

POND AND BAY PROPERTIES COMPREHENSIVE PLANNING: GUIDING PRINCIPLES

Several overarching themes for the Comprehensive Planning Process of both former Sea Camps properties have emerged through the community outreach process. The design team has distilled the feedback from the community forums and the subsequent surveys into a set of Guiding Principles.

These Principles will help shape the final plans for each property and will act as guidelines for decision-making. They are reflective of input from the community and echo many of the sentiments that were adopted as part of the Town of Brewster Vision Plan. The values and interests reflected in these Principles are complementary and balanced equally; none is more important than others. In order to achieve shared community goals, each of these Principles will be realized in a balanced form in the final plans.

The community is fully aware that this unprecedented investment in some of the largest privately-owned parcels in the region brings incredible opportunity and responsibility – to the environment, to maintaining an affordable way of life, and to the overall health of the community to ensure that it will thrive into the future.

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 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

GENERAL SUMMARY

Pond Property

The forum attendees and the survey respondents shared equally strong and conflicting opinions about housing and conservation at the Pond Property. Many community members feel conservation should be a primary goal and that housing conflicts with this; and many believe housing should be accommodated here and that it can be balanced with conservation. Option 4: Conservation and Education received the most first-choice votes in the survey and the most “title” stickers in the forum. However, the number of stickers on housing within the options at the forum was much higher than the number of stickers on conservation options.

Both forum and survey respondents prefer a lower intensity/use waterfront, due to the perceived capacity of the property in terms of access, parking, and character. Many feel that a high-use beach would require too much parking and that parking would need to be closer to the beach than what is feasible. Both the forum and survey feedback demonstrated some interest in future municipal uses, but there was some confusion around what this means. The forum attendees expressed interest in the small welcome/nature center along Route 137 but there were not as many comments on the survey regarding the nature center.

Bay Property

In general, the feedback from the forum and survey were similar regarding preferred scenarios and general comments. We heard repeatedly that cost – for new facilities, for renovation, and for upkeep – needs to be a part of the discussion. Re-using existing buildings was a common theme. There were many comments questioning the need for a new community center here and many suggested prioritizing re-purposing an existing building for this use.

In the Secluded Zone, survey respondents preferred Option 1: Seasonal Workforce Housing, whereas the forum attendees preferred Option 4: Arts/Science/Nature option. Both groups agreed that the site should be “all-age friendly.” Both groups ranked Year-round housing (affordable or attainable) last in terms of preference.

At the Arrival Fields, there was consensus that converting parts of the existing lawn into a pollinator meadow is a good idea. Survey basically ranked all three options equally in terms of first-choice preference (with Option 1: Community Center and Flexible Outdoor Gathering edging the others by a tiny margin), whereas the forum attendees preferred Option 2: Partial Re-Wild.

For the Central Campus, Option 1: Re-Use & Extensively Renovate for Community Campus was the most preferred option across both platforms. There was unified agreement on wanting to re-use/remodel existing buildings and limit construction. There were also several comments regarding considering the Eddy school first before thinking about putting a community center at the Bay Property.

At the Cabin Glade, there was most interest in Option 1: Remove Cabins and Restore Woodland and Trails from the survey, but this option was the second least popular from the forum. Both platforms were strongly opposed to short-term rentals but also expressed confusion as to what exactly this means. There was unified agreement on the boathouse being re-used as either a restaurant or an events rental space.

For the Pond Reserve and Woodland Buffer, Option 1: Expand Trails and Nature Based Education was the most preferred option from both the forum and the survey. There was unified agreement on nature-based education. Whilst the forum results seemed to be neutral towards having a new nature center, results in the survey showed mixed feelings towards that idea. Many felt that the Brewster Museum of Natural History and the Cape Cod Museum of Natural History are already excellent resources and that building a new nature center would be redundant. There was shared agreement on conducting dune enhancement activities to improve dune stability and coastal resiliency.

COMMUNITY FORUM #2 FEEDBACK SUMMARY

The three sessions of Community Forum #2, held on August 5, 2023 in the Dining Hall of the former Sea Camps property at the Bay Property, were very well-attended, with approximately 200 people at the first session, and approximately 150 at the second and third session. Attendees were enthusiastic and engaged. The design team shared poster boards with program ideas and planning scenarios for each property. Community members reviewed the material carefully, discussed ideas and concerns with the volunteers present at each station and used small colored stickers to indicate their preferred options and programs and post-it notes to leave comments. Each of the visioning stations received many visitors and lots of discussion, stickers and comments.

The purpose of the forum was to share our design progress and hear community feedback. Overall, the responses in all three sessions were quite similar in terms of tone and content of responses. Stickers helped to indicate which programs and options were of high interest, while conversations with attendees and sticky note comments provided deeper insights into the concerns and interests of the community.

It is important to note that our assessment of the forum “results” is not an exact science. We rely on our collective observations, a shared understanding of conversations and feedback we heard, and a careful reading of the comments and stickers that attendees placed on the boards. We can’t rely on the sticker counts alone to determine which options were most preferred by the forum attendees. It is inexact to compare the stickers in a parallel fashion because the various options contained overlap between programs proposed and because most attendees placed stickers next to specific activities within options that they preferred instead of next to the option title to indicate an overall preference. Some forum attendees were also observed placing more than one sticker on their preferences. However, the sticker counts, considered alongside the comments and conversations, do help indicate key interests and concerns from the community as well as points of contention, which we have summarized below. We have also included example comments from attendees to provide a sense of the varied interests and perspectives.

At our next public forums this fall, we will refine plan options to balance the community feedback received at the forums and through the surveys alongside Brewster’s visions as a town.

RESPONSES TO BAY PROPERTY VISIONING OPTIONS

SECLUDED ZONE

OPTIONS PRESENTED

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

Option 4: Arts/Science/Nature was the most preferred option, with high interest in re-using some existing cabins as artist cabins, rentals/residences, pop-ups. Within that option, there was high interest in re-using the amphitheater for performances, renovating the Spruce Hill House for art/nature classes, residency, nature center or museum, and scientists/educators in residence through a partnership with an outside organization. **Option 1: Re-use Buildings for Seasonal Workforce Housing** was the second most popular choice. However, there were concerns related to cost and liability issues. There was the least interest in **Option 2: New Year-Round Housing (Affordable or Attainable)**. Other popular suggestions relating to **Option 3: Family Zone** included renovating the existing cabins and the Spruce Hill House for a Day care center and teen center, a picnic and playground area, and a day camp/after school activities.

Example comments:

- Option 1: Re-use Buildings for Seasonal Workforce Housing
 - We have to do housing. We can do other things elsewhere
 - Who will be the landlord and supervising renters?
 - No seasonal housing. Insurance liability
 - Revenue neutral-Charge rent that covers cost of a property manager, may be additional staff in summer, and maybe charge enough to make money for the town
- Option 2: New Year-Round Housing (Affordable or Attainable)
 - Small, 2 bedroom cluster housing duplex or triplex starter housing. Make it feel like Brewster but support singles with kids and younger people who need housing
 - No housing year-round. Keep it a natural environment. Affordable housing on pond property on 137
 - I support affordable housing!
 - Need housing for next generation!
 - No year round housing
- Option 3: Family Zone
 - Great Idea. Make Brewster more attractive to younger families
 - Retain Sea Camp as a Camp for kids/Teens
 - Brewster needs a middle school + high school teen center - teens often have nowhere to go in their free time
- Option 4: Arts/Science/Nature
 - Could be housing for the actors' performances for Cape Cod Shakespeare Festival

ARRIVAL FIELDS

OPTIONS PRESENTED

Option 1: Community Center & Flexible Outdoor Gathering

Option 2: Partial Re-Wild

Option 3: Recreation Focus

Option 2: Partial Re-Wild was the most popular option for the Arrival Fields. Converting parts of the existing lawn area into a pollinator meadow was well received. There was interest in converting parts of the existing field and lawn area into a flexible outdoor event space and "town common" as an alternative, as shown in **Option 1: Community Center & Flexible Outdoor Gathering**. Many felt opposed to asphalt. There was least interest in **Option 3: Recreation Focus**.

Example comments:

- Pollinator meadow/tree plantings at front "look of forest"
- I garden at the current community garden. It's wonderful!! We need a second community garden to save our long waitlist.
- Create agricultural opportunities (organic)
- No Black Top anywhere
- Put community center near pool, not here
- No new buildings - let's use what is already here
- Leave tennis courts at Stony Brook School
- Tennis (yes), basketball (yes), no pickleball (too noisy)

CENTRAL CAMPUS

OPTIONS PRESENTED

Option 1: Re-Use & Extensively Renovate for Community Campus

Option 2: New Community Center Anchors Community Campus

Option 3: New Community Center and Expanded Recreation

Option 1: Re-Use & Extensively Renovate for Community Campus was the most preferred option. The consensus among the public was to re-use as much infrastructure as possible within the Bay Property. In particular, the community was interested in renovating and re-using the dining hall as COA. Other structures that were particularly in favor of re-use included the pool pavilion and the art center. Overall, there was not much interest in having a new community center, with many comments suggesting the Eddy Elementary School should be considered for a COA/Community Center. Within **Option 3: New Community Center and Expanded Recreation**, although some raised their concerns about the noise level for pickleball, there was some interest in having new recreation courts. Having an enclosed pool was also a popular comment. The community mentioned that this would allow year-round options, such as swim teams, lessons, water aquatics, therapy pool etc.

Example comments:

- Reuse as much as possible. These buildings are a gift we should re-engage
- An elementary school could make a terrific COA/community center
- Year round, rented to artists, studio space in existing heated building like 204 Harwich cultural center (33 artists now pay \$350 per month with no A.C.)
- No B&B
- Saving any building should require a 2/3 vote at town meeting
- What about main building for some community center function?
- Use all viable buildings
- Use event pavilion for town dances and music events. Focus on local artists
- What's the budget?
- Renovate building for mental support, rehab and physical therapy
- No pickleball
- Not tennis. We have tennis at Stony Brook
- Enclosed pool for all year round options-swim teams, lessons, water aquatics, therapy pool use
- Go carefully on enclosed pool. Maybe too expensive for next 10 years (where will we get lifeguards all year round?)

CABIN GLADE

OPTIONS PRESENTED

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

There was most interest in **Option 2: Re-Use Cabins for Arts and Culture Campus**. Specifically, the community was highly interested in re-using the theater for performances and re-using the boathouse for events. Re-using cabins as artist residencies/artist's space was also popular. Some mentioned that the Town could consider grants for support and funding. **Option 4: Re-Use Cabins for Seasonal Workforce Housing** was the second most popular choice. However, there were quite a number who did not agree. Some mentioned that Ocean's Edge could house seasonal workers instead, others voiced that "housing will destroy (the) property". Suggestions for **Option 1: Remove Cabins and Restore Woodland and Trails** included hybridizing option 1 and option 2 together. **Option 3: Revenue Generating Short-Term Rentals** was of the least interest, with many strongly opposed to using the property for short-term rentals. However, within that option, there was interest in reusing the boathouse for bar/restaurant/snack bar/events (partnership).

