



BREWSTER'S LOCAL COMPREHENSIVE PLAN 2022

Overview

Prepared by: The Brewster Vision Planning Committee
July 2022

1. Introduction and Summary: What is an LCP? Why have one?

Brewster is in the process of preparing a **Local Comprehensive Plan (LCP)**, which describes **how Brewster looks today and where it wants to go in the future**. After its adoption, the LCP will **guide land use decisions and policies** in the Town for the **next 5 to 10 years**. It has been developed with general guidance from the Cape Cod Commission, adapted to Brewster's specific needs and circumstances. Once the final LCP draft is completed, it will be **subject to Town Meeting approval**. The Cape Cod Commission will also review the LCP to ensure that it is consistent with and not contrary to regional planning policies or other towns' interests.

The development of the LCP started with the 2018 Brewster Vision Plan. This Plan provides a vision for the community's future and a foundation for the LCP. It includes goals and actions for eight key issue areas (called 'building blocks') to guide future decision-making involving Town government, community organizations, and residents.

To develop the LCP, the Town is now **refining the general principles of the Vision Plan**, particularly the aspects related to land use, to establish future actions regarding regulatory changes (such as zoning), capital investments, and service delivery necessary to further the Town's vision.

The LCP is structured along the same lines as the Vision Plan. It includes a Vision Statement and the eight **building blocks: Community Character, Water Resources, Open space, Housing, Coastal Management, Local Economy, Governance, and Community Infrastructure**. The goals for each of these building blocks remain similar to those stated in the Vision Plan, with some slight modifications to recognize changing conditions in Brewster and the goal statements in the Cape Cod Regional Policy Plan.

In addition, **two new building blocks** have been included: **Climate Mitigation and Adaptation** and **Solid Waste Management**. The Climate Mitigation and Adaptation building block recognizes the major threat to the community posed by climate change and the efforts by the Town to mitigate or adapt to its effects. The Solid Waste building block recognizes both the Town's efforts to decrease and manage the community's waste stream and regional guidance from the Cape Cod Commission.

The heart of the LCP is the **Action Plan**, which includes an ambitious **list of strategies and actions** that Town government and local organizations plan to achieve over the next 5 to 10 years. The Action Plan sets out these proposed actions and strategies to **advance the identified goals and purposes** of the LCP. A draft Action Plan has now been completed and, along with this Overview, is now being released for comment as part of the **public comment period** on the LCP.

The Vision Planning Committee thanks all Town government staff, representatives of local organizations, and residents who have participated in workshops, the public survey, and other interviews and focus groups to inform the LCP. We appreciate everyone's efforts to invest in Brewster's future.

2. Brewster's Planning Vision

The vision for Brewster's future was crafted as part of the Vision Planning process.

Brewster is a welcoming and inclusive community that celebrates our diversity and special character. We preserve our historical setting and seek to protect its contribution to our town's character. We work to preserve the rural, small town feel of Brewster created by low density development and open space, which contributes to protecting water resources and providing scenic areas for recreation and contemplation. In the context of coastal change, we protect our bayside

coastline, which defines our sense of place and provides special recreational and economic opportunities.

We honor our history as a working community and partner with Brewster businesses that support residents and visitors by providing unique, high-quality products, services, and experiences built on our unique character and environment.

We support growth that is appropriately scaled and sited. We seek to offer housing that is affordable to residents of all ages and economic standing. 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.

The methods and practices that we set in place encourage and promote public discourse and collaboration. We look to successful models in other communities and organizations as examples to manage and guide our approach to change in our Town.

We are committed as we move forward, through careful planning and coordination, to improve our community and protect what we value about Brewster.

3. Community Engagement

Processes for developing both the Vision Plan and the Local Comprehensive Plan were **highly participatory**. The Vision Planning process included three series of **public workshops** and a public **survey**. These events were accompanied by **broad public outreach**, including newspaper coverage and opinion pieces, postings on the Town website and through the Town email-list, distribution of announcements through the e-mail lists of approximately 10 local not-for-profit organizations and church groups, local public television interviews and announcements, and document distribution at Town Hall, the Brewster Ladies Library, and the Council on Aging. A postcard to all property owners was also sent out for the public survey.

