

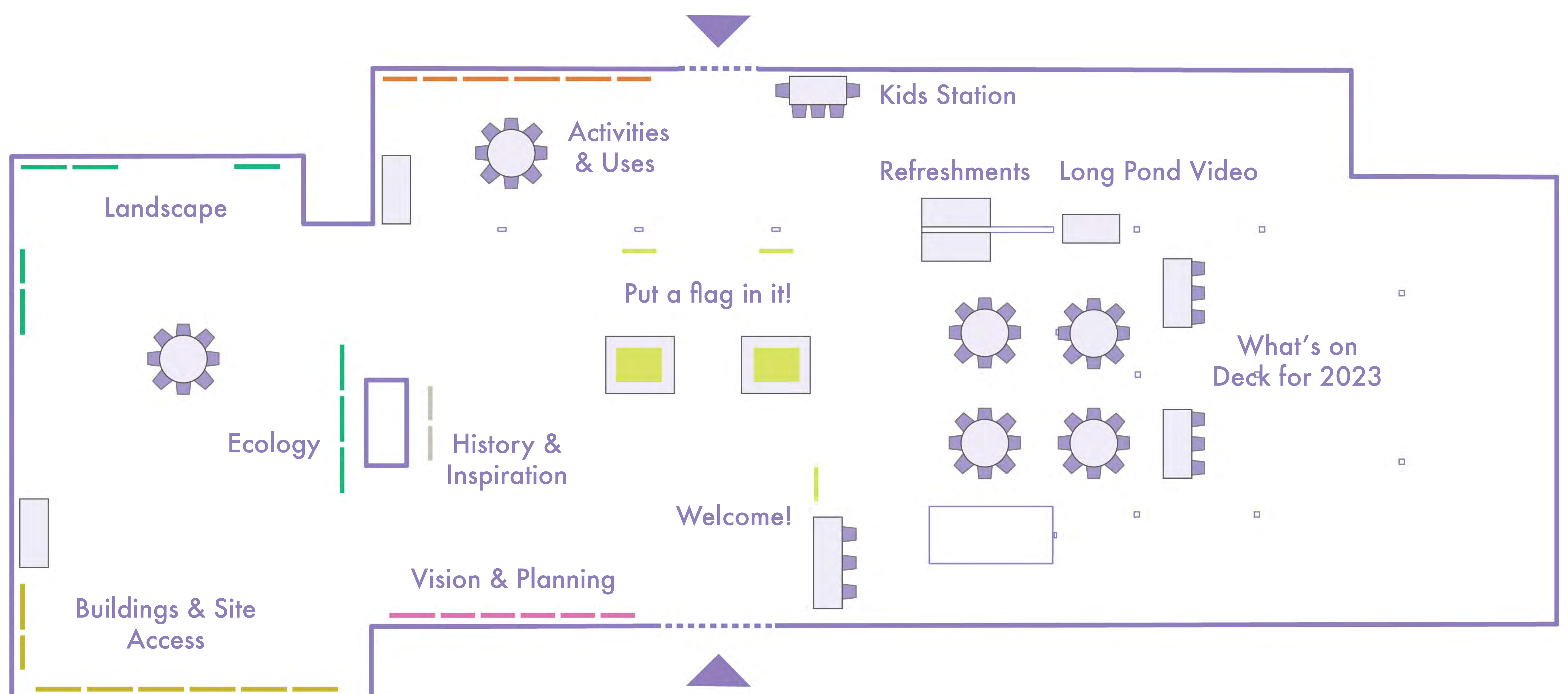
Welcome Station

Welcome!

Welcome to the first community workshop for the Brewster Sea Camps!

Following the acquisition of the former Cape Cod Sea Camps Properties, the Town of Brewster has launched a comprehensive planning process to determine the future of the Bay and Pond Properties. We want your input! Today we will share what we've discovered about these sites and ask for your comments and feedback to help shape our next steps in the planning process.

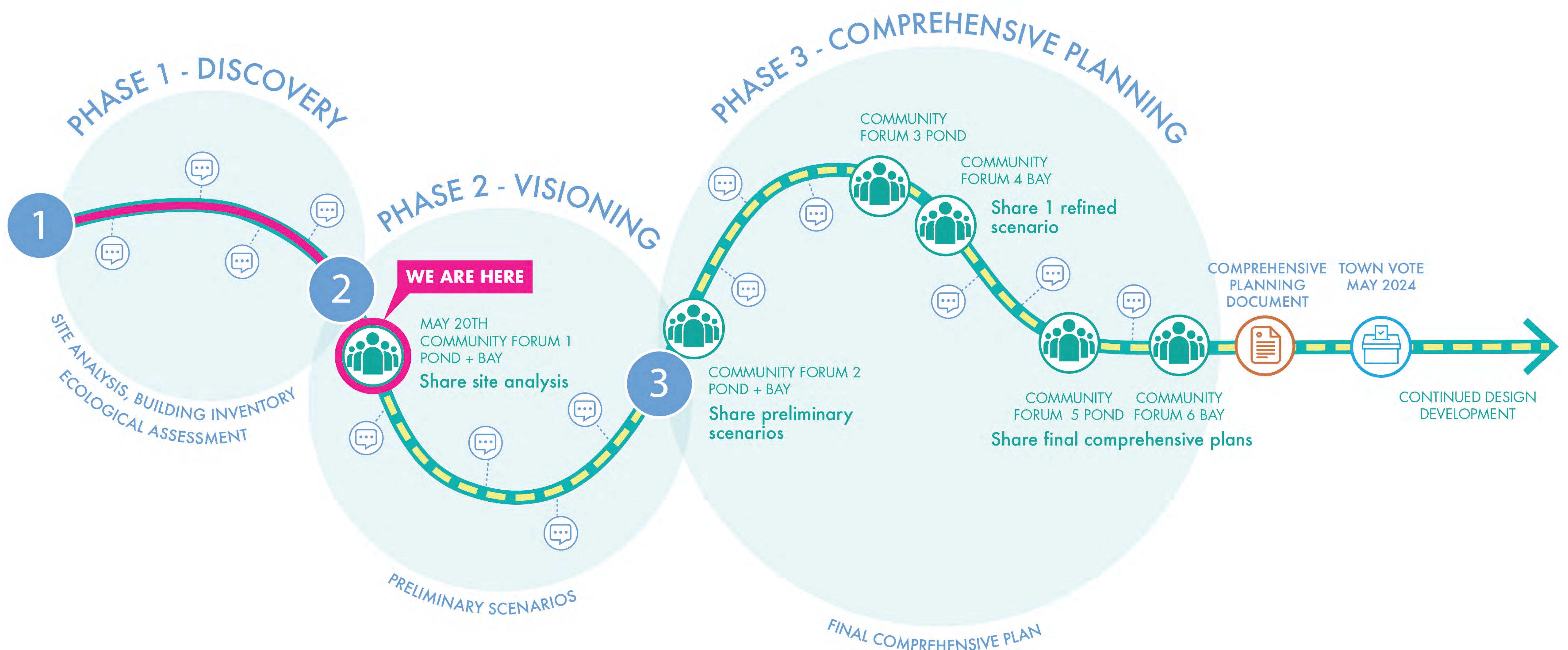
Following introductory remarks, we invite you to visit the different stations shown below and give feedback on the activities marked with the following symbol:



Vision and Planning

Our Process

Throughout the year-long comprehensive planning process, the Town will undertake an equitable and inclusive planning and decision-making process to create a shared vision for the future of the former Sea Camp's Properties.



Community Forum

Identify your priorities with the planning team



Committee Meetings

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



Comprehensive Planning Document

See the vision for the future of the Sea Camp Properties



Town Vote

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

Project Phases

- 1 Phase 1: DISCOVERY**
Build an understanding of existing site conditions and define opportunities and constraints related to built and natural systems. Begin an open conversation with community representatives and potential partners.
- 2 Phase 2: VISIONING**
Learn the community's priorities and visions for the future of these properties. Define project principles that will guide design proposals in collaboration with the community, town, and committees. Develop preliminary scenarios for each property based on community feedback.
- 3 Phase 3: COMPREHENSIVE PLANNING**
Connect ideas and conversations with the community, town, and committees to refine one comprehensive plan for each property.

Vote to Purchase

When Brewster residents voted to approve the town's purchase of these properties in 2021, the town agreed to consider both properties for a variety of potential uses. **Long Pond Property** uses to be considered include a public beach, recreation activities, conservation space, appropriately scaled community housing near Route 137, general municipal uses such as a town well, and partnerships with the Brewster Conservation Trust and Mass Audubon Society.

Bay Property uses to be considered include a public beach, community center, various recreation facilities and courts, town offices, conservation, coastal resiliency, partnerships to expand services and offerings.

By the Numbers...

Key considerations when planning for the future of these properties:

- Recreation
 - Demand for an indoor gymnasium, indoor fitness/exercise space, outdoor (full-size) basketball court, inclusive playground (not located at a school), and additional pickleball/tennis courts exceeds current Town facilities
- Open Space
 - About 1/3 of Brewster's land is considered protected open space
- Housing
 - 42% of Brewster's housing stock is used for seasonal use
 - Between 2010-2018, Brewster experienced a decrease in households with low to moderate incomes
 - Brewster needs more affordable housing to meet the 10% State minimum goal
- Population Age
 - The median age of Brewster's population is 56.5 years
 - 14% of Brewster's population is under 18; Brewster's youth population is declining

Potential Partners

The following organizations have expressed interest in the properties. Do you want the town to continue to consider partnerships with the following groups at the **Bay Property**? Tell us with your stickers!



Mass Audubon

Mass Audubon is interested in using portions of the property for nature-based activities and programs.

Yes Neutral No

YMCA

The YMCA is interested in the possibility of a range of wellness-focused activities on the Bay Property, including classes and programs for youth, families, and seniors. This partnership could result in a new Lower Cape YMCA facility built on the Bay property or it could utilize renovated existing structures and/or amenities.

Yes Neutral No

Do you want the town to continue to consider partnerships with the following groups at the **Pond Property**? Tell us with your stickers!



Mass Audubon

Mass Audubon pledged \$1.5 Million to assist with acquisition costs of the Pond Property. If approved, this partnership would allow Mass Audubon to use portions of the property for nature-based activities such as small seasonal day camps, adult nature study workshops and certificate programs, field trips for Wellfleet Bay camp, afterschool programs, guided walks and kayak trips, among other possibilities, which may require future access improvements.

Yes Neutral No

Brewster Conservation Trust

BCT has pledged \$1.75 Million toward the Pond Property acquisition. If approved, this partnership would require a conservation restriction on at least 50% of the property not designated for other uses; shared responsibility to design and manage a public trail network linked to the Long Pond Woodlands property; and educational programming and activities led by BCT.

Yes Neutral No

Town Vision Plan



Community Character

Sustain and foster Brewster's historic setting, rural nature, small-town feel, and socially inclusive spirit.

Water Resources

Protect Brewster's fresh water system to preserve high quality drinking water and maintain or improve the health of our ponds and marine watersheds.

Open Space

Maintain and expand open space assets to provide public recreation, protect fragile natural habitat, and protect water resources.

Coastal Management

In the context of coastal change, preserve and protect Brewster's coastal resources and expand public access.

Housing

Provide more affordable and accessible rental and ownership housing options at different price points, particularly for single people, young families, and our older population.

Local Economy

Promote a sustainable economy that builds on Brewster's natural and human assets, addresses the needs of small businesses, and provides year-round employment for Brewster's young families.

Governance

Create a more open and inclusive town government that encourages participation by all citizens by improving two-way communication, expanding volunteer opportunities, and encouraging customer friendly service.

Community Infrastructure

Maintain and expand town infrastructure in ways that expand opportunities for community interaction, support the development of a "green" economy, expand recreation opportunities, and promote public safety.

Use a **red** sticker for the **Bay Property** or a **blue** sticker for the **Pond Property** and place it next to the goals you feel are most applicable to the Sea Camps properties



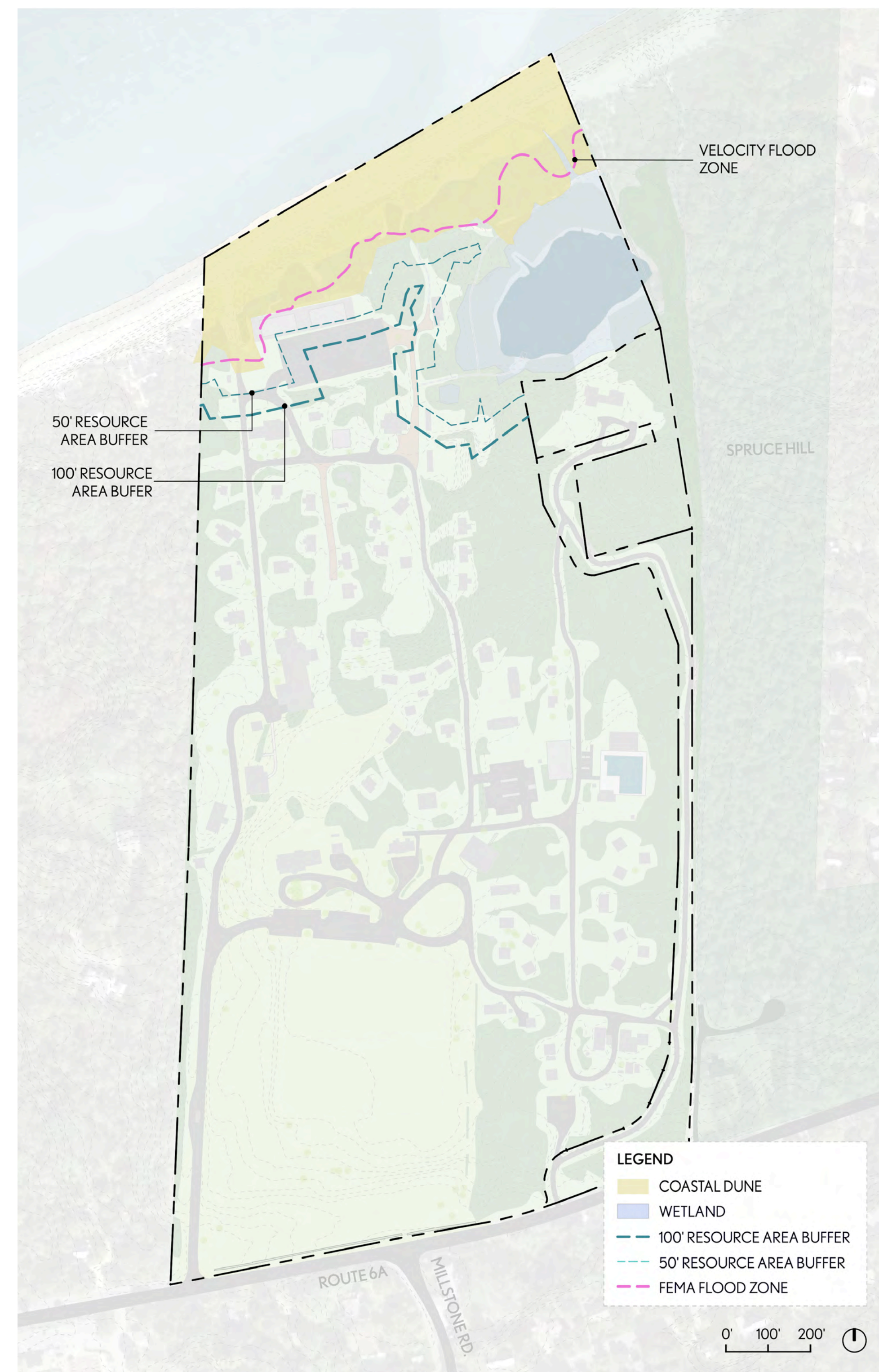
Regulatory Framework

Bay Property

Zoning



Natural Resource Buffers



Public use and access within the identified property buffers is limited to pedestrian access. Parking areas and built structures are not allowed. Trees cannot be cleared or removed.

The Old Kings Highway Historic District Committee has jurisdiction over new buildings and modifications to existing buildings within the Historic District zone to ensure any changes are in keeping with the aesthetic tradition of Brewster.

Natural resource buffers help preserve the function and habitat of wetlands and coastal dunes. Building within these zones is prohibited without a variance. Appropriate maintenance of existing structures is permitted.

Feasible Areas for Program and Development



The lightest green areas at left are outside of zoning and natural resource buffers, making them most feasible for installation of new roads or paths, buildings, parking areas, recreation and sport fields, as well as clearing, planting or changes in landform.

Utilities

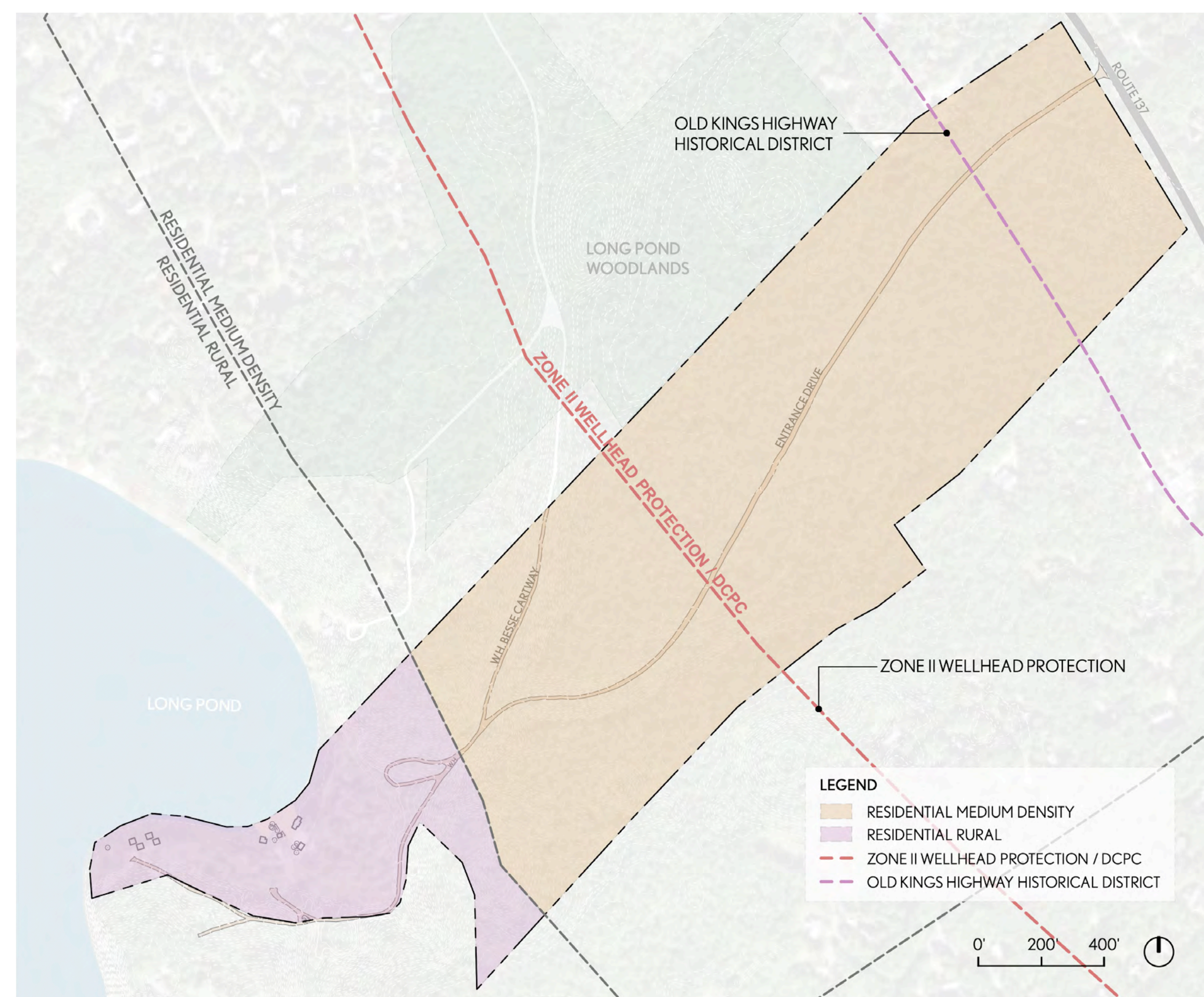
The existing water main will likely need to be replaced and relocated because it is aging and does not extend to Route 6A. Existing septic systems are dispersed and will likely need to be replaced by new treatment systems to meet DEP standards.



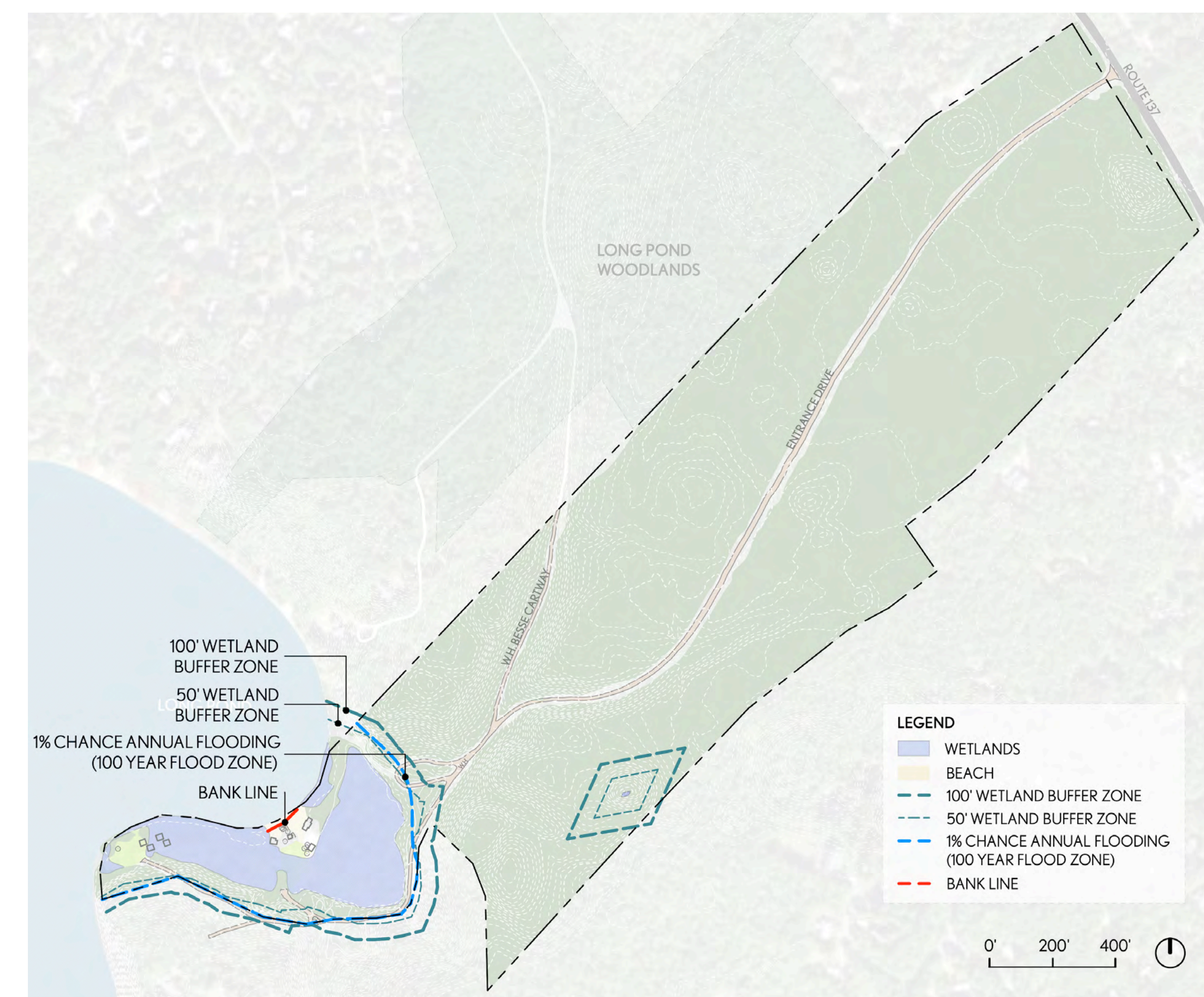
Regulatory Framework

Pond Property

Zoning



Natural Resource Buffers

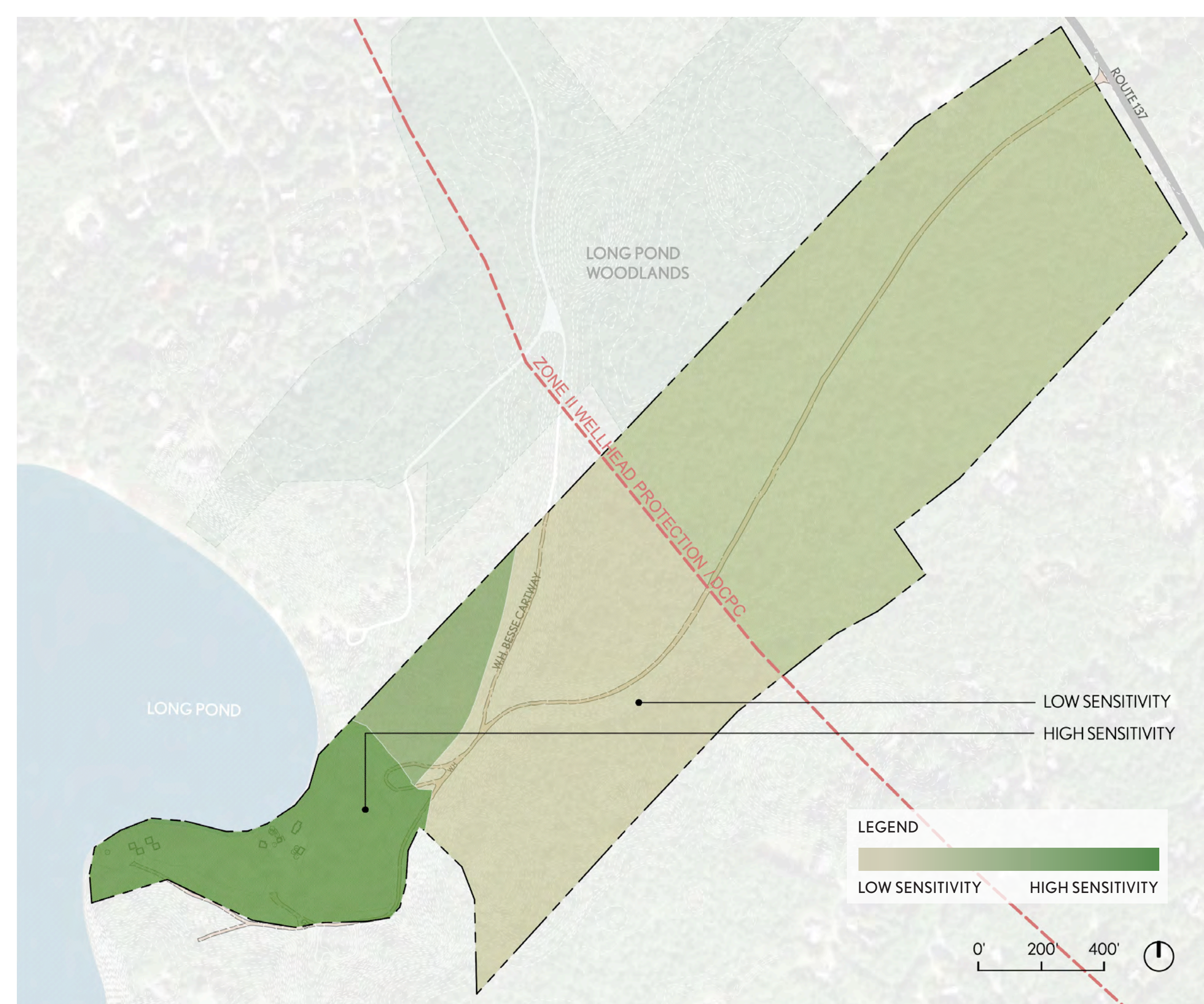


Wetland buffers help preserve the function and habitat of the wetlands and pond. Building within wetlands and their buffer zones is prohibited without a variance. Appropriate maintenance of existing structures is permitted. Approximately 9.7 acres of the property, the area immediately adjacent to the pond, is considered either wetland or wetland buffer area. Any new roads, parking and buildings within the wetland would require a variance, and would not be easily approved.

The Old Kings Highway Historic District Committee has jurisdiction over new buildings and modifications to existing buildings within the Historic District zone to ensure any changes are in keeping with the aesthetic tradition of Brewster.

