buy new property elsewhere to meet the state mandated goals. Environmental concerns are valid, but decisions need to be high-level and flexible. Conservation restrictions can potentially be limiting and could close the door off for future use options. Selectperson Bingham agreed that use options have to be kept open. Selectperson Whitney agreed and asked Reed Hildebrand to include options for both properties for the next forum.

Selectperson Chatelain expressed concern about using the bay property for short-term worker housing. Affordable housing for residents is a public good and should be a high priority, however, short-term affordable housing is merely a subsidy for the business community on public land, and he has concerns with that approach.

Pat Hughes said that, from an environmental perspective, the bay property might make the most sense for new housing. The pond is more environmentally sensitive. Peter Johnson agreed that housing should be on one of the properties, but he would not favor the pond property. Ms. Jacobus said that it was understandable for residents to favor workforce housing, but the existing cabins on the property have a low potential for reuse and using them in this way would not contribute to the 10% affordable housing state mandate.

Ms. Bebrin read out comments from Mr. Fryzel. Mr. Fryzel is in favor of affordable options for both properties, and having conceptual plans to view during the next forum to give a sense of scale would be helpful. It will be very difficult to meet the 10% mandate by 2029 if affordable housing is not pursued on either site.

Ms. Bebrin explained that she works in housing, and she is concerned that the committees might not be getting feedback from the people who need housing the most, either because they cannot afford to live in Brewster or might be too busy to respond to surveys.

Tim Hackert said that he thinks the wastewater concerns in relation to housing can be solved. The pond site is a mixed-use type of site, and constructing housing with limited impacts on groundwater is achievable. The Spring Rock housing project represents appropriately scaled housing, and this might be a good model for residents to consider. Stephen Ferris said that there is a tremendous opportunity on both sites, and it would be a mistake not to put housing on both properties.

Cynthia Baran said that she completely agreed that affordable housing was necessary, and she was in support of it on the bay property. She said that she does not believe it is appropriate on the pond property due to water quality issues. There needs to be additional information to educate residents about the natural resources that exist at this location. Elizabeth Taylor voiced her agreement with Ms. Baran that the most appropriate location for new housing construction is the bay property. Constructing housing on the pond property runs the risk of polluting the pond and contaminating the soil.



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Selectperson Chatelain said he felt there was a consensus among voting committee members and the Select Board for affordable housing on at least one of the parcels. Adding that there is consensus to instruct Reed Hilderbrand to develop one concept on each property that includes appropriately scaled affordable housing.

Ms. Aronson said that, in terms of potential partnerships, there appears to be consensus from residents that the Town should pursue a partnership with Mass Audubon on both properties. There is widespread interest in nature programming. Mass Audubon has indicated they need a facility that can serve as a welcome center and a base for staff. They have also expressed a need for seasonal workforce housing for their staff, with the bay property as a preferred site. The Reed Hilderbrand design team recommends that the Town obtains more information from Mass Audubon about their needs for staff housing and other facilities to manage their desired programming. The Town should also find out if they can receive financial support from Mass Audubon for nature-based uses of the pond property. One nature center on one of the properties seems more feasible than one on each. One or more of the buildings on the bay property should be designated for Mass Audubon use, such as facilities or seasonal staff housing.

Selectperson Chaffee responded that partnering with a highly respected organization like Mass Audubon would be a great initiative. Mr. Lombardi added that having had conversations with David O'Neill, Mass Audubon President, he knows that they are very interested in partnering with the Town on both properties. Selectperson Hoffmann agreed that Mass Audubon would be a great organization to partner with.

Clare O'Connor-Rice said there should be a very clear description of any potential agreement with Mass Audubon. And, if housing is provided for the staff, the cost-sharing nature of these details should be provided. Ms. Jacobus agreed that the Town needs to look at the request for seasonal workforce housing for this partnership.

Selectperson Chatelain said that there was a consensus among Select Board and committee members to continue this discussion about the Audubon partnership, but that further information would be needed.

Ms. Randall explained that there was community consensus in pursuing a partnership with Brewster Conservation Trust (BCT). Ms. Randall is requesting that all plans for the pond property include an area designated for conversation that covers at least 60% of the property. The suggestion is that the Town pursue a conservation restriction held jointly with BCT and Mass Audubon and inquire about receiving financial support from BCT.

Selectperson Hoffmann said that any conservation restriction should leave room for the building of appropriately scaled housing if the technology is available to protect the Town's water. Selectperson Chaffee said that housing priorities and conservation are not incompatible on the pond property, and a conservation restriction of 60% is a good idea, while the remaining landing should be reserved for future uses. Selectperson Chatelain agreed that a conservation restriction of 60% is appropriate and flexible.



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Mr. Hackert said that there is no conflict between conservation and housing. BCT and the Housing Trust have already had preliminary conversations about working together at this location, and their aims are compatible. A flexible conservation restriction would be beneficial. Cynthia Baran said that she would like to hear from Mark Nelson on the impact to the watershed systems of these potential decisions. Mr. Lombardi confirmed that Mr. Nelson would be available to answer these questions at the next meeting.

Selectperson Chatelain said that there seemed to be consensus that a flexible conservation restriction of 60%, that potentially allows for other uses, was appropriate.

Ms. Aronson said that, in terms of municipal uses, there appeared to be community interest in reserving portions of the pond property for future municipal use. However, there is some confusion around what this means. Reed Hilderbrand is requesting policy direction for uses that should be included as possible future uses, and for the Town to explain some of these future uses at the next community forum.

Mr. Lombardi said it was important to make clear to residents that some uses were mutually exclusive, such as a well and a package treatment plant. The committees and board members need to decide how much specificity should be on the plans that go to Town Meeting.

Selectperson Chaffee said that the Town brings in a lot of revenue through the rentals of beach cottages at Crosby Mansion. There are some pockets of cottages on the bay property that are in decent shape that could potentially be renovated and rented out to vacationers in a similar manner. Selectperson Hoffmann said that a discussion around a cell phone tower on either property should be an option. Selectperson Chatelain said he thinks that the pond should not be constrained to a particular municipal use.

Ms. Hughes said she supports the idea of reserving space for future uses. Ms. Bebrin expressed support for exploring the idea of a cell tower on the bay property. Elizabeth Taylor said that a new cell tower on either property could potentially be a monopole, and less of an eyesore than a traditional cell tower.

Adjournment

Pat Hughes moved to adjourn the Bay Property Planning Committee at 6:02 pm. Peter Johnson second. A vote was taken. Clare O'Connor-Rice – yes, Pat Hughes – yes, Karl Fryzel – yes, Caroline McCarley – yes, Katie Jacobus – yes, Amanda Bebrin – yes, John Phillips – yes, Peter Johnson – yes. The Committee vote was 8-Yes, 0-No.

Cynthia Baran moved to adjourn the Pond Property Planning Committee at 6:02 pm. Tim Hackert second. Doug Wilcock – yes, Cynthia Baran – yes, Stephen Ferris – yes, Timothy Hackert – yes, Chris Williams – yes, Katie Gregoire – yes, Chris Ellis – yes. The Committee vote was 7-Yes, 0-No.

Selectperson Hoffmann moved to adjourn the Select Board at 6:02 pm. Selectperson Bingham second. Chair Ned Chatelain – yes, Vice-Chair Mary Chaffee – yes, Selectperson Hoffman – yes, Selectperson Bingham – yes, Selectperson Whitney – yes. The Board vote was 5-Yes, 0-No.



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Respectfully submitted by Conor Kenny, Project Manager

Select Board

Approved: _____ Signed: _____

Bay Property Planning Committee

Approved: _____ Signed: _____

Pond Property Planning Committee

Date Approved: _____

Accompanying Documents in Packet: Agenda, Community Forum 2 and Survey Feedback Summary Packet, Committee Considerations and Suggestions, Guiding Project Principles, Approved Bay Property Planning Committee Charge, Approved Pond Property Planning Committee Charge, BCT Position Paper Summary Long Pond Property, Email from Tino Kamarck, Pages from Final Community Forum 2 Boards, Town Meeting Articles, Town Plans Resource Sheet

DRAFT

Donna Kalinick

From: Peter Lombardi
Sent: Wednesday, October 4, 2023 8:07 PM
To: Doug; Cyndi Baran; Donna Kalinick
Subject: RE: Questions about effluent total N

Yes, I think your questions and MassTC's response should be in the next PPC packet. Brewster is one of just a few towns working with the test center on the RME pilot.

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.

From: Doug <dougw_96@comcast.net>
Sent: Wednesday, October 4, 2023 7:58 PM
To: Cyndi Baran <cynthia.baran@comcast.net>; Donna Kalinick <dkalinick@brewster-ma.gov>; Peter Lombardi <plombardi@brewster-ma.gov>
Subject: Fwd: Questions about effluent total N

This is the reply that Emily from Mass TC sent. Again, my question is whether it should be included in our packet.
Doug

Begin forwarded message:

From: Emily Michele Olmsted <emilymichele.olmsted@capecod.gov>
Subject: RE: Questions about effluent total N
Date: September 12, 2023 at 8:52:38 AM EDT
To: Doug <dougw_96@comcast.net>
Cc: MASSTC <masstc@barnstablecounty.org>

Good morning Doug,

Thanks for your e-mail.

I will answer your other questions below but I will also answer one you did not ask as well. Currently we have a project in the works which is aiming to improve overall management of I/A systems through an experimental model called the Responsible Management Entity (RME). You can learn more about that project here (<https://www.masstc.org/rme>) but part of the aim of that project is pulling together a Recommended Technologies Panel (RTP), which is a group of unbiased experts whose goal is to look at available I/A data as well as multiple factors that can influence performance and come up with a determination of the best available I/A technologies. The hope is that the RTP will come up with a final set of decisions in the coming months/year (that is an estimated timeline).

As for your other questions:

Please keep in mind that the box-whisker plots found on the website are for informational purposes only. Making a decision about choosing an I/A system is not as simple as looking at a box-whisker plot, especially because there are limitations to this data on our website.

The box-whiskers that appear are based on I/A data that has been reported to the I/A tracking database for any real-world I/A systems on file. They are reported by operators and are not checked for errors or omissions. I am attaching a resource about this data to this e-mail. The timeline for this data is whenever the sample was taken; the earliest sample points I know of existing in the database are from the year 2000 or so, but the majority of data points are far more recent than that, but you will not be able to see the date information in the current box-whisker plots. Likewise, there's no way to identify outliers at this time, nor is there a way to exclude start up data with these plots.

After consultation with someone who knows more of the website specifics, it is my understanding that there must be a minimum of 3 samples points before one site will appear, as a median is more useful if you have at least 3 sample values, as you can read more about here: <https://septic.barnstablecountyhealth.org/posts/data-and-statistics-primer>

It should be that operators take samples as either grab or composite samples and have them analyzed at a certified laboratory but we do not currently have a way to confirm that so it's possible that some nitrogen results are from (less accurate) kits, or some other method. You can read more about samples here: <https://septic.barnstablecountyhealth.org/posts/about-sampling>

As for your question about the "<2000" notation, that refers to the flow in gallons per day (gpd). The Massachusetts Department of Environmental Protection (MassDEP) grants approvals to technologies but distinguishes their use. As you can imagine, you'd expect a technology designed for a single family home to perform differently than you would a system designed for, say, a shopping mall or office building. Usually single family homes do not have more than 2000 gpd flow. "TN" stands for Total Nitrogen, usually the effluent limit is either 19 mg/L or 25 mg/L. The limit depends on how much land you have and how many bedrooms you're looking for, put simply. Most technologies have the 19 or 25 mg/L limits although some technologies have lower limits (indicating that they achieve better treatment). In your case, although this is a guess, you probably would need to look at technologies that have approval for 2,000 to 10,000 gpd; Sea Camps Pond sounds like more than a single family home.

I hope this helps answer your questions but if you have more, you can try and give me a call. I am at my field office today from 10am until 2:30pm (although I am inside and outside so I may be harder to catch). I will be at my desk tomorrow from 2pm – 6:30 pm if that is easier. I also have availability on Friday morning before 10am. My number is 508-375-6901.

Thanks,
Emily Michele

	Emily Michele Olmsted, BS, SE, WWTPO Grade 4
	MASSTC/Innovative Environmental Project Assistant Health and Environment
	Barnstable County, Regional Government of Cape Cod
	<input type="checkbox"/> Email emilymichele.olmsted@barnstablecounty.org <input type="checkbox"/> Office (508) 375-6901
<input type="checkbox"/> 3195 Main Street P.O. Box 427 Barnstable, MA 02630	
<input type="checkbox"/> www.barnstablecounty.org	

From: Doug <dougw_96@comcast.net>
Sent: Thursday, September 7, 2023 12:49 PM
To: MASSTC <masstc@barnstablecounty.org>
Subject: Questions about effluent total N

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning. My name is Doug Wilcock and I am chair of the former Sea Camps pond property planning committee in Brewster. As part of our ongoing discussions about uses for the property we have talked about using part of the property for housing. All scenarios that our consultants have suggested that include housing place it within Zone II for town wells 1 and 2 within the District of Critical Planning Concern. In discussions with the town planner, John Idman, and water superintendent, Paul Anderson, both mentioned that an I/A system would be required for any housing that would go into that area.

As I peruse the data on the various technology pages I have a number of both general questions and questions about the box and whisker plots for various I/A technologies. I will list them below.

