

Draft Minutes
Special Brookline Town Meeting
Saturday, June 20, 2026 at 9:00 am
Brookline School Building Multipurpose Room

On Saturday morning, June 20th, 2026, the Brookline Special Town Meeting is called to order by moderator David Parker at 9:03 AM. Twenty-nine Brookline residents attend the meeting. Attachment A lists the attendees.

Mr. Parker states that this is a legal meeting and requests that the attendees add their names and signatures to the sign-in sheet. He asks if there is anyone in attendance who is not a resident; there are none. He states that the meeting will be governed by Robert's Rules of Order which allows 10 minutes per speaker with comments addressed to the Moderator.

Mr. Parker reads Article 1.

ARTICLE 1 Shall the Town approve construction project at the Town Garage including building 3 additional covered bays for storing salt, sand, and other supplies for road maintenance. Further installing a cement floor in the garage and also adding on a covered roof off the East side of the garage for equipment storage. The project cost is up to \$45,000 using \$37,000 of funds on hand from prior years FEMA reimbursement and \$8,000 from a Town Garage Fund also currently on hand and funded in prior years.

Bruce Mello moves Article 1 and Doug Wellman seconds. Mark Bills, Highway Supervisor, provides details including diagrams and estimated costs and describes the need and benefits of these improvements to the Town Garage. Among the benefits of the 3 bay storage shed are the ability to buy and store winter and spring bulk supplies of salt, sand, and ¾-inch crushed stone in the off season when costs are lower and these materials are not in limited supply because of demand. Additional benefits include protecting the Town's investment in its equipment and road supplies and providing better access for the larger, taller delivery trucks in use now so that they can maneuver into the shed and make their deliveries. Mr. Bills summarizes the Town's efforts in 2020 to build a larger salt and sand shed which had an estimated cost of \$220,000. Attachment B includes the materials Mr. Bills distributed at the meeting. Residents ask for additional details about the construction, costs, source of funding, whether state permitting is required, and also suggest that the cement floor be installed in such a way so that radiant heating can be added in the future. Residents express support for the improvements to the Town Garage. While agreeing with the need for improvements to the Town Garage, Doug Wellman expresses opposition to

using the FEMA reimbursement – stating that the FEMA funds should be used for highway work that was put off because of the 2021 flooding , as a match for highway grants, and not used for highway buildings. He adds that the Town should have been budgeting for this need and that the Town should ask the residents to pay for the project. In response, attendees agree with the needed improvements and the urgency to move forward and ask questions about alternatives to funding as well as what other road projects are planned. In response to the questions regarding other funding, Mr. Parker advises that an amendment to the Article be proposed that specifies alternate funding. Jonathan Ballou motions to amend Article 1 so that the FEMA money is borrowed and is replaced in the 2028 budget. The final wording to be added to the end of Article 1 is as follows: These monies borrowed from the FEMA reimbursement fund will be added to the request for future highway budgets. Emily Beer seconds the motion. The motion carries, without opposition.

The amended Article 1 with the additional language as follows is voted on.

Shall the Town approve construction project at the Town Garage including building 3 additional covered bays for storing salt, sand, and other supplies for road maintenance. Further installing a cement floor in the garage and also adding on a covered roof off the East side of the garage for equipment storage. The project cost is up to \$45,000 using \$37,000 of funds on hand from prior years FEMA reimbursement and \$8,000 from a Town Garage Fund also currently on hand and funded in prior years. These monies borrowed from the FEMA reimbursement fund will be added to the request for future highway budgets.

The motion carries, without opposition.

Moderator Parker reads Article 2.

ARTICLE 2 Shall the Town of Brookline vote in 2026 on public questions concerning Town Buildings by Australian ballot.

Emily Beer moves Article 2. Jonathan Ballou seconds. Emily Beer provides background information about the Australian ballot. Following a brief discussion of the scope of Article 2, Jonathan Ballou calls the question. The Moderator rereads Article 2. The motion carries, without opposition.