Example comments:

- Designate buildings for art + education + communication + music, writing, poetry etc. Consider grants for support
- Work with established Cape Cod art groups to develop opportunities for building use
- How do you fund maintenance + operations of this? Higher taxes (option 2)
- Use grants to support arts programming + provide additional funding
- Keep this type of arts/community use close to 6A
- Artist space- could be shared, able to leave work in progress, monthly dues, membership, also individual
- I put a sticker by both (a) cabins for artists and (b) cabins as workforce housing. Both sound great. I need more info about the costs, impact + benefits of each
- No seasonal workers - let Ocean Edge house their own
- Boathouse as a rental venue - weddings, parties, etc. (option 4)
- Housing will destroy property
- There are much better places for housing than this unique environmentally sensitive place. Think big - we can afford to buy land
- Desperately need workforce housing. Work with Biz
- Town seasonal employees only
- Area for summer housing
- Stated objectives- see "vote to purchase" - second pink panel near entrance door - does not include housing on the Bay Property. If we need housing, are there other parcels more suited?

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

- Short term rentals – absolutely not
- Opposed to short term rentals - logistical nightmare + liability
- Charge rent that includes costs for a property manager dedicated to housing on site. Employers can fund fully and or subsidize for seasonal
- Organize housing in good condition for summer workers with supervision managed by local businesses
- Would like to see a hybrid of option 1 & 2- specifically, preserve areas for woodland trails and use balance for arts/culture utilization
- Removing buildings will be too costly to maintain (option 1)

WOODLAND BUFFER AND POND RESERVE

OPTIONS PRESENTED

Option 1: Expand Trails and Nature Based Education

Option 2: Expand Trails

Option 1: Expand Trails and Nature Based Education was the most preferred option, with high interest in conducting dune enhancement activities to improve dune stability and coastal resiliency as well as continuing to provide beach access for residents. The community seemed to be neutral towards Mass Audubon. Whilst some were opposed, others were excited about their potential involvement within this area.

Example comments:

- Maintain resident only beach
- Lessons: Canoe, kayak, small sail boats, swimming, exercise stations for all levels, walking trails
- No Mass Audubon!
- Great spot for Mass Audubon/BCT involvement
- Changing area at the beach + more shower
- Add another path to beach at other end of parking lot (old path open up)
- Without fencing, the dunes will disappear! Keep the fencing!
- Remove old rifle range buildings
- Walking trails that are kept up
- Connect trails to Spruce Hill
- Dog walking path - on leash

SHARED COMMUNITY PARKING

Overall, attendees would not like to remove or add paved parking. Most would like to retain what is existing, including parking at the beach, and if necessary to add more parking, there is a preference for it to be permeable. Some expressed interest in parking to accommodate RVs and bicycles.

Example comments:

- Keep Brewster for residents only
- Natural & permeable parking for activity uses
- Bus access to decrease parking
- Don't eliminate existing beach parking

BUILDINGS – DWELLING TYPES

Many attendees were in opposition to housing, and their concerns seemed to be around tax money and liability. If there were to be housing, attendees generally would like it to be for town residents only or for seasonal workforce. Regarding seasonal workforce, attendees were concerned about the town being the landlords, and they would like to see local businesses to partner and be responsible for housing. Most attendees seemed uninterested in seeing year-round housing at the Bay Property.

Example comments:

- Housing for town employees only
- Housing for a caretaker on premises only
- A dormitory would be okay if only for workforce housing.
- Remove existing cabins and re-deploy the space, it is not the best use of this special place to add housing here
- Small affordable housing units that could be rented year-round, with a preference to reuse existing structure where practical and new construction where it isn't
- No housing, this should be only a recreational site
- Concerned about supervision, liability, and safety if there is housing on the site

BUILDINGS - COMMUNITY USES

There was an emphasis on uses that would generate revenue. Some attendees were opposed to the new construction of a community center on the site while others would like a combined community center and COA with recreation that is like Harwich. Overall, there was a strong sentiment to reuse existing structures. Attendees did not feel strongly, and some even opposed having a nature center on site. Attendees were interested in active and youth recreation on the Bay Property, as well as some year-round uses.

Example comments:

- Art Class Programs
- Employee Housing in the existing structures could include essential workers and childcare providers
- Community drop-in tennis courts, pickleball, basketball, volleyball, yoga, guest speakers, cards, games
- Assistance for gardening at home
- Crosswalk for walking and biking from CCRT
- A multi-generational community center with an indoor pool and gym
- Investment in youth facilities, supervision, development, recreation
- Reuse of existing structures for seasonal use

BUILDINGS - COMMUNITY CENTER & COA

Attendees would like the community center to be a multi-generational place with recreation. There was a strong response to having an indoor pool or year-round aquatic center, with interest in potentially winterizing the outdoor pool with a dome covering. Attendees also expressed interest in having town meetings and internet computer rooms at this site.

Example comments:

- Keep the tennis courts at Stoney Brook
- Make space for intergenerational interaction
- Music programs for all ages
- An outdoor pavilion with cooking area as part of the center, rental fees could help to offset the expenses, maybe even host concerts under the pavilion (Similar to Dennis Pavilion)
- An indoor track with AC for people who can't walk outside that has water stations
- Game room with a coffee/tea station
- Kitchen and pantry for serving meals on wheels
- Active Adults group trips, kayaking, paddleboarding, bicycling, bus trips, musicals, concerts
- Emergency infirmary or treatment areas

RESPONSES TO POND PROPERTY VISIONING OPTIONS

OPTIONS PRESENTED

Option 1: Hybrid Housing/Conservation

Option 2: Housing, Revenue + Conservation

Option 3: Municipal Use + Conservation + High Use Public Beach

Option 4: Conservation + Education

Option 5: Hybrid Housing/Conservation/Municipal Use

All five Pond Property options received over 100 total stickers. It is not feasible to define which option was the most popular from sticker counts alone because there was overlap between options, and most attendees placed stickers next to specific activities within options that they preferred instead of next to the option title to indicate an overall preference. However, the stickers and comments clearly indicated the following key interests and concerns from the community:

- There was an equal amount of interest and opposition to affordable or attainable housing along Route 137. Affordable/attainable housing received the highest amount of stickers on all options that proposed housing, but there were also many comments strongly opposing housing in favor of conservation.
- Some conservation in partnership with the Brewster Conservation Trust and Mass Audubon was popular amongst attendees in all options. In Option 4: Conservation and Education, there was high interest in a small welcome/nature center along Route 137.
- Overall, the community opposed a high use public beach and instead preferred a limited use beach because of the sensitivity of the ecosystem and desire to keep the beach pristine.
- There was some interest in reserving an area of the property for possible future municipal or utility infrastructure, such as a well or a cell tower. Compared to housing and conservation, the community seemed more neutral about this possibility.

OPTION SUMMARIES

The summaries below describe the attendees' overall preferences within each of the five options. Example comments convey key interests and concerns.

OPTION 1: HYBRID HOUSING/CONSERVATION

Within Option 1: Hybrid Housing/Conservation, affordable or attainable housing along Route 137 was the most popular proposed program. Conserving 45 acres in potential partnership with BCT & Mass Audubon was also of significant interest, and there was support for a limited use public beach and Mass Audubon programming at the pond.

Example Comments:

- Yes, housing is needed.
- Use existing trails. No need to add more, already walk them regularly.
- Affordable housing condos
- Not good for housing...need to protect pond and drinking water.
- Lots of wetlands - can we do this level of activity?
- Year-round housing
- No housing

OPTION 2: HOUSING, REVENUE + CONSERVATION

Within Option 2: Housing, Revenue + Conservation, affordable or attainable housing along Route 137 was the most popular proposed program. Many residents questioned how a sewage system for new housing would be accommodated. Conserving 34 acres in potential partnership with BCT & Mass Audubon was also of significant interest. There was support for a limited use public beach, Mass Audubon programming at the pond, and an art/science/nature residency.

Example Comments:

- Yes! Affordable housing key - keep our kids living and working in the Cape.
- Housing yes!
- What about sewer system to accommodate new housing?
- Need sewer pipe down Route 137, after that is installed you can add housing.
- Year-round housing abutting 137 (affordable)
- Affordable housing, prioritize town employees
- No housing
- Small parking lot will help keep area pristine.
- Possibly larger housing area
- Any housing best in another location. Lets' preserve our land + water
- Affordable housing condo 1-2BR

OPTION 3: MUNICIPAL USE + CONSERVATION + HIGH USE PUBLIC

BEACH

Within Option 3: Municipal Use + Conservation + High Use Public Beach, reserve for possible future municipal or utility infrastructure was the most popular proposed program. There was little interest in a high-use public beach and several comments in opposition to high-use.

Example Comments:

- Allow limited passive recreation only
- Beach not suited for high use- beach near wetlands.
- No boat launch, no moorings, no swimming dock.
- No high use public beach. Already paying for a new boat area off Bog road.
- We need a new well site
- No to high use – this is a pristine area – needs to be carefully protected
- Sailing lessons – adults/kids
- Fishing Access
- Use reserve for well
- No reserve
- Keep as camp for kids/teens

OPTION 4: CONSERVATION AND EDUCATION

Within Option 4: Conservation and Education, a small welcome/nature center along Route 137 was the most popular proposed program. Another popular choice was limited-use public beach access with some comments expressing interest in sailing access and lessons.

Example Comments:

- By far the best scenario – suits the land, water, terrain, topography etc.
- Keep natural for nature and managed recreation and education
- Shuttle to beach ADA
- Dog paths year round
- Pond property works, leave as is for nature
- Sailing
- Sailing lessons like Boston community boating or smaller scale for adults and kids
- Limit use, this beach should remain pristine
- No welcome center
- Preserve pond property without building – our natural resources are so important (water)
- We need affordable housing

OPTION 5: HYBRID HOUSING/CONSERVATION/MUNICIPAL USE

Within Option 5: Hybrid Housing/Conservation/Municipal Use, affordable or attainable housing along Route 137 was the most popular proposed program. Conservation in partnership with BCT and Mass Audubon, and Mass Audubon programs by the pond were also popular choices. The "reserve" area was not a popular program choice, but several comments supported reserving an area for possible future municipal or utility infrastructure.

