



PROPERTY:

Sea Captain Foster Homestead 1222 Stony Brook Brewster, MA

Captain Elisha Foster Homestead

By Corpwell Foundation

Captain Foster's

"Last Chapter" Condominiums

A 70+ concept with well lived last chapter in mind

Vision's Summary

By Corpwell Foundation

This property offers unique details for the vision that is presented but let's discuss first the history.

Current History

2020-now

Maurice & Nicolette Founders of Oasis

For a Video Presentation of the joyful memories on this property since 2020 visit:
MauriceAsselin.com. (1939-2022)

Short Story:

In 2020 Maurice Asselin was in need of extra care but became extremely depressed in the best traditional assisted living model in Brewster and ask for more. His wife Nicolette found this property to accommodate his need. They first moved to an Airstream and a few month later were able to move here. As you will witness in the video Moe (Maurice) found police and happiness in this setting.



Maurice and Nicolette Asselin
2018

His wife Nicolette has continued the vision for his friends but is now getting older and need someone to take on the challenge of the next steps. She is willing to stay as a consultant for the vision but has to attend to her own health.

The Oasis Program is now under the baton of a new Executive Director, Rose Buter. The program has currently been relocated to another location for the Fall of 2024 until a decision has been made. Currently the property will continue to be under the care the care of the Corpwell Foundation. (corpwell.org)

70+ model community

The Cape has a 30% elder population who will need accommodations. Independent living is needed with some elements of assistance incorporating social activities.

70+ communities are not currently in existence but would fill a real need.

A condo conversion would create an ideal property for 70+ independent living with enough common area to provide support services and offer the current activities provided onsite at our Brewster property. The property would also offer an income revenue by accepting additional members generating a critical mass for social activities.

We are providing a brief overview of how this property could be modified to accommodate a unique and new concept with three protected condominiums for an independent living model with shared activities and services in a heavenly setting in the existing structure. The current Oasis program could continue to benefit it's members as well as the owners of the condominium.

The State of Massachusetts's Elder Affairs has put forth a lot of effort to address the needs of their large elder population, especially those who navigate smaller quarters yet are no longer able to live in their homes. This new accommodation model could assist them to age in place until their passing without the need for a nursing or assisted living

Since this is not a commercial enterprise but a condominium community, zoning for the property is adequate. We will present a quick overview of the major aspects of the potential for such a community.



Lectures and Music Schedule

November 20-26 Heritage Barn Closed

November 27-December 1st 2023

November-December 2023 Tuesday-Friday 9:30-4 PM			
Day & Time	Category	Subject	Organizer/Sponsor
Tuesday 9:30	Coffee & News	Open	Oasis Brewster Social Club
10 AM	Lecture Series	Brain Health-When Should We Start Thinking About Brain Health?	Getwell Education
1 PM	Lecture Series	History	Brewster Heritage
2 PM	Craft	Holidays	OASIS WeCare
3:30	Exercise	Stay Fit	Oasis Brewster Social Club
Thursday 9:30	Coffee & News	Open	Oasis Brewster Social Club
10 PM	Lecture Series	Symposium-Latest Discovery on Brain Health	Getwell Education
1 PM	Lecture Series	Technology	Oasis Brewster Social Club
2 PM	Craft	Holidays	OASIS WeCare
3:30	Exercise	Stay Fit	Getwell Education
Friday 9:30	Coffee & News	Open	Oasis Brewster Social Club
10 AM	Open	Open	Open
1 PM	Nature Documentary	Butterflies	Oasis Brewster Social Club
2 PM	Music	"An American Symphony" Opening	Oasis Brewster Social Club
3:30		 An American Symphony	 



Captain Quarters

A. First Step

Initial step would be:

1. To keep the property a a single family
2. Add 4 seasons sunrooms to each potential condominium. Obtain second ADU
3. Subdivide property to create condominiums. (See Details)
4. Create the organization that will manage common areas.



Barn



Foster House

B. Second Step

The second step will be to apply for a condominium plan.

1. Master Deed
2. Unit Deed
3. Create an Organization that will oversee the property

For more history on the property go to CaptainFoster.com

For more information on the vision and included benefits go to Oasis-Institute.org

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Oasis-Institute.org