

TOPIC: Brookline BUilding Use Workgroup Workgroup Meeting  
Time: June 23 2026 6:00pm Eastern Time  
Location: Brookline town office, Brookline Vermont or Zoom meeting

Present in person

Andrea Seaton  
Lyle Brooks  
Emily Beer  
Stan Noga  
Bruce Mello  
Jess Guerrero  
Mike Desocio

Present via Zoom

Mary Hickey  
Fred Strasser

1. Mary Hickey, chair, called meeting to order at 6:01pm
2. Changes to the agenda: Mary proposes moving individual reports to earlier in the meeting before action items. JG makes the motion, AS seconds the motion, motion passes.
3. Approve and review minutes from June 9th meeting: JG moves to approve the minutes without changes, AS seconds the motion. Motion passes. Stan abstains because he wasn't here for the June 9th meeting.
4. Members of the public
  - A. Scheduled
    - a. None
  - B. Uncheduled
    - a. Bruce Mello
      - i. Bruce wants to spend money on doing a title search for the Town Office. Bruce wants to create a survey that would go out to the entire town, the survey would outline specific options for what is to be done with school and town office buildings, that survey would then be turned in at some point. This survey would go out before the Australian vote as a means to better ascertain what options should be on the Australian ballot.
5. Reports and Updates

**Andrea:** Andrea, Jess, Lyle, and Bruce Mello went on a Walkthrough of the school and town office with Robert Doyle, a realtor. Robert says that he thinks there isn't much value in the school house, the school seems to be in good shape but still he doesn't see who would want it. Robert thinks the Town office would make a great home; a full bathroom and kitchen would need to be added. His assessment is that the town office is currently worth around \$220,000 to

\$230,000 as is, or \$300,000 if renovated as stated above. His suggestion is to move the town office into the historic portion of the school, sell the town office, and rent out the other spaces in the school. Andrea also reached out to several schools to gauge any interest in utilizing our school but no one seemed interested. Andrea will be reaching out to someone to make floor plan drawing of how the town office looks currently and then a drawing of what it could look like if renovated.

**Fred:** Looked into grant money but grants are probably unrealistic because of strict timelines.

**Jess:** Reached out to Erich Kruger of Deconstruction Works to see if he could give an assessment of the school house for various stages of demolition.

**Lyle:** Ran into some people from town and asked their opinion, they were leaning toward renting the school building.

**Mary:** Nothing to report.

**Stan:** In the deed of the town office it says that the property was deeded to be used as a municipal building but is not specific that it needs to remain a municipal building. The right of way attached to the town office is still a question, hiring an attorney to look up a title search for the property would be smart. Regarding the school house, he sees no potential for the building to be used as a commercial space. If we moved the town office to the school house, he thinks using the rest of the building for housing is a good idea. He thinks the best use of the school house is to sell to a developer and turn it into a multi-family property since it gives us the best economic return.

## 6. Old business

### A. Discuss June 20th special meeting

- a. We had two members in attendance, JG and SN. Mike suggests bringing the folks who were vocal about their sensitivities to the town office becoming anything other than a town office to join us at our meetings to make sure they are heard.

### B. Continue Brainstorming Building Use scenarios, benefits, risks

- a. see amended attached spreadsheet

### C. Assign tasks and responsibilities

- a. No action was taken here, we decided to postpone this action.

7. We discussed rescheduling next meeting due to folks being out of town. Instead of being on July 7th at 6pm it will be on July 9th at 6pm

8. Meeting adjourned at 8:09pm