Example Comments:

- Ideal spot for housing, easy access to 137, doesn't interfere with the remainder of the property
- "Reserving" a portion of the property would not preclude conservation + it would give us more time to plan
- Reserve area – consider a limited time conservation restriction, let future residents plan/decide
- Concerns about housing here - water pollution
- No housing without sewers
- This option makes the most sense. It's good to promote the housing and conservation aspects plus reserve potential water supply options.
- We NEED the housing! We need J1's. Habitat houses near 137
- This seems to satisfy the most needs and balances the use of the property
- No housing on town property
- Day camp
- No tall cell towers
- No reserve
- Too much parking! (32 spots)
- No paved parking
- Provide expanded dock fishing

SURVEY KEY TAKEAWAYS

Secluded Zone

- Strongest sentiments about wanting housing (or opposing) – dire need on the cape
- Comments about preferring year-round affordable because benefits town/families long-term, but also many comments opposed to any housing here because it is prime Bay property that they think should be for community use / have a sentiment this is unfair towards working middle class families that can't afford to live in that area.
- Many feel housing makes the property less available to the public and thus don't support.
- Many people think employers are responsible for finding housing for their employees not the town (a lot of reference to Ocean's Edge specifically) – however are supportive of re-use for small local businesses or town employees
- Several have interest in family/youth amenities: kid's day camp, splash pad, children's activities, teen center, day care
- Not interested in removing Spruce Hill House
- Like idea of connecting Spruce Hill house/property
- Concern about taxpayer burdens – want to keep costs low and feel cost understanding is critical to choosing preferences
- Lots of interest in combining options whether it be a housing option with family zone or art/nature activities, or combining the art/nature and family zone activities
- Concern about redundant programming (Do day camp/art and nature programs or residencies already exist and are they sufficient?)
- Liability concerns
- Concern about maintaining workforce housing and managing/supervising them – if used that way making sure the zone is completely separated from the rest of the property
- Many support housing options with caveat that sewers needs to be addressed
- Many have the belief that they purchased the property to keep it from big development hence there shouldn't be housing (I think this has to do with maintaining Brewster's character)
- Interest in making this “all-age” friendly
- Not a ton of comments about arts

Arrival Fields

- Lots of interest in pollinator meadow/visual prominence of fields/meadow
- Many believe or ask if we can repurpose one of the existing buildings for community center instead
- Sentiments around not wanting tennis because it is already at Stony Brook, and not wanting pickleball because already in surrounding towns – not sure needed, though some see the benefit of keeping it recreational at this property and think it would be well-used
- Several comments about preferring community center in central campus – do not like this location
- Many think event space is met by Drummer Boy Park
- Critical of need for community center and especially building a new one/ think should include discussion of consolidating elementary schools
- Want to maintain 6A viewshed
- Do not build mentality for the property
- Location too far from center of town for community center

Central Campus

- No short-term rentals or b&b
- Opposition to new community center / want it to be carefully considered and in a different location (this prop should be for open space/rec etc.)
- Want to re-use/remodel existing buildings and limit construction
- Interest in indoor pool
- Mixed on municipal housing but majority of comments are not into it
- Balance cost / choose reno wisely / Rid excess structures / don't overbuild and limit construction / phased approach
- “keep young and aging population active, health and involved in the community”
- Scout storage
- Interest in year round use of property
- Save dining hall

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

Cabin Glade

- Most recognize cost to renovate cabins is going to be too much and that they are not in good condition
- No short term rentals
- Like restaurant in boat house
- Confusion on what short term rentals mean (people are opposed to tourist rentals)
- Concern with maintenance cost for re-using buildings
- Boathouse should be re-used (restaurant and events rental space)
- Mixed on new parking location but most comments about it see as essential to protect dune. Those opposed think it's a waste of money having just put in existing lot and don't like longer walk.
- Concerns with managing short term rentals/ workforce (who becomes management/admin? Should not be town/they would struggle. Don't want town to be landlord for buildings.)

Pond reserve and Woodland Buffer

- Mixed feelings about the new nature center. Whilst most loved the idea of partnering with Mass Audubon, some feel that the Brewster Museum of Natural History and the Cape Cod Museum of Natural History are already excellent resources. Building a new nature center would be redundant.
- Could be phased? Option 2 = phase 1, option 1 = phase 2
- Less is more mentality for this zone
- Nature based education- trails (connect to spruce hill)

General

- People understand cost needs to be weighed
- People understand this is a "wish list" and we need to think holistically
- Condition of ex facilities needs to be considered and people will understand that
- Issue with community center conversation without talking about Eddy school

SEA CAMPS COMMUNITY FEEDBACK SUMMARY

Pond

- Strongest sentiments from people both for and against housing.
 - Some want to conserve property /protect resources / maintain secluded feel
 - Some recognize dire need for housing and see it as essential, that this can be balanced with conservation
- General opposition to residency program
- Many people commented that they think there should be more parking to allow for easier/more beach access. If there is a public beach many feel parking isn't close enough, so question its feasibility.
- Interest in using beach for boating (sailing, kayaking, sup) and swimming (not strong sentiments about snack shack or boat mooring)
- Many not interested in high-use public beach
- Many prefer housing at Long Pond over Bay (makes more sense to have it separate from community activities)
- Bike access (considering lack of parking)
- Not a lot of comments about nature center / Audubon specifically

Town of Brewster Sea Camps Survey 2 Results

August 21, 2023

REED-HILDERBRAND

WXY

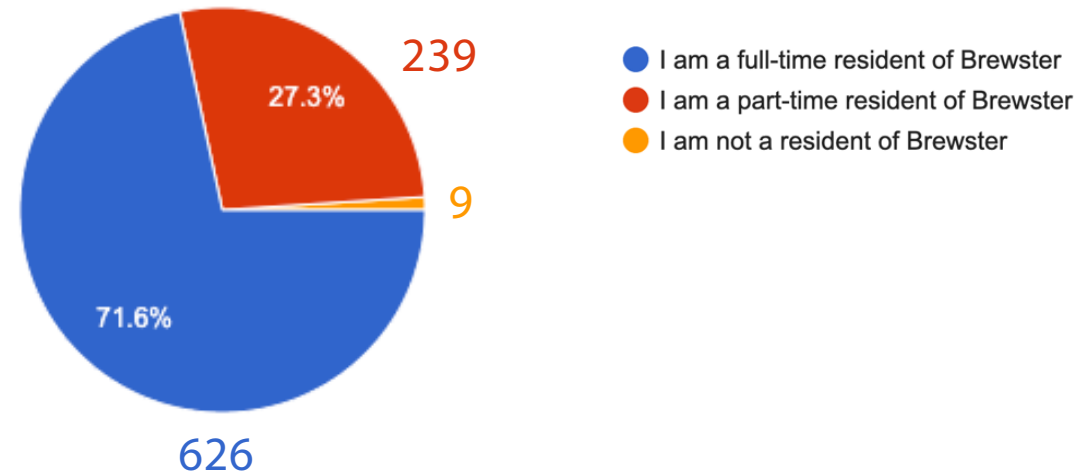


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Demographics

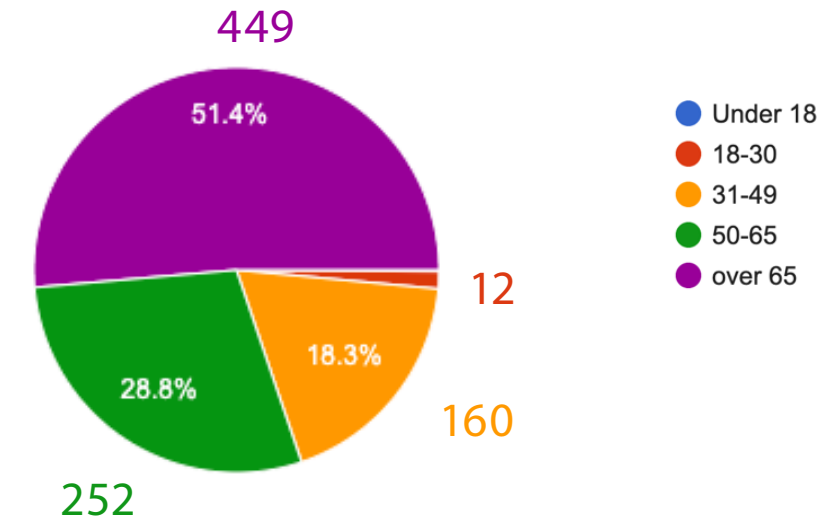
Please select one of the following:

874 responses



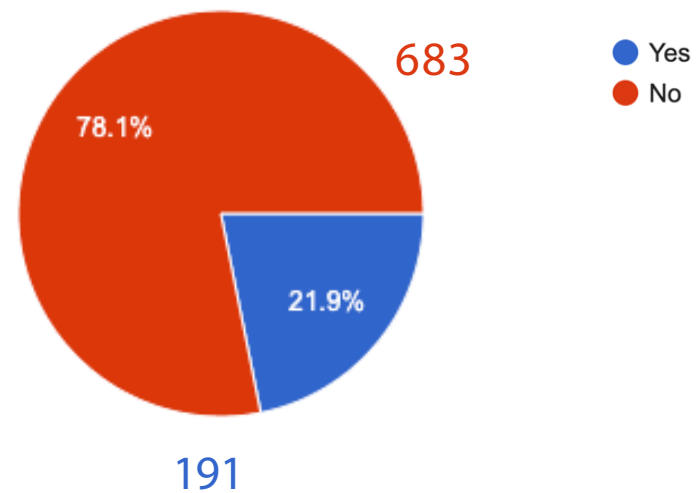
Please select your age range:

874 responses



Do you have children under the age of 18 living in your household?

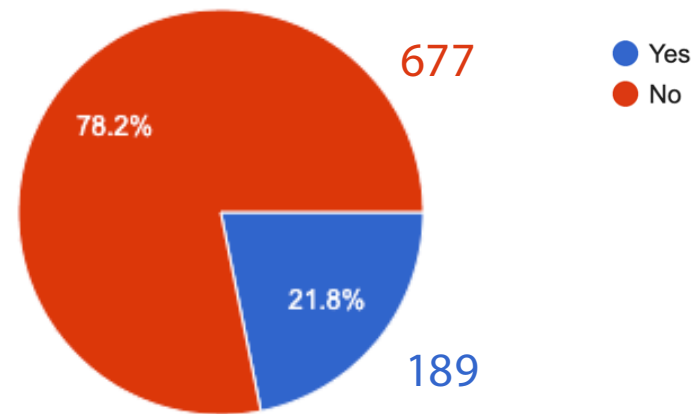
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Demographics

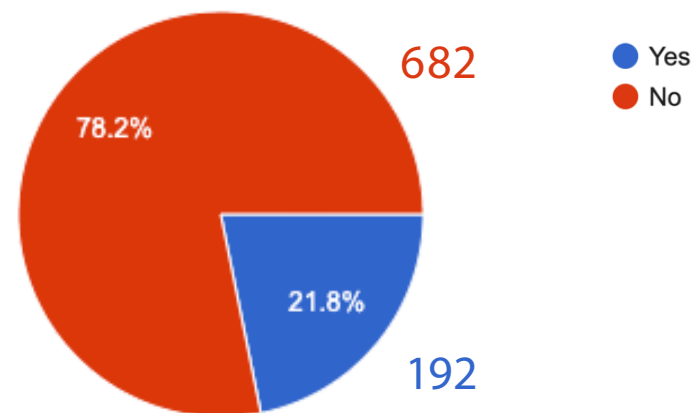
Did you attend the Town's first Sea Camps community forum on May 20th?

866 responses



Did you attend the Town's second Sea Camps community forum on August 5th?