1. For any of the real world applications shown for each technology, how much data goes into each box and whisker plot? Are there some minimum number of data points required before the box and whisker plot is posted to the tech report page? Over what time period has the data been collected for each technology and each installation?
2. Somewhere on the website I read that the high extreme values may be at startup of a system. Is there a way to assess the data without the startup extreme values, if in fact those extreme values are essentially a "one off"? Are data sets for each real world application available?
3. Many of the real world applications will contain outliers. Is there any way to know how many data points are outliers? To take just one example, for the real world application of an Amphidrome system, AMP 3841, I calculate that high end outliers begin at about 106.4. Given that there is a maximum value of 239.66 and Q3 is at 55.3305, I wonder how many data points fall into the outlier range. Is data available to reach a conclusion and if so, are there real world reasons as to why the outliers exist?
4. How is the data collection done? Is the nitrogen concentration measured as an instantaneous reading or is the concentration measured over time? Does MassTC do data collection, or is it done by an engineer or the company?
5. A number of systems (Bioclere, for example) list nitrogen reduction < 2000 gpd. I am not sure how to interpret what that means. I do see that on the DEP website dealing with approved systems (<https://www.mass.gov/doc/summary-table-of-innovativealternative-technologies-approved-for-use-in-massachusetts/download>) a similar designation showing for < 2000 gpd, TN < 25 mg/l. Again, I am not sure what that means.

Any help you could provide in terms of answering these questions would be greatly appreciated.

I can be reached at (774) 216-6339 or at dougw_96@comcast.net.

Regards,

Rank choice for parcel options second forum

Pond Property Options
 Packet of 092023 p. 44
 RH report p. 22

On p. 44 of our packet for the meeting of 9/20/23 we are presented with a graph of the ranking of choices as made by the 874 people who completed the question.

They are given as:

Option	1st choice	2nd choice	3rd choice	4th choice	5th choice
#1	168	197	177	182	134
#2	90	144	199	191	230
#3	215	193	123	159	209
#4	241	192	117	182	162
#5	160	148	258	160	139

I chose to try rank choice voting to see if there was clarity among these choices. In rank choice voting the category with the lowest vote total is eliminated and that option's votes are distributed among the remaining options using each of the surviving options' 2nd choice percentage.

In this case, option 2 is eliminated and its 90 votes get distributed to the rest of the options. Here are the tabulations of votes gained and new totals for each option. For example, since option #1 got 197 of the 730 2nd choice votes it would pick up $(197/730) * 90 = 24$. Similar calculations are done for each of the other options.

Option	1st choice	2nd choice	Votes picked up	New vote total
#1	168	197	24	192
#3	215	193	24	239
#4	241	192	24	265
#5	160	148	18	178
		<hr/>	<hr/>	<hr/>
		730	90	874

Because after this round option #5 has the lowest total votes, it is eliminated. Option 5's 178 votes are now allocated among options 1, 3, and 4 using the 3rd choice totals. Again, the calculation for option #1 is $(177/417) * 178 = 76$.

Option	New vote total	3rd choice	Votes picked up	New vote total
#1	192	177	76	268
#3	239	123	53	291
#4	265	117	50	315
		<hr/>		
		417	178	874

At this point option #1 would be eliminated, leaving options #3 and #4.

Since housing is in three of the options its support is probably diluted. If you take the first choice totals of the options with housing (#1, #2, #5) they total 418 which is similar to the totals for the combined options 3 and 4 (456). My conclusion would be to include an option with housing as one of the two that RH will be developing.

Donna Kalinick

From: Ron Essig <rjessig@gmail.com>
Sent: Friday, October 6, 2023 1:31 PM
To: Pond Parcel Planning
Subject: Housing Desires at Third Community Forum

Sent from [Mail](#) for Windows
Hello,

I watched the video of the Oct 4 joint meeting with the Selectboard. Thanks to those who spoke against housing on the pond property. My understanding is that the consultant will present two options for each parcel at the third community forum with housing in one for each parcel.

Following the train of thought for specificity in my question at the last PPC meeting, can you please ensure that there is clarity on housing preferences that will come from the forum? Two separate parcels with yes or no to housing will not describe on which parcel that respondents prefer housing. There needs to be a question on whether the Bay or Pond, or both, or none is preferred. There should not be any confusion on this important topic.

Thanks,
Ron Essig

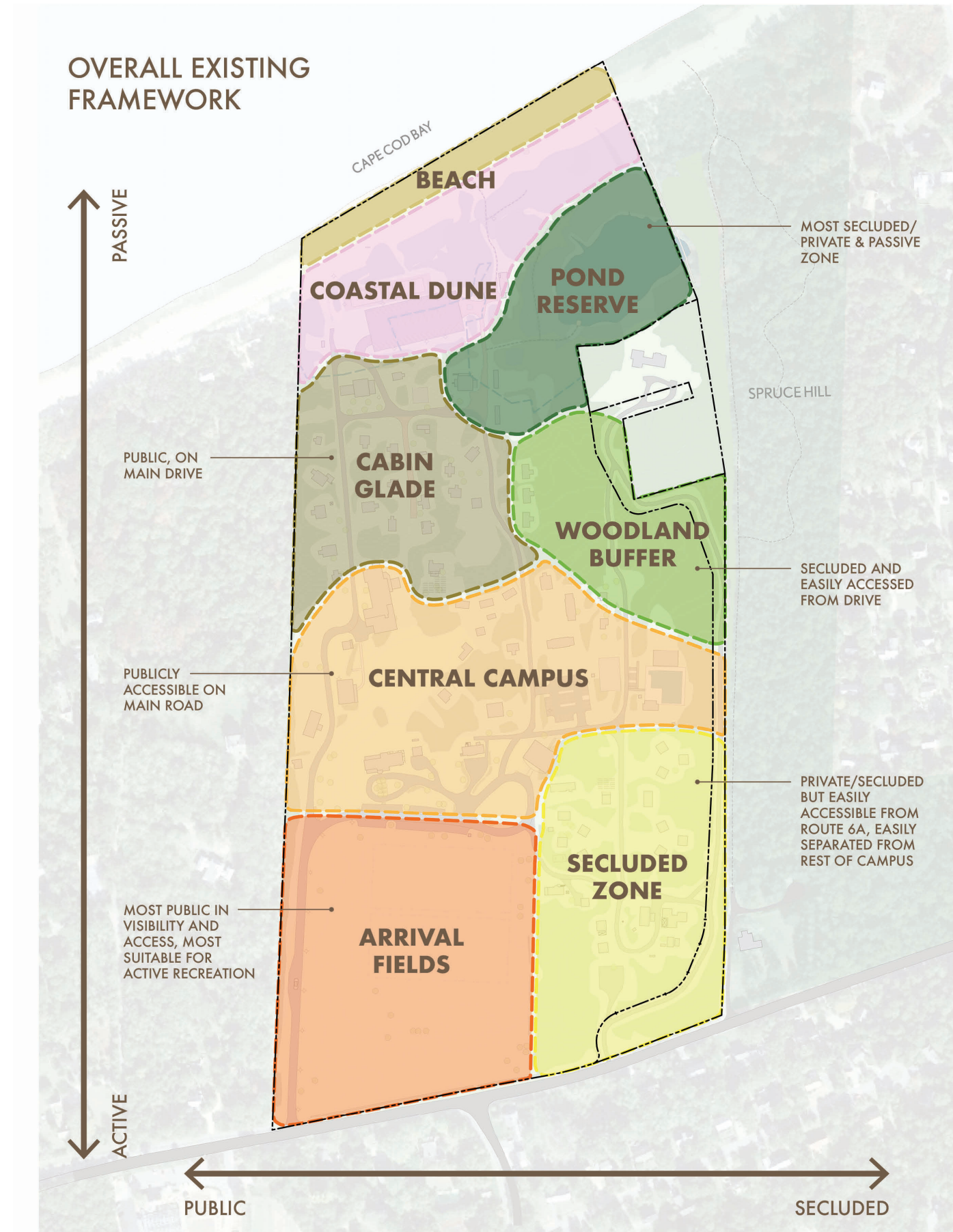
Town of Brewster Sea Camps BPPC Meeting

October 17, 2023

REED-HILDERBRAND

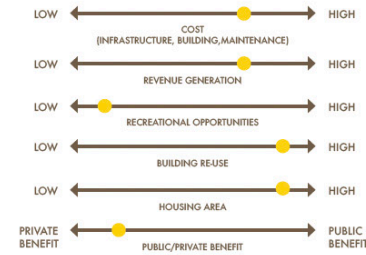
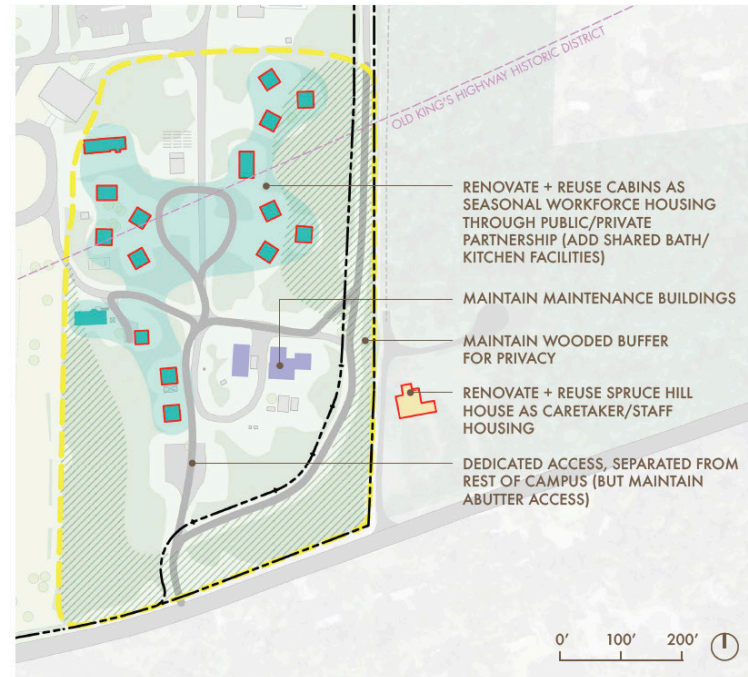
WXY

BAY PROPERTY - OVERALL EXISTING FRAMEWORK

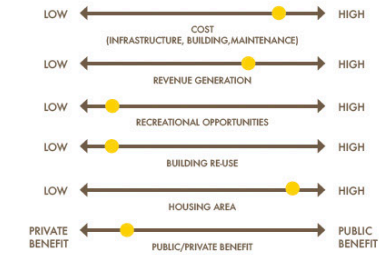
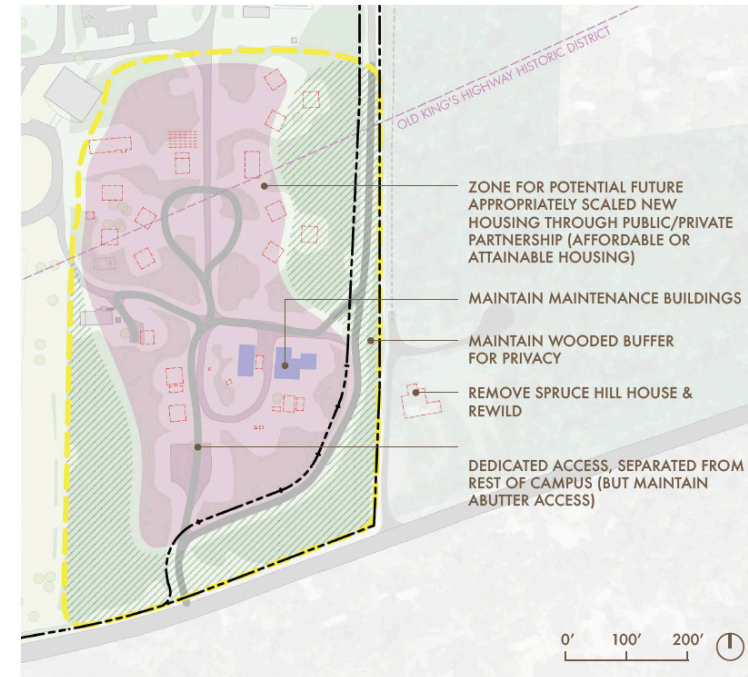


WHERE WE LEFT OFF - SECLUDED ZONE

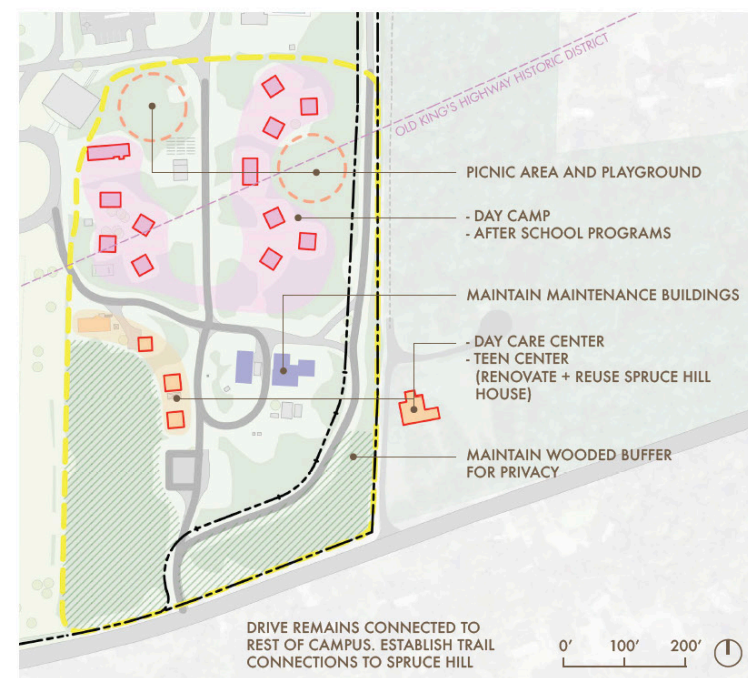
Option 1: Re-use Buildings for Seasonal Workforce Housing



