

## Town of Brewster Plans That Are Aligned with Cape Cod Sea Camps Acquisition for Public Use (July 30, 2021)

### BREWSTER VISION PLAN (2018)

Vision Plan Section	Content Aligned with An Acquisition of the Cape Cod Sea Camps (page number)
<b>Introduction</b>	<ol style="list-style-type: none"> <li>1. “Brewster Vision Plan expresses the community’s preferences for how it intends to evolve socially, physically, and economically.” (2)</li> <li>2. “...the Plan will guide town decisions and serve as a framework for other future plans...” (2)</li> <li>3. “We preserve our historical setting...” (3)</li> <li>4. “We protect our bayside coastline which defines our sense of place and provides special recreational and economic opportunities.” (3)</li> <li>5. “We seek to offer housing that is affordable to residents of all ages and economic standing.” (3)</li> <li>6. “We strive to provide the infrastructure necessary to ensure that all citizens – particularly elders and families with children – are safe, healthy and supported, so they can work, learn, participate, and give back to the community.” (3)</li> <li>7. “We are committed...to improve our community and protect what we value about Brewster.” (3)</li> </ol>
<b>Turning the Vision Plan into Action</b>	<ol style="list-style-type: none"> <li>1. “The Vision Plan is intended to be a living document, guiding the near- and long-term decisions on which our community’s future is built.” (13)</li> <li>2. “It is imperative that the goals guide the actions of Town government and community organizations...” (13)</li> <li>3. “Make the Vision Plan a guide for policymaking and town decisions...” (13)</li> </ol>
<b>Community Character Goal</b>	<ol style="list-style-type: none"> <li>1. “Provide social opportunities and services for all” (4)</li> <li>2. “Provide a Community Center for all ages for social and recreational activities and include meeting rooms.” (4)</li> <li>3. “...expand recreational activities for all...” (4)</li> <li>4. “Provide services and infrastructure for an age friendly community...” (4)</li> <li>5. “Explore ways to maintain &amp; improve the appearance of properties along Route 6A.” (4)</li> </ol>
<b>Water Resources Goal</b>	<ol style="list-style-type: none"> <li>1. “Identify and purchase more open space in critical areas...” (5)</li> <li>2. “...pursue other land preservation actions, such as ... placing conservation restrictions on town-owned land...” (5)</li> <li>3. “Identify and preserve land within marine watersheds as well as protect/restore beneficial coastal resource areas...” (5)</li> </ol>

<b>Open Space Goal</b>	<ol style="list-style-type: none"> <li>1. "Maintain and expand open space assets to provide public recreation, protect fragile natural habitat, and protect water resources." (6)</li> <li>2. "Improve public access to and expand use of recreational areas." (6)</li> <li>3. "Pursue land acquisition opportunities for additional recreational areas." (6)</li> </ol>
<b>Housing Goal</b>	<ol style="list-style-type: none"> <li>1. "Provide more affordable, safe, and accessible rental and ownership housing options..." (7)</li> <li>2. "...identify and locate rooms for seasonal workers in safe and well managed locations..." (7)</li> <li>3. "...Develop more year-round work force affordable rental stock and affordable first-time home-ownership opportunities..." (7)</li> <li>4. "Promote housing choices to allow families to live, work and prosper.....(7)</li> </ol>
<b>Coastal Management Goal</b>	<ol style="list-style-type: none"> <li>1. "In the context of coastal change, preserve and protect Brewster's coastal resources &amp; expand public access." (8)</li> <li>2. "Protect coastal resources in ways that preserve coastal ecosystems and habitats and the character of the town and coastal neighborhoods." (8)</li> <li>3. "...expand public access for all..." (8)</li> <li>4. "Expand beach access to new areas..." (8)</li> <li>5. "Identify techniques such as...land acquisition for retreat locations to adapt to coastal change." (8)</li> </ol>
<b>Community Infrastructure Goal</b>	<ol style="list-style-type: none"> <li>1. "Maintain and expand town infrastructure in ways that expand opportunities for community interaction, (and) expand recreation opportunities..."(12)</li> <li>2. "Create a community center to house activities and interaction for people of all ages." (12)</li> <li>3. "Repurpose an existing facility..." (12)</li> <li>4. "Expand bike and pedestrian paths for recreation and transportation..." (12)</li> <li>5. "Develop a town wide plan that includes...potential areas for expansion, trail connections and links to key recreation areas (and) bay beaches..."</li> <li>6. "Provide active recreation opportunities and facilities including those for youth." (12)</li> <li>7. "...identify potential locations for new facilities such as a community pool, pickleball, volleyball and basketball courts." (12)</li> <li>8. "Expand and promote existing and future active recreational (seasonal and year-round) programs." (12)</li> </ol>