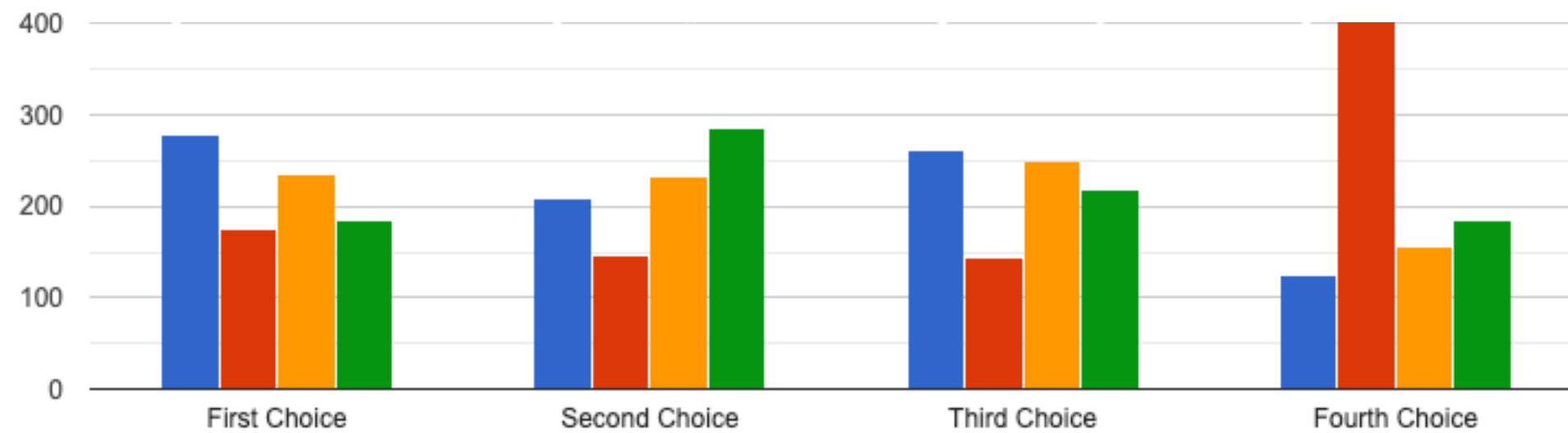
874 responses



Bay Property Planning Scenarios

Secluded Zone

Please rank the above options for the “secluded zone” at the BAY Property in terms of preference, with most preferred being first, and least preferred being last.



Option 1: Re-use Buildings for Seasonal Workforce Housing Option 2: New Year-Round Housing (Affordable or Attainable) Option 3: Family Zone Option 4: Art/Science/Nature Programs

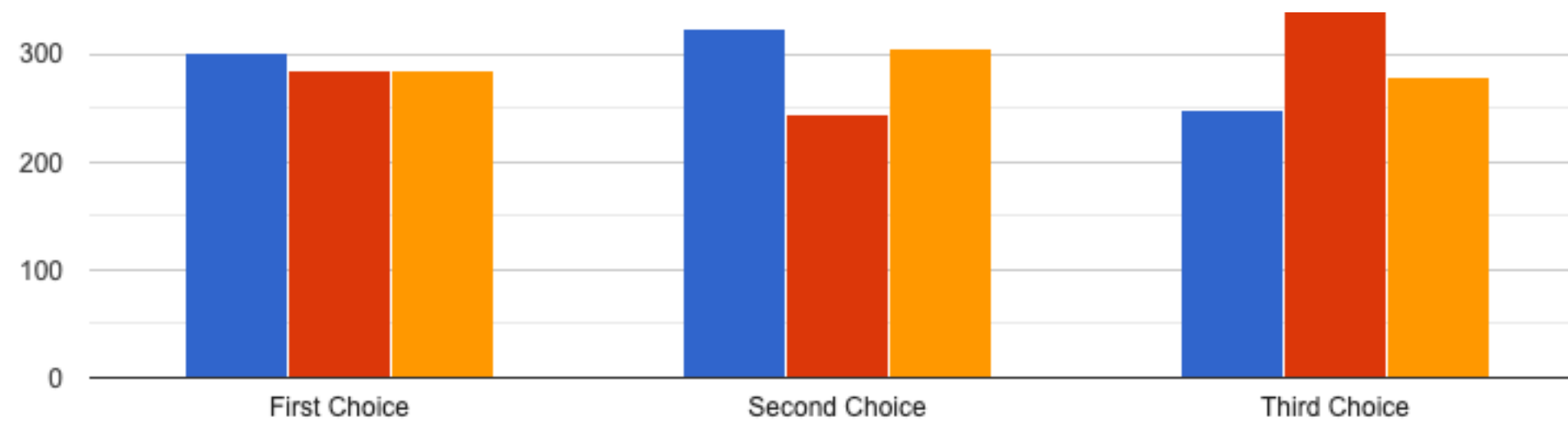
Other thoughts, ideas or concerns (Secluded Zone):

- There is a desperate need for housing so temporary or full time housing makes the most sense
- At the start of this input process (which I think is very very good) I was strongly in support of including work-force housing on the Bay property, but now I see that as a poor idea which mostly supports outside commercial interests. Affordable/attainable housing makes much more sense in terms of investing in Brewster's future as a residential community (as contrasted to a primarily seasonal town for visitors and 2nd-home owners).
- We have such an extreme housing crisis, that I feel we should address that in any ways we can via this new property.
- I like all the options because they call for active use of the secluded zone. The housing crisis Brewster faces is acute, and addressing it should be the first priority. Annual housing ensures the people who make Brewster work can afford to stay here and raise a family.
- I would like to see a way to blend option 1 and 2.
- We need housing, and this is the best location on either Sea Camps property.
- This prime real estate should be used by the town population and absolutely NOT Year round housing on the Bay...I like the idea of a day care type camp area/family zone
- Strongly oppose ANY housing on the property. Too expensive to renovate and too many opportunities for trouble on such a widespread property. Green space should remain a major goal.
- I think there is a way to combine option 1 and option 3 or 4
- The property was used as a camp / daycare for kids for more than 50 years. This is how it should continue to be used
- I am a big advocate for affordable housing but this property is not appropriate for this use. It is a rare and beautiful property which should be maintained for future generations with a view toward teaching people of all ages about nature, the environment and Cape Cod history
- In Option 1 I strongly like having the seasonal workforce housing separate from the rest of the campus. What about combining Options 1 and 4 - use the secluded zone in the summer for the seasonal workforce and in the fall and spring to provide housing and classrooms for science education of school groups - a revenue-generating use? I strongly dislike all of Option 3 as it seems to duplicate programs/spaces already available at other locations (e.g. playground at Drummer Boy Park, after school programs at the elementary schools).
- There should not be any housing on this property. It will destroy the property and it is a liability for the town. The town should not be in the business of providing housing for the Cape towns or Brewster for that matter.
- Seasonal workforce particularly J1 students and H2B visa holders will trash the property. Garbage will be blowing all over and into the ocean. Parties, loud music and no respect the way someone invested in the community would handle. 110% absolutely not
- Housing will need to address septic issues. Brewster will need to consider town sewers.
- I think that spruce house should be used for caretaker housing but I like the family choice as a young mother, I don't have many options here in Brewster
- Spruce Hill house should stay a caretaker place for any of the options.
- I strongly oppose using this property for any type of housing.
- Could combine several options: e.g. have some seasonal workforce housing, but use some of the area for family zone and nature programs use.
- I don't want to have any public housing in this area.
- The greatest need is year round housing
- In the option for affordable housing, since Spruce Hill is already developed, it seems non-strategic to remove the House. Given conservation principles, it seems more prudent to renovate and reuse the House to meet a community need rather than to re-wild already developed land.
- It would be great to explore if a combination of these could be pursued (art/ scienc. AND seasonal housing)
- sell the property to generate cash to allow other projects on the Bay property to move forward; stipulate that a portion of the land is to be used for affordable housing
- I like the idea of seasonal workforce housing, but also realize that it would be an added responsibility to ensure that there's management and supervision of those living there.

- As much as affordable housing is needed on the Cape, this property should focus more on conservation and education.
- I have 3 young children and would love the family area idea but think housing really needs to be a priority to keep families on the Cape and in the schools.
- We strongly LIKE making it an active sports & activity center for kids and adults. We strongly DISLIKE it being used for any kind of housing. (Except caretaker of course!)
- Using the property for any kind of housing is not what we voted for. This should be a recreational area for Brewster families.
- There can be both year-round housing and increased arts/performances, science, family programming/camps, etc. - combine option 1 and 4.
- I wonder if Habitat for Humanity could partner with the town for building/renovating units for affordable housing.
- Not in favor of removing Spruce Hill structure. Seasonal housing should be revenue positive
- My concern is increasing taxpayer dollars
- Options 2 and 3 could be combined if there is enough interest in both options.
- Don't demolish buildings with character and historic value, Refurbish and repurpose for camplike activities for children and teens, the arts, and for seniors who would benefit from the housing as well as intergenerational programs with the kids and teens as well as the artists. Remember this is a historical property and it should be treated as such.
- I think we need the affordable housing or seasonal housing, but I do not think Spruce Hill House should be removed.
- Year round housing plans already in place off Millstone Rd. Affordable housing efforts in Brewster, as well as other cape towns need to be reimagined. I strongly oppose any permanent housing at the bay property except for caretakers.
- I strongly favor seasonal workforce and artist residencies where feasible on the property.
- I'm only in favor of housing town/municipal workforce; not interested in opening these properties to Ocean Edge or restaurant workers; those businesses should house their workers themselves. If the intent is to use the housing for both public and private sectors, then option 4 becomes my top choice.
- The best solution is to combine options 3 and 4, there's no reason both of those things can't be occurring simultaneously.
- My concern is that the Town is asking the wrong questions of the public. Instead of what is important to "you", why aren't we asking what is important to "Brewster," and the future thereof? For example: if the percentage of youth population decreased between 2010-2018, is it important that we create a supply of youth and/or family activities? One could argue that creating a supply to drive demand is not a logical choice, and could result in vacant, unused space netting in a loss of effort and financial resources. If the objective is to increase youth population, why not support the young, local families that bring children into the community? Creating a happy, healthy and supportive home for would-be families ought to increase the potential for increasing the youth population and building a more sustainable long-term community.
- As part of this process it is imperative to understand what Brewster's vision is beyond this project. What makes Brewster different from the other towns on the Cape? How do we want Brewster to fit into the Cape Culture in 10 years, 30 years, 50 years? These questions ought to be defined and presented before resolving for an expensive and defining undertaking.
- Could you combine Option 2 and 1 and have some housing reserved for year round and some for seasonal workforce.
- Cost must be a primary consideration in the execution of any scenario. With all the money that has been lavished on school related expenditures, the town must start being much more cost-conscious.
- 2. My primary reason for supporting the acquisition of this property was to preserve open space. I do not support any extensive construction at this site. 3. I do not like the idea of building affordable / attainable housing on this property. Many of us who must support ourselves are unable to buy property in such a prime location. I resent paying taxes to provide the means for others to live there who cannot otherwise afford it.

Arrival Fields

Please rank the above options for the “arrival fields” at the BAY Property in terms of preference, with most preferred being first, and least preferred being last.



