

SEA CAMPS ADVISORY COMMITTEE

Karl Fryzel, Chair
Caroline McCarley, Vice Chair
Amy Woods, Clerk
Amanda Bebrin
David Colton
John Dickson
Adam Finkle
Stephen Najarian
Sharon Tennstedt

Town of
BREWSTER
MASSACHUSETTS



Town Staff

Peter Lombardi, Town Manager
Donna Kalinick, Asst. Town Manager
Griffin Ryder, Town Engineer/Project Manager

SEA CAMPS ADVISORY COMMITTEE MEETING AGENDA

May 13, 2026 at 4:00PM

Town Hall, 2198 Main St., Brewster, MA 02631

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/88426178774?pwd=bpQUGvf3oALKsptOp1tzPFJsFu4B0z.1>

Webinar ID: 884 2617 8774 **Passcode:** 907435

JOIN MEETING BY PHONE

Call: (312) 626-6799 or (301) 715-8592 **Webinar ID:** 884 2617 8774 **Passcode:** 907435

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. Update on Request for Proposal for Community Center Needs Assessment

6. Update and Discussion on Preliminary Draft Design Concepts for Tennis Courts and Fields

7. Update on Pond Property Request for Determination from Conservation Commission

8. Update on Water Main Replacement Design, Funding and Community Forum

9. Update on First Light Beach Dune Protection for Summer 2026

10. Implementation Status Update

11. Update on Results of Town Meeting

12. Membership Status

13. Vote on Meeting Minutes

- 14. **Discuss Future Meeting Agenda Items**
- 15. **For Your Information**
- 16. **Matters Not Reasonably Anticipated by the Chair**
- 17. **Next Meetings**
- 18. **Adjournment**

Date Posted:
5/11/26

Date Revised:

Received by Town Clerk:



TENNIS COURTS
CAPE COD SEA CAMPS - BAY PROPERTY
APRIL 2026





TENNIS COURTS
CAPE COD SEA CAMPS - BAY PROPERTY
APRIL 2026



Tennis Courts Project

Brewster, MA

Design Phase: Opinion of Probable Construction Costs



4/1/2026

ITEM	DESCRIPTION	COSTS
1. Site Preparation	Site Preparation and Miscellaneous Demolition, Construction Entrance and Fence, Strip and Stockpile of Topsoil	\$47,585
2. Earthwork	Court Compaction	\$37,133
3. Court Surfacing	Tennis Court Surfacing	\$322,705
4. Furnishings	Tennis Court Equipment and Player Benches	\$12,000
5. Fencing	Fencing, Gates, and Mow Curb	\$113,200
6. Landscape Restoration	Restoration of Disturbed Areas	\$1,575
	ESTIMATED TOTAL*	\$534,198
	Mobilization, Overhead & Profit (15%):	\$81,000
	Contingency (20%):	\$107,000
	TOTAL	\$723,000

Opinion of Probable Cost Disclaimer:

1. Opinion of Cost includes contractor mobilization, overhead & profit (15%) and contingency (20%).
2. This OPC is for planning purposes only. Pricing is in no way a guarantee.
3. OPC assumes no hazardous material and no rock removal. Additionally, prices may vary significantly due to recent volatility of inflation and escalation of construction prices

Tennis Courts Project

Brewster, MA

Design Phase: Opinion of Probable Construction Costs



DRAFT

4/24/2026

ITEM	QTY	UNIT	UNIT COST	EXT COST	DESCRIPTION
1. Site Preparation					
Site Preparation and Miscellaneous Demolition	1	LS	\$ 5,000	\$ 5,000	
Construction Entrance	1	EA	\$ 12,000	\$ 12,000	
Construction Fence	880	LF	\$ 20	\$ 17,600	
Strip, Screen and Stockpile Topsoil (4" depth)	340	CY	\$ 12	\$ 4,085	
Tree Protection	10	EA	\$ 200	\$ 2,000	
Irrigation Demo	1	LS	\$ 1,000	\$ 1,000	
Erosion Controls - Silt Fence	200	LF	\$ 15	\$ 3,000	
Inlet Protection at Structures	2	EA	\$ 250	\$ 500	
Compost Filter Tube	200	LF	\$ 12	\$ 2,400	
				Subtotal:	\$ 47,585
2. Earthwork					
Fine Grading and Compaction	3,094	SY	\$ 12	\$ 37,133	
				Subtotal:	\$ 37,133
3. Court Surfacing					
Asphalt Paving	27,850	SF			
Hot Mix Asphalt Top and Binder (4" depth)	703	TON	\$ 300	\$ 210,871	
Crushed Stone Base (15" depth)	1,289	CY	\$ 55	\$ 70,914	Depth under review
Court Color Sealcoat	26,400	SF	\$ 1.55	\$ 40,920	
				Subtotal:	\$ 322,705
4. Furnishings					
Tennis Posts	4	SETS	\$ 3,000	\$ 12,000	
				Subtotal:	\$ 12,000
5. Fencing					
10' HT. BVCL Fence	680	LF	\$ 150	\$ 102,000	
10' HT. Ornamental Single Gate	4	EA	\$ 1,800	\$ 7,200	
10' HT. Ornamental Double Gate	1	EA	\$ 4,000	\$ 4,000	
				Subtotal:	\$ 113,200
6. Landscape Restoration					
Topsoil	0	SF	\$ 65	\$ -	Re-use existing
Power rake and hydroseed disturbed areas	3,500	SF	\$ 0.45	\$ 1,575	Disturbed Areas and Swale
				Subtotal:	\$ 1,575
				Project Subtotal:	\$534,198
				Mobilization, Overhead & Profit (15%):	\$ 81,000
				Contingency (20%):	\$ 107,000
				TOTAL CONSTRUCTION COST:	\$723,000 Rounded up



TOWN OF BREWSTER
1657 MAIN STREET
BREWSTER, MA 02631
PHONE: (508) 896-4546 EXT 4242
wgrafton@brewster-ma.gov

OFFICE OF
CONSERVATION COMMISSION

Date: May 4, 2026
Delivered by: Hand

Town of Brewster
2198 Main Street
Brewster, MA 02631
Attention: Griffin Ryder, Town Engineer

Project Description: Resource area delineation determination, placement of vessel storage racks and sanitary facilities, routine maintenance of W.H. Besse Ctwy and access paths, periodic mowing of meadow areas and grass swaths, Mass Audubon educational programming and waiver of the Bylaw 1"=20' site plan requirement.

RE: Determination of Applicability (DOA)/WPA Form 2 #26-05
Project Location: 500 W.H. Besse Cartway
Assessors Map 84, Parcel 45

Dear Mr. Ryder:

The Determination of Applicability (DOA) for the above property, approved by the Brewster Conservation Commission is attached, along with a copy for your records. This Conservation Permit is valid for three (3) years from the date of issuance. For work beyond the approved period or approved scope of work of this Conservation Permit, please submit a new Request For Determination of Applicability.

Please note this Determination of Applicability has Special Conditions as follows:

1. The property owner and contractor shall complete a Precon Meeting with the Conservation Administrator within five (5) business days in advance of commencing the work to discuss details of the project to ensure the approved work is understood and review permit conditions.
2. Ensure Best Management Practices are followed.
3. Before commencing the approved work, obtain all subsequent permits.
4. Contact the Conservation Administrator for guidance on Conservation Permits for work beyond the approved work activities.

If you have any questions or need additional assistance, please contact me via email or at (508) 896-4546 ext. 4242.

Respectfully

Bill Grafton
Conservation Administrator



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 2 – Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

#26-05
TOB

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



From:

Brewster
Conservation Commission

To: Applicant

Town of Brewster
Name

2198 Main Street
Mailing Address

Brewster MA 02631
City/Town State Zip Code

Property Owner (if different from applicant):

Name

Mailing Address

City/Town State Zip Code

1. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Existing Conditions Plan prepared by Environmental Design & Research signed and stamped by John L. Churchill, Jr., RPLS	03/06/2026 Date
Proposed Site Plan prepared by Environmental Design & Research signed and stamped by Michael E. Tamolin, PE	03/19/2026 Date
Wetlands Map prepared by LEC Environmental Consultants, Inc.	02/05/2024 Date

2. Date Request Filed:

April 1, 2026

B. Determination

Pursuant to the authority of M.G.L. c. 131, § 40, the Conservation Commission considered your Request for Determination of Applicability, with its supporting documentation, and made the following Determination.

Project Description (if applicable):

Resource area delineation determination, placement of vessel storage racks and sanitary facilities, routine maintenance of W.H. Besse Ctwy and access paths, periodic mowing of meadow areas and grass swaths and Mass Audubon educational programming within a bordering vegetated wetland including potential vernal pools, bordering land subject to flooding and respective buffer zones (bordering land subject to flooding [Bylaw only]).

Project Location:

500 W.H. Besse Cartway
Street Address

85
Assessors Map/Plat Number

Brewster
City/Town

45
Parcel/Lot Number



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

#26-05

TOB

B. Determination (cont.)

The following Determination(s) is/are applicable to the proposed site and/or project relative to the Wetlands Protection Act and regulations:

Positive Determination

Note: No work within the jurisdiction of the Wetlands Protection Act may proceed until a final Order of Conditions (issued following submittal of a Notice of Intent or Abbreviated Notice of Intent) or Order of Resource Area Delineation (issued following submittal of Simplified Review ANRAD) has been received from the issuing authority (i.e., Conservation Commission or the Department of Environmental Protection).

