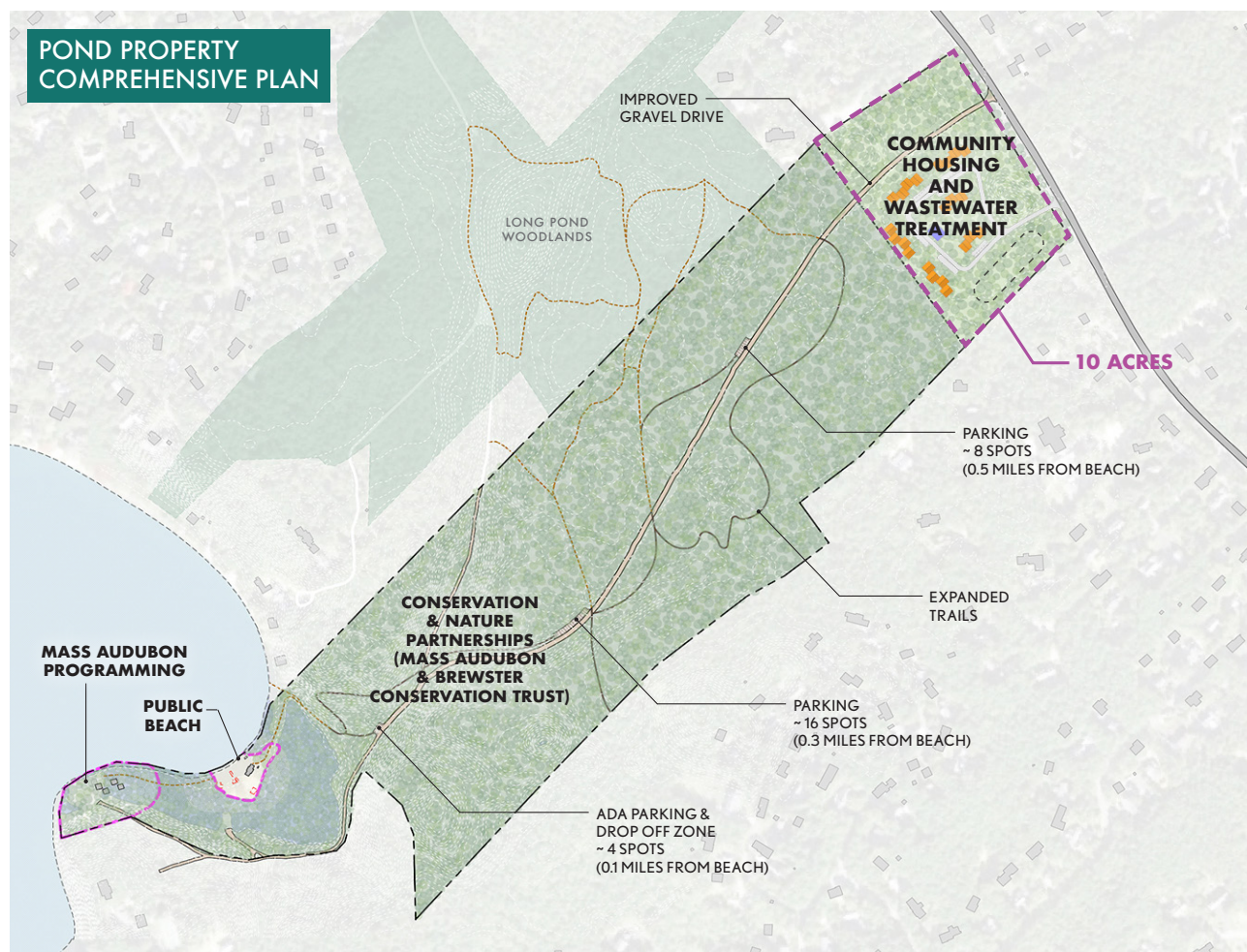


Vote on Sea Camps Comprehensive Plans at Town Meeting on Saturday May 11 at 1pm (check-in at 12pm)

