



Select Board Minutes
March 31, 2026 | 5:30 PM
6th Floor Hearing Room

1. **Announcements/Updates**

- There is a vacancy on the Fisher Hill Advisory Committee. The Town is soliciting applicants with Praise for residents' volunteerism in fundraising and civic activity.
- The Brookline Education Foundation held its 45th annual Trivia Bee.
- Team Brookline had begun their Boston Marathon fundraising
- The Board acknowledged the day and its importance in celebrating transgender people and raising awareness of discrimination

2. **Public Comment**

1. Anne Lusk urged the Board to seriously evaluate Lars Anderson Park—including the 3.6-acre DPW yard as a viable site for the new pool, rather than treating it as a token option. Lusk added that the DPW yard occupies historic parkland meant for public use and should be reconsidered as part of the pool RFP.
2. Ji-Ho Lee described a severe rodent infestation in her Brookline Housing Authority unit, causing major health impacts and contamination of her belongings, and asked the Board to push BHA to perform structural repairs to stop rodents from entering the building.

3. **Miscellaneous**

3a. Question of approving the meeting minutes from March 24, 2026.

Approved, as amended.

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3b. Question of accepting a check in the amount of \$50.00 from Linda Goldman to support of the Brookline Commission for Women.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3c. Question of accepting the transmission of the Advisory Council on Public Health's Annual Report to the Select Board.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3d. Question of approving an Authorization to Hire request from the Human Resources Director:

HR Coordinator: C10

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3e. Question of approving an Authorization to Hire request from the Recreation Director:

Leader Teacher Soule: GN06

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3f. Question of approving and Authorization to Hire request from the Public Health Director:

Shared Services Manager: T7

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3g. Question of approving the execution of Amendment #1 to the Gridwealth Massachusetts Community Solar Customer Agreement, which offers the Town a 10% discount on the value of the Net Metering Credits generated.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3h. Question of approving Contract Amendment 3 for Contract No. PW/19-16, Traffic/Safety Improvements at the Intersection of Hammond Street and Woodland Road, in the amount of \$458,500.00 with Tighe & Bond (formerly WorldTech Engineering, LLC).

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3i. Question of approving Extra Work Order 1 for Contract No. PW/25-05, Schick Park Reconstruction, in the amount of \$9,926.97 with Mountain View Landscapes and Lawncare, Inc.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3j. Question of approving Extra Work Order 1 for Contract No. PW/26-03, Upkeep of Trees and Related Work, in the amount of \$122,826.00 with Northern Tree Service, LLC.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3k. Question of approving the Financial Interest Contract Disclosure form submitted by Council on Aging employee, Jessica Milley-Gee.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3l. Question of accepting a gift in the amount of \$250.00 from Chi Chi Wu, to support the Brookline Asian American Family Network.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

4. **Calendar**

5. **Boards and Commissions - Annual Reports**

Presentation of the Brookline Commission on Disability's Annual Report to the Select Board

Jim Lee, Commission Chair of the Commission on Disability highlighted a highly productive year focused on strengthening accessibility town-wide, including major progress on parking reviews, sidewalk and transit access, and advocacy on several warrant articles. They secured nearly \$50,000 in grant funding for tactile warning plates and worked closely with Transportation, Public Health, and other departments to improve infrastructure and policy. The Commission also expanded outreach, improved its website, and emphasized the essential role of staff and community partners in advancing disability inclusion.

6. **Campaign Finance Training**

Presentation by Assistant Town Counsel Jonathan Simpson on Campaign Finance requirements

Town Counsel Jonathan Simpson briefed the Board on campaign finance rules that apply now that an override ballot question is officially on the May ballot. The guidance focused on what elected officials, appointed officials, and town staff may and may not do.

Presentation:

Key Advice

- **Mass Emails**

Mass emails are not allowed. Send emails only to those who have solicited them.

Mass emails should be avoided to prevent violations and ensure that communication is targeted and effective. Violating the policy can lead to consequences such as wasted time, reduced productivity and damage to reputation.

This applies even when the content is attempting to be “objective” or “informational”.

Mass emails are not permitted when the email list you are using is a public resource. Essentially, if the email list you are using is the Town’s email list, or the schools email list, or a portion of it, you are not allowed to use it.

Town Meeting list is a public document and could be used.