Option 1: Community Center and Flexible Outdoor Gathering Option 2: Partial "Re-Wild" Option 3: Recreation Focus

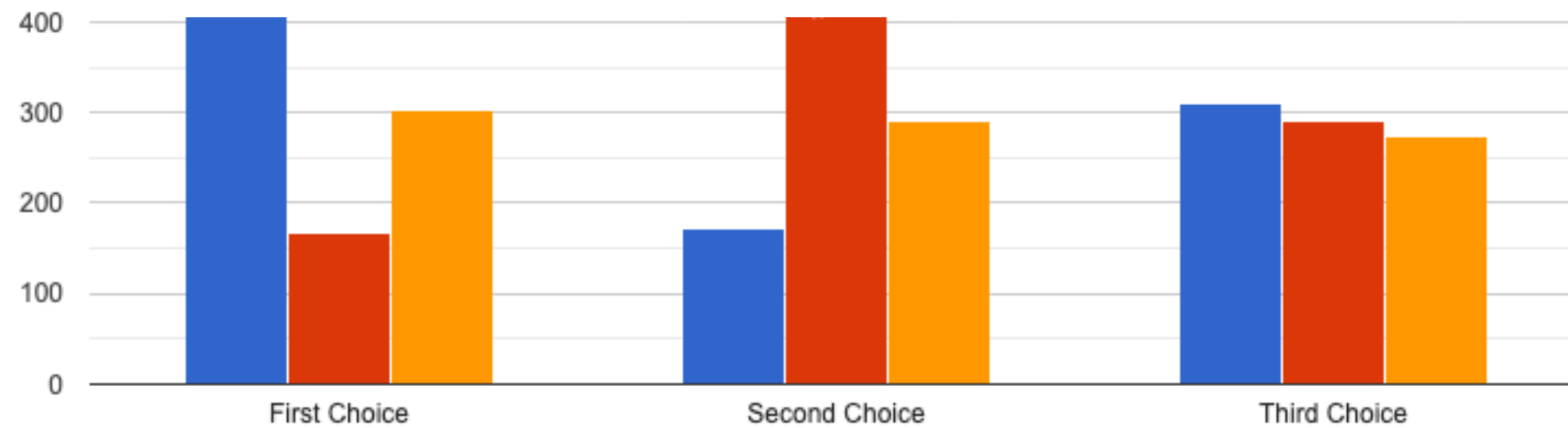
Other thoughts, ideas or concerns (Arrival Fields):

- Without attaching a price tag to a community center, you are not getting real feedback. Nice for brainstorming but will hit the wall when asked for funding
- Brewster needs a community center to support various town programs and events.
- I think a community center should be included, but not a huge new structure. Converting the main house would be better than using more land for a new building.
- There is no need for a community center. This is simply a nice to have desire not a real requirement. Should it be built, it will inevitably be larger, more expensive than planned, and will result in a large ongoing requirement for budget. People seem to think it will give them a free gym, free rec spaces, etc.....just like the pool. But now we understand the pool has to be paid for, there are operational costs, etc. Please don't build the center.
- Making use of the preexisting sports facilities will ensure the bay parcel remains lively and welcoming! A pollinator garden is nice, but we can use similar plantings in less concentrated form to get similar benefits integrated into the other plans.
- It would be great to have a new community center but cost would be prohibitive.
- We have Drummer Boy Park for community gatherings. It was purchased for Rec space. I don't think there's enough parking. Outdoor gatherings yes, cost of building a Community center, no
- I love the idea of pollinator/butterfly meadow with native plants.
- Put the tennis /pickleball elsewhere, and do a combo of 1 and 3
- Tennis should remain at Stony Brook. The courts there are more accessible for kids and the community. In addition, they were paid for by the USTA and cannot be repurposed for Pickle Ball.
- If it has it been determined that the 2 elementary schools cannot be combined so that one could be used as a community center, I strongly agree with Option 1. Or at least keep the arrival fields as is for now pending determination of the best place for a community center. I do not like the pickleball/tennis/ basketball courts in Option 3 as I am not convinced we need more of them.
- We do not need tennis courts as we have tennis courts at Stony Brook school . Leave the tennis at Stonybrook and plus the USTA partially paid for those courts and is not likely to purchase new courts for Brewster and those courts are for the public and Brewster sea camp is for residents only and should stay that way. (I am sure the USTA did not allow their investment to be turned into pickleball courts!!!) Stonybrook Elementary school students also play tennis for gym class and need the courts at Stonybrook. Have the US pickleball Association pay for pickle ball courts if they are needed at camp but they cannot be for residents outside of Brewster.
- Dislike pickle ball courts. Already enough in surrounding towns. Community gardens is a great idea!
- I would love to see a mix of one and two
- I did not want to choose any option. Do not alter this area at all. We bought this property to protect the character and cultural history of the town and to preserve the historic vista from 6a. We don't have to mess with things that have served us for generations.
- Community center is what is needed most. Though existing facilities should be prioritized first. This community center at the central campus may be the best option.
- Open space is hard to find which has flexibility for many venues and events. We already have a community garden & don't need a vineyard.
- Prefer combined re-wild and recreation focus. I think the "event space" need is adequately met by Drummer Boy park.
- Not in favor of any development in this area. Would prefer we retain visual prominence of open fields and meadows. Could be used for special event parking but no community gardens or courts or community center building. This is an extremely important area visually for town of Brewster as we travel 6A in keeping open rural character. Don't muck it up with development.

- All discussions about a Community Center need to include a discussion about the near certainty of the consolidation of the two elementary schools. Enrollment declines will make this feasible and desirable for the town in a few short years.
- I love the re-wilding idea, but there should still be additional parking in that huge field.
- We need to get back to our community focuses self sustaining roots, a community garden or several would be amazing... we can't have an economy that only focuses on tourists and seasonal workers.
- Love putting tennis and pickle there. No neighbors to disturb in that area and it would be so well used by towns people of all ages! Love!
- Because we already have Drummer Boy Park for flexible outdoor gathering, it would be better to compliment it with something different - or at least consider both places together.
- We have enough recreation areas; a community center would be nice
- Please DO NOT mix pickleball and tennis at the same location. It's a nightmare at Stony Brook. Choose one or the other, and have one at Stony Brook and one at Sea Camps. If deciding on tennis, please do consider Har-Tru courts, which are synthetic clay and much more suitable for the senior tennis program than the hard courts. (They also can't be used for pickleball, so it would be a natural way to split these groups up.)
- We already have Drummer Boy Park as a town common, concerts, etc. There are also tennis courts in the old camp. Fix them and keep as much open and wild space as possible. Remember this is a historic property and should be treated as such.
- I strongly support a second Community Garden. I've gardened in the current BCG for 10 years - we have a long waiting list and need a second. Also, I support a new community center. I toured the administrative building on Aug. 5 and realized it's hardly suitable, even with a gut renovation.
- I think we should reuse Eddy school for community center, not build a new one. I like the current COA!
- I think the recreation focus is the strongest option by far because this focus is very close to how it was used prior.
- don't need another community garden; great to rewild unless need for sports and community space.
- How is all this development going to be paid for. What are the rough estimates for these plans and how much would the property tax rates in the town have to be raised to pay for these ideas. Are usage fees being considered?
- A pollinator meadow (small, medium or large) would be a nice component to all 3 designs
- I see NO NEED for a new buildings to house a Community Center and would prefer we RE-USE the Arts Center, Dining Hall, the Boat House and Event Pavilion as our Community Center buildings. I believe the Historic Main (year-round) Administration building should be restored to include some exhibits related to Cape Cod Sea Camps and other Brewster cultural history. This seems like an ideal project for leveraging non-profit and recreation funding sources with CPA historic funds... If pickleball courts or animal friendly areas are considered, I feel it will be VERY important to keep these areas small, precise and CONTAINED to prevent those private interests from overtaking or pressuring/intimidating others who might be less aggressive or vocal, from also using those areas.
- After the school over rides we can't afford to build a community center. Convert the Eddy school to a community center - we don't need 2 elementary schools especially with the declining school age population.
- Is there a shortage of courts and fields in Brewster? There are already tennis courts near the beach on this property; use of some land for additional courts would be fine, but I'd prefer to see gardens in this area of the property. And no new building — reuse only!
- Consider noise factor from sports and provide sound buffer, especially from COA
- I like the idea of a community garden. Can we combine it with other scenarios?
- Pickleball and Tennis are a priority. These foster active healthy living for both seniors and young children. Everyone benefits.
- No community center should be considered until the Eddy School disposition time frame is determined and a future use of the building is determined
- It is essential this town develop an intergenerational community center that can be utilized year round and does not take another 20 years of discussion. Isolation is one of the top health concerns for all ages. A community center with effective programming for family, youth and aging populations along the continuum would be greatly effective with reducing isolation, increasing activity of all types and strengthening the community of all ages.

Central Campus

Please rank the above options for the “central campus” at the BAY Property in terms of preference, with most preferred being first, and least preferred being last.



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

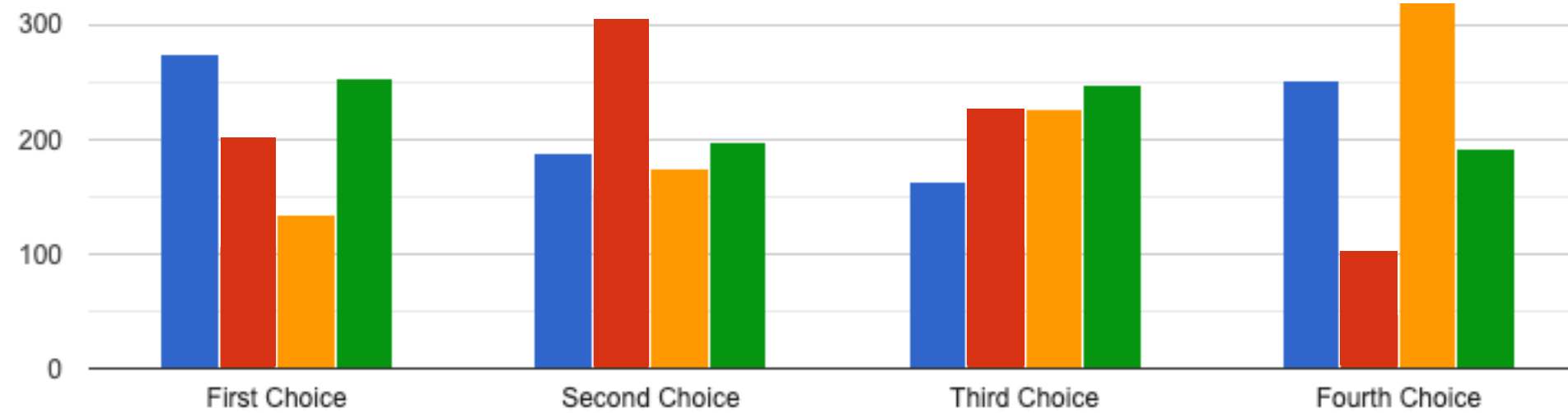
Other thoughts, ideas or concerns (Central Campus):