1. The area described on the referenced plan(s) is an area subject to protection under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.

2a. The boundary delineations of the following resource areas described on the referenced plan(s) are confirmed as accurate. Therefore, the resource area boundaries confirmed in this Determination are binding as to all decisions rendered pursuant to the Wetlands Protection Act and its regulations regarding such boundaries for as long as this Determination is valid.

Multiple wetlands and buffer zones approved (including buffer zone to bordering land subject to flooding [Bylaw only]). See referenced site plans under A. General Information Item 1.

2b. The boundaries of resource areas listed below are not confirmed by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination or to the Request for Determination.

3. The work described on referenced plan(s) and document(s) is within an area subject to protection under the Act and will remove, fill, dredge, or alter that area. Therefore, said work requires the filing of a Notice of Intent.

4. The work described on referenced plan(s) and document(s) is within the Buffer Zone and will alter an Area subject to protection under the Act. Therefore, said work requires the filing of a Notice of Intent or ANRAD Simplified Review (if work is limited to the Buffer Zone).

5. The area and/or work described on referenced plan(s) and document(s) is subject to review and approval by:

Brewster Conservation Commission

Name of Municipality

Pursuant to the following municipal wetland ordinance or bylaw:

Code of the Town of Brewster Wetlands Bylaw

Name

Chapter 172

Ordinance or Bylaw Citation



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

#26-05
TOB

B. Determination (cont.)

6. The following area and/or work, if any, is subject to a municipal ordinance or bylaw but not subject to the Massachusetts Wetlands Protection Act:

7. If a Notice of Intent is filed for the work in the Riverfront Area described on referenced plan(s) and document(s), which includes all or part of the work described in the Request, the applicant must consider the following alternatives. (Refer to the wetland regulations at 10.58(4)c. for more information about the scope of alternatives requirements):

- Alternatives limited to the lot on which the project is located.
- Alternatives limited to the lot on which the project is located, the subdivided lots, and any adjacent lots formerly or presently owned by the same owner.
- Alternatives limited to the original parcel on which the project is located, the subdivided parcels, any adjacent parcels, and any other land which can reasonably be obtained within the municipality.
- Alternatives extend to any sites which can reasonably be obtained within the appropriate region of the state.

Negative Determination

Note: No further action under the Wetlands Protection Act is required by the applicant. However, if the Department is requested to issue a Superseding Determination of Applicability, work may not proceed on this project unless the Department fails to act on such request within 35 days of the date the request is post-marked for certified mail or hand delivered to the Department. Work may then proceed at the owner's risk only upon notice to the Department and to the Conservation Commission. Requirements for requests for Superseding Determinations are listed at the end of this document.

1. The area described in the Request is not an area subject to protection under the Act or the Buffer Zone.
2. The work described in the Request is within an area subject to protection under the Act, but will not remove, fill, dredge, or alter that area. Therefore, said work does not require the filing of a Notice of Intent.
3. The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any).
1. The property owner and contractor shall complete a Precon Meeting with the Conservation Administrator within five (5) business days in advance of commencing the work to discuss details of the project to ensure the approved work is understood and review permit conditions.
 2. Ensure Best Management Practices are followed.
 3. Before commencing the approved work, obtain all subsequent permits.
 4. Contact the Conservation Administrator for guidance on Conservation Permits for work beyond the approved work activities.
4. The work described in the Request is not within an Area subject to protection under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to protection under the Act.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**#26-05
TOB**

B. Determination (cont.)

- 5. The area described in the Request is subject to protection under the Act. Since the work described therein meets the requirements for the following exemption, as specified in the Act and the regulations, no Notice of Intent is required:

Exempt Activity (site applicable statutory/regulatory provisions)

- 6. The area and/or work described in the Request is not subject to review and approval by:

Name of Municipality

Pursuant to a municipal wetlands ordinance or bylaw.

Name

Ordinance or Bylaw Citation

C. Authorization

This Determination is issued to the applicant and delivered as follows:

- by hand delivery on by certified mail, return receipt requested on

May 4, 2026

Date

Date

This Determination is valid for **three years** from the date of issuance (except Determinations for Vegetation Management Plans which are valid for the duration of the Plan). This Determination does not relieve the applicant from complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.

This Determination must be signed by a majority of the Conservation Commission. A copy must be sent to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>) and the property owner (if different from the applicant).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

#26-05

TOB

C. Authorization (cont.)

Brewster Conservation Commission

Signatures:

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Mike Tobin, Chair

Printed Name

Kimberley Crocker Pearson, Vice Chair

Printed Name

Gary Kaser

Printed Name

Joseph O'Leary

Printed Name

Ron Slowek

Printed Name

Printed Name

Printed Name

Printed Name

D. Appeals

The applicant, owner, any person aggrieved by this Determination, any owner of land abutting the land upon which the proposed work is to be done, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate Department of Environmental Protection Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>) to issue a Superseding Determination of Applicability. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and Fee Transmittal Form (see Request for Departmental Action Fee Transmittal Form) as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Determination. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant if he/she is not the appellant. The request shall state clearly and concisely the objections to the Determination which is being appealed. To the extent that the Determination is based on a municipal ordinance or bylaw and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
Request for Departmental Action Fee
Transmittal Form

DEP File Number:

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Request Information

1. Location of Project

a. Street Address	b. City/Town, Zip
c. Check number	d. Fee amount

2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town	State	Zip Code
Phone Number	Fax Number (if applicable)	

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town	State	Zip Code
Phone Number	Fax Number (if applicable)	

4. DEP File Number:

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



B. Instructions

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
 Box 4062
 Boston, MA 02211



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

**Request for Departmental Action Fee
Transmittal Form**

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Instructions (cont.)

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Owner affirmation of responsibility for work and
5-day request for site Inspection/notice of work for
Order of Conditions

To:
Brewster Conservation Commission
1657 Main Street
BREWSTER, MA, 02631

(Date of Request for Site Inspection)

Order of Conditions (SE 9-_____) - Order of Conditions recorded at the Registry of Deeds or
Land Court, Barnstable County on _____.

Location of project - Street _____ Assessor's Map _____ Parcel _____

I, _____ (Contractor), wish to schedule a site visit with an agent of the
Conservation Commission to inspect the siltation barrier for this project. I would like the inspection to take
place at the following date and time: _____.

The Order was recorded at the Registry of Deeds or Land Court, Barnstable, and proof of recording was
submitted to the Conservation Department for the project file. I understand that work shall commence only
with approval of the Conservation Agent, and that any work activities which have commenced prior to an
inspection and approval by the Conservation Commission may result in a "cease and desist" order and fine of
up to \$300.00 per day.

The type of work is _____.
(dwelling construction, sewage disposal installation, landscape work, etc.)

Included with this request is a series of photos of the existing wetland edge and the installed erosion control
barriers. A copy of the Order of Conditions and the approved site plan are available on the site. This form
shall serve as proof that I have read and understand the terms of this Order of Conditions.

Telephone Number of Contractor _____

Signature of Contractor _____

Signature of Owner _____ This form shall serve as proof that I, the
owner of the above referenced property, have read and understand the terms of this Order of Conditions, and
am responsible for any violation which occurs on this property.

Signature/Initial of Conservation Agent _____ The required erosion controls were installed
according to the plans approved by the Conservation Commission.