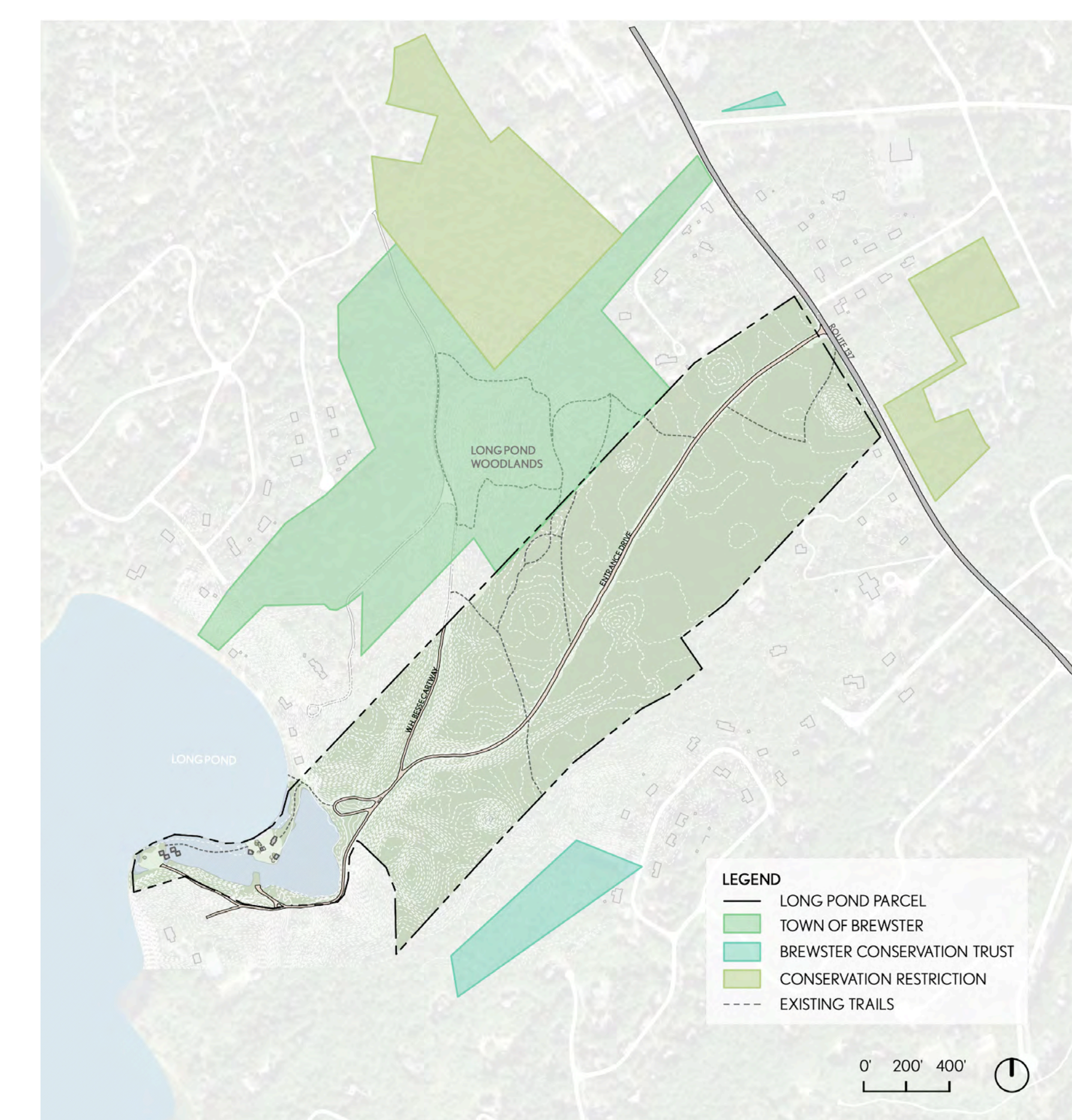
Over half of the property sits within the Zone II Wellhead protection area. Small-scale building development is allowed within Zone II areas, but protection of these areas minimizes the potential impact on drinking water quality. In high demand times, the groundwater in Zone II flows toward the town wells.

Feasible Areas for Program and Development



The lightest green areas at left are outside of zoning and natural resource buffers, making them most feasible for installation of new roads, appropriately scaled buildings and parking areas, as well as clearing, planting or changes in landform, if topography allows.

Conservation Restriction



A Conservation Restriction (CR) is a future possibility for a portion of the Long Pond property. A CR protects a property in its natural, scenic or open condition while permitting limited land uses in these areas.

The adjacent 41-acre Long Pond Woodland is held in perpetual conservation with the Brewster Conservation Trust.

Landscape & Ecology

Topography and Slope

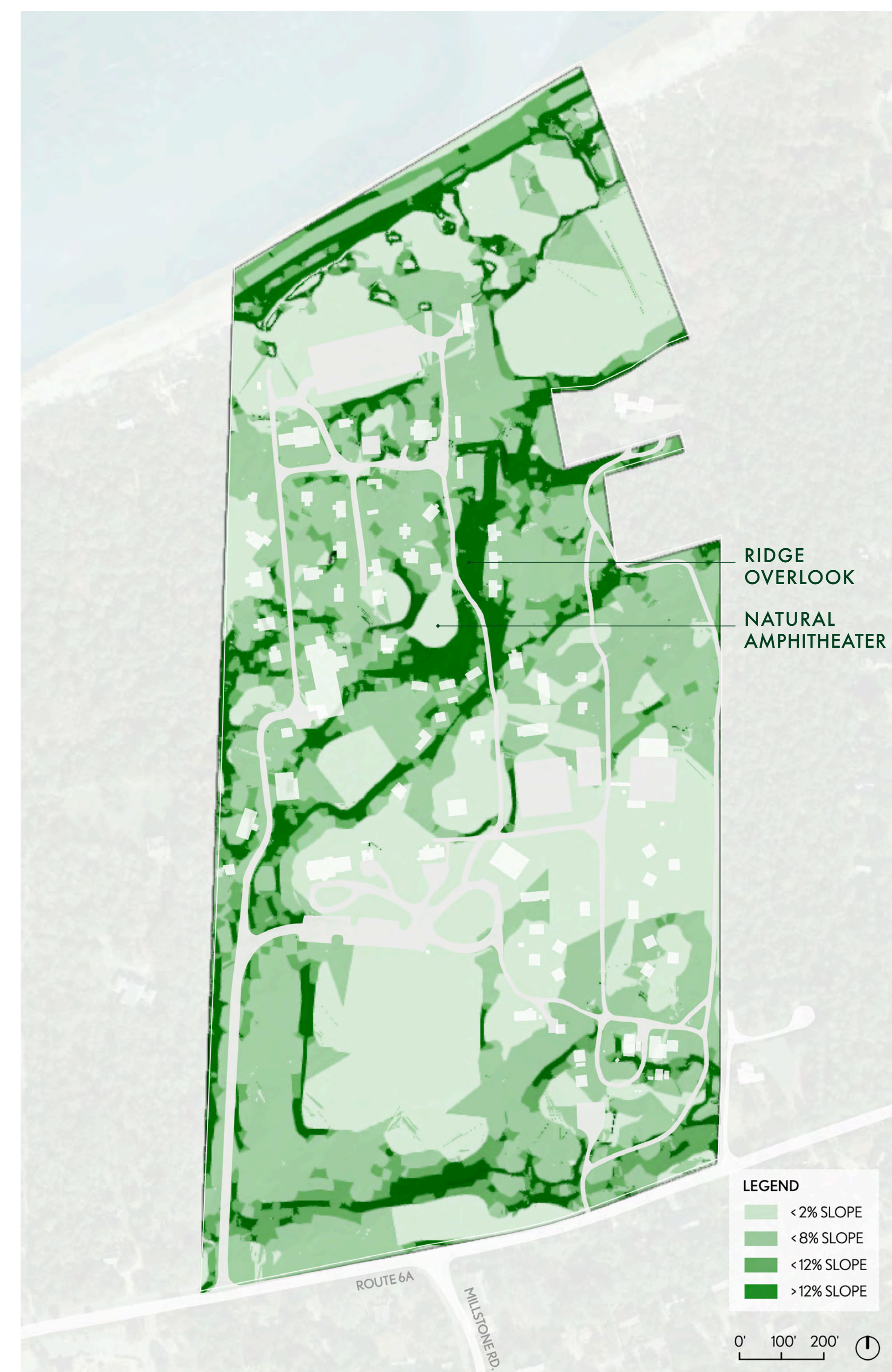
Bay Property

Topography



The white Administrative Building sits atop the knoll, visible from Route 6A. The knoll, part of a larger ridge that runs along the bay, was clearly manipulated slightly to accommodate the recreation fields south of the building.

Slope



The existing topography is characterized by steep east-west ridge lines formed by glacial moraines, large upland flat zones, and smaller natural hollows. Overlooks and small natural amphitheatres are notable features.

Drive and Path Slopes



Planning for ADA Accessibility

Many portions of the road are quite steep, exceeding what is considered accessible for people with reduced mobility or in wheelchairs. Because the road functions as the main walking path, the steepness of the existing road limits access to the site for disabled visitors.

Areas Under 4% Slope



Why slope matters

Flat areas, shown in light green here, are more feasible for construction of new roads, parking areas, recreation fields and buildings without implementing expensive and disruptive adjustments to existing grades.

Topography and Slope

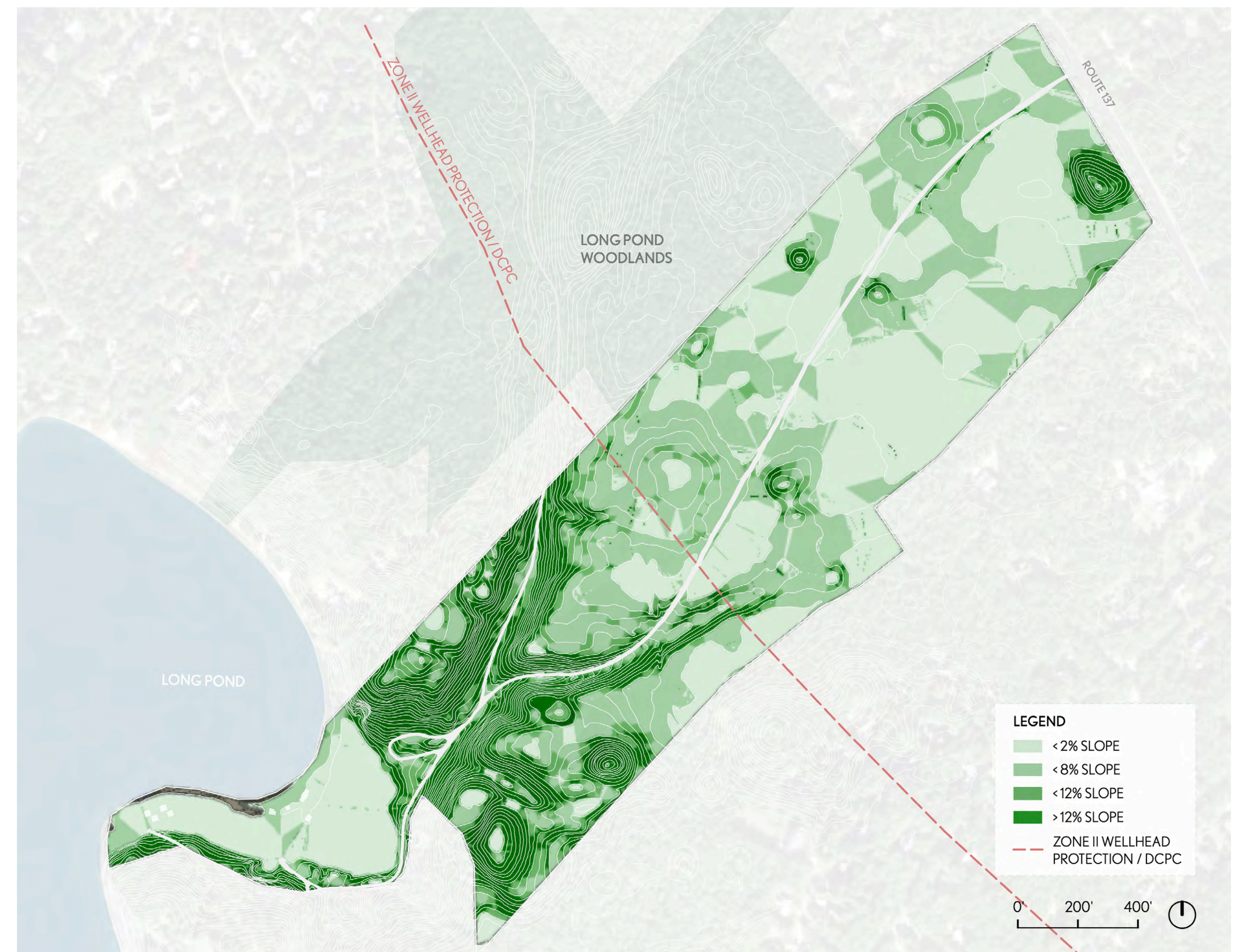
Pond Property

Topography



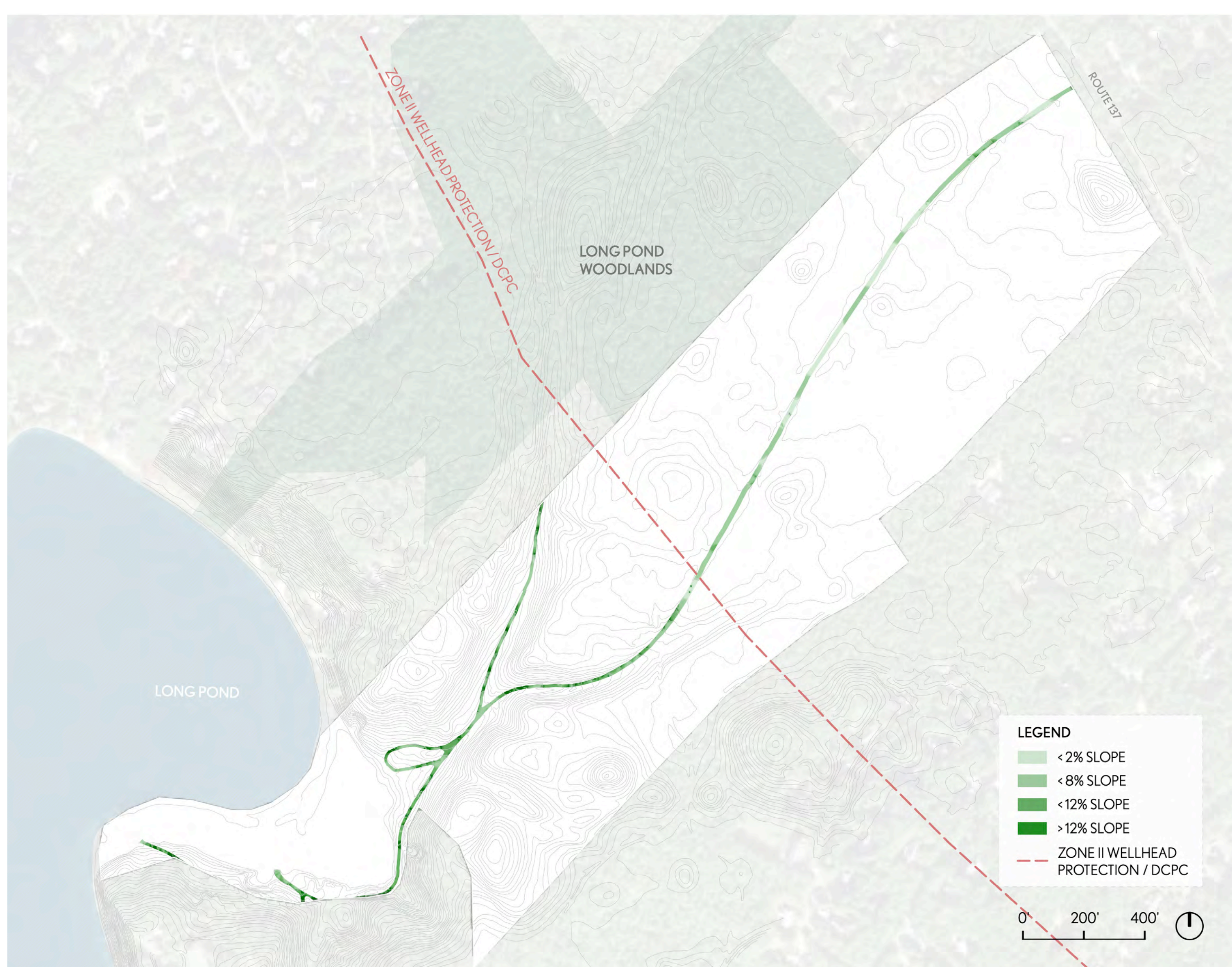
The Pond Property's dramatic topography descends over 75' from a high point at Route 137 to a low point at the pond beach.

Slope



A relatively flat upland wooded zone leads to a more varied and steep middle zone of the property and, finally, to the low, flat wetlands and small clearings by the pond. Steep slopes on either side of the drive contribute to its minimal width and eroded character.

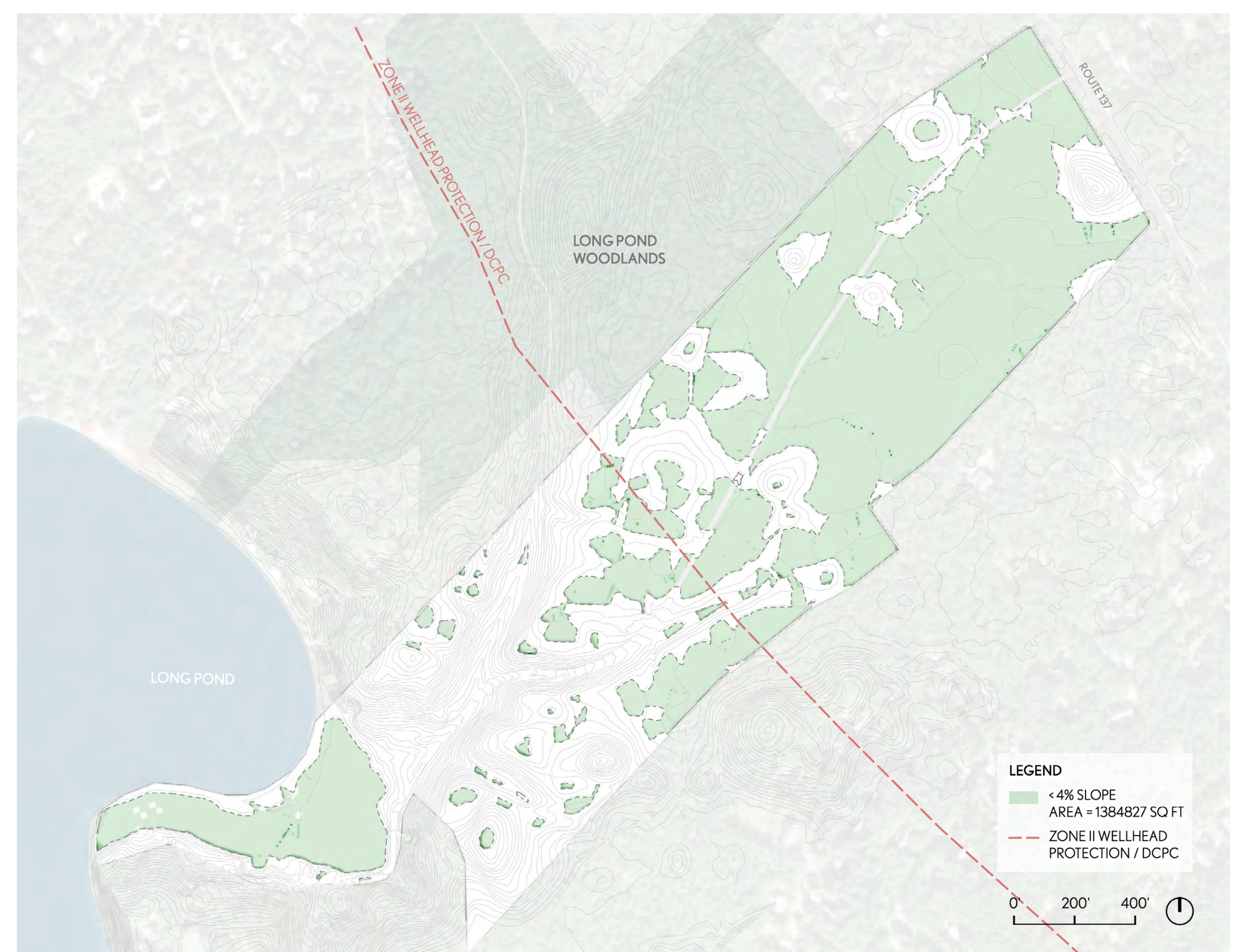
Drive and Path Slopes



Planning for ADA Accessibility

Much of the lower half of the road is quite steep, exceeding what is considered accessible for people with reduced mobility or in wheelchairs. Because the road functions as the main walking path, the steepness of the existing road limits access to the pond site for disabled visitors.

Areas Under 4% Slope



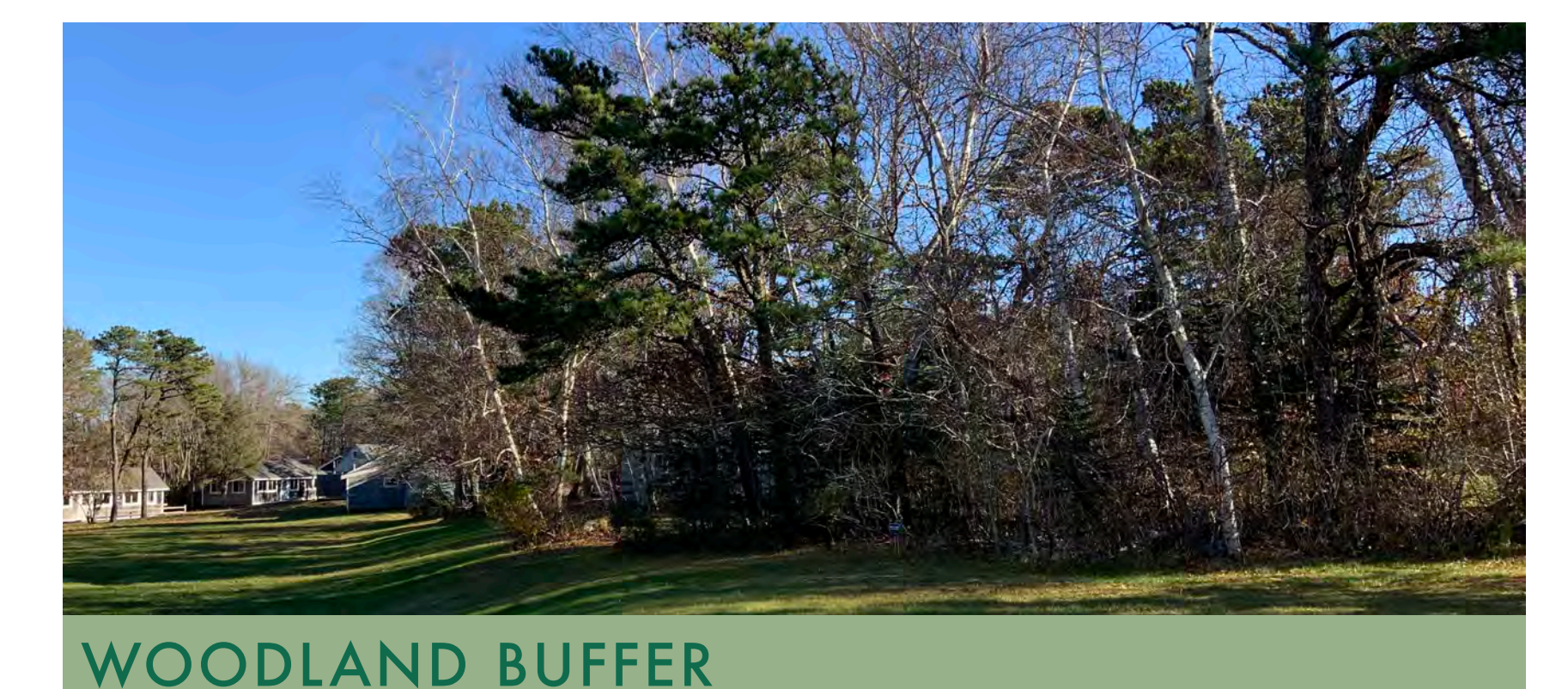
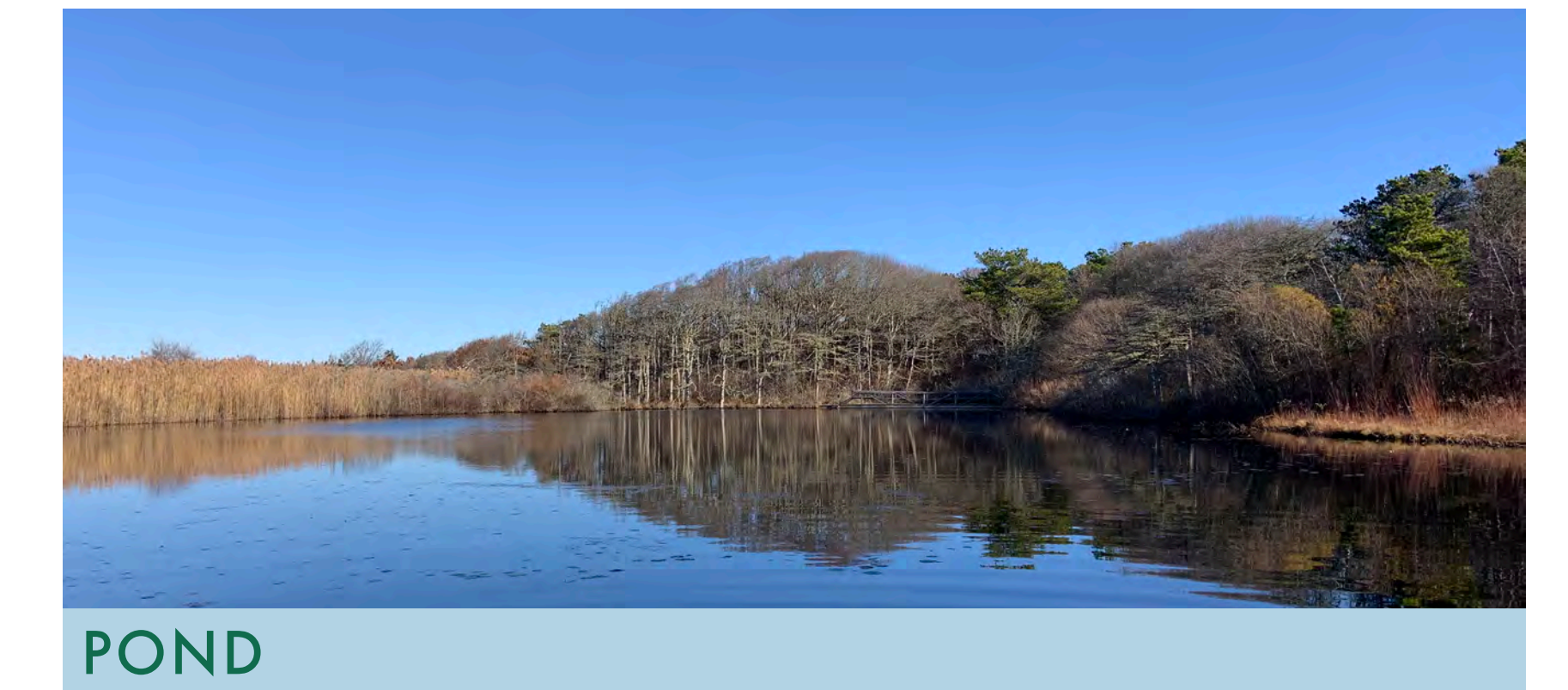
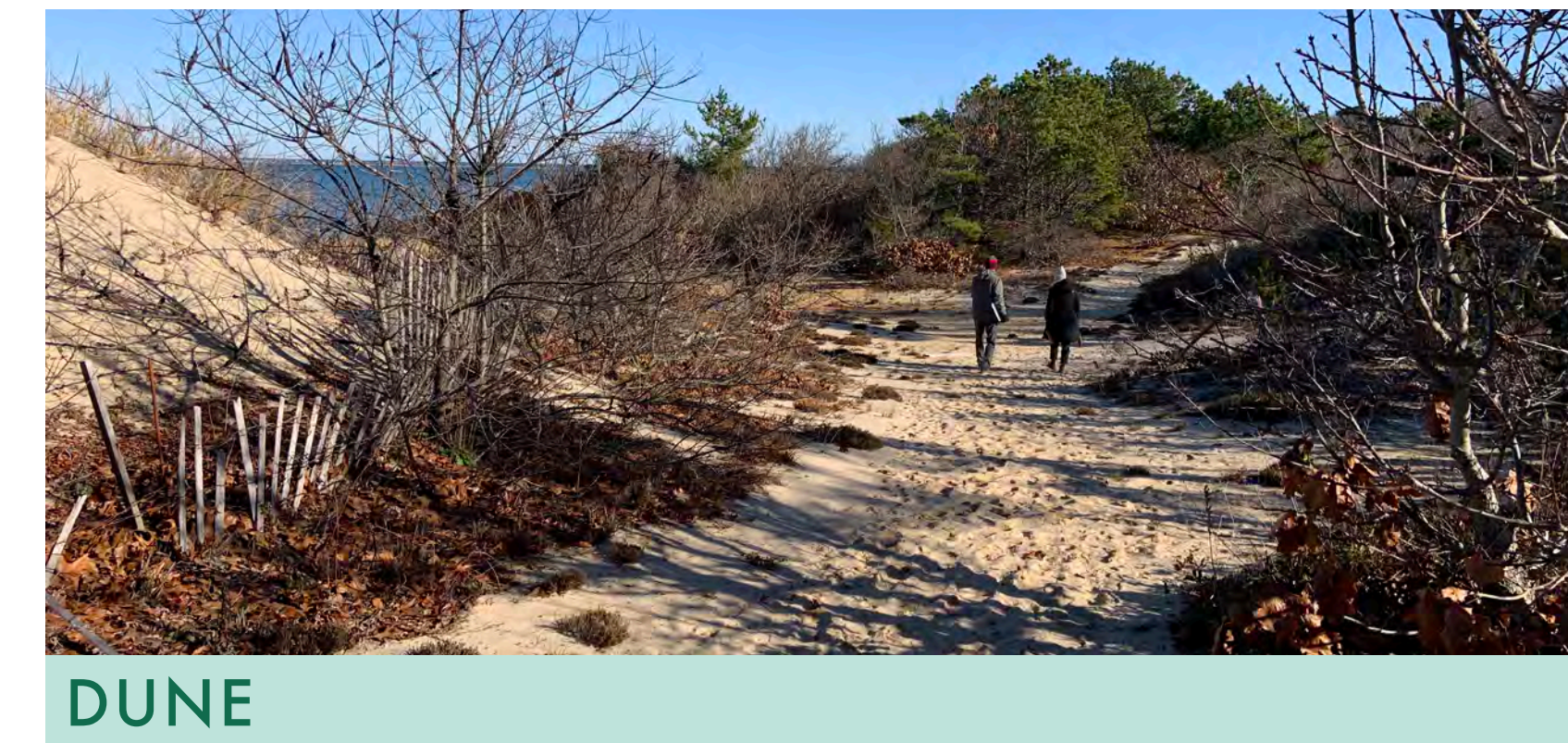
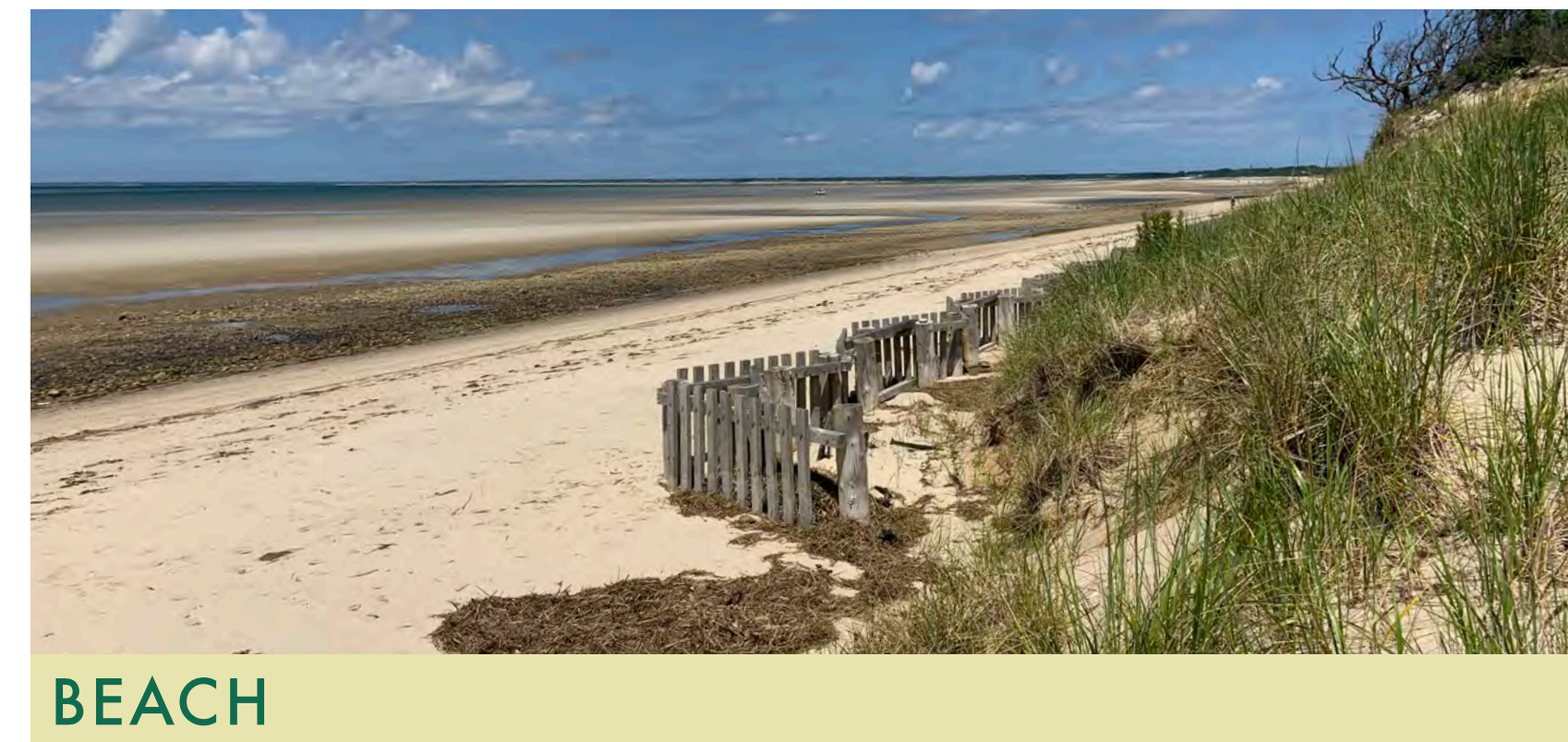
Why slope matters