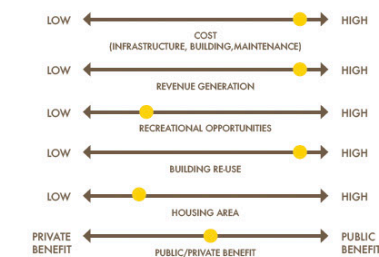
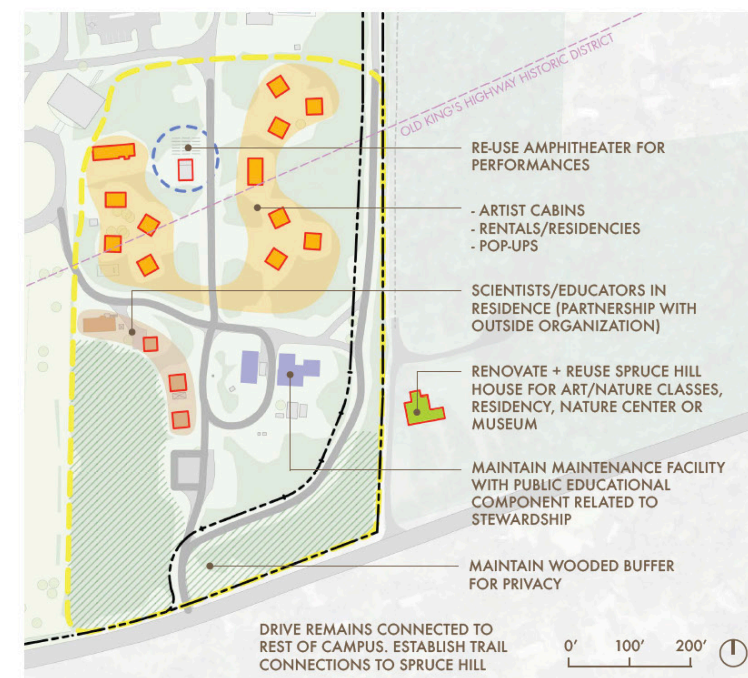
Option 2: New Year-round Housing (Affordable or Attainable)



Option 3: Family Zone



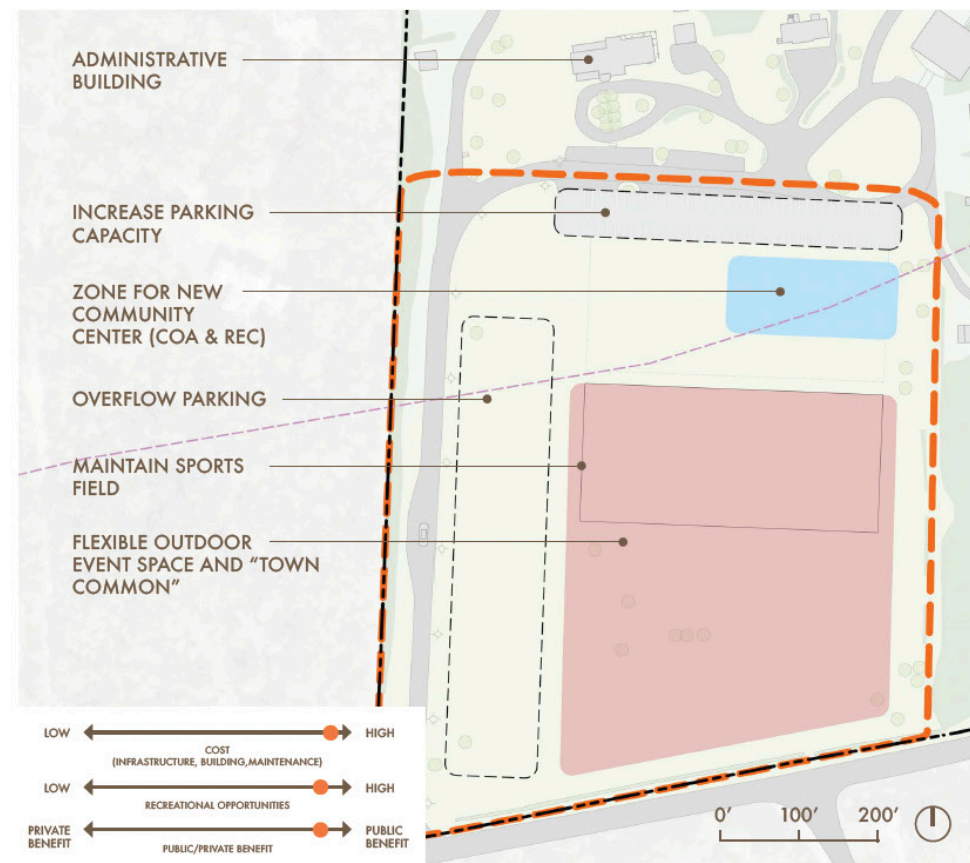
Option 4: Arts/Science/Nature Programs



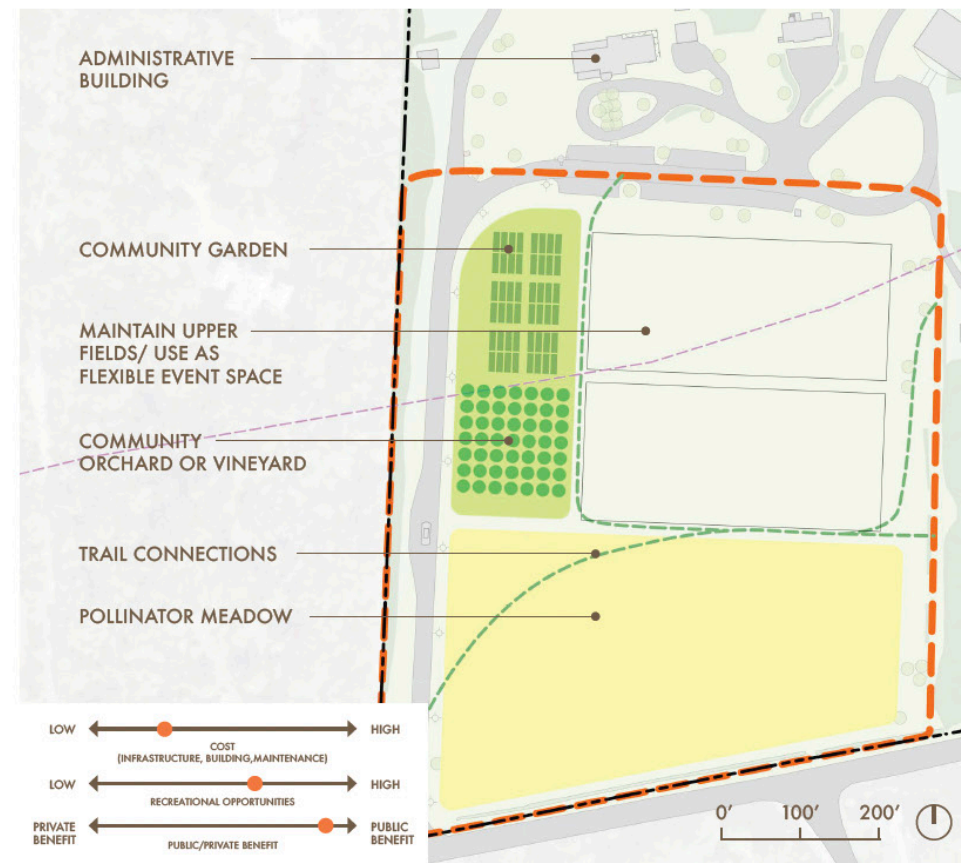
WHERE WE LEFT OFF - ARRIVAL FIELDS

Option 1: Community Center & Flexible Outdoor Gathering

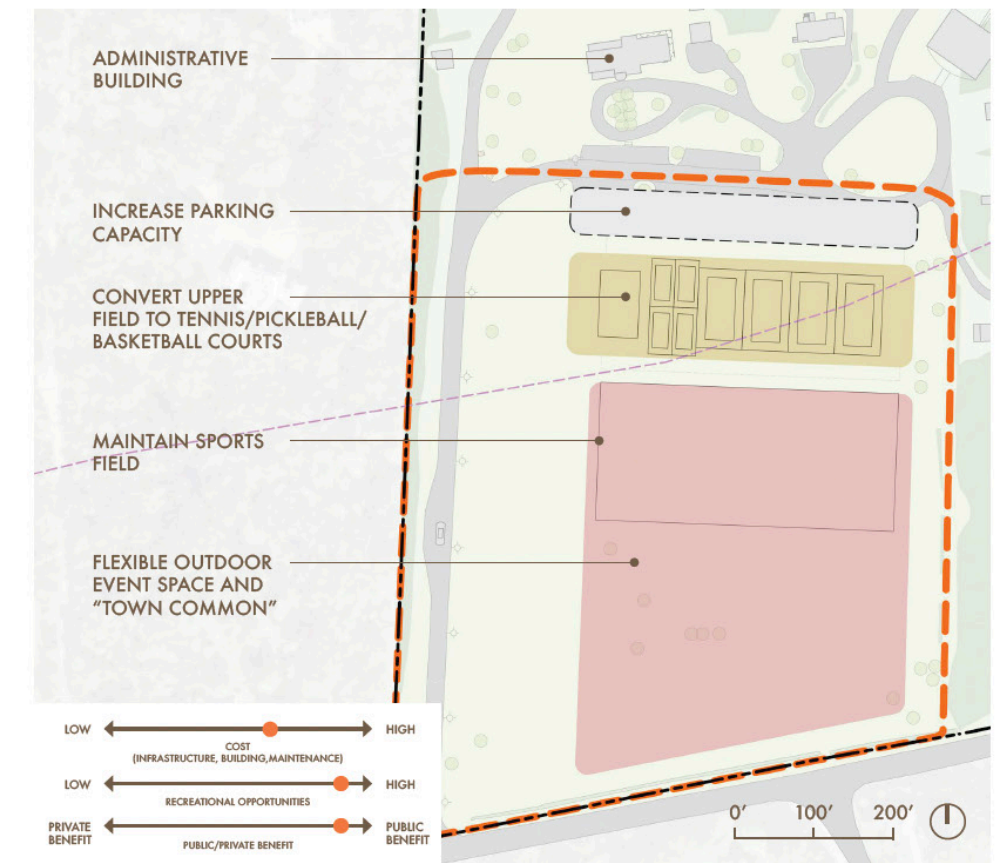
* THERE ARE OTHER OPTIONS FOR THE COMMUNITY CENTER LOCATION PROPOSED ON THE CENTRAL CAMPUS BOARD



Option 2: Partial "Re-wild"

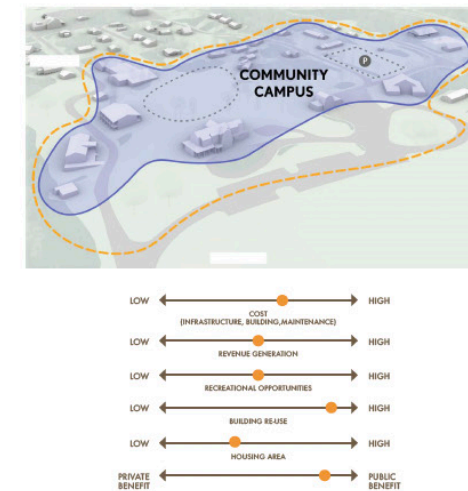
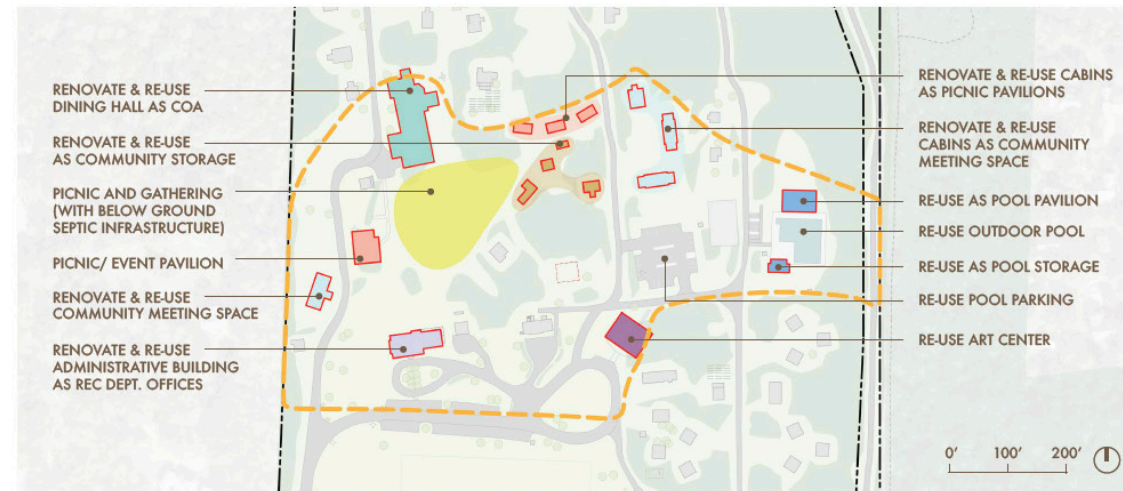