EDDR
 a better environment



Brewster Sea Camps
 Water Main Improvements
 April 28, 2026



Project Team



Town of Brewster

Peter Lombardi
Town Manager

Donna Kalinick
Assist. Town Manager

Griffin Ryder, PE
Town Engineer & Project Manager

Alex Provos
Director of Public Works

Paul Anderson
Water Superintendent

Peter Mackin
Assist. Water Superintendent

Edward Barber
Property Manager



EDR

Russell Kleekamp
Practice Area Leader

Jamie Veillette, PE
Project Manager

Craig Curtin
Technical Manager

James Fosdick
Managing Designer

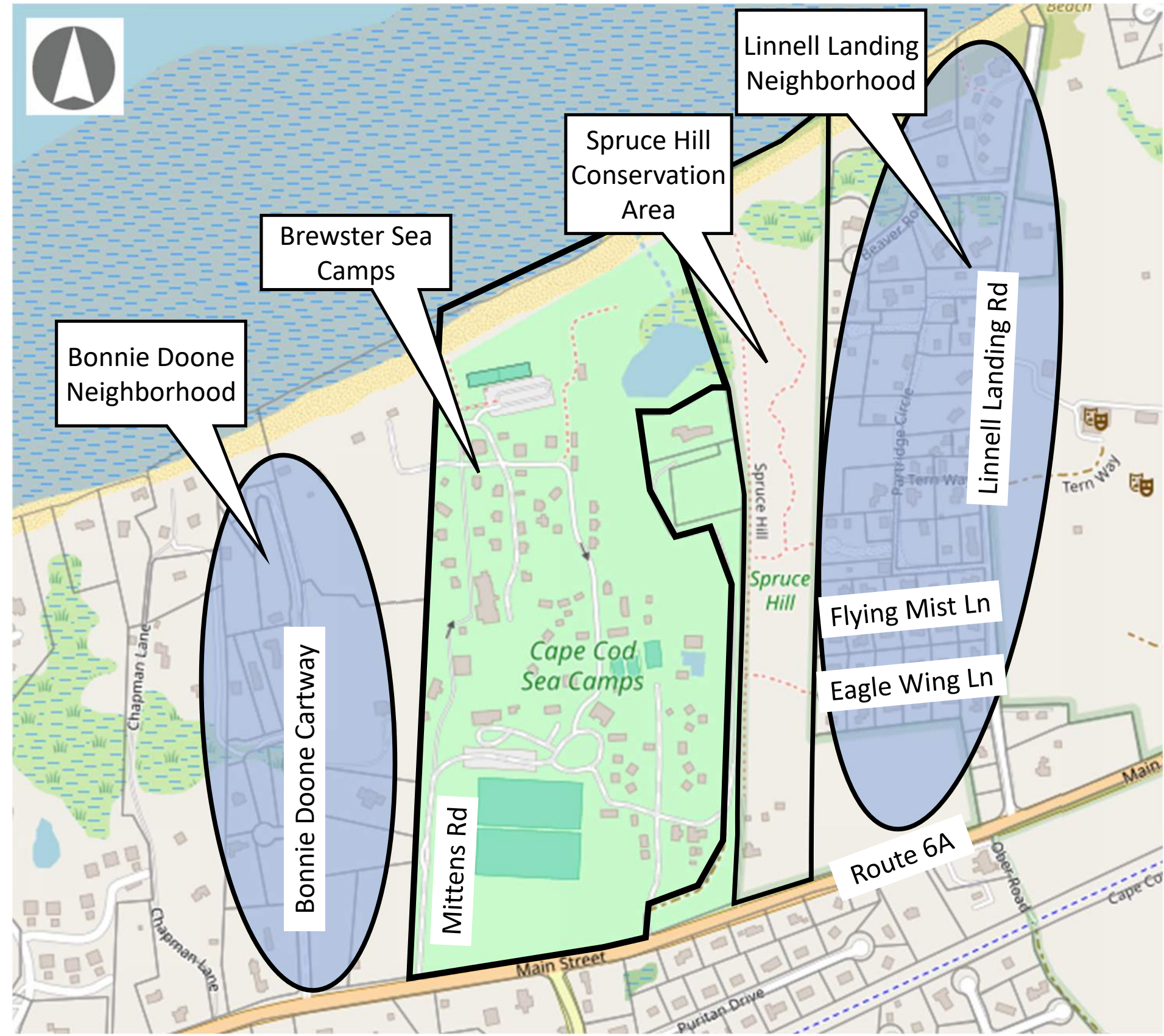
Sydney Lyons
CAD Designer

Patrick Terrio
CAD Drafter/Surveyor

Agenda

- 1 Project Overview
- 2 Project Need
- 3 Proposed Improvements
- 4 Permitting Pathway
- 5 Next Steps
- 6 Questions

Project Overview: Key Areas



Brewster Sea Camps Water Main Improvements

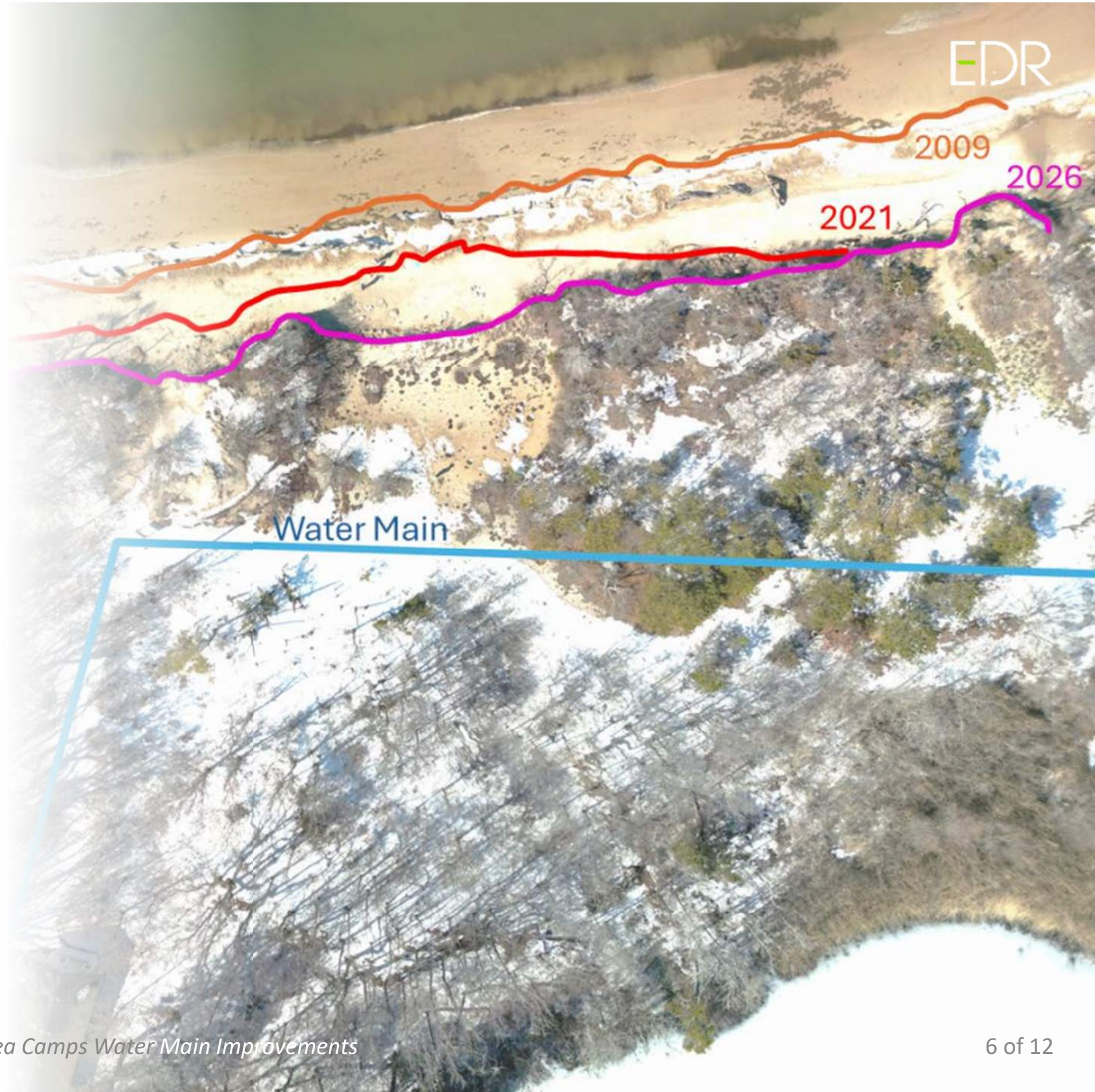
Project
Overview:
Fire Flow
Conditions

Historic Conditions (Pre-Breaks)	Current Conditions (Post-Breaks & System Disruptions)
<ul style="list-style-type: none"> Modeling of historic conditions showed available fire flows ranging from 1,700 GPM to 4,150 GPM at 20 psi (pre-breaks) The neighborhood historically maintained adequate fire protection capacity, above minimum residential fire-flow expectations 	<ul style="list-style-type: none"> Fire flows dropped by 50-75% following recent disconnections including a water main break and a water main abandonment for the installation of a culvert on Crosby Lane Redundancy eliminated in current system (dead end condition) At high risk for loss of water service to customers in the Bonnie Doone and Linell Landing Neighborhoods

