



Town of Brewster Select Board

2198 Main St., Brewster, MA 02631
townmanager@brewster-ma.gov
(508) 896-3701

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

2198 Main Street
January 23, 2024 at 4:00 PM

Select Board

Ned Chatelain
Chair

Mary Chaffee
Vice Chair

Kari Hoffmann
Clerk

Cynthia Bingham

Dave Whitney

Town Manager
Peter Lombardi

Assistant Town
Manager
Donna Kalinick

Project Manager
Conor Kenny

Executive
Assistant
Erika Mawn

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:

Phone: Call (312) 626 6799 or (301) 715-8592. Webinar ID:890 9291 0526 Passcode: 509224

To request to speak: Press *9 and wait to be recognized.

Zoom Webinar: <https://us02web.zoom.us/j/89092910526?pwd=WHM2V3hrVklhSTloWWWhVU09kanUzQT09>

Passcode: 509224

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 for any item listed in this section the Select Board, Bay Property Planning Committee, and/or Pond Property Planning Committee may take official action including votes.

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 Select Board on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Select Board will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
6. Review and Discuss Preliminary Phasing Plans for Bay & Pond Properties
7. Discuss and Vote on Inclusion of Community Center in Recommended Bay Property Plan for Final Community Forum
8. Discuss and Vote on Inclusion of Community Housing / Future Municipal Uses in Recommended Plans for Pond and/or Bay Properties for Final Community Forum
9. Adjournment

Date Posted:
01/18/2024

Date Revised:

Received by Town Clerk:

BREWSTER TOWN CLERK

A handwritten signature in black ink, appearing to be the name of the town clerk.

'24 JAN 18 3:32PM

ISSUE DATE

January 17, 2024

TO

Bay and Pond Property
Planning Committees

Town of Brewster Select
Board

COPIES TO

Peter Lombardi, Town
Manager

Donna Kalinick, Assistant
Town Manager

MUNICIPALITY

Town of Brewster

FROM

Reed Hilderbrand

PROJECT

Town of Brewster Sea Camps

**POND AND BAY PROPERTIES COMPREHENSIVE PLANNING:
REPORT TO COMMITTEES REGARDING FINAL PLAN DECISIONS**

The Design Team has carefully considered and reviewed the feedback from Community Forums 1, 2, and 3, as well as the results from the correlated surveys and e-mails. Based on this review, the Design Team is finalizing site plans for each property which will reflect our understanding of the community's preferences and the Town's long-term goals. Our next step in the community planning process is presentation of the final comprehensive plans for each property to residents at a joint virtual forum in February. Following the final forum, we anticipate only very minor, if any, changes to the plans before they are presented to the community for approval at Town Meeting in May.

While much of the community feedback and data from the third forum was clear and straightforward, there are a few important areas where the feedback is not conclusive enough for the Design Team to make a final recommendation. On these topics, we are asking for direction from the Pond Property Planning Committee, Bay Property Planning Committee, and Select Board, as representatives of their greater community. It is critical that we reach consensus on these topics prior to completing the final round of site plans.

At the January 23rd joint Committee Meeting, we will present key considerations and questions related to a potential community center, housing, and future municipal uses. The Bay and Pond Committees will discuss and vote on each question for their respective properties, and their recommendations will be considered by the Select Board, who will ultimately decide what is included in the plans that will be brought to Town Meeting in May.

Community Center

Should the Bay plan include an area designated for a future community center, or should the final plan include a community campus without an area designated for a future community center?

If the final framework plan includes a future community center, this means the dining hall will be represented as demolished. The dining hall may remain for a period of time and have limited interim uses prior to construction of the new community center, as outlined in draft phasing diagrams to be shared with the community.

Housing and Future Municipal Uses

Following the Town's decision in October that at least one property plan should include housing, the Design Team prepared and presented illustrative housing options for both properties to the community. Based on community feedback, we request that the committees recommend whether the final comprehensive plans should include housing and wastewater treatment on the Pond Property, the Bay Property, or both.

If there is no designated housing on the Pond Property plan, the 10-acre zone by Route 137 will be shown as reserved for future municipal uses as outlined in the Town Warrant article to purchase the properties, including habitat protection, watershed protection, open space, conservation, passive recreation, active recreation, community housing, and general municipal purposes. Similarly, if there is no designated housing on the Bay Property in the secluded zone, that area will be shown as reserved for the above future municipal uses as described in the Town Warrant article.

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

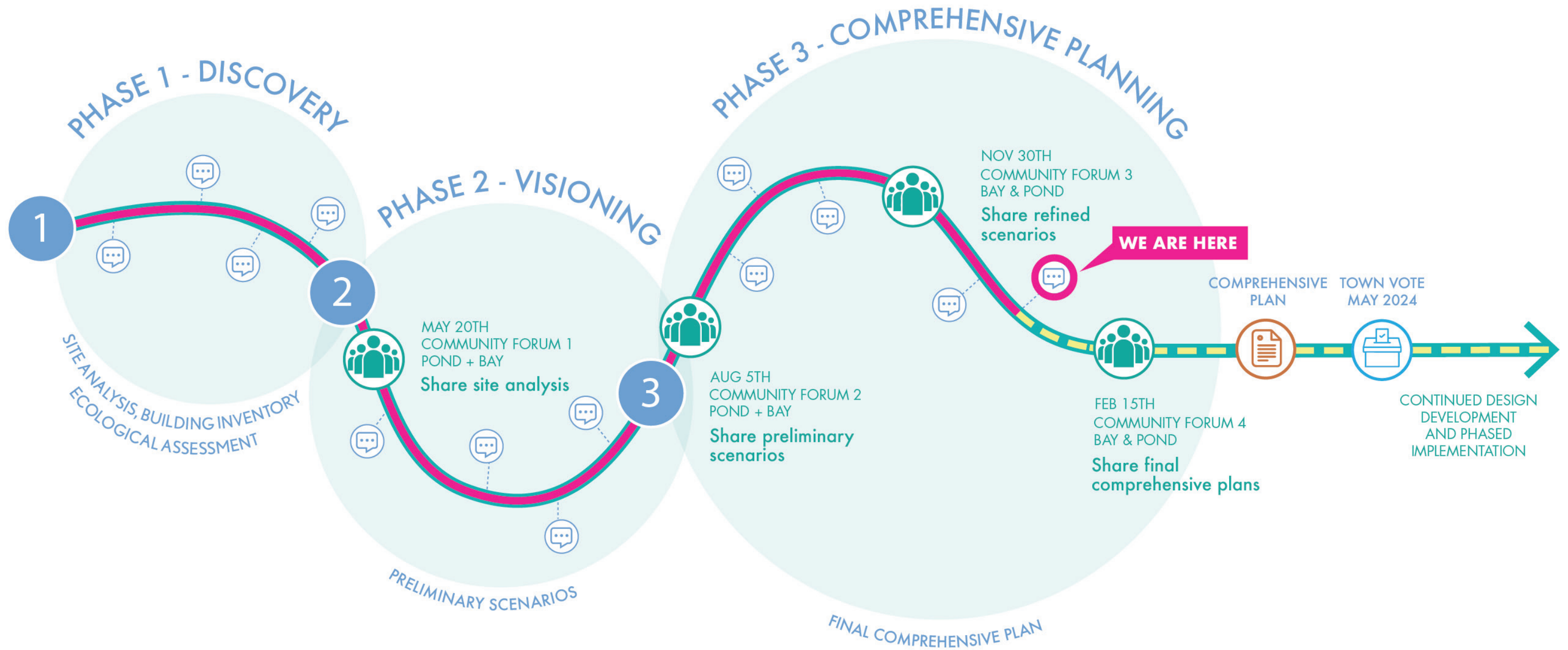
Town of Brewster Sea Camps BPPC, PPPC, and Select Board Meeting

January 23, 2024

REED HILDERBRAND

WXY

SCHEDULE UPDATE



AGENDA

Overall

1. Phasing
2. Key Questions
 - a. Community Center
 - b. Housing and Future Municipal Uses

PHASING

PHASING

- The following phasing plans are preliminary.
- Each phase is anticipated to take approximately 2 years and would begin after the plans are adopted at Town Meeting.
- The phasing approach is organized into five general categories including the following:
 - Approvals, studies, and design
 - Site preparation and infrastructure
 - Recreation and community use
 - Housing
 - Ecology
- The phasing plans help contextualize today's key questions by approximating the timelines relating to a potential Community Center, Housing, and Future Municipal Uses.
- Once refined, these phasing plans will be presented to the community at the final community forum on February 15th, and each phase will include an estimated cost and related financial impacts.

BAY PROPERTY DRAFT PHASING

Phase 1 (Target 2025-2027)

APPROVALS, STUDIES, DESIGN

- Comprehensive plan approval
- Funding approval and overlay district
- Ongoing permitting and procurement
- Community Center feasibility study

SITE PREP & INFRASTRUCTURE

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

RECREATION & COMMUNITY USE

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

HOUSING

- Selective housing renovation of existing buildings

ECOLOGY

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



BAY PROPERTY DRAFT PHASING

Phase 2 (Target 2027-2029)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

SITE PREP & INFRASTRUCTURE

Building Demo & Removal set 2

RECREATION & COMMUNITY USE

Nature Center and parking

Tennis courts

Community Center Design

Picnic areas

HOUSING

Selective housing renovation of existing buildings

ECOLOGY



BAY PROPERTY DRAFT PHASING

Phase 3 (Target 2029-2031)

APPROVALS, STUDIES, DESIGN

Community Housing
Feasibility Study (if
applicable)

Ongoing permitting and
procurement

Community Center
Design

SITE PREP & INFRASTRUCTURE

Demolition and removal
of dining hall

RECREATION & COMMUNITY USE

Playground

Picnic Areas

Community Gardens

Renovate boathouse for
concessions/events

HOUSING

ECOLOGY



BAY PROPERTY DRAFT PHASING

Phase 4 (Target 2031-2023)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Establish Framework for Future Municipal Uses (if applicable)

SITE PREP & INFRASTRUCTURE

RECREATION & COMMUNITY USE

Renovate administration building

Renovate cabins for community use and add parking

HOUSING

ECOLOGY

Ongoing woodland/tree planting



BAY PROPERTY DRAFT PHASING

Phase 5 (Target 2033-2035)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Community Housing Comprehensive Permit (if applicable)

SITE PREP & INFRASTRUCTURE

RECREATION & COMMUNITY USE

Community Center Construction and Parking

HOUSING

ECOLOGY



BAY PROPERTY DRAFT PHASING

Phase 6 (TBD)

APPROVALS, STUDIES, DESIGN

SITE PREP & INFRASTRUCTURE

RECREATION & COMMUNITY USE

Existing beach parking
removal

HOUSING

ECOLOGY

Community housing by
developer (if applicable)

Dune restoration where
parking is removed

Renovate cabins for
seasonal housing (if
applicable)

COMMUNITY
HOUSING
BY DEVELOPER



POND PROPERTY DRAFT PHASING

Phase 1 (Target 2025-2027)

APPROVALS, STUDIES, DESIGN

Wastewater Infrastructure Feasibility Study (if applicable)

Community Housing Feasibility Study (if applicable)

Ongoing permitting and procurement

SITE PREP & INFRASTRUCTURE

Roadway improvements

Parking and Drop Off Areas

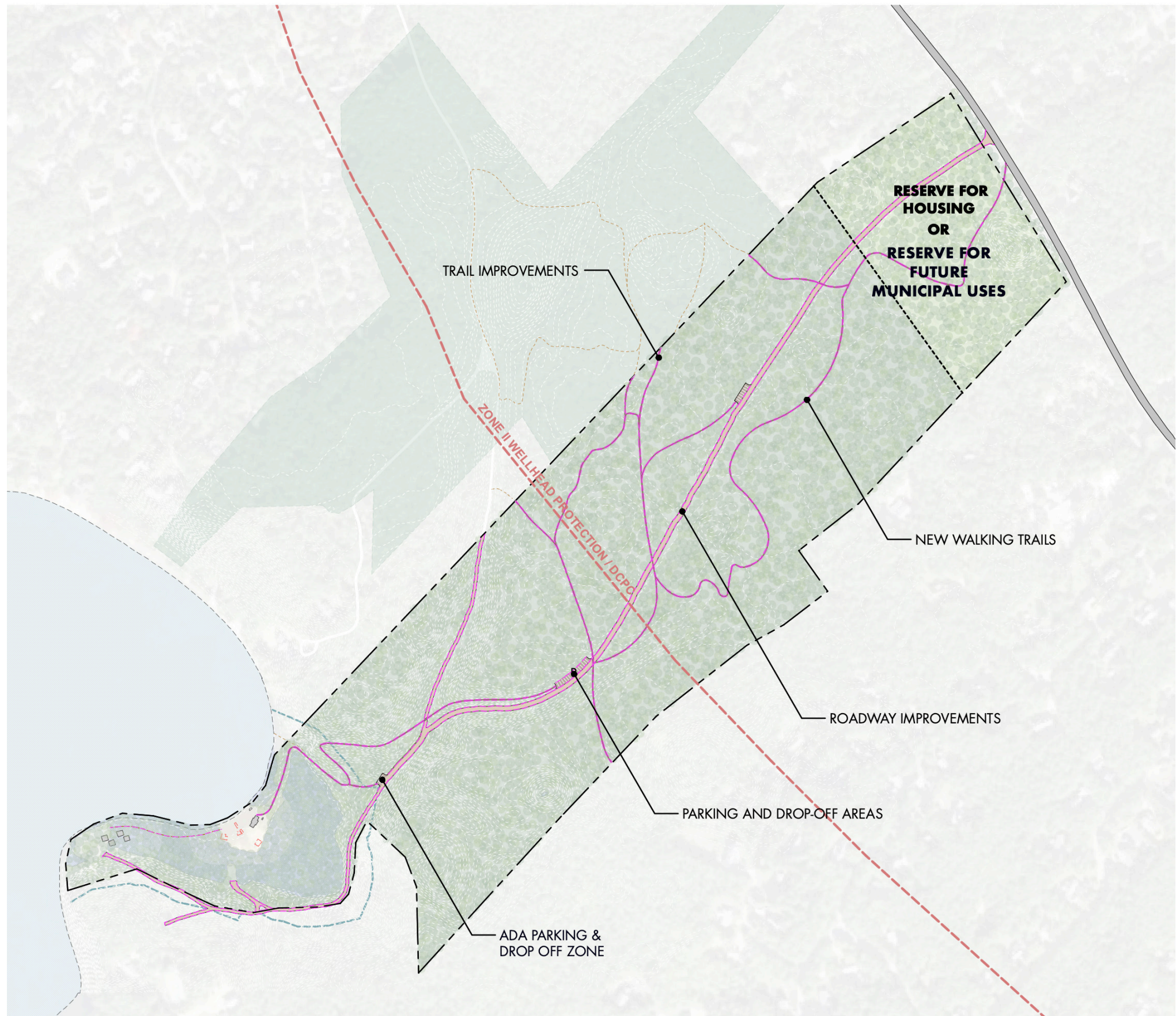
Required Infrastructure including stormwater management, as needed

RECREATION & COMMUNITY USE

Trail improvements and new trails

Beach and related amenities

HOUSING



POND PROPERTY DRAFT PHASING

Phase 2 (Target 2027-2029)

APPROVALS, STUDIES, DESIGN

Developer Housing
Design & Permitting (if
applicable)

Wastewater Design and
Permitting (if applicable)

Ongoing permitting and
procurement

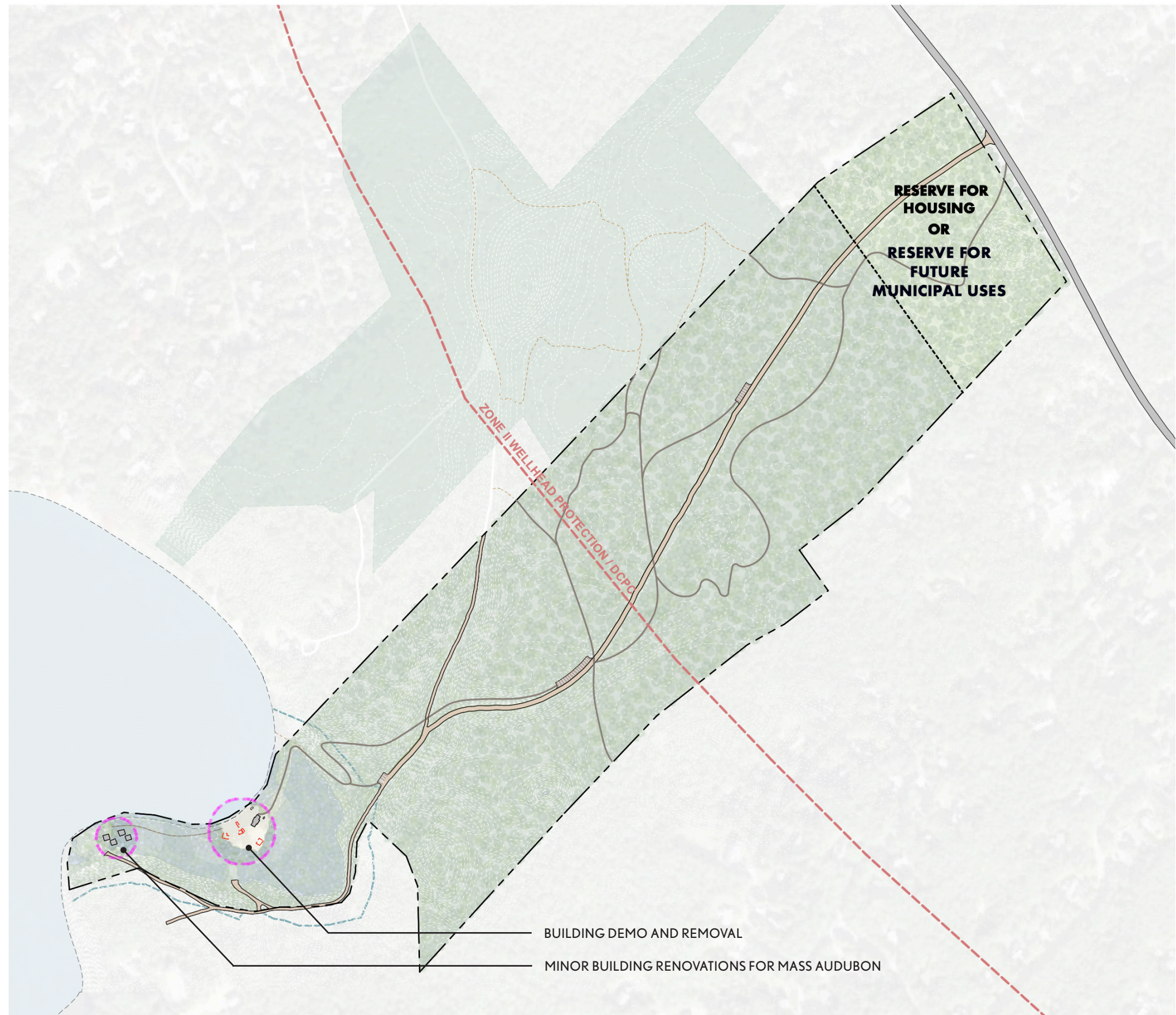
SITE PREP & INFRASTRUCTURE

Building Demo &
Removal

RECREATION & COMMUNITY USE

Minor building
renovations for Mass
Audubon

HOUSING



POND PROPERTY DRAFT PHASING

Phase 3 (Target 2029-2031)

APPROVALS, STUDIES, DESIGN

Establish Framework for Future Municipal Uses (if applicable)

Ongoing permitting and procurement

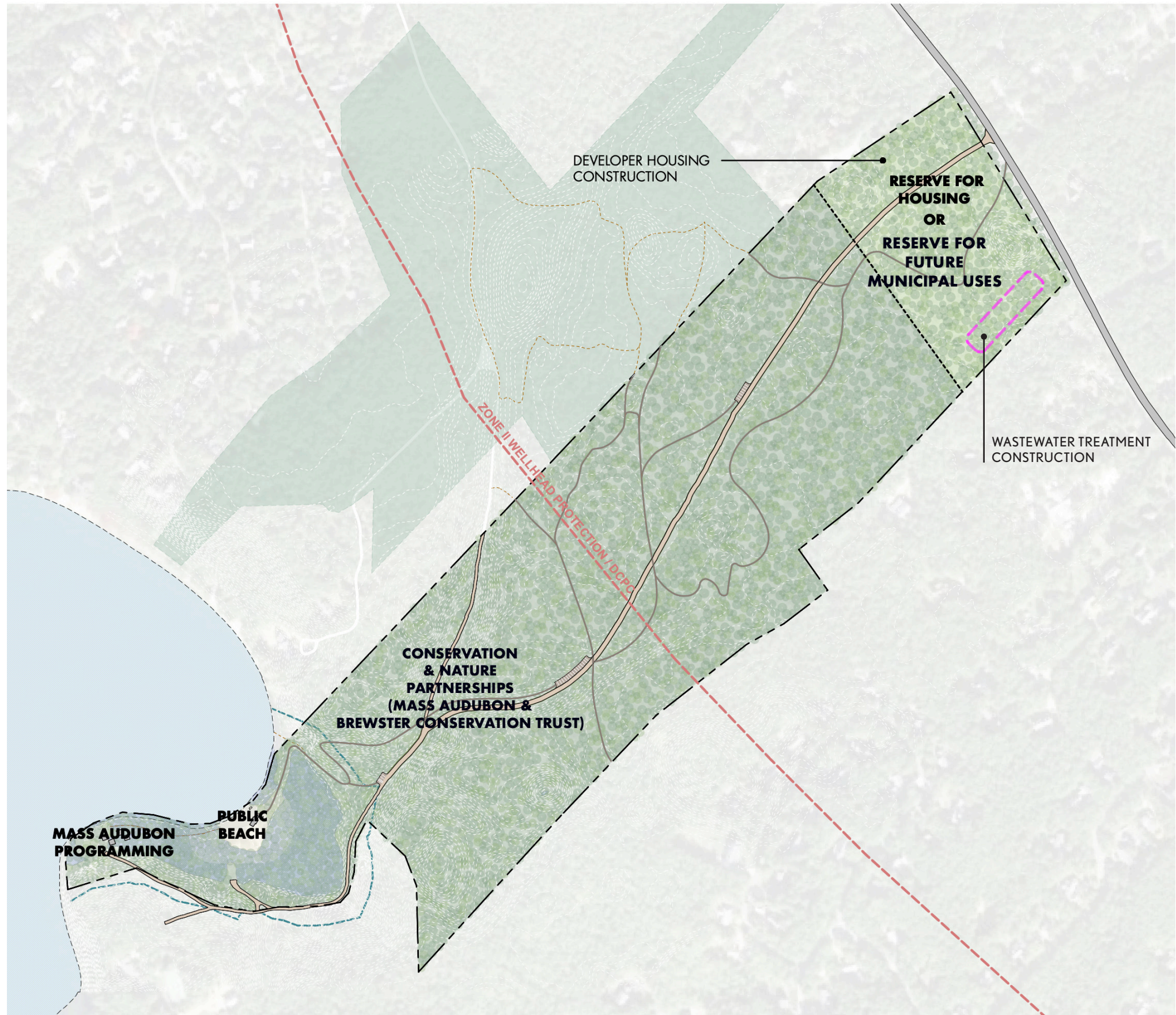
SITE PREP & INFRASTRUCTURE

RECREATION & COMMUNITY USE

HOUSING

Developer Housing Construction (if applicable)

Wastewater Treatment Construction (if applicable)



POND PROPERTY DRAFT PHASING

Phase 4 (Target 2031-2033)

APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

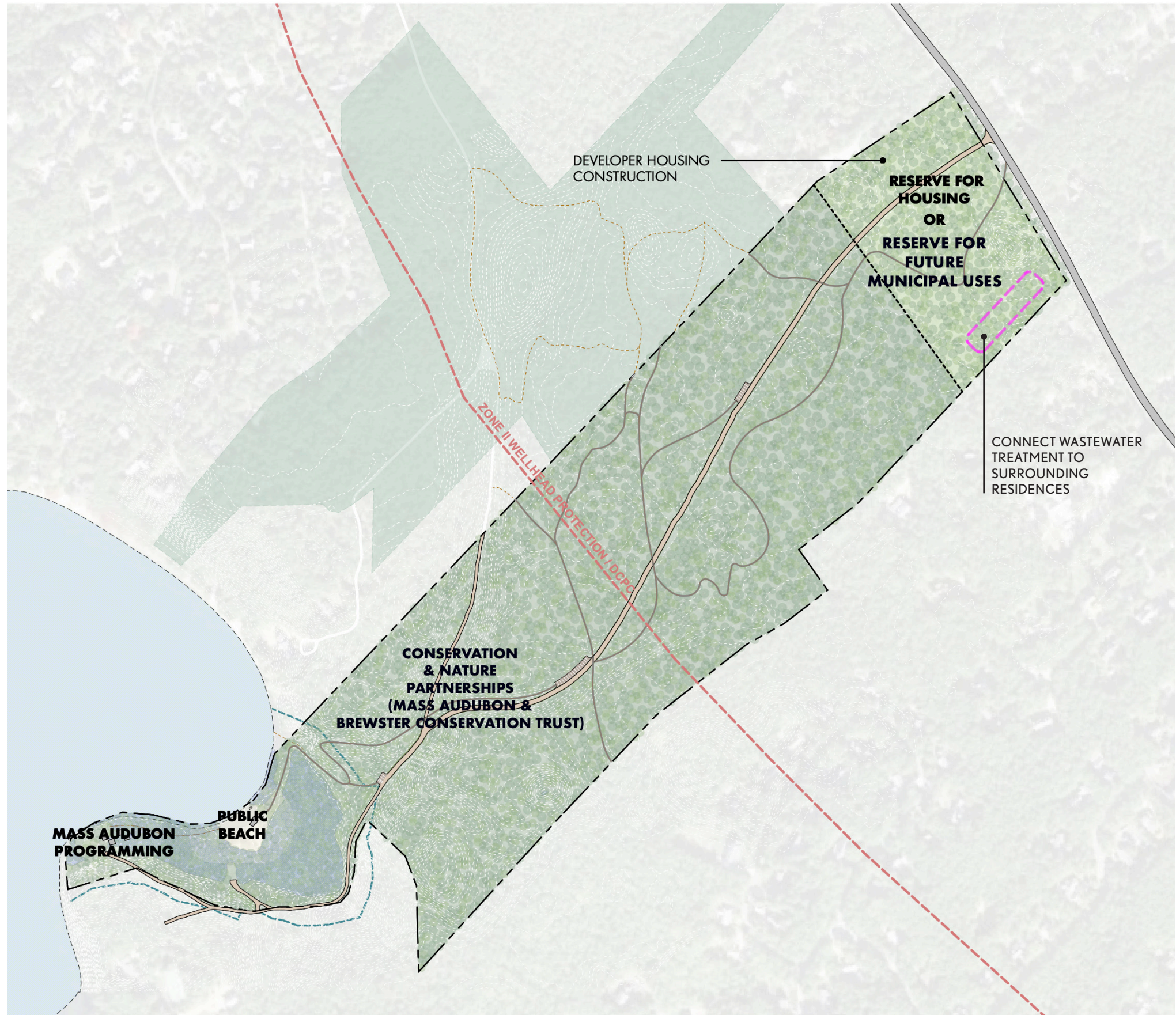
Local and state regulatory agreements (if applicable)

SITE PREP & INFRASTRUCTURE

Wastewater Treatment Connection to Surrounding Residences (if applicable)

RECREATION & COMMUNITY USE

HOUSING



COMMUNITY CENTER

COMMUNITY CENTER

Feedback from Forum and Written Public Comment

- There were mixed feelings about the Community Center. Some expressed full support and excitement, while others were more unsure due to the high cost, the perceived impact of a new large community center on the character of the property, and uncertainty about whether this is really needed in the community.
- There was interest in how a community campus and a community center might be phased.
- There were continued questions about if the Eddy School may eventually become available for a Community Center, and the sentiment that this may be a better option.

COMMUNITY CENTER

Town Context

- The Town Warrant article to purchase the properties included a “Community Center” as a potential use
- The 2018 Town Vision Plan sets for a goal of providing a “community center for all ages for social and recreational activities and include meeting rooms”
- The Council on Aging facility is lacking adequate space for its programming needs and the condition of the existing historic building creates ADA and maintenance challenges
- The Recreation Department also does not have a facility of its own and uses limited office and meeting space in the Eddy School

COMMUNITY CENTER

Town Context

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

- Town Meeting authorized funding for a Brewster Elementary School Consolidation Feasibility Study in November 2019
- Consolidation Feasibility Study was completed in January 2022
- Brewster School Committee has care, custody, and control of the elementary schools
- After careful consideration, Brewster School Committee voted in October 2022 to table consolidation until the student enrollment has decreased to about 50 children per grade (currently about 60/grade)
- Brewster, Orleans, Eastham, and Wellfleet are actively planning to submit grant application to explore feasibility of regionalizing elementary schools

COMMUNITY CENTER

Community Feedback - Desired Public Facilities

COUNCIL ON AGING

Library/reading room
Medical exam/treatment rooms
Game rooms

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

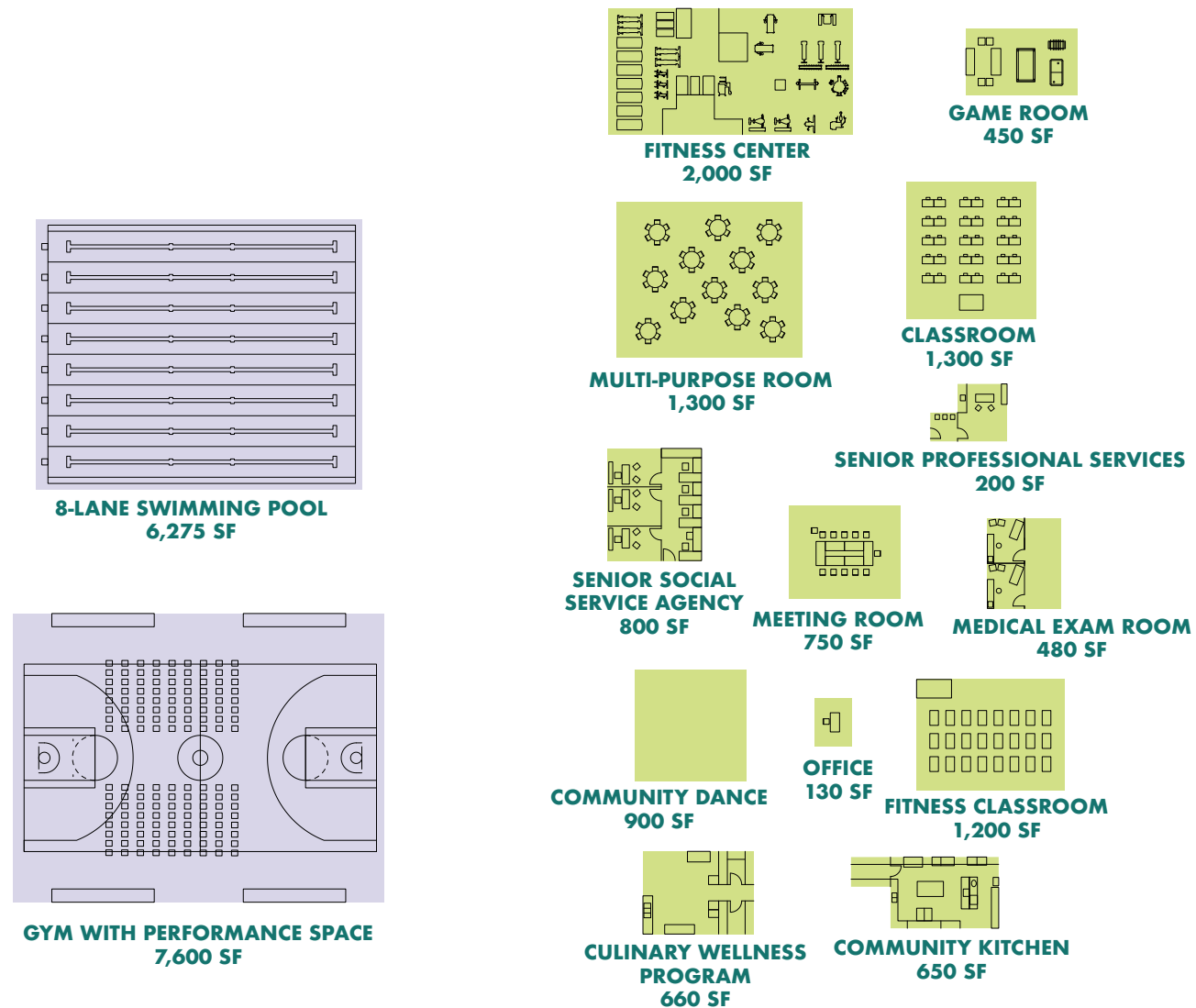
REC DEPARTMENT

Gymnasium
Fitness classrooms
Sport courts

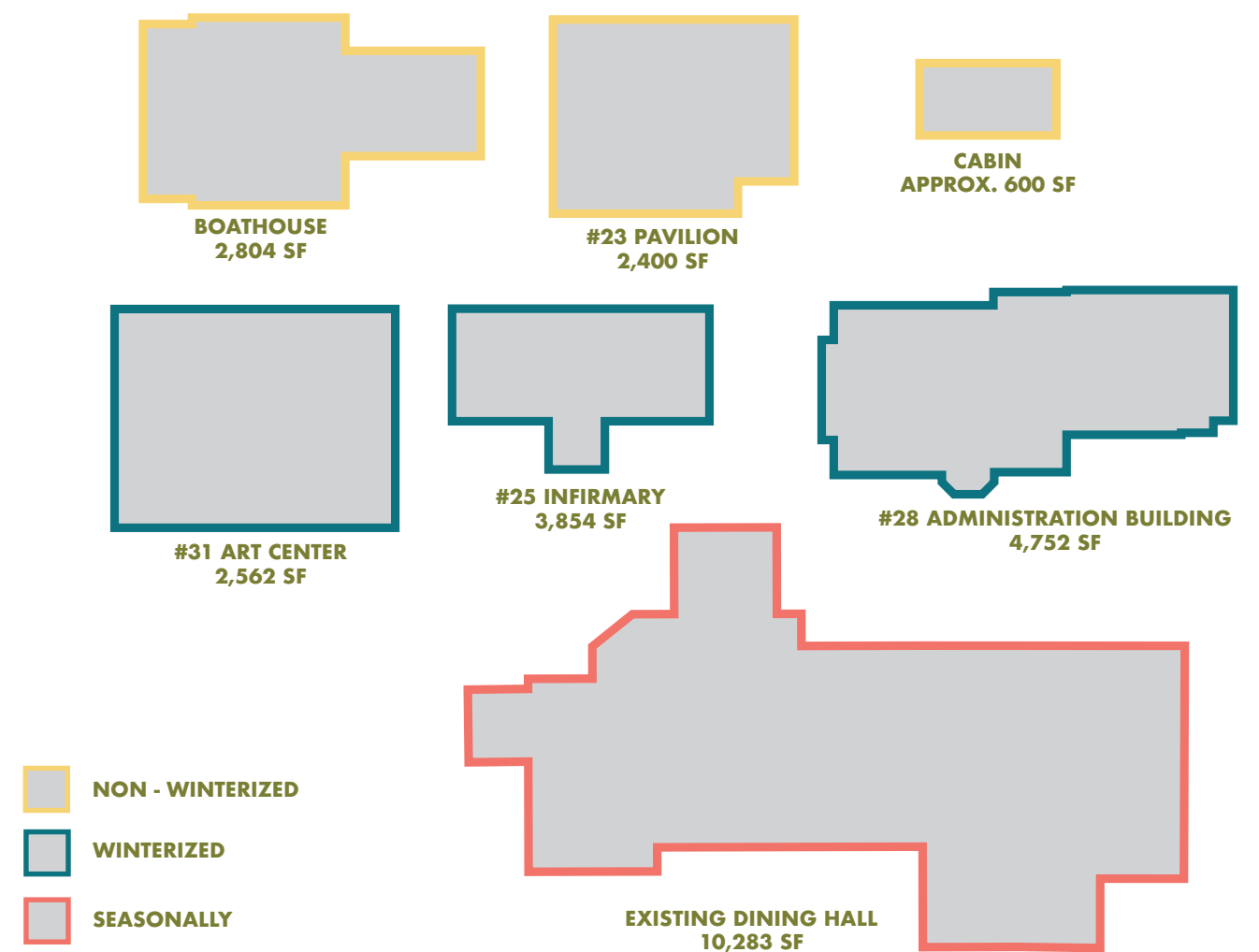
COMMUNITY CENTER

Community Feedback - Desired Public Facilities

SPACES REQUIRED FOR DESIRED FACILITIES



BUILDINGS VIABLE FOR SOME LEVEL OF RE-USE



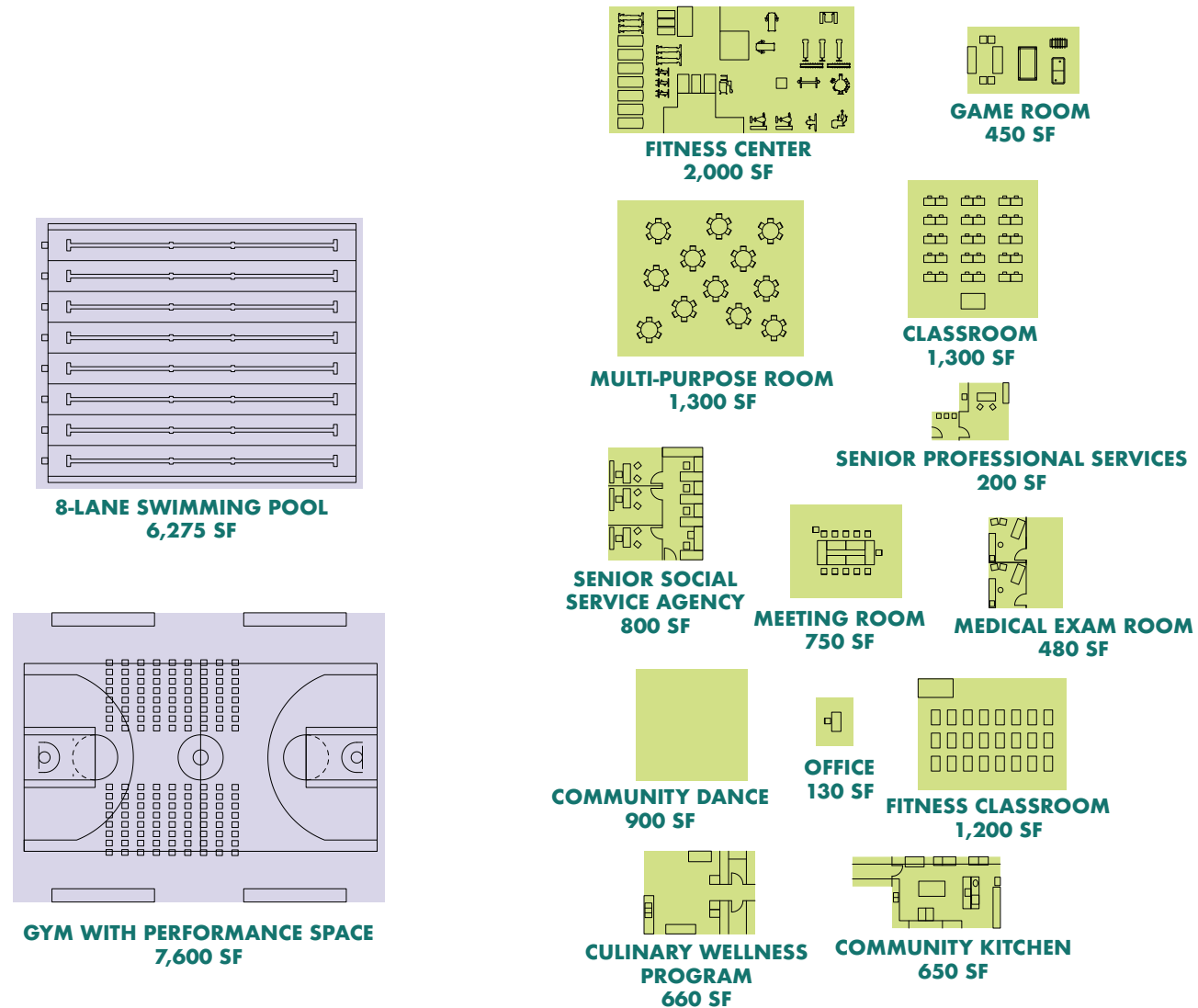
- Forum and survey feedback shows that, in general, the community is more interested in reusing the existing buildings on the Bay Property for a “Community Campus” rather than building a new, purpose-built Community Center.

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

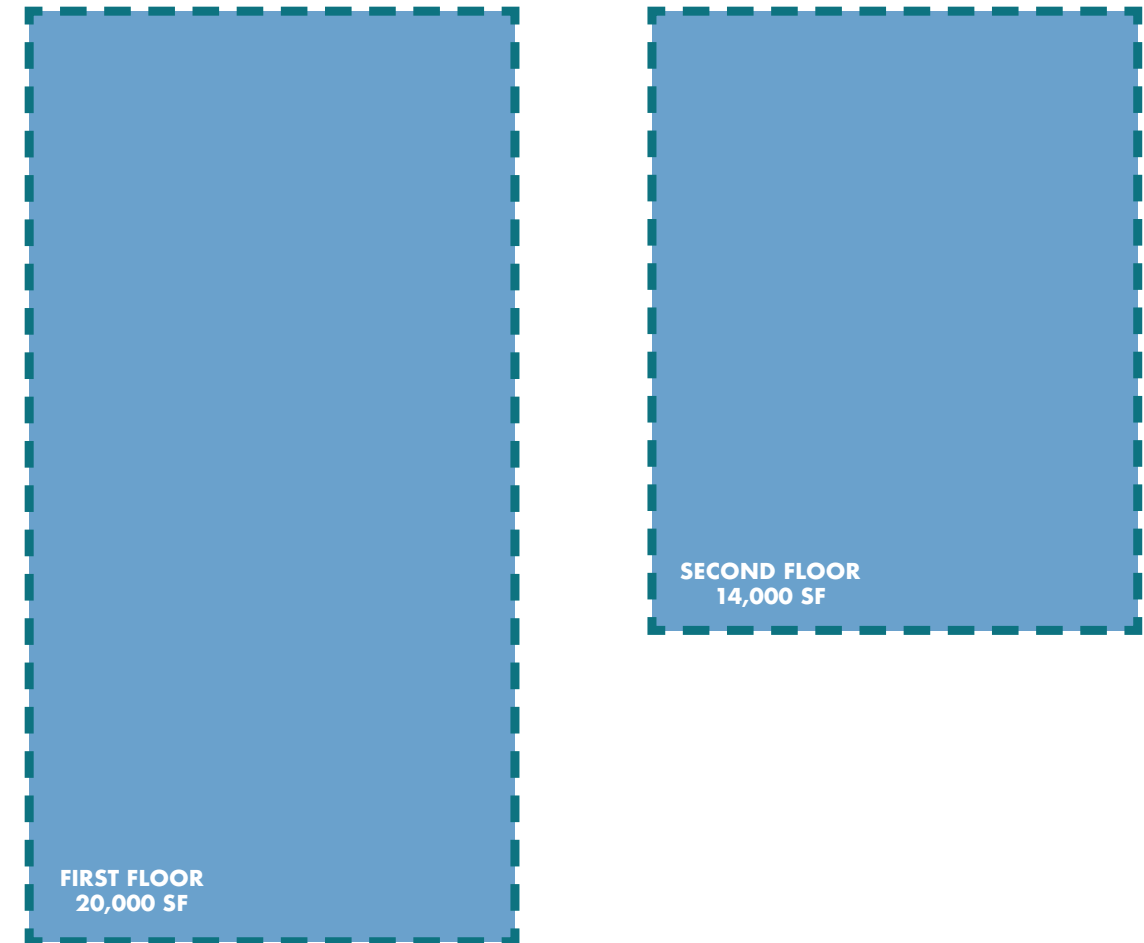
COMMUNITY CENTER

Community Feedback - Desired Public Facilities

SPACES REQUIRED FOR DESIRED FACILITIES



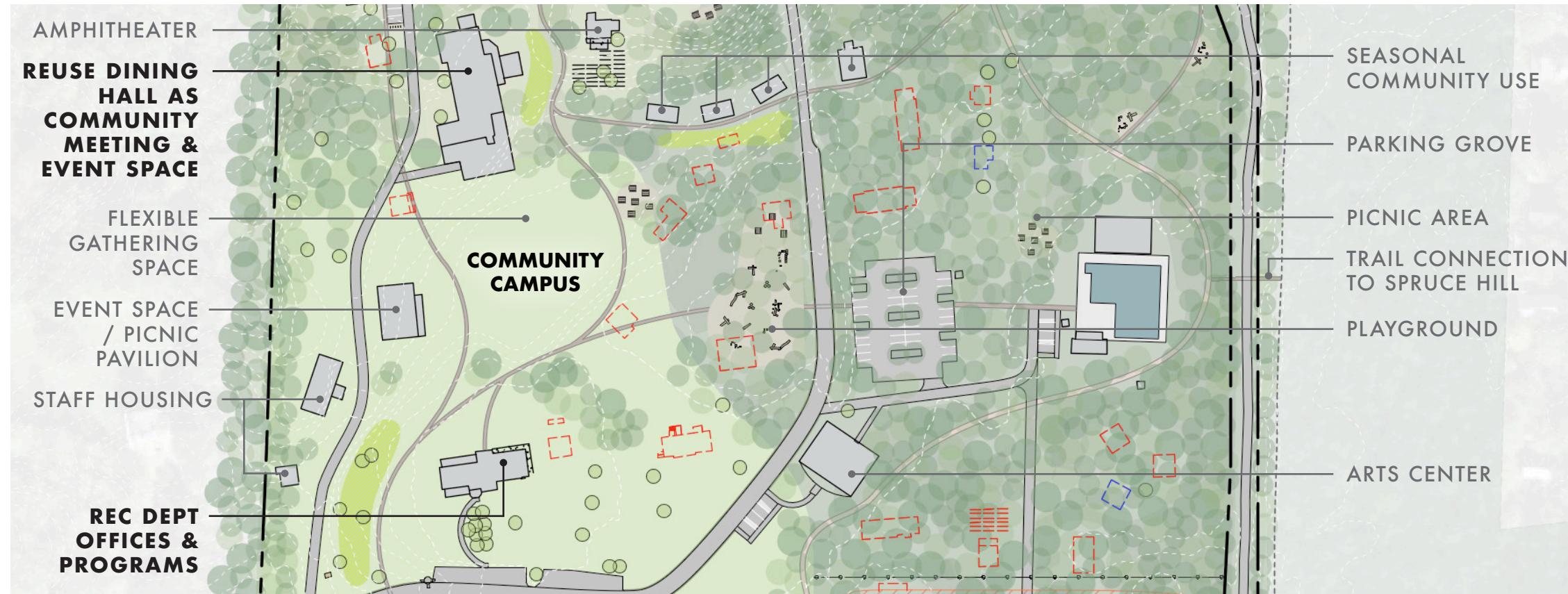
APPROXIMATE 34,000 SF TOTAL FOOTPRINT OF POTENTIAL NEW COMMUNITY CENTER



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

COMMUNITY CENTER - REUSE AND RENOVATE

No designated COA building



Approximate cost to renovate the dining hall, including soft costs and related design studies:

\$9,568,200*

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

COUNCIL ON AGING

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

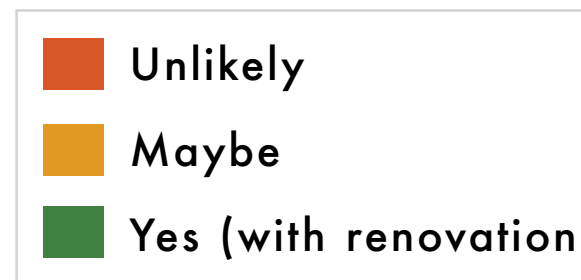
* Council on Aging cannot relocate here, only have some satellite programs

SHARED

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

REC DEPARTMENT

- Gymnasium
- Fitness classrooms
- Sport courts



COMMUNITY CENTER - NEW BUILD

Potential to include all desired facilities



Approximate cost for a new Community Center including soft costs, and, associated parking area, and related design studies.