Flat areas shown in light green are more feasible for construction of accessible paths, roads, parking areas and potential new building without implementing expensive and disruptive adjustments to existing grades.

Landscape Character

A diversity of landscape experiences - Bay Property

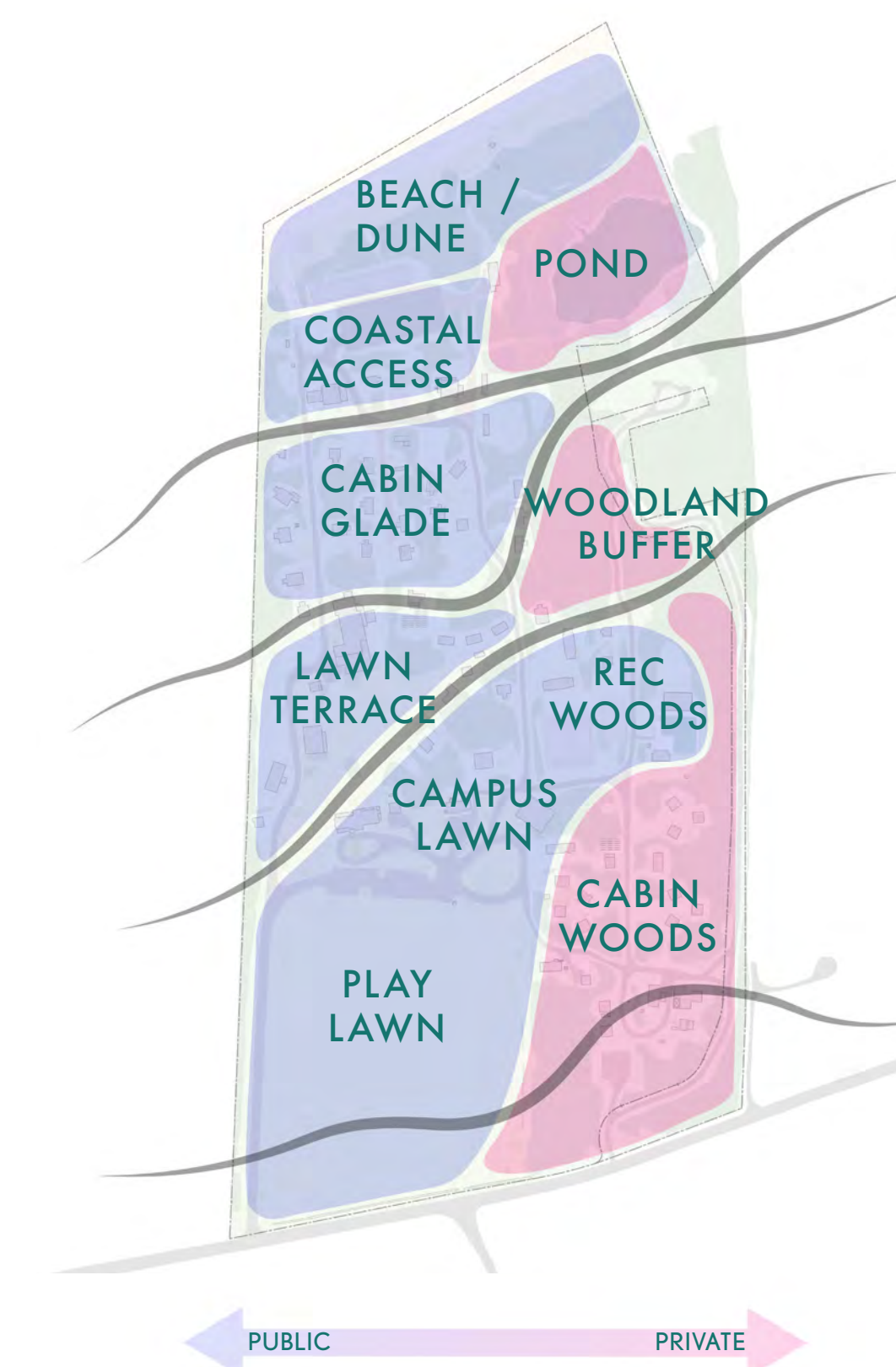
The Bay Property has a variety of different landscape experiences ranging from the intimate campus scale of the cabin woodlands to the extensive lawn off Route 6A.



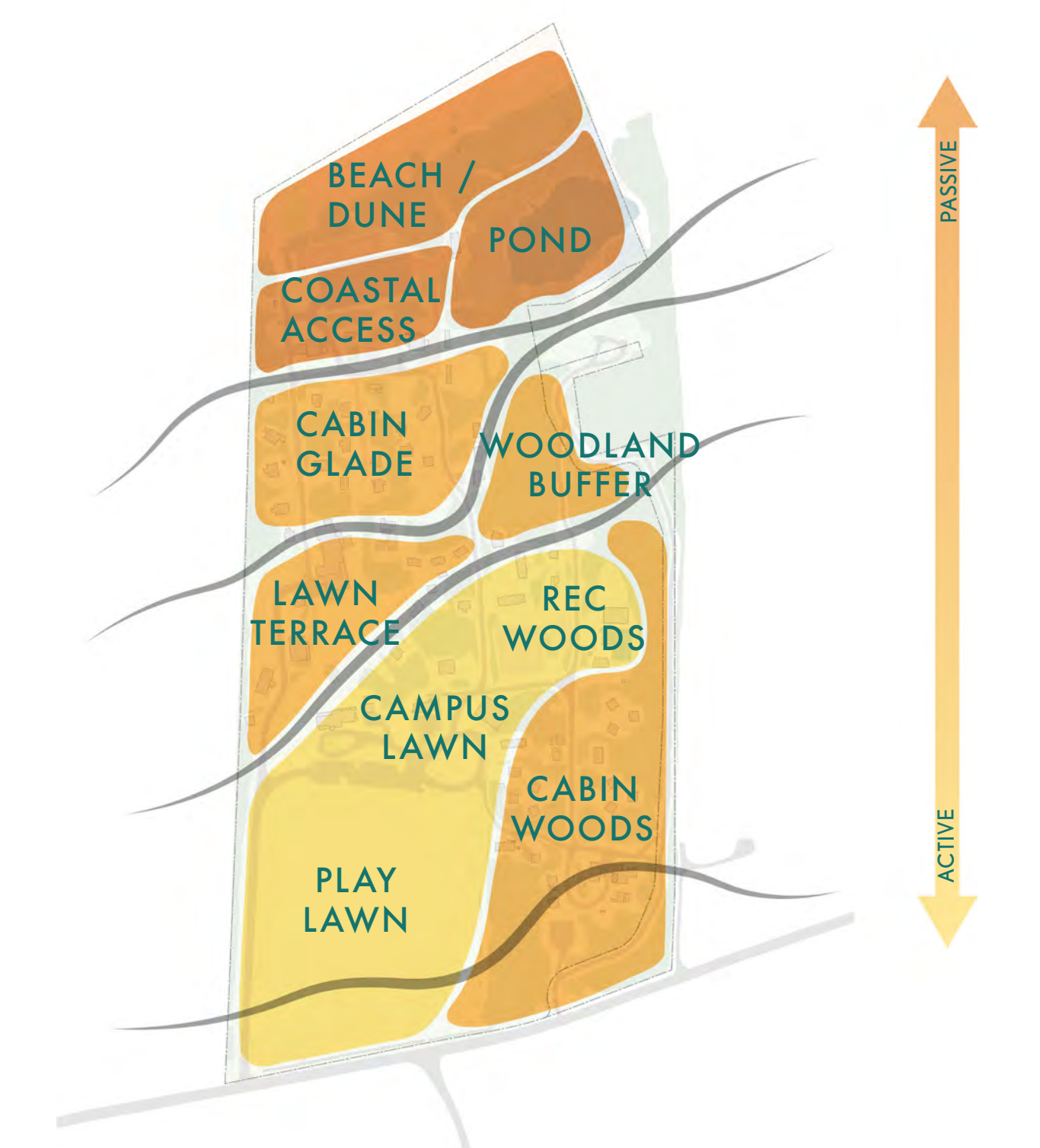
A Grain to the Site

The topographic ridges that move across the site create a "grain" to the site that shapes landscape character and program. This is reflected through gradients of experience; the site feels more public on the west and more secluded on the east; more active (recreation fields, pool, basketball) towards route 6A and more passive (small cabins, beach) toward the Bay.

Public vs. Secluded

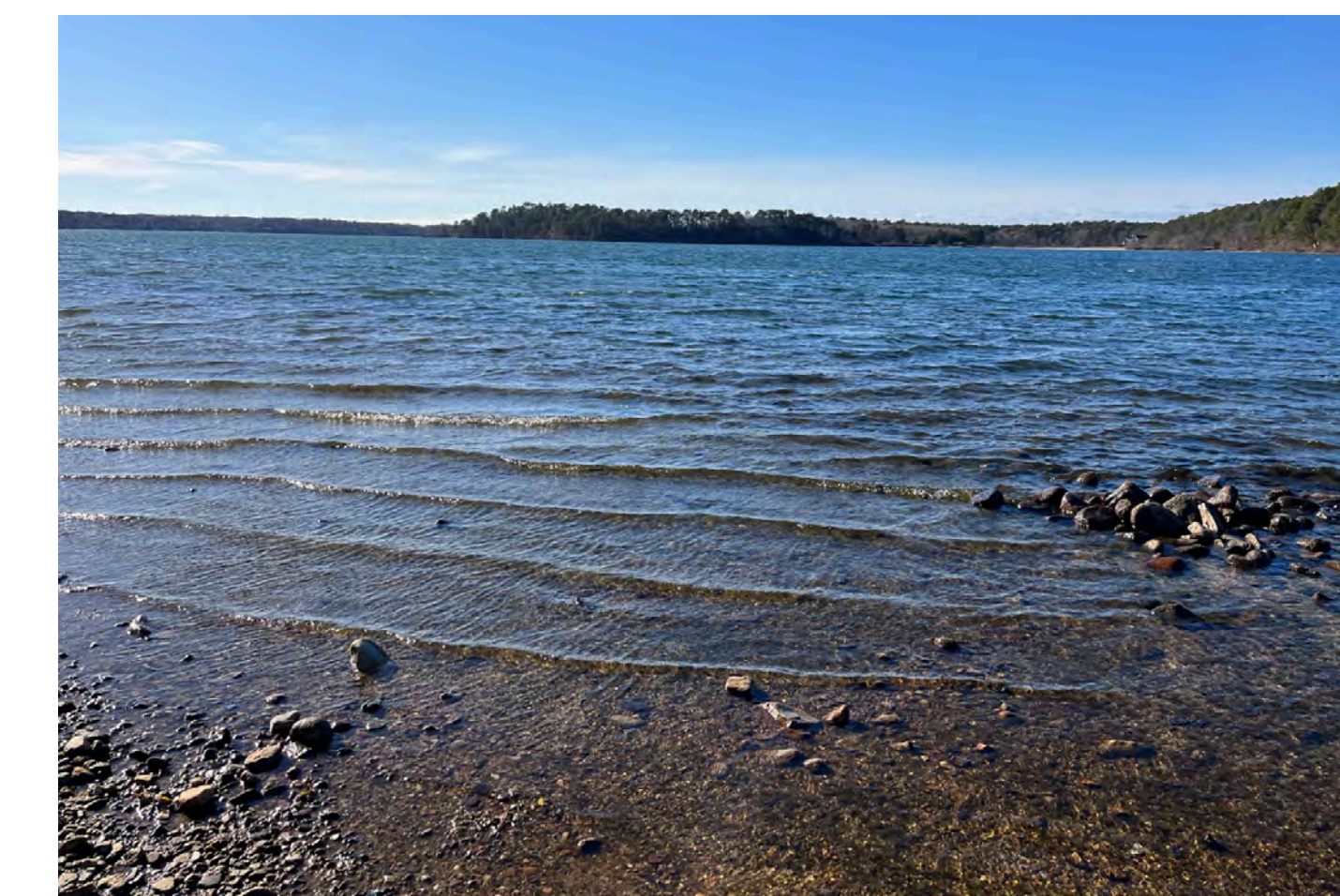
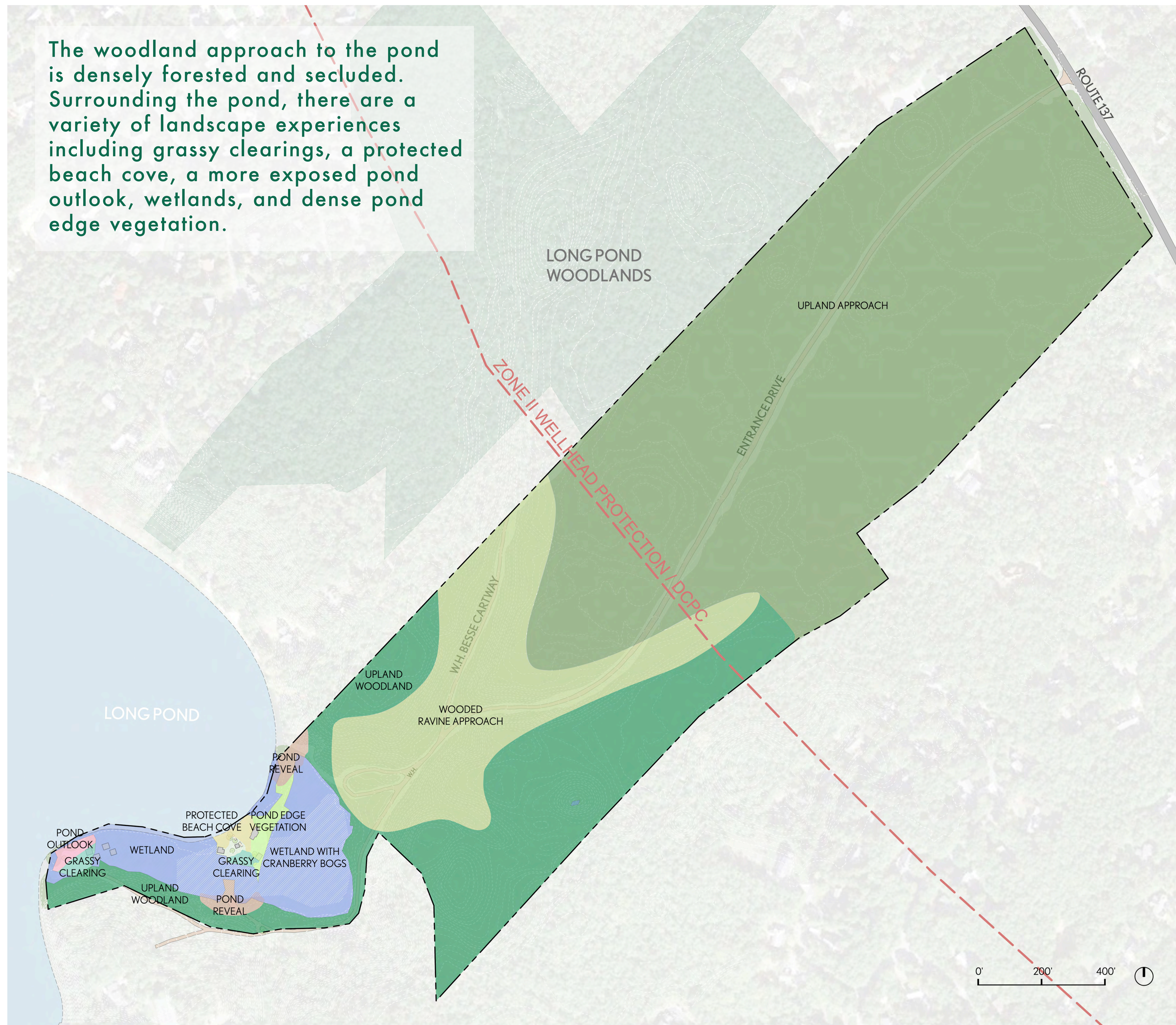


Active vs. Passive



Landscape Character

A diversity of landscape experiences - Pond Property



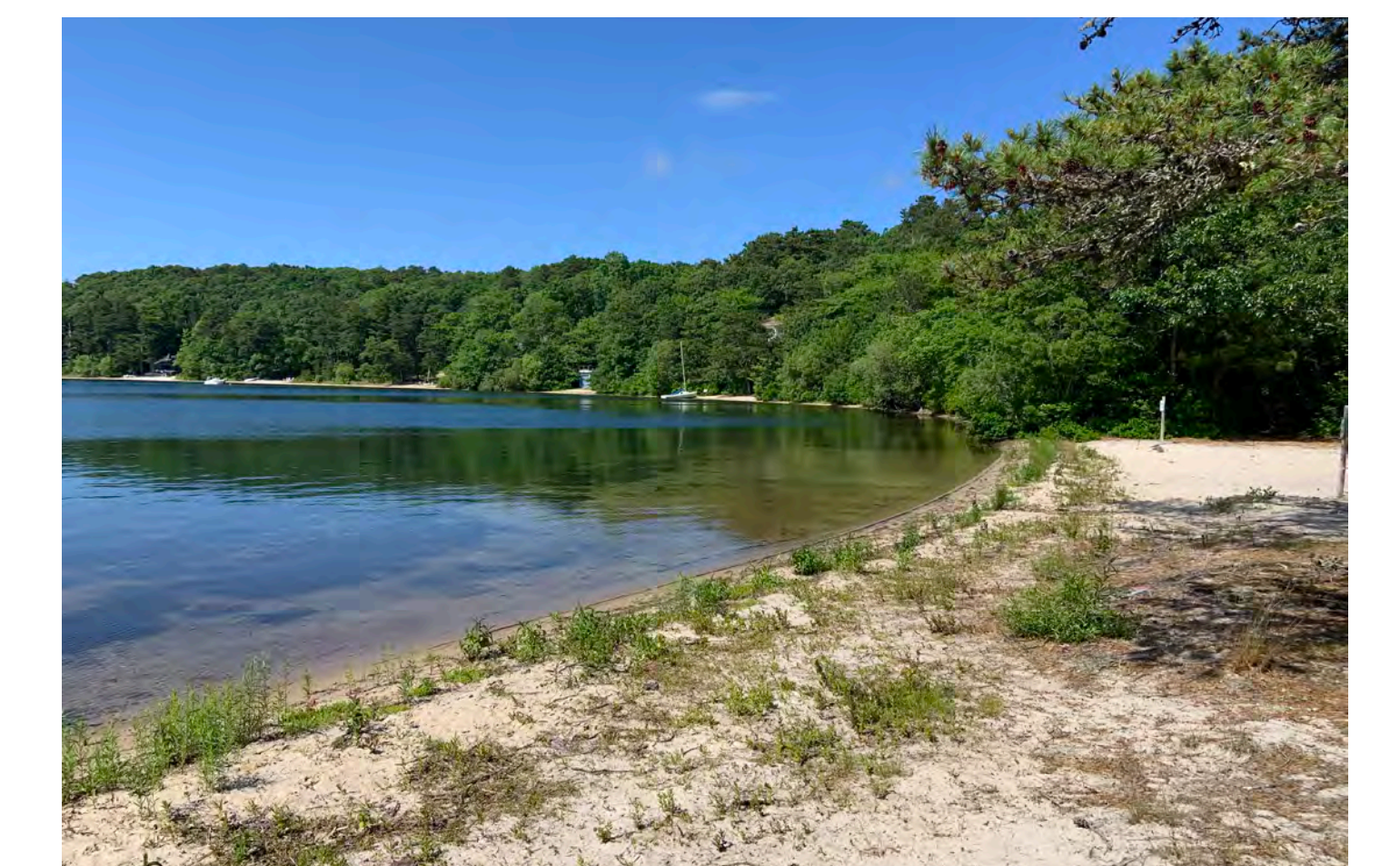
POND OUTLOOK



WETLAND



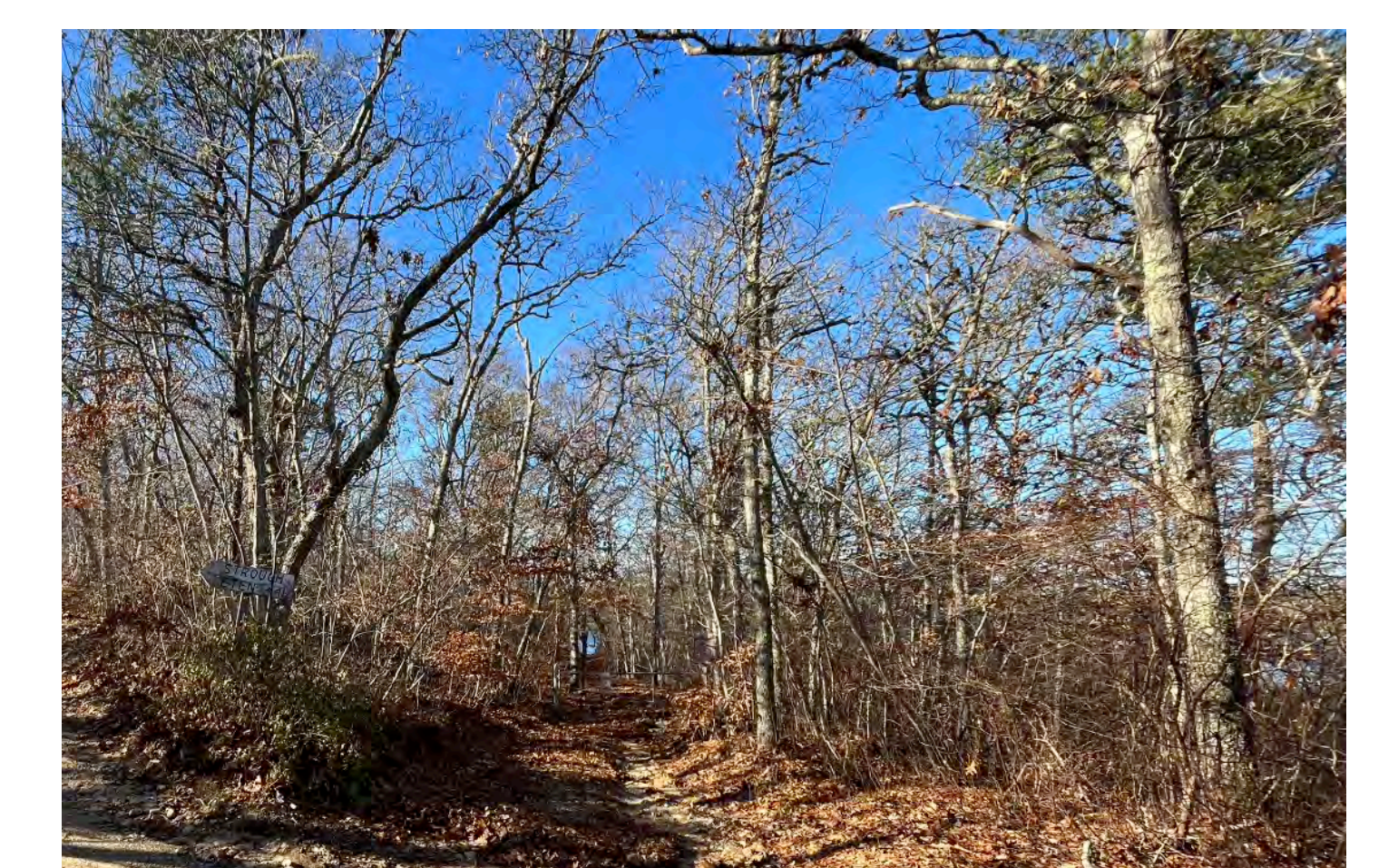
GRASSY CLEARING



PROTECTED BEACH COVE



POND EDGE VEGETATION



UPLAND WOODLAND



WOODED RAVINE APPROACH

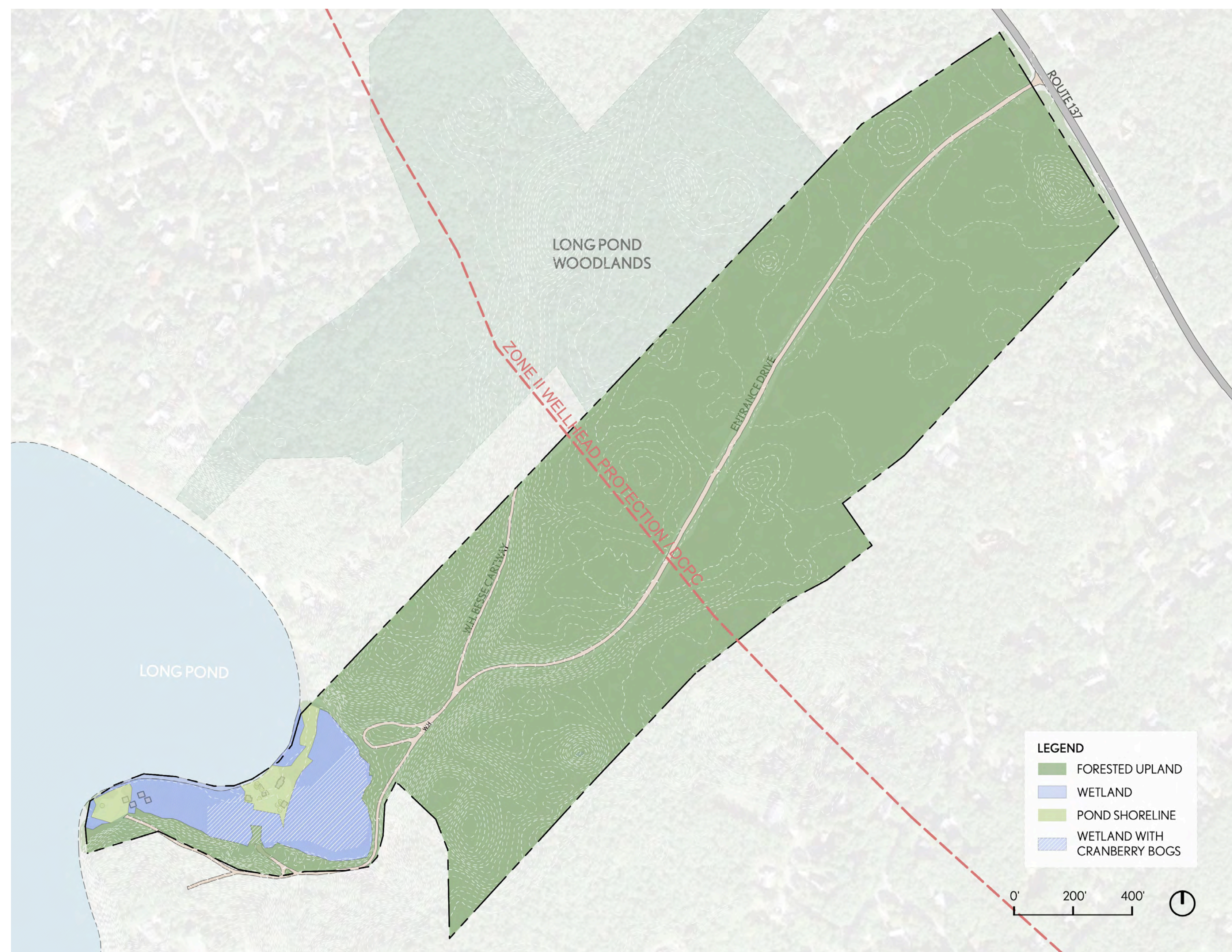


WETLAND WITH CRANBERRY BOG

Ecology

A living landscape - Pond Property

Plant Communities



The property is composed of upland woodland, wetlands and pond shoreline.