- Fundraising
Fundraising connected to the Town is prohibited. Follow the established fundraising guidelines to ensure ethical fundraising practices.
Political Fundraising by Public Employees
Political fundraising by public employees is prohibited by law.
Political Fundraising in Town buildings
Political fundraising by anyone is prohibited in schools according to the law.
- Use of Public Resources
Public resources cannot be used to influence voters. Ensure that staff time and resources are not used for partisan purposes.

You cannot use public resources to influence voters
Public resources cannot be used to influence voters, including staff time and access to resources. This ensures fairness and impartiality in the election process.
For appointed officials and public employees, you cannot use the “weight of your office” to influence voters, outside of certain exceptions.

Permissible Actions

For elected officials, communications about the election are allowed both at public meetings and outside of them.
HOWEVER, you can NOT use public resources to influence the election. Refrain from engaging staff, using Town or PSB email lists or social media accounts, or municipal spaces.
For everyone else: logistical messages ONLY.

Personal Political Activity

Voting

Voting is one of the most important forms of personal political activity. Always make sure to vote in every election and make your voice heard.

State Positions

As elected officials, it is important to state your positions on political issues. This can be done through social media, letters to elected officials, or discussions with friends and family, so long as public resources are not used. For appointed officials or employees, however, this must be confined to either: (1) your private time; or (2) matters within your purview, if you have a policy-making role.

Policy-Making Positions

Select Board members may take public positions on ballot questions.
For Department Heads and certain Division Heads with policy-making responsibilities, public positions on ballot questions are allowed if related to matters within your purview.

Analysis of Ballot Questions

Preparation of Analyses

Preparation of analyses is a crucial step in understanding and interpreting ballot questions. It helps voters make informed decisions about the issues that are being voted on.

Sharing Analyses

Sharing analyses is important to ensure that voters have access to information that can help them make informed decisions. Analyses can be shared upon request, at meetings, or on the website.

Avoid Unsolicited Distribution

It is important to avoid unsolicited distribution of analyses as it can be misleading and can create confusion among voters.

Equal Access to Public Buildings

Private groups should be allowed to use public buildings with equal access for both sides. This ensures fairness and consistency in the use of public spaces.

Best Practices

- When in doubt, be cautious in your actions and avoid acting immediately.
- Review the Town Administrator's Memo for guidance.
- Ask for guidance from the Town Counsel's Office to ensure compliance with campaign finance laws.

Board discussion

- **Mass email restrictions** — The Board pressed for clarity on when elected officials may send mass emails about a ballot question. Town Counsel clarified that unsolicited mass emails using *public* email lists are prohibited, but elected officials may use their own privately built lists. The Board asked for revisions to the slide deck because the initial wording created confusion and suggested broader limits than intended.
- **Use of titles** — The Board confirmed that elected officials *may* use their titles when advocating for or against a ballot question, but appointed officials and staff generally may not use the “weight of their office” unless speaking within their professional responsibilities.
- **Participation by advisory/appointed bodies** — Members questioned whether Advisory Committee members and other appointed volunteers are restricted. Town Counsel explained that because they act within a policy-making role, advisory members may publicly state positions related to their area of work.
- **Use of town facilities** — The Board asked whether groups like the League of Women Voters may hold issue forums in Town Hall. Town Counsel said yes, as long as equal access is provided to both sides and the town does not appear to endorse one side.
- **Staff activity** — Clarifications were sought about when staff may engage in political activity. Town Counsel reiterated that staff may engage in political activity only on their own time, may not use town resources, and may never solicit donations from subordinates.
- **Concern about over-restriction** — Board members Warren and VanScoyoc expressed concern that overly broad interpretations of campaign finance rules could chill free speech, especially

among volunteers and appointees. They warned that incorrect guidance could deter legitimate advocacy.

- **Request for further clarification** — The Board asked Town Counsel to refine guidance, clarify ambiguous areas, and ensure that staff and volunteers receive accurate, non-restrictive information. They also asked whether the public should be expected to rely directly on the Office of Campaign and Political Finance rather than local interpretation.

7. Department Budget Reviews

Review of the following FY27 Departmental Budgets:

7a. Health Department

Director of Health and Human Services, John Kleschinsky, reported an FY27 budget that is slightly reduced overall, largely because one full-time position was shifted from the operating budget to the opioid settlement fund, rather than being eliminated. The department emphasized that its operating budget does not reflect the true size of its work, as many critical public health functions, community health, human services, substance-use prevention, and the regional public health collaborative, are funded through grants and offsets, leaving long-term staffing stability uncertain.