\$32,965,600

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

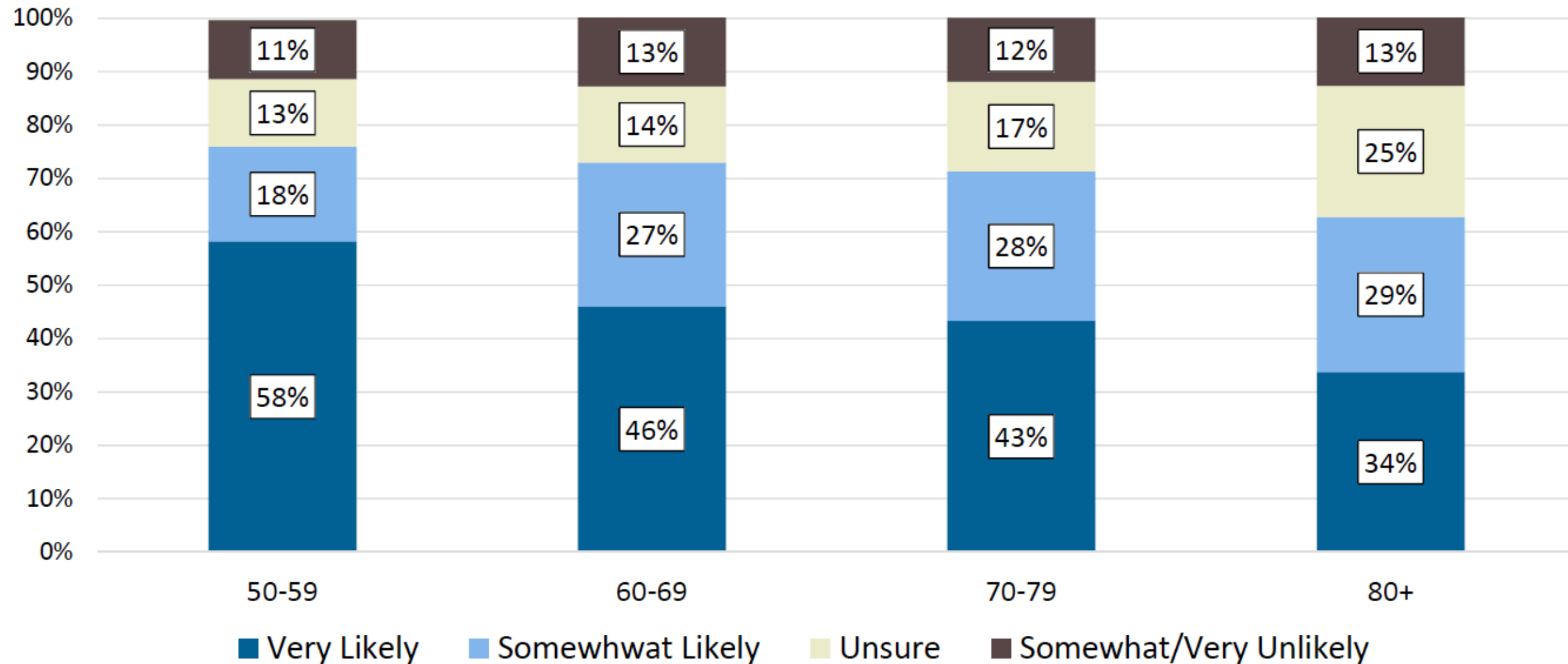
REC DEPARTMENT

- Gymnasium
- Fitness classrooms
- Sport courts

COMMUNITY CENTER

COA Survey

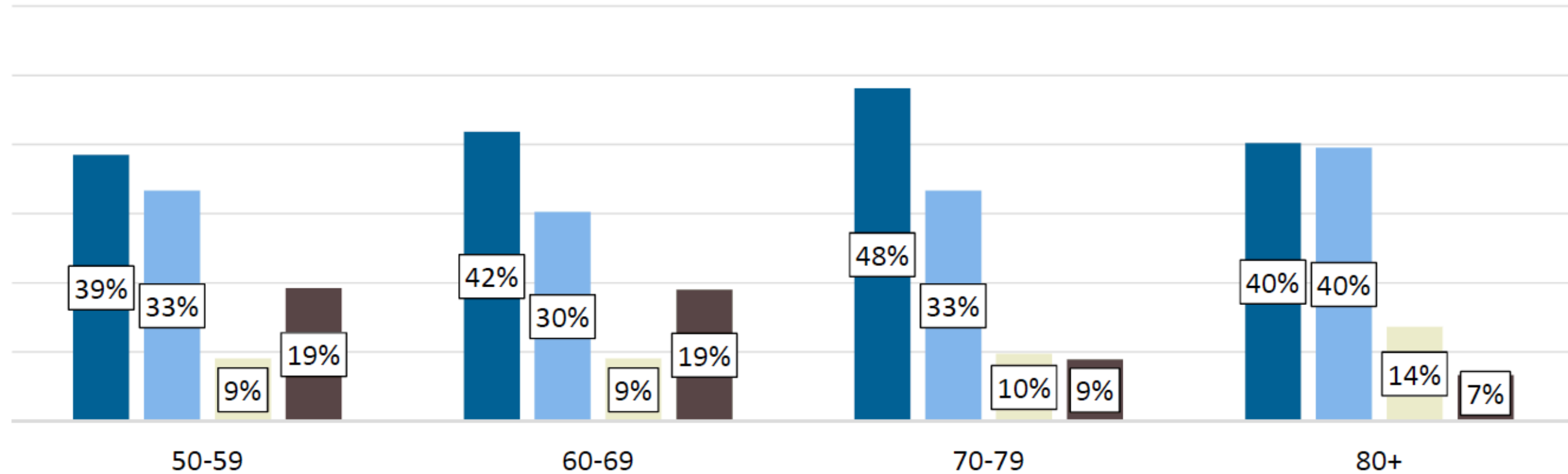
How likely is it that you, or members of your household, would use a multigenerational community center at the former Sea Camps?



COMMUNITY CENTER

COA Survey

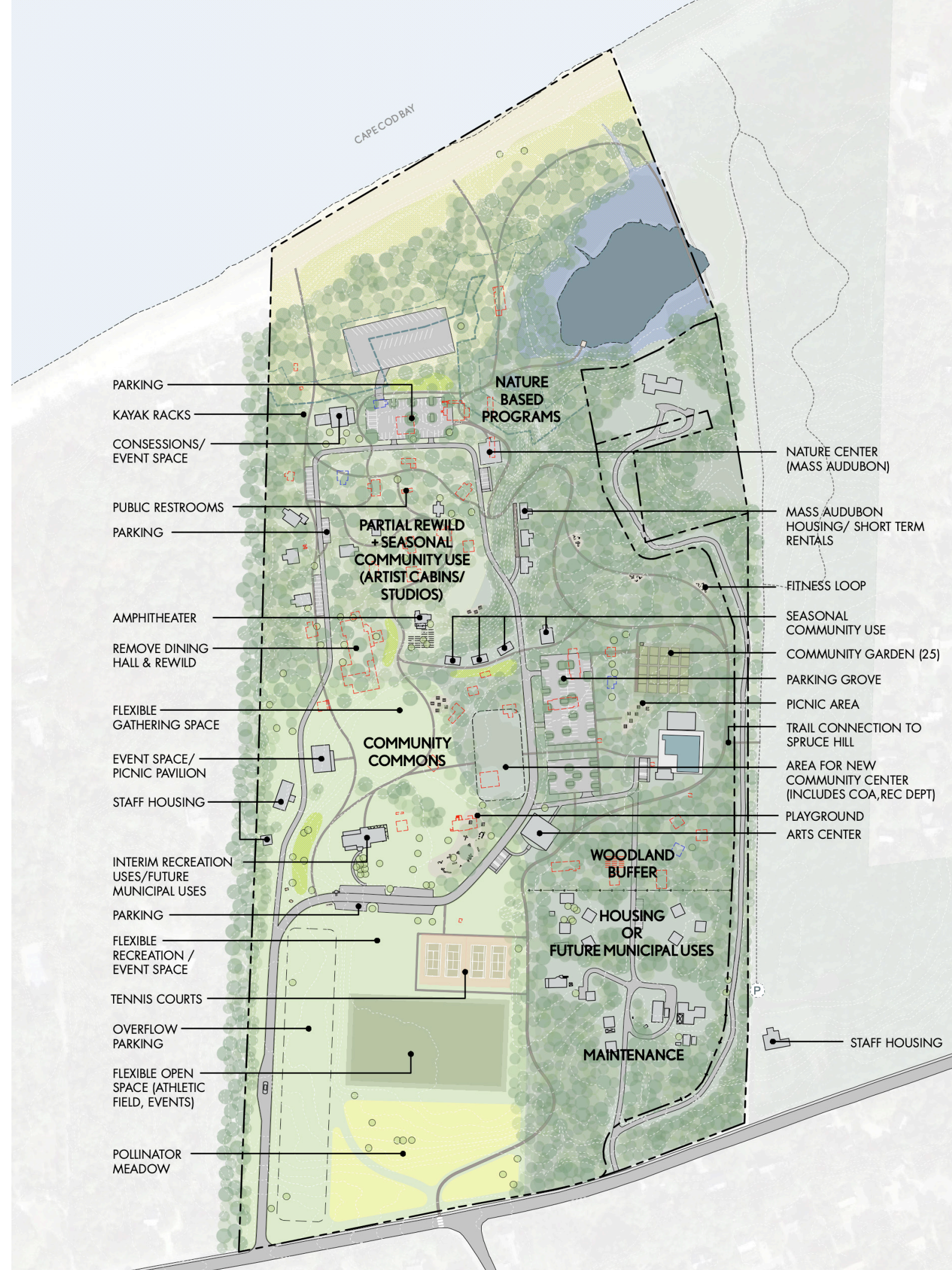
Considering a potential multigenerational community center, what is your preference for how space and programming are organized?



- A multigenerational community center located in one building
- A multigenerational community center located in different buildings on one site
- N/A, I would not support a multigenerational community center
- Other (please specify):



UPDATED BAY PLAN



COMMUNITY CENTER

Key Question

Should the Bay plan include an area designated for a future community center, or should the final plan include a community campus without an area designated for a future community center?

If the final framework plan includes a future community center, this means the dining hall will be represented as demolished. The dining hall may remain for a period of time and have limited interim uses prior to construction of the new community center, as outlined in draft phasing diagrams to be shared with the community.

HOUSING AND FUTURE MUNICIPAL USES

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

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

HOUSING

Forum and Written Public Comment

- The majority of residents supported housing on at least one of the properties, but there was mixed feedback on which property was preferred. For those who supported housing, there was often preference noted for denser housing options like townhouses.
- There was a good amount of support for housing on the Bay Property both for year-round affordable housing and an option combined with seasonal workforce, but there was interest in learning more about the ownership structure.
- Overall, there was mixed support for housing on the Pond Property. Those who did support it felt very strongly in favor, while others were mixed with some favoring conservation. Some would like to avoid housing development in the Zone II area and are concerned about impacting the town's drinking water supply and the watershed to Long Pond, while others feel housing can be balanced with conservation and that a wastewater treatment plant can address water quality concerns on the Pond Property.
- There was a desire to understand whether or not housing would impact water quality if a wastewater treatment plant were introduced.

BAY HOUSING ILLUSTRATIVE SCENARIOS

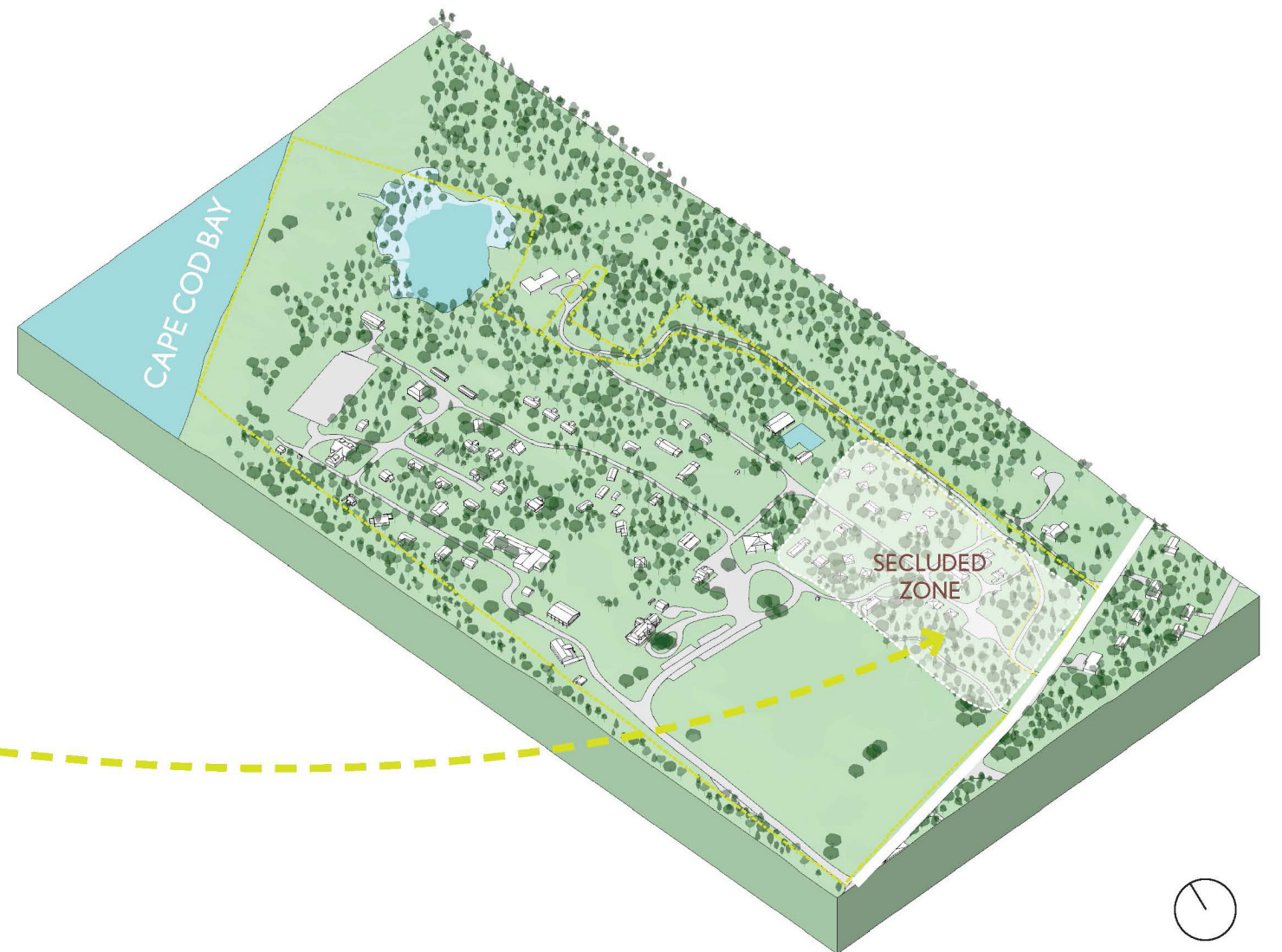
Bay Property Context



BAY PROPERTY

BAY PROPERTY: **55 ACRES**
SECLUDED ZONE: **10 ACRES**
POTENTIAL HOUSING DESIGNATED AREA: **7.5 ACRES**

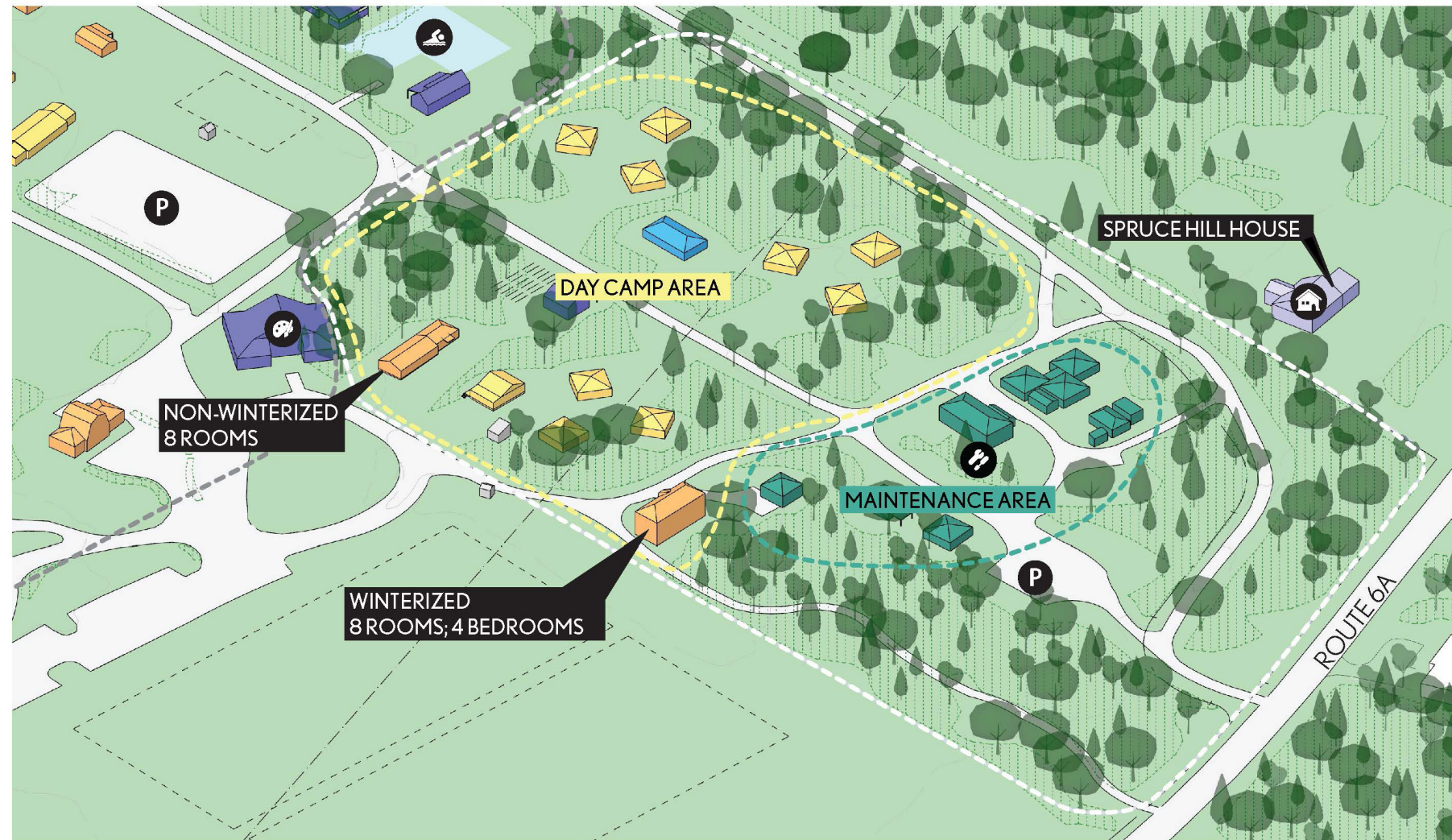
THE POTENTIAL HOUSING DESIGNATED AREA IS 9% OF THE BAY PROPERTY.



UPDATED BAY HOUSING ILLUSTRATIVE SCENARIOS

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 ILLUSTRATIVE SCENARIOS

Proposed Site Relationships

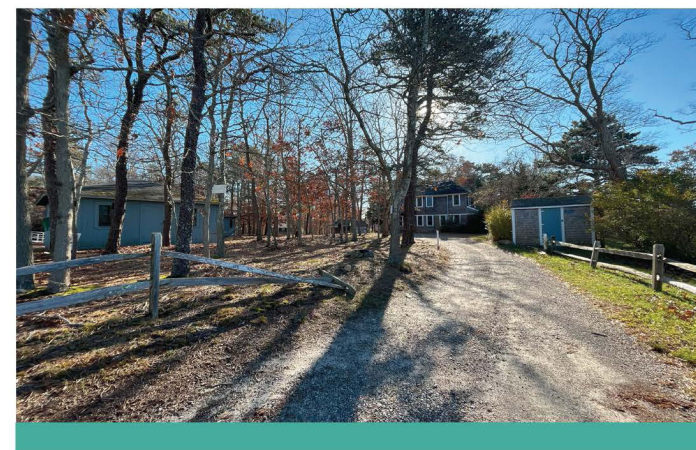
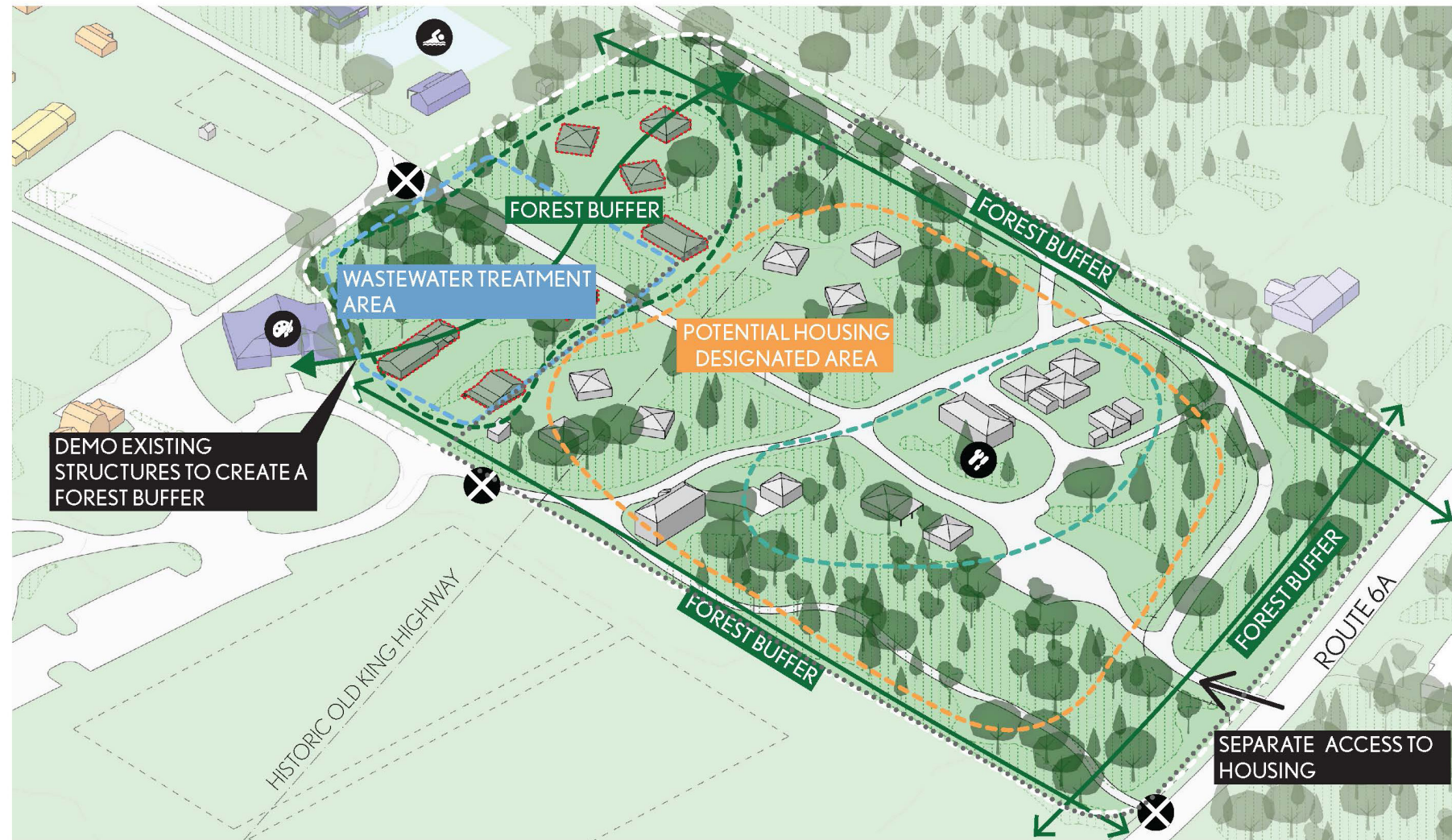
The forest buffer could separate more public uses of the Bay Property and the more secluded potential housing.