Project Need

■ Existing Vulnerabilities

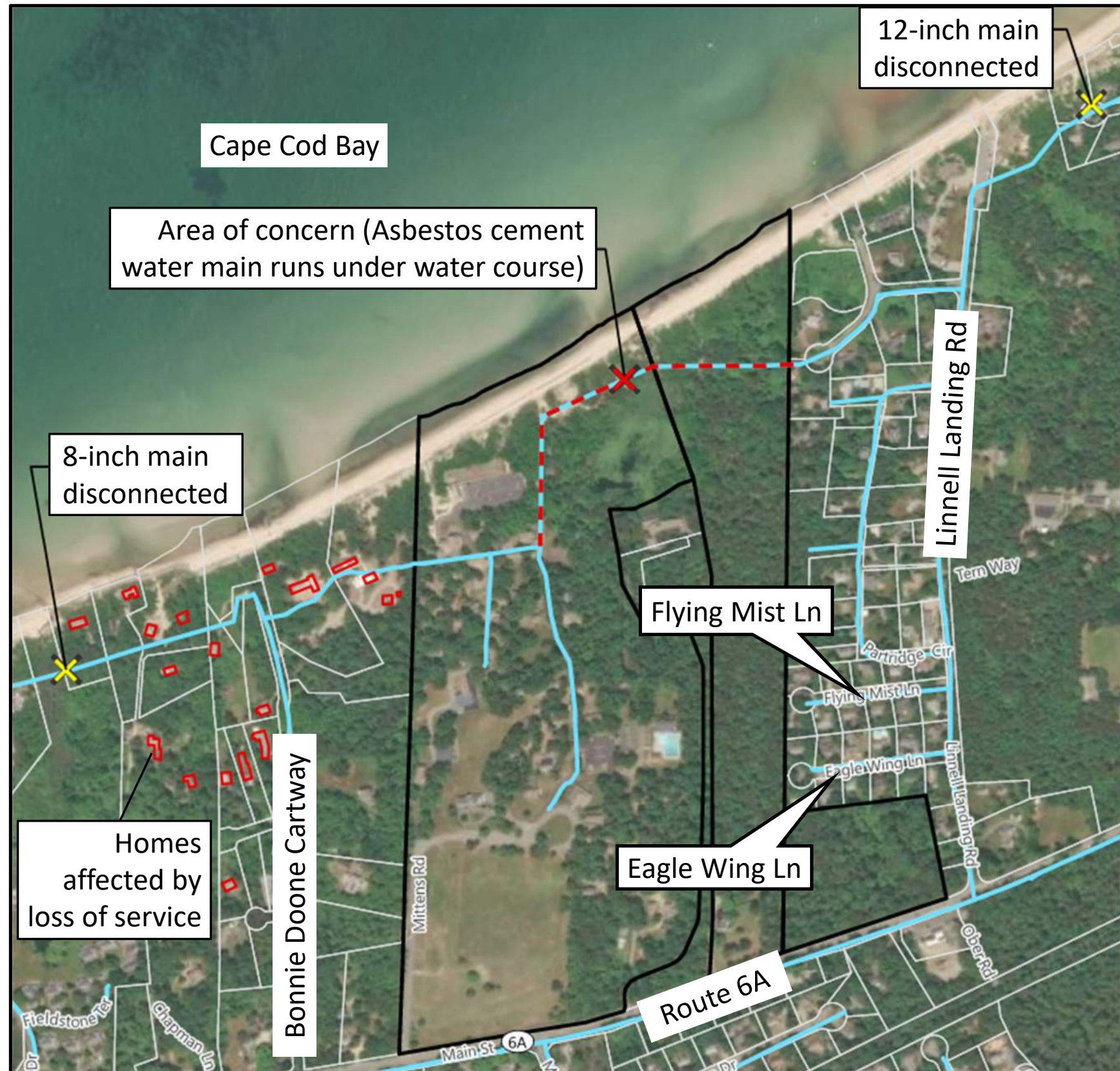
- ✓ **Two recent disconnections** with a **third segment at high risk**
- ✓ **Coastal erosion** accelerating risk
- ✓ **Dead-end system** with limited reliability (Flying Mist Lane)
- ✓ **Critical community assets** requiring reliable service (Sea Camps, Cape Rep Theater, nearby neighborhoods)



Project Need

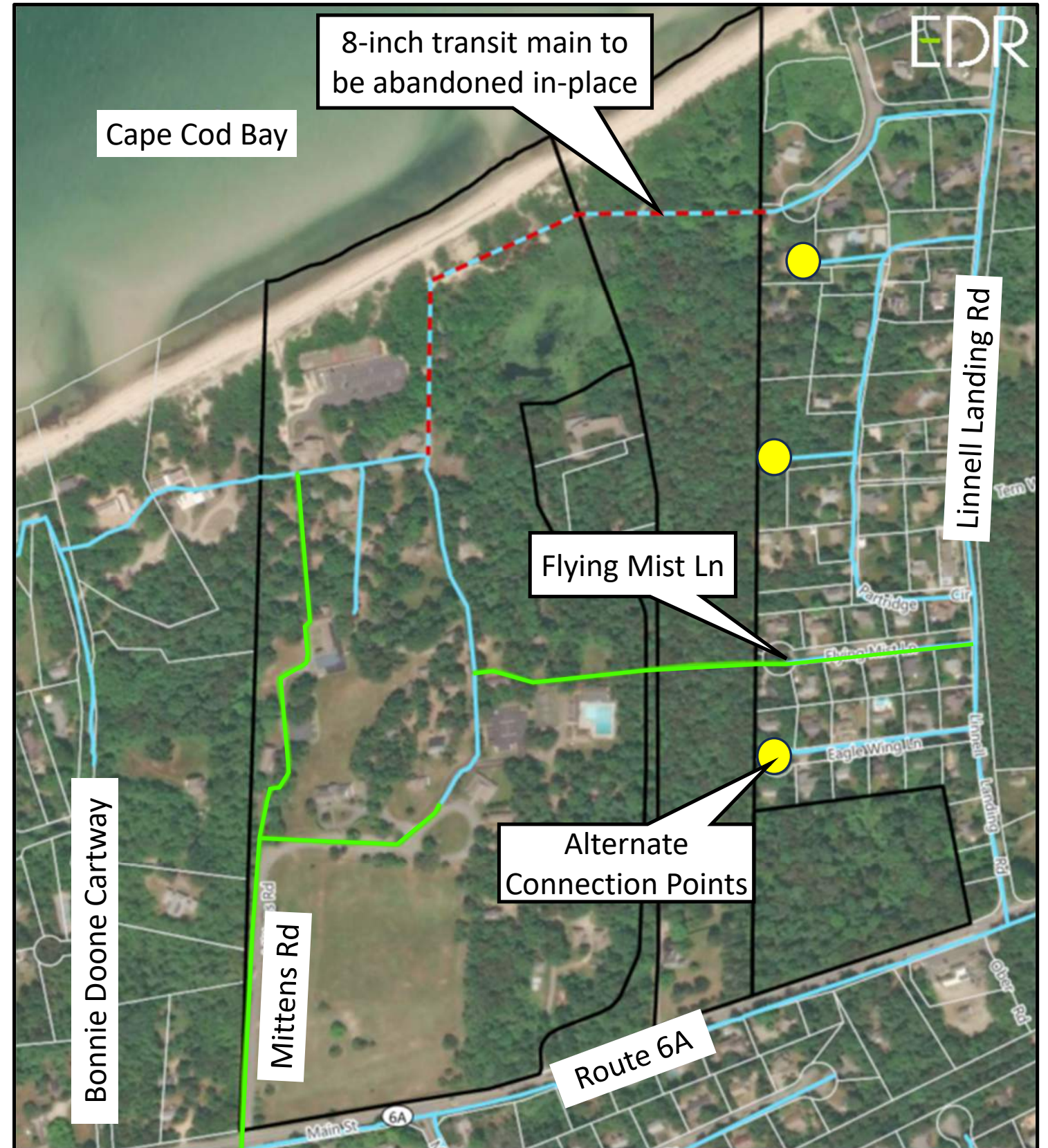
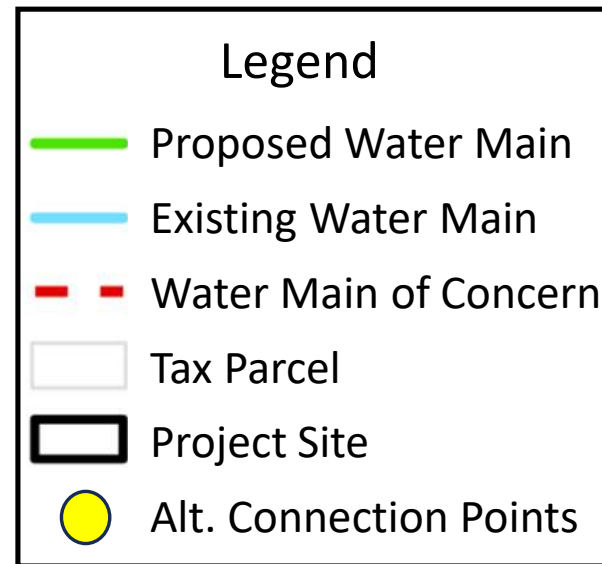
■ Key Objectives

- ✓ **Improve system redundancy** for users served by the vulnerable dune-crossing main
- ✓ **Enable abandonment** of the existing water main without disturbing the dune
- ✓ **Provide potable water service and fire protection** for existing and future uses of the Sea Camps and nearby neighborhoods



Proposed Improvements: Preferred Water Main Alignment

4/28/2026



Brewster Sea Camps Water Main Improvements

8 of 12

Proposed Improvements

■ Design Approach

- ✓ Restores adequate water pressure and fire flow
- ✓ Provide upgraded service and new fire hydrants for Sea Camps and Flying Mist Lane
- ✓ Improve system redundancy by connecting the new main through Flying Mist Lane to Linnell Landing Road
- ✓ Minimize impacts within Spruce Hill by Horizontal Directional Drilling (HDD)

