ARTICLE NO 28. Revise Sea Camps Pond Property Comprehensive Plan: To see if the Town will vote to accept the revised comprehensive plan for the Town-owned property located at 500 W.H. Besse Cartway and acquired by the Town by deed recorded with the Barnstable County Registry of Deeds in Book 34698 Page 91 (the Sea Camps Pond Property, so-called), with said revised plan to supersede the plan voted upon under Article 19 of the May 11, 2024 Annual Town Meeting, or take any other action relative thereto.

Comment

This article would seek to amend the Sea Camps Comprehensive Plan: Pond Property that was voted on in May of 2024. That May 2024, Article 19 described a 10-acre portion for community housing and wastewater treatment on RT 137. The Article Comments also declared: "The Town would seek voter approval of funding for feasibility studies to more fully define what community housing and wastewater would look like on this property. No funding is associated with the adoption of this plan. If the plan is approved, funding requests would come before voters at several points in the future." However, in January of 2026, the Select Board voted 4-1 to refer the 10-acre portion of the Sea Camp Pond Property to the Brewster Affordable Housing Trust to complete a feasibility study for the community housing and wastewater treatment.

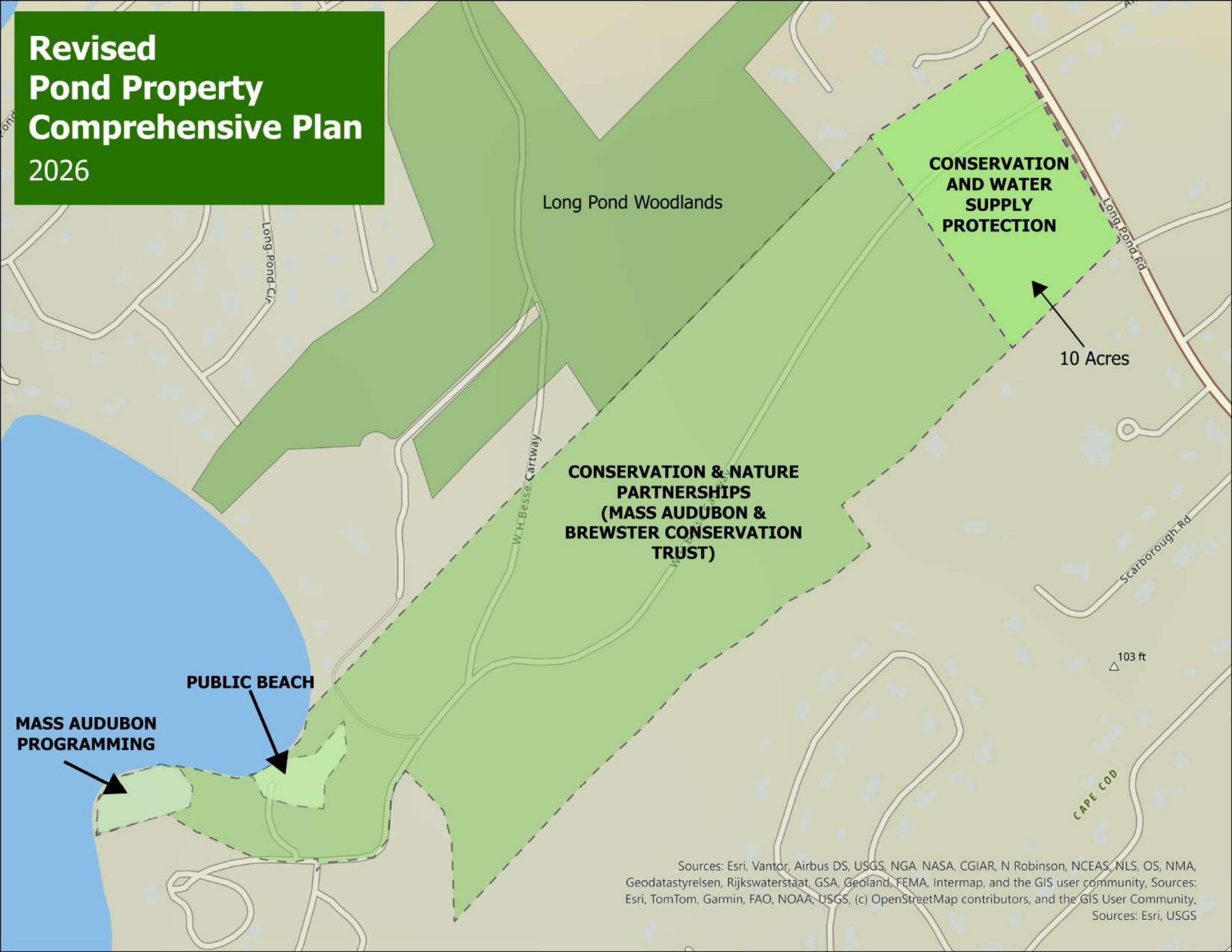
The revised plan, summarized in the attached map, would designate those 10-acres for Conservation and Water Supply Protection. The remaining 60-acres would remain permanently protected by a conservation restriction and include walking trails connecting to the adjacent Town owned Long Pond Woodlands conservation land. Nature-based programs would be offered through Mass Audubon. A small public beach on Long Pond would be available, with improved and expanded access and parking as defined on the original plan.

Approximately 38 acres at the northern end of the Long Pond Property, including the area designated for housing and wastewater, lie within Brewster's drinking water supply area (Zone II). A hydrogeological analysis indicates that during peak summer demand, water is drawn from this area and that, over time, the effluent from the wastewater treatment system will reach Brewster's wells, specifically Wells #1 and #2, which supply most of the town's drinking water and have won awards for their high quality.

During the planning and community input phase of the development of the Pond Property Comprehensive Plan, the extent of the conservation value of the land was discussed, however, a conservation option for the entire property was never put to the community.

Revised Pond Property Comprehensive Plan

2026



ARTICLE NO 29. Transfer Custody and Change Uses of Sea Camps Pond Property: To see if the Town will vote to transfer the care, custody, and control of the parcel of land located at 500 W.H. Besse Cartway and acquired by the Town by deed recorded with the Barnstable County Registry of Deeds in Book 34698 Page 91 (the Sea Camps Pond Property, so-called) from the Select Board for habitat protection, watershed protection, open space, conservation and passive recreation, active recreation, community housing and/or general municipal purposes to the Select Board for conservation, open space, passive recreation, water supply protection, and conservation educational purposes under Article 97 of the Amendments to the Constitution of Massachusetts, to authorize the Select Board to file a petition with the General Court for a special act to authorize the foregoing transfer and change in use, with said transfer and change to become effective upon the passage of said legislation, and, further, to authorize the Select Board to grant a conservation restriction on said property for such purposes to one or more qualified conservation organizations on such terms and conditions as the Select Board deems appropriate, or take any other action relative thereto.

Comment

This article removes housing and community housing and other municipal purposes (such as wastewater treatment) from the list of potential uses for the Long Pond property. Purposes such as watershed protection, open space, and passive recreation are kept in the list. The article also would permanently protect the property as conservation land under Article 97 of the Constitution of the Commonwealth of Massachusetts and authorize the Select Board to place a conservation restriction on this portion of the Pond Property. The remaining 60 acres are protected by a conservation restriction held jointly by the Brewster Conservation Trust and Mass Audubon.