



Brewster Conservation Trust and Brewster Ponds Coalition  
Joint Resolution Regarding the Development of the Long Pond Property

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**WHEREAS**, Town Meeting has voted to approve the plan for the Long Pond Property that protects approximately 55 acres or 85% of the total area of the Pond Property as open space; and

**WHEREAS**, the Pond Property is located in environmentally sensitive areas including the Herring River watershed, the Long Pond watershed, and approximately 33 acres is in Brewster's drinking water well recharge area (Zone II); and

**WHEREAS**, the approved plan proposes approximately 10 acres or 15% fronting on Route 137/Long Pond Road for affordable and attainable housing, as well as land reserved for municipal use at the Bay property which potentially could include affordable housing; and

**WHEREAS**, the Brewster Conservation Trust and the Brewster Ponds Coalition recognize the need for affordable and attainable housing in Brewster and support action to develop such housing; and

**WHEREAS**, the Brewster Conservation Trust and the Brewster Ponds Coalition believe such housing should be located at the most advantageous location(s) considering all relevant factors (see note below); and

**WHEREAS**, commitments have been made that if affordable and attainable housing is to be constructed at the Long Pond property, such development, in view of the environmental sensitivities of the property, must protect groundwater in Zone II and result in a substantial net positive environmental impact on the water quality in the Long Pond, Herring River and Pleasant Bay watersheds.

**NOW THEREFORE, BE IT RESOLVED** that the Brewster Conservation Trust and the Brewster Ponds Coalition urge our members and supporters to join us in advocating and supporting a feasibility study to identify the best location(s) for affordable and attainable housing in Brewster, considering all relevant factors and potential locations (notably including, but not limited to, both the Long Pond and Bay properties), prior to any final selection of an affordable and attainable housing location(s) and funding for development of such housing.

**RESOLVED FURTHER**, that in view of environmental sensitivities at the Long Pond property and the desire to maintain open space in Brewster, the Brewster Conservation Trust and the

Brewster Ponds Coalition urge our members and supporters to join us in monitoring closely the planning process for and implementation of any development of the Long Pond Property.

*Note:* Relevant factors to consider in the selection of a location(s) for affordable and attainable housing should include, among other things, development cost, the number of housing units that could be constructed, likely lead time to first occupancy, impacts on open land, the environmental sensitivities of such land, accessibility (roads, sidewalks, bicycle paths), public transportation access, proximity to municipal and commercial services, access to employment, utility access, wastewater treatment needs, open space conservation goals, potential impacts on ground water and water resources, and realistic costs to achieve substantial environmental benefits if housing is to be built on undeveloped land in environmentally sensitive areas.

The above resolution was duly approved this 18 day of September 2024 by both the Trustees of the Brewster Conservation Trust and the Board of Directors of the Brewster Ponds Coalition.



Charles L. Sumner, President  
Brewster Conservation Trust



Susan Bridges, President  
Brewster Ponds Coalition