Option 3: Recreation Focus

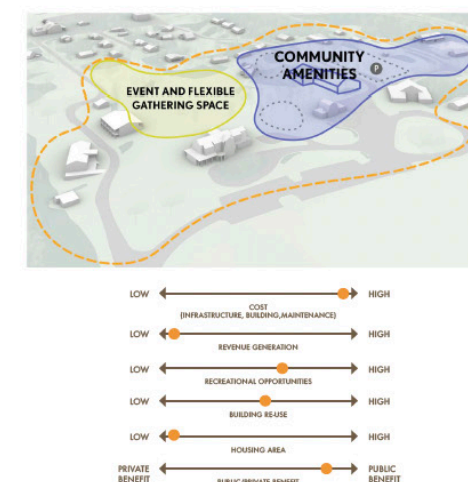


WHERE WE LEFT OFF - CENTRAL CAMPUS

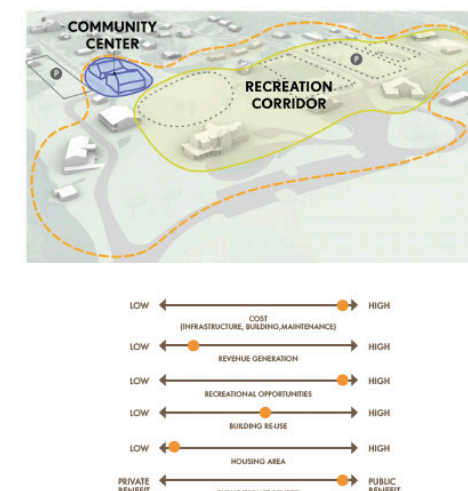
Option 1: Re-use and Extensively Renovate for Community Campus



Option 2: New Community Center Anchors Community Campus

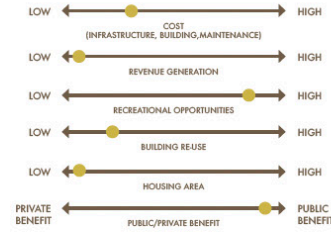
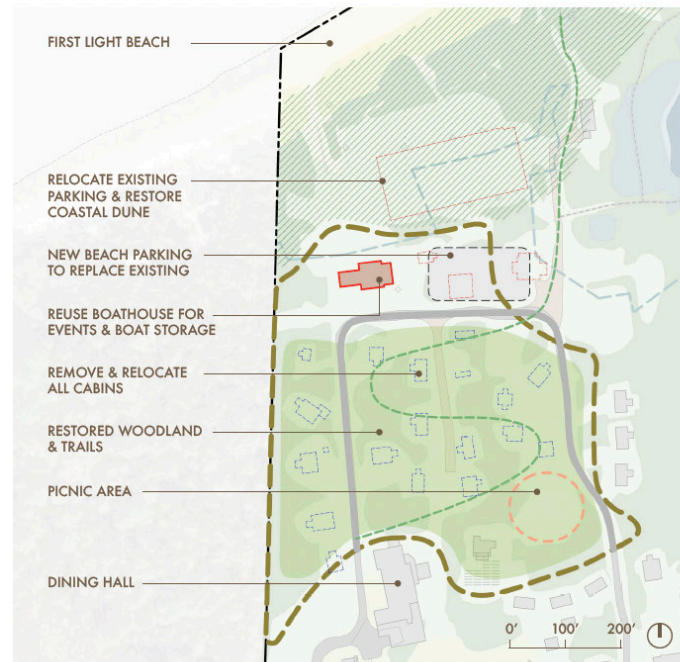


Option 3: New Community Center and Expanded Recreation

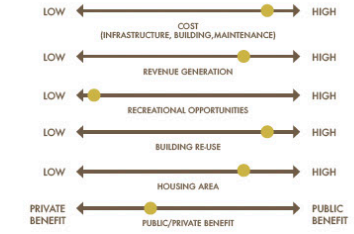


WHERE WE LEFT OFF - CABIN GLADE

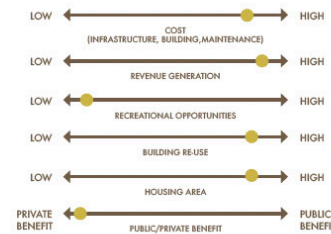
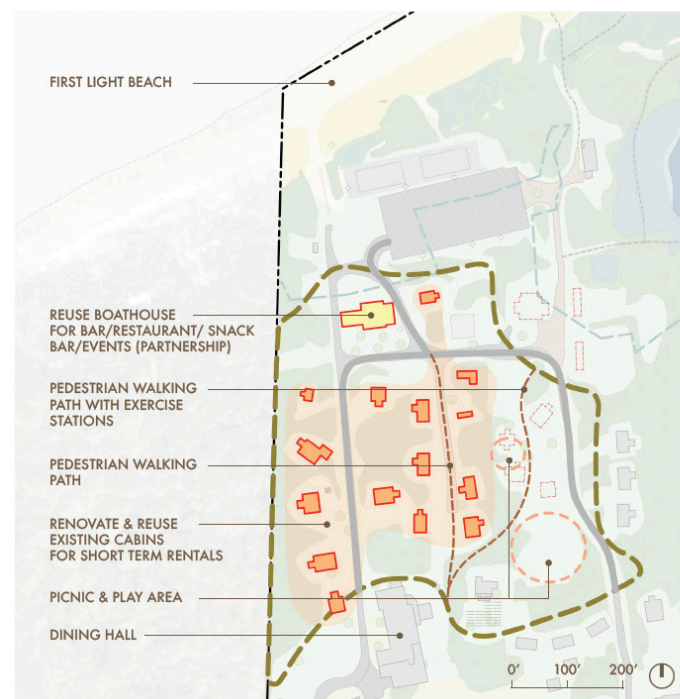
Option 1: Remove Cabins and Restore Woodland and Trails



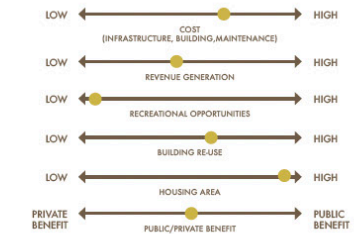
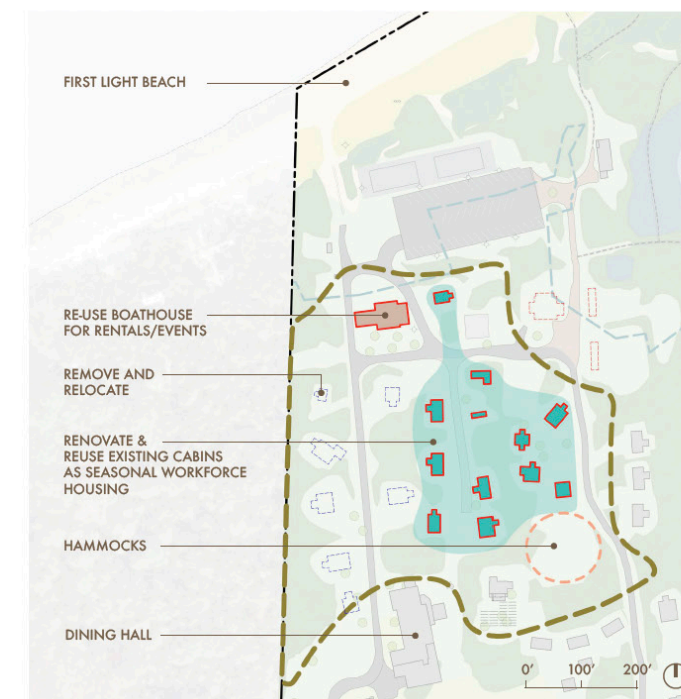
Option 2: Re-Use Cabins for Arts and Culture Campus



Option 3: Revenue Generating Short-Term Rentals



Option 4: Re-Use Cabins for Seasonal Workforce Housing



WHERE WE LEFT OFF - WOODLAND BUFFER & POND RESERVE

Option 1: Expand Trails and Nature Based Education



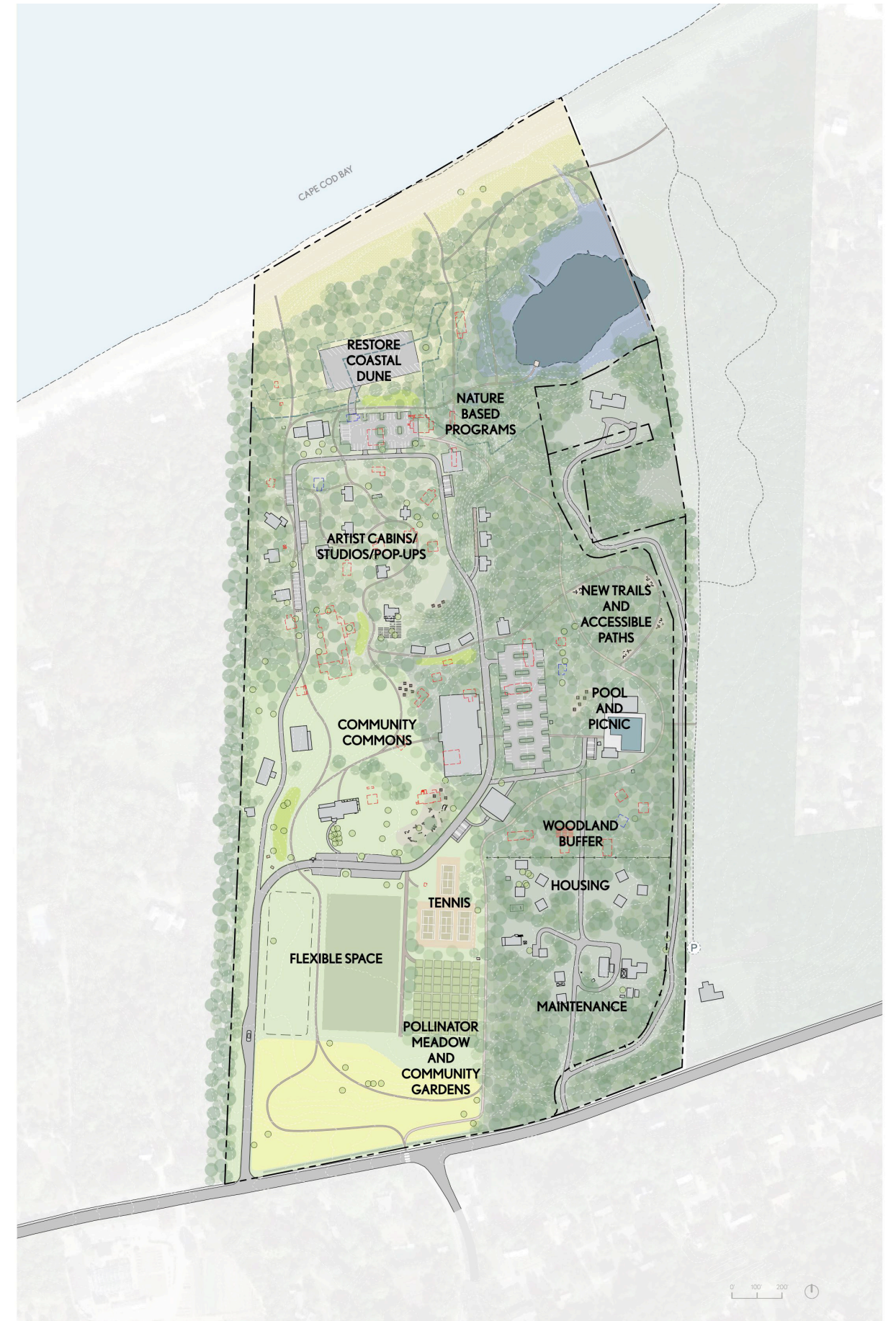
Option 2: Expand Trails



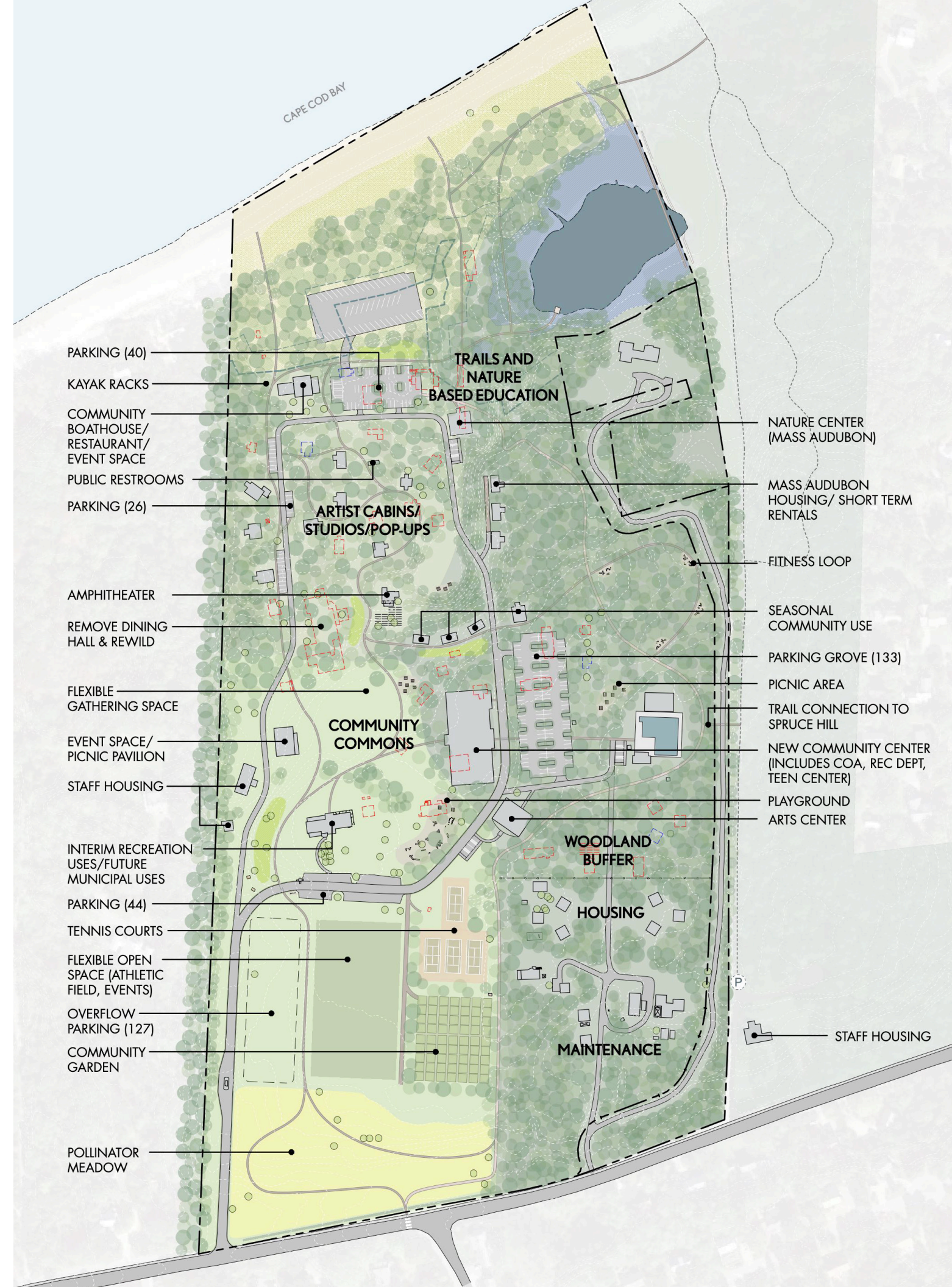
APPLYING OUR GUIDING PRINCIPLES

GUIDING PRINCIPLES

- Expand opportunities for community use with a focus on wellness, recreation, arts, and education
- Protect and conserve important natural habitat and water resources
- Contribute to the Town's affordable housing goals
- Balance cost with revenue generation
- Re-use buildings and amenities where feasible
- Provide resources for all ages
- Build partnerships for activities and stewardship
- Foster awareness of the sensitive ecologies and demonstrate sustainability
- Build upon Brewster's historic, small-town, and socially inclusive character
- Plan for long-term needs of the Town