Despite financial constraints, the department highlighted major accomplishments, including implementation of the first year of the Community Health Improvement Plan, launching the Be Well Brookline prevention coalition, expanding human services through a new resource navigator, and administering flu clinics to hundreds of residents. Looking ahead, the department plans to begin Year Two of the CHIP, strengthen environmental health operations, and continue preparing for the challenge of sustaining currently grant-funded staff as key grants begin to expire.

7b. Veterans

(John Kleschinsky) The Veteran's Services update was brief, as longtime Director Bill McGroarty was unable to attend due to technical difficulties, though McGroarty continues to work one day per week during the transition to a new hire. The department reported no significant changes in its FY27 budget and confirmed that the Director position is posted as the Town searches for his replacement.

Director McGroarty continues to ensure that all veterans in need receive services during the transition, and the Select Board acknowledged the stability and importance of the department's ongoing work even as leadership changes.

7c. Council on Aging

Council on Aging (COA) Director, Emily Williams reported a stable FY27 budget with only a modest 1% overall increase, driven mainly by higher utility costs following the installation of a fully electric HVAC system

Salaries, services, and supplies remain essentially flat, and the COA continues to operate with a hybrid funding model: approximately 70% town funding, 20% grants/special revenue, and 10% support from the Brookline Senior Center Foundation, which finances key programs and staff positions such as a van driver and the fitness center coordinator

The COA highlighted significant growth in service demand, serving 3,000+ older adults and relying on an extraordinary corps of 370 volunteers contributing the equivalent of 20 full-time employees, a contribution valued at roughly \$1.3 million, matching the COA's town-funded budget

Looking ahead, FY27 priorities include strengthening health and safety programs, expanding equity-focused and intergenerational initiatives, and modernizing operations (including improved data tracking through a new check-in system). The COA also noted ongoing staffing transitions, with 20% turnover this year, and emphasized the need to explore future expansion given rising demand and limited space at the Senior Center.

7d. Library

Library Director, Jill Mercurio, reported a \$4.78 million FY27 budget, representing roughly a 1% increase driven mainly by rising utilities, leased equipment, and supply costs, while part-time staffing lines were reduced to offset these pressures. The library continues to meet state certification requirements, including minimum collections spending and service hours, which allow Brookline residents full access to Minuteman Network borrowing and state aid. Leadership emphasized that despite tight resources, the library remains a heavily used institution, serving nearly 500,000 visitors, circulating 1.1 million items, and hosting 1,200 programs annually.

Looking ahead, the library's priorities include rebuilding staffing, as the past year saw substantial turnover (with many internal promotions), launching a new strategic planning process, and expanding communication tools such as a monthly newsletter. Staff also highlighted key initiatives such as after-hours programming, expanded digital resource outreach, and the high-demand Library of Things collection, which circulated 20,000 items including Chromebooks, tools, and household devices. Despite budget constraints, the library is committed to maintaining strong community engagement, digital access, and inclusive programming for all residents.

7e. Department of Public Works

Public Works Commissioner, Erin Chute, presented a \$21.1M operating budget for FY27, a 1.6% increase over FY26, along with a \$35.6M water and sewer enterprise budget. The department highlighted rising contractual costs, especially sanitation, hazardous waste, yard waste, and recycling, and noted that the budget includes the elimination of two FTEs while preserving core services. DPW emphasized major accomplishments from FY26, including the successful transition to the new trash collection model, expanded in-house sidewalk work, significant progress on roadway asset management, and strong interdepartmental coordination in emergency response.

Looking ahead, FY27 priorities include strengthening customer service and communication, scaling up asset management for roads, sidewalks, and parks, continuing climate resiliency and sustainability projects, and modernizing operations through improved digital systems and workforce development. DPW also showcased extensive progress in pavement and sidewalk improvements, especially increased in-house capacity and the trip-hazard removal program, as well as ongoing planning for major Complete Streets projects such as Washington Street and the Beacon Street Bridle Path. The department reiterated that deferred maintenance needs remain significant, but the current strategy is producing measurable gains in infrastructure condition and long-term cost effectiveness.

DPW also addressed several major operational challenges affecting the year ahead, including the emergency closure of the transfer station floor, which requires construction of a temporary facility to maintain trash operations until a permanent solution can be funded and built. The department highlighted that sanitation workers freed up by contracted trash collection have significantly increased in-house sidewalk repairs, pole repainting, and other core maintenance tasks, improving both productivity and morale. Water, sewer, and stormwater leadership further reported substantial progress on lead gooseneck removal, sewer lining to reduce infiltration, and advanced stormwater modeling to identify flood-prone areas; work that will integrate directly with the Town's Climate Action & Resiliency Plan.

