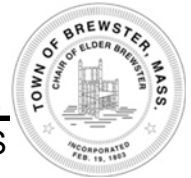


LAND EVALUATION COMMITTEE

Town of
BREWSTER
MASSACHUSETTS



Donald Poole, Chair
Ryan Christenberry, Vice Chair
Allyson Felix, Clerk
Keith Johnson
Rosemary Dirkie Van Antwerp

Town Staff
Peter Lombardi, Town Manager
Donna Kalinick, Asst. Town Manager
Chris Miller, Natural Resources Director
Jon Idman, Town Planner

LAND EVALUATION COMMITTEE MEETING AGENDA

May 12, 2026, 4:30pm
Town Hall, 2198 Main St., Brewster, MA 02631

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/84048199514?pwd=IteIPLIYUuAYBYXzzfAo880lgEXgLy.1>

Webinar ID: 840 4819 9514 Passcode: 550851

JOIN MEETING BY PHONE

Call: (312) 626-6799 or (301) 715-8592 **Webinar ID: 840 4819 9514 Passcode: 550851**

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

Recorded Video: 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 Committee on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Committee cannot reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
5. Discussion on Updated Cape Cod Commission Property Evaluation Criteria
6. Discussion of Potential Evaluation Matrix
7. Vote on Meeting Minutes
8. Discuss Future Meeting Agenda Items
9. For Your Information
10. Matters Not Reasonably Anticipated by the Chair
11. Next Meeting: June 2, 2026
12. Adjournment

Date Posted:
05/8/26

Date Revised:

Received by Town Clerk:



Evaluation Criteria Development

District Local Technical Assistance

STEVEN TUPPER & CHLOE SCHAEFER

CAPE COD COMMISSION

APRIL 7, 2026

BREWSTER LAND EVALUATION COMMITTEE

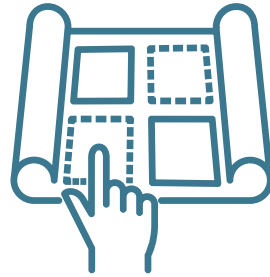


CAPE COD
COMMISSION

PROJECT SCOPE OF WORK



**IDENTIFY AND
REFINE EVALUATION
CRITERIA**



**APPEND
CRITERIA TO
PARCEL DATA**



**TRANSLATE TO
AN ONLINE GIS
APPLICATION**



APR

MAY

JUN

JUL

AUG

SEPT

OCT

NOV

PROJECT SCOPE OF WORK

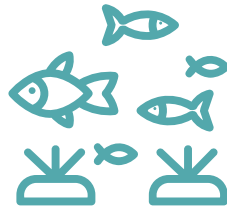
Provide a GIS application that shows criteria relevant to a variety of uses for town-owned and other town-identified parcels



**COMMUNITY
HOUSING**



OPEN SPACE



**WATER
QUALITY
PROTECTION**



RECREATION



**OTHER
PUBLIC USES**

PROJECT SCOPE OF WORK

Application Goal: Provide criteria relevant to a variety of uses for town-owned and other town-identified parcels

It can show...

- ✔ Presence of attributes
- ✔ Proximity to features

It won't replace...