- No short term rental spaces please. That goes against the entire point of the purchase of this property.
- I do not think we should spend money on building a community center when we already have 2 schools, a library, a natural history museum, drummer boy park and the freeman's way fields, and a half a dozen good size churches in town. We have more than enough space for community gatherings, no need to build more. Don't make the Eddy school mistake again. Some of the retirees are trying to turn this town into a resort which will only make it less affordable for locals.
- Indoor pool
- you should have some estimated costs here before asking people their views....
- Much prefer remodeling existing buildings rather than building new community center.
- It would be helpful to know the tax implications for all
- Add a building for Scouts/Scout storage as one of the community buildings.
- This is hard to answer as I don't know if the existing facilities are in good care that they can be reused for a community center. If they are, then that's the best option to go. However if they will need significant upgrades and repair, the better option is to build new using highest net zero building practices. This will future proof the facilities for generations, make them more inviting and showcase the importance and value we have in community facilities.
- Proposals for a "New Community Center" are difficult to process without knowing anticipated construction date and cost. During 2nd Forum there were many references to Harwich's Community Center. From what little I know of Brewster finances (SB renovation, paying for Nauset HS, paying for Sea Camps properties) I doubt that we can afford any significant building project within the next 5 years, perhaps longer. If a "significant" building can be built without serious impact on tax rate, then I'd swap my 1st and 2nd choices. To revisit an old discussion, however, I believe that the decision to not move out of Eddy school was a mistake. The cost of renovating Stony Brook is significant; spend more, do it right, and free up Eddy for many functions of a Community Center.
- I feel boxed in on some questions because although I like idea of Community Campus, I cannot express preference for Community Center without also considering the Eddy School as a potential alternative Community Center
- Using the BAY property for an all ages community center needs to be looked at carefully. It would be a long term project. The cost would be a big concern. Maybe using the Eddy School in the more near term timeframe and leaving the BAY property for further in the future as a community center. Recreational uses could be added in the near future.
- The best use of the Eddy School would need to be looked at. Could it be used for housing instead of a community center? Of course, cost will always need to be considered. Funding from sources other than property taxes needs to be included to help gain the support of all taxpayers. Upon reflection, the BAY property certainly would be a wonderful location for a Community Center. Brewster would be the envy of every other town on the Cape!
- There are many properties in this zone that could be extensively rehabbed for reuse, but it would come with a steep cost. Moving the current rec department to the bay property makes sense, and allows for plenty of space for both growth and community gathering.
- Has anyone asked the scouting community about a partnership of some sort? A building could be converted into a scout hall and the outdoor activities used by them as well?
- Think the current dining hall should be saved- can be used by community while future planning goes forward. Hate to lose the big kitchen right now
- please make pool covered for year-round use and add showers/bathrooms/changing rooms
- I support a new Community Center. I also support a collaboration with the Y. I belong to our Y in NJ (during 9 months of the year) and it is fabulous - very much a community center itself. Fitness, indoor swimming, child care, classes, meeting rooms for local nonprofits, etc. This would be a great partnership for Brewster.
- Converting the outdoor pool to a year round indoor/outdoor facility is an option that was not mentioned that I would strongly support. A year round aquatics program would be an asset to the full town as well as the council on aging to provide aerobic activity during winter months.

- It is my opinion that extensive renovations can be just as expensive as new construction and if we want to create a community center it should be a ground up new design so that the stakeholders get what they desire in the facility.
- Does the community center really need to be on water front property? Seems a waste of beautiful open space and a huge expense for the tax payers after the exorbitant expense of the Bay property, which I thought we were buying to enjoy for outdoor activities. I really dislike the idea of a community center on that property.
- Relocating the senior center to this location is a great idea. Allows for active senior living. Pickleball, tennis, pool, water aerobics, paved walking trails are all a must have along with cognitive stimulation/ education classes in the senior center. Let's keep our young and aging population active, healthy and involved in the community.
- Town of Brewster does not need to be engaged in the running of B&B. Also why compete with many beautiful, old captains' homes that already function as B&B's. They provide commercial tax base we don't want to lose.
- Although I like to reuse, and renovate, rather than build all new, cost/tax burden again concerns me.
- I do like the tennis/pickle ball courts in this area, rather than closer to 6A.
- I spent many summers at CCSC, and I know the buildings need A LOT of work. We are a 40 something working family already considering leaving Brewster because it is so expensive to live here. I don't think it makes sense to put in millions of more dollars into this space, as I know it would be a huge tax increase.
- I would be concerned the unintended consequences of adding full time housing to the recreation areas in Option 3 (noise complaints, feeling of ownership of people living there and not wanting strangers in "their yard", etc). If not for the housing, option 3 would be my first choice.
- Please limit additional construction, also, not everything needs to be decided and done at once. Take time and use a phased approach to test investment in the property.
- I am not in favor of using any buildings for an airbnb or other rental use - possibly with the exception of municipal housing (for police/fire etc). I am in favor of creating space that can be rented on a daily basis for outdoor/pavilion/sports parties and summer picnics for groups
- Please prioritize young families! It is so difficult to get to public forums with small children at home, but know that we are here and paying taxes and so eagerly awaiting more opportunities to spend time outside with our kids and community!
- Option #1 -- Renovate for Community Campus -- I believe that the existing cabins in this area and those in the Cabin Glade Area should be renovated as affordable housing. Although affordable housing would overlap two existing zones, there is sufficient integration when viewed on the larger "Bay Property" map. Existing vegetation within these two areas would provide adequate housing buffers.
- I believe in using the Administrative Building for a public use which would produce revenue. Rather than a bed and breakfast, it might be easier and equally financially lucrative to conduct weddings/and or receptions in this building. This would entail less bookkeeping, arrangements and cleanup.
- It would be great for local organizations to have access to repurposed storage buildings such as Brewster Boy Scouts/Girl Scouts and other organizations without their own facilities.

Cabin Glade

Please rank the above options for the “cabin glade” at the BAY Property in terms of preference, with most preferred being first, and least preferred being last.



Option 1: Remove Cabins and Restore Woodland 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

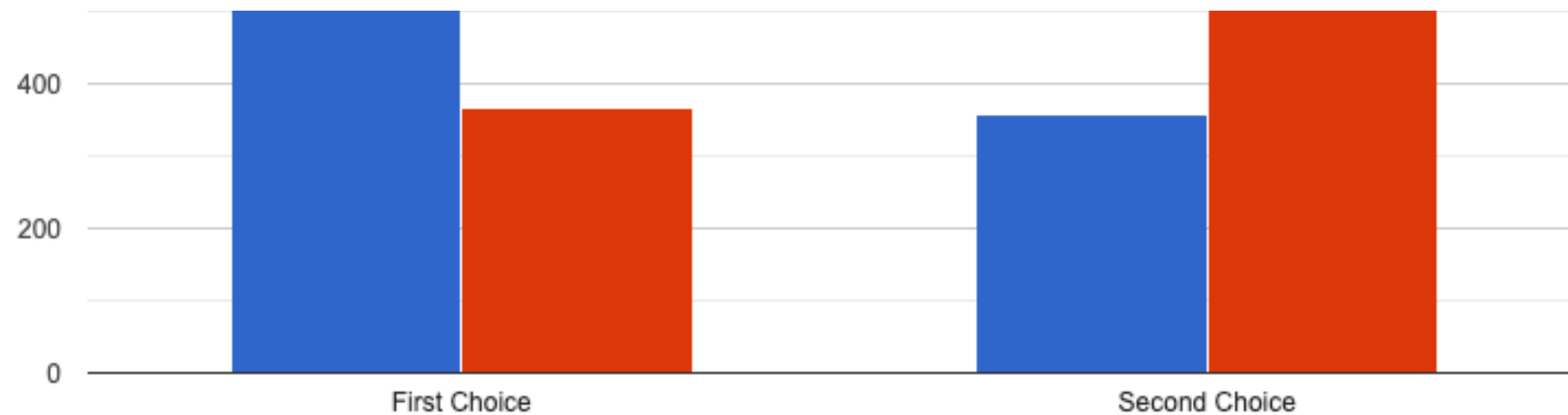
Other thoughts, ideas or concerns (Cabin Glade):

- Please don't suggest any short-term rentals. There are thousands in Brewster already. Please consider utilizing the boathouse as a food/drink venue for beachgoers regardless of plan choice. It's the only logical spot for an on-site vendor besides far up the hill.
- Preserving the boathouse for events (rentals as well as public events) seems like a great idea. Why tear down buildings if they can be put to use?
- Restoring dune & relocating parking shouldn't be optional -- essential for coastal resilience.
- In option 1 I strongly dislike removing the existing parking lot that was just built unless there is no alternative because of erosion. In option 3 I strongly dislike having short term rentals or any kind of permanent bar/snack bar within the Bay property. Consider instead contracts with food trucks. I also strongly dislike having exercise stations on walkways. Consider putting them at Drummer Boy Park instead.
- It's not clear what the distinction is between seasonal housing and short term housing. Housing for summer workforce is desperately needed to support local businesses. This could be priority in this area and if there is possibility to rent out some facilities to make revenue, then that should be undertaken as well.
- Option 2 would be a candidate for the YMCA or Audubon or other experienced organization of this type to run. Option 3 competes with many similar resources available. I run a two House/Camp VRBO rental complex in Brewster and one the size indicated would be a good revenue generator but very complicated due to its size and extent of regulation by state and federal governments financially. Option 4 is just a real headache to run, control and police.
- The walking path with exercise stations is only in Option 3. It should be part of Option 1. I'm uncertain what is meant by "short term rentals," but I assume that it is some sort of residential use of the cabins. I oppose any residential use of these cabins, as I believe we shouldn't be driving through a residential neighborhood to access First Light Beach. I also question the financial efficiency of renovating these cabins for any residential use.
- No housing or rental options. Boathouse is worth saving and might be a place that could be rented for functions. Why not reutilize the recently created beach parking and expand with second overflow lot to increase capacity? It would be a waste of town funds to remove. Best to remove the majority of the structures on site. Will be costly to renovate, provide utility services and maintain. Especially with controlled access which is required.
- Short term rentals is very concerning both as an impact of traffic and use of the land but also the town will come into direct competition with residents that are renting properties. The town is not set up to run this type of operation, nor should they be.
- Housing is general (seasonal, short term etc.) should only be considered for the secluded zone. It is tucked away from most of the rest of the facilities and these plans for cabin glade would put seasonal workers or renters right in the middle of everything that residents are trying to utilize or access which will just create unneeded congestion.
- I'm sympathetic to the view that the town should not be a summer innkeeper for seasonal workers. However, they are necessary for our economy that is nearly entirely tourist-driven. So, it seems to be a necessary evil. This would clearly need to be managed by a third party - we do not need to create a new town department to try to figure this out. Expertise exists elsewhere.
- I like parts of each plan, but not one specific plan. I don't think we should have rental housing in the portion of the property. It would really limit the privacy of those living there and I feel like it would be a hybrid of community and housing. I love the idea of the boathouse being used as an event space and/or pairing with local restaurants a la the food trucks at Nauset. I like the idea of hammocks, a walking path with exercise stations, and maintaining the outdoor theatre.
- beach parking lot should be pulled back no matter what is done to the adjacent upland areas. Like to see trail incorporated into final scenario
- How would renters be chosen for short-term rentals? What is "short-term" length? If camp activities are chosen and children are on property, extensive background checks would need to be done on anyone living on the property.
- The walk from the proposed parking is too long.