The LCP planning effort began during the Covid pandemic, thus was constrained by restrictions on public meetings. Nevertheless, the Planning Committee used **many of the same outreach efforts** to inform the Brewster public about the planning effort and to solicit their ideas and feedback. Most notable was the **public survey** to gauge support for over 65 proposed actions, to which over **2,300 people**, broadly representing the community's demographic profile, responded. The Committee used broad print and electronic media announcements, email lists, postcards to property owners, and pop-up events at Town locations to publicize the survey. A summary of results is available on the Town website at

<https://www.brewster-ma.gov/committees-mainmenu-29/brewster-vision-planning-committee>

In addition, the Committee partnered with the Town Administration to organize **workshops of Town staff and key local organizations** to review and comment on the proposed Action Plan included in Section 6 below.

4. Existing Conditions: Who are we in Brewster? What is Brewster?

The **existing conditions** for each of the building blocks are described in **summary papers** that can be found on the Town website at

<https://www.brewster-ma.gov/committees-mainmenu-29/brewster-vision-planning-committee>.

Originally prepared for the Vision planning process in 2017, the current versions have been **updated to reflect changing conditions, evolving issues, and implementation of actions** to achieve Vision Plan goals. Abridged versions of these summary papers will be included in the final LCP document.

5. Building Blocks: The Foundation for the LCP

The **goals for the LCP are based on the Vision Plan building blocks**. They have been slightly modified in the LCP since the development of the Vision Plan to reflect changing conditions in Brewster and to make them consistent with the goals of the Cape Cod Commission's Regional Policy Plan.

6. The Action Plan: How we achieve our planning goals

The following **Action Plan is proposed to achieve LCP goals over the next 5 to 10 years**. The list of actions is not intended to be a complete list of all that the Town could do but does include the **most important actions essential to advancing the identified goals**. While a large and ambitious number of actions are presented, priorities for implementation will be identified during the Select Board's annual strategic planning exercise. The plan can be accessed on the Town website at <https://www.brewster-ma.gov>

The list of actions has been drawn from numerous sources including the following:

- Actions from the Vision Plan that have not yet been implemented;
- Recommendations from implementing stakeholders about current needs;
- Recommendations from the summary papers about trends and needs; and
- Results of the public survey gauging public support for individual actions.

As the final phase of action plan development, the draft list of actions was reviewed and refined by workshops of key Town departments and local organizations to assess the accuracy, relevancy, and implement ability of each action. This vital part of the process helped ensure that the capacity and commitment to implement the Action Plan will make the LCP a living plan.

7. Capital Facilities Planning: How to fund our planning actions

In this section the LCP will **align, and cross-reference capital investments** contemplated in the action plan with the Town's **on-going capital facilities planning**. This analysis ensures that the capital requirements necessary to implement the LCP are planned for and met.

8. Community Housing Planning

The Town has recently completed an **up-date of its Housing Production Plan (HPP)**, which principally deals with provisions for affordable housing in Brewster. This section will include a summary of that plan. The full HPP can be accessed on the Town website at <https://www.brewster-ma.gov>

9. LCP Implementation/ Performance Monitoring

Monitoring the implementation of the Plan and **reporting to the community** are a core part of the Vision Planning Committee's charge. In 2021, the Committee **produced a report** on the implementation of the Vision Plan, a simple report that was well-received by citizens and Town government. The prioritization of undertaking LCP actions and strategies will primarily be set through the Select Board's annual strategic planning, though the Committee will continue to conduct **annual assessments** of LCP implementation progress. These reports will include activities by Town government and local organizations to achieve LCP goals. It will include **qualitative and quantitative data** about implementation as well as an analysis of factors that support and constraint implementation.