Scenarios based on approximately 32 Units (76 beds) within a 7.5 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.

Wastewater requirements are being considered.

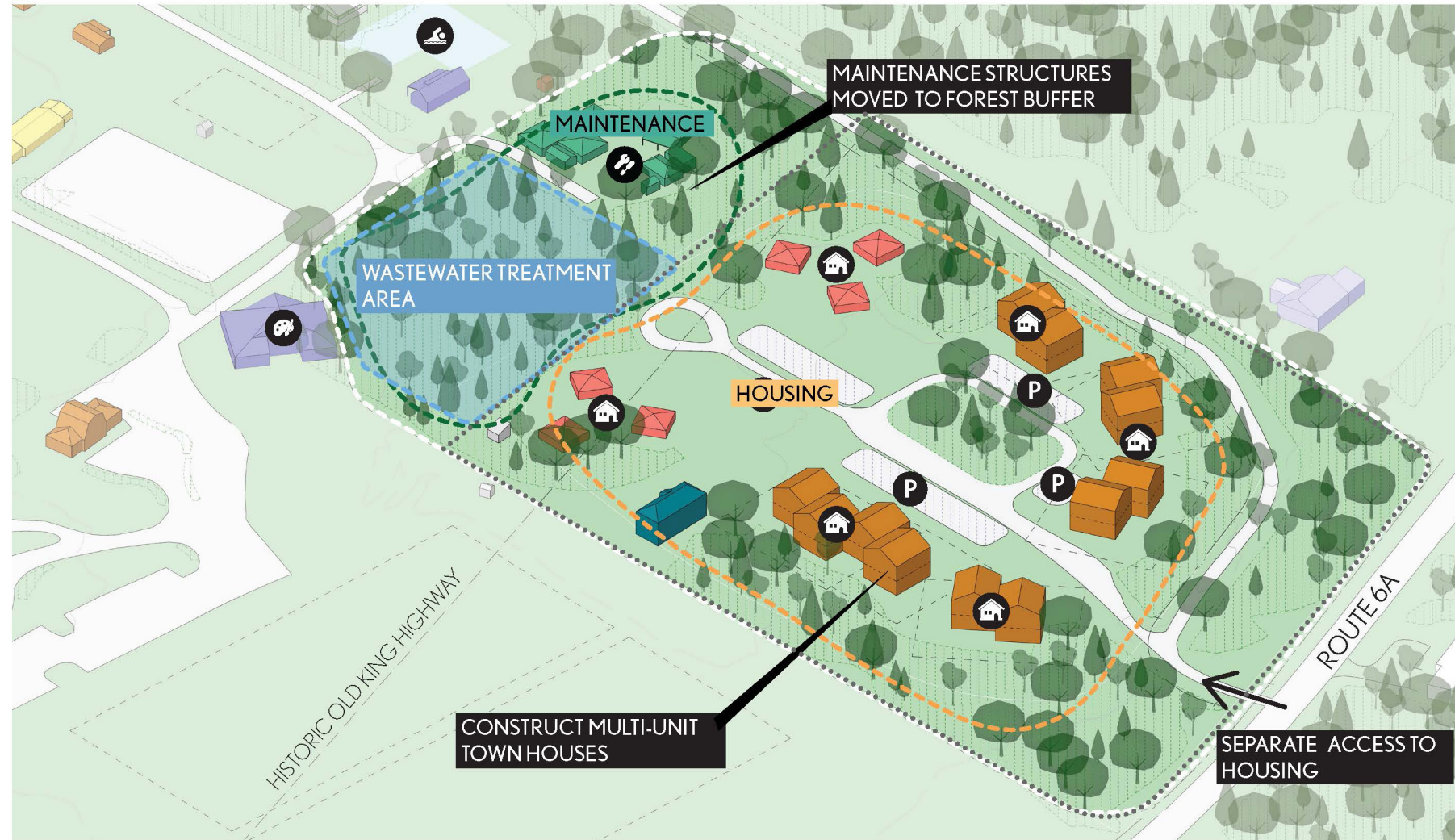


BAY HOUSING ILLUSTRATIVE SCENARIOS

Re-purpose and New Build (demo)



Former maintenance buildings are demoed to create additional dwelling units.



- REPURPOSE**
- SEASONAL WORKFORCE (Red square)
- YEAR-ROUND (Teal square)
- NEW BUILD YEAR-ROUND**
- STUDIO (Light yellow square)
- ONE BEDROOM (Yellow square)
- SINGLE-FAMILY (Orange square)
- MULTI-UNIT (Dark orange square)
- COMMUNAL AMENITIES (Purple square)
- MAINTENANCE (Green square)

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



POND PROPERTY CONTEXT

Land Use

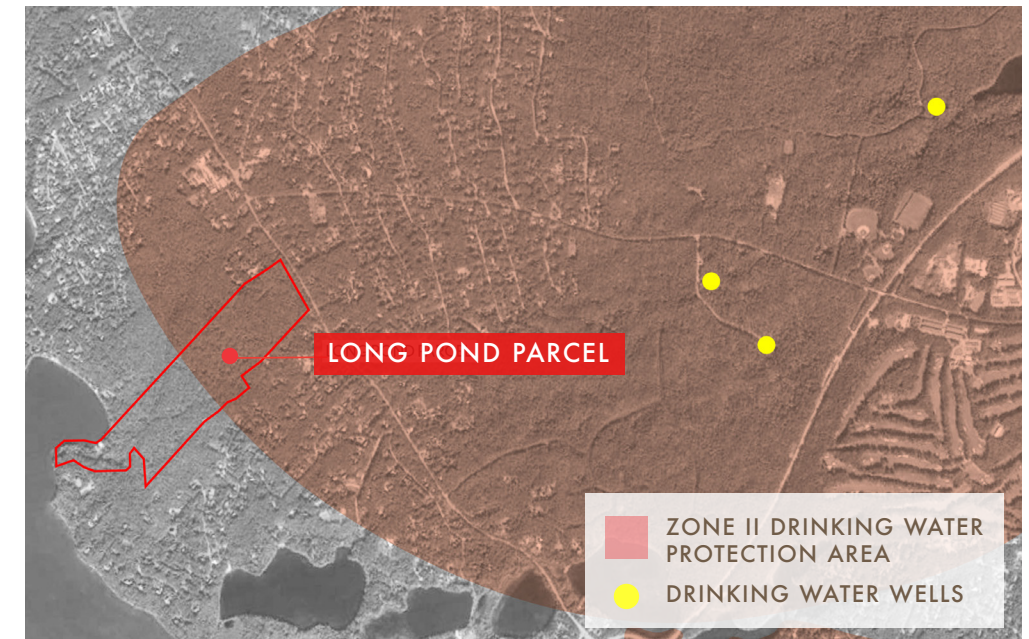
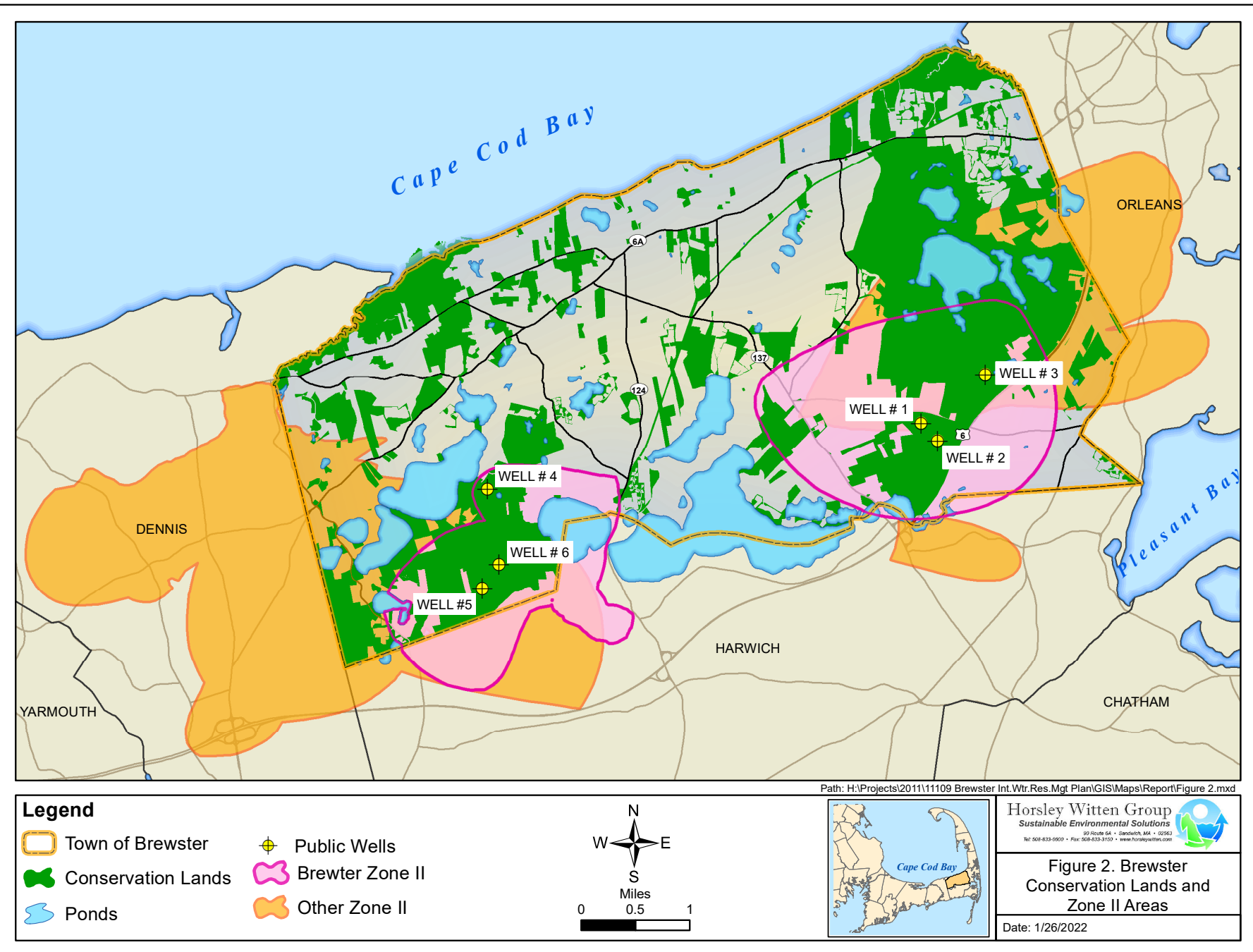


Residential communities exist along both sides of Route 137, both within and adjacent to the Zone II.

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

POND PROPERTY CONTEXT

Water Quality - Zone II



- Areas that contribute groundwater to the Town's public drinking water wells are known in Massachusetts as Zone II's, or wellhead protection areas
- Wastewater effluent is one of the primary sources of pollutants, but can be treated with I/A systems to a level that complies with WQR Bylaw requirements.
- Brewster plans to develop a Herring River Watershed Permit by 2030 and expects any new development in this area to require 100% nitrogen offset
- The Pond Property is uniquely situated to potentially locate a neighborhood sewer plant which could accommodate both new housing buildout and replace traditional septic systems in adjacent neighborhoods
- New wastewater treatment plant would improve overall Zone II and Long Pond water quality
- Approximately 900+ developed residential properties are currently in this Zone II

POND HOUSING ILLUSTRATIVE SCENARIOS

Bay Property Context

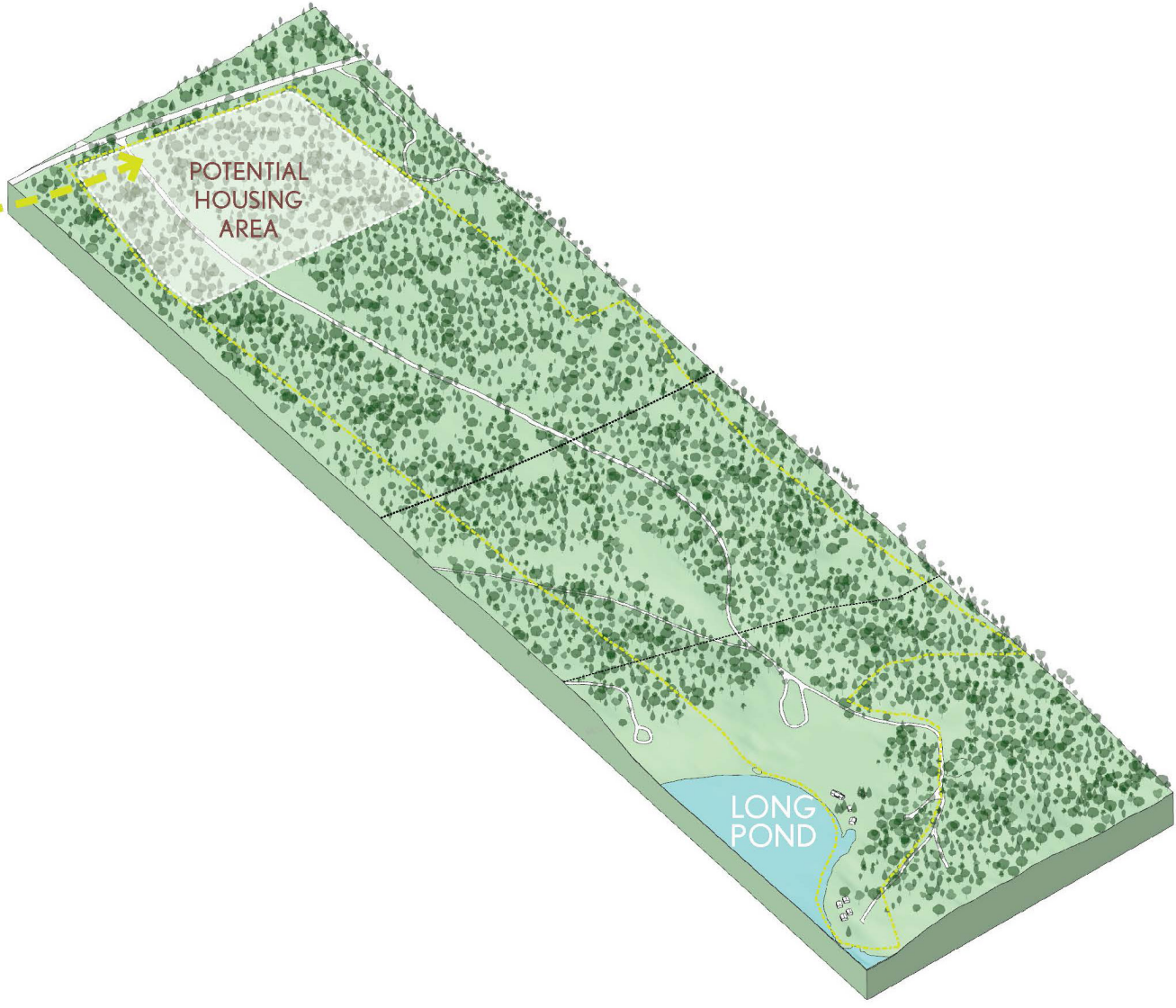


POND PROPERTY

LONG POND PROPERTY:
HOUSING DESIGNATED AREA:

66 ACRES
10 ACRES

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



POND HOUSING ILLUSTRATIVE SCENARIOS

Site Analysis and Principles

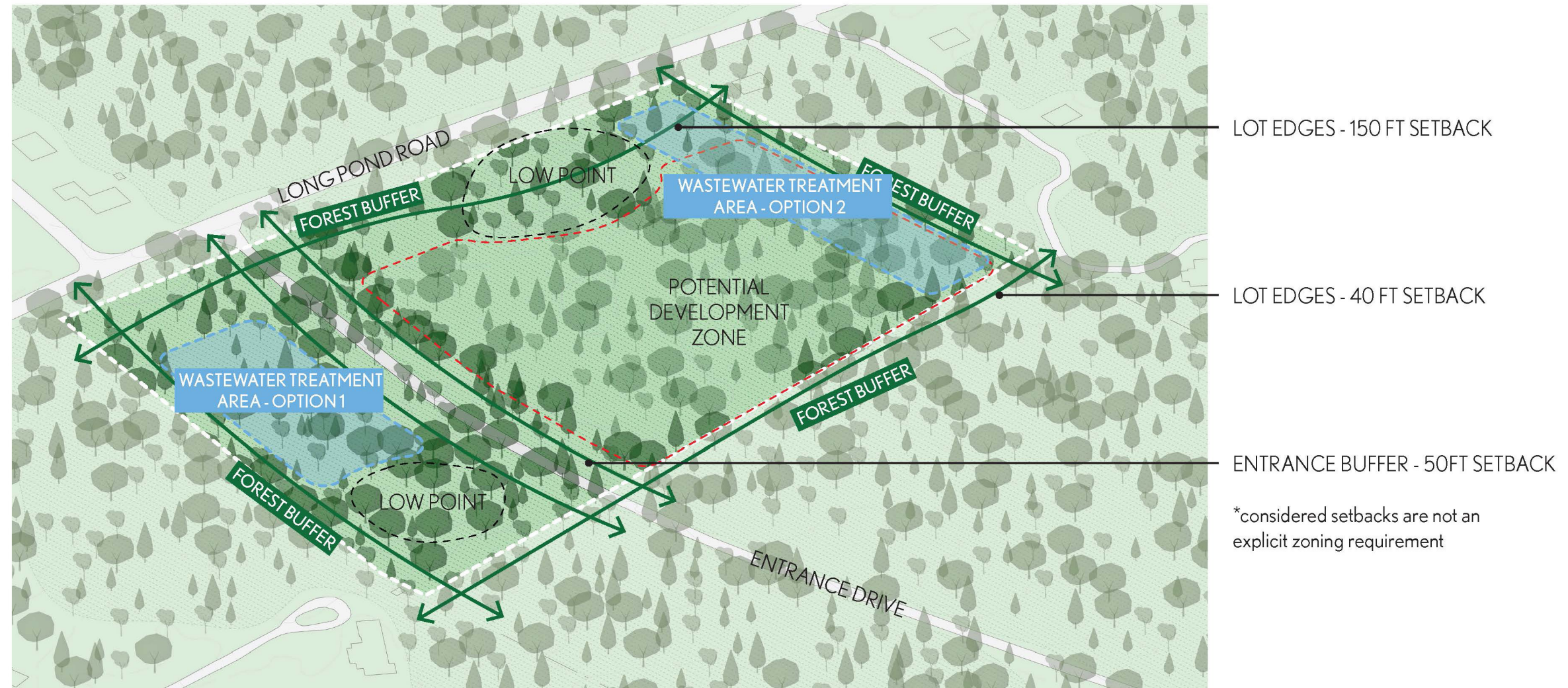
The area designated for housing implements forest buffers and setbacks.

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

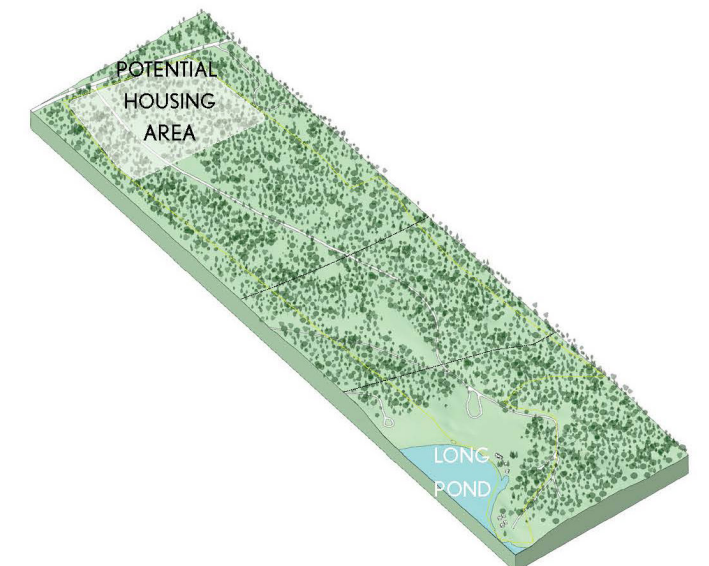
Contemplated year round housing with new construction.

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

Wastewater requirements are being considered with a 1 Acre area designated.

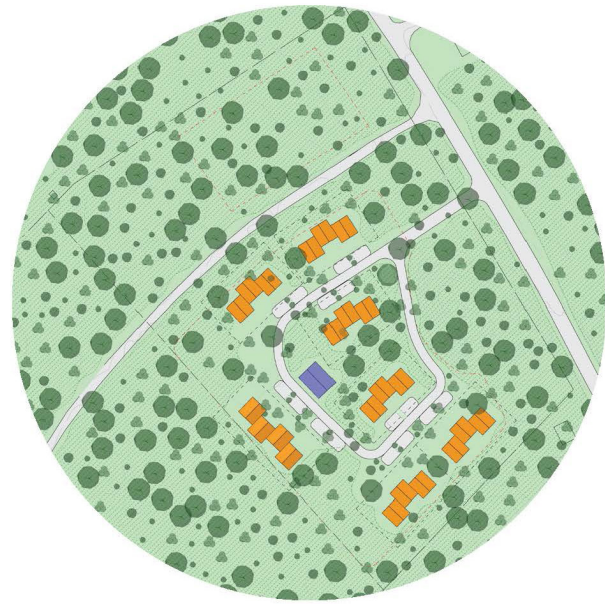


Malpet Farms, South Dennis, MA



POND HOUSING ILLUSTRATIVE SCENARIOS

Option 1 Town Homes



A low density configuration of town houses with group parking.



