

## A. FAQs ABOUT THE CAPE COD SEA CAMPS SALE



Credits: Keen-Summit Capital Partners, Phoenix Management

### WHAT'S FOR SALE & WHY SHOULD THE TOWN ACQUIRE IT?

<b>What is for sale?</b>	Two Cape Cod Sea Camps properties are for sale: <ul style="list-style-type: none"> <li>• <b>The Bay parcel:</b> 55-acre parcel with frontage on Main Street (Route 6A) with ~800 feet of Cape Cod bay shoreline.</li> <li>• <b>The Long Pond parcel:</b> 66-acre parcel with frontage on Long Pond Road (Route 137) and ~1,200 feet of Long Pond shoreline.</li> </ul>
<b>Why is the Town interested in acquiring the Sea Camps?</b>	Acquiring the Sea Camps would give the Town control of two of the largest undeveloped properties in town, both with significant waterfront. It would prevent private development of the properties and would offer Brewster residents numerous benefits.
<b>What are the potential benefits for the Town?</b>	The two Sea Camps properties offer opportunities for substantial public benefits including: <ul style="list-style-type: none"> <li>• conservation of land, coastal dunes, and wetlands</li> <li>• habitat and drinking water protection</li> <li>• beach access and parking</li> <li>• a home for a community center</li> <li>• extensive recreational amenities</li> <li>• potential for appropriately sized housing</li> <li>• ability to determine the future of the properties</li> </ul>
<b>Are others interested in buying the Sea Camps?</b>	Yes, the Town has confirmed other parties have submitted bids to buy the Sea Camps including at least 2 major developers.
<b>Who decides if the Town buys one or both Sea Camps properties?</b>	Brewster voters have the authority to decide if the Town buys the Sea Camps properties. To acquire these properties, Brewster voters will need to approve the acquisitions at Special Town Meeting in September and approve debt exclusions at the ballot in a special Town election in October.

### ABOUT THE SEA CAMPS PROPERTIES

<b>What buildings are on the Bay parcel?</b>	The Bay parcel has more than 50 cottages, cabins and dorms that were used to house campers and staff; most are not winterized. The Bay parcel also has a new arts center and boathouse as well as a dining hall with a commercial kitchen, an infirmary and an administration building. There is a garage and maintenance building onsite.
<b>What buildings are on the Long Pond parcel?</b>	There are several small boating equipment storage buildings on the Long Pond parcel; it is otherwise undeveloped.
<b>What recreation facilities are on the Bay parcel?</b>	The Bay parcel offers these recreation facilities: <ul style="list-style-type: none"> <li>• Beachfront (~800 feet)</li> <li>• Boathouse</li> <li>• Olympic-sized outdoor swimming pool</li> <li>• Art center with ceramics studio</li> <li>• Basketball courts</li> <li>• 9 lighted tennis courts</li> <li>• Fields for soccer, lacrosse, baseball, archery, field hockey, &amp; other sports</li> <li>• 2 outdoor theatres</li> <li>• Woodworking shop</li> </ul>
<b>What recreation facilities are on the Long Pond parcel?</b>	The Long Pond parcel has these recreation facilities: <ul style="list-style-type: none"> <li>• 1,200 feet of pond shoreline</li> <li>• 66 acres of undeveloped land with the potential for an extensive trail system</li> </ul>