

TOWN OF BREWSTER SPECIAL TOWN MEETING NOVEMBER 18, 2024

Barnstable, ss

To: Roland W. Bassett, Jr. Constable of the Town of Brewster

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and inform the Town of Brewster inhabitants qualified to vote in Town affairs to meet in the Cafetorium at the Stony Brook Elementary School, 384 Underpass Road, on **Monday, November 18, 2024**, next, at 6 p.m. o'clock in the evening, then and there to act upon the following articles:

OUTSTANDING OBLIGATIONS

ARTICLE NO. 1: To see what sums the Town will vote to appropriate from available funds for the payment of unpaid obligations from previous fiscal years, including any bills now on overdraft:

	<i>Department</i>	<i>Outstanding Obligations</i>	<i>Amount</i>
a.	Department of Public Works	Grainger (supplies)	\$13.30
b.	Department of Public Works	Grainger (supplies)	\$34.64
c.	Town Administration	Distributed Solar Development (FY23 Tax Bill for Captains Parking Lot Solar Carport)	\$26,039.15
d.	Town Administration	Distributed Solar Development (FY23 Tax Bill for Captains Driving Range Solar Carport)	\$14,721.94
Total			\$40,809.03

or to take any other action relative thereto.

(Select Board)

(Nine-Tenths Vote Required)

Select Board: Yes 5, No 0, Abs 0 Finance Committee: Yes 7, No 0, Abs 0

COMMUNITY PRESERVATION ACT FUNDING

ARTICLE NO. 2: To see if the Town will vote to act upon the recommendations of the Community Preservation Committee to appropriate from Fund Balances Reserved for future expenditure the amounts shown below for the purposes of community housing and historic preservation, and, further, to authorize the Town Manager to enter into appropriate contracts or grant agreements for the administration and implementation of the vote taken hereunder, as follows:

	<i>Purpose</i>	<i>Item</i>	<i>Funding Source(s)</i>	<i>Amount</i>
1.	Community Housing			
a.	Brewster Affordable Housing Trust	Rental Assistance Program	Housing	\$150,000
2.	Historic			
a.	Town of Brewster	Digitization of historic records	Historic	\$28,750
b.	Brewster Cemetery Association	Historic tombstone repair, restoration, and preservation	Historic	\$72,500
Grand Total				\$251,250

For Fiscal Year 2025 Community Preservation purposes, each item is considered a separate appropriation to be spent by the Community Preservation Committee; provided however, that the above expenditures may be conditional on the grant or acceptance of appropriate historic preservation restrictions for historic resources, open space restrictions for open space reserves, and housing restrictions for community housing, running in favor of an entity authorized by the Commonwealth to hold such restrictions for such expenditures, meeting the requirements of G.L. c.184 and G.L. c.44B, Section 12, and to authorize the Select Board to convey or accept such restrictions;

And further, any revenues received more than the estimated receipts are transferred to their respective reserve fund balance(s) for future appropriation using the allocation formula of 10% Open Space and Recreation, 10% Housing, 10% Historical and 70% for Budgeted Reserve for CPA.

Or to take any other action relative thereto.

(Community Preservation Committee)

(Majority Vote Required)

CAPITAL AND SPECIAL PROJECTS EXPENDITURES

ARTICLE NO. 3: To see what sums the Town will vote to raise and appropriate, transfer from available funds, or borrow for the capital outlay expenditures listed below, including, in each case, all incidental and related costs, to be expended by the Town Manager, except School expenditures to be made by the School Superintendent with the approval of the School Committee; authorize leases and lease purchase agreements for more than three but not more than five years for those items to be leased or lease purchased, and further that the Town Manager with the approval of the Select Board or School Superintendent with the approval of the School Committee for school items, be authorized to sell, convey, trade-in or otherwise dispose of equipment being replaced, all as set forth below:

<i>Department</i>	<i>Item</i>	<i>Funding Source(s) / Appropriation or Transfer</i>	<i>Amount</i>
1 Select Board			
a. Accessible Benches & Picnic Tables and Electrical Upgrades at Drummer Boy Park	Costs for goods, materials, and professional services to improve seating facilities and electrical service at Drummer Boy Park	Free Cash	\$35,000
Sub-Total			\$35,000
2 Assessors			
a. Valuation Services	Professional services for new growth and cyclical inspections as required by the Department of Revenue	Overlay	\$80,000
Sub-Total			\$80,000
3 Elementary School Department			
a. Stony Brook Generator	Costs for goods, materials, and professional services to construct and install Stony Brook Elementary School generator	Free Cash	\$300,000
Sub-Total			\$300,000
4 Natural Resources			
a. Fire Panel Replacement	Costs for goods, materials, and professional services to maintain, repair, and/or upgrade the fire panel at the Natural Resources Building	Free Cash	\$18,000
Sub-Total			\$18,000

<i>Department</i>	<i>Item</i>	<i>Funding Source(s) / Appropriation or Transfer</i>	<i>Amount</i>
5 Water Department			
a. Water Meter Replacement	Costs for goods, materials and professional services to maintain and replace water meters	Water Retained Earnings	\$30,000
b. Office Generator Repair	Costs for goods, materials and professional services to repair Water Department office generator	Water Retained Earnings	\$17,000
c. Electrical & Fiber Upgrades to Public Drinking Water Wells	Costs for goods, materials and professional services to upgrade electrical & fiber service to wells	Water Retained Earnings	\$80,000
Sub-Total			\$127,000
6 Department of Public Works			
a. Drainage/Road Maintenance	Professional services for engineering, permitting, and construction associated with road maintenance and drainage	Free Cash	\$275,000
b. Landfill Monitoring	Professional services and costs for regulatory landfill monitoring requirements	Free Cash	\$80,000
c. One Ton Dump Truck Replacement	Purchase and outfit one (1) Dump Truck, including but not limited to emergency lights, plow package, material spreader, and radios	Free Cash	\$225,000
d. Replace Pick-up Truck	Purchase and outfit (1) 4x4 pick-up truck, including but not limited to plow package, emergency lighting, and radio	Free Cash	\$85,000
e. Replace Dump Cart	Purchase and equip one (1) dump cart	Free Cash	\$40,000
Sub-Total			\$705,000
7 Facilities			
a. Scissor Lift	Purchase and outfit a scissor lift	Free Cash & Water Retained Earnings	\$24,000
b. Town Hall Plumbing Replacement	Costs for goods, materials and professional services to repair and replace plumbing at Town Hall	Free Cash	\$20,000
Sub-Total			\$44,000
8 Information Technology			
a. Technology Upgrades/ Replacement	Ongoing information system & equipment improvements, including but not limited to the purchase of computers, software, servers, and other hardware/ software, and related professional services	Free Cash	\$50,000