8. Parking Fine Increases

Question of authorizing the Town Administrator to request review of an increase in parking violation fines from the Transportation Board. The final decision on any possible fine increase will be made by the Select Board after the Transportation Board offers its opinion and approval of any proposed new fine schedule.

Town Administrator, Chas Carey, reviewed a proposal to increase parking fines, noting that Brookline has not raised fine levels since 2007 and now lags behind nearby communities such as Boston, Cambridge, and Somerville. The Town Administrator recommended raising all fines not already at the maximum to \$40, with late-payment escalations to \$55 and \$70, the highest amounts allowed under state law. The projected revenue increase is approximately \$1.06 million per year, assuming typical compliance and historical averages. The Transportation Board will review the proposal first, consistent with past practice, before it returns to the Select Board for a vote.

Board members discussed several considerations, including whether fines could vary by location, given heavier parking abuse near certain commercial areas and Red Sox game traffic. Staff will consult Town Counsel on whether differential fines are legally permissible. Members also noted the importance of balancing revenue needs with customer experience; raising fines too high or too quickly could discourage visitors and harm local businesses. The Town Administrator emphasized that some of the new revenue would be reinvested into parking infrastructure, such as repairing broken meters and improving consistency in enforcement.

The Board supported sending the proposal to the Transportation Board for review. Their decision will come back to the Select Board for further consideration and possible vote.

9. **Override**

9a. Question of finalizing ballot question regarding a potential override

The Select Board revisited the override ballot question ahead of the filing deadline, confirming with Town Counsel that their prior vote placing the \$23.25M operating override on the May ballot remained valid.

Paul Warren made a motion to affirm the Select Boards Ballot vote on March 24, 2026.

On motion, it was,

Voted 4-0-1 to place a single full-funding override totaling \$23,254,439. on the May 5, 2026 ballot. The structure includes the town portion taken upfront and the school portion phased over three years.

Aye: Bernard Greene, Paul Warren, David Pearlman, Michael Rubenstein

Abstained: John VanScoyoc

9b. Review of process for explanatory mailer under M.G.L. Ch. 53, Sec. 18B

Town Counsel, Joe Callanan, reviewed that the Town must mail a neutral ballot information booklet to all voters, which includes a summary of the question plus pro and con arguments (150 words each). Town Counsel solicits arguments on a tight schedule; if no “No” argument is submitted, Counsel drafts a neutral version.

Once the Select Board approves the final text, the Town Clerk prints and assembles about 30,000 mailers, a process that takes three full days and must be completed early enough for voters to receive them roughly two weeks before the election. Due to limited funds, the printing and stuffing must be done in-house, not by a mail house.

10. **Warrant Articles - Public Hearing**

Public hearing, discussion, and possible vote on the following Warrant Articles for the 2026 Annual Town Meeting:

10a. Article 20. Resolution to establish an official annual Town-wide commemoration of September 11, 2001 and a memorial to all those from Brookline, Massachusetts, who died on September 11, 2001 (Childs, TMM4, et al.)

Co-Petitioner Elizabeth Childs, reviewed Article 20, which proposes establishing an annual, official Town-wide commemoration of September 11, 2001, along with creating a permanent memorial honoring Brookline residents who died that day. Petitioners emphasized Brookline’s significant connection to 9/11, noting that the Town lost multiple residents and has long relied on volunteer-driven ceremonies that deserve formal recognition and stability.

The article asks the Select Board to appoint a standing committee responsible for organizing the yearly ceremony and developing recommendations for a physical memorial. During the hearing, the Board expressed broad support and noted the value of institutionalizing the event, improving visibility (including listing it on the Town calendar), and ensuring future consistency.

The Article urges the Select Board to establish a 9/11 Memorial Advisory Committee comprised of 9 members appointed for three-year terms to include:

- *Five (5) Brookline citizens appointed by the Select Board*
- *One (1) Select Board member, designated by the Select Board*
- *One (1) representative of the Brookline Fire Department, to be the Chief or the Fire Chief's designee*
- *One (1) representative of the Brookline Police Department, to be the Chief or the Police Chief's designee*
- *One (1) representative designated by the Brookline Historical Society*

Charge the 9/11 Memorial Advisory Committee to study, consider, and make recommendations to the Select Board regarding the creation of a permanent physical memorial in the Town of Brookline commemorating the victims of the terrorist attacks of September 11, 2001, and deliver a report by May 2027, unless extended by a vote of the Select Board, to recommend location, design, historical context, inclusion criteria, community engagement, and funding.