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

UNIT COUNT 44 UNITS

BEDS 88 TOTAL BEDS

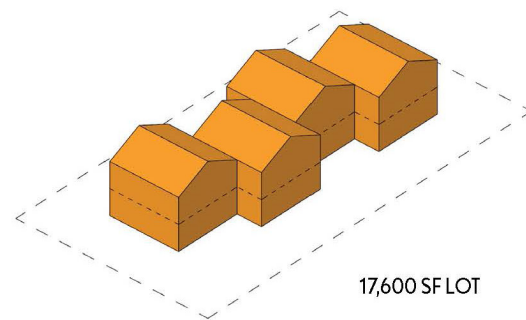
UNIT SIZE 1000 sf town homes

SHI 44 UNITS

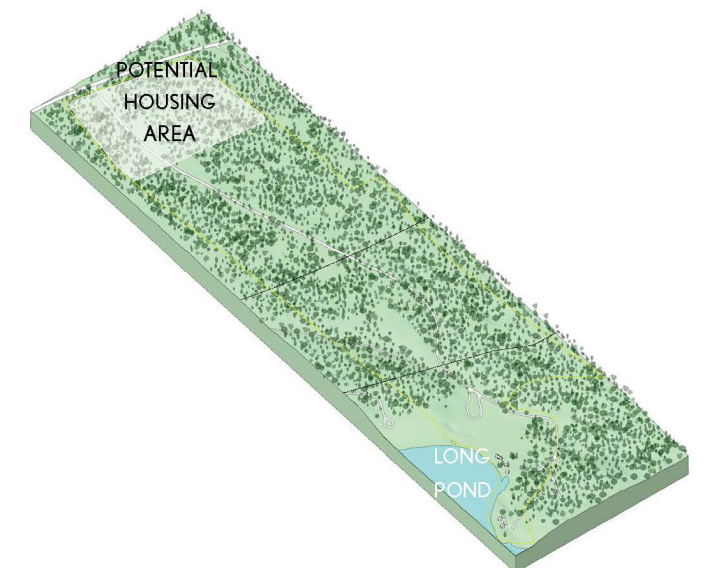
PARKING 66 GROUP

PERCENT BUFFER ZONE 59%

*of Housing Designated Area

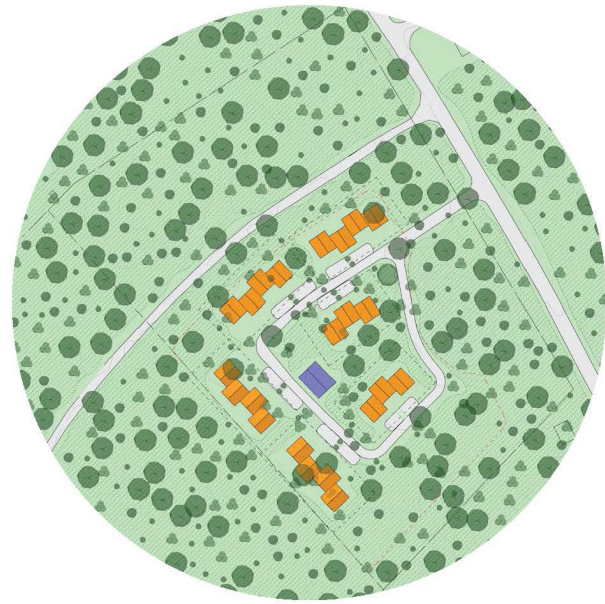


Malpet Farms, South Dennis, MA



POND HOUSING ILLUSTRATIVE SCENARIOS

Option 2 Town Homes

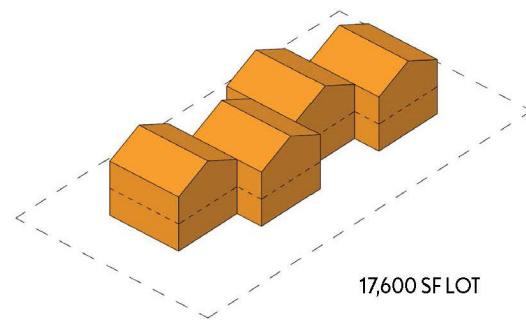


A low density configuration of town houses with group parking.

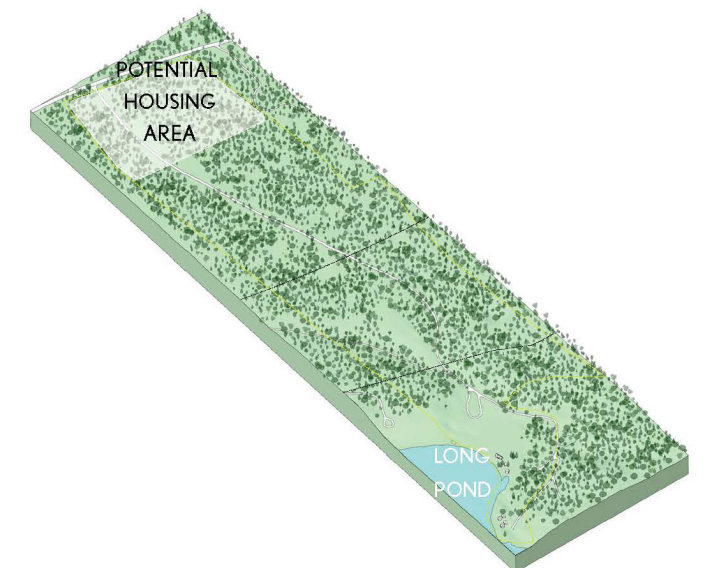


- NEW BUILD YEAR-ROUND STUDIO
- ONE BEDROOM SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT	44 UNITS
BEDS	88 TOTAL BEDS
UNIT SIZE	1000 sf town homes
SHI	44 UNITS
PARKING	66 GROUP
PERCENT BUFFER ZONE <small>*of Housing Designated Area</small>	59%



Malpet Farms, South Dennis, MA



HOUSING

Key Considerations

BAY HOUSING

POND HOUSING

WASTEWATER TREATMENT

This property is not located within a nitrogen sensitive watershed nor is it adjacent to any freshwater ponds. Accordingly, it is not a priority for installation of a new neighborhood sewer treatment plant.

Wastewater treatment is needed in this area and any such systems could be relatively easily integrated into adjacent neighborhoods in the Herring River and/or Pleasant Bay watersheds to help meet the Town's nitrogen mitigation requirements.

TIMELINE

Housing feasibility study and construction would require a longer timeline (7-9 years) to ensure all other infrastructure work is completed in advance.

Housing feasibility study and construction could be done on a faster timeline (5-7 years).

ZONE II

Housing would not be in a Zone II area.

Housing would be on the edge of Zone II area (approximately 1 mile away from the nearest well).

WALKABILITY AND ACCESS TO PUBLIC TRANSIT

Housing would be walkable to town and would be in a good location relative to bus routes.

Housing on Route 137 would be a good location relative to bus routes.

LOCATION CONSIDERATIONS

Real estate is at a premium north of Route 6A, and integrating housing in close proximity to the high use community activities proposed for the Bay Property may present practical complications.

The location is adjacent to existing residential areas.

ECOLOGY

The proposed housing area was previously used for maintenance so it has already been disturbed.

The proposed housing area is on undisturbed land.

TRAFFIC

Housing would contribute to a more complicated traffic situation given its proximity to the Millstone Rd. intersection.

Housing would not present traffic complications.

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

If either property designates an area for future municipal uses, a separate community process will take place to determine the future uses and once finalized, the plan will be brought to Town Meeting for approval.

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



NEIGHBORHOOD WASTEWATER TREATMENT PLANT



CELL TOWER



HABITAT AND WATERSHED PROTECTION



HOUSING



UNANTICIPATED USES

HOUSING

Key Question

Following the Town's decision in October that at least one property plan should include housing, the Design Team prepared and presented illustrative housing options for both properties to the community. Based on community feedback, we request that the committees recommend whether the final comprehensive plans should include housing and wastewater treatment on the Pond Property, the Bay Property, or both.

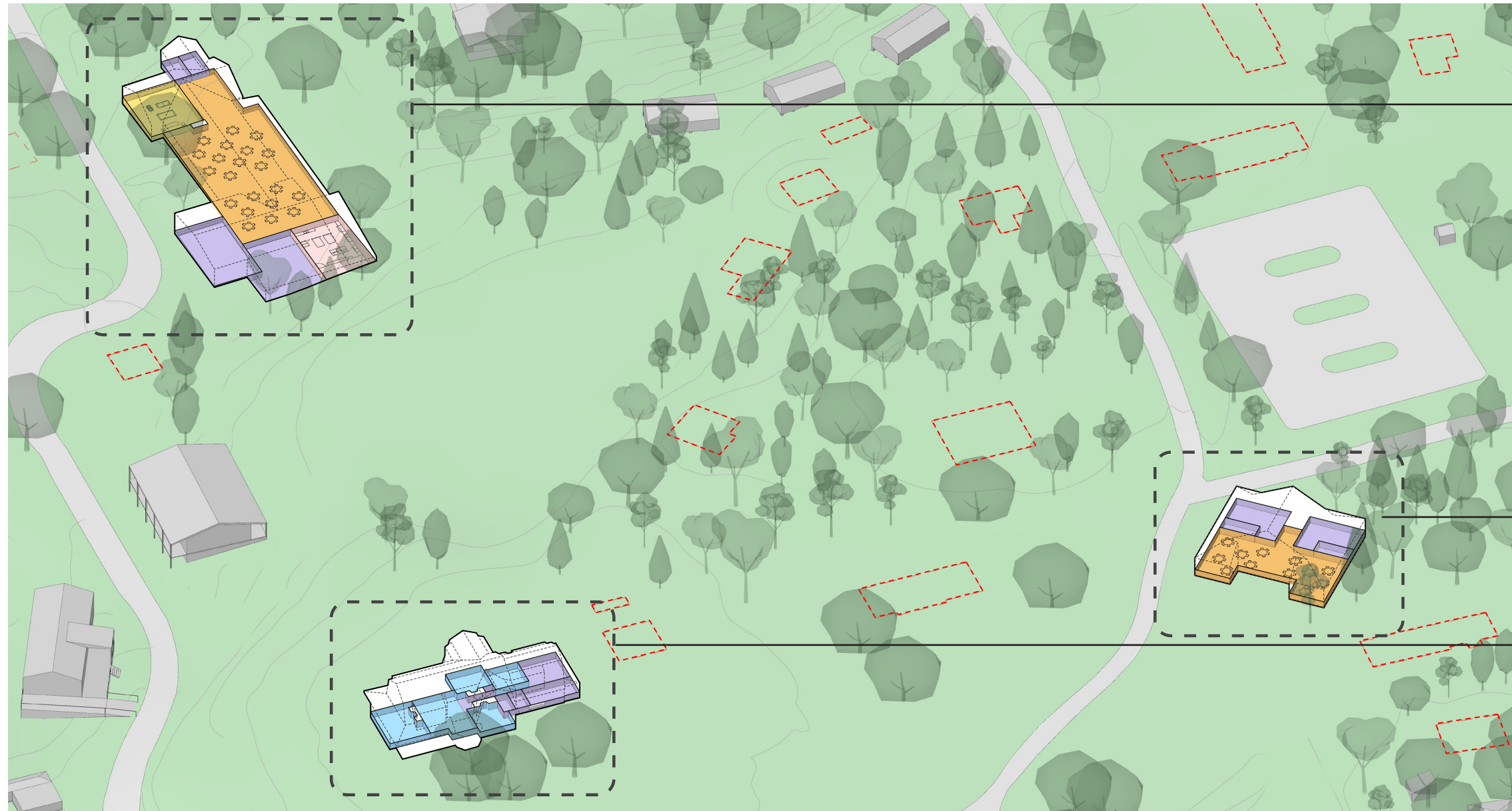
If there is no designated housing on the Pond Property plan, the 10-acre zone by Route 137 will be shown as reserved for future municipal uses as outlined in the Town Warrant article to purchase the properties, including habitat protection, watershed protection, open space, conservation, passive recreation, active recreation, community housing, and general municipal purposes. Similarly, if there is no designated housing on the Bay Property in the secluded zone, that area will be shown as reserved for the above future municipal uses as described in the Town Warrant article.

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

APPENDIX

COMMUNITY CENTER - REUSE AND RENOVATE

Reuse Community Campus Illustrative Scenario



REUSE DINING HALL

REUSE ART CENTER

REUSE ADMINISTRATION BUILDING

REUSE DINING HALL

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

10,200 SF Total

REUSE ADMINISTRATION BUILDING

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

4,750 SF Total

REUSE ARTS CENTER

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

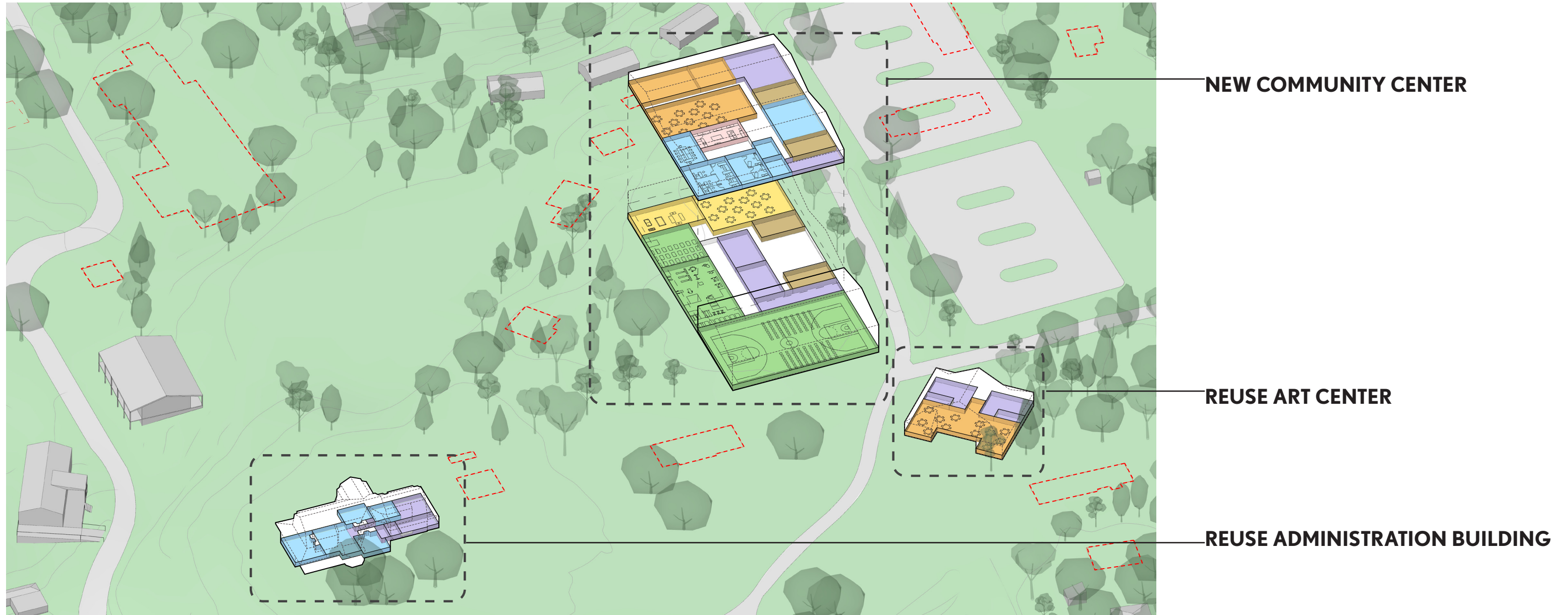
2,560 SF Total

PROGRAMS NOT ACCOMMODATED:

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

COMMUNITY CENTER - NEW BUILD

New Community Center Illustrative Scenario



NEW COMMUNITY CENTER

REUSE ART CENTER

REUSE ADMINISTRATION BUILDING

NEW COMMUNITY CENTER

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

REUSE ADMINISTRATION BUILDING

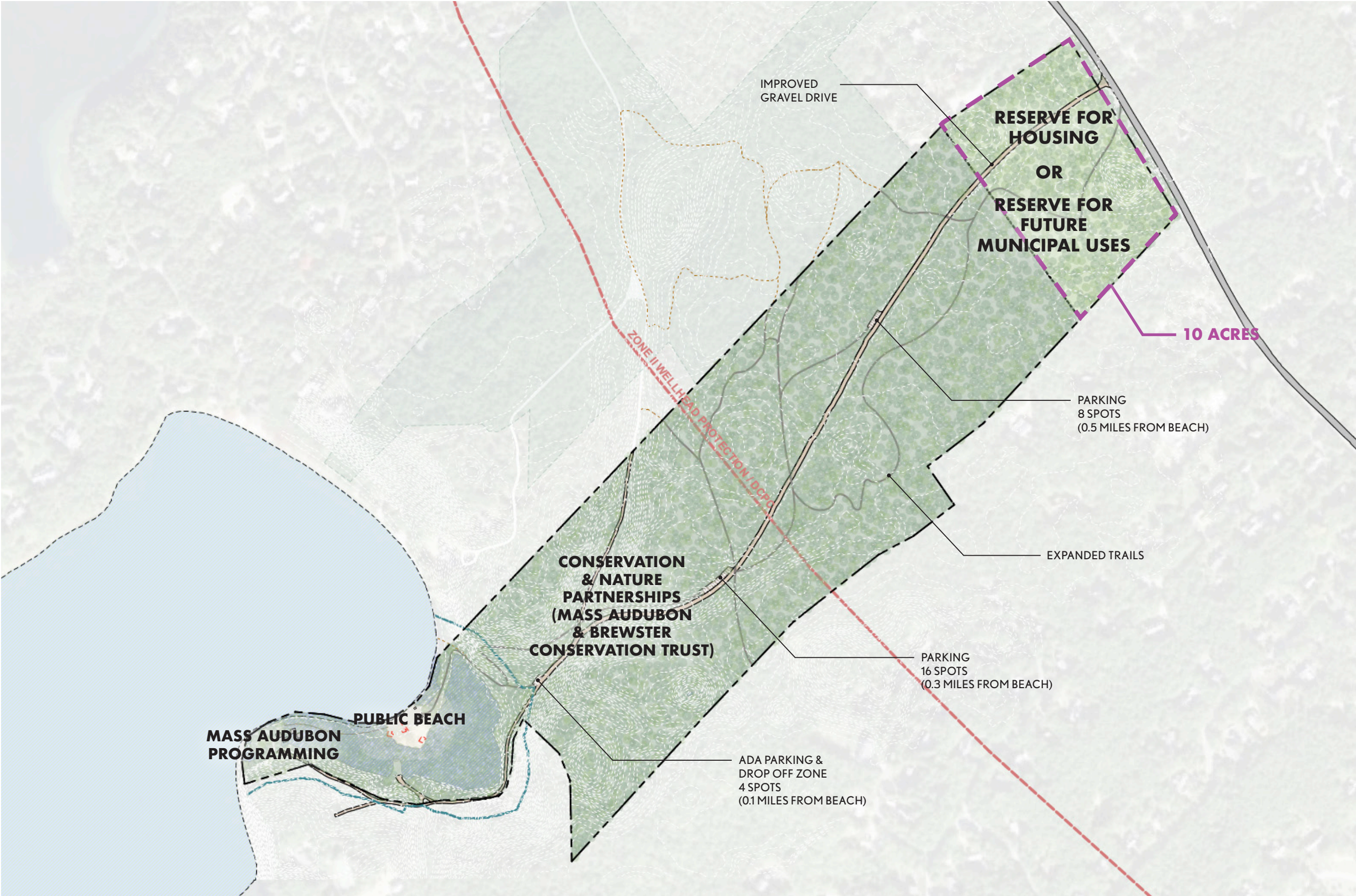
 3,750 SF Offices
 1,000 SF Support Spaces
4,750 SF Total

REUSE ARTS CENTER

 2,060 SF Flex. Meeting Space
 500 SF Support Spaces
2,560 SF Total

PROPOSED PLAN

Overall Plan



Aging in Brewster: A Community Needs Assessment

Key Findings and Recommendations

Commissioned by the Brewster Council on Aging

Caitlin Coyle, PhD, Beth Rouleau, MS

Center for Social & Demographic Research on Aging

Gerontology Institute

University of Massachusetts Boston



Acknowledgments

This project would not have been possible without support from:

- ❖ Elton Cutler, Director of the COA
- ❖ Sharon Tennstedt, co-chair, Council on Aging Board
- ❖ Andrea Nevins, co-chair, Council on Aging Board
- ❖ All the stakeholders and residents who took time to participate in interviews, focus groups, and the survey

Background & Purpose

- This project was commissioned by the Town of Brewster to identify and plan for the needs, interests, preferences, and opinions of Brewster residents age 60 and older.
- The final report is meant to:
 - Inform strategic planning by the Brewster Council on Aging, and organizations that work with and on behalf of older residents of Brewster, about the strengths and challenges of aging in Brewster
 - Present recommendations to support the Town and COA in responding to the changing demographics and the community concerns

Project overview

Components of the Brewster COA Needs Assessment

Demographic profile

11 Key informant interviews (Spring 2023)

3 Focus groups (Fall 2023)

**Community Survey 50+ (February, n=1,390)
(23% response rate)**

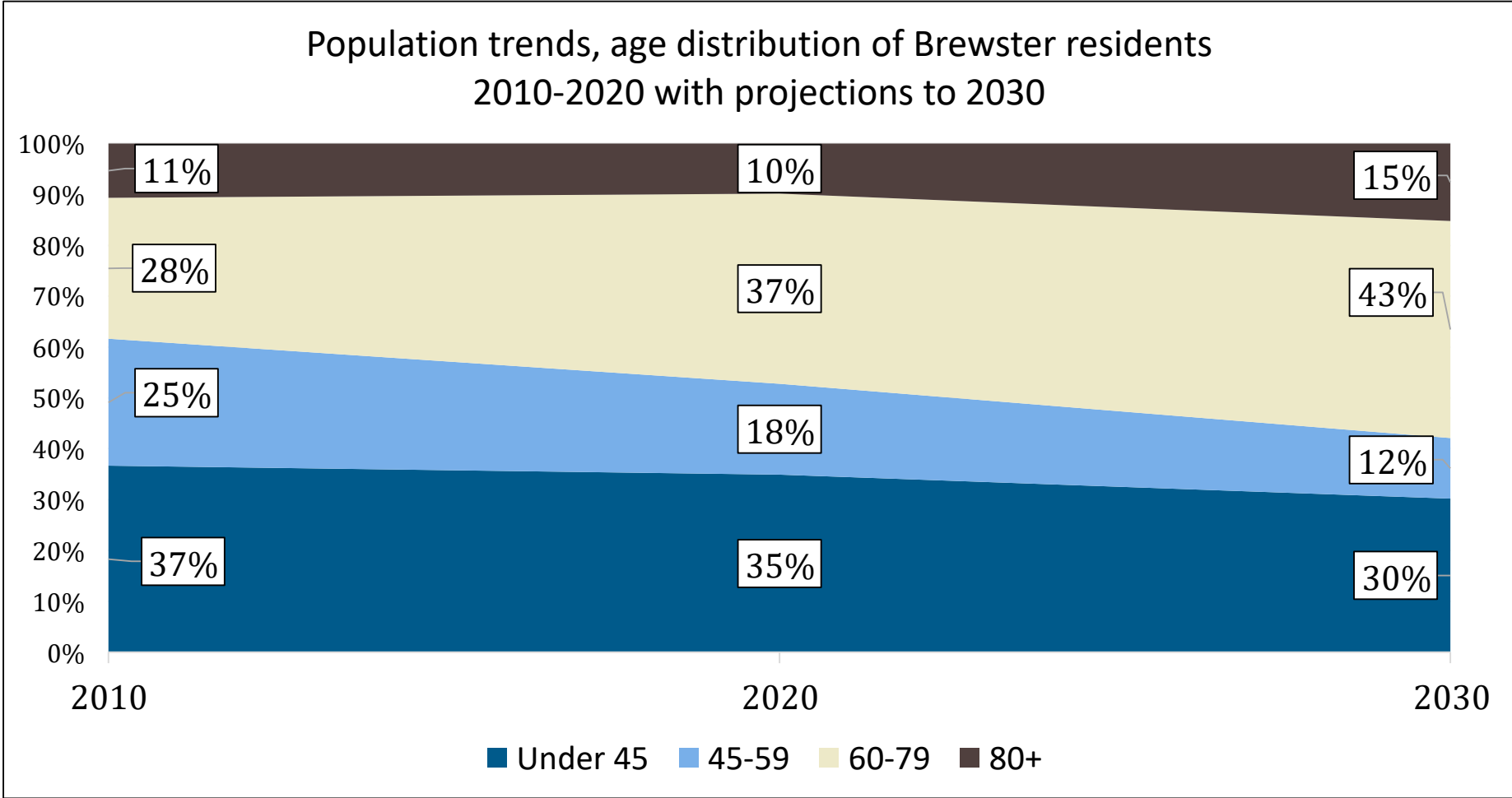
Document review



Key Findings

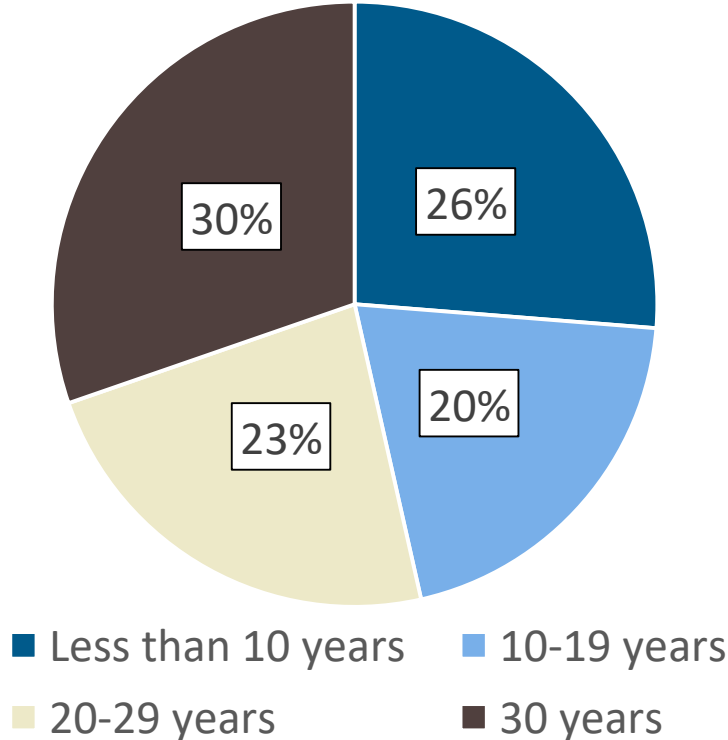
Information synthesized from all data sources