	<i>Department</i>	<i>Item</i>	<i>Funding Source(s) / Appropriation or Transfer</i>	<i>Amount</i>
	b. Financial Software Conversion	Costs for goods and professional services to upgrade Town-wide financial software systems	Free Cash, Water Retained Earnings, and Golf Retained Earnings	\$393,600
Sub-Total				\$443,600
9 Police Department				
	a. Vehicle Replacement	Purchase and outfit two (2) hybrid police vehicles	Free Cash	\$140,000
	b. Replace Dispatch Console	Costs for goods, materials and professional services to replace dispatch equipment, and related furnishings and materials	Free Cash & Cell Tower Revolving Fund	\$225,000
	c. Taser Replacement	Costs for goods and materials to replace Tasers	Free Cash	\$100,000
Sub-Total				\$465,000
10 Fire Department				
	a. AED Replacement	Costs for purchasing new AEDs and related equipment	Free Cash & Ambulance Receipts	\$50,000
	b. Ambulance Lease Payment	Purchase and outfit one (1) ambulance	Ambulance Receipts	\$90,000
	c. Fire Station Roof Repair	Costs for goods, materials and professional services to repair and/or replace roofing materials and related facility improvements	Free Cash & Ambulance Receipts	\$125,000
Sub-Total				\$265,000
11 Golf Department				
	a. Equipment Replacement	Purchase and replace equipment necessary to maintain golf course	Golf Retained Earnings	\$400,000
	b. Golf Maintenance Building Design	Professional services associated with the planning, design, and oversight of a new maintenance building	Golf Retained Earnings	\$200,000
	c. Cart Barn Painting	Costs for goods, materials and professional services to repair and paint golf cart storage facility	Golf Retained Earning	\$30,000
	d. Cart Path Improvements	Costs associated with paving and repairing cart paths	Golf Retained Earning	\$120,000
	e. Tee Box Renovations	Purchase and install materials to upgrade and maintain tee boxes	Golf Retained Earnings	\$20,000
	f. Clubhouse Painting	Costs for goods, materials and professional services to repair and paint clubhouse facility	Golf Retained Earning	\$90,000
	g. Clubhouse Roof Replacement	Costs for goods, materials and professional services to repair and/or replace roofing materials and related facility improvements	Golf Retained Earnings	\$125,000
	h. Clubhouse Restroom Upgrades	Costs for goods, materials and professional services to improve clubhouse bathroom facilities	Golf Retained Earnings	\$200,000

	<i>Department</i>	<i>Item</i>	<i>Funding Source(s) / Appropriation or Transfer</i>	<i>Amount</i>
	i. Restaurant Equipment, Furnishings, and Repairs	Purchase and install restaurant/kitchen equipment, furnishings, and any other related costs to maintain the restaurant	Golf Retained Earnings	\$15,000
	j. Clubhouse Surroundings & Theme Enhancements	Purchase and install materials and supplies to improve course amenities	Golf Retained Earnings	\$10,000
Sub-Total				\$1,210,000
12 Sea Camps				
	a. Community Center Needs Assessment	Costs for professional services to identify community needs, develop programming models and conceptual facility plans, assess feasibility, and provide preliminary cost estimates	Free Cash	\$300,000
	b. Brewster Community Pool Equipment	Costs for goods, materials and professional services to maintain and equip pool facilities	Re-appropriate existing article	\$32,000
	c. Sea Camps Planning & Facilities Maintenance	Costs for goods, materials and professional services to maintain the properties and to continue planning and permitting activities related to implementation of comprehensive plans	Free Cash	\$150,000
Sub-Total				\$482,000
Grand Total				\$4,174,600

Or to take any other action relative thereto.

(Select Board)

(Majority Vote Required)

APPROPRIATION: SEA CAMPS POND PROPERTY ACQUISITION DEBT

ARTICLE NO. 4: To see if the Town will vote to transfer the sum of **SEVEN HUNDRED TWENTY THOUSAND FIVE HUNDRED FORTY-THREE DOLLARS (\$720,543)** from available Free Cash to pay the costs of short-term debt related to the acquisition of the Sea Camps Pond Property at 500 W.H. Besse Cartway, or to take any other action relative thereto.

(Select Board)

(Majority Vote Required)

APPROPRIATION: ELEMENTARY SCHOOL SPECIAL EDUCATION STABILIZATION FUND

ARTICLE NO. 5: To see if the Town will vote to transfer the sum of **ONE HUNDRED SIXTEEN THOUSAND DOLLARS (\$116,000)** from available Free Cash to the Brewster Elementary School Special Education Stabilization Fund, or to take any other action relative thereto.

