

## C. FAQs ABOUT DEVELOPMENT, ZONING & POSSIBLE FUTURE USES OF THE CAPE COD SEA CAMPS



Credits: Cape Cod Sea Camps Facebook; Keen-Summit Capital Partners, Phoenix Management; Town of Brewster

### DEVELOPMENT & ZONING

<b>Can the Sea Camps properties be developed?</b>	Yes. Though there are certain limits on the extent of development, both can be developed.
<b>What zoning areas are the properties in?</b>	<ul style="list-style-type: none"> <li>• The Bay parcel is in Residential Medium (RM) zoning. About a third of the parcel is in the Old King's Highway Historic District.</li> <li>• The Pond parcel is in both the Residential Rural (RR) and Residential Medium (RM) zoning districts. About half of the Pond parcel is in Brewster's public drinking water protection district known as Zone II and is in the Natural Resources Protection District.</li> </ul>
<b>How could the Bay parcel be developed?</b>	<ul style="list-style-type: none"> <li>• Cluster development, major residential development, planned development, church, educational uses, and others. See Brewster's zoning table of uses (Ch. 179-11) for all possible uses.</li> </ul>
<b>How could the Pond parcel be developed?</b>	<ul style="list-style-type: none"> <li>• Cluster development, major residential development, church, non-profit recreational facilities, and others. See Brewster's zoning table of uses (Ch. 179-11) for all possible uses.</li> </ul>
<b>What role would the Cape Cod Commission have in regulating future development of the Sea Camps properties?</b>	Because each Sea Camps property is larger than 30 acres, their size would trigger a Cape Cod Commission regulatory process called Development of Regional Impact (DRI). The Cape Cod Commission Act charges the Cape Cod Commission with reviewing certain proposed developments which, because of size or other characteristics, are presumed to have development effects beyond their local area.

### FUTURE USES OF THE SEA CAMPS

<b>How could the Town use the Bay parcel?</b>	<p>Possible uses of the Bay parcel could include:</p> <ul style="list-style-type: none"> <li>• New public beach (potential resident-only) &amp; beach parking</li> <li>• Community center and group meeting spaces</li> <li>• Municipal recreation facilities: athletic fields, swimming pool, tennis/pickleball, basketball, outdoor theatres, boating/sailing, playground, trails</li> <li>• Town offices</li> <li>• Conservation land, open space &amp; habitat protection, &amp; coastal resiliency – conservation restriction on portion of property</li> <li>• Potential partnerships to expand recreational activities &amp; programs</li> <li>• Public watercraft storage (kayak, canoe, SUP)</li> <li>• Bike trail spur from Cape Cod Rail Trail to beach</li> </ul>
<b>How could the Town use the Long Pond parcel?</b>	<p>Possible uses of the Long Pond parcel would include:</p> <ul style="list-style-type: none"> <li>• New public beach (potential resident-only) and beach parking</li> <li>• Recreation Department activities, e.g., swimming lessons, boating, &amp; sailing</li> <li>• Conservation land, open space &amp; habitat protection, &amp; watershed protection – conservation restriction on majority of property</li> <li>• Public watercraft storage (kayak, canoe, SUP)</li> <li>• Potential partnerships with other agencies to manage open space and develop on-site programs</li> <li>• Appropriately scaled affordable housing off Long Pond Road (Route 137) in partnership with Brewster Affordable Housing Trust</li> </ul>
<b>When will future uses be decided?</b>	If the Town acquires one or both properties, we will solicit feedback from residents in developing a Master Plan that will then be voted on at a future Town Meeting.