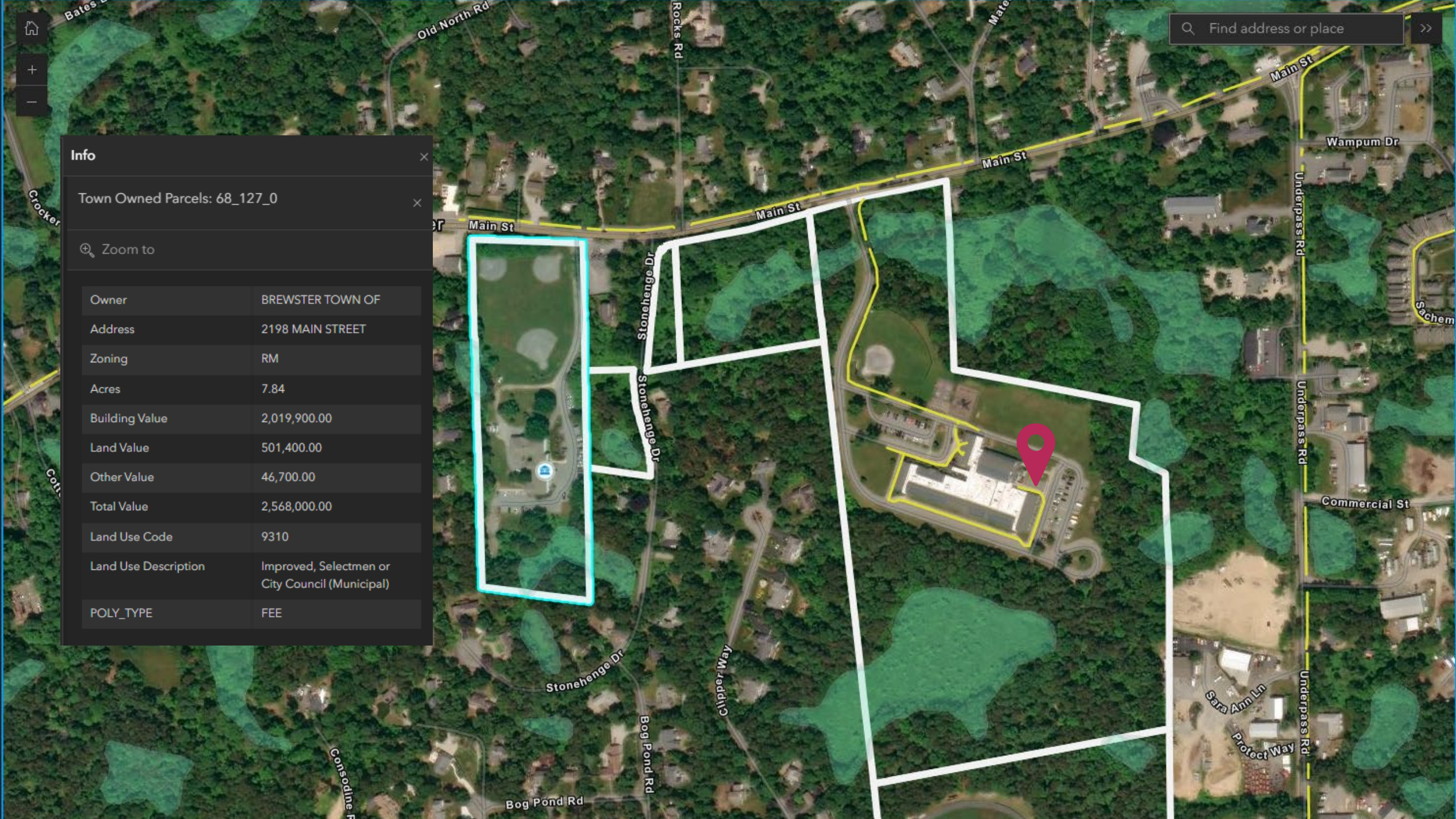
- ✘ Feasibility analyses
- ✘ Due diligence research
- ✘ Committee evaluation

Info

Town Owned Parcels: 68_127_0

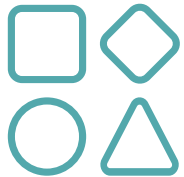
Zoom to

Owner	BREWSTER TOWN OF
Address	2198 MAIN STREET
Zoning	RM
Acres	7.84
Building Value	2,019,900.00
Land Value	501,400.00
Other Value	46,700.00
Total Value	2,568,000.00
Land Use Code	9310
Land Use Description	Improved, Selectmen or City Council (Municipal)
POLY_TYPE	FEE

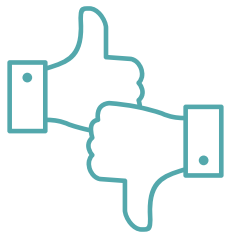


DISCUSSION GOALS

TODAY'S MEETING



**DRAFT CRITERIA
CATEGORIES**



**INITIAL IDEAS
& REACTIONS**

FUTURE MEETINGS



**FEASIBLE & FINAL
CRITERIA**



**DESIGN & OPERATIONS
OF THE APPLICATION**

INITIAL CRITERIA

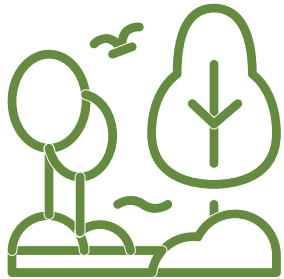
- Previous efforts
 - Grow Smart Cape Cod
 - Cape Cod Commission Community Land Trust/Housing Land Bank Research
 - Cape Cod Commission Community Activity Centers Mapping
 - Cape Cod Commission Solar Siting Tool
- Town & Cape Cod Commission staff
- Town Plans
 - Local Comprehensive Plan
 - Open Space & Recreation Plan
 - Integrated Water Resource Management Plan
 - Housing Production Plan
 - Select Board Strategic Plan