- I worry about the traffic and transient nature of using these cabins as rentals.
- I think there may be a significant opportunity to re-use the boat house as a revenue stream for its original purpose; a boathouse. You could create a Request For Proposal (RFP) from the public sector to run it as a kayak/SUP/Sailboat rental/day camp.... with a creative rent structure (i.e. percentage of sales, fixed rent w/breakpoint %...) with subsidized daily/season pass rates for residents. The RFP could also include a requirement for facility improvements paid for by the prospective tenant but defined by the town.
- I'm not in favor of a bar/restaurant in the boat house. Perhaps kayak, small sailboat storage on rental basis.
- The boat house should be used for events... together with a nice tent we could host wedding every weekend all summer and probably generate as much revenue as restaurants. Also, cabins could be used by families for these events. Another idea is that Brewster residents could rent a cabin for summer (maybe prioritized based on need) allowing them to rent their homes during summer. Many residents move to Nickerson for this purpose - its unpleasant but if it allows them to pay their property taxes and stay in Brewster it might be worthwhile.
- I have concerns about the town becoming a "landlord" for rentals. It sounds as though it could become a nightmare situation to handle. We do need housing for seasonal workers and I think these arrangements could be made ahead of time. as opposes to rentals.
- The upkeep of these cabins will be expensive. They're not insulated and they have only cold water. (I've stayed in them.) I don't think they should be used for housing. We should be looking at the maximum benefit for all Brewster residents.
- Anything that can be renovated should be used, if the cost doesn't exceed cost for new. The practical solution should always be first choice.
- It is likely to be very expensive to renovate/reuse the cabins. Better to just tear them down.
- I think we should prioritize community access along with some revenue generating ideas. A beach snack bar would be great!
- Brewster residents should be given priority for the cabin rentals. It would be great for extended family to have such a special place to stay. A structure for small weddings, parties or reunions should also be considered.
- Regardless of how the cabins are used, I think the boathouse would serve well as a event/restaurant/ bar etc.
- Use boathouse as beach cafe/restaurant (generate income for town; may need to lease since it is not winterized). 2. Leave beach parking where it is - it is ideal location for beach and possible restaurant. 3. Remove all camper cabins; too expensive to renovate these now. 4. Remove the 2 old tennis courts near dunes. 5. Make walking trails (and throughout entire property). 6. Use outdoor theatre; renovate if needed so it can generate rental income from community groups.
- I am not in favor of turning this property into vacation rentals. If we do that, we might just as well have allowed Ocean's Edge to buy the property in the first place. Community and environmental values should be guiding these decisions. I also wonder if the seasonal worker housing would give first dibs to those working for Brewster businesses.
- Moving the parking further from the beach and restoring the coastal dune should be a part of all options for this area.
- I really like the idea of using the boathouse as a food center/restaurant, snack bar, place for events.
- Perhaps the Wampanoag Nation, BCT and APCC could partner with the town on preserving the native plants and this property. I strongly dislike the notion of short term rentals and feel Ocean Edge can find additional space on its property to house more seasonal workers.
- How about restoring the dune from option 1 combined with some seasonal workforce housing in option 4? Improving coastal resiliency should be a priority.
- Cabins should NOT be used for residential purposes. They should be removed, relocated, sold or repurposed for day activities or art / music studios or classroom space for Brewster residents.
- Would like parking to stay in same location Strongly opposed to any overnight housing! Light snacks and ice cream in a small section of the boat house or the small shed near beach walkway. Picnic tables and a few benches beside the boathouse.

Pond Reserve and Woodland Buffer

Please rank the above options for the “pond reserve and woodland buffer” at the BAY Property in terms of preference, with most preferred being first, and least preferred being last.



Option 1: Expand Trails and Nature Based Education

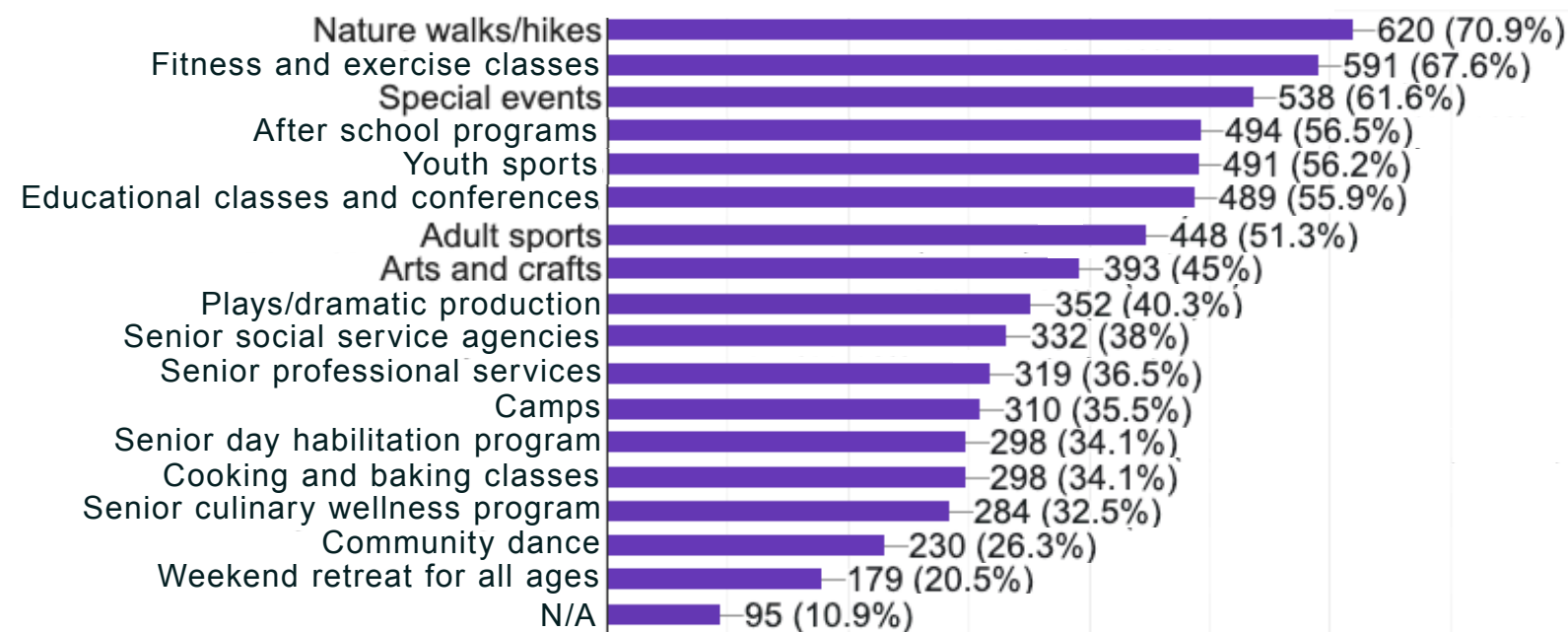
Option 2: Expand Trails

Other thoughts, ideas or concerns (Pond Reserve & Woodland Buffer):

- The Brewster Museum of Natural History is fabulous! Why do we need to spend money to build a new nature center on the Sea Camps property when CCMNH is a wonderful resource? And in the same town!
- I question the need for a new nature center when Brewster already has the Cape Cod Museum of Natural History. I would be in favor of the nature residency/programming in Option 1 if it could be achieved without a new nature center.
- Why doesn't the Audubon get a prime location on the main campus?? I would think they'd favor that instead of being off to the side. We don't need new buildings when there are already so many on the property. Audubon should be our priority organization as we have listed them as a partner since the beginning.
- Having MA Audubon in Wellfleet run programs here is a great idea. They have an excellent program in Wellfleet and are good stewards of the land they are stewards.
- No additional vehicle access or parking. Need to limit and control this to west side and central part of site. No structures or houses for any living, even seasonal. Why isn't this area connected to spruce hill property and designed as a larger contiguous area? They should be included as one.
- The Museum of Natural History (and many, many other places on Cape) provides nature education. We don't need to replicate that.
- all of these suggestions have too many arts culture nature programs. While as an artist and former educator myself I appreciate those programs, they should not be foremost. Leave the place to people for solitude. Less is more on this property.
- This could be phased. Option 2 = Phase 1. Option 1 = Phase 2
- Nature based education is so important. Engage our youth to care about the fragile and special place we live. The nature trails can be enjoyed by all.
- I disagree with the residency portion of Option 1. Brewster needs to be very careful about preserving the quiet nature/trait of the town and REALLY consider all unintended consequences of the options that are considered for any of the areas at the bay and at the pond. the appeal of Brewster is it's quiet town characteristics and that needs to be preserved. expanding the properties to surrounding communities or people who don't have Brewster's best interests at heart has the potential to change our town and not for the better.
- From a resiliency perspective, dune restoration/enhancement should not be limited to the existing coastal dune. Coastal dune should also be restored within the area currently occupied by the tennis courts. If dune restoration/enhancement is implemented proactively in this area, planning for phased retreat from the existing parking area can be delayed because rates of shoreline change and erosion along this section of beach are relatively slow (due to presence of sturdy drift fence and history of beach and dune nourishment). Restoration of dune where the tennis courts are currently located would buy additional time. It would also be worth considering a redesign of the complete monstrosity of a stormwater management system that was hastily constructed at the west end of the beach parking area. In lieu of a full redesign, revegetation of the detention basin with coastal salt tolerant species would help stabilize and add habitat value to the feature.

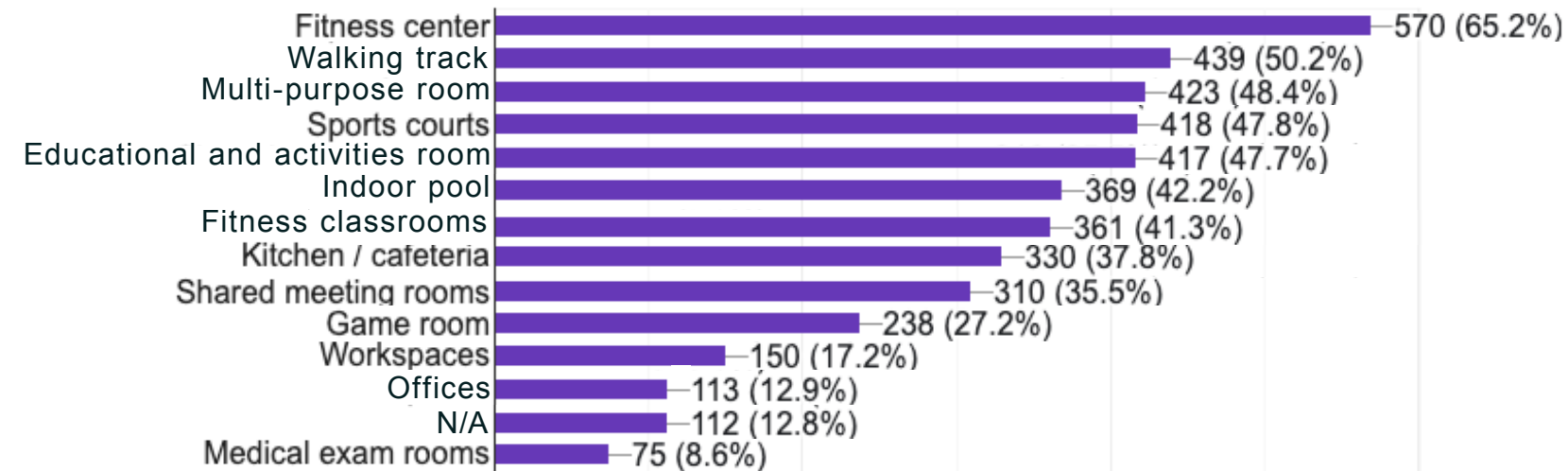
Community Center Programs and Facilities (Including COA & Rec Dept.)

Please select the programs that you are interested in seeing at a Community Center or Community Campus. Select as many as you wish. Please select the "N/A" option if you are not interested in a Community Center/Campus and related programming at the BAY property.



Community Center Programs and Facilities (Including COA & Rec Dept.)