(Select Board)

(Majority Vote Required)

DEBT EXCLUSION: SEA CAMPS COMPREHENSIVE PLAN IMPLEMENTATION

ARTICLE NO. 6: To see if the Town will appropriate **ELEVEN MILLION FOUR HUNDRED THOUSAND DOLLARS (\$11,400,000)**, or any other amount, to pay costs of implementing the Sea Camps comprehensive plans as approved by votes of the Town under Articles 18 and 19 of

the 2024 Annual Town Meeting, including the payment of all costs incidental and related thereto; to determine whether this appropriation shall be raised by taxation, transfer from available funds, borrowing, or otherwise provided, or to take any other action relative thereto.

(Select Board)

(2/3 Vote Required)

ZONING BYLAW AMENDMENTS: BAY PROPERTY OVERLAY DISTRICT

ARTICLE NO. 7: To see if the Town will vote to amend the following sections of the Zoning bylaw as specified below in paragraphs 1-6, by inserting the **bold** language, and deleting the ~~strikethrough~~ language, as indicated below, or to take any other action relative thereto:

1. To delete existing Sections 179-76 and 179-77 in Article XV and re-insert the existing language into new Sections 179-1(C) and 179-1(D) in Article I, to read as follows:

C. Amendments. This chapter may be amended from time to time in accordance with Section 5 of the Zoning Act.

D. Validity. The invalidity, unconstitutionality or illegality of any provision of this chapter or boundary shown on the Zoning Map shall not have any effect upon the validity, constitutionality or legality of any other provision or boundary.

2. To amend the title of Article XV as follows: “Article XV ~~Amendment and Validity~~ **Bay Property Overlay District**”.
3. To insert the following language in Sections 179-76 et seq., and amend the Town of Brewster Zoning Map by the adoption and incorporation of the Bay Property Overlay District Map (Attachment A):

Bay Property Overlay District

§ 179-76 Purpose & Intent

The Town acquired the former Cape Cod Sea Camps property along Cape Cod Bay in 2021 (“Bay Property”) for purposes of habitat and watershed protection, open space, conservation, passive and active recreation, community housing, and general municipal uses, including a potential community center;

Prior to acquisition, the Bay Property was used for more than 100 years as a private camp, primarily as a seasonal children’s recreational camp for both day- and overnight campers;

The Bay Property was also regularly rented and used during the camp’s shoulder season by community groups for various social, cultural, educational and recreational activities;

The Bay Property is currently improved with buildings, trails and drives, utilities, infrastructure and various recreational amenities; and also hosts various natural resource areas like a pond, field and forest areas, and a beach;

The Bay Property is directly adjacent to the town-owned, so-called “Spruce Hill Property” to the east, which is held for open space and conservation purposes but also contains an area with buildings and related improvements along Route 6A, reserved for general municipal use; Following the Bay Property acquisition, the Town undertook a comprehensive, community-led planning effort, including public workshops, surveys and monthly meetings of the Bay Property Planning Committee, to help envision, create consensus for and prioritize future uses for the Bay Property;

This planning effort, which also included the building on the Spruce Hill Property, resulted in the preparation of a comprehensive plan for re-use (“Bay Property Comprehensive Plan”),

which was adopted by Town Meeting in Spring 2024. The guiding principles for said Comprehensive Plan established through this community engagement process were as follows:

- Expand opportunities for community use with a focus on wellness, recreation, arts and education;
- Foster awareness of the sensitive ecologies and demonstrate sustainability;
- Protect and conserve important natural habitat;
- Contribute to the Town's affordable housing goals;
- Build upon Brewster's historic, small-town, and socially inclusive character;
- Build partnerships for activities and stewardship;
- Re-use buildings and amenities where feasible;
- Plan for long-term needs of the Town;
- Balance cost with revenue generation.