BAY PROPERTY - OVERALL PLAN



COMMUNITY CENTER - DESIRED PUBLIC FACILITIES

COUNCIL ON AGING

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

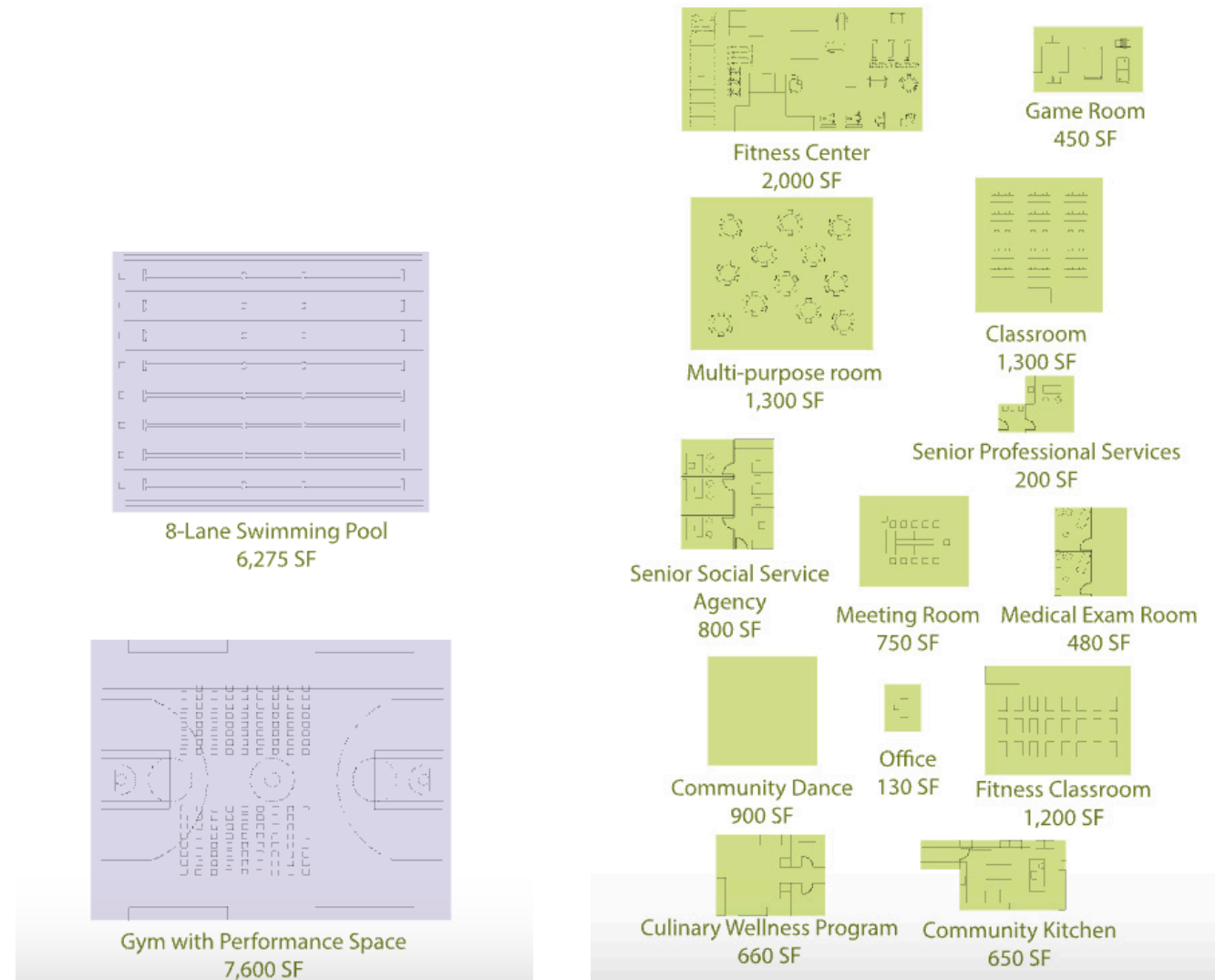
- Large multi-purpose rooms
- Storage areas
- Conference/meeting rooms
- Offices
- Workspaces
- Fitness center
- Walking track
- Kitchen/cafeteria
- Indoor Pool

REC DEPARTMENT

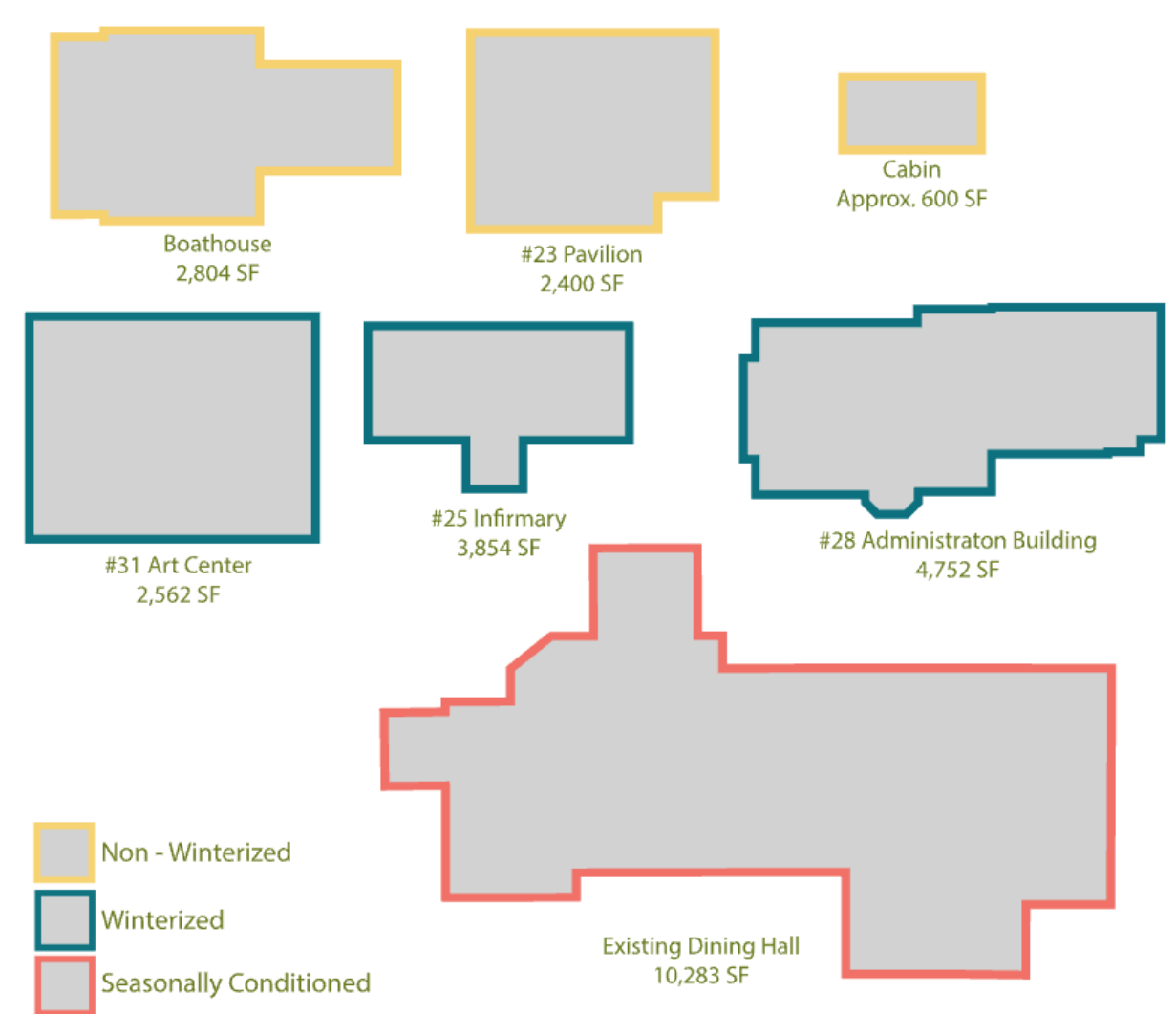
- Gymnasium
- Fitness classrooms
- Sport courts

