

**Town of Brookline Planning Commission
Minutes**

Tuesday, October 28, 2025, at 6:00 PM
At Town Office and via Zoom

Committee Members Present:

In Person: Mike DeSocio (MD); Stanley Noga, Jr., (SN), Chair of the Commission

Via Zoom: Leah Daly (LD)

Members of the Public:

The meeting was called to order at 6:03 PM by Stanley Noga who noted a quorum was present. He further noted the meeting was being recorded.

SN asked for changes to the agenda; there were none. There were no members of the public with comments.

The Commission reviewed the minutes from the prior meeting. SN asked for comments on the minutes and there were none. SN made the following motion:

MOTION: to accept the minutes of the October 14th meeting as presented.

MD seconded the motion and there was no discussion. The motion was approved unanimously.

Review of current Town Plan draft

The Commission briefly discussed the latest version of the Plan, as provided by Matt Bachler (MB) of Windham Regional Commission. Members of the Commission indicated they had feedback on the current draft.

Specifically, MD noted the following suggested edits to the current draft.

1. **Page 30, redline version:** Under C, renewable energy. MD noted there is still discussion of wind energy in this section, which should be removed given there is no appetite to expand in Town or the region at present. He further noted there are roughly three pages on wind that should be deleted, though references to solar should remain in the Plan.
2. **Page 34, redline version.** Section related to education. Many of the statements in this section are agreeable but Brookline has little or no control over decisions since they are made by the school district. Specifically, MD suggested striking language pertaining to over/under-enrolment. This section appears to create an obligation for the Town through use of the word “lead”, when

Brookline would open be able to “support” or “monitor”. The Commission agreed that “support” or “monitor” would be a more accurate reference.

3. **Page 35, redline version.** The reference to closure or move of the daycare should be November 2025, not November 2024.
4. **Page 35, redline version.** Suggest we remove the reference to conducting a childcare needs assessment as it is not likely the town could or would perform this function. It is not within current purview or resources.
5. **Page 35, redline version.** Suggest we remove the reference to tutoring or childcare activities performed by retired town residents.

LD noted she had no additional major edits to these sections, but did have a number of small edits she would provide separately to MB.

SN noted the following suggested edits to the current draft.

1. **Page 25, redline version,** second paragraph, second sentence. “of those residents” should be capitalized as “Of those...”.
2. **Page 35, redline version.** The reference to closure or move of the daycare should be November 2025, not November 2024.
3. **Page 36, redline version.** SN was not sure the highway mileage was correct and noted he would confirm the correct mileage count and share detail with MC.
4. **Page 36, redline version.** Emergency planning and disaster prep seemed incorrect and there was an underline between “download” and “category”. LD noted this might be part of the web address.
5. **Appendix, redline version.** SN noted there are six or seven maps and three appear to have Greer Road noted incorrectly. It should be listed as a Class 4 road. This includes the Future Use, Earth Resources, Scenic Resources and Existing Land Resources maps.
6. **Table of Contents, redline version:** “Introduction” is misaligned and should be corrected.
7. **Page 5, redline version,** Purpose of plan, first paragraph, third line. “2024 survey” should have a space added.
8. **Page 19, redline version,** Population Growth, Table 2. There is misalignment in the table. “1960”, “1990” and “1920” do not appear to align to the correct columns.
9. **Page 42, redline version.** The section on waste management should read, “ The Town voted to have recycling done in 2017. Casella was brought on just a couple of years ago.
10. **Page 55, redline version,** cultural resources policies. Item 2 should be edited as it is only a partial sentence (“as a visual and cultural asset to the community”). The full sentence from the last Plan is “Assure that wherever architecturally and historically significant structures become

obsolete for their original use, new and compatible uses are found which will allow them to continue as a visual and cultural asset to the community.”

11. **Page 73, redline version**, schools . In the Last paragraph, the “.” After “All” should be removed.

12. **Page 57, redline version**: historical society. Please remove reference to historical society as it no longer exists. It was broken up into two committees.

13. **Page 57, redline version**. “Several old homes date back to the late 19th century, not 18th century.

Following the review of edits, the Commission discussed future meeting dates.

Future Meetings & additional items

SN noted the next meeting is scheduled for November 12, at which point MB will have layered in Hazard Mitigation items, survey results in the appendix and there will be feedback on alignment of the draft plan to adjoining town and the WRC Plan. SN noted we may want to discuss river corridors and flood changes that that are anticipated and whether they have bearing on the current plan.

SN noted that in the Commission had discussed inclusion of language on Accessory Dwelling Units (ADUs), as well as jumping worms, and aphids on beech trees. The Commission agreed language on ADUs should be added to the plan. LD mentioned that MB indicated a need to keep content separate between the Hazard Mitigation Plan and Town Plan, therefore it was fine to not reference invasives in the Town Plan.

MD suggested ADUs could create an additional tax burden. MD and SN discussed returns on conversions of properties and what the Town should do to “encourage” conversions or ADUs.

SN noted that the implementation plan should be drafted by December 9th as well as all updated maps. 12/9 implementation plan for plan and update town maps. The Select Board will meet on November 19th to hear an update on the Plan and Commission members are encouraged to attend.

MD noted he will be absent at the November meetings due to planned travel.

Hearing no other business, SN adjourned the meeting at 6:54pm.

Respectfully Submitted,

Leah Daly, Secretary