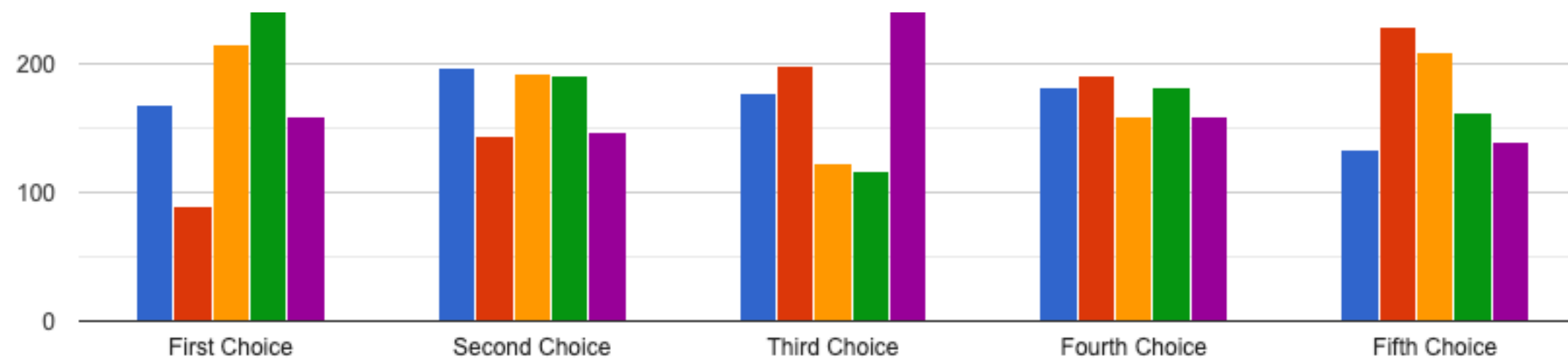
Please select the facilities that you are interested in seeing at a Community Center or Community Campus. Select as many as you wish. Please select the "N/A" option if you are not interested in a Community Center/Campus and related programming at the BAY property.



Pond Property Planning Scenarios

Pond Property Options

Please rank the above options for the POND Property in terms of preference, with most preferred being first, and least preferred being last.



Option 1: Hybrid Housing and Conservation Option 2: Housing, Revenue and Conservation Option 3: Municipal Use, Conservation and High-Use Public Beach Option 4: Conservation and Education
Option 5: Hybrid Housing, Conservation and Municipal Use

Other thoughts, ideas or concerns (Pond Property):

- Definitely preserve as much as possible. Thus option two is the worst. I do see the need for affordable housing though. So a balance with most kept as it is would be best.
- Housing is a crisis on all of Cape Cod that negatively impacts our local businesses and families. This is an excellent opportunity to use municipal property to address housing issues and create quality housing opportunities for young families in particular.
- Without some additional measures to manage down nitrogen, phosphorus and PFAS chemicals, any concentration of septage anywhere on property poses significant risk to pond and drinking water quality. Similarly, the “municipal use” alternatives for Option 5 are limited because Superintendent Anderson has said unequivocally that a Town well cannot be sited downgrade from any septage.
- Would love to see the beach used for town and perhaps Best for kayaking, sailing and rowing again
- Prefer not to have municipal use of property, or high traffic use.
- the pond is beautiful and I would love to see us move the community sailing/ boating/ paddle board from upper mill here. I do think the beach and waterfront needs to be easily accessible. It would be great to add an area where dogs were allowed to walk and perhaps access the beach with families.
- I strongly object to putting in a high-use public beach with a boat dock and a snack shack in this very ecologically sensitive area (Option 3). Option 4 needs a small public parking (permeable) area .4 miles from the beach. In general I am not in favor of any residency program here and would like to maximize the area used for conservation and minimize beach access. Since Mass Audubon Programs are included in all 5 options, I assume for funding purposes a partnership with them is required?
- conservation only- the rest is not needed. It is a waste of money!!! No housing This will destroy the property and our water supply comes from this area!
- If there was a sewer pipe running down 137 we could have housing but this is a backup well area so housing is not an option
- Access to pond for swimming, picnics and fishing
- I am shocked that housing is being proposed on this property. We did NOT buy it for housing!!! We bought it to protect it and were told a restriction would be placed on it!! It was sold to us to be protected. It's right on a pond! It's abutting other conservation land! Please go back and review all discussion and town meetings regarding purchasing these properties.
- Affordable housing for seniors is important. Consider opportunity for tony homes in this area to increase density and foster community.
- Re housing - How to enable seniors who want to downsize and stay in Brewster. Consider a home for home-sharing. Please ensure that all new housing or renovations on whatever campus are designed for accessibility and universal design. Maybe require generators from bidders re climate changes.
- I oppose any Residency use. Affordable/Attainable housing along Route 137 is fine, and offers an opportunity for Brewster to model innovative construction and ownership methods. I'm somewhat indifferent to whether beach is High Access or not, because I rarely swim in our wonderful ponds and have one much closer to my home if I'm inclined to do so. If the demand for increased pond use is present, then the beach should be High Access.
- Not enough parking in any option
- I love the Long Pond property - it was always my favorite part of Camp (during the years I worked there). One of the best parts was how undeveloped it was and how it felt so secluded. I'd love to share the seclusion and keep it largely woodland aside from a portion that should be dedicated to affordable permanent housing.
- Paddle Boarding/Kayaking Center & Group Rides
- We live very close to the pond and some parking and access would be great, also really encourage the idea of some affordable housing.
- Feels like eco responsible housing is a great use of the pond property. Do it for the town but keep it there.
- Protecting our wellhead is key. I oppose housing her that could jeopardize Brewster water supply. But I'd like an active waterfront, with access to kayaks, sailboats, other amenities.

- If an attainable housing option is selected, the following will need to seriously be considered. This property where housing is being suggested is practically next to a school (Laurel), where many Brewster residents send children to camp over the summer as well. Who will be allowed to live here? What will the criteria be for those selected to live in this housing? Will housing be open to only current Brewster residents? Only current Cape Cod residents? What will housing look like? Bigger buildings or small independent houses? How many structures? How many available living facilities? What kind of revenue will this generate for the town? How long until Brewster sees ROI upon installing appropriate tenants? I know this is different from low-income housing, but I moved to Brewster with my family recently from another state where I lived closely to such housing, and it was not a good scene. I specifically chose Brewster partly because it is so family-oriented and safe. I hope the town takes serious, critical action to ensure anyone being provided attainable housing is background checked and will be an involved (or minimally, a respectful) member of the community. I have seen affordable housing in fancier towns on the cape that are still absolutely nowhere I would want to live next to. The caliber of people allowed to participate in this community is paramount to the success of the town.
- Also, we desperately need a cell tower. Reception is painful.
- Kayak and boat rentals
- If possible, I would like to see swim classes for kids at the Pond
- We should have a beach with docks and swimming/boating in ALL of these scenarios. No snack shack needed! If we do reserve a portion of the “pink” infrastructure area, we need to explore the ability to have part of a required “buffer” on the Long Pond Woodlands property, making sure the present CR allows it.
- We need affordable housing to meet percentages, and to provide workers for local businesses. A snack shack would be source of litter which will need to be picked up from the trail and the beach. (I can be a pessimist). It also needs to be supplied with goods to sell
- and equipment to maintain. This involves more traffic for an area that seems to be destined to have some conservation involved. People like to walk. It is good exercise, trails cost nothing to use, although they require maintenance. Walking through a beautiful area is always a welcome change of pace.
- I think the most logical and compassionate thing to do is to provide for affordable housing in this area.. if we don't want to build affordable housing for our residents and workers in Brewster, then where are we? And what do we represent? We have a huge amount of land, and we can give the gift of housing to those who cannot afford it. And if we have help for those people and we have the school system to support it and then we have our future residence of future. Let's look forward.
- I am not in favor of any housing option that might pollute the aquifer and/or town water.
- pond already has too many boats, should not increase the traffic. this property should be conservation land with trails
- Don't want property overwhelmed by public use, but more use allowed as in Option 5.
- Strongly disagree with any new building development on property including revenue generation with artist residency and affordable housing. Keep property in its current, undeveloped state. Allow passive recreation only, no “high-use” public beach. Why do 3 of 5 scenarios include housing? Why aren't there more open space options?
- If we are going to use the beach area, parking needs to be nearer then indicated.
- Priority: Municipal use of beach area; need to maximize parking here somehow. 2. Connect trails on this property with next door town property; create parking for trail walkers since can't build on other town property. 3. Conserve at least ½; accept funds from BCT and MassAudubon. 4. Don't go to war in battle for housing here - find other locations.
- Parking is an accessibility concern with young families. Please consider our needs when assessing parking - it is not feasible for those of us with young children (under 5) to park a significant distance away from the beach. We adults cannot carry kids that far and they often can't walk that far themselves either!
- Would love to see High to medium public beach use combined with conservancy, education and affordable housing. Do not agree with using this property for future municipal use (ie cell tower, etc)

- It is important to use this parcel in an environmentally sound manner. Having Mass Audubon as a partner in programming/education would be great. However, I strongly object to new affordable housing within the pond parcel. The land topography poses difficulties for safe construction at an affordable price and it adds to the septic system load for the lake. Given the problems the town is facing for new septic construction, it would be best to avoid more systems in a drainage area which quickly flows into the lake. Many suggestions for affordable housing have been made for the Bay property. It would be best to limit new housing to the Bay/Sea Camps parcel.0
- change zoning so that housing could be apartment style - you can provide a greater number of units in a smaller space. people would be able to afford an apartment vs. a house.
- This space is not appropriate for housing. I have read BCT's hydrology study and believe any housing would negatively impact Brewsters water quality and probably prevent location of a well in this area. Protection of Brewsters water quality is important and will become increasingly difficult. We need affordable housing but not here.
- Housing is a must on this parcel. I like option 5 because it still allows for possible future needs as well
- I would like to see housing options pursued but am of course concerned about protecting the water sources in the area near Rte 137. I recognize that that concern might limit or even eliminate the housing option with those plans.
- Unsure what's involved w/ utility infrastructure?
- Would like to see adequate parking and an active lakefront for all ages, including kayak storage, bathhouse with proper bathrooms. Picnic tables, benches and swim dock. A playground with swings would be nice for children
- Please consider a bike path similar to the bike paths in Nickerson as a potential option for enhancing accessibility given the lack of parking and future usage.
- Put in a parking area near enough to walk to the pond like Nickerson , no parking on the pond just a trail
- Open space/conservation/water quality and housing are uses that can exist together! And should! Given that our CPC has voted to allocate equal percentages to housing and open space, it's evident that these are both priorities to residents. Close to 137 is the obvious spot to put housing - close to transit and lots of amenities. Everything is going to cost money: there's no reason we can't put in a package plant and offer excess capacity to nearby residences (which would probably have a positive impact on water quality for the pond, overall!)
- Reserving space for a municipal use, whether a cell tower or a future well, is also an interesting idea, although I like the idea of residency/revenue generation better. I am concerned with the recent trend in conservation/open space being that those terms mean setting the land aside for no one to step foot on, ever. Teaching and fostering sustainable stewardship, whether through educational partnerships with Mass Audubon and BCT, signage, or an expanded trail system (or all 3!) is a better use of the land than insisting it be seen and not touched forever.
- I hope the Pond Committee can be open-minded enough to take advantage of this incredibly unique opportunity to further our tradition of conservation as well as addressing our dire need for housing options for the range of people who live and work in town. I would hate for us as a community to err on the side of only conservation, and in 10 or 15 years, realize that we squandered a chance to be the visionaries and leaders in the region that Brewster has positioned itself as, especially where housing is concerned.