■ Construction Approach

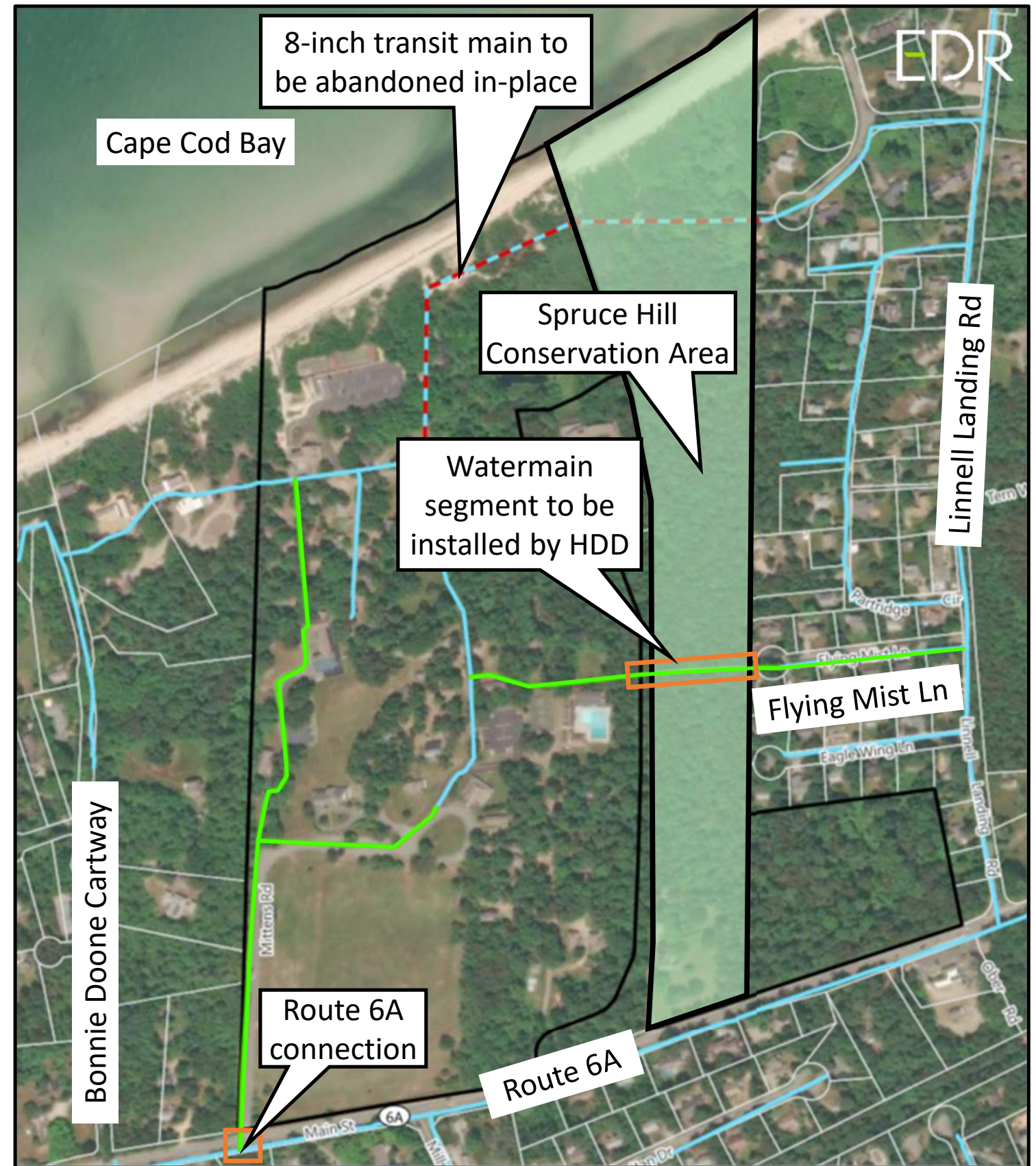
- ✓ Town will self-perform majority of work
- ✓ Specialized work completed by contractors:
 - ✓ Route 6A connection
 - ✓ HDD through Spruce Hill Conservation Area



Example image showing typical placement of ductile iron water main in a roadway trench

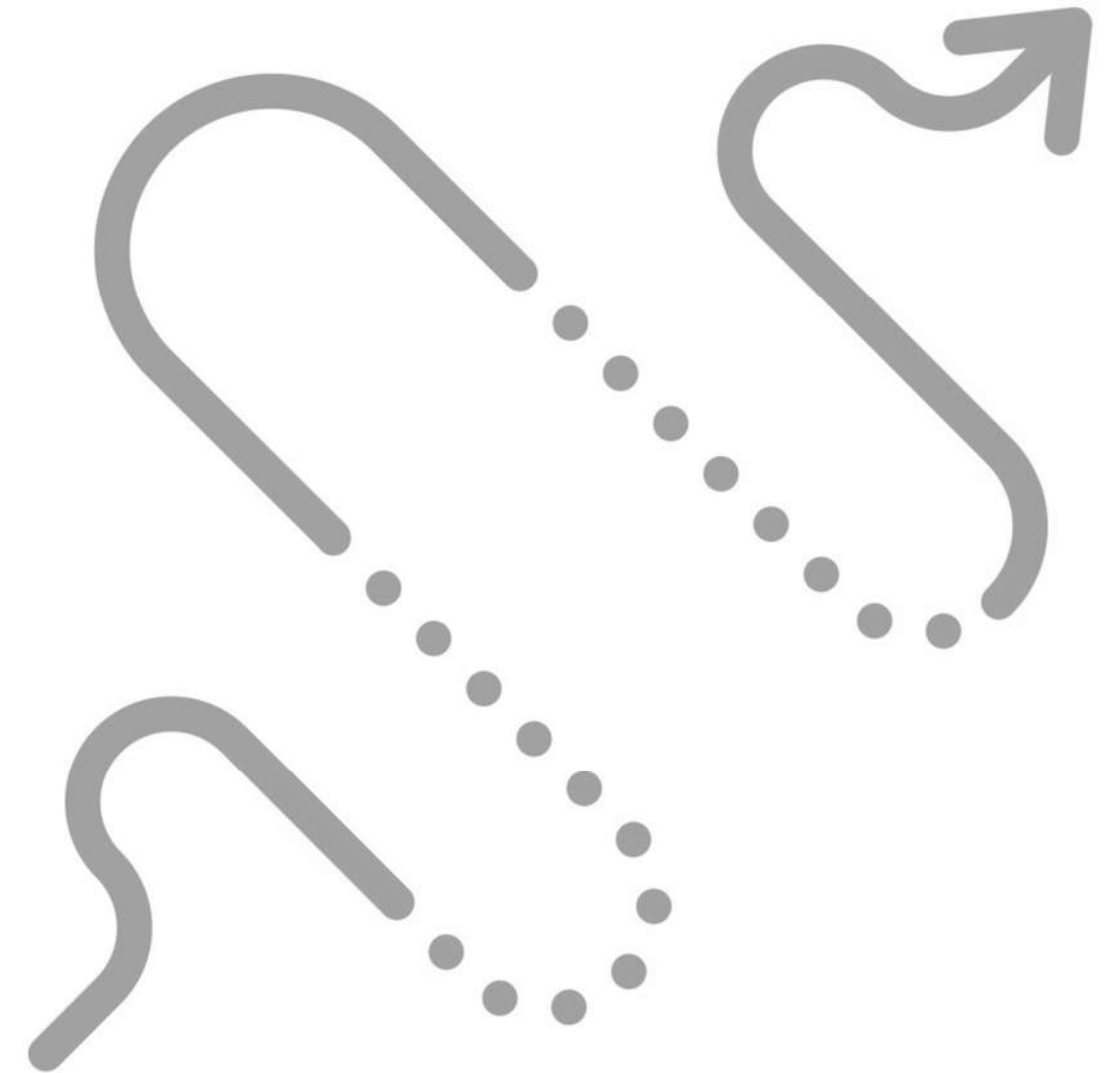
Permitting Pathway

- **Article 97 Land**
 - ✓ **Horizontal Direction Drilling (HDD) installation** of the watermain through Conservation land will undergo Article 97 review
- **MassDOT Roadway Opening**
 - ✓ Route 6A connection will be coordination with MassDOT for roadway opening authorization
- **MassDEP Distribution Modifications**
 - ✓ MassDEP standard review of the proposed watermain modifications (WS32 process)
- **Local Conservation Commission**
 - ✓ Watermain abandonment within the dune will be reviewed through a local Request for Determination of Applicability (RDA) filing



Next Steps

- Town meeting funding request (Spring 2026)
- Finalize design & permitting (Summer 2026)
- Secure grant funding (Summer/Fall 2026)
- Procure materials (Summer/Fall 2026)
- Estimated construction start (Fall 2026)
- Ongoing community engagement (through Fall 2026)



Questions?

For more information:



Russell Kleekamp

Practice Area Leader

rkleekamp@edrdpc.com

www.edrdpc.com



Griffin Ryder, PE

Town Engineer & Project Manager

508.896.3701

gryder@brewster.com

www.brewster-ma.gov





Town of Brewster

2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701
townmanager@brewster-ma.gov

Office of:
Select Board
Town Manager

MEMORANDUM

TO: Sea Camps Advisory Committee
FROM: Peter Lombardi, Town Manager, Donna Kalinick, Asst Town Manager and Griffin Ryder, Town Engineer & Project Manager
RE: Sea Camps Capital Articles Project Plan & Status Updates
DATE: May 11, 2026

The following are status updates, including next steps, on the Sea Camps capital projects that were approved at the Special Town Meeting on November 17, 2025. The projects are broken down by Parcel and, for the Bay Property, by category of work (Infrastructure, Amenities, or General). Timeline assumptions for items identified in this memo but not yet been funded assume such approvals are secured at future Annual and Special Town Meetings. If funding is not approved at future Town Meetings, the timelines will be revised accordingly. The Sea Camps Project Team will provide regular updates to the Committee on these capital projects as we continue to work through further planning and implementation.