COMMUNITY CENTER - DESIRED PUBLIC FACILITIES

SPACES REQUIRED FOR DESIRED FACILITIES

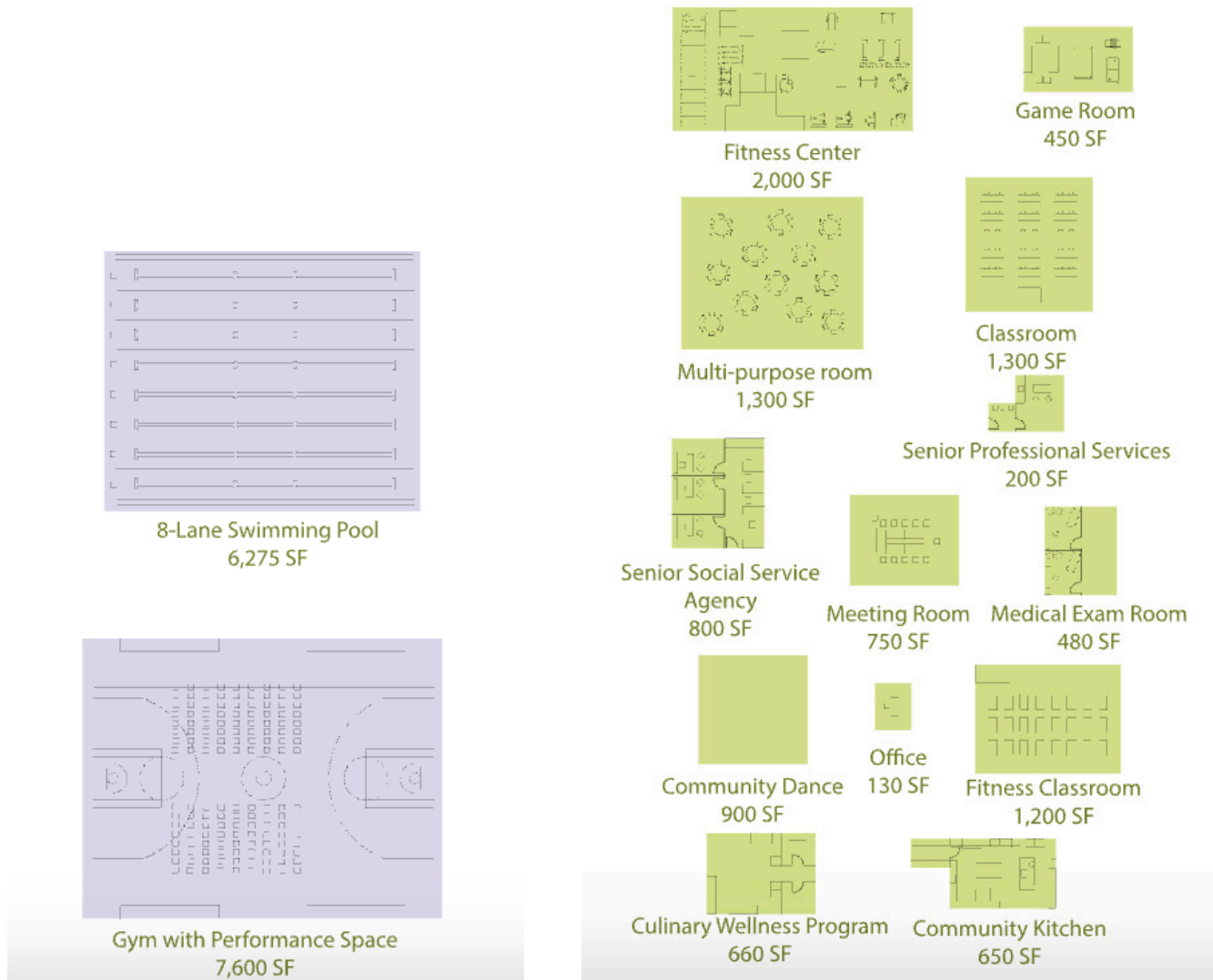


BUILDINGS VIABLE FOR SOME LEVEL OF RE-USE

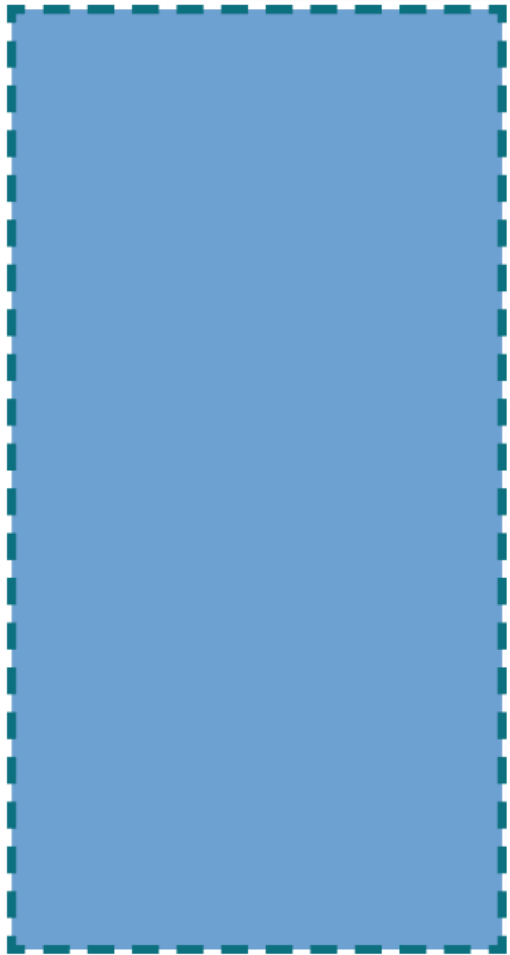


COMMUNITY CENTER - DESIRED PUBLIC FACILITIES

SPACES REQUIRED FOR DESIRED FACILITIES



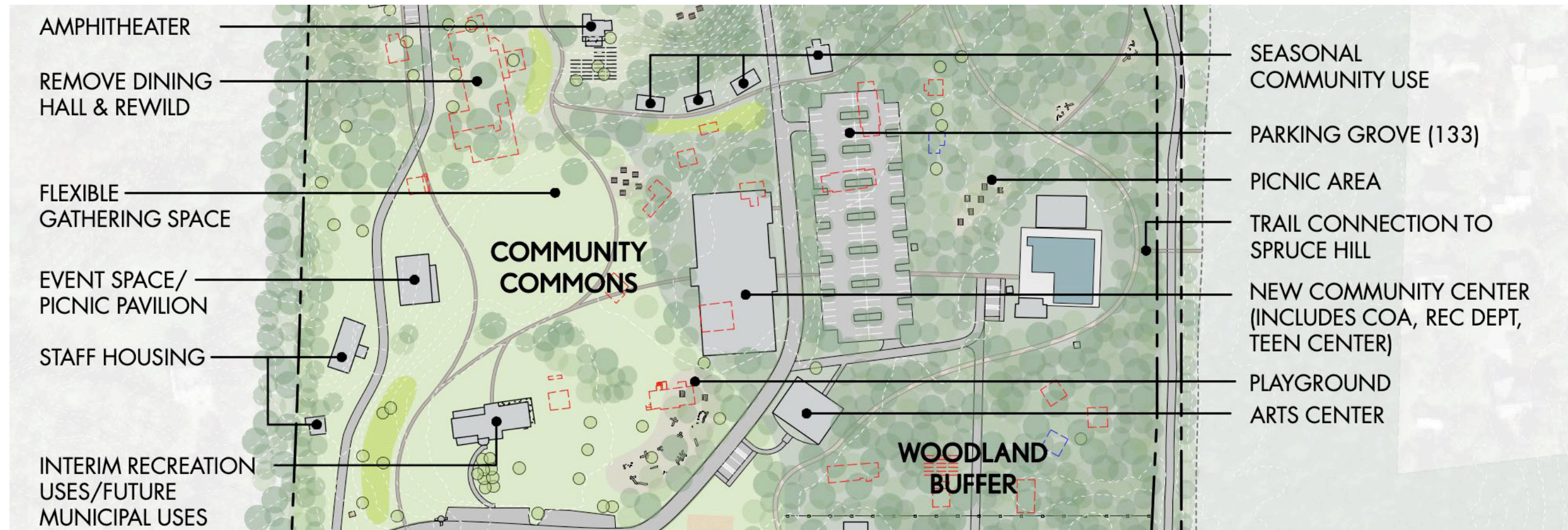
APPROXIMATE FIRST FLOOR FOOTPRINT OF POTENTIAL NEW COMMUNITY CENTER



New Community Center
20,000 SF

COMMUNITY CENTER - NEW BUILD

Potential to include all desired facilities



COUNCIL ON AGING

Library/reading room

Medical exam/treatment rooms

Game rooms

SHARED

Large multi-purpose rooms

Storage areas

Conference/meeting rooms

Offices

Workspaces

Fitness center

Walking track

Kitchen/cafeteria

Indoor Pool

REC DEPARTMENT

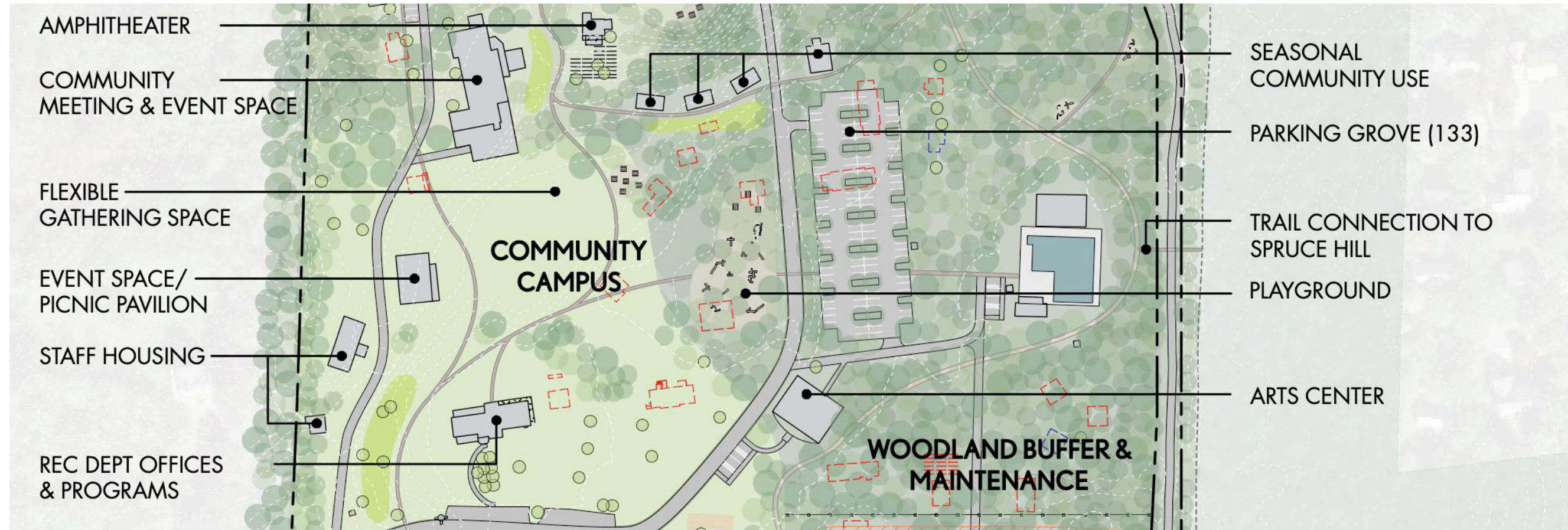
Gymnasium

Fitness classrooms

Sport courts

COMMUNITY CAMPUS - REUSE AND RENOVATE

No designated COA building



COUNCIL ON AGING

Library/reading room

Medical exam/treatment rooms

Game rooms

* Designated COA not viable

SHARED

Large multi-purpose room

Storage areas

Conference/meeting rooms

Offices

Workspaces

Fitness center

Walking track

Kitchen/cafeteria

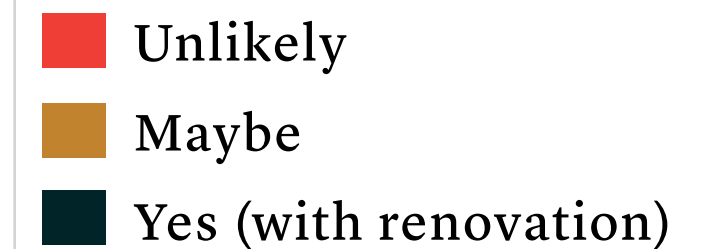
Indoor Pool

REC DEPARTMENT

Gymnasium

Fitness classrooms

Sport courts



Town of Brewster Sea Camps Bay Housing Analysis

October 17, 2023

REED HILDERBRAND

WXY



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BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Needs

- The law establishes a statewide goal that **at least 10 percent of the housing units in every municipality will be deed restricted affordable housing** to ensure that all communities meet the “regional fair share” of low- or moderate- income housing. The 10 percent statutory minimum is based on the total number of year-round housing units in the most recent decennial census.
- In Brewster, the 10 percent minimum is currently **517 units** and is based upon the 2020 Census year-round housing count for Brewster (5,170).
- At 7.2 percent, the Town would need **an additional 145 units** based on its current Subsidized Housing Inventory (SHI).

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

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

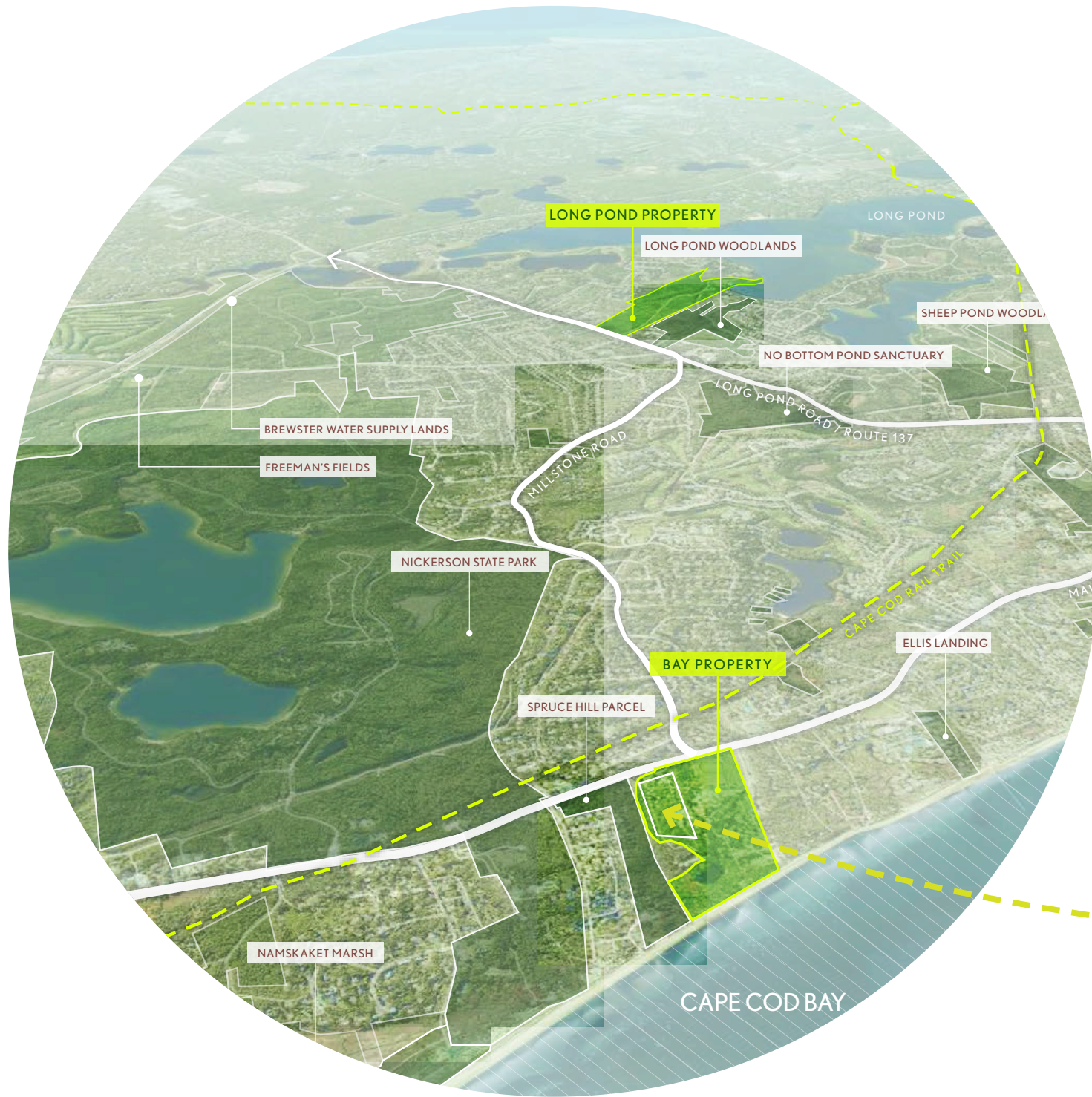
BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Implementation Strategies

- Reevaluate the existing ADU and ACUDU bylaws that will be brought to the Fall 2023 Town Meeting.
- Consider changes to regulatory measures to facilitate multi-unit residential development. A state grant has been secured to consider regulatory changes to facilitate multi-unit development
- Identify Town-owned land suitable for housing and issue an RFP for development for attainable housing.
- Allow and incentivize adaptive reuse of existing buildings for the creation of affordable and mixed income housing.
- Continue to make use of 40B as a vehicle for creating affordable housing.
- Encourage public/private partnerships to facilitate the collaborative production of affordable housing to meet a range of community needs.
- Utilizing the findings of the ongoing integrated Water Resource Management Plan, continue to identify appropriate wastewater treatment systems to enable the creation of denser housing development that can support the inclusion of affordable units.