Natural
Systems

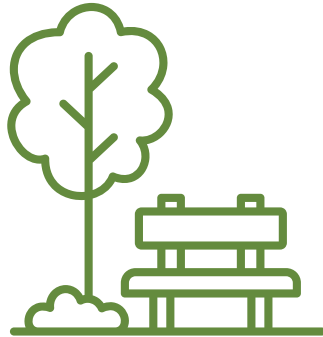
Built
Systems

Community
Systems

INITIAL CRITERIA **NATURAL SYSTEMS**



HABITAT



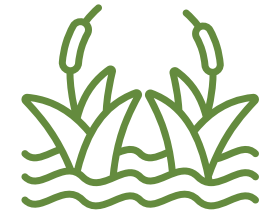
**OPEN
SPACE**



**WATER
RESOURCES**

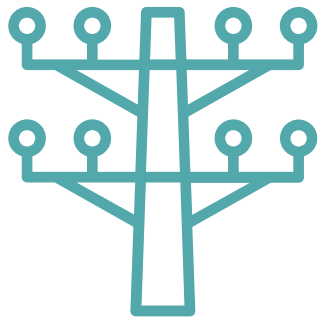


**RECREATION
AREAS**

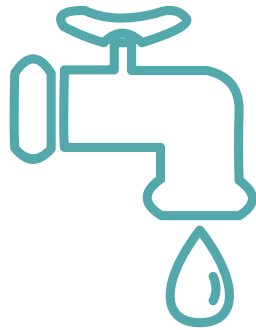


WETLANDS

INITIAL CRITERIA **BUILT SYSTEMS**



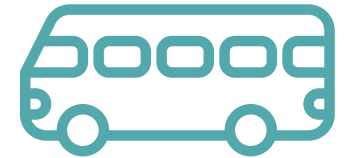
UTILITIES



PUBLIC WATER

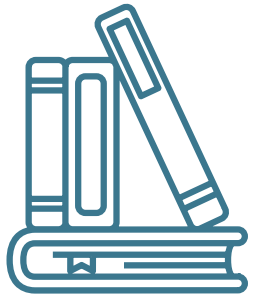


**TRANSPORTATION
NETWORK**



TRANSIT

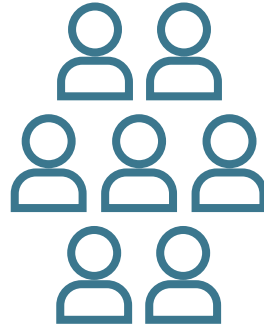
INITIAL CRITERIA **COMMUNITY SYSTEMS**



**PUBLIC
FACILITIES**



**BUSINESS
ACTIVITY**



**POPULATION
DENSITY**



**COMMUNITY
ACTIVITY**

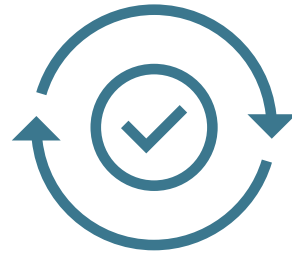


**HISTORIC
AREAS & SITES**

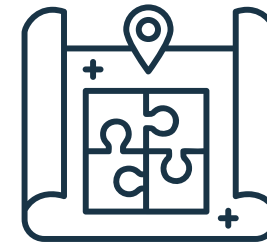
NEXT STEPS



**COLLECT
FEEDBACK**



**REFINE
CRITERIA**



**BEGIN GIS
PREPARATIONS**



Questions & Comments

THANK YOU!



CAPE COD
COMMISSION

DRAFT CRITERIA

Below is an initial list of ideas for criteria that are subject to change. **Availability of data for these criteria have not been confirmed** so some may be removed if ultimately data are not available. The project will be looking at Town-owned parcels and other specific parcels identified by the Town.