In the period following the Town's acquisition, the Town has continually used the Bay Property in a campus-like manner for a variety of general municipal uses, including without limitation a public swimming pool, a beach, and community events;

The establishment and implementation of Comprehensive Plans for the town's re-use of the former Cape Cod Sea Camps properties, including the Bay Property, is a strategy identified in the Town's overall Local Comprehensive Plan;

The Bay Property Comprehensive Plan includes an area designated "Future Municipal Uses" where any of the purposes for which the Town acquired the Property may be pursued, including community housing;

Beyond the zoning considerations, implementation of the Bay Property Comprehensive Plan, including any proposed development activities, will require further community input, potential revisions of said Comprehensive Plan to specifically address the reserved "Future Municipal Use" area, various regulatory and other approvals, and funding decisions;

Future decision making will involve, as applicable: Brewster residents; the Select Board; other town officials, boards and committees; town staff; and Town Meeting;

In furtherance of the foregoing, this Article creates an overlay district to govern the implementation of the approved Bay Property Comprehensive Plan which: recognizes the types of uses and development allowed in the District; establishes clear expectations and processes to permit and implement such use and development under the zoning bylaw; removes unnecessary barriers to achieving the community's vision for the Property; allows flexibility in determining the best uses for the Property as the community and Town's needs change over time; and provides the opportunity to preserve the existing character, layout and arrangement of the site. As such, this Article is to be construed as permissive or enabling in spirit, to the extent necessary to achieve the purposes and goals of the Bay Property Comprehensive Plan and the purposes set out above.

§ 179-77 Scope of Authority; Overlay District

A. This Article establishes an overlay district and implementing provisions that apply only within said district to serve and advance the purposes and interests described in this Article. Said overlay district shall be referred to as the Bay Property Overlay District (or "BPOD") and encompasses the area shown on the map entitled "Proposed Bay Property Overlay District Map, September 2024" on file with the Town Clerk and incorporated herein. The BPOD is comprised of the entire property formerly operated as the Cape Cod Sea Camps on Cape Cod Bay, now owned by the Town, as well as a portion of the town-owned 'Spruce Hill' property to the east, abutting Route 6A, containing the buildings and related improvements thereon.

B. The provisions of this Article are superimposed over all land within said overlay district, including the underlying zoning districts affecting such land. Where this Article establishes rules, regulations, requirements, standards or provisions for the overlay district

that differ from or are more specific than the general provisions of the Zoning Bylaw, including those uses and structures found in Table 1 of this Chapter, the provisions of this Article shall control. Unless otherwise modified herein, the provisions of the Zoning Bylaw shall apply in the normal course.

§ 179-78 Applicability

The provisions of this Article apply to land within the BPOD that the Town of Brewster owns, controls in any manner, or otherwise maintains a legal interest.

§ 179-79 Use Regulations

In furtherance of the purposes of this Article, the following use and development shall be principal uses permitted by right in the BPOD and shall be subject to and have the benefit of the provisions contained in this Article.

Permitted Uses

- General Municipal Uses (municipal uses not otherwise specified in Table 1 of this Chapter)
- Non-profit educational organization uses
- Other non-profit community organizations/uses not expressly subject to or with the benefit of MGL Ch. 40A, Section 3, the so-called "Dover Amendment," including but not limited to qualified conservation organizations or land trusts
- Essential Services
- Wastewater Treatment Facility- Sanitary Sewage (as defined in 314 CMR 12)
- Agricultural Uses (as defined in MGL Chapter 128, Section 1A and Chapter 40A, Section 3)
- Gift Shop
- Museum
- Indoor or outdoor recreational facilities and meeting, convention or assembly spaces
- Lodging house/ Inn; Bed & Breakfast
- Dwelling units shall be allowed, including in new buildings or within or by re-use of any existing building or alteration, addition or replacement thereof. There shall be no limitation on or requirement for a specific tenancy, including but not limited to seasonal or short-term use; housing types or forms; or the number of units allowed in total within the BPOD or within a particular building
- Arts & Entertainment uses, including art galleries/ studios, "maker spaces" and other craftsperson or artisan uses, performing arts uses, and theaters
- Full- or Limited-Service Restaurant use, including vending machines, food trucks and other concessions

Use and development accessory to the above uses, including retail uses related and incidental thereto, shall be permitted by right.