BAY HOUSING ANALYSIS

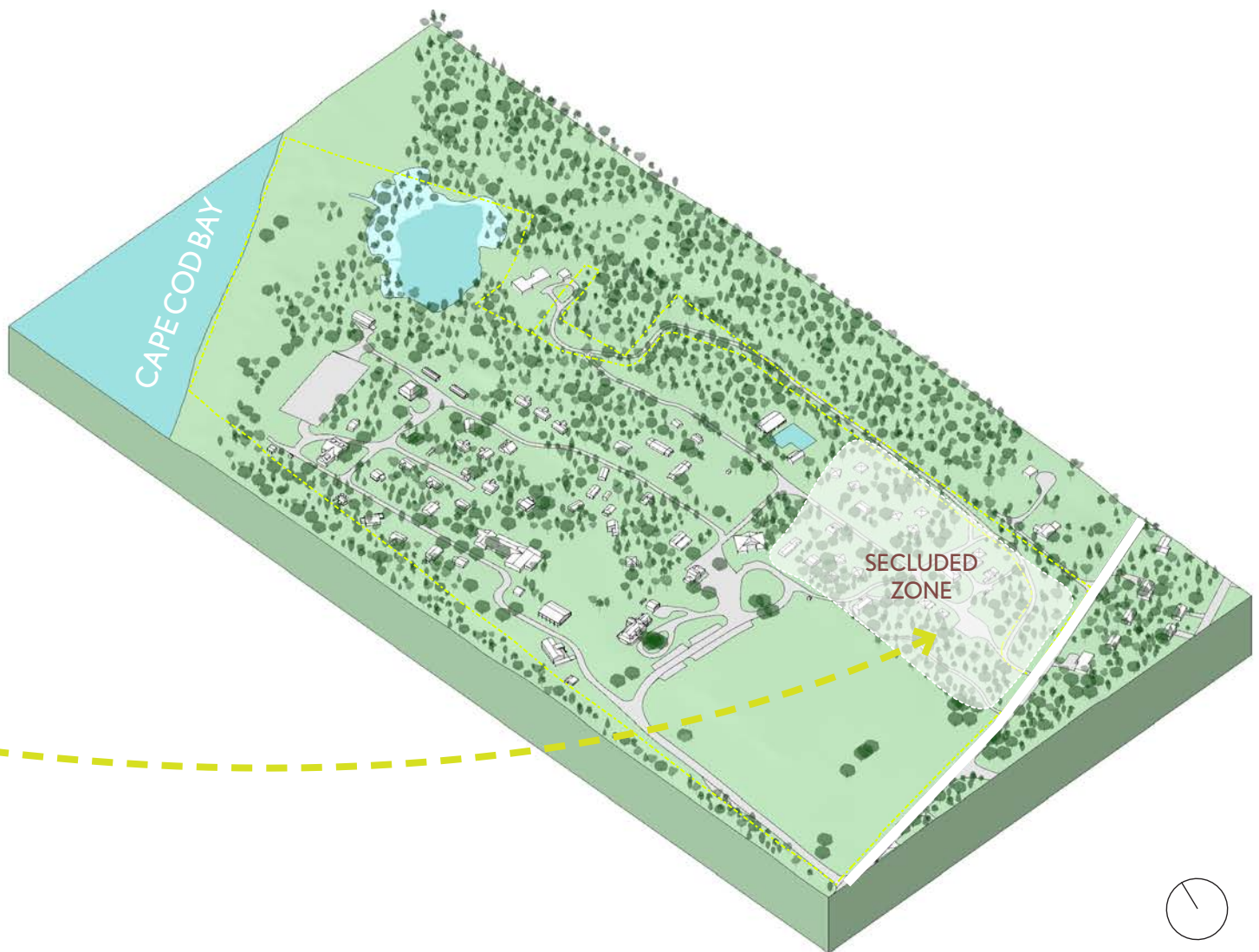
Bay Property Context



BAY PROPERTY

BAY PROPERTY: **55 ACRES**
SECLUDED ZONE: **10 ACRES**
POTENTIAL HOUSING DESIGNATED AREA: **5 ACRES**

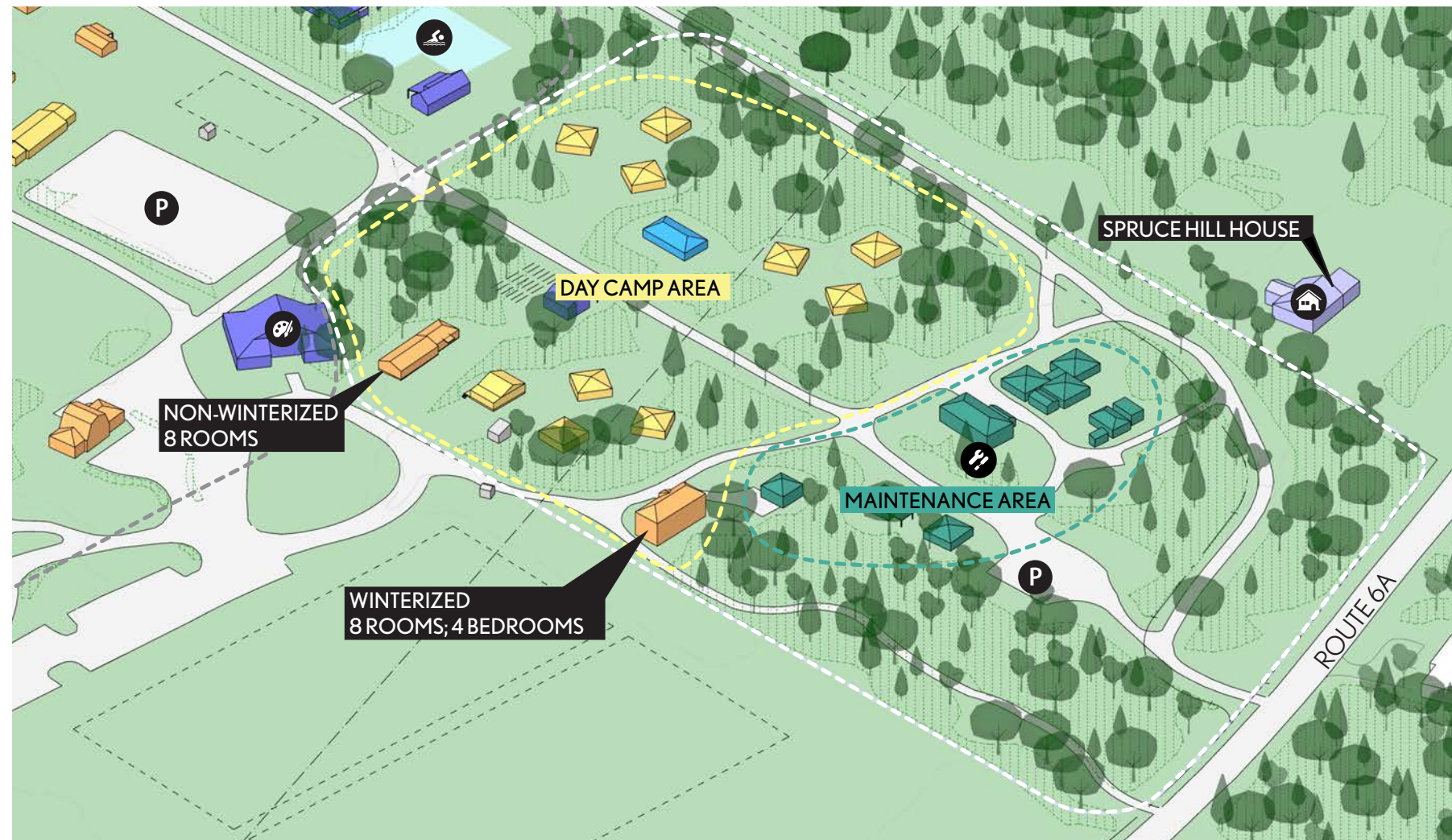
THE POTENTIAL HOUSING DESIGNATED AREA IS 9% OF THE BAY PROPERTY.



BAY HOUSING ANALYSIS

Previous Building Uses

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



BAY HOUSING ANALYSIS

Proposed Site Relationships

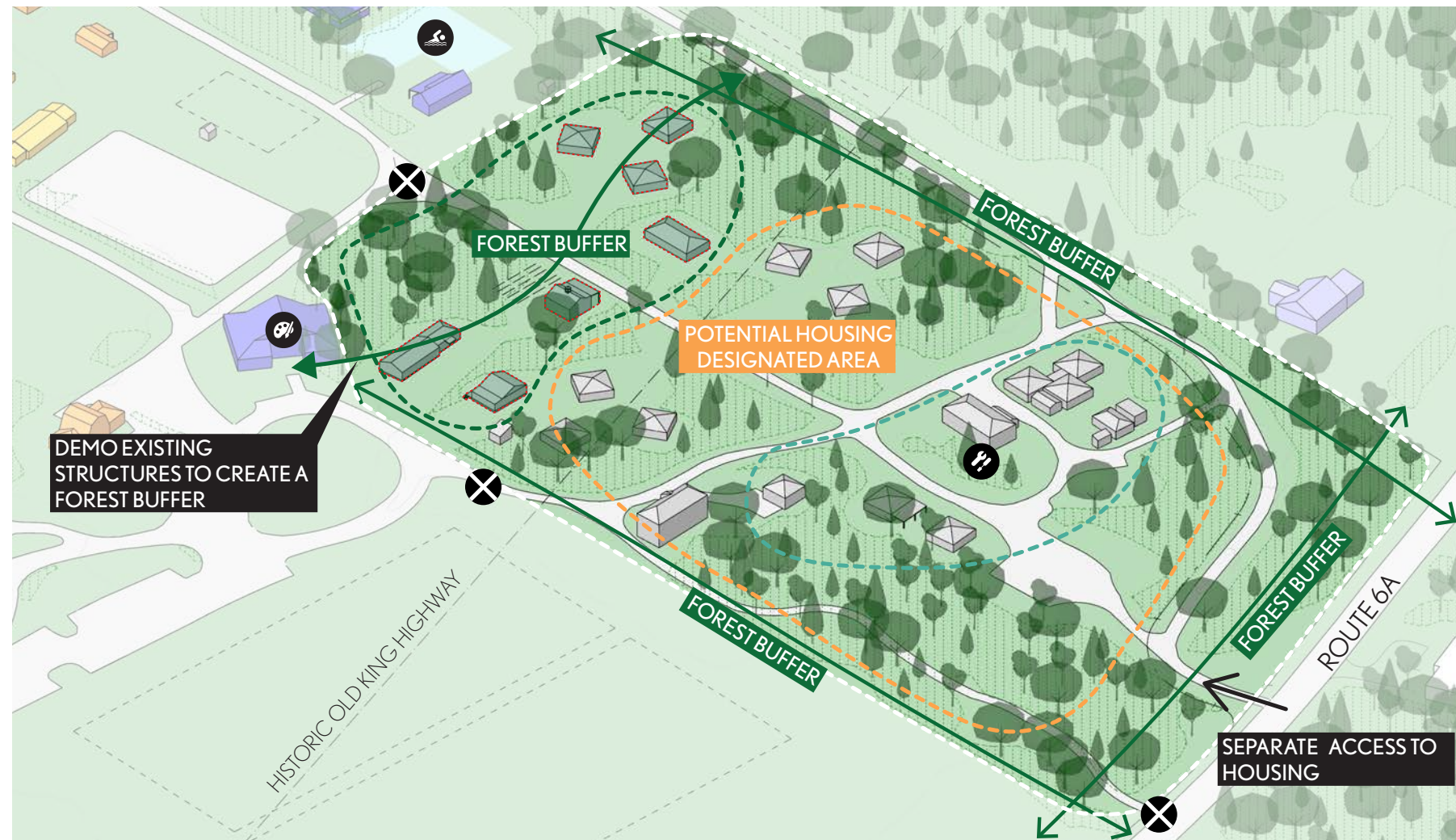
The forest buffer could separate more public uses of the Bay Property and the more secluded potential housing.

Scenarios based on approximately 50 Units (90 beds) within a 5 Acre area of the site.

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

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

Septic requirements are being considered.



