

SELECT BOARD

Town of
BREWSTER
MASSACHUSETTS



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

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

This agenda is being posted in accordance with Open Meeting Law in the event that Town Hall is closed on Monday, January 26, 2026 due to inclement weather and the meeting is rescheduled to the date below.

SELECT BOARD MEETING AGENDA

Wednesday, January 28, 2026, 5:00pm
Town Hall, 2198 Main St., Brewster, MA 02631

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/89092910526?pwd=WHM2V3hrVklhSTloVWWhVU09kanUzQT09>

Webinar ID: 509224

Passcode: 509224

JOIN MEETING BY PHONE

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

Webinar ID: 890 9291 0526

Passcode: 509224

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

WATCH OR LISTEN

Live TV: BGTv Channel 8 and HD Channel 1072 **Livestream:** livestream.brewster-ma.gov

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. Executive Session:
 - a. To consider the purchase, exchange, lease or value of real estate if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.
 - b. To conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel: Police Personnel Bylaw & Personnel Bylaw
 - c. To conduct strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and

the chair so declares: OPEIU, SEIU, SEIU Library, Firefighters, Police Officers, Police Superiors, and Police Dispatchers)


6:00PM Anticipated Start Time for Open Session

5. Public Announcements and Comment: Members of the public may address the Select Board on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The Select Board cannot reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
6. Select Board Announcements and Liaison Reports
7. Town Manager's Report
8. Consent Agenda
 - a. Meeting Minutes: January 5, 2026
 - b. Facility Use Application and Fee Waiver Request: AARP Tax Program
 - c. Department of Public Works Request for Snow and Ice Deficit Spending
 - d. 2026 Permit Eligibility Requirements and Mail-In Form Tax Bill Insert
 - e. Committee Appointment: Donald Goncalves, Historical Commission
 - f. Sea Camps Facility Use Request: Recreation Department Programs on April 1– May 6, April 18 – May 23, April 24, and May 16
 - g. Preservation Restriction Agreement: Cobb House at 739 Lower Road
 - h. One Day Liquor License: Snowy Owl on February 7
 - i. Friends of Brewster Dog Park requests to hold events
9. Update on Initial Affordable Housing Trust Discussion on the Sea Camps Pond Property Housing Feasibility Study – Select Board FY26-27 Strategic Plan SC-2
10. Discuss and Vote on Recommended 2026 Captains Golf Course Fee Schedule (Memberships)
11. Discuss and Vote on Proposed Captains Golf Capital Projects (Maintenance Facility, Water Source/Supply, and Irrigation System Replacement) - Select Board FY27-27 Strategic Plan Goal CI-3
12. Discuss and Vote on Proposed Changes to Building Department Fee Schedule
13. Vote to Amend Select Board's Short-Term Rental Revenue Allocation Policy to Fund Preschool Family Support Program – Select Board FY26-27 Strategic Plan Goal CC-3
14. Review Preliminary List of Spring 2026 Town Meeting Warrant Articles
15. Seasonal Communities Update & Vote to Add Acceptance Article to Spring 2026 Town Meeting Warrant – Select Board FY26-27 Strategic Plan Goal H-3
16. Discuss and Vote on Updated Select Board Policies:
 - a. #3 Yard Sales
 - b. #17 Policy and Procedures for the Rental of Town Facilities by Non-Town Sponsored Groups, Private Individuals, and Businesses
17. For Your Information
18. Matters Not Reasonably Anticipated by the Chair
19. Questions from the Media
20. Next Meetings: January 29 (Joint with Finance Committee – Nauset School Budget Workshop) February 2 (Joint with Finance Committee – Capital Improvement Plan), February 9 (Joint with Finance Committee – FY27 Budget Overview), and February 23, 2026
21. Adjournment

Date Posted:
1/22/2026

Date Revised:

Received by Town Clerk:

26 JAN 23 10:13AM

BREWSTER TOWN CLERK