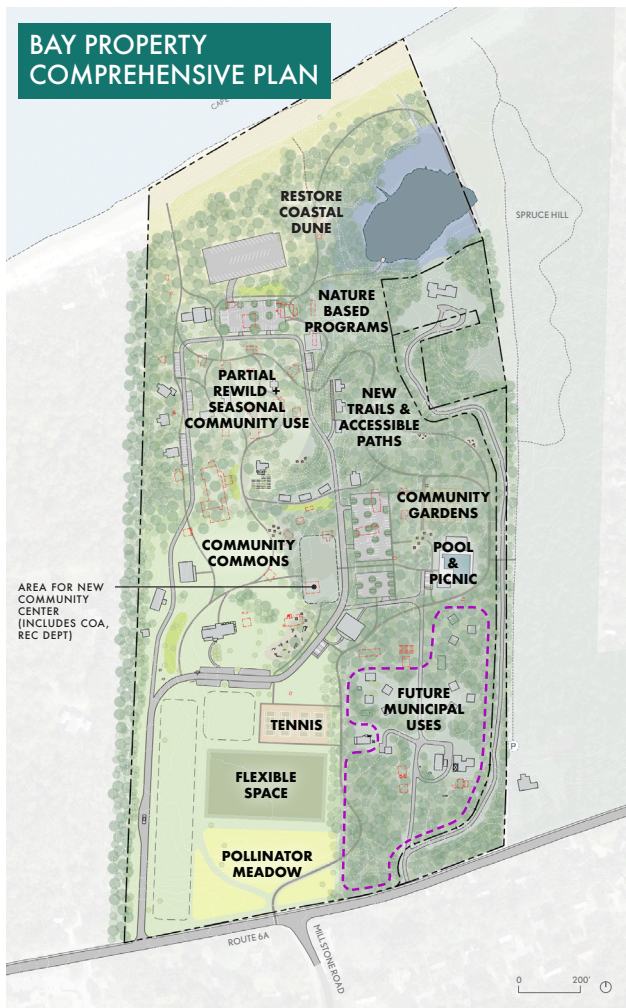
PLANNING PROCESS

Two Town committees, with 11 residents each, worked for 14 months in conjunction with landscape architect firm Reed Hildebrand and Town staff to develop the Sea Camps plans. Extensive public engagement was carried out through multiple public forums, surveys, and video meeting events to gather the views of Brewster residents which helped to shape the plans being presented to Town Meeting.



POND PROPERTY PLAN OVERVIEW

- Conservation of 56 acres (85% of property)
- 1.6 miles of walking trails, connecting to adjacent Town owned 41 acre Long Pond Woodlands conservation land
- Public beach and related amenities
- Improved gravel access drive
- Gravel parking areas for ADA accessible beach and trail access
- Nature-based programs through Mass Audubon and Brewster Conservation Trust partnerships
- 10-acre zone reserved by Route 137 for affordable community housing and wastewater treatment



BAY PROPERTY PLAN OVERVIEW

- 2.4 miles of walking trails
- Conservation of 10+ acres
- 0.6 miles of biking trails and increased access from the rail trail to the Bay Property
- Mass Audubon Nature Center and nature-based programs
- Continued beach and outdoor pool access
- Fitness station loop
- Tennis courts
- Playground
- Community garden plots
- Picnic and events space at the existing outdoor pavilion
- Flexible outdoor space for athletic fields, large gatherings and events
- Flexible community-uses cabins (potential for arts studios or residencies, pop-up events, smaller gathering spaces, or other possibilities)
- Event and concessions space at the existing boathouse
- Educational and events space at the existing Arts Center
- Interim recreational uses or temporary office, classroom, or meeting space at the existing Administration building
- Potential new community center
- Re-use of up to 7 buildings for seasonal and year round workforce housing
- 8-acre area for future municipal uses

COMMUNITY CENTER

- The Bay Property Plan sets aside an area for a potential new community center
- If that plan is approved, the Town would then seek voter approval to fund a feasibility study this fall
- Once the feasibility study is completed, voters will have more detailed information about this proposed facility and they will have an opportunity to decide whether to move forward with a community center
- Based on preliminary assumptions about a potential community center, the Town would need to issue about \$36.3M in excluded debt to design and build it
- The tax rate would increase by approximately \$.35/1000 or \$250/year for 25 years for the community center

PHASED IMPLEMENTATION & FINANCING

- If the plans for both properties are approved at Town Meeting, they would be implemented in multiple phases over the next 5-10 years and voters would be asked to approve initial funding this fall
- Financing, through excluded debt and other available funding sources, would also occur over multiple phases
- The Town would need to issue about \$20.6M in excluded debt to fully implement the plans, except the community center design and construction
- The tax rate would increase by approximately \$.20/1000 or \$140/year for 25 years to implement the plans except for the community center
- The articles being presented to Town Meeting this May do not include any funding requests

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

Questions: townmanager@brewster-ma.gov