Older residents make up nearly half of the Brewster population...and that is expected to increase

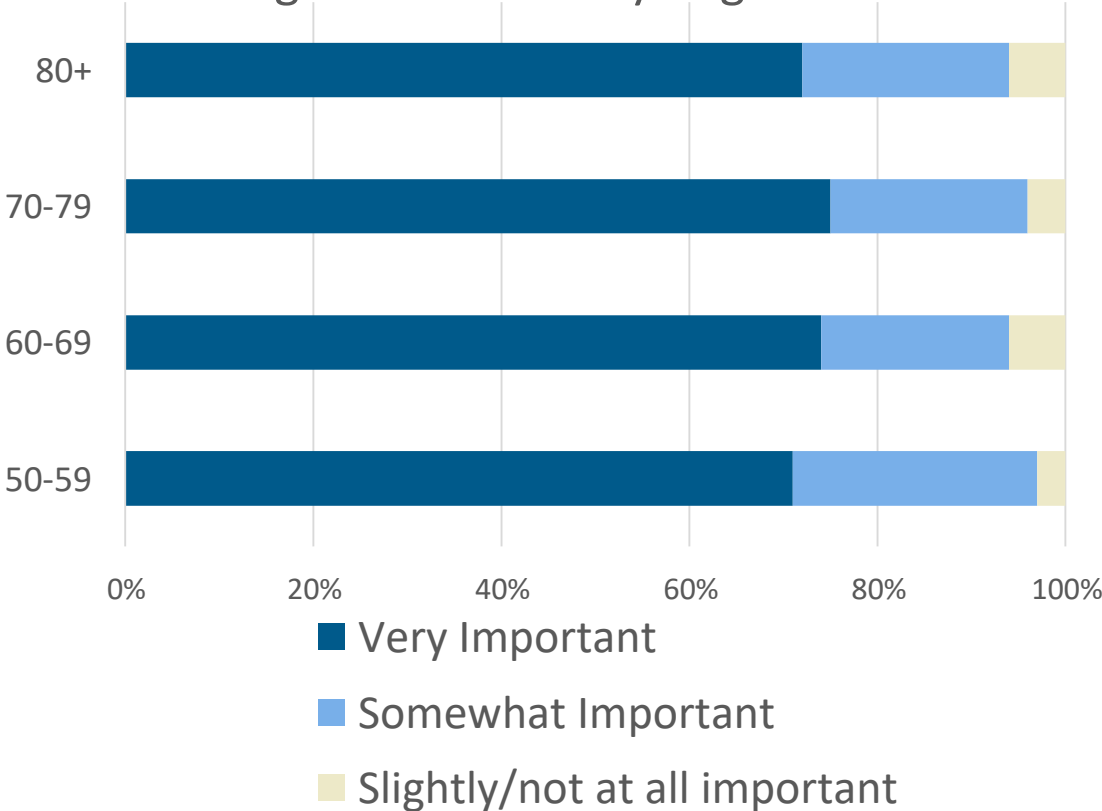


More than 1 in 4 respondents have been living in Brewster for less than 10 years, most want to stay

How long have you lived in Brewster?



How important is it to you to remain living in Brewster as you get older?



...But residents have concerns about their ability to remain in Brewster as they age

The real estate taxes are killing me. Now they are almost 1/4 of my income, with house insurance that's almost 1/2 of my monthly income!! And with the upcoming increases for the schools and possibly library, I am being taxed out of existence!!!

The fact that taxes continue to increase but the services provided for seniors never seem to get any better. The Council on Aging building is, in my opinion, not one which is conducive to encourage senior participation.

Common concerns reported

- Affordability, cost of living
 - Proximity to amenities
- Future transportation concerns
- Need for in-home supports
- Maintaining health and independence

Will there be help if I should ever need a home health aide or nurse's aide in the future.

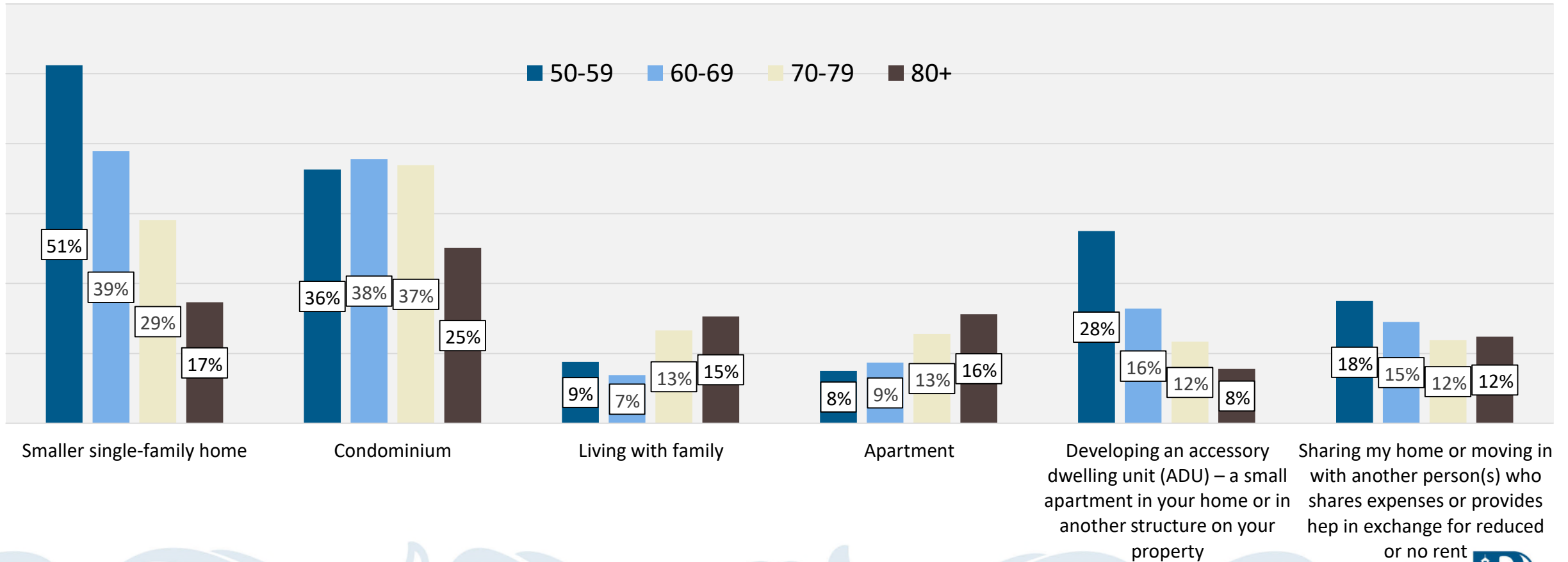
That I can physically and financially be comfortable and (in my happy home) in Brewster till my final days

Very poor medical care available travel off Cape needed constantly to have quality care.

The fact that there are no pharmacies, and no large grocery stores in town for myself or someone to get medications, etc without traveling out of Brewster

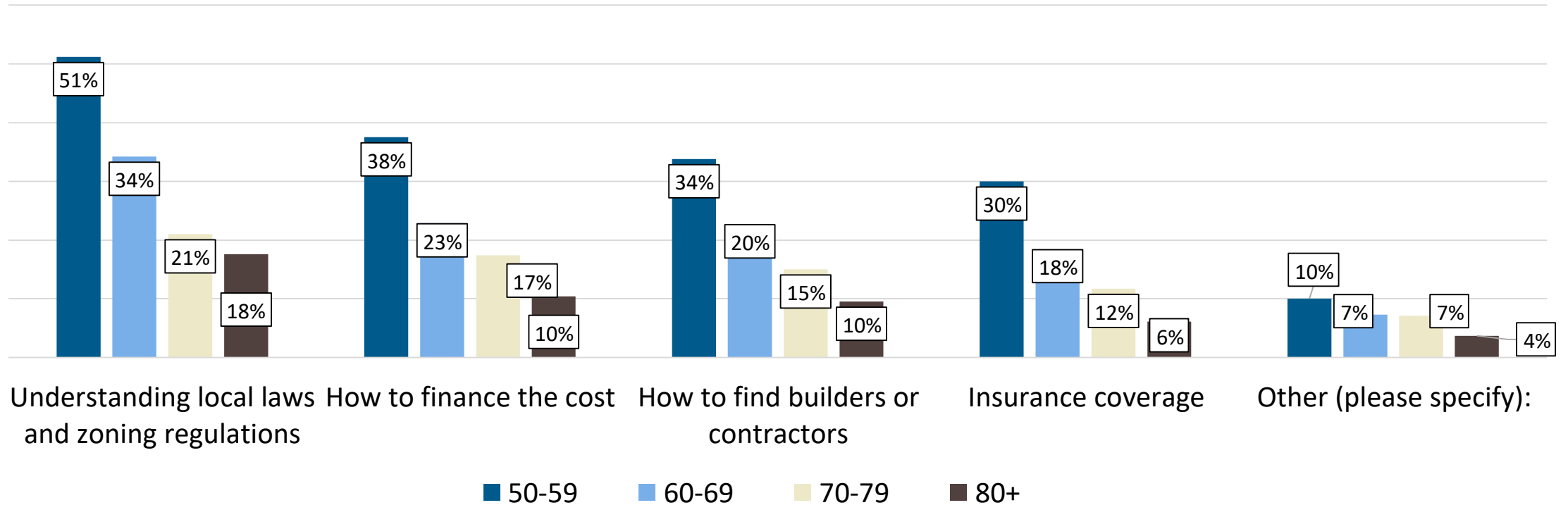
Will I be able to ride my bike and take the bus to places I want to go for shopping, healthcare, etc. once I stop driving a car. I fear being housebound.

In the next 5 years, if financial needs or a change in your/your partner's health or physical ability requires that you move from your current residence or create an alternative solution, what kind of housing would you prefer?



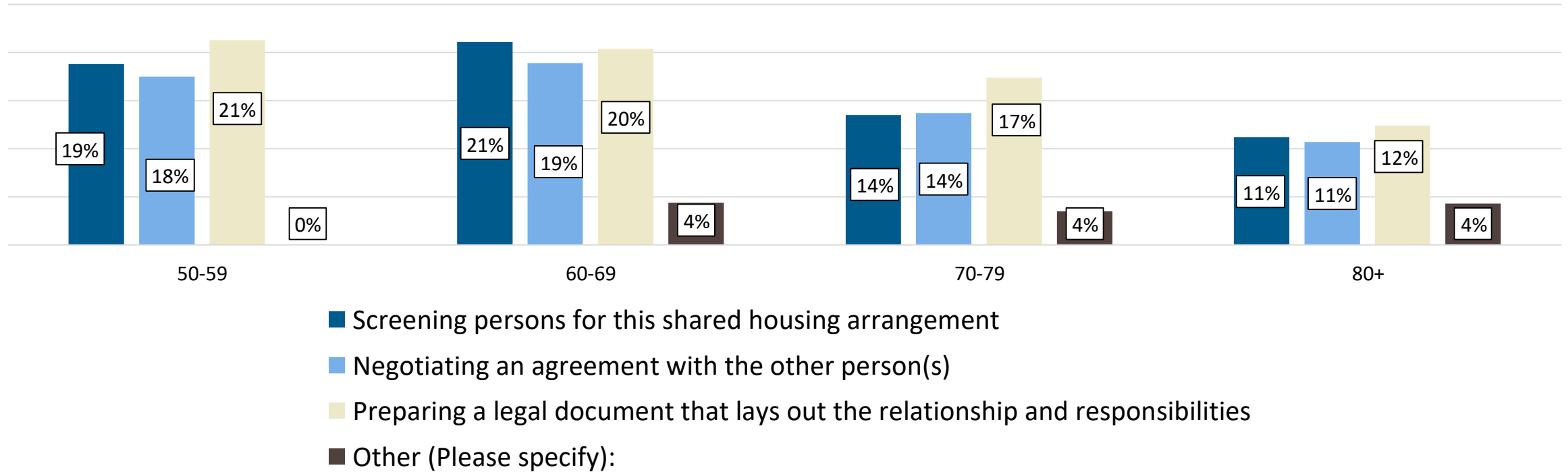
Concerns related to the development of an ADU

If you would consider developing an accessory dwelling unit (ADU) in your home or on your property, would you need help with any of the following?



Supports needed to facilitate home sharing

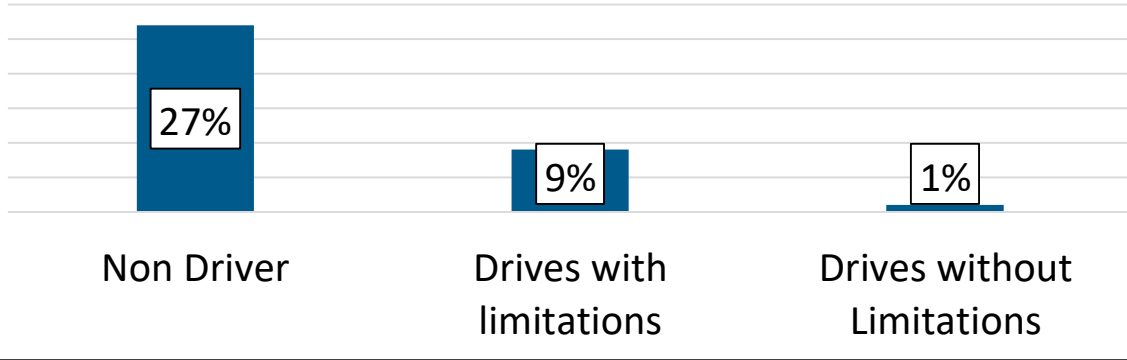
If you would consider sharing your home or moving to another person's home, would you need help with any of the following?



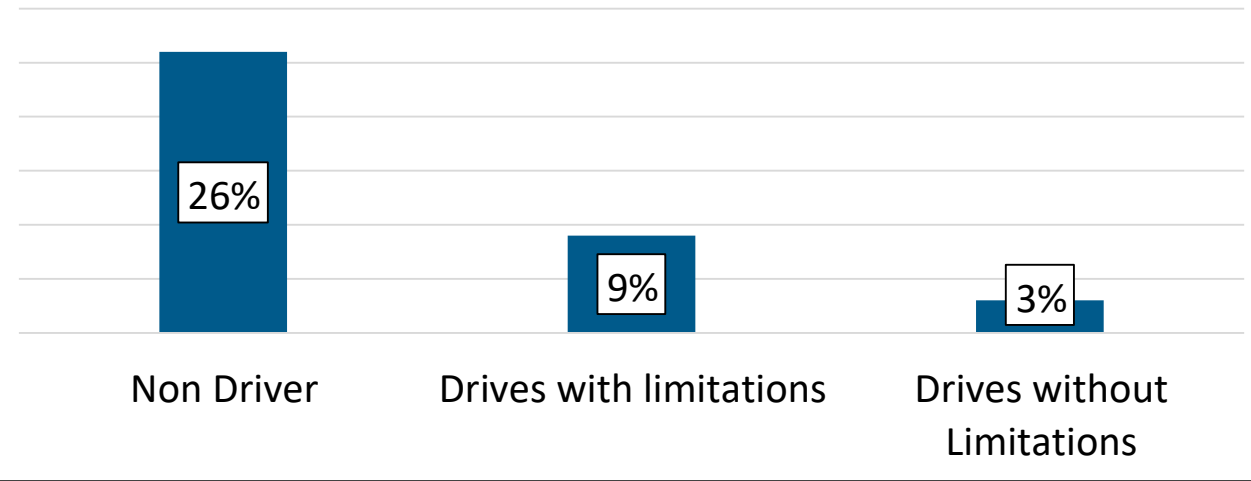
Transportation

- 21 % of survey respondents drive with some limitations
- 5% do not drive at all
 - 14% of respondents 80+

Percentage of respondents who have had to miss, cancel, or reschedule a medical appointment in the past 12 months, by driving status

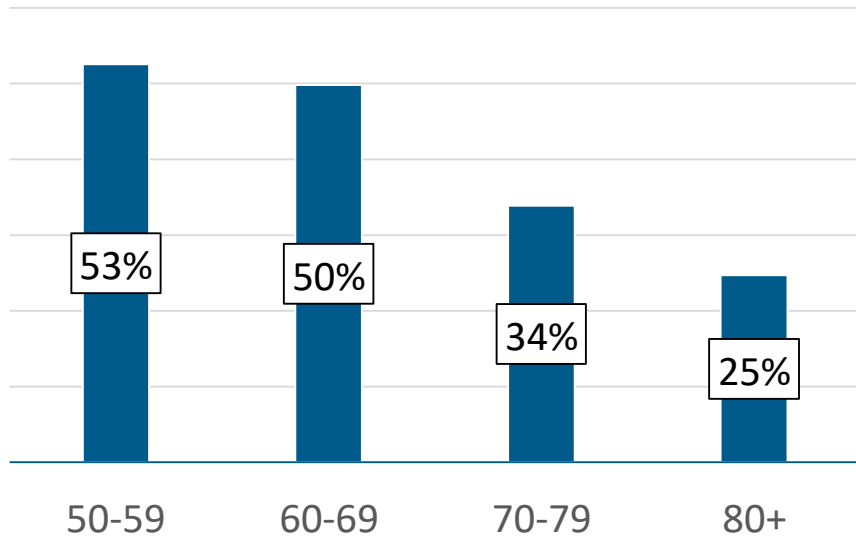


In the pas 12 months, have you used the CCRTA or COA transportation?, by driving status

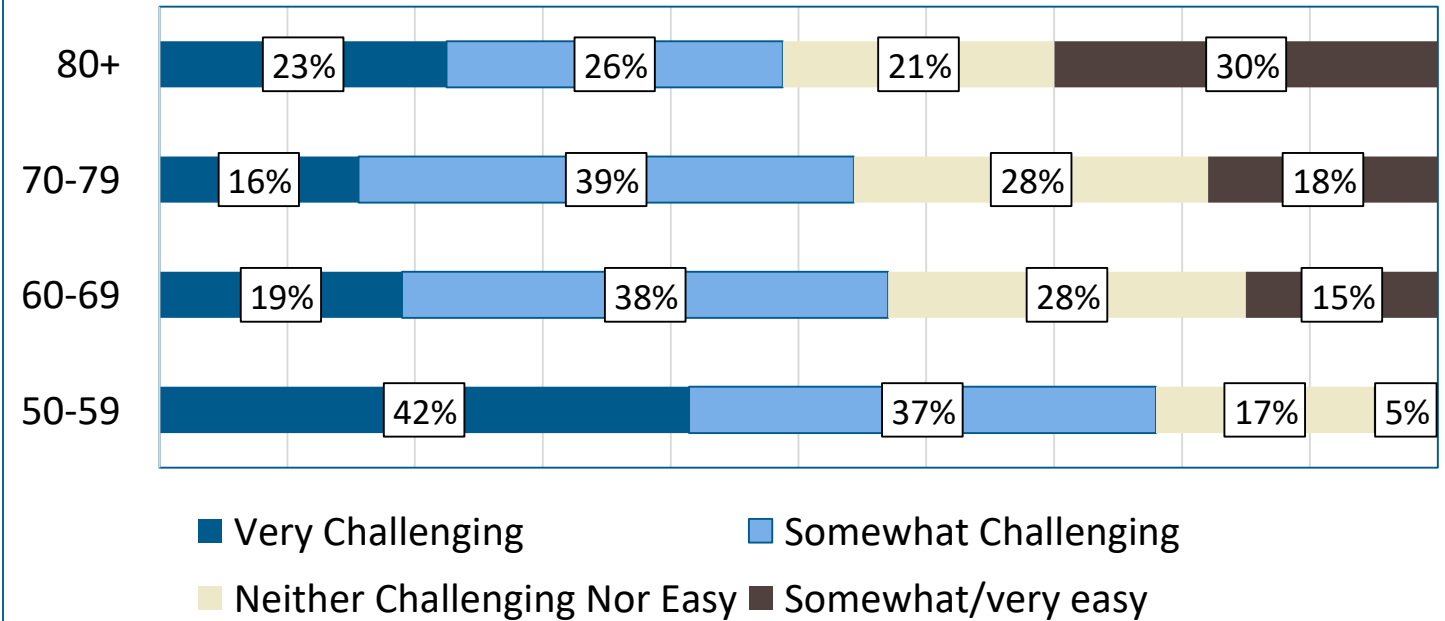


Caregivers need informal and formal help, as well guidance accessing supports

Do you now or have you in the past 2 years provided care or assistance to a person who is disabled or frail?



How challenging is/was it for you to care for this person(s) and meet your other responsibilities?