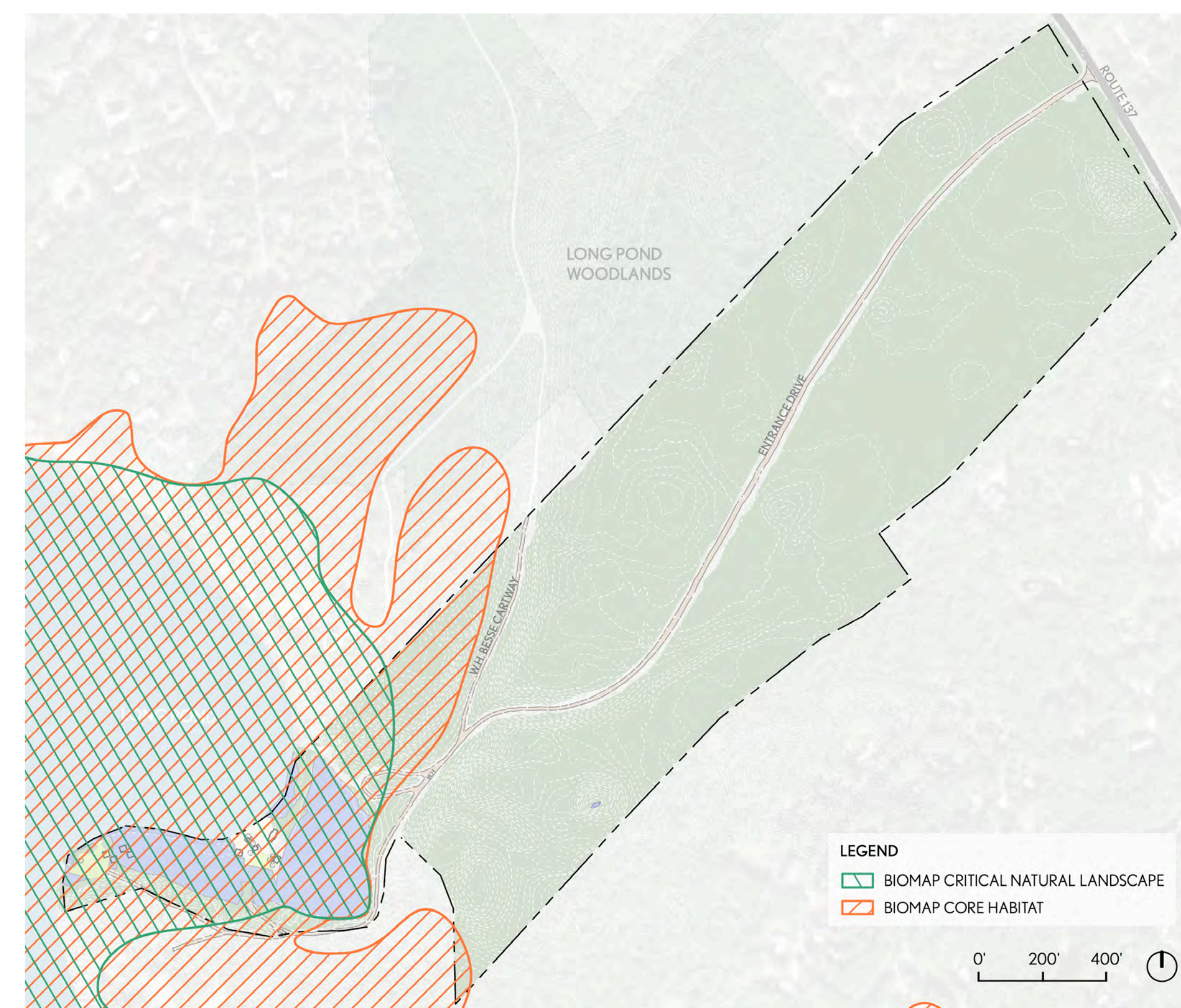
Upland woodland



Wetland and pond



Biomap Critical Landscapes and Habitat



Core Habitat

Identifies key areas critical for the long-term persistence of a rare species, exemplary communities, and resilient ecosystems.

Critical Natural Landscape

Identifies larger landscape blocks that are minimally impacted by development and buffer areas to Core Habitat that enhance connectivity.

Wildlife



White-tailed deer



Spotted Salamander



Box Turtle



Northern Parula



Eastern Towhee



Eastern Chipmunk

Long Pond provides habitat for a multitude of waterfowl and the Pond property is considered an important bird area. There are significant breeding populations of five regional high conservation priority species, and the presence of the Northern Parula, a state threatened species.

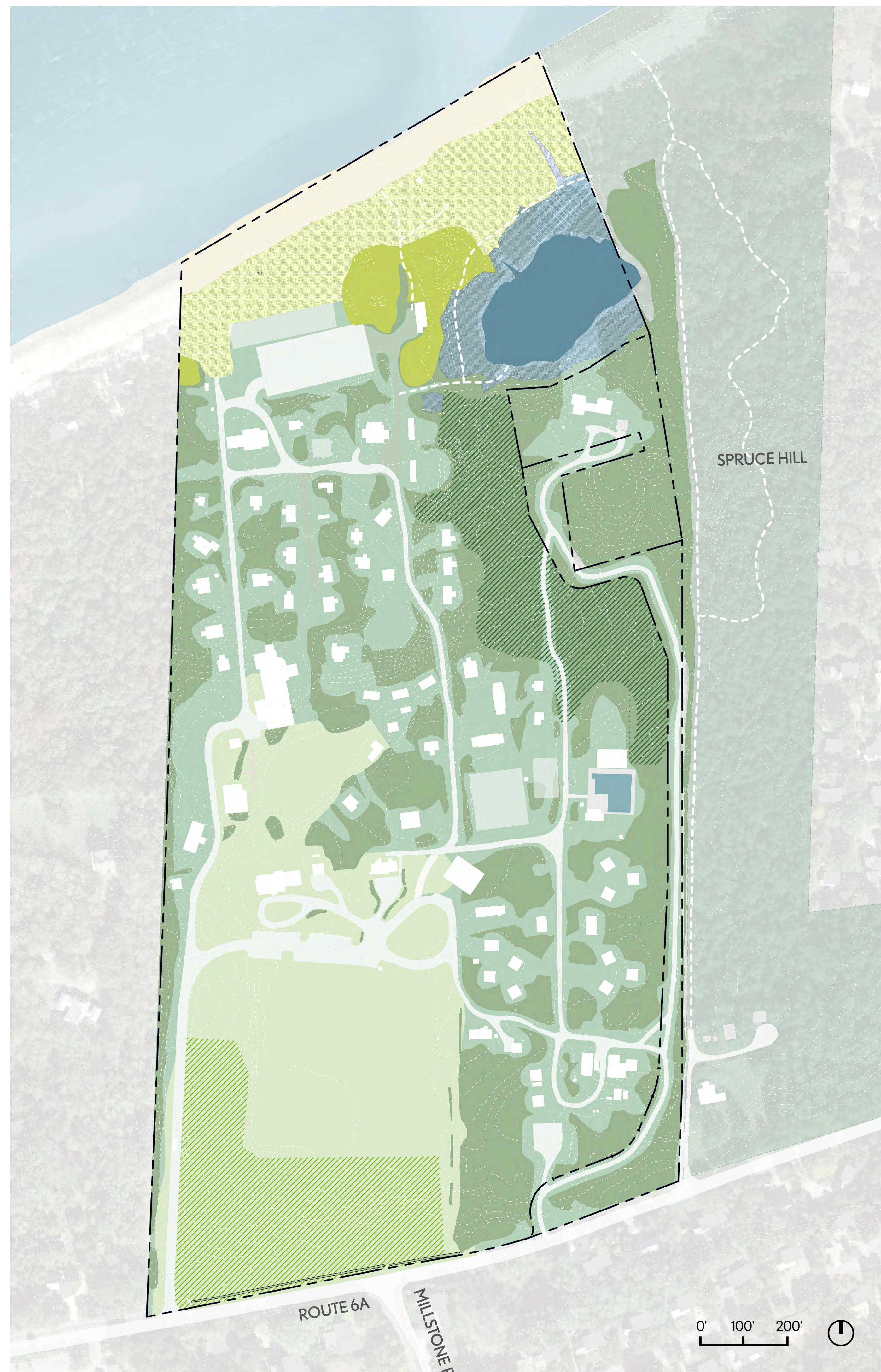
Key Considerations

- There are existing wetland ecosystems, vernal pools, and critical habitat areas on portions of the site that will be protected
- Wetland resources and buffer zones need to be officially delineated by the Brewster Conservation Commission during the planning process
- Protecting contiguous forest adjacent to Long Pond Woodlands would benefit wildlife communities and expand existing open space
- The majority of the site is composed of highly permeable, coarse soils that quickly drain to the aquifer and/or downgradient wetlands/Pond

Ecology

A living landscape - Bay Property

Plant Communities



The property includes upland woodland, a pond, wetlands, dunes and beach

Dense woodland



Open woodland



Pond and wetlands



Dunes and beach



Wildlife



White-tailed deer



Eastern cottontail



Gray squirrel



Eastern chipmunk



Painted Turtle



Mourning Dove



Gray catbird



Chipping sparrow



Song sparrow



Black-capped chickadee



House wren



Common Yellowthroat

While existing woodlands are scattered amongst developed conditions, portions of the property may provide important food, breeding, migratory, and overwintering habitat for wildlife species.

Key Considerations

- The wetlands, coastal dunes and beach provide a critical link to adjoining habitats along the shoreline to Cape Cod Bay
- Wetland and dune resources need to be officially delineated by the Brewster Conservation Commission during the planning process

Ecology

A dynamic Landscape - Bay Property

Shoreline change



The coastal dune at First Light Beach is migrating landward, as evident by the wind-blown sand that makes its way into the existing tennis courts along the dune edge. Along the beach-side, the coastal dune/bank experiences sporadic erosion primarily from storms. In 2016, dune fencing was installed and beach nourishment was performed to protect the dune ecosystem and combat

Key Considerations

- Considering shoreline change, planning for further inland beach parking in the long-term is recommended
- Dune enhancement activities such as replanting denuded areas can improve dune stability and coastal resiliency

Invasives



A variety of invasive vegetation is present throughout the Bay property. In some areas, the extent of invasive vegetation limits wildlife habitat.

Key Considerations

- An invasive species management plan would benefit wildlife habitat

Tree canopy



While isolated, mature trees on site provide important wildlife habitat. The woodlands throughout the property are largely fragmented because of the developed nature of the property.

Key Considerations


- Expanding contiguous woodland within the property would benefit wildlife habitat

**What landscape qualities are special to you?
For example, vast open space, shaded areas,
secluded paths, historic agrarian character, etc.**



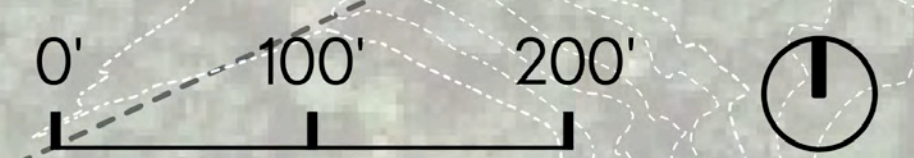
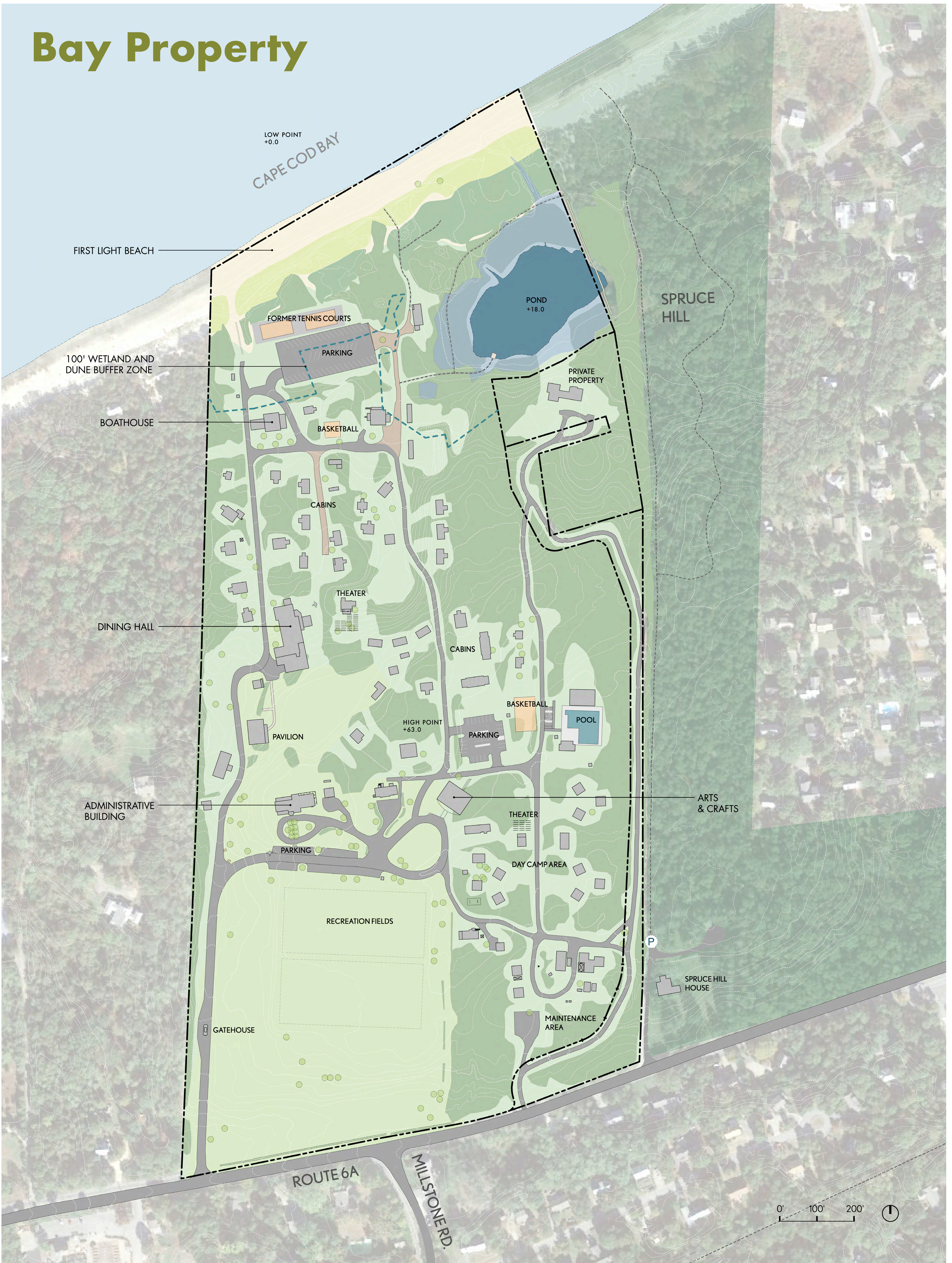
Put a flag in it!

Put a flag in it!

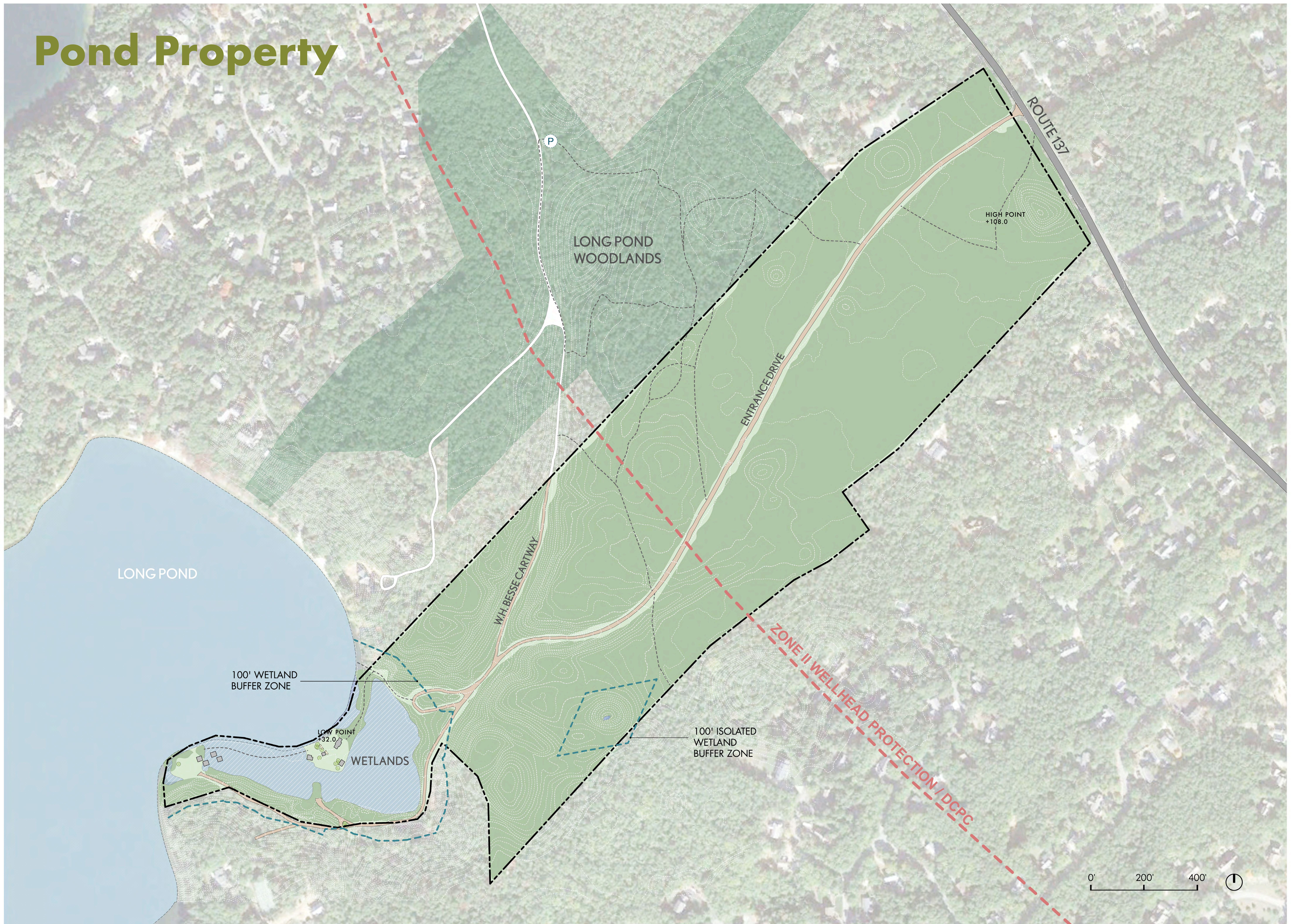
What area of the site are you most **excited** about or **intrigued** by? (Use a **green** flag) 

What area of the site are you most **concerned** about? (Use an **orange** flag) 

Bay Property



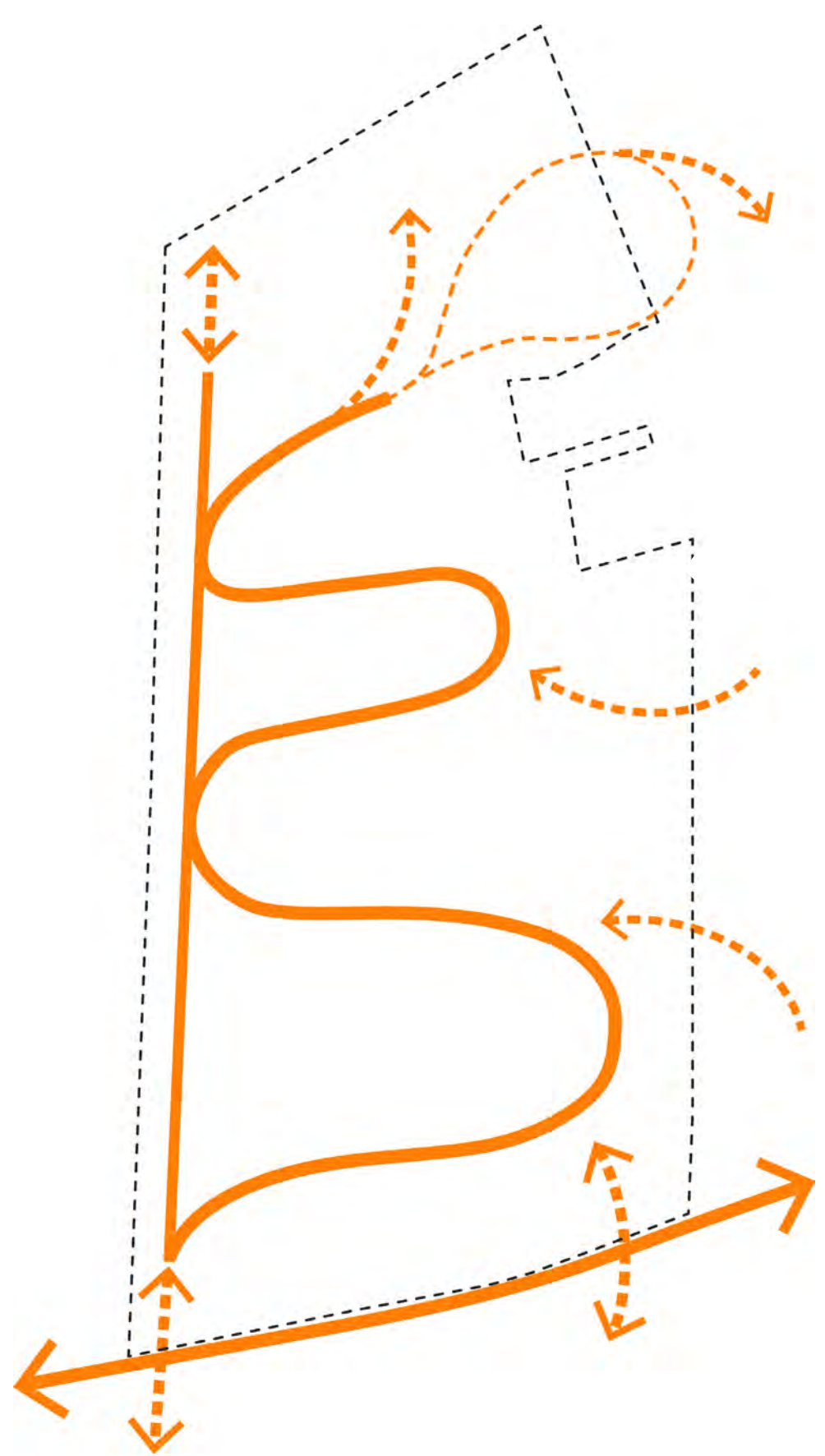
Pond Property



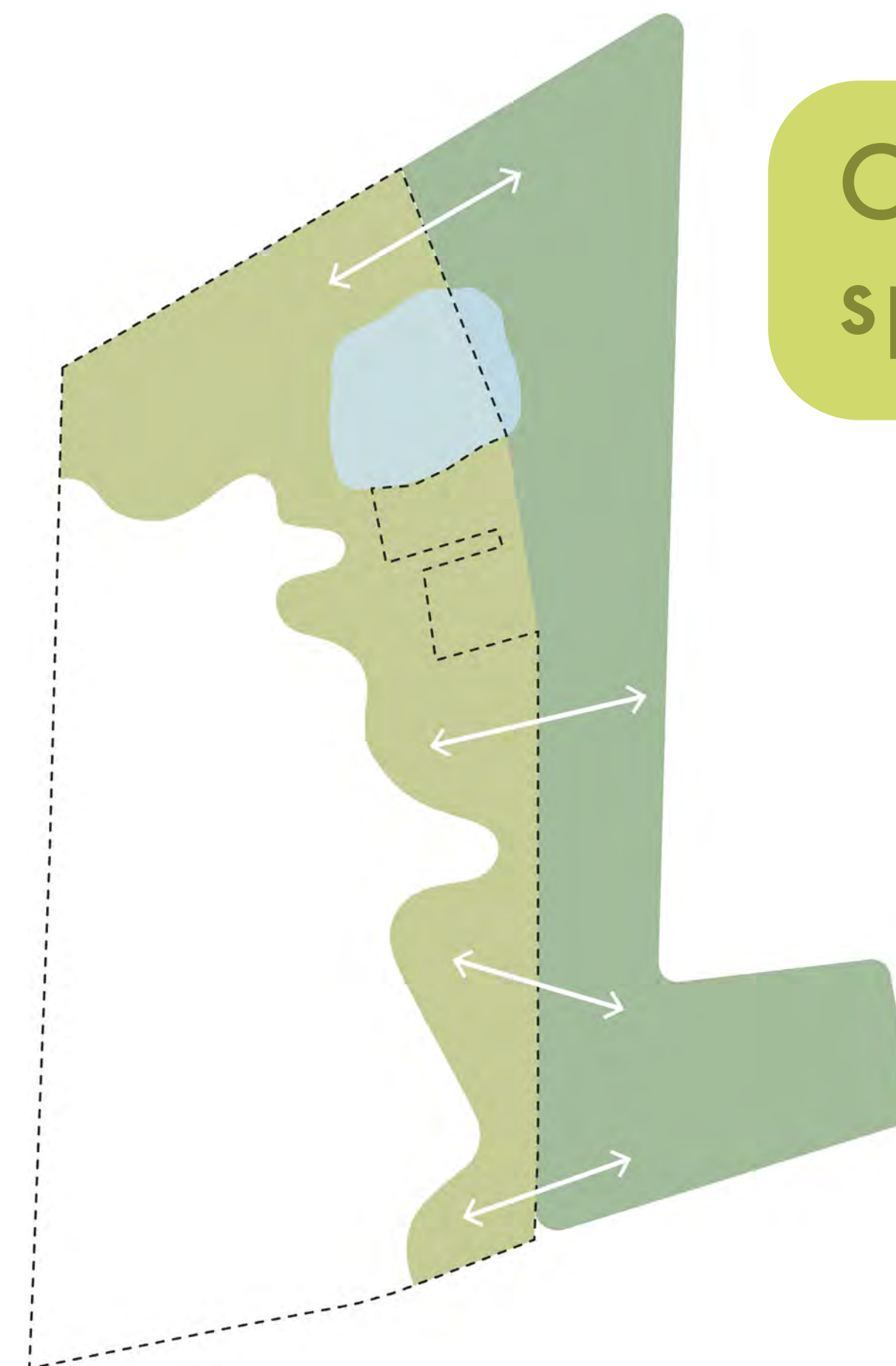
Key Opportunities

Help us develop our guiding principles - Bay Property

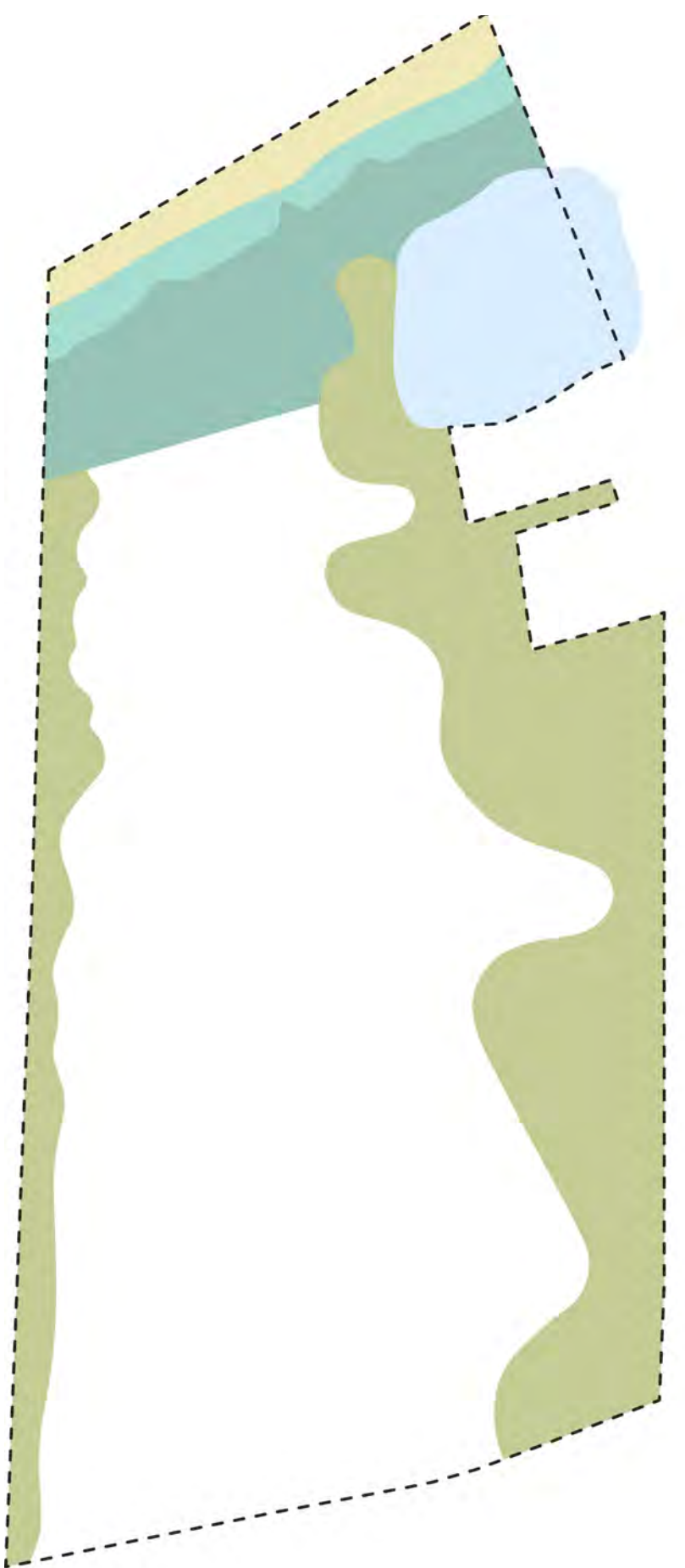
Add a sticker next to the opportunity that is most important to you