§ 179-80 Implementing Provisions; Performance Standards

A. Principal Permitted Uses proposed under this Article shall undergo "Staff Review" as set out under Chapter 83 of the Brewster Code, for the purpose of providing comments and recommendations to the Building Commissioner. Should such proposed use and development also trigger Site Plan Review under Article XII of this Chapter, the site plan review standards set out under Section 179-66 therein shall apply only to the extent deemed relevant and shall be met only to the extent deemed practicable by the Planning Board.

B. The adequacy of parking areas, drives, and loading areas (and related dimensional requirements) for said Permitted Uses shall be assessed through Site Plan Review, if applicable, and through Chapter 83 Staff Review.

C. The Area and Bulk Regulations, Tables 2 and 3 respectively of this Chapter, specifically the minimum lot, yard setback and building coverage requirements therein, shall not apply to the Permitted Uses within the BPOD. Site Plan Review, if applicable, and Chapter 83 Staff

Review shall assess the appropriateness of the proposed settings, placement and density of buildings and structures.

D. In lieu of reviewing individual buildings or projects, Site Plan Review or Chapter 83 Staff Review may also assess said Permitted Uses within the BPOD through the submission and review of comprehensive implementing plans prepared for housing, traffic and circulation, stormwater, landscaping, facilities and infrastructure, or other land use matters.

E. No lotting for separate principal uses or structures shall be required, but is allowed, for the Permitted Uses within the BPOD. If separate lots are created, the minimum lot requirements of said Table 2 shall not apply, including that there is no minimum requirement for lot frontage, but in any event safe and adequate, practical and legal access to said lot for its intended use and development shall be required.

4. To revise the Use Regulations, Table 1:2, "Community Facilities", to read as follows:

Table 1: Use Regulations

		District							
		R-R	R-L	R-M	C-H	V-B	I	MRD	PWS-CF
Community Use Facilities									
1.	Church or other religious use	P	P	P	P	P	P	P	-
2.	Crematory	-	-	-	-	-	S	-	-
3.	Deicing materials storage facility	-	-	-	-	-	-	P	-
4.	Educational use	P	P	P	P	P	P	P	-
5.	Essential services	P	P	P	P	P	P	-	-
6.	Historical association or society	P	P	P	P	P	-	-	-
7.	Cemetery	S	S	S	S	-	S	-	-
8.	Large-scale, ground-mounted solar photovoltaic installation (PV) on private property	S	S	S	S	S	P	P	P
9.	Medical marijuana dispensary (MMD)	-	-	-	S	S	S	-	-
10.	Municipal equipment garage	P	-	-	P	-	P	P	-
11.	Municipal Solid Waste Facility	-	-	-	-	-	-	P	-
12.	Municipal water tank	-	-	-	P	-	-	-	-
13.	Museum	S	S	P	S	S	-	-	P
14.	Nonprofit recreational facility	P	P	P	P	-	P	-	-
15.	Power plant; water filtration plant; sewage wastewater treatment plant; facility; sanitary sewage (as defined in 314 CAR 12)	-	-	-	P	-	P	-	-
16.	Solar array on Town-owned land (Reserved)	P	-	-	-	-	P	P	P
17.	Town building, police station and fire station, except equipment garage General Municipal Uses (i.e. town buildings, facilities and uses not otherwise specified in this Table)	P	P	P	P	P	P	P	P

5. To revise Section 179-64A to read as follows:

"Any use or development referred for site plan review required to undertake staff review under Chapter pursuant to § 83-3A of the Brewster Code ("Staff Review") General Bylaws;