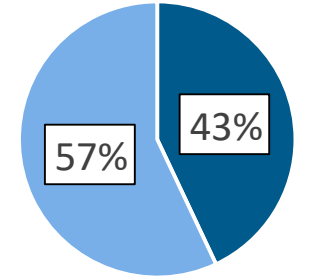


Mobility and dementia are top concerns for caregiving and accessibility

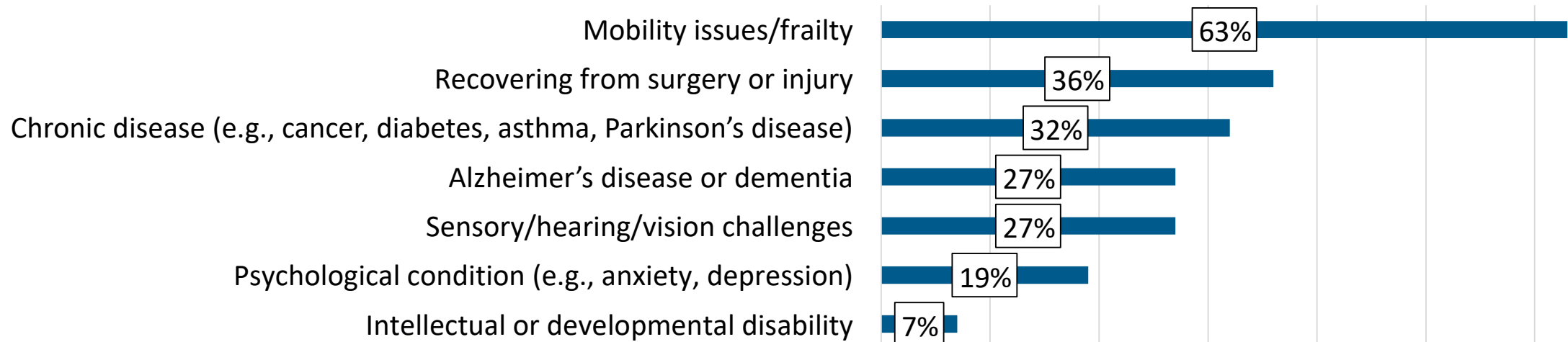
" There are adequate resources to support residents living with dementia and their family caregivers in Brewster or on Cape Cod."



- Strongly Agree/Agree
- Strongly Disagree/Disagree

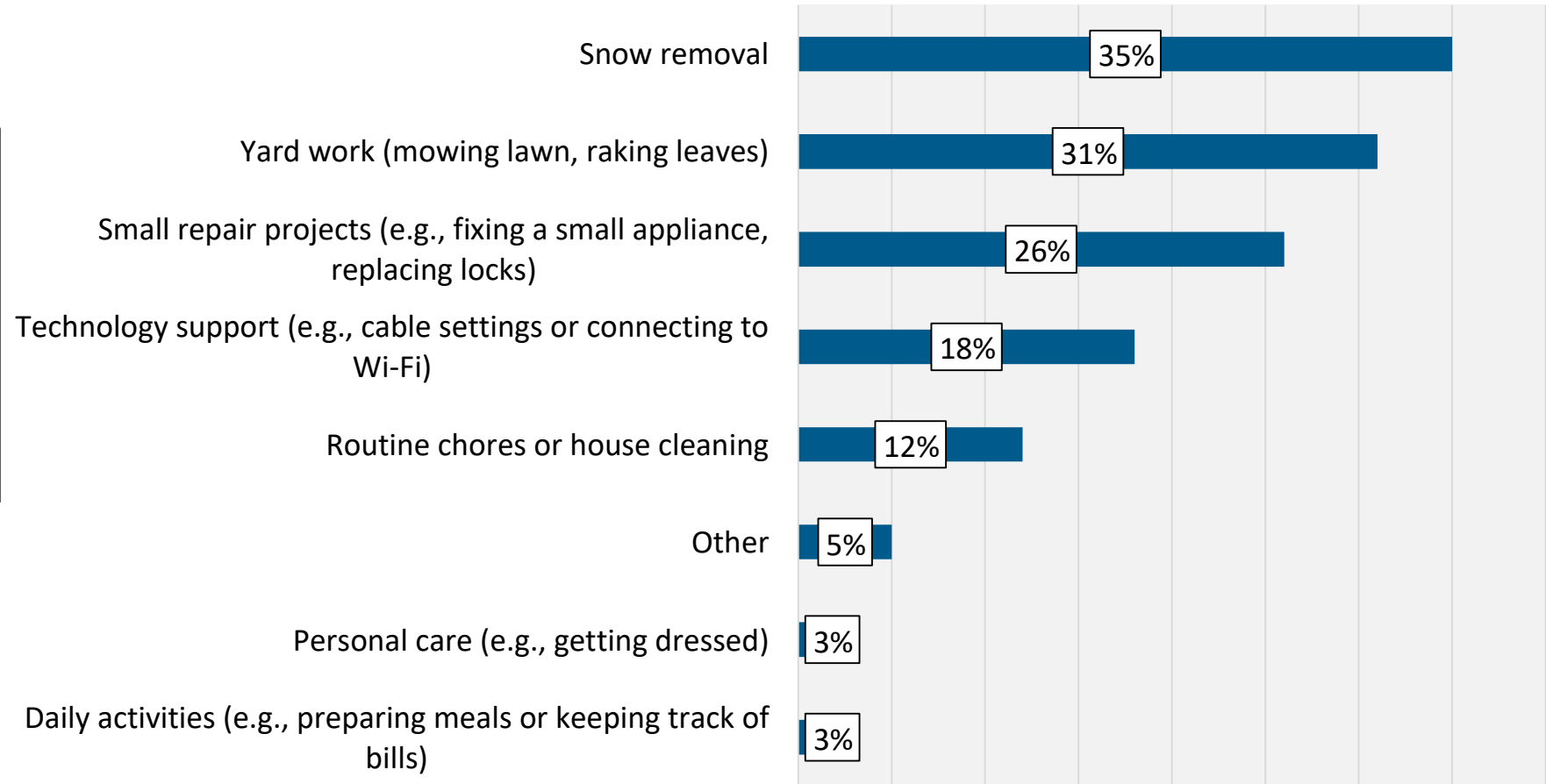


Reasons for needing care:



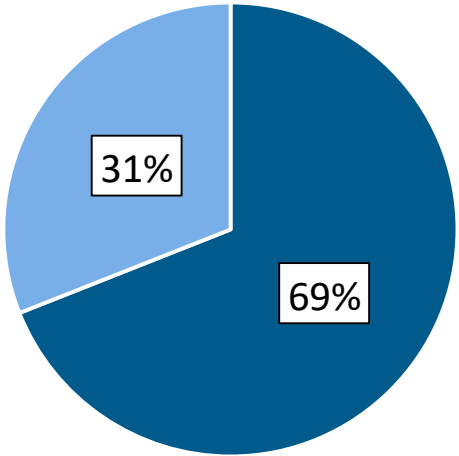
Do you require help with any of the following activities at home?

- 10% of respondents report having a condition that limits their ability to participate in the community.
 - 21% of respondents 80+ report having such condition



Risk of isolation

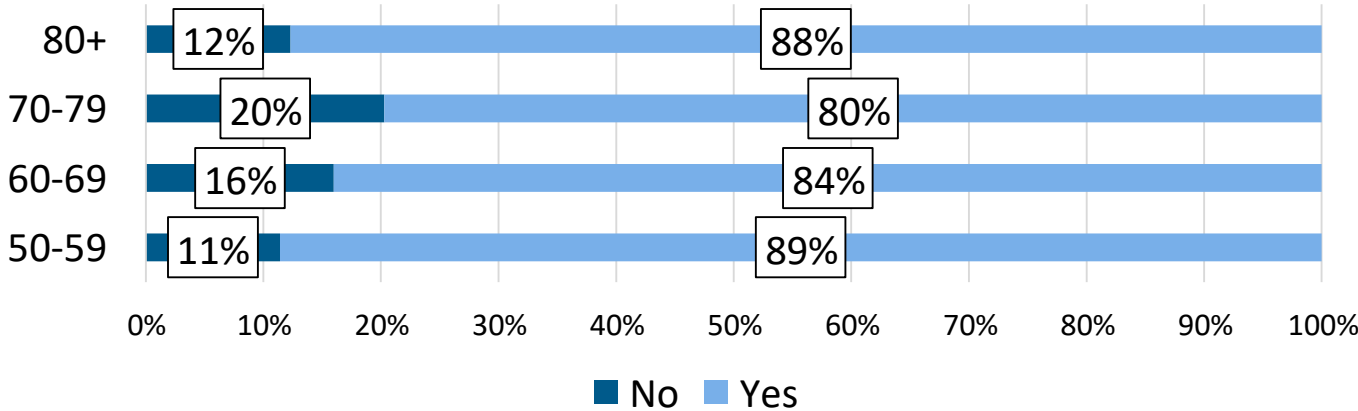
Would you know whom to contact in Brewster should you or someone in your family need help accessing social services, health services, or other municipal services?



■ Yes ■ No

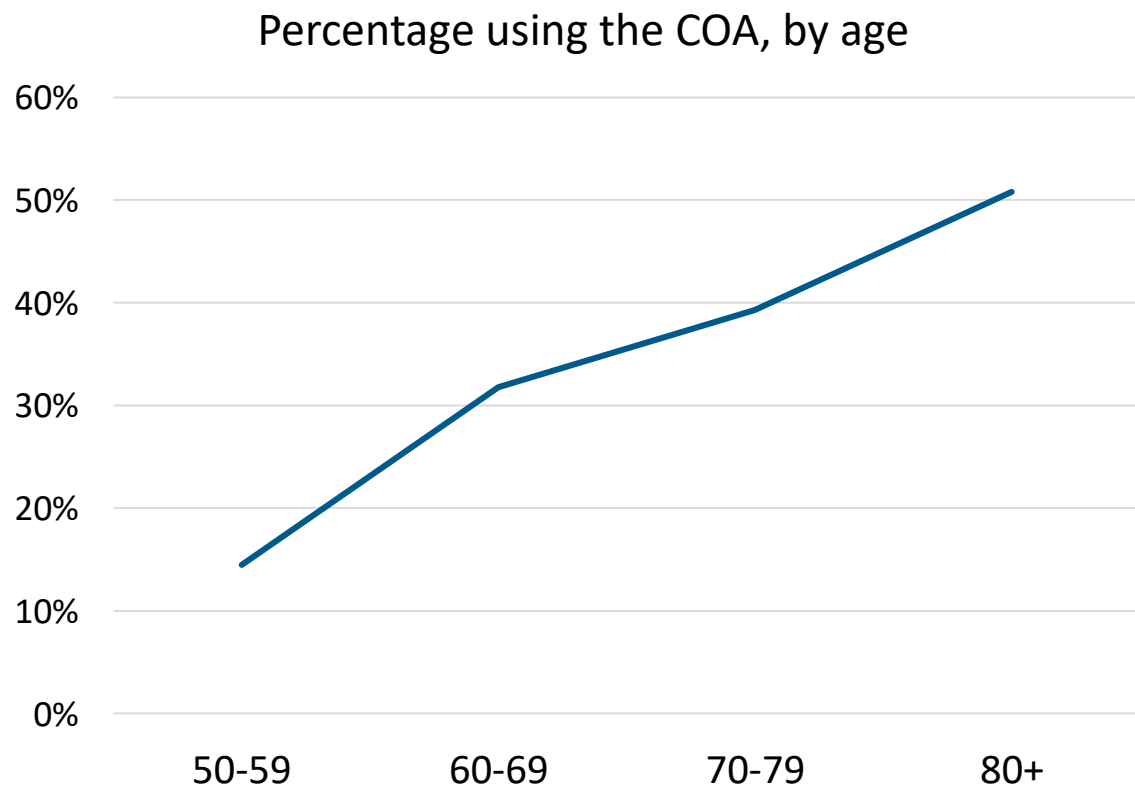
- 13% of respondents get together, in person, with friends, family, or neighbors less than 12 times per year.
- Concerns like *“Children live at a distance and are unable to assist.”* and *“Winter season limited activities to socialize.”*

Do you know someone living within a 1-hour distance on whom you can rely for help when you need it?



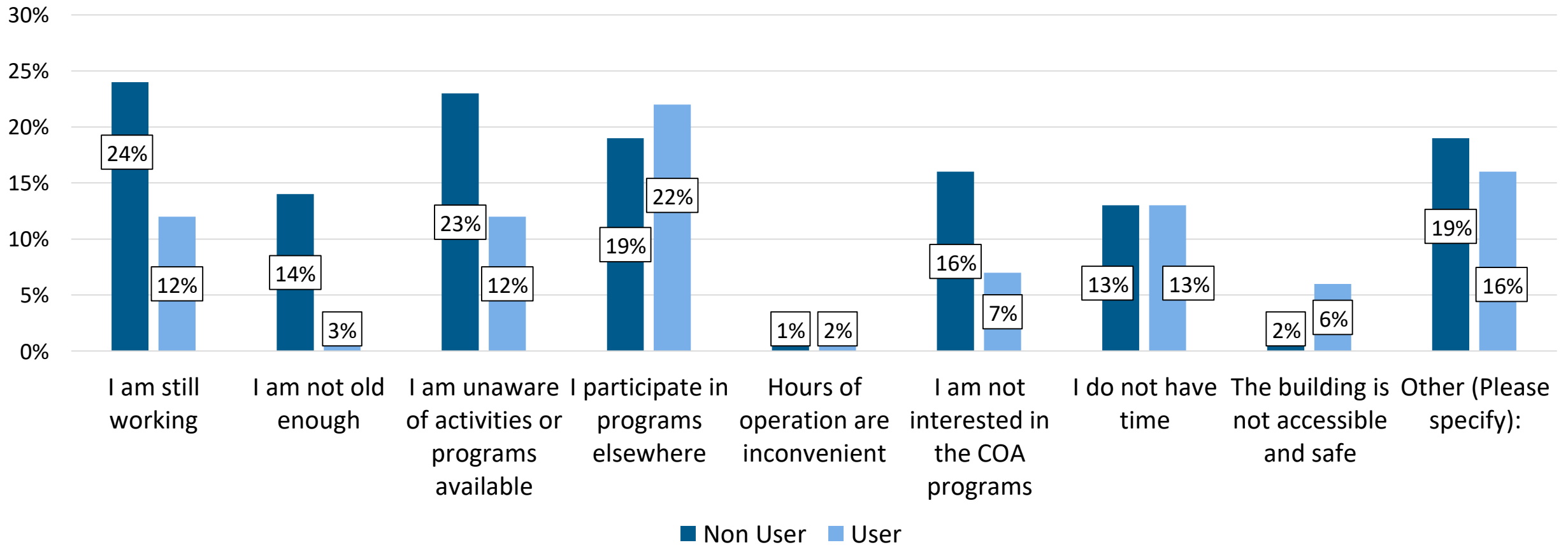
Brewster Council on Aging and Senior Center

Participation at the Brewster Senior Center



- 61% of all survey respondents never use the Senior Center
- Among those who participate at the Senior Center,
 - 64% go a few times a year
 - 19% go monthly
 - 17% go weekly

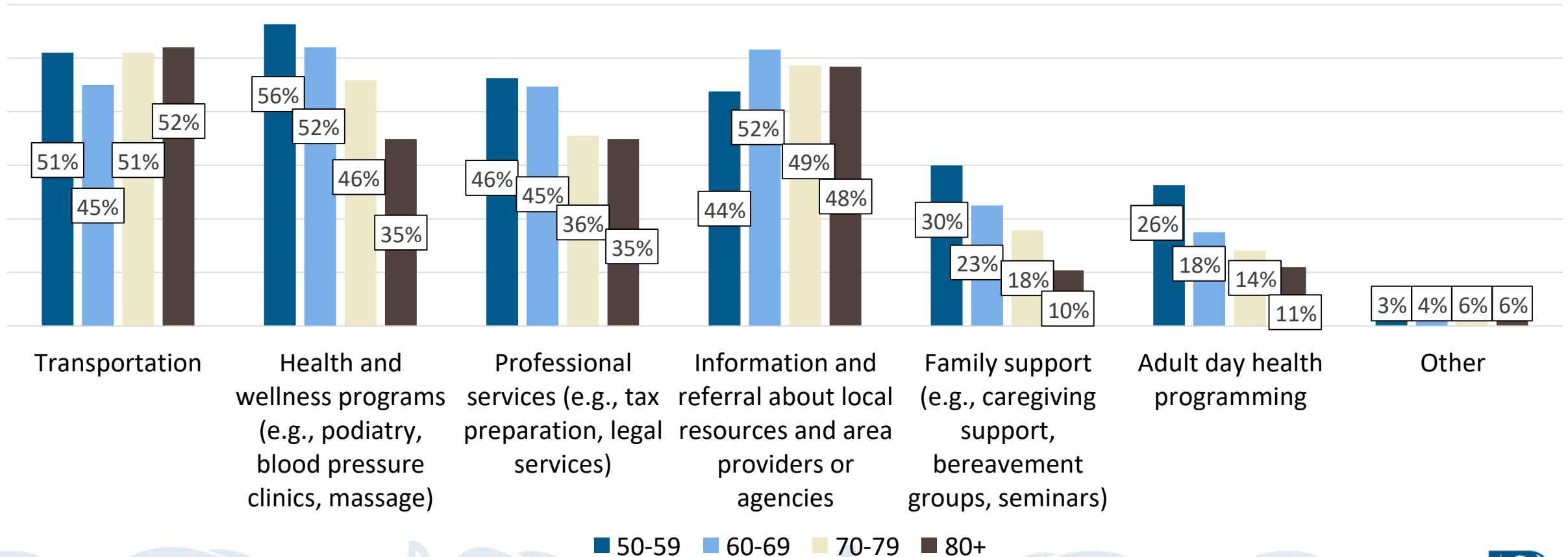
Factors that limit participation at the Senior Center



Thinking about your own future interests, which areas would you prioritize in expanding the programs at the Brewster COA?

50-59	60-69	70-79	80+
Outdoor exercise (e.g., hiking/walking, kayaking) (64%)	Outdoor exercise (e.g., hiking/walking, kayaking) (60%)	Performances and visual arts (e.g., concerts, lectures) (51%)	Performances and visual arts (e.g., concerts, lectures) (39%)
Wellness programs (e.g. stress management, meditation) (53%)	Performances and visual arts (e.g., concerts, lectures) (53%)	Lifelong learning programs (e.g., history, writing, languages, cultural courses) (43%)	Day trips (38%)
Indoor exercise (e.g., yoga, aerobics) (53%)	Indoor exercise (e.g., yoga, aerobics) (53%)	Outdoor exercise (e.g., hiking/walking, kayaking) (42%)	Lifelong learning programs (e.g., history, writing, languages, cultural courses) (38%)
Social activities (e.g., games or parties) (51%)	Lifelong learning programs (e.g., history, writing, languages, cultural courses) (48%)	Indoor exercise (e.g., yoga, aerobics) (42%)	Technology skills classes (e.g., smartphone applications) (37%)
Arts classes (e.g., art, photography, acting, music) (45%)	Wellness programs (e.g. stress management, meditation) (42%)	Day trips (37%)	Indoor exercise (e.g., yoga, aerobics) (27%)

Thinking about your own future needs, which of areas would you prioritize in expanding the services offered through the Brewster COA?



Brewster's Senior Center, a vital resource to the community, is outdated, inadequate, and lacks accessibility features.

- Limitations will increasingly restrict the COA's ability to provide impactful programs and services that respond to growing and diverse needs among residents.
- Multiple town studies document needs related to Brewster's large and growing population of older adults; the 2023 Local Comprehensive Plan reinforces the goals established by prior community studies and elevates the development of an intergenerational community Center as a foundation from which impactful programs, services, and amenities would be offered to residents of all ages

Brewster COA Needs Assessment Study (2016): *The building currently housing the Brewster COA is viewed by survey respondents and focus group participants as inadequate for community needs. Concerns were voiced about the safety of the building, especially for participants with mobility limitations.*

Brewster COA Needs Assessment Study (2016): *Most thought a community center within which a senior center could be embedded was more desirable, and made more sense given the lack of recreation and community facilities in Brewster. Participants also viewed opportunities for intergenerational programming that may be facilitated through a community center model as positive.*

2018 Vision Plan: *Create a community center to house activities and interaction for people of all ages.*

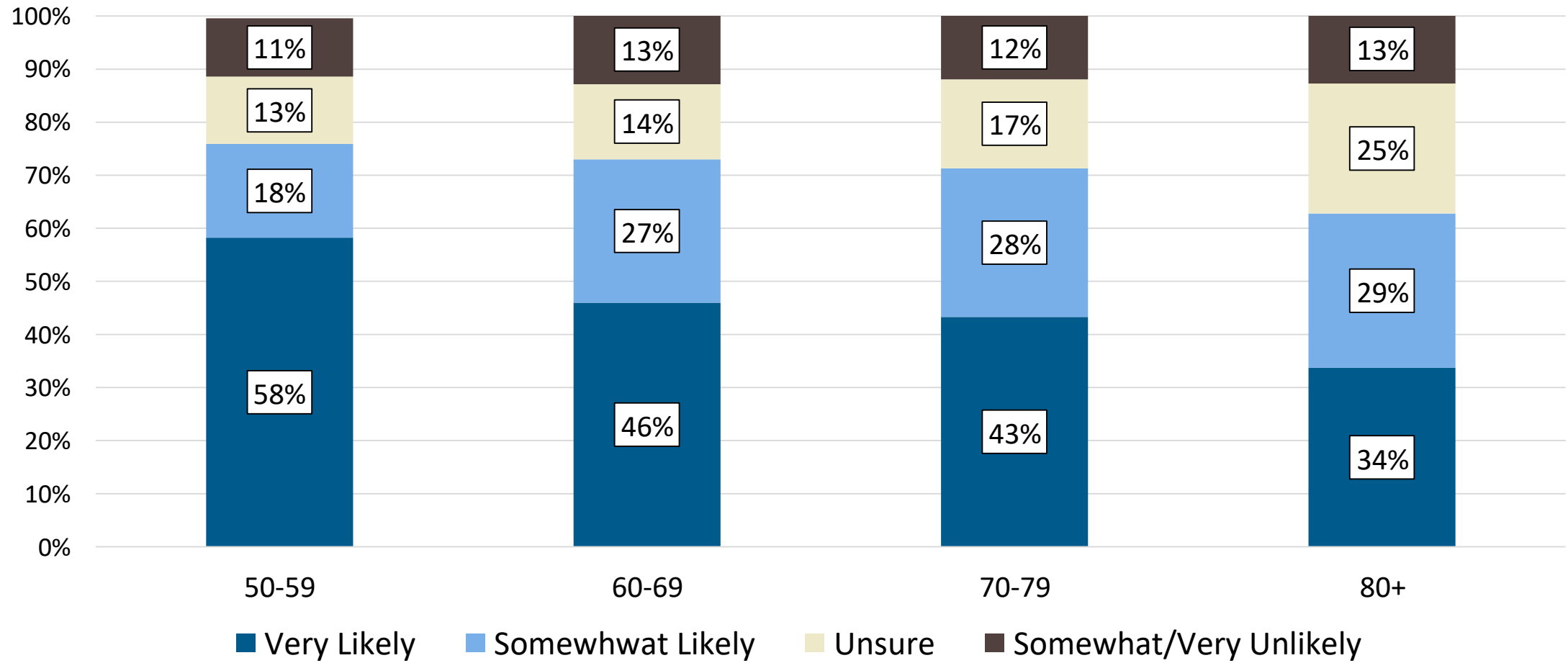
COA Age-Friendly Action Plan FY19-FY23: *Residents have expressed preference for a community center, in which the COA would be housed, both in the Needs Assessment Study and Vision Advisory Group workshops.*

2023 Local Comprehensive Plan: *The most frequently mentioned infrastructure need (during the 2017 Vision Planning Process) was for a multigenerational community center combined with a new location for the Council on Aging.*

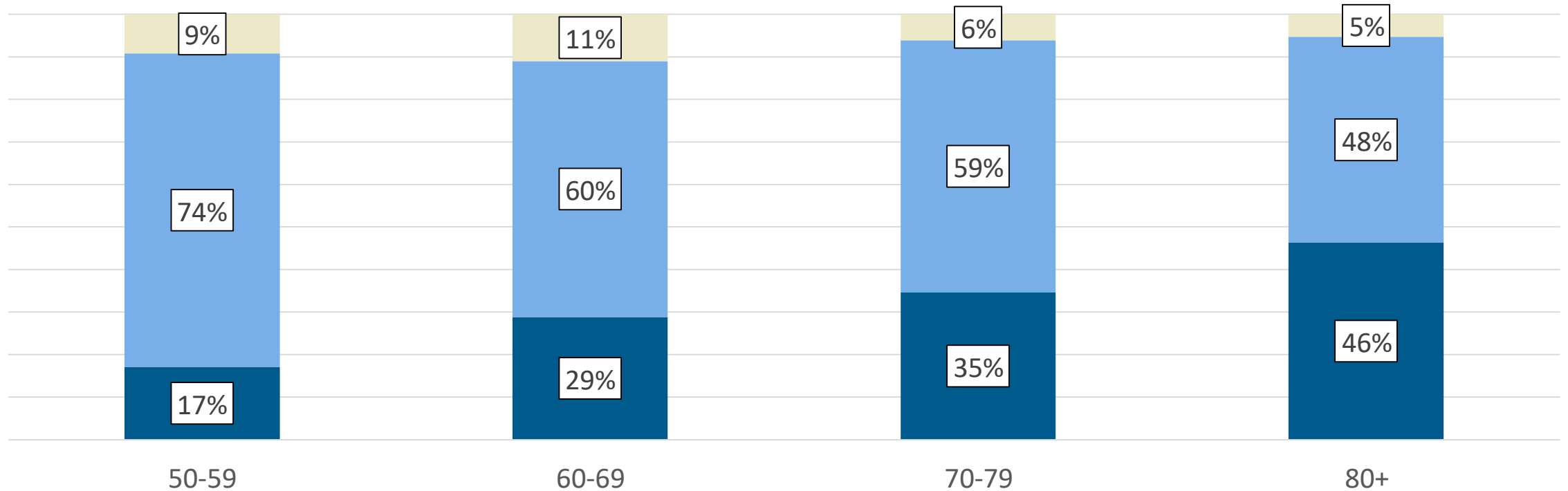
Sea Camps Property



How likely is it that you, or members of your household, would use a multigenerational community center at the former Sea Camps?