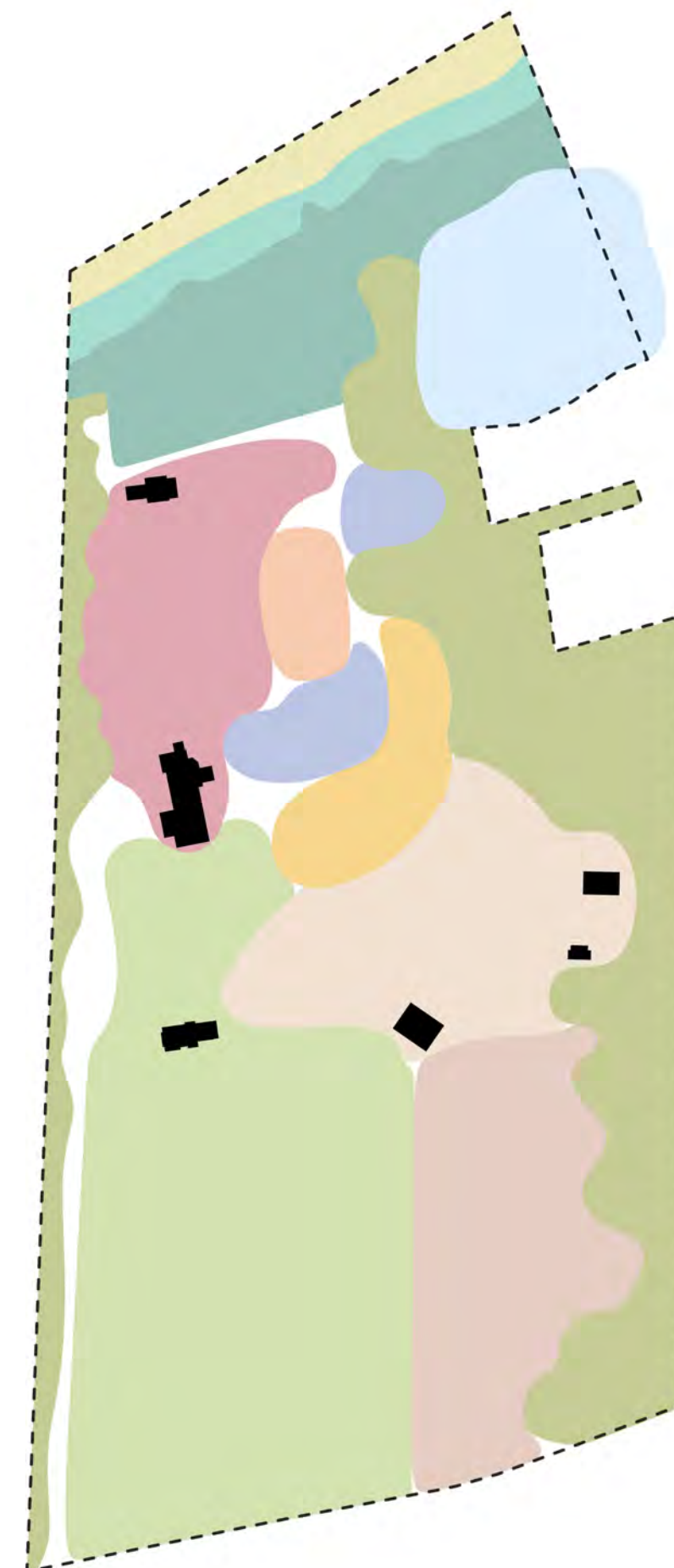
Increase accessibility to the property and its resources



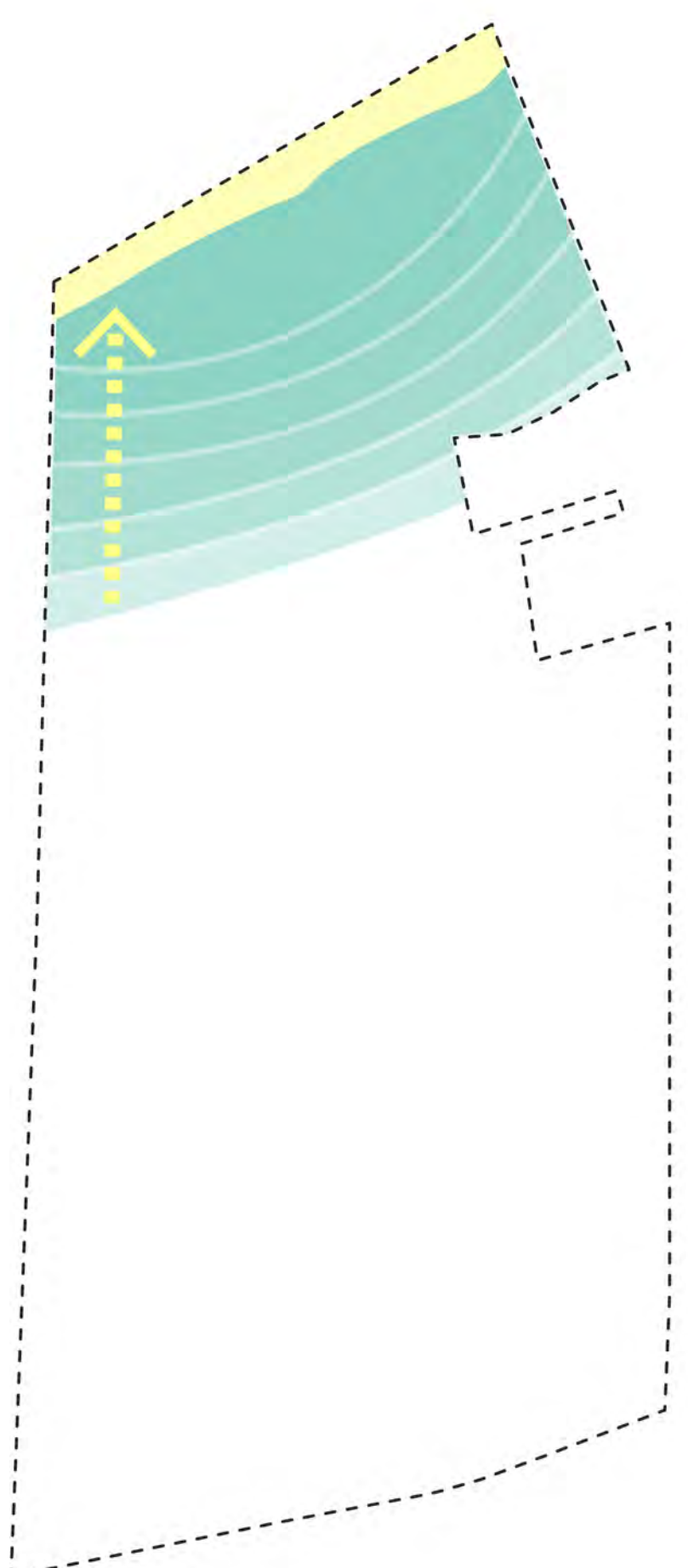
Connect to adjacent open space at Spruce Hill



Protect natural habitat and water resources



Match building program and site activities with areas of the site that have appropriate scale and character



Enrich and sustain the coastal ecosystem

Is there a key opportunity we are missing? Add a sticky note with your thoughts



Key Opportunities

Help us develop our guiding principles - Pond Property

Add a sticker next to the opportunity that is most important to you



Consider appropriately scaled development along Route 137

Consider potential Town water supply well

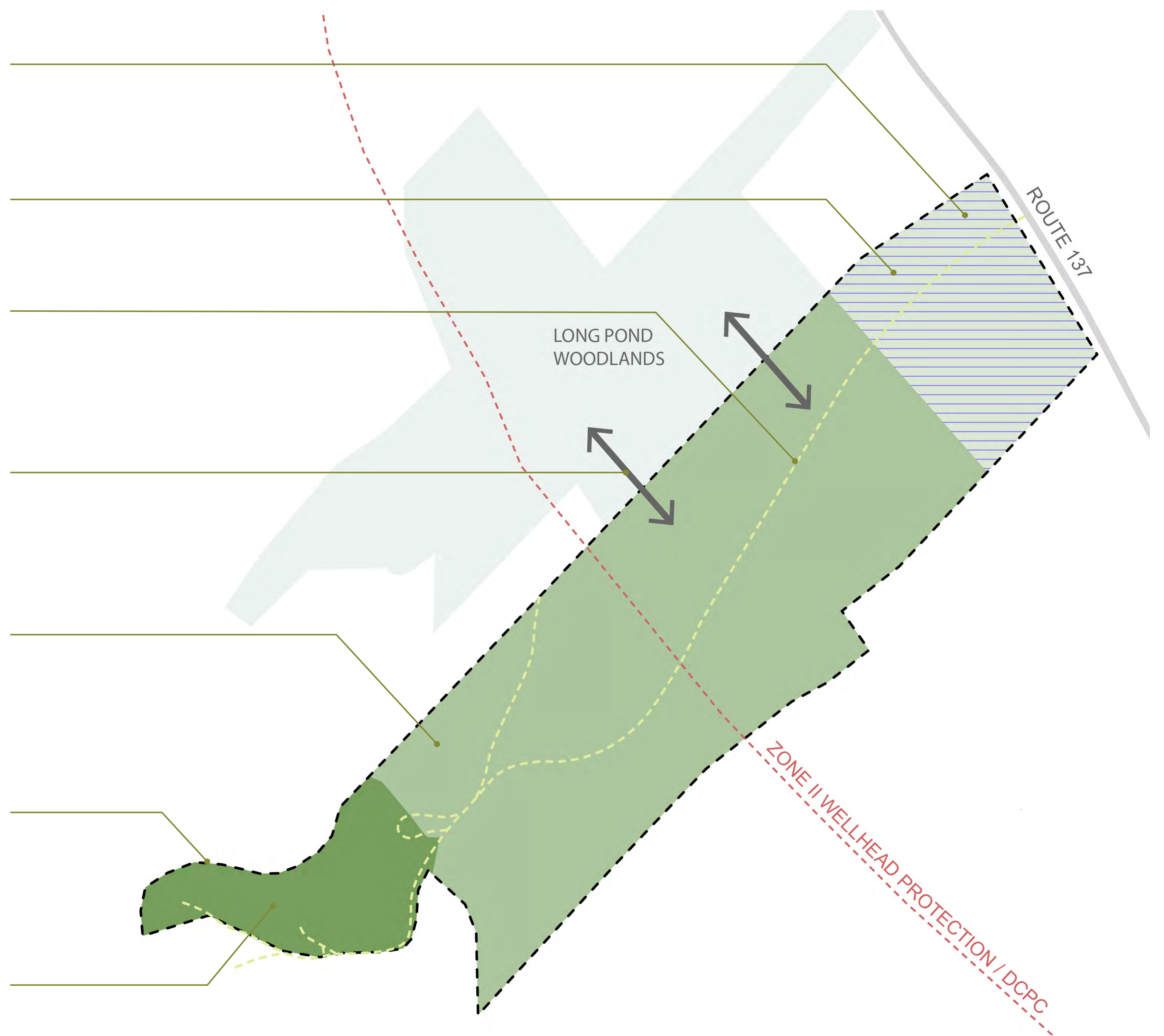
Balance access with site capacity

Connect to adjacent open space at Long Pond Woodlands

Determine zone for potential conservation area

Capitalize on the natural features through education and small-scale program

Protect key habitat and resources



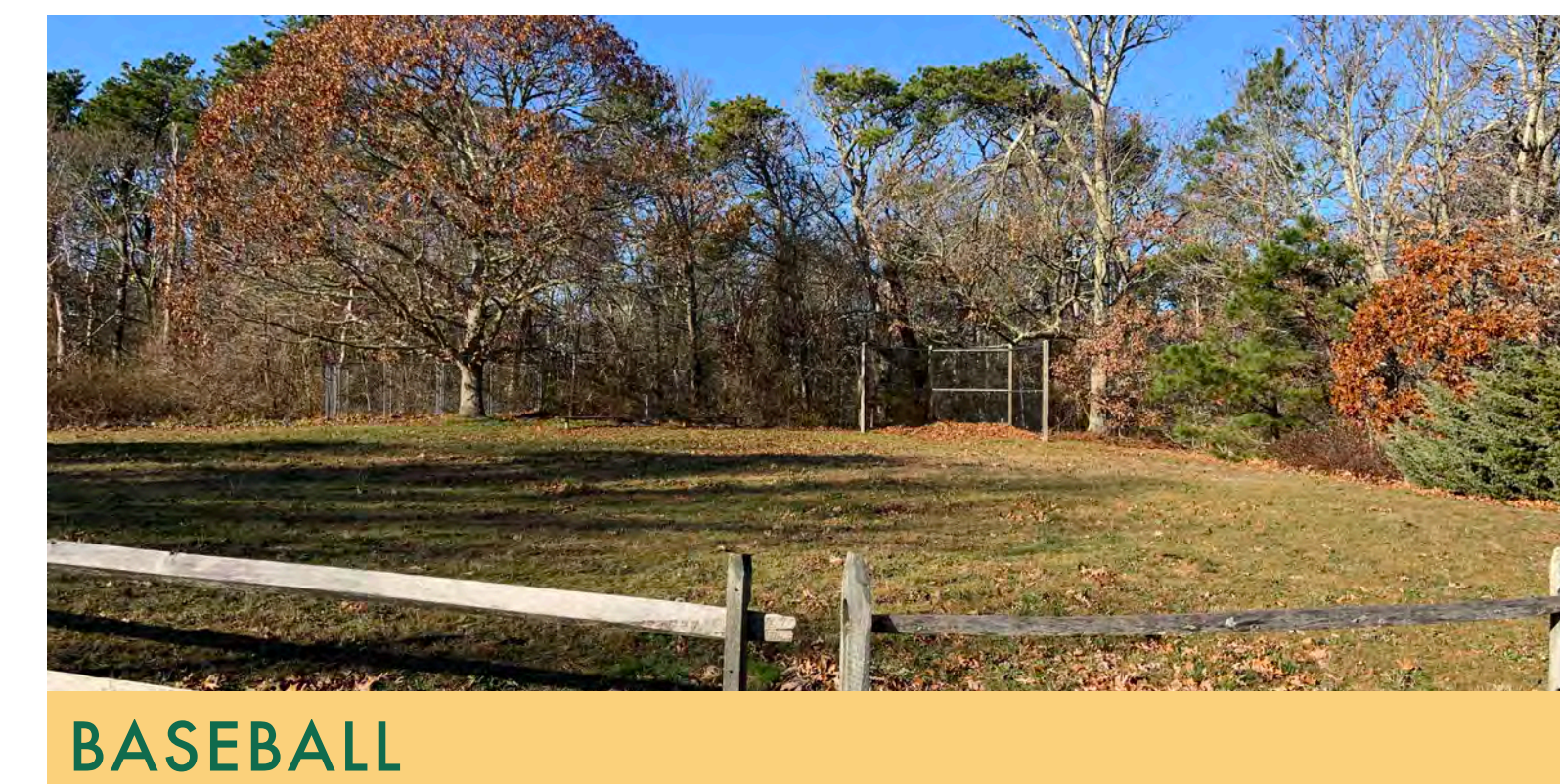
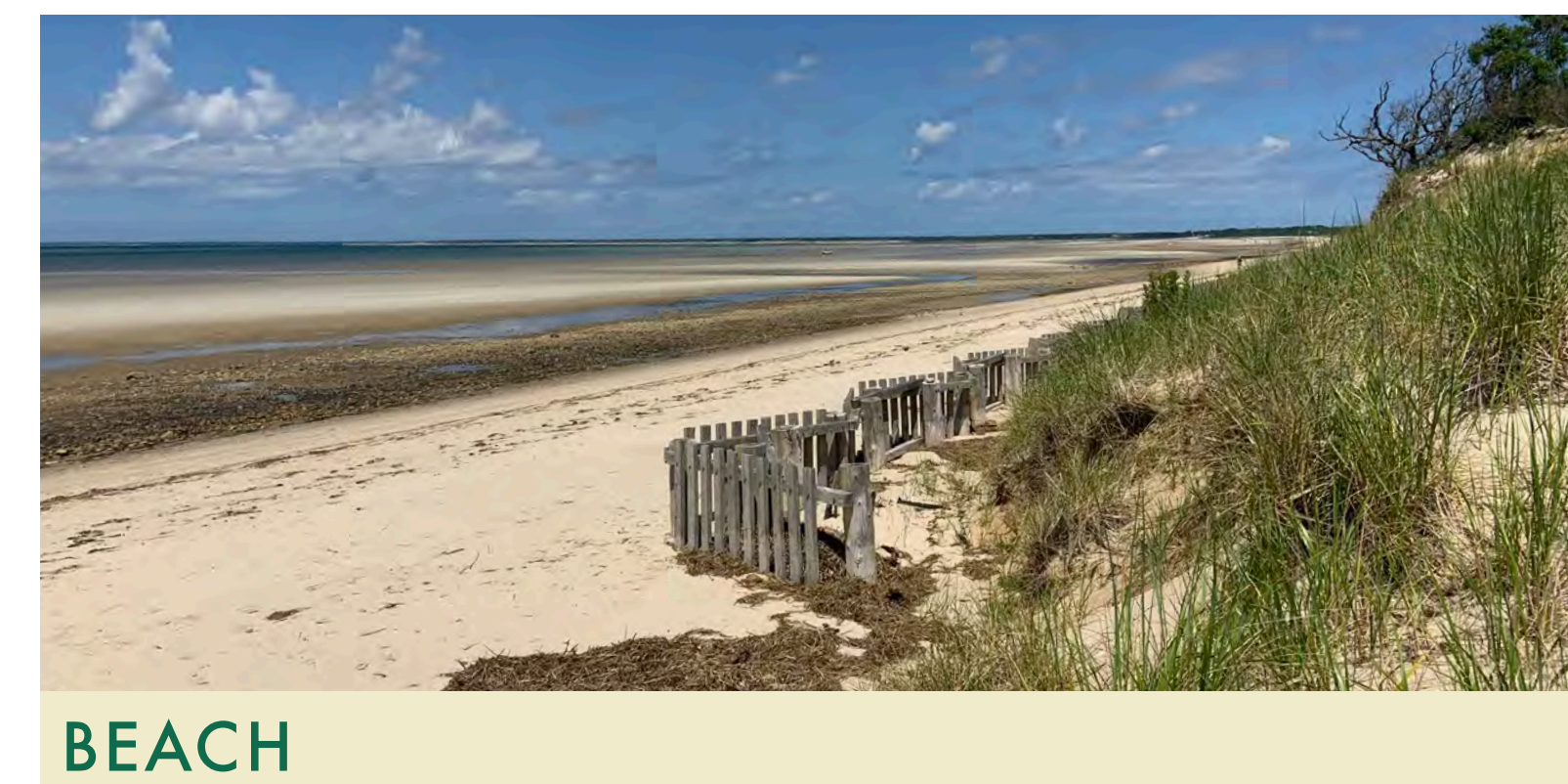
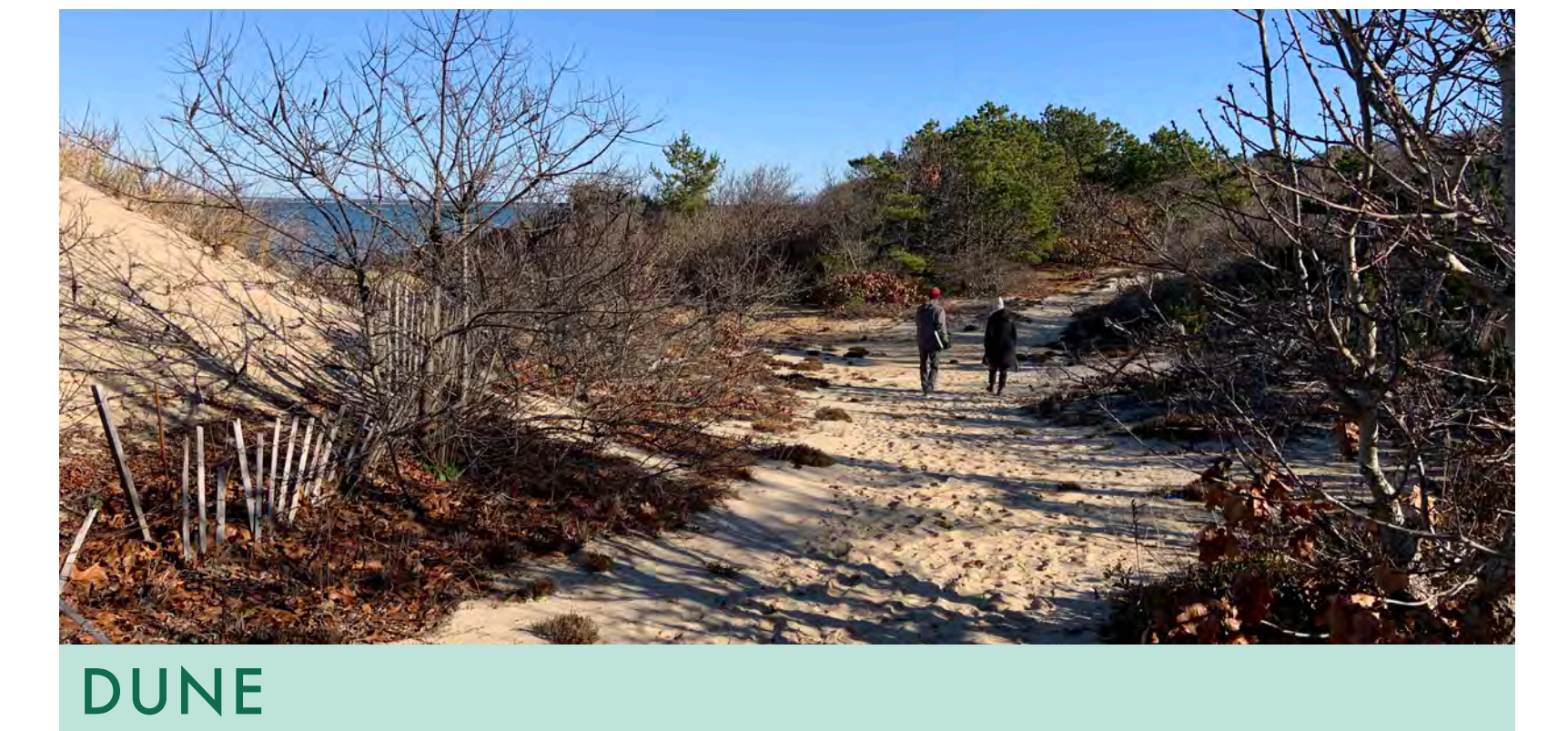
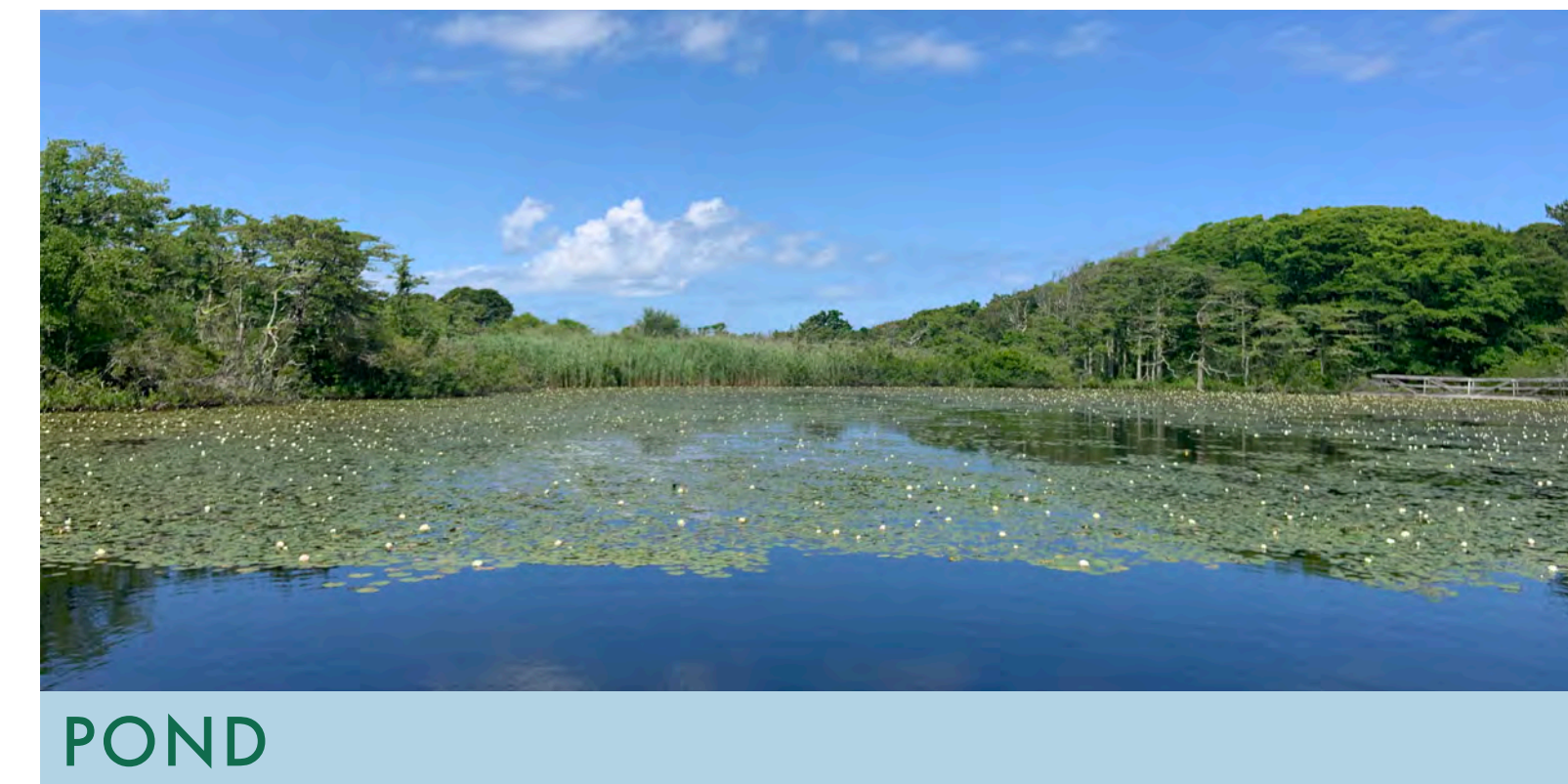
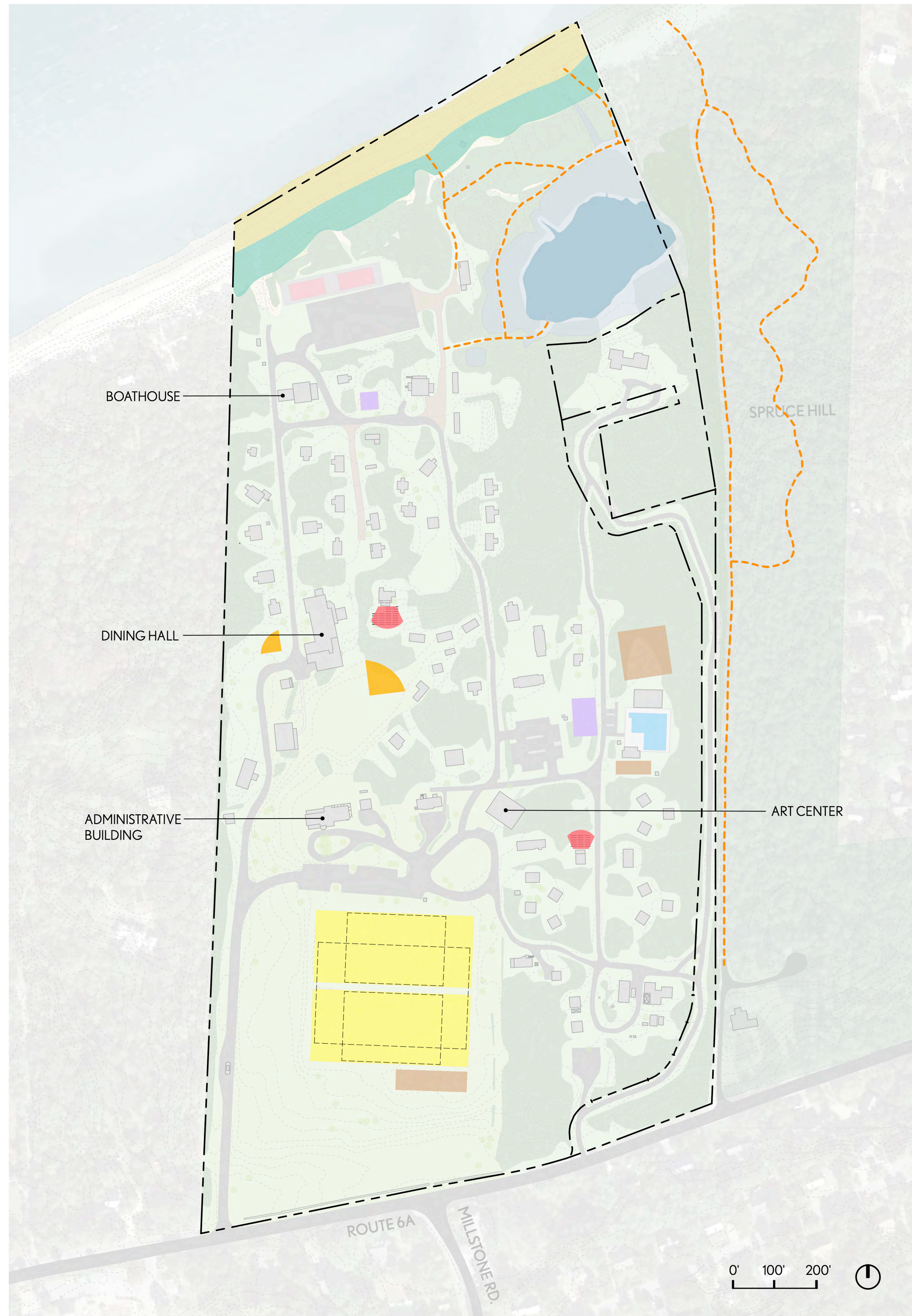
Is there a key opportunity we are missing? Add a sticky note below with your thoughts



Program and Activities

Existing Amenities

A diversity of activities - Bay Property



- LEGEND
- ATHLETIC FIELDS
 - ARCHERY
 - OUTDOOR AMPHITHEATER
 - BASEBALL FIELD
 - NON-FUNCTIONAL TENNIS COURTS
 - PEDESTRIAN TRAIL
 - BASKETBALL
 - POOL
 - POND
 - DUNE
 - BEACH

Existing amenities and facilities:

- Administration building
- 50+ cabins, cottages, & dorms
- Beachfront
- Boathouse
- Dining hall
- Olympic-sized swimming pool with swimming pavilion
- Art center
- Basketball courts
- Fields for soccer, lacrosse, baseball, archery, field hockey, & other sports
- 2 outdoor theaters
- Maintenance building & garage
- Woodworking shop

Previous Activities

Pond Property

Previously, the Pond Property was used for a variety of activities including:

- Sailing
- Waterskiing
- Swimming dock
- Satellite camping spot
- Fishing



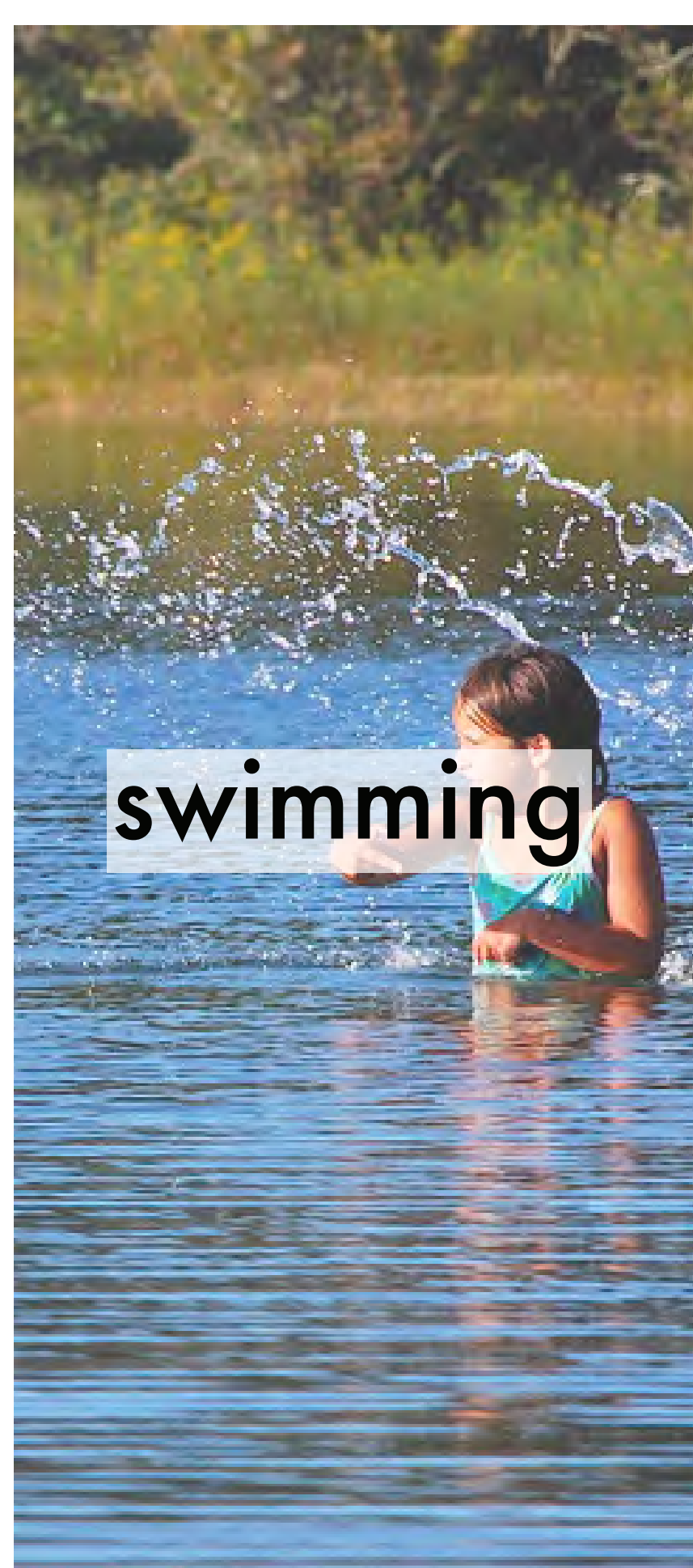
Potential Activities and Uses

What activities and uses are you most excited about seeing at these Properties? Keep in mind that some activities require parking, building renovation, and/or new infrastructure.

Place a **red** sticker next to activities you'd like to see at the **Bay Property** and a **blue** sticker next to activities you'd like to see at the **Pond Property**



Waterfront



Passive Recreation & Conservation



Active Recreation



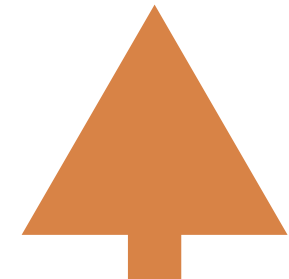
Housing



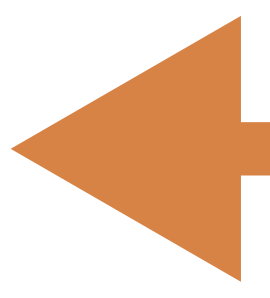
Building Program



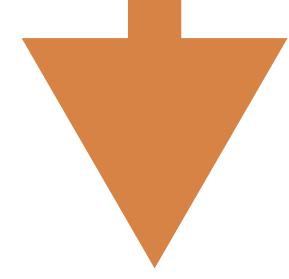
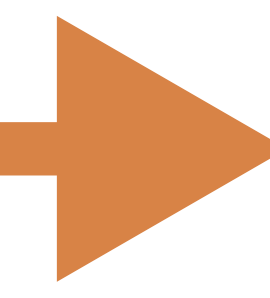
Passive



Public



Secluded



Active

What are we missing? What does NOT exist in Brewster that you wish could have a home here? Add a sticky below with your ideas



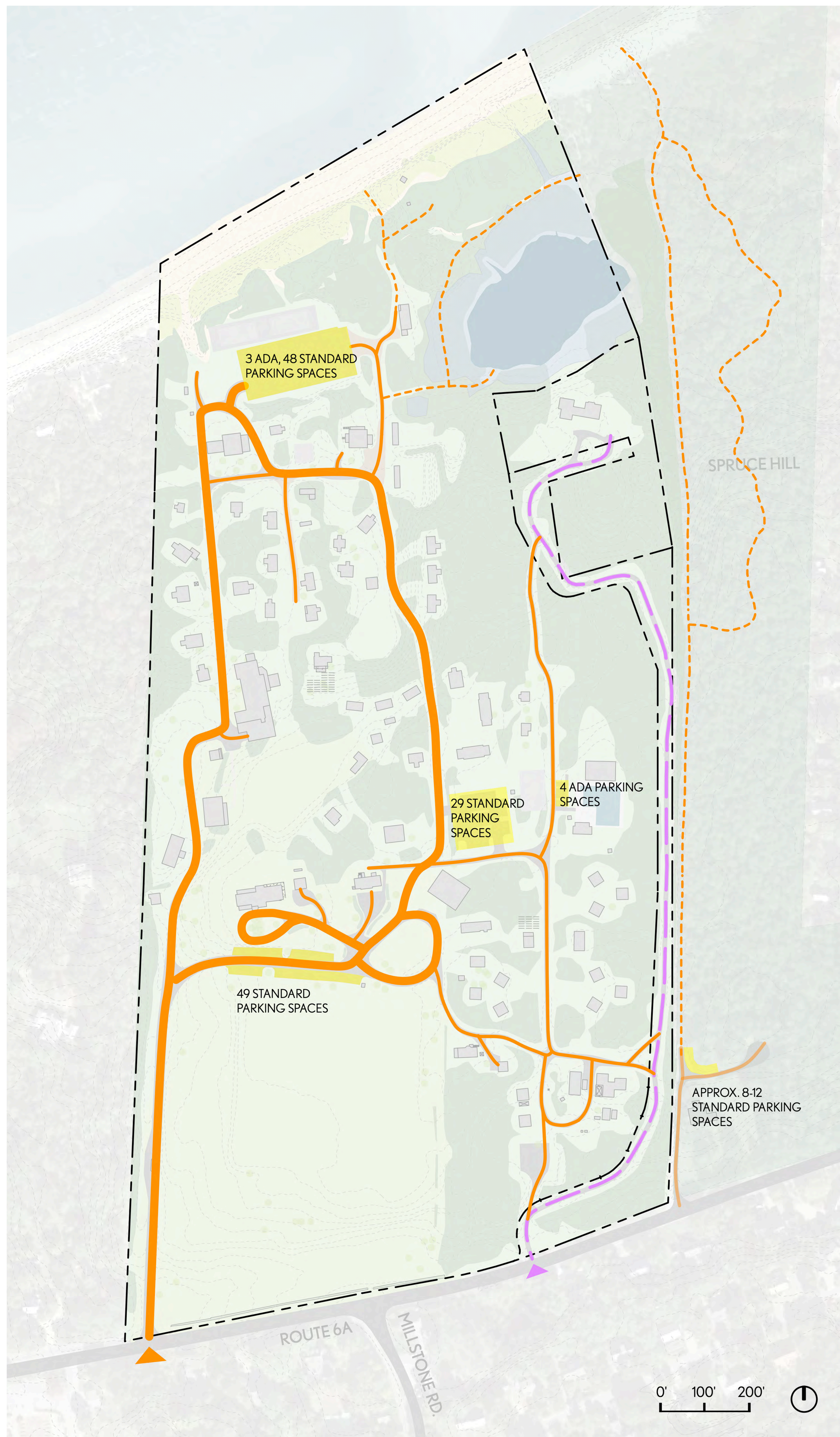
KID'S STATION



Buildings and Site Access

Circulation and Parking

How can we improve walking and vehicular access within the Bay Property?



Bay Property - Key Challenges

- Cars and people currently share paths. There is no separate, designated pedestrian path network
- There are few two-way vehicular paths and limited connections to several of the site buildings
- Before the addition of the beach lot and the forthcoming pool lot, there were fewer than 50 gravel parking spaces

Existing Parking Capacity

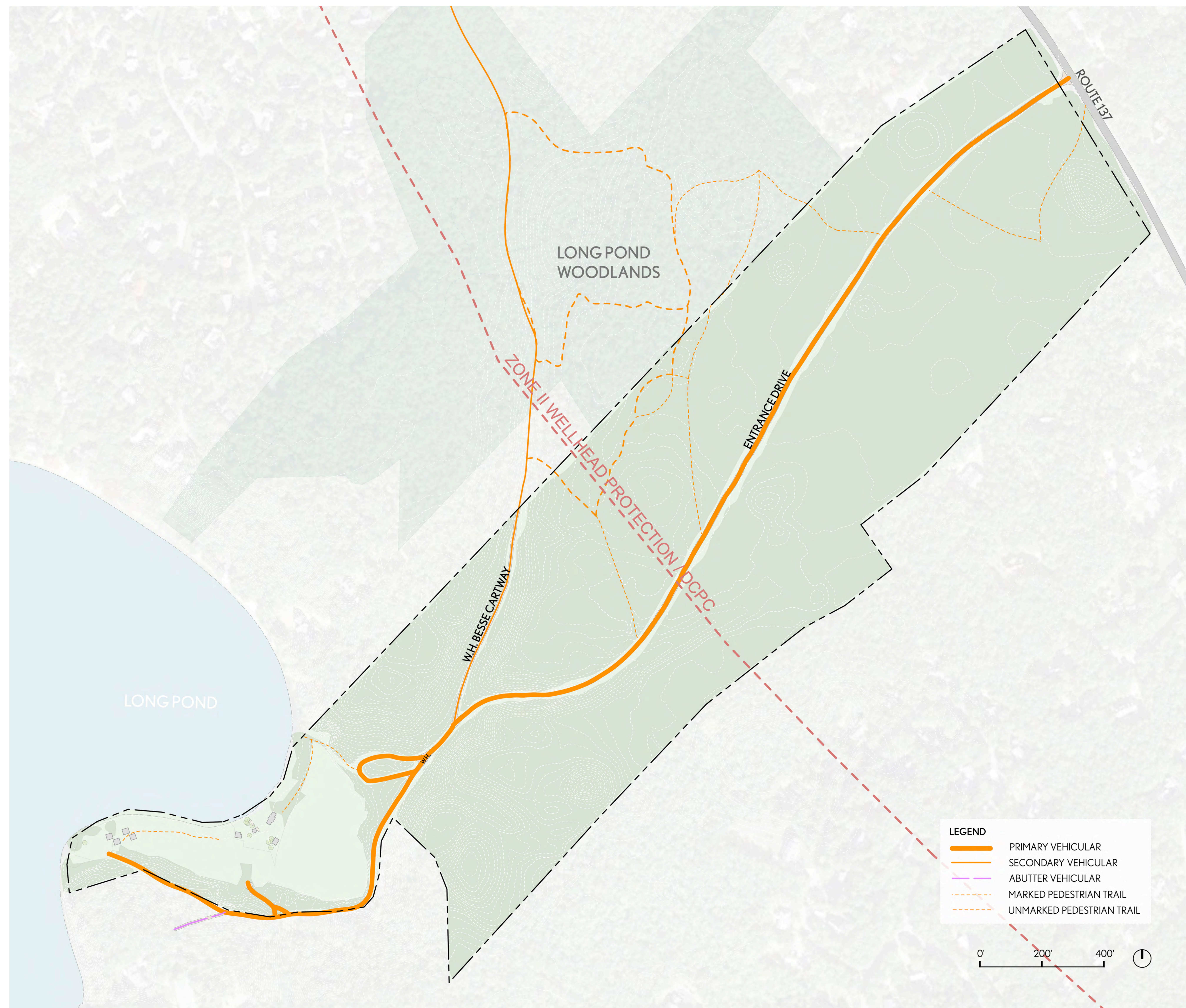
- Beach - 51 spaces
- Pool - 29 spaces
- Administrative house - 49 spaces



Currently the roads are used for both vehicular and pedestrian circulation. To improve pedestrian safety, a separate path network may be needed.

Circulation and Parking

How can we improve walking and vehicular access within the Pond Property?



Pond Property - Key Challenges

- The drive is 16 feet wide, made of gravel and dirt and is quite steep as it approaches the pond
- The drive is bound by steep embankments on either side as it approaches the pond, making relocation of the drive difficult
- The former camp bus drop-off and turnaround is within the wetland buffer
- There are limited walking paths; cars and people share the road to access the pond



The entry drive off of Route 137 is rugged and narrow with extremely limited vehicular capacity.

Relationship to Town Amenities



**What existing town amenities would you like to see move to the Bay Property?
Leave a sticker below your choice**



Council on Aging

Recreation

Chamber of Commerce information center

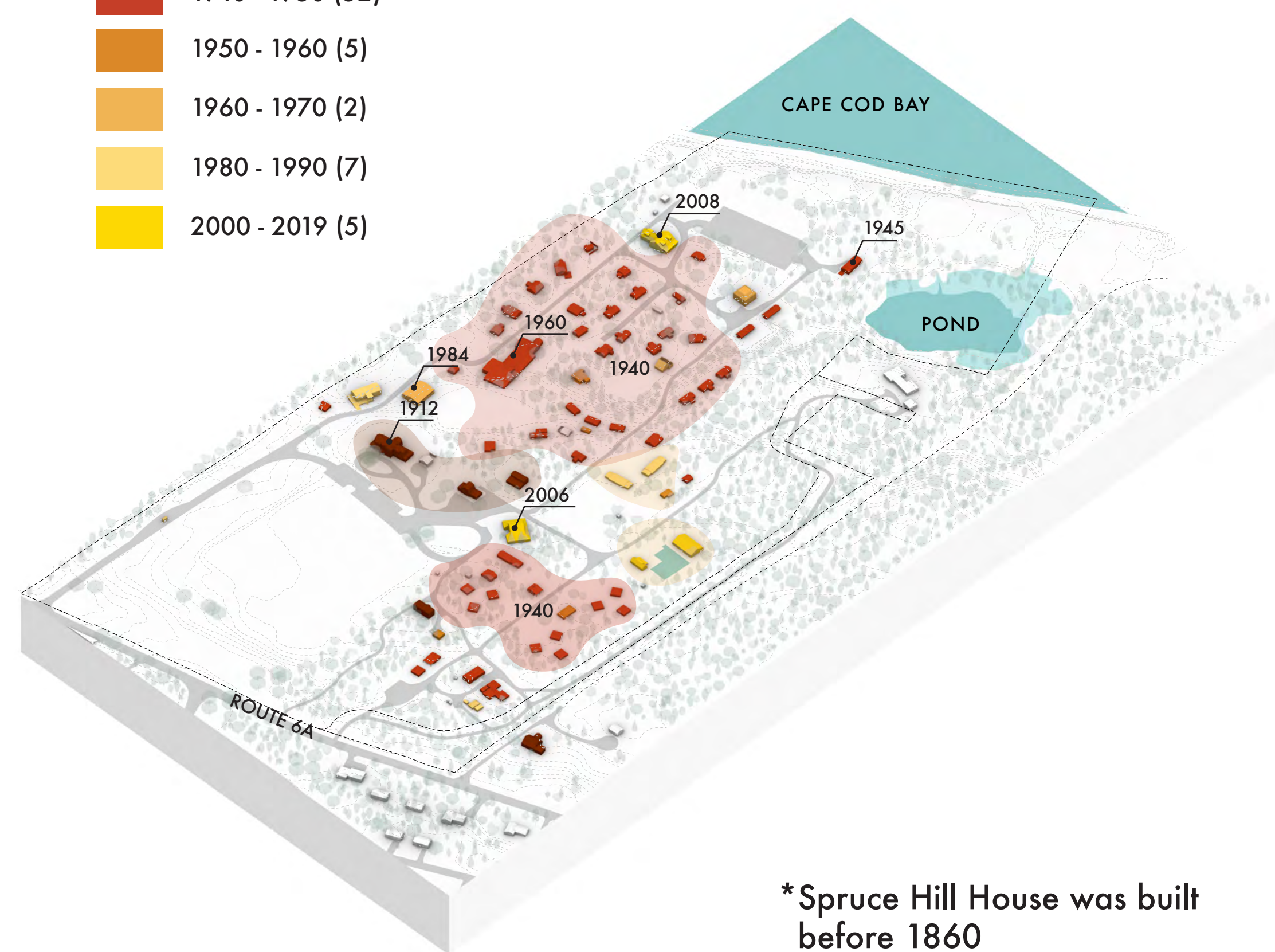
Town offices

Buildings and Access

Bay Property

Building Age

- 1900 - 1920 (5)
- 1940 - 1950 (52)
- 1950 - 1960 (5)
- 1960 - 1970 (2)
- 1980 - 1990 (7)
- 2000 - 2019 (5)



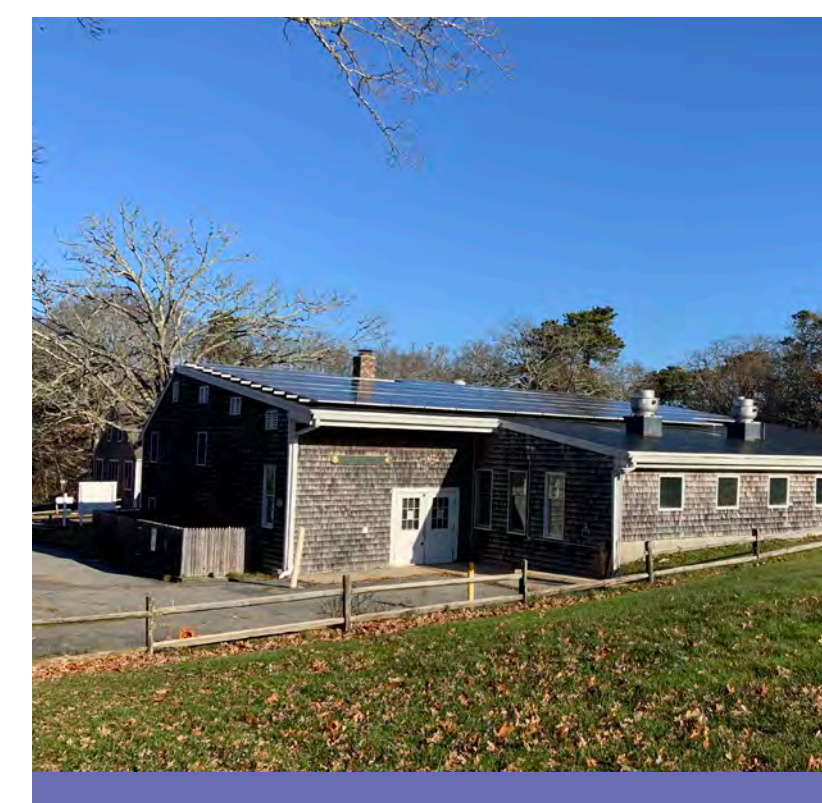
*Spruce Hill House was built before 1860

Building Type

Unique



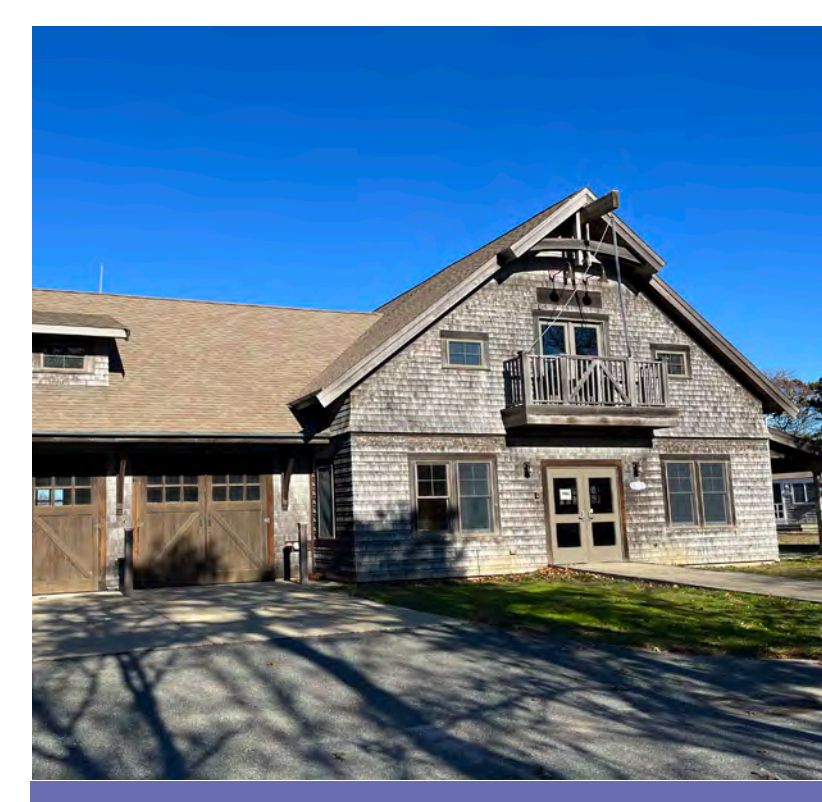
ADMINISTRATION



DINING



POOLHOUSE



BOATHOUSE

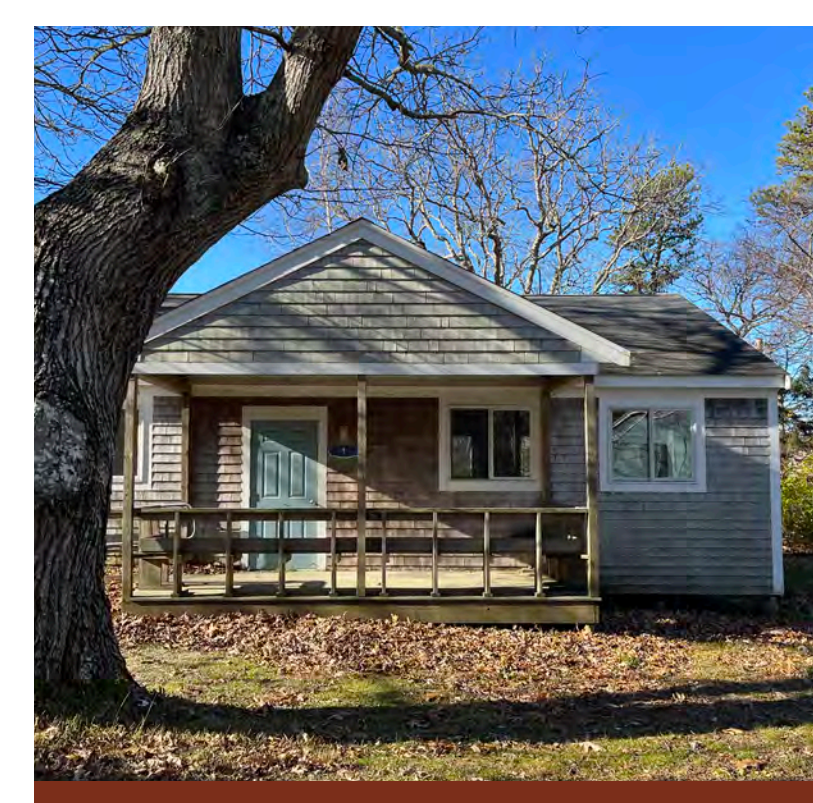
Typical



SHOWERHOUSE



STAFF CABIN



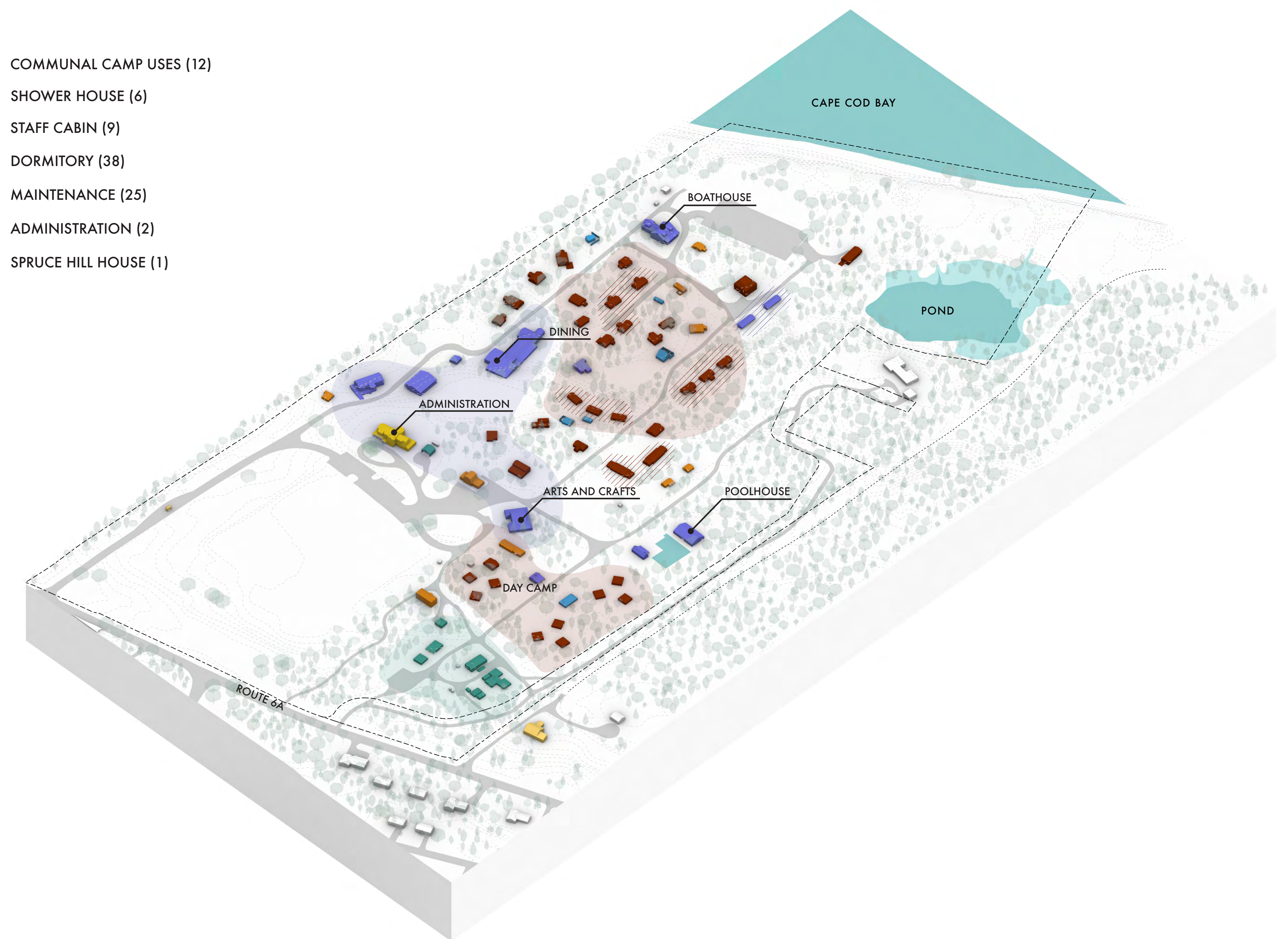
DORMITORY



MAINTENANCE

The site is characterized by a range of building types, from small cabins/dormitories to communal buildings and older structures.

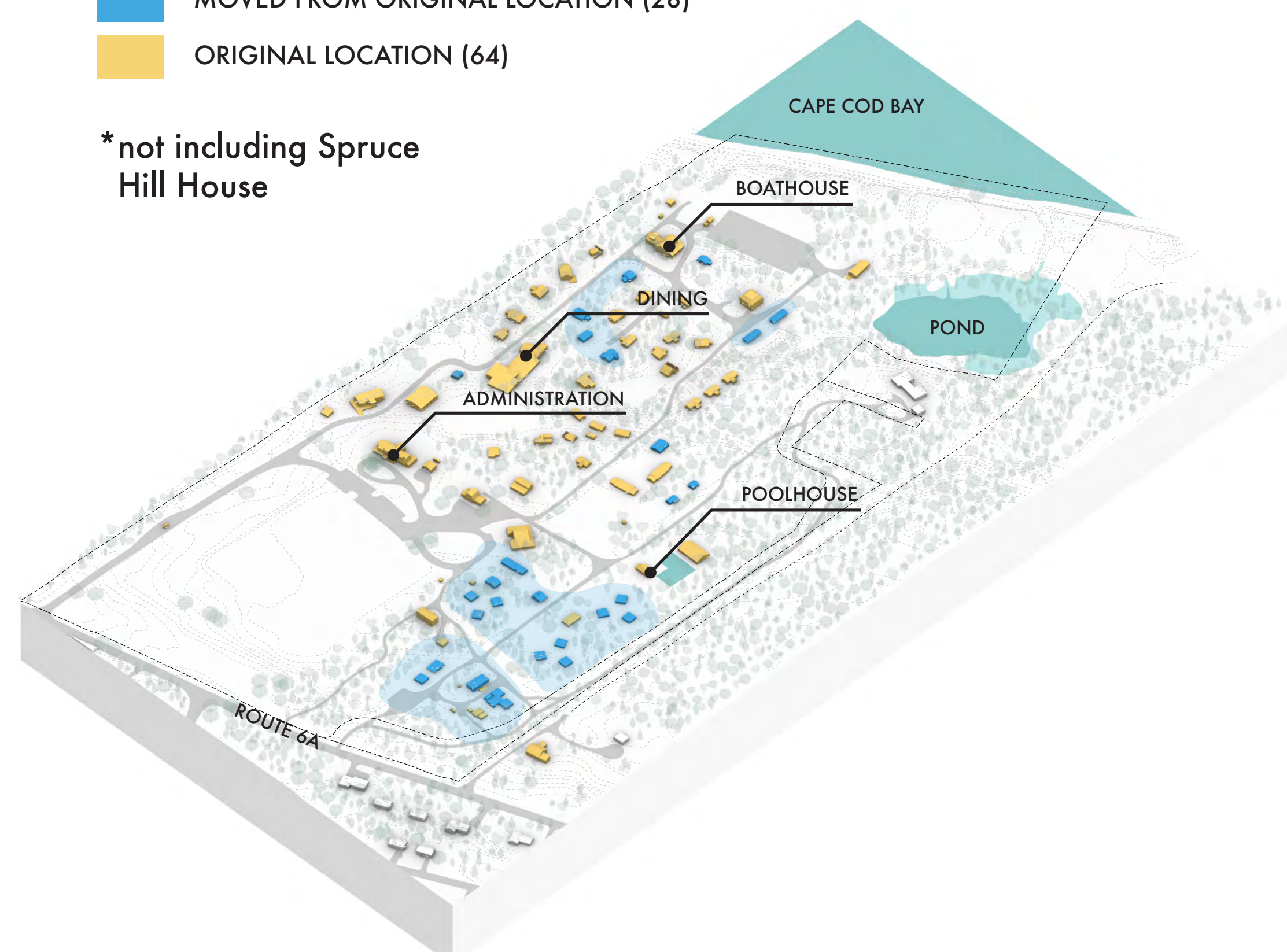
- COMMUNAL CAMP USES (12)
- SHOWER HOUSE (6)
- STAFF CABIN (9)
- DORMITORY (38)
- MAINTENANCE (25)
- ADMINISTRATION (2)
- SPRUCE HILL HOUSE (1)



Moved/Original Location

- MOVED FROM ORIGINAL LOCATION (28)
- ORIGINAL LOCATION (64)

*not including Spruce Hill House



If there were to be new construction on site, what type of building would you want to see here?

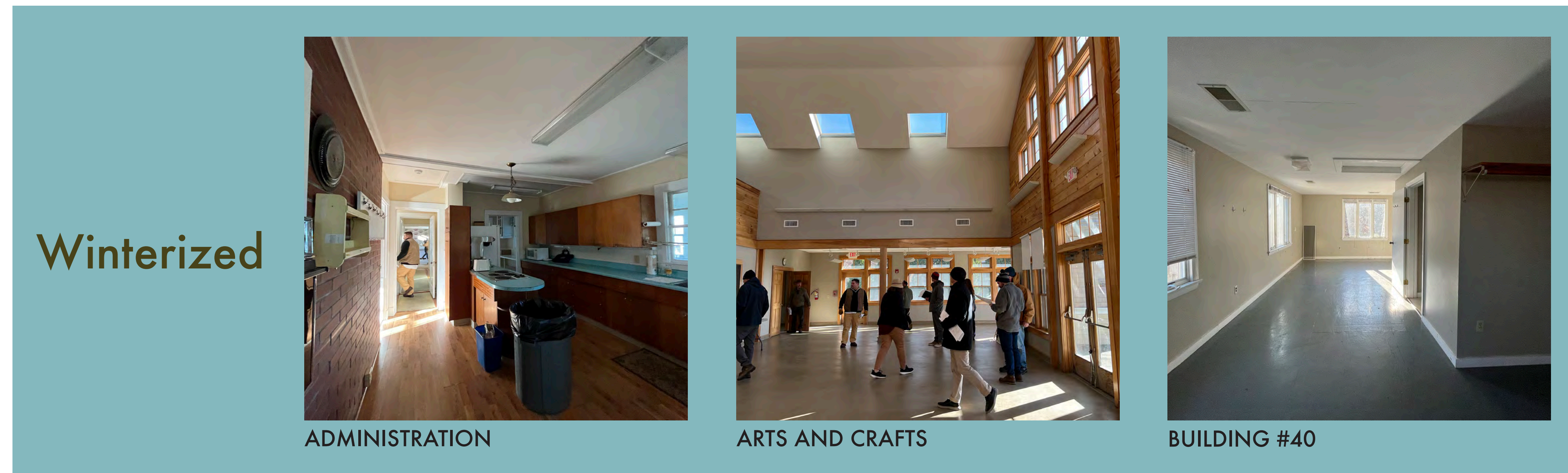
(New housing, community center, nature center, YMCA, etc.)



Buildings and Access

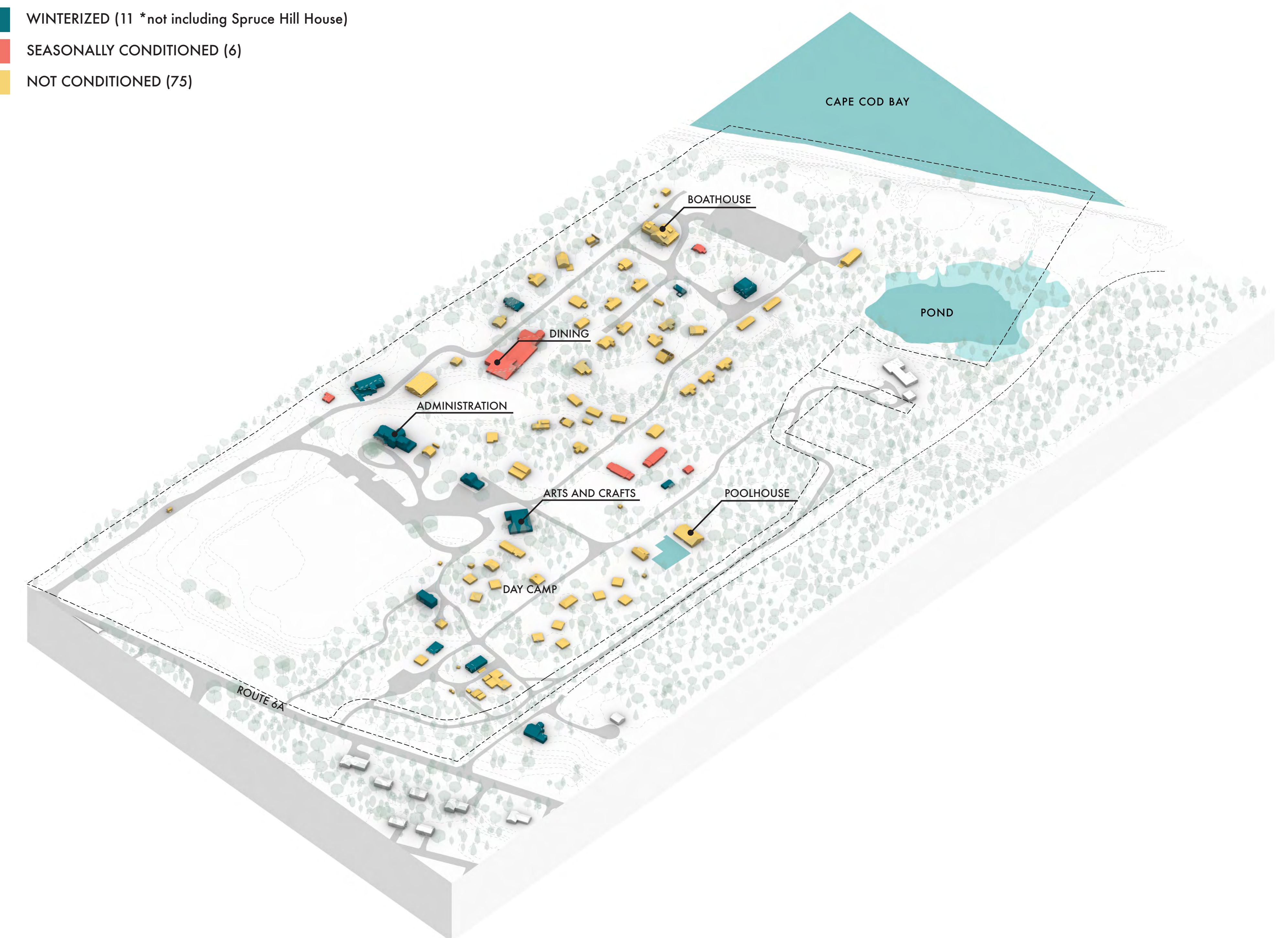
Bay Property

Winterization



Many of the buildings on site are non-winterized cabins with varied interior structural conditions. Several of these buildings have been moved over the years and have structural defects.

- WINTERIZED (11 *not including Spruce Hill House)
- SEASONALLY CONDITIONED (6)
- NOT CONDITIONED (75)



Conditioned buildings may have higher potential for reuse. What buildings do you think are important to reuse?



Buildings and Access

Bay Property

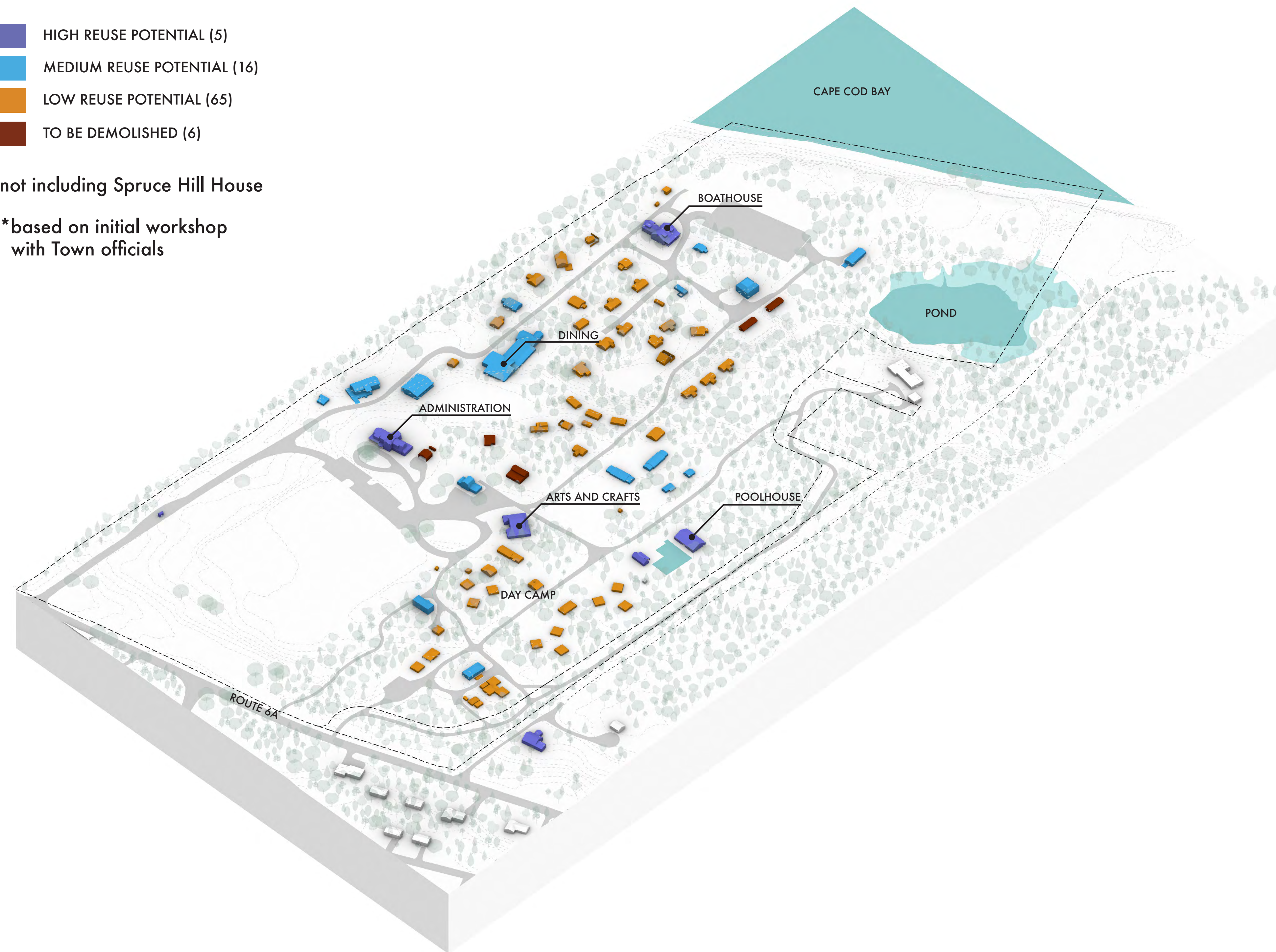
Potential for Reuse

92 Buildings have a range of potential for reuse and rehabilitation. Buildings likely to be demolished have structural concerns. Most winterized structures have the potential to be reused.

- HIGH REUSE POTENTIAL (5)
- MEDIUM REUSE POTENTIAL (16)
- LOW REUSE POTENTIAL (65)
- TO BE DEMOLISHED (6)

*not including Spruce Hill House

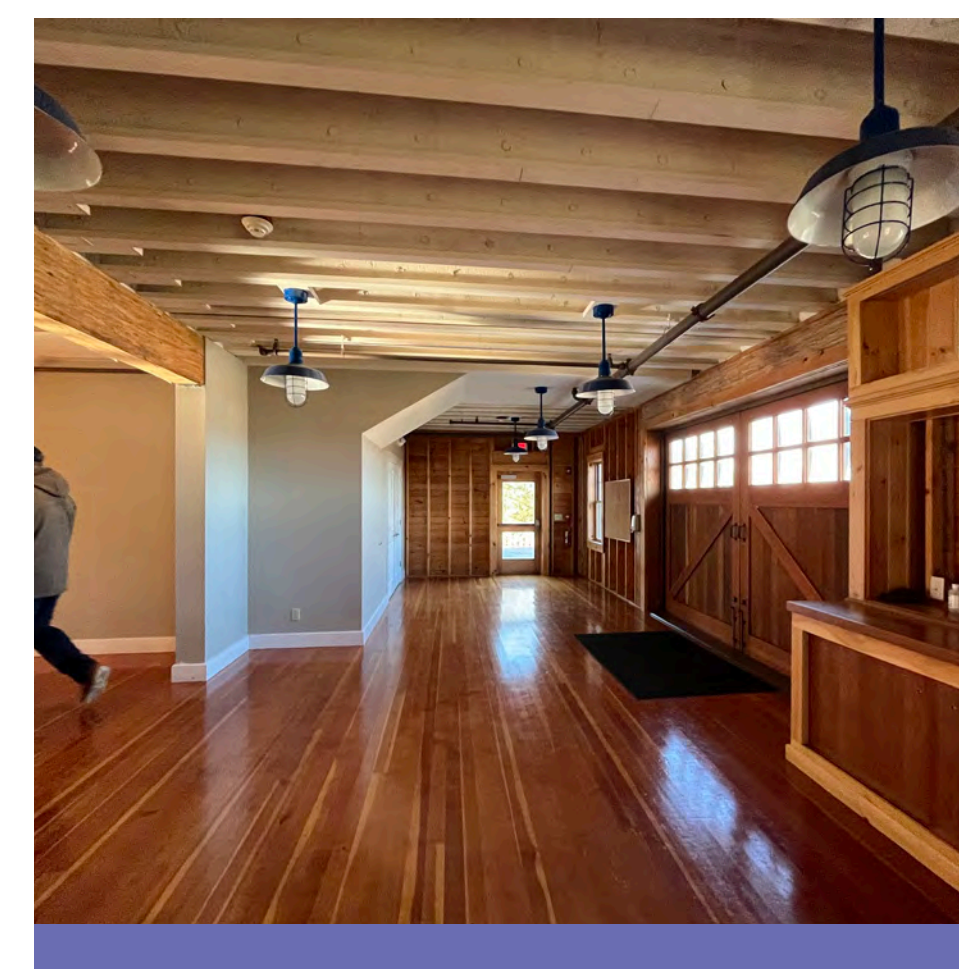
**based on initial workshop with Town officials



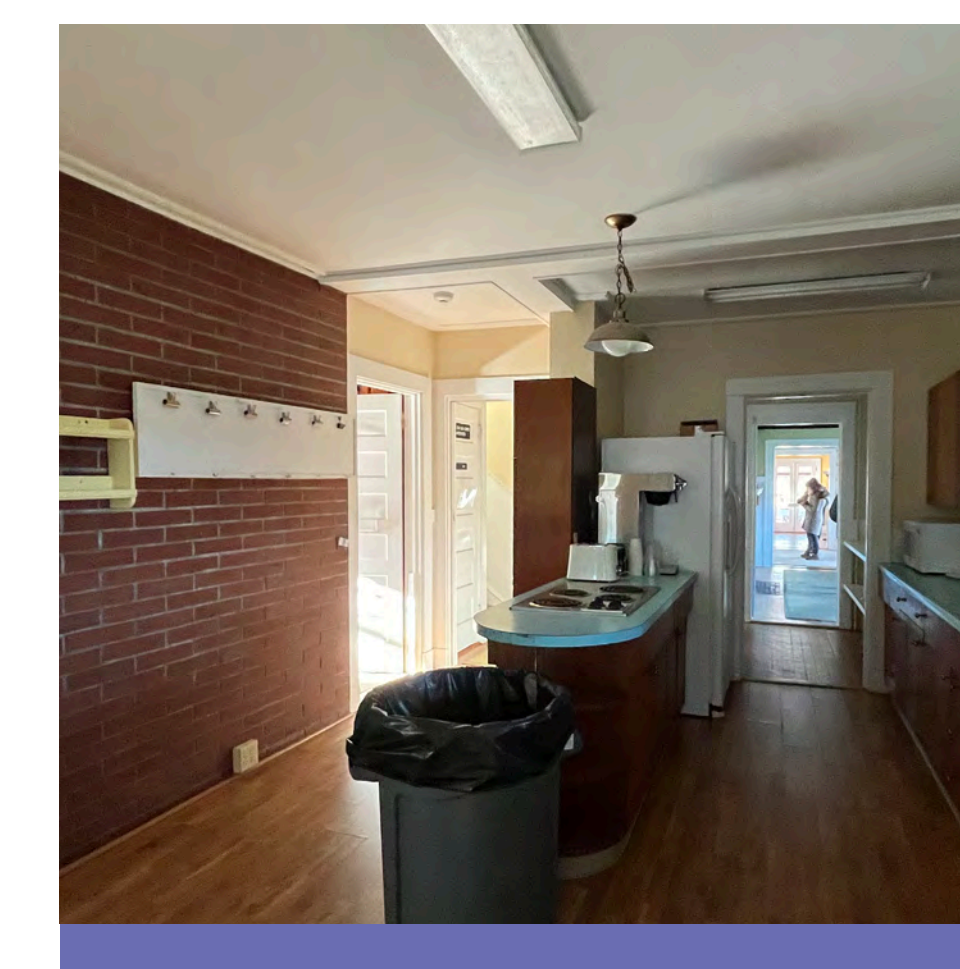
What do you envision for the site in terms of building reuse?



Removal of all non-winterized structures (excluding the boathouse) would result in a largely open campus.

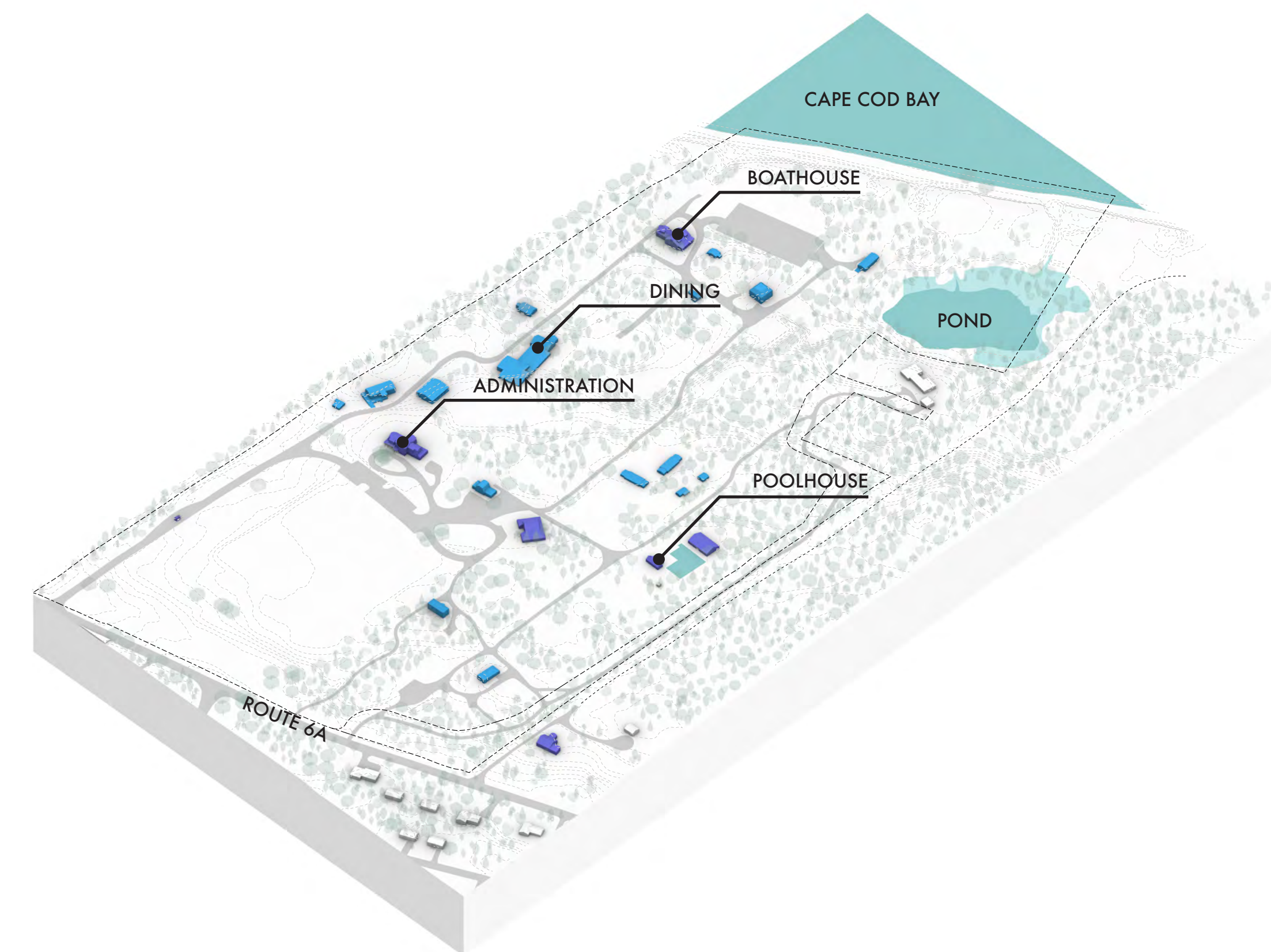


BOATHOUSE



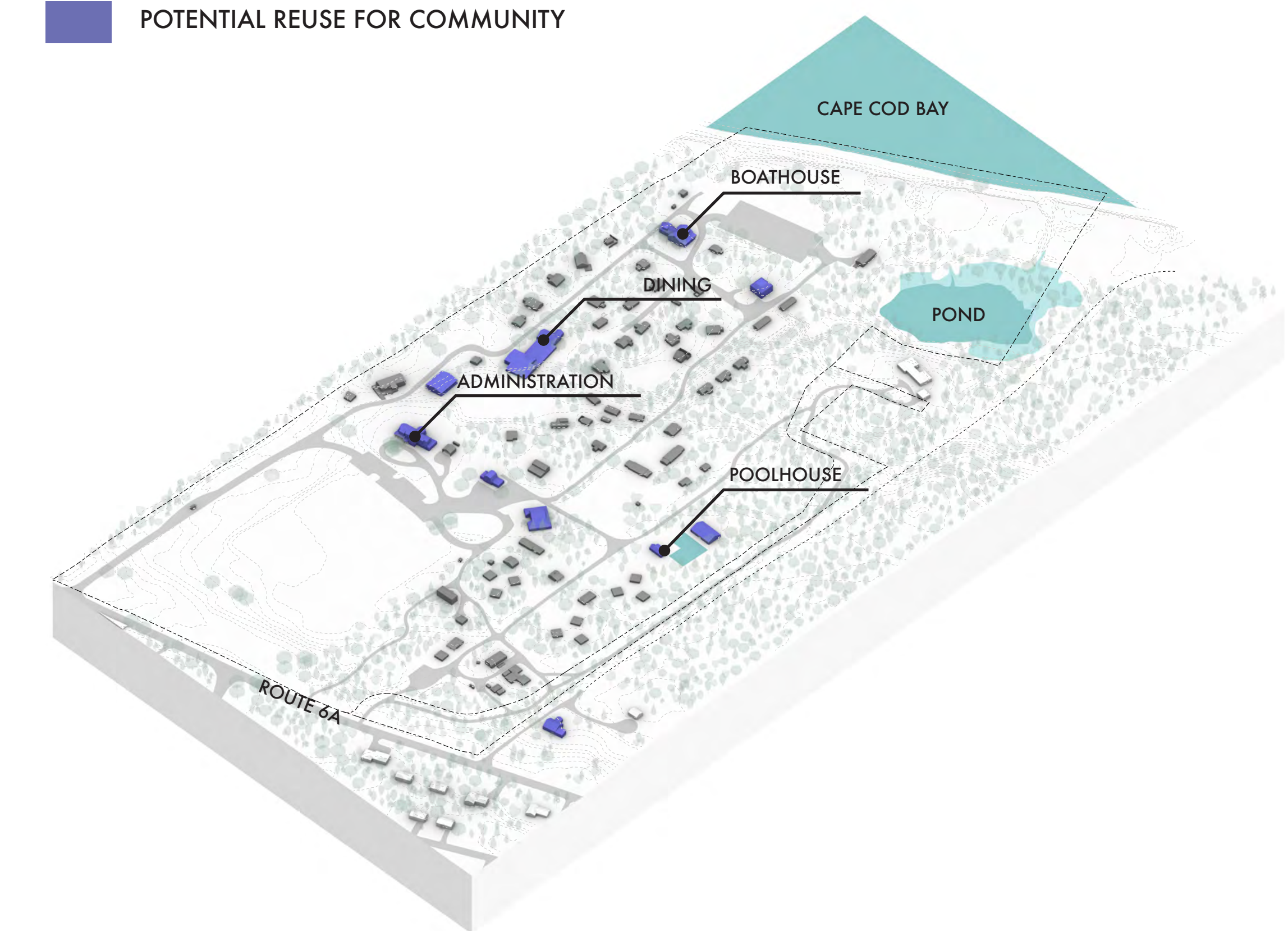
ADMINISTRATION

Remaining structures show most immediate potential for reuse.



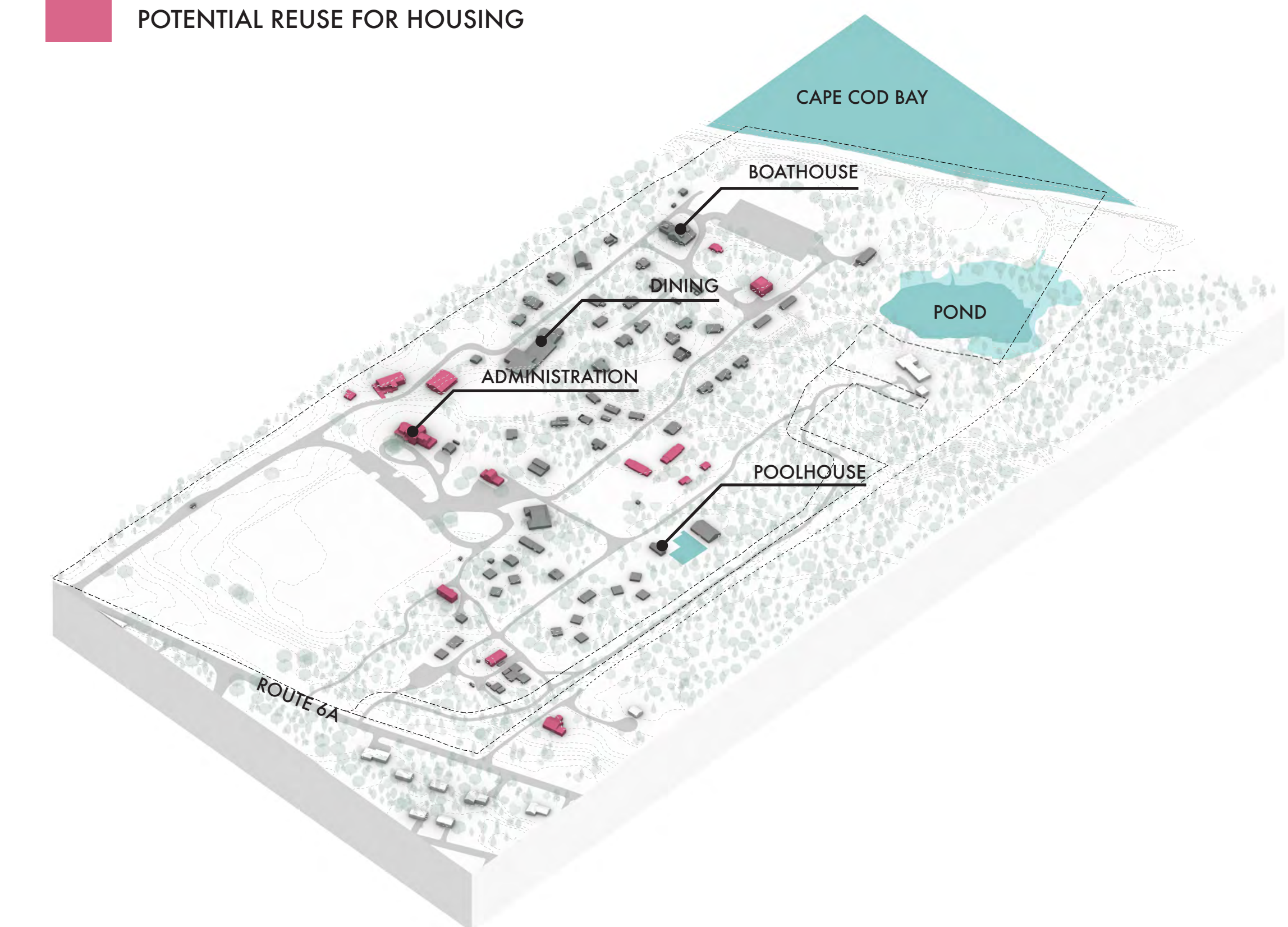
Potential for Community

■ POTENTIAL REUSE FOR COMMUNITY



Potential for Housing

■ POTENTIAL REUSE FOR HOUSING



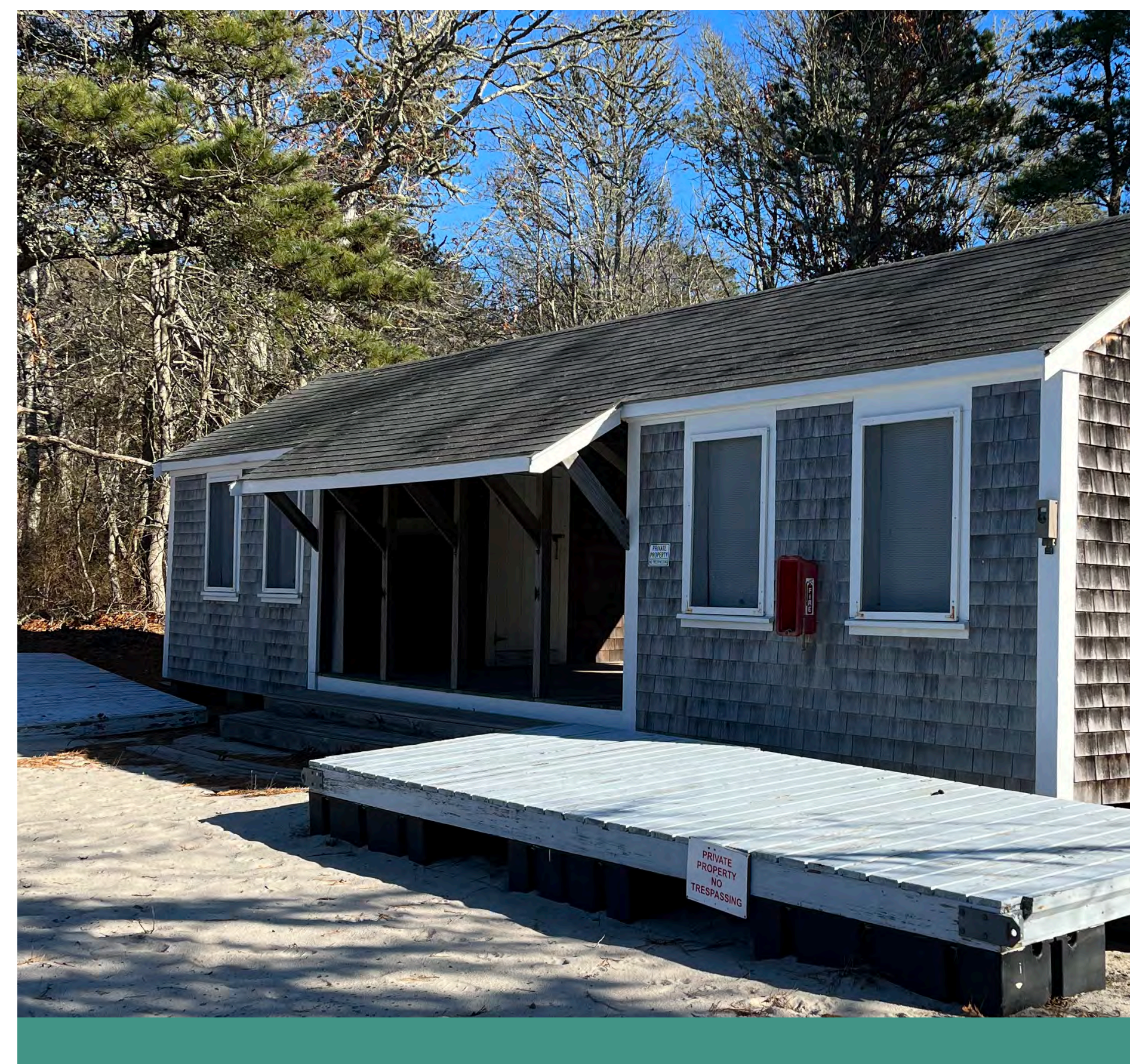
Buildings and Access

Pond Property

Structures at the Pond Property are located near the Pond at a low elevation. Structures are primarily small structures with some storage and amenity buildings.



STORAGE



STORAGE



STORAGE

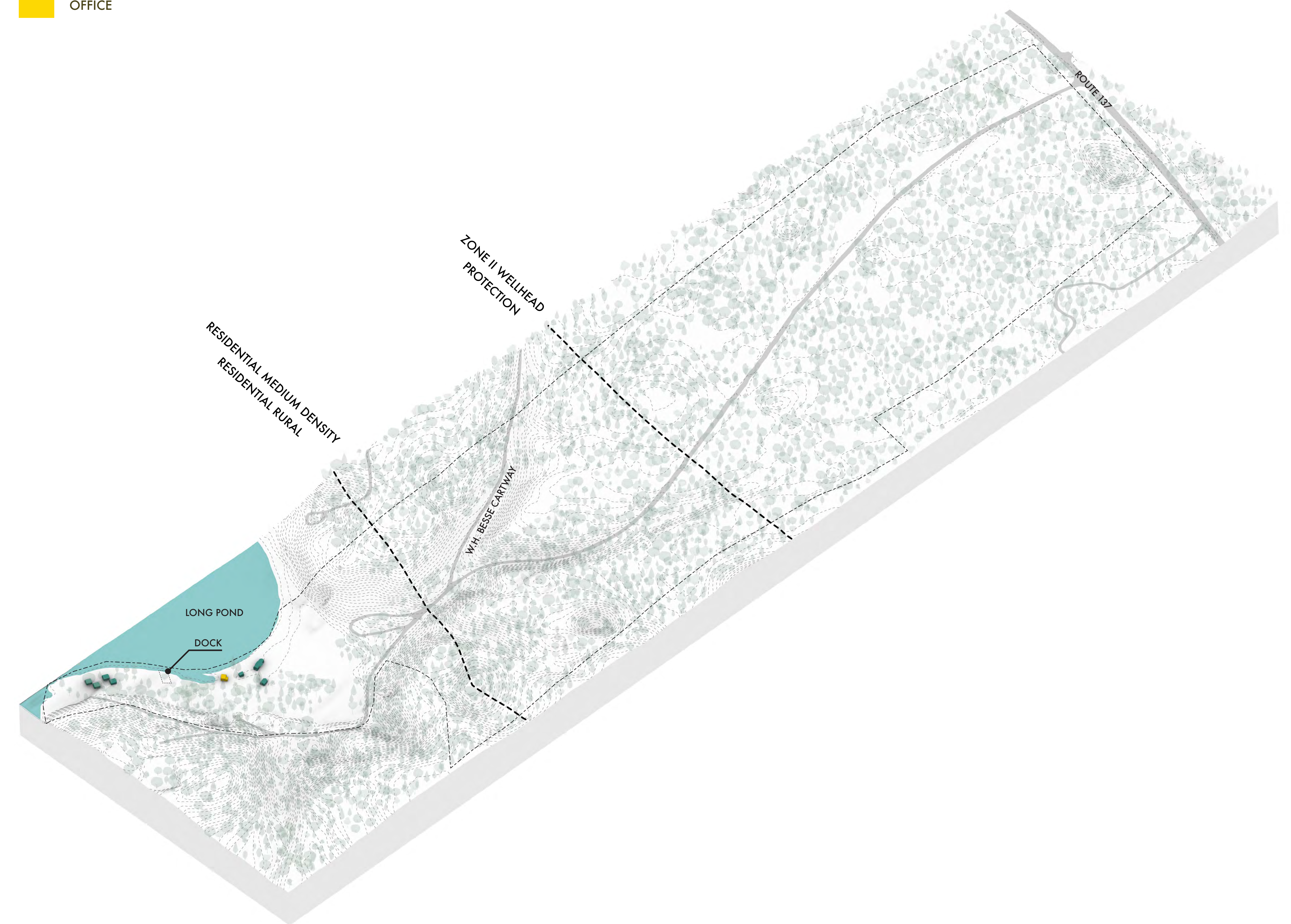


OFFICE

Building Type

Most of the buildings on the pond Property are for storage with one building used as an office.

- STORAGE
- OFFICE



What do you envision for the site in terms of building reuse?



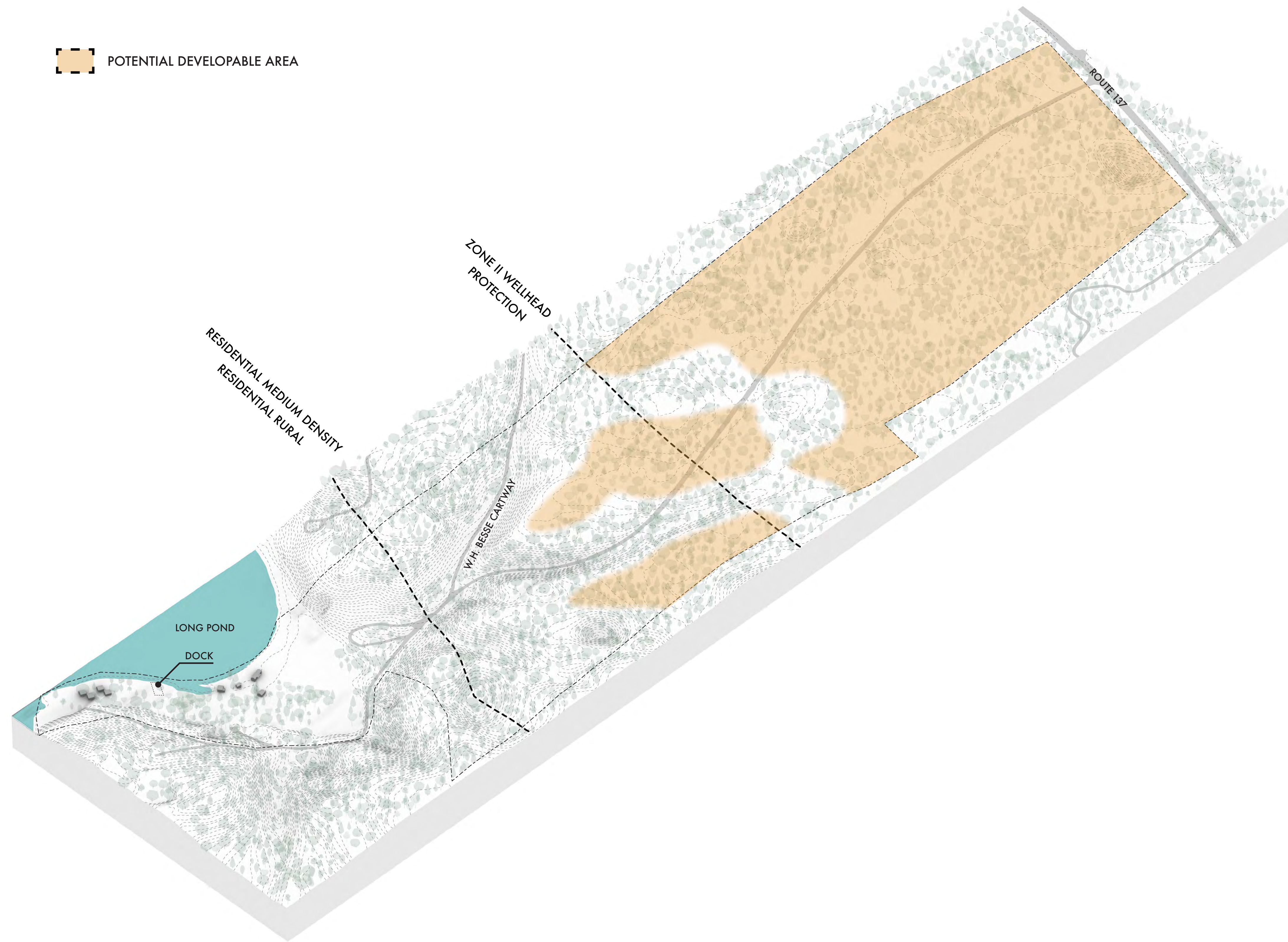
Buildings and Access

Pond Property

Potential Development

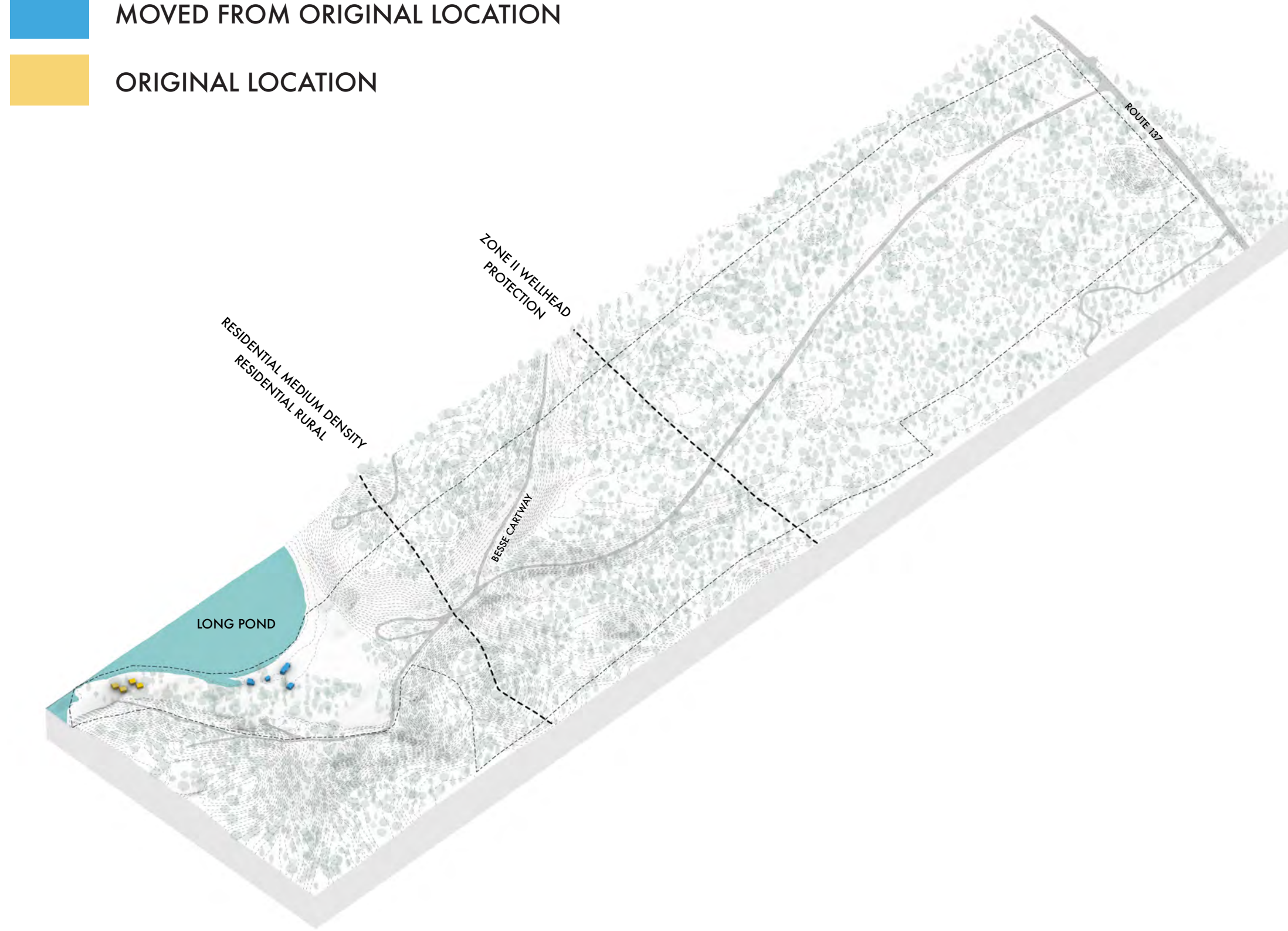
The Pond Property has significant topographical variation and limited paved access ways. The flattest portions of the site also fall into the Zone 2 area, making residential construction more challenging.

POTENTIAL DEVELOPABLE AREA



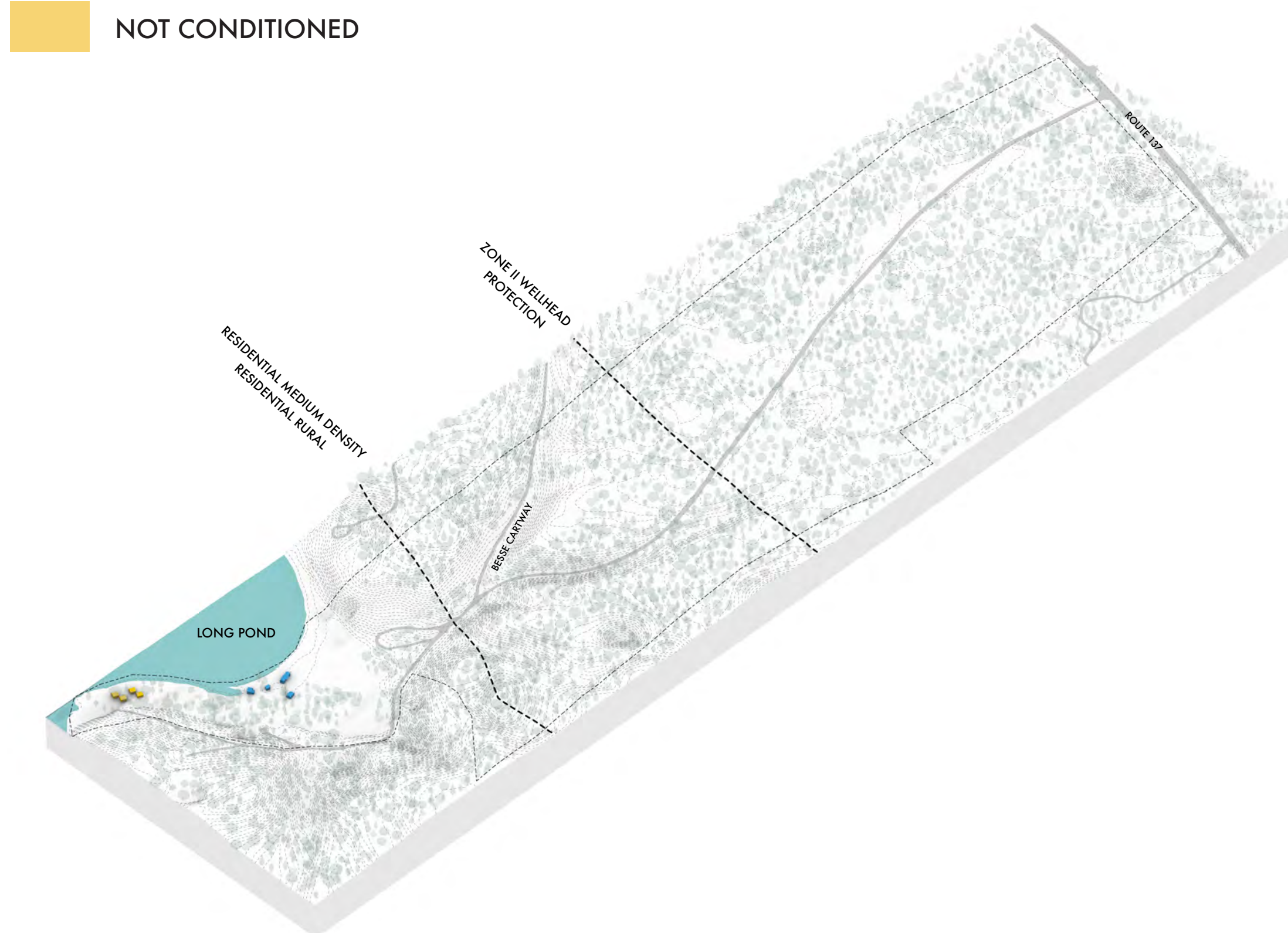
Moved/Original Location

MOVED FROM ORIGINAL LOCATION
ORIGINAL LOCATION



Winterization

NOT CONDITIONED



If there were to be new construction on site, what type of building would you want to see here?

(New housing, nature center, etc.)



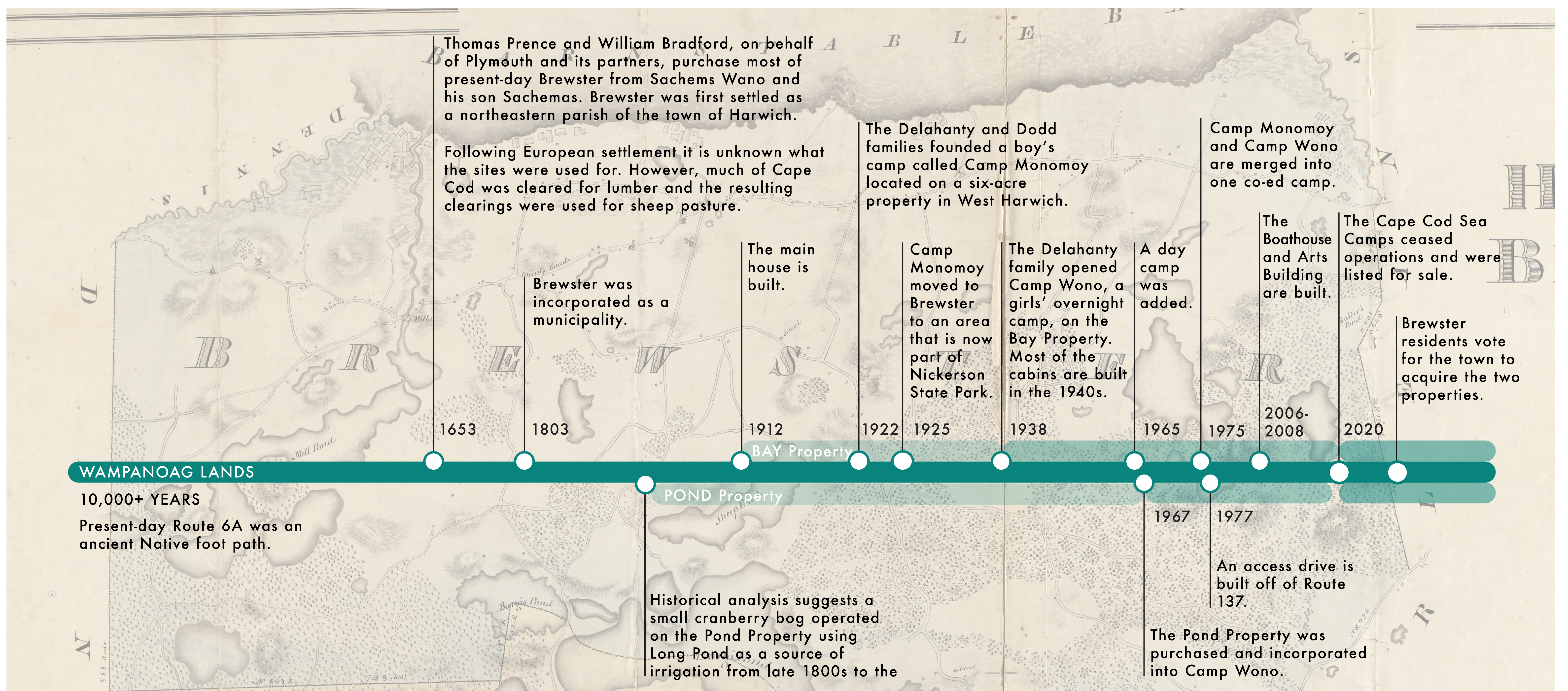
History & Inspiration

History

Recognizing the Past

Land Acknowledgement

These places were part of the ancestral homelands of the Wampanoag peoples for thousands of years prior to European occupation. The Wampanoag tribes sustainably managed and cared for the Cape's coastal and pond ecosystems which in turn sustained them. Their care of the land shaped the landscapes that we know today.



What stories do you want these places to tell?
Place a sticker below your choice



Indigenous
people's history

Camp history

Agricultural
land-use history

Other: share your thoughts
on a sticky note below

Finding Inspiration



What places in Brewster or elsewhere do you think we should look at for inspiration in planning these Properties and why? Describe your memorable places on a sticky note below



For example...a favorite picnic area, swimming spot or woodland, a place you go birdwatching, a favorite path or stand of trees, a public park in another town, a community center that you've visited...