- ⊗ REMOVE VEHICULAR ACCESS
- ⋮ DEMOLISH BUILDINGS



BAY ILLUSTRATIVE HOUSING SCENARIOS

Matrix

← MORE PRESERVATION

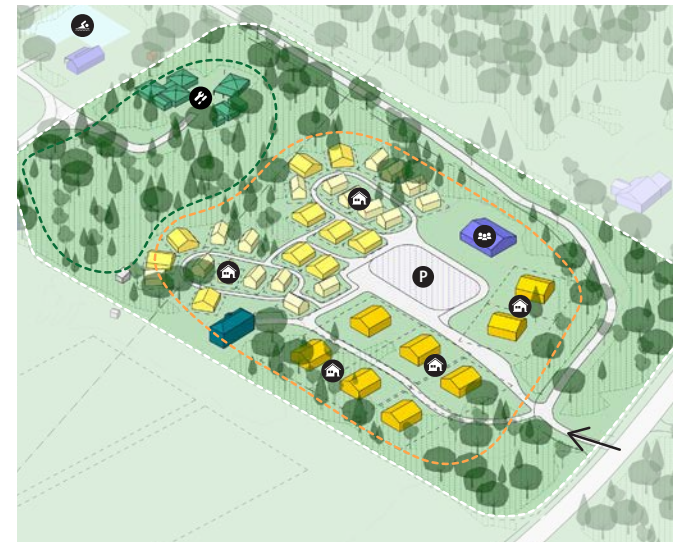
NEW BUILD →



REPURPOSE



REPURPOSE & NEW BUILD (DEMO)



NEW BUILD (DEMO) DETACHED SINGLE UNITS



NEW BUILD (DEMO) TOWN HOUSES

UNIT COUNT

8 UNITS

2 year-round affordable
6 seasonal workforce

32 UNITS

26 year-round affordable
6 seasonal workforce

40 UNITS

40 year-round affordable
0 seasonal workforce

44 UNITS

44 year-round affordable
0 seasonal workforce

BEDS

28 TOTAL BEDS

2 year-round affordable
26 seasonal workforce

76 TOTAL BEDS

52 year-round affordable
24 seasonal workforce

48 TOTAL BEDS

48 year-round affordable
0 seasonal workforce

88 TOTAL BEDS

80 year-round affordable
0 seasonal workforce

UNIT SIZE

1000 sf year-round affordable
660 sf seasonal workforce

1000 sf year-round affordable
660 sf seasonal workforce

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

1000 sf town homes

SHI

2 UNITS

26 UNITS

40 UNITS

44 UNITS

PARKING

13 TOTAL GROUP

48 TOTAL GROUP

60 TOTAL

8 individual, 42 group

66 TOTAL GROUP

← SEASONAL WORKFORCE →

← YEAR-ROUND AFFORDABLE →

BAY ILLUSTRATIVE HOUSING SCENARIOS

Repurpose



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



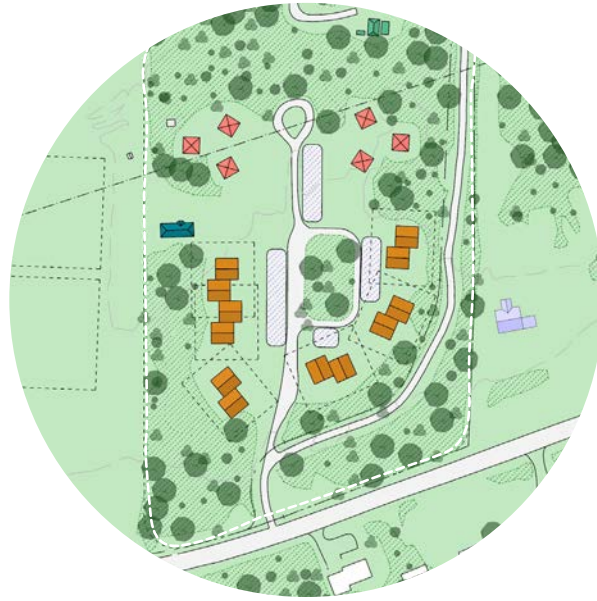
- REPURPOSE**
- SEASONAL WORKFORCE
- YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
- ONE BEDROOM
- SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES
- MAINTENANCE

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

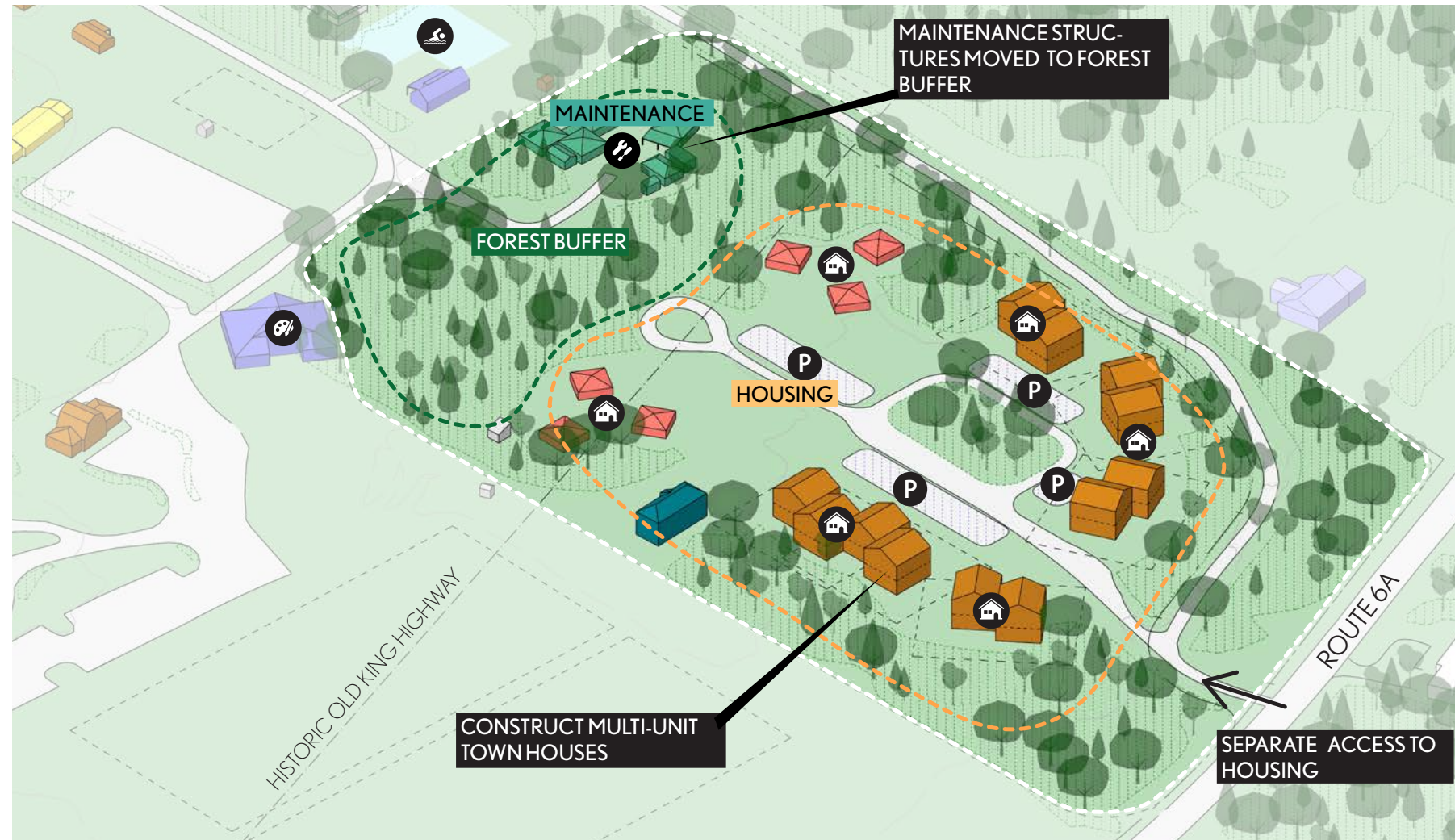


BAY ILLUSTRATIVE HOUSING SCENARIOS

Re-purpose and New Build (demo)



Former maintenance buildings are demoed to create additional dwelling units.



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

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



Brewster Landing, Brewster, MA

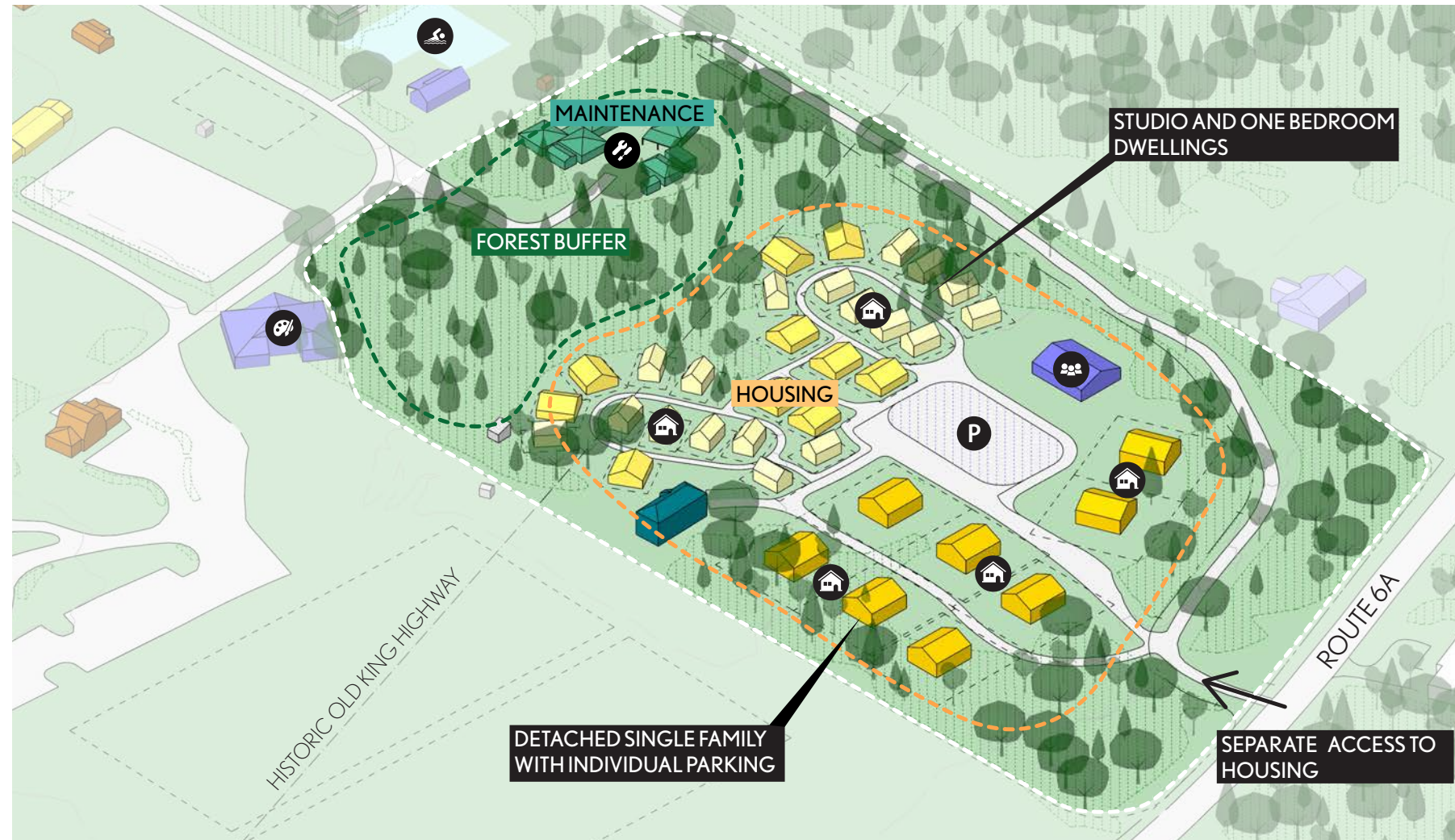


BAY ILLUSTRATIVE HOUSING SCENARIOS

New Build (demo) Detached Single Units



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



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

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



Habitat for Humanity Housing, Brewster, MA



BAY ILLUSTRATIVE HOUSING SCENARIOS

New Build (demo) Town Houses



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



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

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



Brewster Woods, Brewster, MA



BAY ILLUSTRATIVE HOUSING SCENARIOS

Matrix

← MORE PRESERVATION

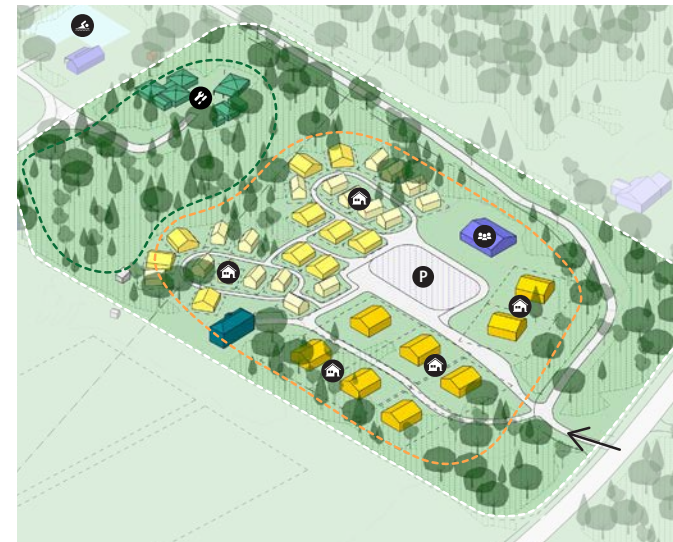
NEW BUILD →



REPURPOSE



REPURPOSE & NEW BUILD (DEMO)



NEW BUILD (DEMO) DETACHED SINGLE UNITS



NEW BUILD (DEMO) TOWN HOUSES

UNIT COUNT

8 UNITS

2 year-round affordable
6 seasonal workforce

32 UNITS

26 year-round affordable
6 seasonal workforce

40 UNITS

40 year-round affordable
0 seasonal workforce

44 UNITS

44 year-round affordable
0 seasonal workforce

BEDS

28 TOTAL BEDS

2 year-round affordable
26 seasonal workforce

76 TOTAL BEDS

52 year-round affordable
24 seasonal workforce

48 TOTAL BEDS

48 year-round affordable
0 seasonal workforce

88 TOTAL BEDS

80 year-round affordable
0 seasonal workforce

UNIT SIZE

1000 sf year-round affordable
660 sf seasonal workforce

1000 sf year-round affordable
660 sf seasonal workforce

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

1000 sf town homes

SHI

2 UNITS

26 UNITS

40 UNITS

44 UNITS

PARKING

13 TOTAL GROUP

48 TOTAL GROUP

60 TOTAL

8 individual, 42 group

66 TOTAL GROUP

← SEASONAL WORKFORCE →

← YEAR-ROUND AFFORDABLE →