BUILT SYSTEMS

- Compact Form
- On-site wastewater treatment
- Water System and Service
- Sanitary Sewer Systems (centralized and decentralized)
- Stormwater Drainage
- Access to natural gas
- Access to electricity
- Substations
- Microgrids
- Large Parking Lots (10,000 SF+)
- Sand and Gravel Operations
- Parcel Frontage
- Road Classification (Regional, Local etc.)
- Congestion Level
- Public or Private Roadway
- Pavement quality
- Proximity to Paved Public Ways
- Proximity to Bus Routes
- Bike Network
- Scenic Roads and Byways
- Sidewalk Network
- Transfer Stations

NATURAL SYSTEMS

- Areas of Critical Environmental Concern
- Districts of Critical Planning Concern
- Wetlands & Buffers
- Active Cranberry Bogs
- Coastal Dunes
- BioMap Core Habitats
- BioMap Critical Natural Landscapes
- NHESP Priority Habitats
- Certified Vernal Pools & Buffers
- Prime Farmland Soils
- Zoning Conservancy Soils
- Open Space by Level of Protection
- Undeveloped Unprotected Forest and Shrubland
- Farms
- FEMA Flood Zones
- Wellhead Protection Areas
- Nitrogen Sensitive Watersheds
- Potential Public Water Supply Areas
- Proximity to Public Beaches
- Proximity to Public Recreation Areas (e.g., Trailheads)
- Public Ways to Water

COMMUNITY SYSTEMS

- Assessed Property Values
- Population Density
- Proximity to Business Activity
- Proximity to Community Amenities
- Historic Sites & Areas
- Public Views & Vistas
- Housing Production Plan Identified Parcels
- Public Facilities
- Faith-based Organizations
- Pedestrian Access to the Site

OTHER

- Brownfields
- Impervious Area
- Underdeveloped Commercial Parcels
- Vacant Developable Parcels
- Vacant Town-owned Parcels
- Zoning
- Parcel Size & Ownership
- Topography

Brewster LEC notes from Alyson Felix

Built Systems:

Compact Form :(with explanation such as - structures on property, small or large? More developed, close to street? Parking) Building feasibility. Multigenerational use?

Water Variables: (Wastewater treatment? Sewer system? Water system/service? Stormwater drainage?)

Utility Access and Feasibility: (Natural Gas, Electric, Substation, Microgrids, Connectivity)

Roads and Frontage: (Public or private, Congestion, Proximity to transportation, sanitation and shopping (public and recreational), quality of all)

Natural Systems:

Areas of Critical Environmental and/or Planning Concern: (Wetland, Bogs, Dunes, Habitats, Vernal pools, buffers, Farmland soils)

Conservation Areas (Proximity to Open Space designation, FEMA flood zones, Forest and shrubland, Wellhead protection, sensitive watersheds)

Additional: Proximity to Public Beaches, Ponds, Recreation and public access/transportation to all.

Future Climate Impacts.

Community Systems:

Financial Feasibility: Assessed Property Value; Housing Production Plan Identified Parcels,

Proximity to Community Amenities: Historic Sites, Public views, Business Activity, Public Facilities, Faith-based Orgs, Pedestrian Access

Population Density.

Other:

Impervious areas

Underdeveloped Commercial Parcels

Vacant developable or vacant town-owned parcels.

Zoning

Ownership

Topography

Brownfields.

Land Evaluation Criteria	Housing	Open space	Municipal Uses	Sale
Basic Facts				
Owner(s)				
Street Address				
Current Use				
Structures				
Open Space Protection/ Housing Production Plan Identified Parcels				
Zoning				
Parcel Size				
Frontage				
Soils/Permeability				
Topography				
Assessed Value				
Character of Abutters				
Built Systems/Services				
Town Water				
Well				
Electricity				
Gas				
On Site Wastewater Treatment				
Sewer				
Stormwater Drainage				
Internet Connectivity				
Road Classification – State, Local, Private				
Built Systems/Facilities (I don't think these are a priority for LEC)				
Substations				
Microgrids				
Powerlines				
Transfer Station				
Sand and Gravel Operation				
Large Parking Lots				
Built Systems/Access to				
Paved Public Ways				
Bus Routes				
Bike Trail				