Charge the 9/11 Memorial Advisory Committee to plan and coordinate the annual 9/11 Remembrance Ceremony.

The Select Board expressed strong support for establishing an official annual 9/11 commemoration and forming a committee to sustain and coordinate the event. Board members emphasized Brookline's deep personal connections to the tragedy, the importance of honoring residents and first responders who died, and the lasting educational value for younger generations who did not experience 9/11 firsthand. The Board viewed formalizing this remembrance as a way to ensure continuity, community unity, and respect for the families affected.

The Board also discussed minor wording and accuracy issues. Petitioner Childs noted a scrivener's error in the petition; an incorrect casualty number from September 11. The correct number is 2,977.

Public hearing:

Regina Frawley, TMM16 spoke in support of Article 20, emphasizing the importance of formally commemorating 9/11 to ensure younger generations understand its significance, and warned that without consistent remembrance, historical tragedies can fade from public awareness, and praised the ceremony's focus on honoring victims and heroes rather than politics.

On motion, it was,

Voted 5-0 Favorable Action on Article 20 (with the corrected scriveners' errors.).

Aye: Bernard Greene, John VanScoyoc, Paul Warren David Pearlman, Michael Rubenstein

10b. Article 17. Create a new Article 6.XX of the Town's General By-Laws to prohibit civil immigration enforcement activities on Town facilities (Wu, TMM7, et al.)

Co-Petitioner, Chi Chi Wu, reviewed that Article 17 proposes turning the Select Board's February proclamation, prohibiting civil immigration enforcement activities on Town property without a judicial warrant, into a binding bylaw. Petitioners stressed that codifying this policy in the Town's bylaws would give it lasting force, prevent future boards from weakening it quietly, and offer residents stronger assurances of protection. They noted that similar policies exist in Boston-area communities and emphasized that Brookline, where one-third of residents are immigrants, must safeguard residents from harmful or unlawful federal enforcement actions.

A significant portion of the Board's discussion focused on language precision and enforceability.

Town Counsel identified concerns in the second paragraph, including wording that might inadvertently restrict individuals rather than activities. Petitioners responded by offering alternative language modeled on Cambridge and Somerville and expressed willingness to add Paragraph 3 of the original proclamation, which clarifies enforcement through the Town Administrator rather than police intervention, thereby avoiding situations where Brookline officers might be perceived as confronting federal agents.

The Board also examined the boundary between a proclamation and bylaw, with some members noting that bylaws carry the weight of criminal enforcement and are reviewed by the Attorney General. As such, the Board wanted to ensure that the final text avoided conflicts with state law, federal preemption, or police procedures. The Town's General Orders were also identified as policy and procedures implemented.

Petitioners took feedback constructively and clarified that their intent was not to create new police obligations but to solidify the Town's existing non-cooperation stance in a transparent, durable, and legally sound manner.

Public hearing:

Marty Rosenthal, TMM#9 supports Brookline's values on limiting ICE cooperation, but warned that turning the Select Board's proclamation into a bylaw is legally risky. Rosenthal argued it could be struck down by the Attorney General as pre-empted by state or federal law, since bylaws create misdemeanors and require far stricter review. It was also cautioned that the bylaw could unintentionally force Brookline police into confrontations with federal agents, and raised concerns about vagueness, enforcement, and scope. Overall, he urged caution and suggested the bylaw approach may backfire despite good intentions.

The Select Board's deliberations raised significant legal and operational concerns requiring further review before any vote is taken. During discussion, Board members and Town Counsel highlighted potential conflicts with federal officials, questions about enforceability, and risks that a bylaw could unintentionally mandate confrontations between local police and federal immigration agents, an outcome the Board stated was never the intent of its previously adopted non-cooperation proclamation.

Board members generally affirmed support for the values behind Article 17; protecting immigrant residents and limiting the town's involvement in civil immigration enforcement, but emphasized that the proposal's structure may overreach into areas better addressed through Select Board policy rather than bylaw, and requested additional legal and police input before proceeding.

There was no vote.

