

TOPIC: Brookline Building Use Workgroup Meeting
Time: August 4 2026 5:00pm Eastern Time
Location: Brookline Town Office, Brookline Vermont or Zoom meeting

Present in person

Stan Noga
Jess Guerrero
Fred Strasser
Mary Hickey
Mike Desocio
David Parker
Emily Beer

Present via phone

Andrea Seaton

Present via Zoom

none

1. Mary Hickey, chair, called meeting to order at 5:22pm
2. Changes to the agenda: Mary wants to move discussing the public meeting to the first item for the evening because David Parker has joined our meeting to discuss this specific issue.
3. Approve and review minutes from July 21st meeting: Stan wants to make a small edit from "the septic system" to "a septic system" on line 5B. With that amendment Stan makes a motion to approve minutes, Fred seconds the motion, the motion passes.
4. New business:
 - A. Regarding the public meeting on the 21st - How do we want to run the meeting? We could go over the information laid out in the informational sheet Mary has drafted, it explains the scope of the workgroup, what considerations we are taking into account, the 4 options we are exploring, and what we've accomplished so far, then turn the meeting over to David. We'll probably use most of our time listening to people and their comments & concerns. David agrees that listening to the townsfolk will be the primary function of the public meeting. The BBUW group will meet earlier in the day to make sure we have enough chairs available and to make sure that the zoom link is functioning correctly.
5. Members of the public:
 - A. Scheduled
 - a. none
 - B. Uncheduled
 - a. none

6. Reports and updates:

- A. Andrea: Concerned that getting grants is going to actually end up costing us more money than we could actually be awarded.
- B. Stan: States that in Vernon, an unoccupied convenience store was sold by the seller by first acquiring the appropriate permit to make the building into housing and then sold the property as a "package deal" thus increasing the value of the property as well as improving its marketing. Stan provided the group with a printout of multi-family unit properties that have been sold in Windham County to get a sense of market values. Stan thinks that since the School building has almost 7 acres we could think about splitting up the parcel to provide the town with the most resale value. Stan also provided a list of vacant land sales from 2020 to current date to enable committee members the opportunity to obtain a sense of what lots of varying sizes could be worth should the Brookline community desire to split off a parcel from the roughly seven acres. Stan submitted to the committee a Microsoft Word document summarizing the concept of "Highest and Best Use" which provides for higher value and marketing provided there are things which could be done to increase sale price of the school building. Stan telephoned the buyer of the South Newfane Church to determine conditions of sale and concepts that influenced the buyer purchasing the property and making the conversion from a church to a two family unit - The seller had not returned his phone call by the time of this meeting. Stan phoned both the buyer and seller of the Vernon restaurant/store purchase and conversion to a five unit structure to obtain all appropriate information of conditions of the sale and reasons for multi-family change. Seller offered that she, as current owner, needed to file the application.
- C. Jessica: Did a walkthrough of the school with Marjoie Ray to better envision what would be necessary to renovate a portion of the school house to the Town Office. Contacted Mendel and Morse Builders and Mathis Hulme Builders who both said that they could come to see the school house in a few weeks time to give ballpark figures on remodeling costs for converting a portion of the school building into the Town Office. Jess started research on feasibility studies, Jess spoke with someone from Stevens in Associates in Brattleboro who offer feasibility studies. Research has also started to learn more about vault requirements and what it would involve to build a new vault in the school house.
- D. Fred: Has contacted the folks involved in turning the church in South Newfane into housing.
- E. Mary: Mary has reached out to folks at Suzy's Little Peanuts to better understand why they left and what, if any, information can be gathered to see if another daycare would be a good tenant for the school house. All the information seems to point toward another daycare not being a viable occupant for the school house mainly because schools now offer pre-K and free after school programs both of which diminishes demand for daycare. Mary has started to reach out to developers to begin conversations to gather information on feasibility of what could happen with the school house.
- F. Mike: Updated some numbers we've been working with for estimating costs and plugged them into the financial models. Numbers will continue to be updated as we

procure more accurate numbers. Recommends someone should go to the SB meeting on 8/4 to be a voice for the group to give them an overview of our progress.

- G. Emily: Talked with Margret and Marnie who are related to the people who donated Town Office to Brookline, they are not interested in giving up or selling the easement that grants them access to the land that they own behind the Town Office. The easement may or may not affect the salability of the Town Office.

7. New Business:

- A. Discuss outline for final report: Mary thinks we should do a report and then do a power point as a summary of the report. The group agrees.

8. Meeting adjourned at 6:55pm