

## SELECT BOARD

Town of  
**BREWSTER**  
MASSACHUSETTS



Mary Chaffee, Chair  
Amanda Bebrin, Vice Chair  
Ned Chatelain, Clerk  
Caroline McCarley  
Harvey (Pete) Dahl

**Town Staff**  
Peter Lombardi, Town Manager  
Donna Kalinick, Asst. Town Manager  
Courtney Butler, Executive Assistant  
Erika Mawn, Constituent Services & Communications

### SELECT BOARD MEETING AGENDA

April 27, 2026, 6:00pm  
Town Hall, 2198 Main St., Brewster, MA 02631

#### JOIN ZOOM MEETING

<https://us02web.zoom.us/j/89092910526?pwd=WHM2V3hrVklhSTloWWWhVU09kanUzQT09>

**Webinar ID:** 509224

**Passcode:** 509224

#### JOIN MEETING BY PHONE

**Call:** (312) 626-6799 or (301) 715-8592

**Webinar ID:** 890 9291 0526

**Passcode:** 509224

To request to speak: Press \*9 and wait to be recognized.

#### WATCH OR LISTEN

**Live TV:** BGTV Channel 8 and HD Channel 1072

**Livestream:** [livestream.brewster-ma.gov](http://livestream.brewster-ma.gov)

**Recorded Video:** [tv.brewster-ma.gov](http://tv.brewster-ma.gov)

- This meeting will be conducted in person at the time and location identified above.
- As a courtesy only, meeting access is provided to the public by remote options. The meeting or hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast unless it is a fully remote meeting.
- Members of the public, including applicants and representatives with a particular interest in an agenda item, should attend the meeting in-person.
- The board or committee may take official action including votes on any agenda item.
- Agenda items may be taken out of order at the Chair's discretion.

1. Call to Order
2. Declaration of a Quorum
3. Recording Statement: As required by the Open Meeting Law we are informing you the Town will be video and audio recording, as well as broadcasting this public meeting. If anyone else intends to video or audio record this meeting, they are required to inform the Chair.
4. Public Announcements and Comment: Members of the public may address the Select Board on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Select Board cannot reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
5. Select Board Announcements and Liaison Reports
6. Town Manager's Report
7. Consent Agenda
  - a. Facility Use Request: Sea Camps Bay Property by Recreation Department, Brewster Conservation Trust (Crosby Beach, John and Kristi Hay Trail, Freemans Way Walking Trail, and Mothers Bog) and Breakwater Beach by Anglican Church of the Resurrection
  - b. Brewster Conservation Trust Request to Approve the Gregson Conservation Restriction (2326 Main Street)
  - c. Donation Acceptance: Memorial Tree at Natural Resources Department
  - d. Letter of Support: Preservation of Affordable Housing for Kings Landing Affordable Housing Agreement

- e. Approval of Cemetery Commission Bench Policy
- 8. Announcement of Council on Aging's Age Friendly Community Designation – Select Board FY26-27 Strategic Plan Goal CC-1
- 9. Public Hearing: Proposed Short-Term Rental Regulations & Fee Schedule – Select Board FY26-27 Strategic Plan Goal CC-2
- 10. Discuss and Vote on New Common Victualler License: 2624 Main Street, Lily & Kappa
- 11. Presentation on Zone II Analysis from Integrated Water Resource Management Plan Update & Implications for Potential Housing on Sea Camps Pond Property
- 12. Discuss and Vote to Bring Article to Town Meeting After Completion of Sea Camps Pond Property Housing Feasibility Study
- 13. For Your Information
- 14. Matters Not Reasonably Anticipated by the Chair
- 15. Questions from the Media
- 16. Next Meetings: May 4 (Town Meeting), May 11, May 21, June 1, June 4 (Joint with Brewster School Committee), and June 15, 2026
- 17. Adjournment

**Date Posted:**  
4/23/2026

**Date Revised:**

**Received by Town Clerk:**