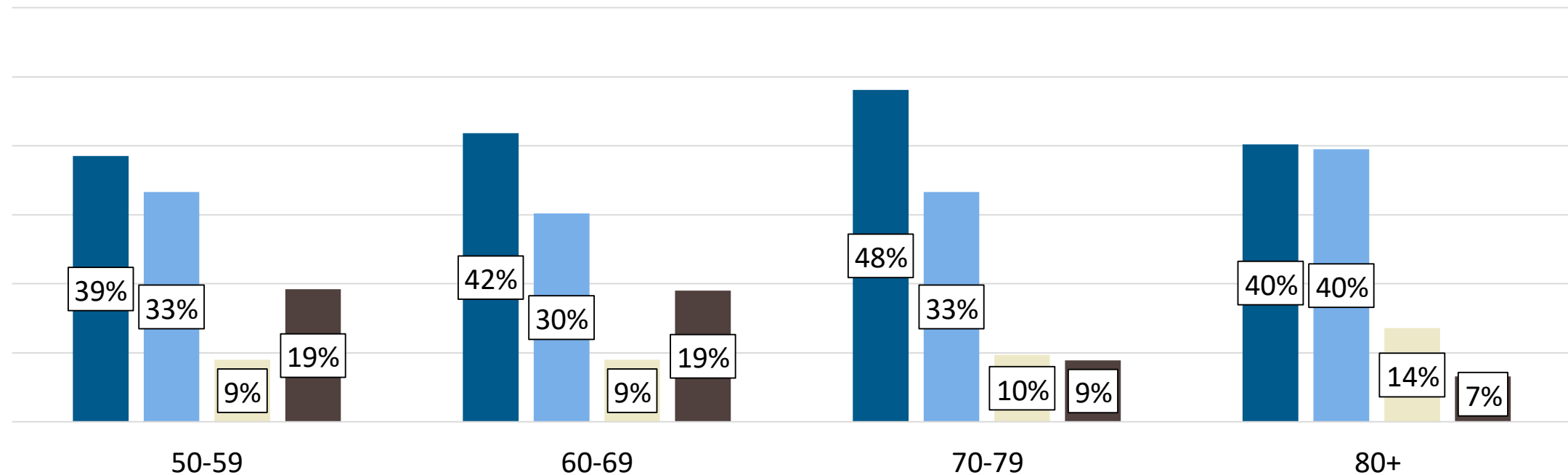


What type of multigenerational community center would you support?



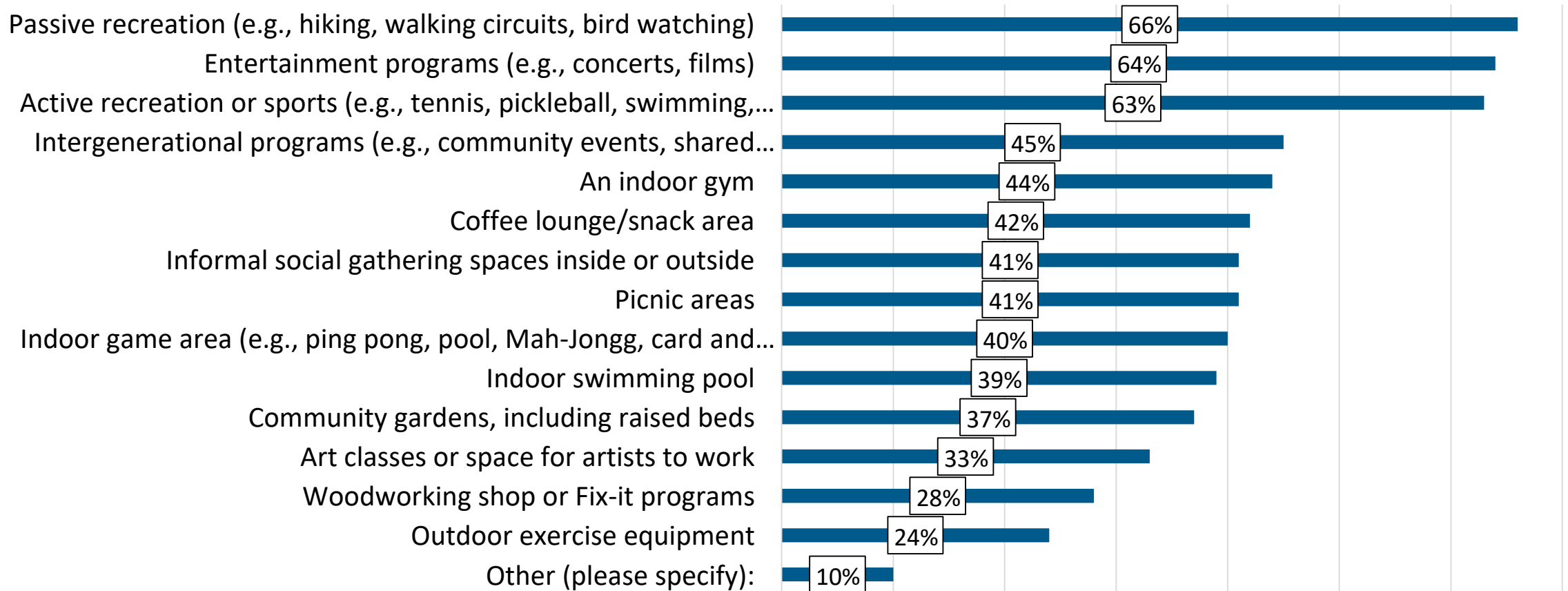
- Other
- Multigenerational community center that has fully integrated space and programming for residents of all ages
- Multigenerational community center that has dedicated space and programming for residents 60 and older

Considering a potential multigenerational community center, what is your preference for how space and programming are organized?



- A multigenerational community center located in one building
- A multigenerational community center located in different buildings on one site
- N/A, I would not support a multigenerational community center
- Other (please specify):

The former Sea Camps site presents a range of opportunities for use. Which of the following would you like to see happen there?



A stylized graphic on the left side of the slide. It features a light blue lighthouse with a white top section and a small spire. Behind the lighthouse is a sun with yellow rays extending across the top and right portions of the slide. Below the lighthouse are stylized blue waves. The background of the slide is white with diagonal yellow stripes.

Recommendations for the Town of Brewster

Building engagement among residents and partnerships for programming are essential tools while the Town explores solutions to address the COA's inadequate and outdated space.

Build awareness of the Brewster Senior Center, a community asset – one that is operating in restrictive space amidst growing community needs and demands.

- Investigate opportunities to increase Senior Center programs and services at satellite locations in the community, such as public housing, the library, the schools, and local businesses.
- Build participation levels among younger seniors and new retirees, through programs that reflect prioritized interests, to foster support for the development of a new center that will address existing limitations through innovative design features, programs, and services.
- Consider developing an “ambassador program” and coach residents to actively encourage new participants. This could function as a property-tax work-off position or offer an incentive for the number of new participants they can recruit.
- Consider ways to welcome first-time participants who are reluctant to participate on their own (e.g., a “new member day” or a “bring a buddy” program).

Use technology and existing social connections to encourage new participants

- Explore the use of technology (e.g., phone or other mobile devices) to include residents who are unable to leave their home in existing programs through video technology or making “friendly visits” by telephone.

**Obtaining
supplementary and
accessible
transportation is a
concern for for
some residents as
they age.**

Conduct targeted, proactive, outreach to raise awareness of existing programs that provide transportation to medical appointments and other destinations.

Consider developing a local “travel training” program where residents can learn about options and navigation while providing suggestions for future services to meet evolving needs.

Target information to communities within Brewster who may have particular need for transportation services including those living alone and those with disabilities. Consider additional outreach for transportation when inclement weather is anticipated.

Support the expansion of volunteer transportation programs, including Nauset Neighbors. Consider grant funding opportunities or fund raising to provide access to adaptive vehicles.

Financial insecurity—driven largely by housing costs is a concern and barrier for many residents.

- Promote awareness of existing property tax relief programs and inform residents of proposals being considered by the Select Board and Finance Team for a future Town Meeting.
 - Document the number of residents who are “turned away” from existing programs to establish recommendations for expanding access.
 - Explore other incentive programs for volunteers.
- Engage with local businesses and organizations to create “senior discount” programs to offset costs and improve quality of life for older residents.
- Explore partnerships that will build community engagement around food insecurity and help to destigmatize access to food resources.
 - Facilitate the development of volunteer-based Community Gardens to support increasing demands on the food pantry and the need for affordable fresh produce on Cape Cod.

There is a pressing need for housing solutions that address affordability and downsizing needs.

- Explore innovative housing solutions that diversify housing stock and offer features that facilitate aging in place. Consider:
 - Greenhouse Senior Living, a model offering intergenerational housing and workforce housing that is currently being developed on Martha's Vineyard.
 - Cottage style communities that offer a small footprint, universal design features, supportive services, and events for social engagement.
- Host informational workshops to support residents interested in creating an Accessory Dwelling Unit (ADU) or home-share arrangement. Consider the formation of a working group that is charged with informing residents about potential revisions to the ADU zoning by-law under consideration for Town Meeting 2024.
- Continue to host AARP Home Fit programming at the library or Town Hall to support residents in identifying needs and solutions for their home environments.
- Connect residents with local handyman services or home repair services. See the Boston HOME center as one possible model or engage in a partnership with Cape Cod Regional Technical High School.

Many Brewster residents need support due to physical or cognitive conditions, and many caregivers need help.

Enhance access to town funded healthcare screening services through publicity and accessible transportation services. Explore funding opportunities to revitalize the former dental mobile unit and introduce a mobile healthcare unit.

Support efforts to incorporate Dementia Friendly features and resources at the Brewster Ladies' Library, including the creation of a memory café.

Consider hosting a "Caregiver's Night Out" to provide residents who might be caring for a spouse, parent, or grandparent an opportunity to enjoy a night of entertainment.

Host a community resource fair in partnership with the Brewster Community Network and offer workshops to address challenges identified during the Spring 2023 community services discussion.

Risk for social isolation in Brewster is high.

Engage local faith communities, restaurants, and nonprofits like the Family Table Collaborative to host a monthly community dinner to provide a regular opportunity for residents to come together in a social setting.

Implement a Senior Civic Academy that is accessible to older residents by offering daytime sessions, considering adult learner styles, and ensuring that topics relevant to healthy aging in Brewster are included (e.g., transportation, how to access resources, and social engagement opportunities.)

Work together with the Public Works Department to install new, or dedicate existing, “Chat Benches” to create public spaces where socializing is encouraged.

Work together with the Public Works Department to install new, or dedicate existing, “Chat Benches¹⁸” to create public spaces where socializing is encouraged.

Consider celebrating National Good Neighbor Day (9/28) or Older Americans Month (May) with a series of “Let’s Talk, Brewster” programs in which residents come together to be in conversation with one another that are exhilarating, inspiring, and meaningful.

Thank you!

Caitlin Coyle, PhD

Director, Center for Social & Demographic Research on Aging

University of Massachusetts Boston

Caitlin.coyle@umb.edu



Town of Brewster Cape Cod Sea Camps Planning

Join us for our Fourth Community Forum!

Date: Thursday, February 15th 2024

Time: 6-8 pm

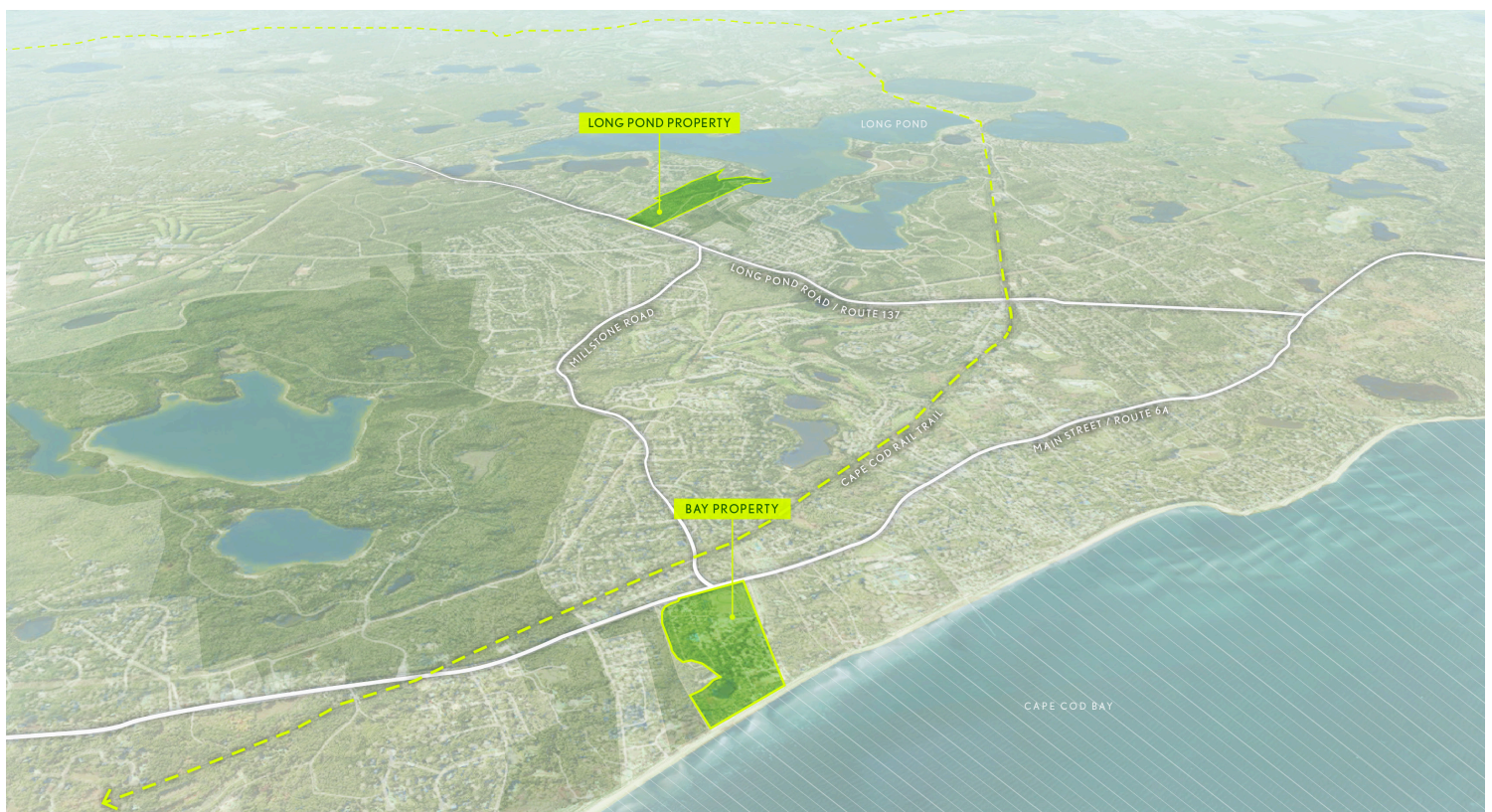
Location: Virtual on Zoom

Zoom Link: <https://us02web.zoom.us/j/87558718803?pwd=ZEIGRmVNNjRoZWVYZkxPYjFMdGQvQT09>

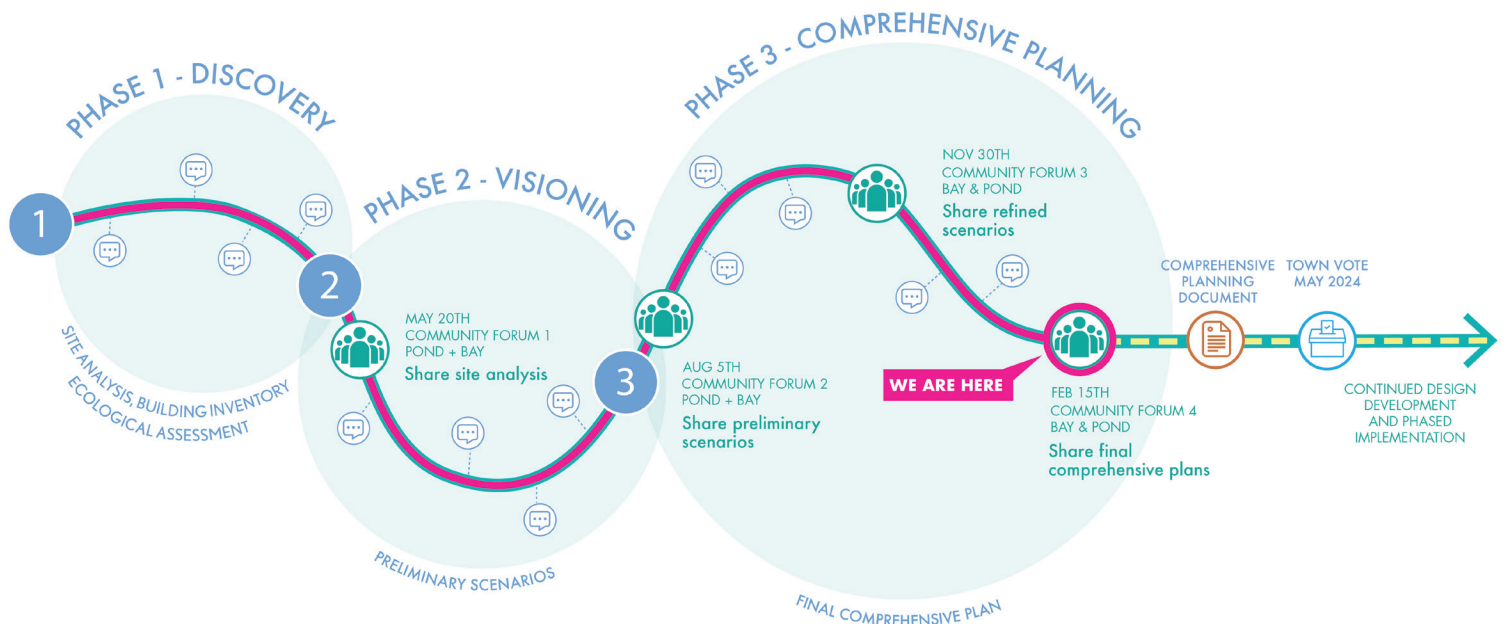
Zoom link and more information can also be found on the Town's website: <https://www.brewster-ma.gov>

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

The majority of the virtual forum will be a presentation by the Design Team and Town Staff to explain the final plans for both Properties and the strategy for their phased implementation. The final 30 minutes of the forum will be a question and answer session, where residents will be invited to ask questions about the plans.



Where we are in the process:



Community Forum

Identify your priorities with the planning team



Committee Meetings

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



Comprehensive Planning Document

See the vision for the future of the Sea Camp Properties



Town Vote

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

This forum will be followed by additional informational sessions hosted by Town Staff, leading up to the final vote to approve the comprehensive plans at Town Meeting in May, 2024.

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



BEACH AT POND PROPERTY



MAIN DRIVE AT BAY PROPERTY

From: Tim Hackert <timhackert@gmail.com>

Sent: Sunday, January 21, 2024 1:20 PM

To: Ned Chatelain <nchatelain@brewster-ma.gov>; Peter Lombardi <plombardi@brewster-ma.gov>; Donna Kalinick <dkalinick@brewster-ma.gov>; Doug <dougw_96@comcast.net>

Subject: Sea Camp Properties/Housing/Community Center/Joint Meeting

Since I will not be attending the Sea Camps Joint Session due to prior Family commitments, I would like to share the comments that I would have made.

I do not support affordable housing on the Bay Property for the following reasons.

A driving force of the Sea Camps property purchase support was to keep the Bay Property for residents. Even if Brewster gets a 70% Brewster preference in an affordable housing lottery, that is 30% non resident. And the Brewster preference does not apply to rollovers. All of that affordable housing could go to then non residents.

The Bay Property affordable housing would limit resident access to the beach and the pool since those people could walk to the beach and the pool and would not be subject to the gated control.

The Bay Property affordable housing would worsen traffic congestion at 6A and Millstone (which may even require a traffic light).

A better choice for the Bay Property would be seasonal housing to address the seasonal worker issues for the Sea Camp Properties and Brewster businesses.

Affordable housing on the Pond Property is the better choice.

Orchestrated opposition from the Brewster Conservation Trust, the Brewster Ponds Coalition and the Association to Preserve Cape Cod to Pond Property housing needs to be discounted. Housing advocates were told not to organize support for housing on the Pond Property since we belong to governmental groups or are employed by non profits. Hardly a level playing field. The organized opposition not the community speaking.

The opposition to housing on the Pond Property Route 137 corridor comes mainly from the organized opposition (which wants no impacts from housing in Zone II) and those echoing that organized opposition. There are currently about 900 developed residential properties in Zone II. Zone II regulations permit complying housing developments. Mark Nelson, the Independent Environmental Town Consultant, said that housing wastewater design for the Pond Property Route 137 corridor can be done in a way that is compliant with the Water Quality Review bylaw.

Housing on the Pond Property 137 corridor would only be 15% (10 acres) of the Pond Property leaving 85% (56

acres) for conservation/open space. That housing would comply with the Water Quality Review bylaw and could be designed to assist with other important Brewster water quality issues. An important boost towards realizing three critical Brewster priorities—Conservation, Open Space and Affordable Housing.

The next Forum/Warrant should specify the increased annual budget cost for the additional town staff necessary to properly administer/manage the Sea Camp Properties. The current Town Staff cannot do all that extra work and adequately do their current work.

Given the underused capacity of existing Town buildings and the projected capital cost to continue that unneeded capacity, spending \$66,000,000 or more to build a new community center is unnecessary and fiscally imprudent.

Tim Hackert