10c. Article 25. Resolution requesting the discontinuance of state and local collaboration with Federal Immigration Enforcement and participation in related information-sharing programs (Lebovitz, TMM8; Wu, TMM7, et al.)

Petitioner Alec Lebovitz, and Chi Chi Wu, reviewed that Article 25 proposes a broad no-cooperation framework with federal civil immigration enforcement, going beyond Article 17 by addressing information-sharing, surveillance partnerships, fingerprints, and federal grant conditions. Petitioners outlined several goals: withdrawing Brookline from the Boston Regional Intelligence Center (BRIC), limiting fingerprint sharing for low-level offenses and minors, prohibiting participation in the federal Urban Area Security Initiative (UASI) if it requires immigration-related spending, and applying local policies (such as rules governing demonstrations and use-of-force review) to federal immigration agents operating in town.

The Board's discussion focused heavily on the practical and operational impacts, particularly around the BRIC and UASI components.

Fire Chief Sullivan, warned that withdrawing from UASI could jeopardize hundreds of thousands of dollars in regional emergency-preparedness funding and noted that Brookline had just secured an injunction exempting cities from the immigration-related spending requirement. Police leaders expressed concern about losing critical information-sharing channels or unintentionally pushing staff into conflict with federal agencies. Because of these unresolved issues, and the need to hear directly from the Police Chief, BRIC representatives, the Board continued the hearing to a later date for further analysis.

Public hearing:

Marty Rosenthal warned that parts of Article 25, especially withdrawing from BRIC and limiting fingerprint sharing, raise serious legal and operational problems, potentially conflicting with state requirements and established interagency practices. While he supports protecting immigrants, he cautioned that some provisions may unintentionally undermine due process or public safety and are better addressed at the state level.

There was no vote.

11. **Warrant Articles - Continued**

Continued discussion and possible vote on warrant articles for the May 26, 2026 Annual Town Meeting, including but not limited to:

11a. Article 21. Resolution expressing support for the Massachusetts Medicare for All legislation (Labaree).

Deputy Town Administrator, Melissa Goff announced that the Article is being revised by the petitioner and being heard by the Advisory Committee tomorrow night.

This item was held.

11b. Article 7. Establish an Override Stabilization Fund (Select Board)

The Board supports Article 7, which establishes an Override Stabilization Fund. This fund is intended to hold and manage override revenue in a structured and transparent way, aligned with the override question the Board previously voted to place on the ballot.

On motion, it was,

Voted 5-0 Favorable Action on Article 7.

Aye: Bernard Greene, John VanScoyoc, Paul Warren David Pearlman, Michael Rubenstein

12. **2026 Second Special Town Meeting**

12a. Discussion and possible vote on amendments to Special Town Meeting, Warrant Article 1

Michael Rubenstein reported that negotiations between City Realty and the Precinct 14/15 Town Meeting Members were actively underway and making partial progress, and noted that three issues had been resolved, including tree canopy proposals and replacing a sunset clause with an incentive in the MOA, while two core issues involving the height-to-commercial-percentage tradeoff were still unresolved. Board member Rubenstein also informed the Board that the Moderator had ruled the proposed amendments within scope, meaning no second Special Town Meeting would yet be required. Because negotiations were not complete, no vote was considered, and discussions were still ongoing.

12b. Question of calling a Second Special Town Meeting, if necessary to reflect changes to the articles on the Warrant for STM 1 that cannot be made by amendment(s) to those articles, on one of several potential dates (Tuesday, May 26, 2026; Wednesday, May 27, 2026; Tuesday, June 2, 2026; or another date identified by the Select Board) at 7:35 p.m. at the High School Auditorium and Zoom remote meeting; to waive the requirements of Sections 2.1.2 through 2.1.4 of the Town's By-Laws; to open and close the Warrant; and to insert in the said Warrant the following articles:

STM 2 – Article 1 – Amend the Zoning By-Law and Zoning Map to establish and accommodate a Chestnut Hill Commercial (CHC) Overlay District (Select Board).

STM 2 – Article 2 – Authorize the Select Board to enter into any necessary agreement(s) and/or amendments to existing agreements, including a Memorandum of Agreement, and to accept a related restrictive covenant in the form of a Tax Certainty Agreement, related to the development of 1280, 1290, 1300, and 1330 Boylston Street within the proposed Chestnut Hill Commercial (CHC) Overlay District. (Select Board).

There was no vote required.

There being no further business, the Chair ended the meeting at 11:20 PM.

ATTEST