## BREWSTER OPEN SPACE & RECREATION PLAN (2020 update; pending state approval)

Plan Section	Content Aligned with An Acquisition of the Cape Cod Sea Camps (page number)
<p><b>Purpose &amp; Summary</b></p>	<ol style="list-style-type: none"> <li>1. “The purpose of this Open Space and Recreation Plan (OSRP) is to provide a framework and guide for continued conservation and recreation planning in the Town of Brewster.” (2)</li> <li>2. “The 2020 Brewster Open Space and Recreation Plan reflects the overall aspirations of this community as expressed by its residents in surveys, public hearings, and town meetings from 1970 through 2020.” (1)</li> <li>3. “The update of the OSRP involved an extensive public engagement campaign, including community survey and public forum.” (1)</li> </ol>
<p><b>Introduction</b></p>	<p>“We either have to secure essential and ecologically significant tracts of land to preserve our natural heritage and communal well-being, or suffer the environmental consequences and social costs of excessive, uncontrolled and inappropriate growth” (Brewster Open Space Committee, 1985) (2)</p>
<p><b>Pertinent Statements</b></p>	<ol style="list-style-type: none"> <li>1. <b>“The Cape Cod Sea Camps</b> is a property that encompasses a great amount of acreage and is the largest privately owned property on Main Street. It provides a scenic view along Main Street, as well as from Cape Cod Bay. <b>This is a prime candidate for conservation and historic preservation restrictions.</b>” (63)</li> <li>2. “Preservation of open space has consistently been a top priority since the 1970s. As land disappears, the town loses a portion of its character, history and main tourism draw: open space and recreation areas. The preservation of agricultural and woodland resources, historic sites and structures, and other remaining open spaces is a top priority, both as a reminder of Brewster’s history and earlier character, and for protection of natural and scenic resources.” (79)</li> </ol>
<p><b>Goal 2: “Provide open space and recreation opportunities that maintain Brewster’s rural character and small coastal community identity.” (1)</b></p>	<p><b>Obj 1.A:</b> “Acquire and preserve lands with significant scenic, historical, cultural and/or archeological value. (111).”</p> <p><b>Obj 2.B:</b> “Acquire and protect upland wooded, open field, coastal, and wetland parcels that preserve and enhance community character. (111, 115)”</p> <ul style="list-style-type: none"> <li>• <b>Action 2.B.5:</b> “Identify opportunities to connect existing open space resources with new resources created from....open space acquisitions.” (117)</li> </ul>
<p><b>Goal 4: “Provide a variety of recreation and open space opportunities to promote healthy and active lifestyles for Brewster residents...” (1)</b></p>	<p><b>Obj 4.A:</b> “Acquire and protect lands of recreational value.” (111)</p> <ul style="list-style-type: none"> <li>• <b>Action 4.A.2:</b> “Protect the Town’s recreational and outdoor educational amenities that support the local tourism economy by acquiring and preserving lands which:             <ul style="list-style-type: none"> <li>○ “Abut Town beaches/landings.”</li> <li>○ “Provide additional public places.”</li> <li>○ “Protect or expand...haul-out locations.”</li> <li>○ “Provide for expanded or new recreational/open space facilities in areas of town that are underserved.” (120)</li> </ul> </li> </ul>

	<p><b>Obj 4.B:</b> “Increase public access to marine and freshwater resources in a manner compatible with the protection of these resources.” (111)</p> <ul style="list-style-type: none"> <li>• <b>Action 4.B.2:</b> “Acquire land or obtain easements to provide additional sites for freshwater swimming, beaches, and boat landings.” (120)</li> </ul> <p><b>Obj 4.C:</b> Ensure access and usage of open space and recreation areas to all Brewster residents and visitors. (121)</p> <ul style="list-style-type: none"> <li>• <b>Action 4.C.7:</b> “Provide multi-use open space and recreation areas that can be used for a variety of uses by people of different ages and abilities. (121)</li> </ul> <p><b>Obj 4.E:</b> “Consider new programming and facilities to meet changing preferences and needs of the community.” (111)</p> <ul style="list-style-type: none"> <li>• <b>Action 4.E.2:</b> “Provide active recreation areas that serve Brewster’s active recreation needs.” (122)</li> <li>• <b>Action 4.E.6:</b> “Continue to find opportunities for an age-integrated community center.” (122)</li> </ul>
<b>Community Needs Comments</b>	<ol style="list-style-type: none"> <li>1. “Residents are looking for more recreational opportunities for all ages.” (101)</li> <li>2. “Residents also express a need for a community center...” (101)</li> <li>3. “People look to the Town’s parks and open spaces as an outlet during stressful situations.” (101)</li> </ol>
<b>% of Respondents Who Favor Town Purchase of Land to Preserve Open Space:</b> 71%	