Sidewalks				
Pedestrian Access to Parcel				
Built Systems/Other				
Compact Form				
Density				
Congestion				
Scenic Roads and Byways				
Natural Systems/Water				
DEP Zone II Well Head Protection				
Surface Water and Pond Frontage				
Wetland Systems and Buffers				
Certified Vernal Pools and Buffers				
Watersheds				
FEMA Flood Zones				
Cranberry Bogs				
Potential Water Supply Area				
Natural Systems/Habitat/Fauna				
Areas of Critical Environmental Concern				
Districts of Critical Planning Concern				
Biomap Core Habitat				
Biomap Critical Natural Landscapes				
NHESP Priority Habitat				
Undeveloped/Unprotected Forest and Shrubland				
Carbon Sequestration				
Potential Wildlife Corridor				
Coastal Dunes				
Farms				
Farmland Soils				
Natural Systems/Access to				
Public Beaches				
Public Recreation Areas				
Public Ways to Water				

Community Systems/Access to				
Business Activity				
Town Center				
Community Amenities				
Public Facilities				
Medical Facilities				
Faith Based Organizations				
Historic Sites, Areas and Districts				
Public Vistas				
Other				
Legal/Title Issues				
Brownfields/Contamination				
Impervious Area				
Town Parcels Undeveloped Developed, Use and Underdeveloped Area				
Underdeveloped Commercial Parcels				
Vacant Undeveloped Parcels				
Possible Dual Use Parcels				
Underdeveloped Commercial Parcels				

Prepared by Dirkie Van Antwerp

Land Evaluation Criteria

Basic Facts

Owner(s)

Street Address

Current Use

Structures

Open Space Protection/ Housing Production Plan Identified Parcels

Zoning

Parcel Size

Frontage

Soils/Permeability

Topography

Assessed Value

Character of Abutters

Built Systems/Services

Town Water

Well

Electricity

Gas

On Site Wastewater Treatment

Sewer

Stormwater Drainage

Internet Connectivity

Road Classification – State, Local, Private

Built Systems/Facilities (I don't think these are a priority for LEC)

Substations

Microgrids

Powerlines

Transfer Station

Sand and Gravel Operation

Large Parking Lots

Built Systems/Access to

Paved Public Ways

Bus Routes

Bike Trail

Sidewalks

Pedestrian Access to Parcel

Built Systems/Other

Compact Form

Density

Congestion

Scenic Roads and Byways

Natural Systems/Water

DEP Zone II Well Head Protection

Surface Water and Pond Frontage

Wetland Systems and Buffers

Certified Vernal Pools and Buffers

Watersheds

FEMA Flood Zones

Cranberry Bogs

Potential Water Supply Area

Natural Systems/Habitat/Fauna

Areas of Critical Environmental Concern

Districts of Critical Planning Concern

Biomap Core Habitat

Biomap Critical Natural Landscapes

NHESP Priority Habitat

Undeveloped/Unprotected Forest and Shrubland

Carbon Sequestration

Potential Wildlife Corridor

Coastal Dunes

Farms

Farmland Soils

Natural Systems/Access to

Public Beaches

Public Recreation Areas

Public Ways to Water

Community Systems/Access to

Business Activity

Town Center

Community Amenities

Public Facilities

Medical Facilities

Faith Based Organizations

Historic Sites, Areas and Districts

Public Vistas

Other

Legal/Title Issues

Brownfields/Contamination

Impervious Area

Town Owned Parcels

Undeveloped

Developed, Use and Underdeveloped Area

Underdeveloped Commercial Parcels

Vacant Undeveloped Parcels

Possible Dual Use Parcels

Prepared by Dirkie Van Antwerp

FOR DISCUSSION PURPOSES ONLY (5.1.26)

