

Final Minutes
Town of Brookline Selectboard
Public Hearing Regarding Proposed, Updated Brookline Town Plan
Wednesday, March 18, 2026, 6:30 PM

Present:

Selectboard (SB):

Mike DeSocio (MD) (Chair)
Doug Wellman (DW) (Vice-Chair)
Bruce Mello (BM)
Emily Beer (EB)
E. Mark Bills (EMB)

Brookline Planning Commission:

Stan Noga (SN) (Chair)
Matt Bachler (MB)

Public:

FactTV*
Alyssa Schmidt (AS)*
Julie Roach (JR)*
Bob Bazin (BB)*

*Via Zoom

1. Mike DeSocio called the meeting to order at 6:30 PM.

Mike DeSocio introduced the attendees and explained that the purpose of the meeting was to hear any questions or comments regarding the plan from the public.

2. Changes to Agenda

None.

3. Discussion and Comment

A. Review Plan Changes

Matt Bachler (MB) from Windham Regional Commission (WRC) has served on the Brookline Planning Commission since the fall of 2025. He noted that the Brookline Planning Commission held their required public hearing in February 2026, but there were no public attendees. The original Town Plan, approved in 2018, will be expiring by the end of March 2026. MB summarized changes made to the 2018 Town Plan including the following:

- Updates to the Town's population, housing, and economic conditions,
- Updates to all the maps,
- Revisions to reflect minor changes in state requirements,
- Information about significant projects completed since 2018,
- A summary of the comments made by the residents from the Planning Commission 2024 survey with full results included in the Appendix. The results from the 2024 community survey indicated that the residents were happy with the Town as it is and did not want to see significant development or changes.
- Updates to policies, goals, and action steps based on priorities expressed by the community, Selectboard, and other Town committees,

- Addition of stronger policy language restricting commercial wind facilities in Brookline (energy chapter),
 - Updates to flood resilience section to reflect the 2025 Town Hazard Mitigation Plan, and
 - Updates to address compatibility with Town Plans from surrounding communities.
- B. Public Comment and Questions and Responses
- None of the public in attendance had comments or questions. Next steps include the following.
- SB votes to adopt the Plan. Once the SB votes to adopt the Plan, it becomes effective.
 - SB votes to ask the WRC to review and approve the Plan as well as the municipal planning process. The timeline for the review is 60 days. Once WRC has completed their review they will send a letter to the Town. Completing the entire process makes Brookline eligible for some state grants.
 - Town Clerk prepares a certificate documenting the process from the planning phase through the SB review, public hearings, and subsequent SB votes.
- C. Adjourn Meeting
- Mike DeSocio adjourned the meeting at 6:50 PM.

Respectfully submitted, Vanessa Ballou, Recording Clerk