

David Pearlman – Chair
Michael Rubenstein – Vice Chair
Bernard W. Greene
Amanda Zimmerman
Anthony Buono



Ouimet Room, Brookline Golf Course
1218 W Roxbury Parkway
Chestnut Hill, MA

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Meeting ID: 160 594 2074

Charles Carey – Town Administrator

**Select Board Agenda
Work Session**

Tuesday, September 15, 2026 at 9:15 AM

Revised agenda: term lengths added to items 3h and 10a; item 3l added.

1. (9:15 AM) Open Session

- 1a. Question of entering into Executive Session for the purpose stated in item two (2), and to reconvene in Open Session.

2. (9:15 AM) Executive Session

- 2a. Executive session, pursuant to G.L. c. 30A, § 21(a)(6) ("Purpose 6"), for the purpose of considering the purchase, exchange, lease, or value of real property, specifically the Coolidge Corner Theatre (property located at 280-290 Harvard Street).

3. (9:45 AM) Miscellaneous

Approval of miscellaneous items, licenses, and contracts.

- 3a. Question of approving the following meeting minutes:
September 8, 2026
- 3b. Question of accepting a gift or grant, pursuant to G.L. c. 44, § 53A½, from the owner of, or another party of interest to, 26 Pleasant Street for the purposes of an independent third-party review, by a reviewer chosen by the Town, of the owner's fiscal impact report for their proposed redevelopment of 26 Pleasant Street, consistent with Warrant Articles 15 and 16 of this November's Special Town Meeting.
- 3c. Question of approving a lease agreement with KS StateBank for five (5) dump trucks and one (1) excavator in the amount of \$1,026,077.17, to be paid over two years.
- 3d. Question of approving a contract in the value of \$2,529,462.00 to Shwartz/Silver for all Architectural, Civil, Structural, MEP and any other consultants as required for the design of a new fire station at 49 Babcock Street, as well as design a temporary station to house the apparatus and personnel while the old building is demolished and construction of the new station is in progress.

- 3e. Question of approving an Authorization to Hire request from the Town Administrator:
Finance Director (D-10)
- 3f. Question of appointing Holly Sullivan as Temporary Treasurer pursuant to M.G.L.
Chapter 41, § 40.
- 3g. Question of approving an Authorization to Hire request from the Police Chief:
Deputy Superintendent (Pol Dep Sup)
Six (6) Police Officers (P-01)
- 3h. Question of appointing Kevin Mackenzie as the Chair of the Commission for Diversity,
Equity, Inclusion, and Community Relations (CDEICR), for a three-year term, expiring
August 31, 2029.
- 3i. **NUNC PRO TUNC TEMPORARY ENTERTAINMENT LICENSE- 1280 & 1300 BOYLSTON ST.
CHESTNUT HILL, MA**
Question of approving a Nunc pro tunc approval for **Temporary Entertainment License**
Car Show Event at 1280 & 1300 Boylston St.in Chestnut Hill, MA, Sunday, September
13th, 2026 (Rain Date: September 20th, 2026) from 11:00am – 4:00pm. Entertainment
will consist of cars and taped music.
- 3j. **TEMPORARY ONE-DAY LIQUOR LICENSE-15 NEWTON ST. BROOKLINE, MA**
Question of approving a **Temporary Wine and Malt Beverages Non-Sales** License to Elin
Schran d/b/a The Larz Anderson Auto Museum for a Wedding Event to be held on
September 19th, 2026 from 6:00PM –10:00PM at 15 Newton Street. 100 people
expected to attend.
- 3k. **TEMPORARY ONE DAY LIQUOR LICENSE- 162 GODDARD AVE. BROOKLINE, MA**
Question of approving a **Temporary All Alcohol Beverages Sales** License to The Hellenic
Association of Boston d/b/a Annunciation Greek Orthodox Cathedral of N.E. for the
2026 Annual Greek Festival; to be held on Friday, September 18, 2026, 4:00PM –
10:00PM, Saturday, September 19, 2026 12:00PM – 11:00PM and Sunday, September
20, 2026, 12:00PM – 7:00PM at 162 Goddard Ave. 1000 - 1500 people expected to
attend.
- 3l. Question of amending the Fire Chief employment contract to provide parity in
compensation for job responsibilities across public safety leadership.
- 4. **Discussion and potential votes related to the rehabilitation and affordability of homes at
99 Kent Street, as favorably recommended by the Housing Advisory Board, as well other
related items.**

- 4a. Presentation by Roger Blood, Housing Advisory Board Chair, Michael Alperin, Terra Living Partners LLC, and Winn Companies
- 4b. Question of authorizing \$4,000,000 of Affordable Housing Trust funds, on the terms and conditions recommended by the Housing Advisory Board, to be utilized for the substantial rehabilitation and extension of affordable housing restrictions at the senior rental housing at 99 Kent Street for 99 years, and authorizing the Select Board Chair to sign related documents on behalf of the Select Board
- 4c. Question of authorizing the Town Administrator, Director of Planning and Community Development, and Housing & Community Planning Director to favorably recommend to the state or other funding sources grant applications that support the rehabilitation and affordability of homes at 99 Kent Street
- 4d. Question of conditional approval of a Memorandum of Agreement with Winn Companies related to (i) existing, income-qualified tenants at 77 Village Way, (ii) support for Winn Companies' efforts in extending their air rights lease with the MBTA for 99 years; and (iii) support for the ability to rent excess parking spaces in the existing parking garage
- 4e. Acknowledgment of a letter from Winn Companies to the Town stating their commitment to renovate units and to extend rent protections for two income qualified tenant households at 77 Village Way, with changes proposed by the Town

5. (11:00 AM) Review of Public Bodies Handbook

- 5a. Review of Public Bodies Handbook; discussion of potential changes for next version.

6. (11:30 AM) 2030 Roadmap

- 6a. Presentation of the 2030 Roadmap website by Communications Officer, Christina Metcalf and Assistant Town Administrator for Finance, Charlie Young.

7. (12:30 PM) Lunch

8. (1:00 PM) 2026 Fall Special Town Meeting Warrant

- 8a. Review, approve, and execute the Warrant for the November 17, 2026, Fall Special Town Meeting.
- 8b. Approval of a hybrid Annual Town Meeting, requested by the Town Moderator under Chapter 22 of the Acts of 2022, as amended by Chapter 2 of the Acts of 2023 and Chapter 2 of the Acts of 2025.

9. (1:15 PM) Warrant Articles - Public Hearing

- 9a. Article 1. Approval of unpaid bills of a prior fiscal year (Select Board)
- 9b. Article 9. Petition for a special act modifying the administrative requirements applicable to the Transportation Board and authorizing the Town to raise parking fines beyond \$50 (Select Board)
- 9c. Article 17. Resolution regarding CPA funding and the Affordable Housing Trust (Blood)
- 9d. Article 18. Resolution urging the Select Board to revise their Free Cash policy related to the Affordable Housing Trust (Brown)

10. (2:15 PM) Boards and Commissions - Appointments

- 10a. **Question of appointing members to the Brookline Youth Council for one-year terms, expiring Aug. 31, 2027.**
 - Precincts 5-8**
Arav Patel
Solyana Henok
 - Precincts 9-12**
Francesca Montemurro
Nathan Minn

11. (2:30 PM) Select Board Tour of the Emergency Operation Center (EOC)

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[Select Board Webpage](#)

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