Community Value
1: Poor, 2: Fair, 3: Neutral, 4: Very Good, 5: Excellent

Evaluation Context		Supporting Data/Indicators	Housing	Open Space/Conservation	Recreation & Other Municipal Uses	Resale or Disposal
Built Systems	Access to Utilities	On-site wastewater treatment	5	1	4	3
		Water System and Service	5	1	5	3
		Sanitary Sewer Systems (centralized and decentralized)	5	1	5	3
		Stormwater Drainage	5	1	5	3
		Access to Utilities (natural gas, electricity, public water)*	5	1	5	3
	Total	25	5	24	15	
Natural Systems	Environmental Sensitivity	ACEC	1	5	2	
		DCPC	1	5	3	
		Nitrogen Sensitive Areas	2	5	3	
		Wellhead Protection Areas	2	5	3	
		Potential Public Water Supply Areas	2	5	3	
		Wetlands & Buffers	1	5	2	
		Active Cranberry Bogs	1	5	1	
		Coastal Dunes	1	5	1	
		FEMA Flood Zones	1	5	3	
		Public Beaches	1	5	5	
	Brownfields	3	2	3		
		Total	16	52	29	
	Conservation Potential	BioMap Core Habitats and Critical Natural Landscapes	1	5	3	
		NHESP Priority Habitats	1	5	3	
		Certified Vernal Pools & Buffers	1	5	3	
		Open Space	2	5	3	
		Undeveloped Unprotected Forest and Shrubland	1	5	3	
Farms		1	5	2		
	Total	7	30	17		
Community Systems	Housing Potential	HPP Identified Parcels	5	2	3	
		Business Activity*	5	2	3	
		Community Amenities*	5	2	3	
		Public Facilities*	5	3	3	
		Historic Sites & Areas*	4	3	3	
		Public Views & Vistas*	4	3	3	
		Vacant Developable Parcels	5	5	3	
		Vacant Town-owned Parcels	5	5	3	
		Underdeveloped Commercial Parcels	5	5	3	
		Total	43	30	27	
	Accessibility & Recreation Potential	Proximity to an Improved Way*				
		Public Transit (bus routes, etc.) *				
		Bike Network*				
Scenic Road*						
Sidewalks*						
Recreation Areas (i.e trailheads, boat ramps)*						
	Impervious Area					
	Total					
Other	Cost	Assessed Value (add a value range?)				
		Market Value (add a value range?)				
		Funding Sources				
		Total				

Note: Existing Conditions Summary (Owner, Address, Current Use, Structures, Zoning, Size, Frontage, Topography, Assessed Value, Abutting Uses, Abutting a Public or Private Way) to be provided to LEC for each parcel to be considered for evaluation.

*Proximity will need to be qualified to objectively evaluate



Town of Brewster

2198 Main Street
Brewster, MA 02631
Phone: (508) 896-3701
www.brewster-ma.gov

Meeting Minutes of the Land Evaluation Committee

Date: April 7, 2026
Time: 4:30 PM
Location: 2198 Main Street, Room A

Committee Members Present: Chair Donald Poole, Vice Chair Ryan Christenberry, Rosemary Dirkie Van Antwerp, Allyson Felix and Keith Johnson

Supporting Staff: Town Manager Peter Lombardi, Asst. Town Manager Donna Kalinick, Select Board Chair Mary Chaffee, Natural Resources Director Chris Miller

Call to Order, Declaration of a Quorum and Recording Statement

Chair Poole called the meeting to order at 4:30pm and declared a quorum. Member Felix read the recording statement.

Public Announcements and Comment

There was no public comment.

Presentation and Discussion on Development of Property Evaluation Criteria- Steve Tupper & Chloe Schaefer, Cape Cod Commission

Steve Tupper, Deputy Director at the Cape Cod Commission, and Chloe Schaefer, Chief Planner (participating remotely), presented their work on developing property evaluation criteria for the town. Mr. Tupper noted that he is a Brewster resident and understands the challenges facing the committee. The project is funded by state DLTA (Direct Local Technical Assistance) funding at no cost to the town, with a timeline running through the end of the calendar year.

Ms. Schaefer outlined the three main components of the project: identifying and refining potential evaluation criteria for different parcels, having the GIS team append criteria to parcel data, and developing an online GIS application as the ultimate deliverable. The goal is to provide a descriptive tool showing different criteria relevant to community housing, open space, water quality protection, recreation, and other public uses. She emphasized that the application will show presence of attributes and proximity to features but will not replace feasibility analyses or the committee's evaluation process.

The commission staff presented draft criteria organized into three systems: natural systems (habitat, open space, water resources, recreation areas, wetlands), built systems (utilities, transportation networks, roadways, transit access), and community systems (public facilities, business activity, population density, historic areas).

Committee members engaged in detailed discussion of the criteria. Chair Poole questioned the meaning of "compact form," which Ms. Schaefer explained as relating to denser development with buildings closer to



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sidewalks and less parking area, indicating walkability potential. Vice Chair Christenberry appreciated the framework of the three systems and suggested a tiered approach where criteria would be relevant depending on the intended use of a parcel.

Committee members suggested additions to the criteria list, including whether structures exist on properties (suggested by Chair Poole), clarification of roadway jurisdiction distinguishing town, state, and private roads (suggested by Select Board Chair Mary Chaffee), internet and cable connectivity considerations (suggested by Member Felix), and properties with title or legal problems (suggested by Select Board Chair Mary Chaffee).

Member Van Antwerp asked about the public availability of the final tool. Mr. Tupper explained that their scope is to deliver it to the town, though similar tools are typically posted publicly for transparency. Mr. Lombardi noted sensitivity around the tool applying to both public and private properties.

Chris Miller explained the town-specific term "conservancy soils," describing them as poor-draining soils in areas with flooding potential or septic system limitations, originally intended to prevent development in unsuitable areas.

The commission team will return in approximately three months with refined criteria based on committee feedback and data availability assessment.

Review and Discuss Brewster Affordable Housing Trust Feedback on Evaluation Criteria

Ms. Kalinick presented feedback developed over three trust meetings. The trust determined that a scoring or ranking system alone was not conducive to evaluating housing and housing with other uses, expressing strong interest in mixed-use development.

Ms. Kalinick emphasized that nearly every housing development in Brewster over the past decade has included an open space component, though not necessarily with conservation restrictions. She cited Spring Rock Village as an example, where only 5 of 16.38 acres are used for housing, with the remainder excluded from housing development per the land development agreement.

The trust stressed the importance of understanding that determining parcel suitability requires subsequent feasibility and due diligence processes before proceeding with housing development. This includes environmental constraints analysis, utilities assessment, parking evaluation, concept and master planning, community engagement, and financial feasibility analysis.

Ms. Kalinick discussed the challenge of financial feasibility, noting that the Grow Smart Cape Cod analysis failed to consider property values along Route 6A, some of the most expensive in town. Mr. Lombardi explained that they addressed this through assessed property values by neighborhood rather than individual parcels.



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The trust recommended considering dual uses of properties rather than taking a zero-sum approach, suggesting that the existence of wetlands shouldn't automatically disqualify a property for housing if other portions could be developed appropriately.

Committee members discussed how this screening tool would support their charge while acknowledging the complex subsequent processes required for actual development. Vice Chair Christenberry noted the difficulty of conducting thorough feasibility analysis within their mandate to evaluate properties ahead of acquisition or disposition but saw value in identifying housing suitability criteria for weighting recommendations.

Additional Discussion of Potential Evaluation Criteria

Member Van Antwerp presented evaluation criteria she developed using an AI program called Notebook LM, which analyzed 20-25 town documents including the local comprehensive plan and various municipal plans. Her approach created a grid rating system showing how different criteria would favor housing, open space, other municipal uses, or properties suitable for sale.

Her criteria incorporated town document priorities and created weighted values for different attributes. For example, wetland wellhead protection zones would be weighted heavily toward open space or conservation, while larger acreage might favor affordable housing development.

Vice Chair Christenberry noted significant commonality between Van Antwerp's categories and the commission's presentation, suggesting they could be combined to create preferred criteria screened through town priorities. Chair Poole agreed that many criteria could be combined and consolidated.

The committee decided that members would individually send their feedback and suggestions to Vice Chair Christenberry, who volunteered to compile and organize the input. This compilation would be included in the next meeting packet for discussion. The committee agreed to dedicate significant time at their next meeting to refining the criteria through a work session format.

Vote on Meeting Minutes

Member Christenberry moved to approve the February meeting minutes. Member Van Antwerp seconded the motion. The motion passed with 5-Yes, 0-No.

Discuss Future Meeting Agenda Items

The committee agreed to structure their next meeting as a work session focused on refining evaluation criteria. Mr. Lombardi noted they might include an executive session, but that timing was flexible. The work session would be the primary focus, with members preparing consolidated feedback through Vice Chair Christenberry's compilation process.



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Committee members discussed whether the Association to Preserve Cape Cod (APCC) presentation originally scheduled would occur, with Mr. Lombardi indicating uncertainty about APCC having specific Brewster information to present at this time.

For Your Information

None

Matters Not Reasonably Anticipated by the Chair

None

Next Meeting

May 12, 2026

Adjournment

Member Christenberry motioned to adjourn the meeting at 5:07 pm. Member Van Antwerp seconded the motion. The vote was 4-Yes, 0-No.

Respectfully submitted by
Erika Mawn, Constituent Services & Communications Coordinator

Approved: _____

Date

Accompanying Documents in Packet: Agenda, Cape Cod Commission Evaluation Criteria Development presentation, Brewster Affordable Housing Trust feedback, Weighted Parcel Evaluation Metrics, Draft February Meeting Minutes,