Bay Property Infrastructure

- **Water Main Replacement Design & Construction**
 - A contract with EDR for design has been executed.
 - EDR is actively working on design development, including an alternatives analysis to select the preferred design option/route. The Project Team is meeting bi-monthly with the Design Team.
 - Design duration will be approximately 6 months.
 - One Stop grant submitted through the MA Coastal Zone Management on March 26, 2026. Grant awards are expected to be announced in Summer 2026.
 - Town is working with legal counsel regarding the new water main across Spruce Hill which is protected conservation land under Article 97 of the MA Constitution due to the funds that were used to originally acquire that property. We hope to meet with state officials from EEA in the near future to get clear guidance on the required process. Worst case, it may take 2+ years to secure necessary state approvals.

- In order for construction of the loop on Sea Camps Property to start in the fall, regardless of the grant award and Spruce Hill status, a funding article was brought to Town Meeting for \$100k to start purchasing materials for installation. Town Meeting approved this funding request.
 - A hybrid public information session was held on Tuesday, April 28 at 6 pm at Town Hall to discuss the progress and the preferred design alternative, Flying Mist Lane. The feedback from the residents was generally positive. Once the engineering design is completed we will hold a site walk and invite the area residents.
 - **Construction** is still planned to start in **Fall 2026**, regardless of the grant award and status of Spruce Hill. The timeline for construction for the full project will be developed once more information regarding the potential Article 97 transfer process is determined with the State.
- **Phase I Building Demolition**
 - The Town awarded the Building Remediation Contract to KN Environmental, Inc. from North Attleborough, MA after an Advertised Quote process resulted in the Town receiving 6 quotes on February 19, 2026. KN Environmental started the remediation work on April 6, 2026.
 - KN Environmental, Inc. completed the work prior to April school vacation week. The Town is working with KN and the engineering consultant, Tighe & Bond, to close out the project.
- **Phase II Building Demolition**
 - We now plan to pool capital appropriations for demolition from Fall 2024, Fall 2025, and Fall 2026 to create a single larger project, which includes the demolition of all the buildings to be removed and associated utility and septic system work, to encourage more qualified contractors, potentially from off Cape, to bid on the larger project.
 - Following the completion of the Phase I Building Hazardous Materials Removal, this work would be designed and bid out in Fall 2026.
 - EDR has provided a contract for this work which is currently under review by Town staff. We anticipate executing the contract with EDR prior to June 1, 2026.
 - **All Phase I and II Demolition** work is anticipated in **Winter 2026/2027**.
 - The final building inventory of buildings to be demolished has been completed and reviewed by the Committee.

- **Dune Restoration**
 - The Town executed a contract with Weston & Sampson for design.
 - The Project Team and Design Team have been meeting bi-monthly.
 - **Grant submission** was made on March 26, 2026. Award is pending.
 - **Dune Restoration**, contingent upon award of the grant, would be conducted in **Winter 2026/2027**.
 - Dune Restoration scope and grant has been complicated by the damage done to the sturdy fence/dune in the blizzard.
 - A progress set of the Dune Restoration documents is anticipated to be presented to the Advisory Committee at the June meeting.

- **Nature Center, Boathouse & Overflow Beach Parking Design**
 - The Town executed a contract with Weston & Sampson to assist with the final design of the new parking lot.
 - The Town Engineer in conjunction with Weston & Sampson has developed the initial concept(s) for the parking design to support the Nature Center, Boathouse & overflow First Light Beach parking. These concepts were reviewed at the April meeting.
 - Concept 1A – approx. 54 parking spaces was selected as the preferred alternative.
 - Weston & Sampson is working on advancing the design for permitting.
 - **Design and Permitting** is anticipated to be completed prior to STM in **Fall 2026**.
 - **Construction** is currently planned for **Spring 2027**.

- **Fiber Optic Improvements**
 - The Town has submitted a Community Compact Information Technology grant for the installation of a fiber optic loop at the Bay Property. This new infrastructure will connect to the Main Administration Building, the Arts Center, the Pool maintenance building, a potential new Community Center, a potential new Nature Center, the Community Boathouse, the Maintenance Building and the Dining Hall.
 - The grant award is anticipated to be issued in the next few weeks.
 - This work will create a more robust internet connection for these buildings at the Bay Property and would also allow for the security system(s) at the Bay Property to be tied into the Town's main security system.
 - Construction is anticipated to be conducted in the Fall 2026 or Winter 2026/2027 dependent upon the grant award.
 - In conjunction with the Water Main Design, EDR has developed a conceptual layout for the Fiber Optic loop.

- The current work to get fiber to the Bay property is almost complete by the gran deadline of June 30, 2026.

Bay Property Amenities

- **Community Center Study**

- Town Administration presented a scope of work for the RFP to choose a consultant to assist with this study twice to the Public Use & Access sub-committee and the SCAC at the April meetings. The RFP has been updated based on sub-committee and committee feedback and will be issued within the next month.
- We expect the RFP to be issued in the next 2 weeks with a proposal opening in mid-July and award in mid-August.
- Once a consultant has been contracted, the study is anticipated to take about 1 year to complete (likely **Summer 2027**).

- **Tennis Courts**

- The Town has executed a contract with Weston & Sampson for design and permitting of the Tennis Courts. The Town has also entered a contract with Weston & Sampson to do some soil borings on the current tennis courts in order to determine their re-use as pickleball courts.
- The borings were completed at the end of April and we are awaiting the final report.
- The initial tennis court design is included in this month's agenda packet for your review.
- **Design and Permitting** is anticipated to be completed in the **Summer 2026**.
- The Recreation Department has done initial research and contact with USTA for potential grant funding for the tennis courts; applications are accepted on a rolling basis and review usually takes about 2 months. **We anticipate submitting a grant application in June.**
- **A CPA application would be submitted by July 1, 2026** for consideration at Fall 2026 STM.
- **Construction** is anticipated in **Spring 2027**.

Bay Property General Improvements

- **Workforce Housing Improvements**

- The Town is still working to hire someone to assist in developing bid documents for interior renovations of the Main Administration Building and the general (interior and exterior) renovations for the Westcott House.

- **Main Administration Building Renovations** are anticipated to be completed in **Fall 2026 or Winter 2026/2027**.
- **Design for Westcott House Renovations** are anticipated to be done in **Winter 2026/2027**.
- Town Meeting accepted the Seasonal Communities designation at the May 2026 Town Meeting and therefore the Town may apply for state grant funding this summer to cover the cost to replace the existing cesspool with an Innovative/Alternative septic system for the Westcott House.

Pond Property Improvements

- **Initial Design & Permitting**
 - The Town has entered a contract with EDR to draft and submit a Request for Determination of Applicability (RDA) with the Conservation Commission to establish the wetland flagging for future design purposes and to formalize maintenance activities for the beach and point areas to allow more use of those areas by the general public and Mass Audubon programming.
 - The RDA was submitted on April 1, 2026. **The RDA was approved by the Conservation Commission at their meeting on April 21, 2026.**
 - With the approval of the RDA, the initial design and permitting activities can commence, including development of a more detailed Notice of Intent (NOI) for the more involved trail and stormwater enhancements.
 - **Construction** of the Pond Parking, Drainage Improvement, Building Demolition, and Trail Work is planned for **Spring 2028**.

Bay & Pond Property Maintenance Activities

- Concrete Bollards have been installed at the accessible parking area for the Pool. The Bollards will be completed, including the paving and installation of the signs will be completed in the next couple of weeks. The Facilities Manager is reaching out to the Garden Club to discuss landscaping the area adjacent to the fence.
- DPW installed wooden split rail fence at the front field area that is used for overflow parking and for the recreation program drop off and pick up. This split rail fence will replace the temporary stake and rope that has been used in this area in the past.
- Following this winter's storms, DPW conducted another round of clean up on the property prior to Brewster in Bloom activities.
- DPW installed sand fencing at First Light Beach to protect the dunes that have recently had some erosion following this winter's storms.
- DPW has cleaned up the pathway and installed the accessible mobility mat providing access beach access to the parking area.

- The Natural Resources Department installed an osprey nesting platform near the dunes on an existing utility pole in the northeastern area of the property.

Grants Status

- Water Main- One Stop grant submitted through the MA Coastal Zone Management on March 26, 2026. Grant awards are expected to be announced in Summer 2026.
- Dune Restoration-One Stop grant submitted through the MA Coastal Zone Management on March 26, 2026. Grant awards are expected to be announced in Summer 2026.
- Fiber- The Town has submitted a Community Compact Information Technology grant for the installation of a fiber optic loop at the Bay Property. This new infrastructure will connect to the Main Administration Building, the Arts Center, the Pool maintenance building, a potential new Community Center, a potential new Nature Center, the Community Boathouse, the Maintenance Building and the Dining Hall. The grant award is anticipated to be issued in the next few weeks. The Community Compact grant that was received to bring fiber to the Sea Camps Bay Property, Golf Course and Water Department is expected to be closed out as of June 30, 2026.
- The Recreation Director working with Town Administration is planning on submitting a grant to USTA for the tennis courts. These are rolling admission grants.
- The Recreation Director working with Town Administration is planning on submitting a Community Preservation Grant for the tennis courts and adjacent fields by the July 1st deadline.