6. And, to revise the Definitions for "Essential Services" and "Power Plant" under Section 179-2.B to read as follows:

ESSENTIAL SERVICES- Services provided by public utility or governmental agencies through erection, construction, alteration or maintenance of underground or overhead gas, electrical, steam or water transmission or distribution systems and collection, communication, supply or disposal systems, **but not including generation or production systems**. Facilities necessary for the provision of "essential services" include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, **utility buildings, cabinets, enclosures** and other similar equipment and accessories in connection therewith. ~~Specifically excluded from this definition are buildings necessary for the furnishing of adequate service by such public utility or governmental agencies for the public health, safety or general welfare.~~

POWER PLANT — Any plant facilities and equipment exclusive of wind energy turbines (Brewster Town Code, Chapter 179, Zoning, Article IX, Special Regulations, § 179-40.2) and large-scale ground mounted solar photovoltaic installations (Brewster Town Code,

Chapter 179, Zoning Article XIV, Solar Installations) for the purposes of producing, generating, transmitting, delivering or furnishing electricity for the production of power. **Further, such Power Plant uses shall not include Electric Vehicle (EV) charging stations; small-scale ground-mounted PV installations; roof-mounted PV installations; or small-scale energy storage systems located on and scaled to serve a particular site or building, all of which shall be allowed as accessory structures or uses permitted by right in all zoning districts.** To the extent this definition is ever applied to include uses or facilities entitled to the public utilities exemption set forth in MGL c. 40A, § 3, the provisions of that statute shall prevail.

(Planning Board)

(2/3 Vote Required)

PROPOSED BAY PROPERTY OVERLAY DISTRICT MAP



SEPTEMBER 2024

LEGEND

 BAY PROPERTY OVERLAY DISTRICT

GENERAL BYLAW AMENDMENT: AFFORDABLE HOUSING TRUST FUND

ARTICLE NO. 8: To see if the Town will vote to amend Chapter 18 of the Town's General bylaws, Affordable Housing Trust Fund, by replacing the words "Town Administrator" with "Town Manager", and "Board of Selectmen" with "Select Board", in each instance in which they appear; and, further, by replacing the amount "\$50,000" with the amount "\$250,000" in Section 18-5, Subparagraphs (B), (C) & (K), or to take any other action relative thereto.

(Select Board)

(Majority Vote Required)

LOCAL OPTION: SUNDAY MORNING LIQUOR SALES (MGL CH 138, SEC 33B)

ARTICLE NO. 9: To see if the Town will vote to adopt Chapter 138 Section 33B of the General Laws, or to take any other action relative thereto.

(Select Board)

(Majority Vote Required)

LOCAL OPTION: MUNICIPAL HEARING OFFICER (MGL CH 40U)

ARTICLE NO. 10: To see if the Town will vote to adopt Chapter 40U of the General Laws, or to take any other action relative thereto.

(Select Board)

(Majority Vote Required)

COMMITTEE REPORT: SHORT-TERM RENTAL TASK FORCE

ARTICLE NO. 11: To see if Town will vote to accept the report of the Short-Term Rental Task Force or to take any other action relative thereto.

(Select Board)

(Majority Vote Required)

You are hereby directed to serve this Warrant with your doings thereon to the Town Clerk at the time and place of said meeting as aforesaid.

Given under our hand and Seal of the Town of Brewster affixed this 21st, day of October 2024.



David C. Whitney, Chair



Cynthia A. Bingham, Vice Chair



Amanda Bebrin, Clerk



Mary W. Chaffee

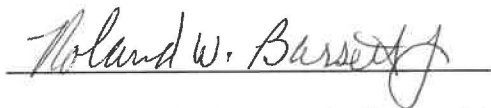


Edward B. Chatelain

I, Roland W. Bassett Jr, duly qualified Constable for the Town of Brewster, hereby certify that I served the Warrant for the Town Meeting of November 18, 2024 by posting attested copies thereof, in the following locations in the Town on the 28th day of October, 2024.

Brewster Town Offices
Brewster Ladies Library
The Brewster General Store
U. S. Post Office

Café Alfresco
Brewster Pizza House
Millstone Liquors



Roland W. Bassett, Jr. Constable