

TOPIC: Brookline Building Use Workgroup Meeting
Time: July 9 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
Fred Strasser
Mary Hickey

Present via Zoom

None

1. Mary Hickey, chair, called meeting to order at 6:11
2. Changes to the agenda: FS and MH want to discuss officially changing the meeting time to 5:00 instead of 6:00
3. Approve and review minutes from June 23rd meeting: AS approves, FS seconds the motion, the motion passes
4. Members of the public
 - A. Scheduled
 - a. Bruce Mello: Bruce states it would be nice if someone could do a title search to get boundary lines of the town office figured out. Bruce points out that doing another survey of the towns people would be smart since at the time of the last town survey that was done regarding Brookline owned properties was done when the school house was still occupied by Susie's Little Peanuts. A survey could be dovetailed into paperwork with the tax bill. Bruce mentioned that he is sitting on two separate grants that depend on a decision being made about what to do with the school house. Bruce read a prototype of the survey.
 - B. Unscheduled
 - a. none
5. Reports and updates
 - A. Andrea: no update
 - B. Stan: Reached out to Windham Windsor Housing Trust to assess interest in this project. We might find insights on our project to connect with folks at Jamaica who are currently going through a similar building use situation, we could save time & energy on phone calls that have already been made. Windham's lawyer, Bob Fischer, lead the town to

discovering that they had asbestos tiles in their old school leading to abatement to make it more saleable. Keeping our ears tuned into what other towns are doing can save us from unknowingly walking into a similar situation ourselves. Stan recommended reaching out to broker Chris Lewis to have her assess the school building.

- C. Jess and Erich Kruger of Deconstruction Works will be visiting the school July 10th at 8am so that he can give his professional assessment of the building.
- D. Lyle: Offered to reach out to realtors Chris and Julie Lowe.
- E. Fred: Will soon get to work on the history of the school building and the town office, including easement on town office.
- F. Mary: Wants to set up times and dates of public meetings as listed below.

6. Old Business

- A. Baseline financial models - Mike Desocio
- B. Expand outreach to real estate agents
 - a. Stan will contact Chris Lewis. Lyle will contact Chris and Julie Lowe.

7. New Business

- A. Review preliminary draft of powerpoint
- B. Discuss ways to have more community input via social media channels
- C. Change all future meeting from 6:00pm to 5:00pm
- D. Thinking about the public meetings, the group is thinking of how to structure each meeting and the group is also thinking of which dates would work. Perhaps 9/12 at 10am for the second date (possibly located in bottom story of school house), AS made motion to set the date, SN seconds the motion, the motion passes. Mary suggested making the August 18th BUW meeting announced as open to public and functioning as the first meeting and an opportunity to voice their concerns. Mary will make flyers to post at town bulletin boards.
- E. MH made a motion to do a title search on the town office, JG seconded the motion. Stan does not agree with the motion because he thinks the first step is to contact the current owner of adjoining property (Dole family?) to make sure they will relinquish the right of way easement. Motion does not pass.

8. Set agenda for next meeting

9. Meeting adjourned at 7:27pm