Closing Comments

As we continue to work through these planning activities, we may revisit some of these timeframes based on project coordination, staff capacity, funding availability, and operational impacts to the Bay Property since taking all of these on might not be practically feasible. We also need to consider that weather may limit our ability to complete all anticipated work based on this winter's weather.

For example, we are planning to undertake the following work next offseason (Fall 2026 through Spring 2027):

- Water Main Replacement
- Building Demolition (~40 structures + associated utilities)
- Dune Restoration
- New Parking Lot Construction

- New Tennis Court Construction
- Westcott House Septic Replacement & Design for Renovations
- Administration Building Renovations
- Fiber Optic Loop Installation

Town has also included general engineering support services in our contract with Weston & Sampson to coordinate the logistics and timing of these various projects, including but not limited to standing monthly meetings and assistance with relevant grant applications.

May 4, 2026 Annual Town Meeting Results

Article #	Article Name	Required Vote	Vote Results
1	Budgetary Transfers	Majority	Passed
2	Cape Cod Regional Technical High School Budget	Majority	Passed
3	Elementary Schools Budget	Majority	Passed
4	Elementary Schools Budget Override	Majority	Passed
5	Nauset Regional Schools Budget	Majority	Passed
6	Nauset Regional Schools Budget Override	Majority	Passed
7	Town Operating Budget	Majority	Passed
8	Town Operating Budget Override	Majority	Passed
9	Water Dept. Enterprise Fund Operating Budget	Majority	Passed
10	Golf Dept. Enterprise Fund Operating Budget	Majority	Passed
11	Community Preservation Act Funding	Majority	Passed
12	Community Preservation Act Land Acquisition: 0 W.H. Besse Cartway	Majority	Passed
13	Capital & Special Projects Expenditures	Majority	Passed
14	Special Revenue Fund: Cable Franchise Fee	Majority	Passed
15	OPEIU Collective Bargaining Agreement	Majority	Passed
16	Ladies Library Collective Bargaining Agreement	Majority	Passed
17	SEIU Collective Bargaining Agreement	Majority	Passed
18	Fire Union Collective Bargaining Agreement	Majority	Passed
19	Police Patrol Offices Collective Bargaining Agreement	Majority	Passed
20	Police Superior Officers Collective Bargaining Agreement	Majority	Passed
21	Police Dispatchers Collective Bargaining Agreement	Majority	Passed
22	Non-Union Personnel Wage Funding	Majority	Passed
23	General Bylaw Amendment: Creation of Preschool Family Support Program Revolving Fund	Majority	Passed
24	General Bylaw: Composition of Conservation Commission	Majority	Passed
25	General Bylaw: Short-Term Rental Registration & Inspection Program	Majority	Passed
26	Acceptance of Massachusetts General Law: Seasonal Communities Designation	Majority	Passed
27	Citizens Petition: General Bylaw Amendment: Dog Leash Law	Majority	Indefinitely Postponed
28	Citizens Petition: Revise Sea Camps Pond Property Comprehensive Plan	Majority	Passed
29	Citizens Petition: Transfer Custody and Change Uses of Sea Camps Pond Property	2/3 Vote	Passed

May 5, 2026

Mary Chaffee, Chair

Brewster Select Board

Dear Ms. Chaffee,

I want to express my sincere appreciation for the opportunity to serve on the Sea Camps Advisory Committee this past year. Working alongside such dedicated committee members and Town staff has been a privilege. Their commitment to Brewster is evident in everything they do.

After careful consideration, I must withdraw my name from consideration for a second term. While the Sea Camps remains a meaningful and beneficial project, the direction set by Town Meeting—specifically the removal of the affordable housing component—has shifted its character in a way that no longer aligns with the work I am best equipped to support. I respect the decision and the democratic process that produced it, but it has made the project less complex, less multifaceted, and ultimately less suited to my background.

Throughout my 44 years in local government, I have gravitated toward projects that combine housing, preservation, open space, and infrastructure into a single, challenging whole. That is where I add the most value. Without the affordable housing element, my particular skills are no longer the right match.

Thank you again for the chance to contribute to Brewster's future. I hope the Board will find someone whose interests lie more squarely in recreation and environmental preservation. I am, of course, willing to continue serving until a successor is appointed.

Sincerely,

David A Colton

David A Colton



Town of Brewster

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

Sea Camps Advisory Committee Meeting Minutes

Date: April 8, 2026
Time: 4:00 PM
Location: 2198 Main Street

Committee Members Present: Chair Karl Fryzel, Caroline McCarley, Amy Woods, Sharon Tennstedt, Amanda Bebrin, John Dickson (joined late), Stephen Najarian, David Colton

Remote Members: Adam Finkle

Supporting Staff: Town Manager Peter Lombardi, Asst. Town Manager Donna Kalinick, Town Engineer & Project Manager Griffin Ryder, Natural Resources Director Chris Miller

Call to Order, Declaration of a Quorum, and Recording Statement

Chair Fryzel called the meeting to order at 4:00pm and declared a quorum. Member Woods read the recording statement

Public Announcements and Comment

No announcements or comments were made.

Discuss and Vote on Scope of Work for Community Center Needs Assessment

Mr. Ryder presented the refined scope of work for the community center needs assessment, noting that the subcommittee had incorporated feedback from Icon Architecture and BH Plus, experienced community center architects. The scope was organized into six tasks:

Task 1 focused on benchmarking and existing conditions analysis, including comparative analysis of at least three community centers, with preference for Cape and South Shore communities but also including centers with similar usage goals. The task incorporated site analysis including wastewater options and traffic impact studies based on development concepts.

Task 2 addressed community and stakeholder engagement, with clearly defined meetings including the Sea Camps Advisory Committee, Recreation Commission, and Council on Aging. Griffin emphasized this would be an ongoing process throughout the project.

Task 3 involved needs prioritization and program development, creating a facilities program study with a core building program and space list, resulting in a priority memo to guide concept development.

Task 4 covered conceptual design scenarios and opinion of probable cost, developing three different scenarios: comprehensive, moderate, and core foundational development for cost comparison.

Task 5 focused on synthesis of all work into a final report that would be followable and digestible for residents.



Town of Brewster

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

Task 6 involved developing presentations and adoption support, including joint meetings with multiple boards and social media materials.

Member Bebrin noted the subcommittee's productive discussion and emphasized similarities to the comprehensive planning process with Reed Hildebrand, particularly regarding community engagement and multi-party meetings. She highlighted the front-loading of communication assets to avoid pulling town staff time later.

Mr. Lombardi added that the committee refined deliverables for each task and clarified expectations around meeting numbers and presentations. He noted the addition of language in Task 4 regarding high-level analysis of potential scalability for each scenario, considering other towns' community center conversations.

Member Colton questioned the traffic impact study scope, seeking clarification on whether it would be a full traffic study or more limited analysis. Mr. Lombardi and Mr. Ryder clarified it would be more of a traffic sensitivity analysis rather than a comprehensive traffic study, which would come later if a particular scenario moved forward.

Ms. Kalinick outlined the timeline, expecting the Request for Proposal (RFP) to be released after Town Meeting with a six-week proposal period, realistic contracting by mid-July, and approximately 8-12 months for completion of the study.

Member Finkle confirmed the \$300,000 funding allocation from the November 2024 town meeting, which carries over between fiscal years.

Motion: Member McCarley moved approval of the scope of work document for the community center needs assessment. Member Woods seconded. A roll call vote was taken Member Bebrin-yes, Member Tennstedt-yes, Member Najarian-yes, Member Finkle-yes, Member Dickson-yes, Member McCarley-yes, Member Colton-yes, Member Woods-yes, Chair Fryzel-yes, the vote passed 9-yes, 0-no.

Update and Discussion on Preliminary Draft Parking Design Concepts for First Light Beach Overflow, Nature Center, and Boathouse

Mr. Ryder presented two parking lot concepts for the First Light Beach area. Concept 1 provided 42 spaces, while Concept 2 offered 54 spaces by adding an additional bay of parking, extending the footprint 20 feet further out. Both concepts respected the location of one cabin in good condition and provided accessible connections with less than 5% grade slopes.

The design eliminated the existing loop road around the boathouse, opening opportunities for that building while maintaining access to the lower parking lot. Mr. Ryder noted the parking lot would likely be asphalt for accessibility and maintenance reasons, though it would be considered impervious surface under the stormwater bylaw regardless of material.

The project would remove existing tennis courts, providing significant impervious area trading opportunities and likely resulting in a net environmental benefit. Stormwater management through bioretention areas was included in both concepts.



Town of Brewster

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

Committee members discussed the merits of starting with the smaller lot (42 spaces) with ability to expand later versus building the full 54-space lot initially. Member Najarian favored building the larger lot initially for construction efficiency, while Member Colton supported starting with the larger footprint to avoid space constraints from ADA requirements and stormwater treatment.