Moderator Parker reads Article 3.

ARTICLE 3 “Other Business” discussion, which shall not be used for taking binding municipal action, and the Moderator shall so rule. Specific discussion is an update from the Selectboard and Building Use Workgroup on work to develop Town Building Use options for the Town Resident consideration. Other Topics may also be discussed from the floor.

Building Use Workgroup Update

Emily Beer provides an update on the Building Use Workgroup. She highlights 3 key points regarding the Workgroup's responsibilities.

- 1) The Workgroup is not a decision-making body. Their mandate is informational – to find information about the buildings, determine potential options with all of the associated components, and report back to the Town and Selectboard.
- 2) The Workgroup is neutral and has not been tasked with making any recommendations. While it is possible that individuals of the Workgroup may have a preferred option, the Workgroup is not being asked to make a recommendation.
- 3) The Workgroup is time limited. Their work is expected to continue into the fall, with the goal of having an Australian ballot at the General Election on November 3rd. Once their work is completed the Workgroup will be dissolved.

Emily Beer reads portions of the Charter. Comments from the attendees include.

- Johnny Swing asks why the Town Office is being called the Town Building when it was specifically built to serve as the Town Office, is ADA compatible, and the community knows it by that name. He adds that he has a vested interest in the building as he put a lot of work into the railing. Mike DeSocio agrees to change the name to Town Office in the Charter.
- Barbara Bourne asks whether the availability to rent the School Building will be advertised. She is particularly interested in having childcare back in the building. Jess Guerrero explains that the Workgroup has scheduled a meeting with a realtor for their professional opinion about renting the space.
- Kerry Bourne states that he believes selling the Town Office is disrespectful to the people who donated the land and worked on the building.
- Tim Carr asks if anyone feels the Town Office is too small. Marjorie Ray reports that the Vermont Archivist inspected the vault and found it to be fine, and she also likes the office and finds it fine. When asked how the listers find the workspace, Alyssa Schmidt expresses a preference to have a discussion with the Workgroup at a later time.

The Charter and email addresses for the Building Use Workgroup will be posted on the Town website. The survey regarding use of the Town Buildings is available on the Town website; it's not too late to complete it.

Update on 3 Big Road Projects

Mike DeSocio described the three big road projects that the Town will be undertaking this summer: paving the two worst sections of Grassy Brook Road, repair of the Stone Arch

Bridge at the intersection of Hill and Kirsch Roads, and replacement of the culvert on Ellen Ware Road. A fourth project, installing a large culvert on Grassy Brook Road that has been included in the 2026/2027 budget, will be undertaken next year to avoid yet another road closure this year. Mr. DeSocio presented the project costs and source of funding.

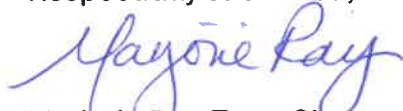
	Paving Project*	Hill & Kirsh Roads Stone Arch Bridge Repair	Ellen Ware Road Culvert Replacement	Other Culvert Replacement
Cost	\$285,000	\$275,000	\$180,000	\$75,000
Grant: FEMA or Vermont	\$200,000	\$248,000	\$244,000	\$60,000
Town	\$85,000	\$27,000	(\$64,000)	\$15,000
Source of Town's Funding	Paving Fund	Other Fund	Surplus	2027 Budget

While these projects are fully funded, because the timing of grant reimbursements is not predictable, the Town will need to borrow money from a bank for a short time to cover the potential cash flow shortfall. The Town expense will be any loan fees and loan interest.

Daniel Towler expressed his gratitude to everyone who showed up; to the Selectboard for doing its best to take care of the Town and figure out how to fund everything; for the excellent coffee and baked goods from Sue DeSocio; and for the Road Crew for working for so long in substandard conditions.

Following a very productive and collaborative exchange of information and ideas, occasionally punctuated by laughter, David Parker moves to adjourn. Jess Guerrero seconds the motion. The motion passes. The meeting is adjourned at 10:56 am.

Respectfully submitted,



Marjorie Ray, Town Clerk



Michael De Socio, Selectboard Chair



David Y. Parker, Jr., Moderator

Attachment A

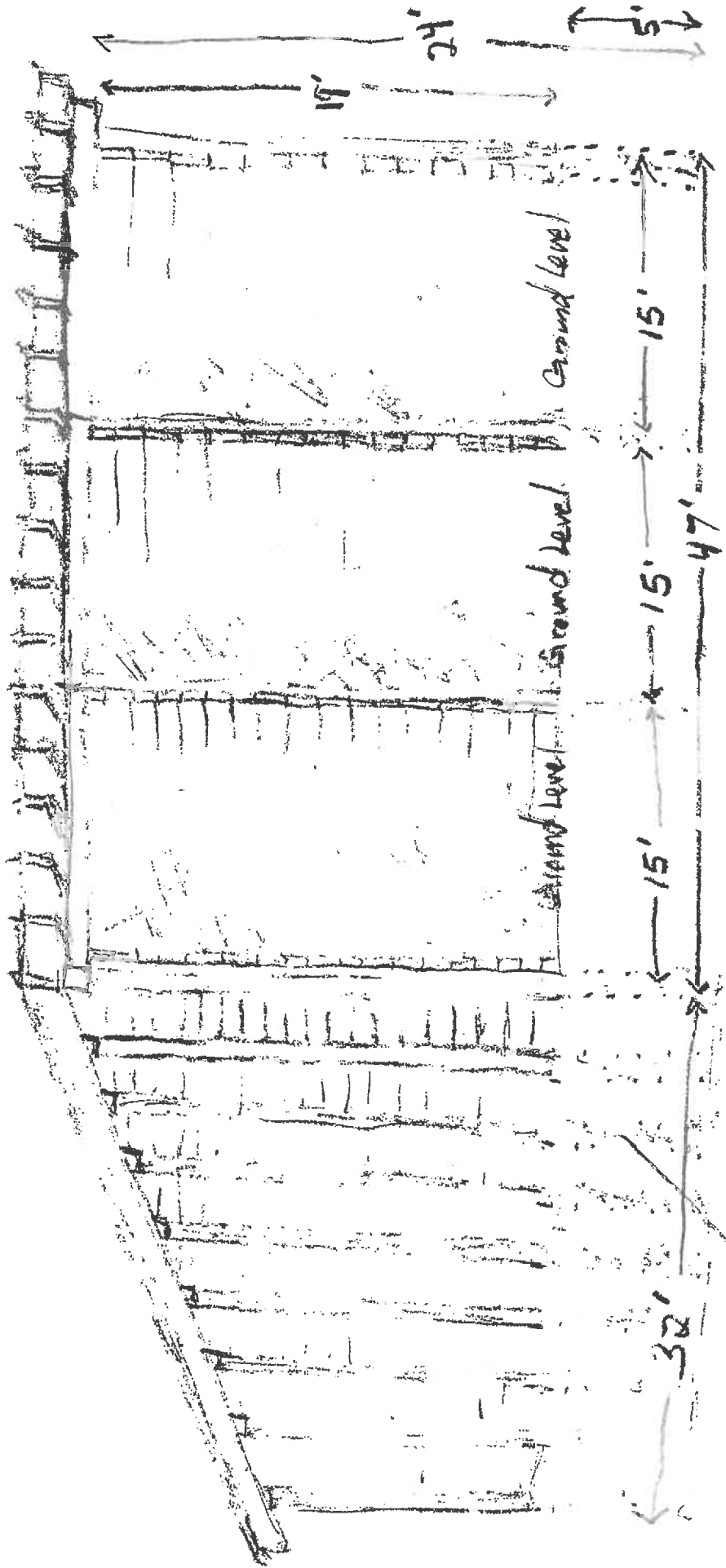
List of Attendees

Town Moderator David Y. Parker Jr.	Members of the Public Oliver Ames Vanessa Ballou
Members of the Selectboard Mike DeSocio Douglas Wellman Bruce Mello Emily Beer E. Mark Bills	Jonathan Ballou Kerry Bourne Barbara Bourne Fran Carr Tim Carr Archie Clark Tom Clynes LeeAnn Jillson Patricia Mello Peter Meyer
Town Clerk Marjorie Ray	Stan Noga Jr. Pat Noga Lee Anne Parker David Roach Julie Roach Alyssa Schmidt Buffy Smith Johnny Swing Dan Towler
Building Use Workgroup Jess Guerrero	

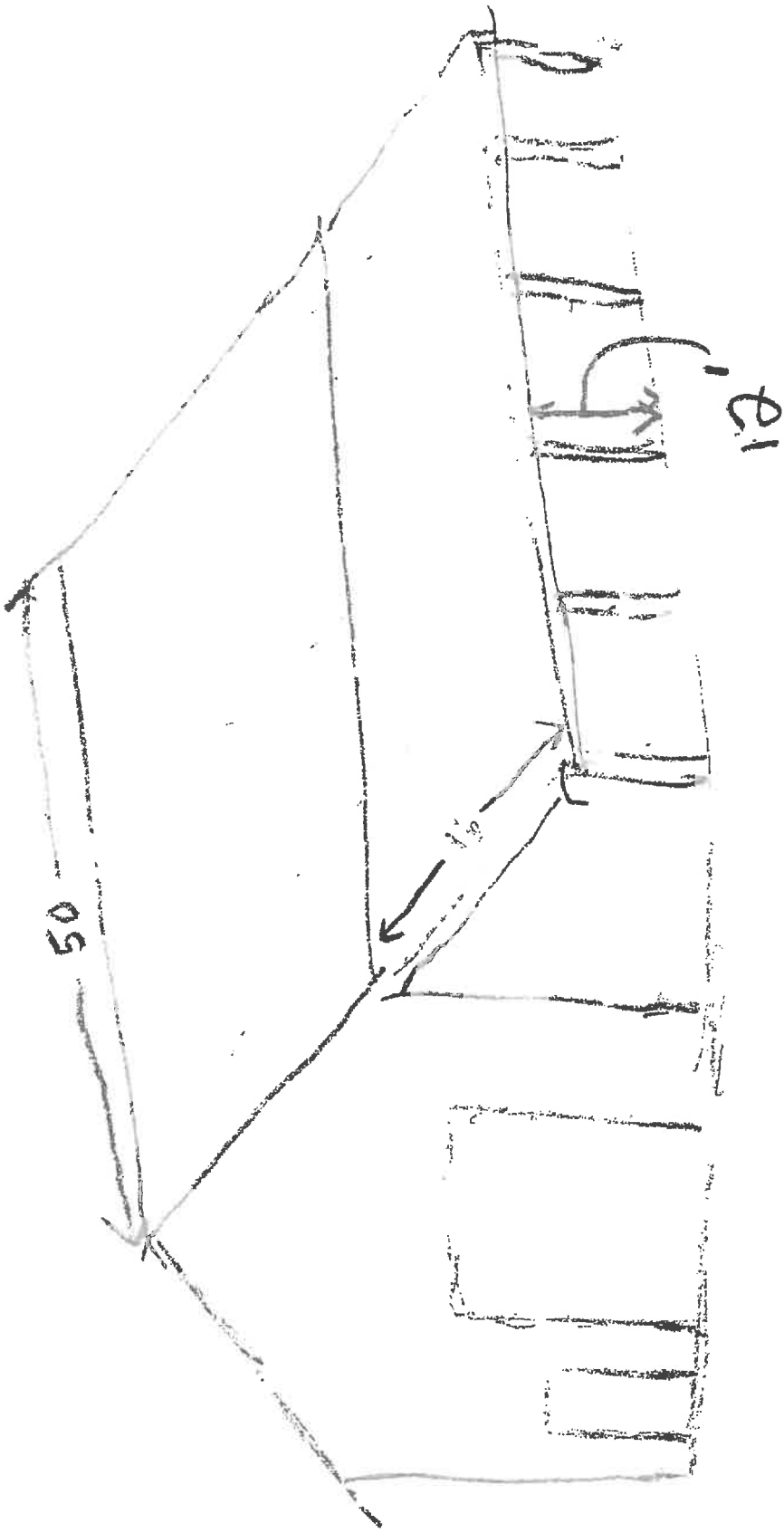
Attachment B

1. Diagram of 3 Bay Storage Shed
2. Diagram Showing Side Roof Attached to Grader Shed
3. WW Building Supply Cost of Supplies for New Salt and Sand Shed
4. WW Building Supply Cost of Supplies for Side Roof Attached to Grader Shed
5. February 14, 2020 Cost Estimate to Construct Brookline Sand and Salt Shed by Bell Engineering

3 Bay Storage Shed.



the 47' post carried approx 5 feet down below grade.



WW Building Supply
551 Route 30
PO Box 299
Newfane, VT 05345
PHONE: (802) 365-4333

Customer No. 71000	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
			NET BY THE EOM	18	18	2/23/26	8:36

Sold To
 TOWN OF BROOKLINE
 PO BOX 403
 NEWFANE VT 05345
 (802) 365-4648

Ship To
 NEW STORAGE BUILDING

EXP. DATE: 6/16/26
 TERM#581
 SLSPR: 18 ED DRUKE
 TAX : INV VERMONT NON-TAXABLE
 DOC# 614711/1

 * ESTIMATE *

 EST. 614711

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
	22	EA	2616PT	2X6X16 PRESSURE TREATED ACQ #1	18.80	22	16.20 /EA	356.40 CN
	29	EA	6620PT	6X6X20 PRESSURE TREATED AQC	200.16	29	130.00 /EA	3,770.00 N
	20	EA	D	6X6X24 TREATED	178.00	20	178.00 /EA	3,560.00 N
				THIS IS A NON STOCK ITEM NON RETURNABLE.				
	155	EA	2816PT	2X8X16 PRESSURE TREATED #1 CA	24.72	155	21.30 /EA	3,301.50 CN
	10	EA	6616PT	6X6X16 PRESSURE TREATED #2 CA	71.68	10	66.00 /EA	660.00 N
	20	EA	6620PT	6X6X20 PRESSURE TREATED AQC	200.16	20	130.00 /EA	2,600.00 N
	52	EA	2816KD	2X8X16 SPF DRIED SPRUCE	24.44	52	21.06 /EA	1,095.12 CN
	26	EA	288KD	2X8X8 SPF DRIED SPRUCE	12.30	26	10.59 /EA	275.34 CN
	2120	FT	112SLPO	1X12 SHIPLAP PLANER OUTS FULL UN	.65	2120	.65 /FT	1,378.00 CN
	30	EA	2816KD	2X8X16 SPF DRIED SPRUCE	24.44	30	21.06 /EA	631.80 CN
	51	EA	EVERLAST	COLORRED METAL ROOFING 13'	54.60	51	54.60 /EA	2,784.60 N
				THIS IS A NON STOCK ITEM NON RETURNABLE.				
	2000	EA	112CG	#10X1-1/2" COLOR ROOF SCREWS, EA	.15	2000	.14 /EA	280.00 CN
Due to major price instability quotes are valid for 15 days.								

TAXABLE	0.00
NON-TAXABLE	20,692.76
SUBTOTAL	20,692.76
TAX AMOUNT	0.00
TOTAL AMOUNT	20,692.76

** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE **
 (E. Mark Bills)

X
 Received By

WW Building Supply
551 Route 30
PO Box 299
Newfane, VT 05345
PHONE: (802) 365-4333

Customer No. 71000	Job No.	Purchase Order No.	Reference	NET BY THE EOM	Terms	Clerk	Date	Time
						18	2/23/26	3:02

Sold To
 TOWN OF BROOKLINE
 PO BOX 403
 NEWFANE VT 05345
 (802) 365-4648

Ship To
 SHED ADDITION

EXP. DATE: 6/16/26
 DOC# 614728/1

 * ESTIMATE *

 SLSPR: 18 ED DRUKE
 TAX : 1NV VERMONT NON-TAXABLE
 TERM#581
 EST. 614728

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
	6	EA	6612PT	6X6X12 PRESSURE TREATED #2 CA	89.00	6	89.00 /EA	534.00 N
	8	EA	2616KD	2X6X16 SPF DRIED SPRUCE	18.97	8	15.98 /EA	127.84 CN
	4	EA	268KD	2X6X8 SPF DRIED SPRUCE	8.16	4	6.88 /EA	27.52 CN
	4	EA	2616PT	2X6X16 PRESSURE TREATED ACQ #1	18.80	4	16.20 /EA	64.80 CN
	2	EA	268PT	2X6X8 PRESSURE TREATED #1 CA	9.72	2	8.38 /EA	16.76 CN
	26	EA	2816KD	2X8X16 SPF DRIED SPRUCE	24.44	26	21.06 /EA	547.56 CN
	1100	FT	112SLPO	1X12 SHIPLAP PLANNER OUTS FULL UN	.65	1100	.65 /FT	715.00 CN
	17	EA	EVERLAST	COLOR METAL ROOFING 17' THIS IS A NON STOCK ITEM NON RETURNABLE.	71.40	17	71.40 /EA	1,213.80 N
	750	EA	112CG	#10X1-1/2" COLOR ROOF SCREWS, EA	.15	750	.14 /EA	105.00 CN
	2	EA	5200RG	5'X200' ROOF GUARD Due to major price instability quotes are valid for 15 days.	248.56	2	205.78 /EA	411.56 CN

TAXABLE	0.00
NON-TAXABLE	3,763.84
SUBTOTAL	3,763.84
TAX AMOUNT	0.00
TOTAL AMOUNT	3,763.84

** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE **
 (E. Mark Bills)

X
 Received By _____



**BROOKLINE SAND AND SALT SHED
COST ESTIMATE
FEB. 14, 2020**

ITEM	UNITS	COST PER UNIT	# OF UNITS	SEMI TOTAL
MOBILIZATION, SITE SIGNAGE	PROJECT			\$ 3,000
SITE GRUBBING, EROSION CONTROL	PROJECT			\$ 10,000
GRAVEL DRIVEWAY CONSTRUCTION	CU YDS	\$ 20.00	300	\$ 6,000
BUILDING EXCAVATION	CU YDS	\$ 10.00	500	\$ 5,000
BACKFILL, TOP SOIL, SEED AND MULCH	PROJECT			\$ 7,000
CONCRETE FOOTINGS AND STEM WALLS	CU YDS	\$ 400.00	138	\$ 55,200
WOOD FRAME STEM WALLS	SQ FT	\$ 13.00	1720	\$ 22,360
ROOF TRUSSES (MATERIALS AND INSTALLATION)	EA	\$ 400.00	17	\$ 6,800
BITUMINOUS INTERIOR SLAB & BASE	SQ FT	\$ 12.00	1400	\$ 16,800
METAL ROOFING AND SIDING	SQ FT	\$ 10.00	3330	\$ 33,300
CRANE RENTAL	PROJECT	\$ 1,500.00	1	\$ 1,500
FOUNDATION COATING	PROJECT			\$ 2,500
ELECTRICAL	PROJECT			\$ 6,000
ENGINEERING, OVERSIGHT, INSPECTION SERVICES,	PROJECT			\$ 25,000
SEMI TOTAL				\$ 200,460
CONTRACTOR OVERHEAD AND PROFIT (10%)				\$ 20,050
GRAND TOTAL				\$ 220,510