<b>OPEN SPACE &amp; RECREATION PLAN SURVEY OF RESIDENT PRIORITIES</b>	
<b>Activity Aligned with Acquisition of Cape Cod Sea Camps</b>	<b>% Respondents Reported This Activity Is EXTREMELY or MODERATELY IMPORTANT for Future Planning</b>
Preserve beach land and access points for coastal recreation	96%
Preserve tracts of land linking open space parcels	86%
Cape Cod Rail Trail extension to the beach	~77%
Provide new active recreation opportunities	73%
Playgrounds	73%
Summer concerts outdoors	~72%
Teen recreation programming	63%
Tennis courts	~60%
Identify locations for new facilities such as a community pool, pickleball, volleyball, basketball	60%
Fitness classes (adults)	~60%
Seniors, gentle exercise	~58%
Swimming lessons	~58%
Sailing programs	~55%

## BREWSTER COASTAL RESOURCES MANAGEMENT PLAN (2019)

Plan Section	Content Aligned with An Acquisition of the Cape Cod Sea Camps (page number)
<b>Purpose</b>	<ol style="list-style-type: none"> <li>1. “To provide vision and policy direction for the future management of Brewster’s coastal resources.” (3)</li> <li>2. “Plan is designed enhance public access to the Bay shore, protect and maintain natural beauty of Bay shore... and reflect community consensus.” (3)</li> </ol>
<b>Priorities Include:</b>	<ol style="list-style-type: none"> <li>1. “Provide access for water dependent activities...” (4)               <ol style="list-style-type: none"> <li>a. “Provide opportunities for commercial aquaculture” (31), “commercial shellfish harvesting” (32), and “recreational shell fishing.” (34)</li> <li>b. “Provide storage for kayaks and dinghies.” (37)</li> </ol> </li> <li>2. “Maintain or enhance peak-season access to public beaches and landings...” (45)               <ol style="list-style-type: none"> <li>a. “Enhance safe pedestrian and bike access to the shoreline.” (43)</li> <li>b. “Assess opportunities for new or expanded public access locations and/or parking...” (45)</li> <li>c. “Enhance access for populations with limited mobility” (e.g., “more dedicated handicapped parking” (66)</li> </ol> </li> <li>3. “Protect...visual access and sense of place threatened by changing conditions....” (4)               <ol style="list-style-type: none"> <li>a. “Minimize and mitigate development impacts in coastal areas.” (48)</li> </ol> </li> </ol>

## MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY OF BREWSTER (2009)

Plan Section	Content Aligned with An Acquisition of the Cape Cod Sea Camps (page number)
<b>Heritage Landscape Definition:</b>	“Special places created by human interaction with the natural environment that help define the character of a community and reflect its past.” (3)
<b>Priority Landscape:</b>	<b>Cape Cod Sea Camps</b>
<b>Threats Related to Cape Cod Sea Camps</b>	<ul style="list-style-type: none"> <li>• <b>Threat 1:</b> “Subdivision of this land would greatly impact the scenic view along Main Street as well as the view from Cape Cod Bay.” (8)</li> <li>• <b>Threat 2:</b> “If subdivided, up to 40 single family houses could be erected, or under MGL Ch. 40B even more intense development could occur.” (9)</li> </ul>
<b>Recommendations Concerning Cape Cod Sea Camps</b>	<ul style="list-style-type: none"> <li>• “Consider signing a letter of agreement with the property owners providing the Town of Brewster ... with the first right of refusal if owners wish to sell the land.” (9)</li> <li>• “Brewster should consider using CPA funds to purchase the land...” (9)</li> </ul>

## BREWSTER HOUSING PRODUCTION PLAN (2017)

Housing Plan Section	Content Aligned with An Acquisition of the Cape Cod Sea Camps (page number)
Housing Goals	<ol style="list-style-type: none"><li data-bbox="533 237 2007 302">1. “Build support for addressing housing needs through partnerships with conservation groups and non-profit and for-profit developers, and increased commitment of local funds...” (58)</li><li data-bbox="533 310 2007 375">2. “Increase the variety of mixed-income housing choices in Brewster, particularly in or near commercial areas in order to support Brewster’s economy &amp; accommodate household growth.” (58)</li><li data-bbox="533 383 2007 448">3. “Provide at least 10% of Brewster’s year-round housing units as affordable housing in order to meet local and regional needs.” (58)</li></ol>