Member Bebrin supported the larger option, noting that First Light Beach already experiences crowding during peak summer periods and that the property overall would still see a net reduction in impervious surface with building demolitions.

Mr. Lombardi suggested a potential middle approach of designing for the larger footprint but initially paving the smaller area, with stormwater treatment positioned to allow future expansion without major reconstruction.

The committee generally favored moving forward with the larger concept as the design basis, with the understanding that the final number of spaces might be refined downward during detailed design based on ADA requirements and other constraints.

Update on Bay Property Building Hazardous Material Remediation Project

Ms. Kalinick reported that the town contracted with KN Environmental for hazardous materials remediation. Work began the previous Monday following a March 31st preconstruction meeting attended by Griffin Ryder, Donna Kalinick, and engineer Tighe and Bond. The engineer was conducting required oversight and follow-up testing on-site.

The work was expected to be completed by mid-week of the following week, meeting the goal of completion before April vacation. While the property remained open to the public, certain areas were coned off for safety. The remediation covered all buildings slated for demolition, as required for the demolition permit process. A full report would be required before proceeding with demolition planned for the following fall and winter.

Member Najarian sought confirmation that all hazardous remediation would be completed before April vacation, which Ms. Kalinick confirmed for buildings scheduled for demolition.

Discuss and Vote Recommendation on Water Main Replacement Funding Request for Spring 2026 Town Meeting

Mr. Lombardi explained that the town had submitted a grant application to the Massachusetts Executive Office of Environmental and Energy Affairs for water main replacement work. While grant award notification was expected during the summer, the timeline was uncertain due to the new program.

The town also needed to work through communication with the state regarding Article 97 relief for bringing the water main across Spruce Hill in a different location. To keep the project on timeline, Mr. Ryder and Water Superintendent Paul Anderson approached the Water Commission, receiving support for a \$100,000 capital funding request from water retained earnings to purchase materials for the water department to begin work in October.



Town of Brewster

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

Mr. Lombardi noted these improvements would benefit not only Sea Camps but also broader system resiliency and improved hydrology. The request was included in the standard capital funding article rather than a standalone Sea Camps article.

Motion: Amanda Bebrin moved to recommend the water main replacement capital article for town meeting. Member Tennstedt seconded. A roll call vote was taken Member Bebrin-yes, Member Tennstedt-yes, Member Najarian-yes, Member Finkle-yes, Member Dickson-yes, Member McCarley-yes, Member Colton-yes, Member Woods-yes, Chair Fryzel-yes, the vote passed 9-yes, 0-no.

Discuss and Vote Recommendation on Citizens Petitions Regarding Changing Use of Sea Camps Pond Property to Conservation Only and Revising Sea Camps Pond Property Comprehensive Plan- Seamus Woods, Brewster Conservation Trust

Seamus Woods, Vice President of the Brewster Conservation Trust, presented two citizens' petitions on behalf of the Trust. The first petition (Article 28) would revise the 2024 Sea Camps Pond Property Comprehensive Plan, changing the designated use of the upper 10 acres from housing, wastewater treatment, and municipal use to conservation and water supply protection, while leaving the lower 60 acres unchanged.

The second petition (Article 29) would seek Article 97 special legislation to permanently change the property's allowable uses to conservation, open space, passive recreation, water supply protection, and environmental education, removing active recreation, community housing, and municipal purposes.

Mr. Woods emphasized this was about "risk versus reward" rather than housing versus conservation, highlighting Brewster's tradition of watershed protection. He cited hydrologist Tom Camberary's analysis indicating that water landing on the pond parcel would eventually reach Brewster drinking water well fields or Long Pond. Mr. Woods argued that siting housing and wastewater treatment at the top of the Monomoy lens represented significant departure from past practice and carried unnecessary risks.

Mr. Woods acknowledged housing as important but questioned whether the pond property was the appropriate location, suggesting the Land Evaluation Committee would identify more suitable sites. He emphasized the complexity of the proposed housing and wastewater project compared to previous town initiatives.

Mr. Lombardi clarified the procedural aspects: Article 28 requires a simple majority vote and could be changed again by future town meetings, while Article 29 requires a two-thirds vote at town meeting and subsequent two-thirds vote by the state legislature. He noted that regardless of conservation restrictions, Article 29 would provide Article 97 constitutional protection requiring legislative action to undo.

Mr. Lombardi also shared analysis from Horsley Witten's Integrated Water Resource Management Plan update regarding drinking water risk analysis, noting it was generally consistent with the concerns raised by the Conservation Trust.

Committee members expressed various perspectives on the timing and appropriateness of the petitions. Several members, including Chair Fryzel, Amanda Bebrin, David Colton, Adam Finkle, Sharon Tennstedt, and



Town of Brewster

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

John Dickson, indicated they would not support the petitions, citing the need to complete the feasibility study process before making final determinations about the property's use.

Chair Fryzel emphasized three reasons for not supporting the petitions: the importance of balance between conservation (60 acres) and potential housing/wastewater (10 acres), the premature timing before completion of the feasibility study, and sensitivity to Cape Cod's housing crisis.

Member Bebrin noted that the comprehensive planning process had considered conservation-only scenarios early on but evolved beyond that approach, and that the petitions contradicted the spirit of the planning process where residents accepted that not every element would appeal to every person.

Member Woods indicated split support, favoring Article 28 to give residents a specific vote on the housing question but opposing Article 29's permanent restrictions.

Motion: Member Bebrin moved recommendation of Article 28 for the May Town Meeting Warrant. The motion was seconded by Member Dickson. A roll call vote was taken Member Bebrin-no, Member Tennstedt-no, Member Najarian-yes, Member Finkle-no, Member Dickson-no, Member McCarley-no, Member Colton-no, Member Woods-yes, Chair Fryzel-no, the vote passed 2-yes, 7-no.

Motion: Amanda Bebrin moved recommendation of Article 29 to the May Town Meeting Warrant. The motion was seconded by member Dickson. A roll call vote was taken Member Bebrin-no, Member Tennstedt-no, Member Najarian-yes, Member Finkle-no, Member Dickson-no, Member McCarley-no, Member Colton-no, Member Woods-no, Chair Fryzel-no, the vote passed 1-yes, 8-no.

Implementation Status Update

Ms. Kalinick noted substantial progress across all discrete projects, with the hazardous materials remediation representing a significant milestone. Mr. Ryder added that grants had been submitted as discussed previously, and reviewing the memo revealed considerable accomplishments over the past month. The committee expressed appreciation for the comprehensive progress updates and the value of having Griffin Ryder's position to advance the projects.

Update on First Light Beach Dune Protection for Summer 2026

Mr. Ryder reported that the sturdy sand fence had been lost during winter storms, creating sheer dunes that posed safety concerns. The town purchased wire and wood sand fencing with 4x4 posts for more substantial installation. Mr. Griffin and Natural Resources Director Chris Miller would meet on-site to determine optimal placement, balancing dune protection with beach access for users.

Mr. Miller clarified this was a temporary, maintenance-intensive solution requiring potential seasonal removal and reinstallation, noting it was not a long-term plan compared to the previous more robust fencing system.



Town of Brewster

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

Update on Beautify Brewster Clean-up Event

Vice Chair Caroline McCarley reported the Beautify Brewster cleanup event would take place Saturday, April 25th, starting around 9:30 AM. She confirmed participation from five committee members: herself, Member Woods, Member Finkle, Member Tennstedt, and Chair Fryzel.

Ms. Kalinick announced that Massachusetts Attorney General Andrea Campbell would be joining the Brewster Beautify Brewster event, participating with the town hall team and attending the lunch, though arriving later than the start time.

Vote on Meeting Minutes

Member McCarley moved to approve the minutes of March 11, 2026, seconded by member Tennstedt. A roll call vote was taken Member Bebrin-yes, Member Tennstedt-yes, Member Najarian-yes, Member Finkle-yes, Member Dickson-yes, Member McCarley-yes, Member Colton-yes, Member Woods-yes, Chair Fryzel-yes, the vote passed 9-yes, 0-no.

Discuss Future Meeting Agenda Items

The committee identified several items for the May meeting, including discussion of Town Meeting outcomes and preliminary tennis court design presentation, as Mr. Ryder expected to present preliminary designs and submit a grant application shortly after the meeting.

For Your Information

Ms. Kalinick announced that Town Meeting would be held Monday, May 4th at 6:00 PM at Stony Brook Elementary School, with check-in starting at 5:00 PM.

Matters Not Reasonably Anticipated by the Chair

No matters were raised.

Next Meetings

The next meeting was scheduled for May 13th at 4:00 PM. Chair Fryzel noted potential summer and fall subcommittee meetings would be needed: the use committee during summer, the phasing committee in late summer/fall for new phasing ideas for fall town meeting, and the communications committee to discuss demolition communication strategies.

Adjournment

Member Bebrin moved to adjourn the meeting at 5:46pm, seconded by member McCarley, . A roll call vote was taken Member Bebrin-yes, Member Tennstedt-yes, Member Najarian-yes, Member Finkle-yes, Member Dickson-yes, Member McCarley-yes, Member Colton-yes, Member Woods-yes, Chair Fryzel-yes, the vote passed 9-yes, 0-no.

Date of Approval: