

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



Select Board Hearing Room
6th Floor, Brookline Town Hall

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Charles Carey – Town Administrator

**Select Board Agenda
Regular Meeting
Tuesday, September 22, 2026 at 5:30 PM**

1. Open Session

- 1a. Question of entering into Executive Session for the purpose stated in items two (2), and three (3), and to reconvene in Open Session.

2. Executive Session - Real Property

- 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 26 Pleasant Street.

3. Executive Session - Real Property

- 3a. 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).

4. (Open Session) Coolidge Corner Theatre PILOT

- 4a. Review and possible vote on the Coolidge Corner PILOT agreement.

5. Announcements/Updates

Select Board to announce recent and/or upcoming Events of Community Interest.

6. Public Comment

Public Comment period for those who request to speak to the Board regarding Town issues. Persons wishing to speak may sign up in advance beginning on the Friday preceding the meeting or may sign up in person at the meeting. Speakers will be taken up in the order they sign up. Advance registration is available by calling the Select Board's office at 617-730-2202 or by e-mail at kmacgillivray@brooklinema.gov. The full Policy on Public Comment is available at BrooklineMA.gov/SelectBoard.

7. Miscellaneous

Approval of miscellaneous items, licenses, and contracts.

- 7a. Question of approving the meeting minutes from September 15, 2026.
- 7b. Question of Approving Contract PW27-09 for Roadway Maintenance Overlays with P.J. Keating in the amount of \$724,660.
- 7c. Question of approving a Scope Change for the \$100,000 MassDOT 2022 Economic Development Bill Earmark, Contract #125799, for Bicycle Improvements on Harvard Street.
- 7d. Question of approving agreement amendments for the Martin Trust Partnership in Education for Early Learners project #24-17 — Accessible Early Education Initiative
- 7e. Question of approving the following Change Orders related to the Fire Station projects:

Cambridge 7 Change order for \$156,157.00 for additional construction administration cost at Fire Station projects. This is required as architect has increased their administration time since the Building Department does not have a dedicated project manager for the fire station projects.

TRAC Builders Change Order \$673.99 to add a light in the attic space for fire station 4. No lights were there originally and BFD requested this for safety.

TRAC Builders Change Order for \$673.99 to add outlets in the kitchen Peninsula at Fire Station 4. This was required as per electrical inspector and BFD requests.

TRAC Builders Change Order for \$6,398.61 to reroute a dedicated vent for the new Oil/Water separator at Fire Station 1 as Plumbing inspector's requirements.

TRAC Builders Change Order for \$415,925.81 to remove existing windows and install new energy-efficient windows at Fire Station 1.

Purvis CO for \$76,314.49 for the public safety telecommunications systems upgrade at Fire Station 1.

- 7f. Question of approving the application for a Change in Category for i-Collab X, Inc. d/b/a Miraku from their surrendered Wine and Malt Common Victualler to an All-Alcohol Common Victualler at 9 Babcock St.

Question of approving the application for a Change of Manager of Record from Ken Yee to Miho Owens for i-Collab X, Inc. d/b/a Miraku at 9 Babcock St.

Question of approving the application for Alternate Manager Nobushiro Hagiya for i-Collab X, Inc. d/b/a Miraku at 9 Babcock St.

- 7g. Question of approving the application for a New Common Victualler/Entertainment/Outdoor Dining for Mekonant Mola d/b/a Mola located at 10 Cypress St. Hours of operation will be Sunday-Saturday 11:30 AM – 9:00 PM. Seating will consist of 18 inside seats and no operation of Outdoor Dining.
*conditional upon all required paperwork submitted
- 7h. Question of approving the application for a New Common Victualler/Entertainment/Outdoor Dining for Olivia Yan d/b/a Caliver Innovation, LLC located at 1376A Beacon St. Hours of operation will be Sunday-Saturday 11:00 AM – 9:00 PM. Seating will consist of 12 inside seats and no operation of Outdoor Dining.
*conditional upon an updated D/B/A
- 7i. Question of approving the application of Alternate Manager Madison McGinnis for Barcelona Brookline LLC d/b/a Barcelona #108 at 1700 Beacon St. Brookline, MA.
- 7j. Question of approving an Authorization to Hire request from Town Counsel: Associate Town Counsel (T14)
- 7k. Question of approving a one-day entertainment license for Brookline Music School/ Arts Brookline d/b/a Brookline Porchfest for Saturday, September 26, 2026 from 11:00 AM – 6:00 PM. Please see attached for more detailed information.
- 7l. Question of approving a Temporary Wine and Malt Beverages Non-Sales License to The Brookline Senior Center for the “Oktoberfest” Event. The event will be held on October 1, 2026 from 5:50PM – 7:00PM at 93 Winchester Street. 200 people expected to attend.
- 7m. Question of approving a Temporary Wine and Malt Beverages Non-Sales License for HDR Holding Massachusetts LLC d/b/a Wonder Restaurant for Wonder Brookline Housewarming Celebration on September 23, 2026 from 5:30 PM to 7:30 PM located at 392 Harvard St. 60 people expected to attend.

Question of approving a one-day entertainment license for HDR Holding Massachusetts LLC d/b/a Wonder Restaurant for Wonder Brookline Housewarming Celebration on September 23, 2026 from 5:30 PM to 7:30 PM located at 392 Harvard St. Entertainment will consist of a live band and vocal music with one vocalist.

8. Calendar

Review and potential vote on Calendar Items.

9. Boards and Commissions - Interviews

9a. **Brookline Commission for the Arts (3 Vacancies; three-year term expiring 8/31/2029)**
Ginmann Bai

9b. **Transportation Board (three-year term expiring 8/31/2029)**
Gregory Wheeler
Brian Hochleutner

10. Boards and Commissions - Reappointments

10a. **Transportation Board**
Len Wholey (for a three-year term, expiring Aug. 31, 2029)

11. 6:30 PM Cable Ascertainment Hearing

11a. Select Board public hearing on RCN (also DBA Astound) license renewal for the purpose of allowing the public an opportunity to comment on Town and public cable-related needs and RCN's performance.

12. 7:00 PM Warrant Articles - Public Hearing

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

12a. Article 7. Ban on Cryptocurrency Kiosks

12b. Article 8. Prohibit public meetings on Election Day

13. Warrant Articles - Continued Hearings

13a. Article 17. Resolution regarding CPA funding and the Affordable Housing Trust (Blood).

13b. Article 18. Resolution urging the Select Board to revise their Free Cash policy related to the Affordable Housing Trust (Brown).
Review and possible vote on updates to the Town's Free Cash Policy.

14. Memorandum of Agreement- Winn Companies

14a. Question of 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.

15. Public Bodies Handbook

15a. Update and possible vote on revised Boards & Committees Handbook.

16. Long-Range and Strategic Plans Progress

- 16a. Discussion of cadence for updating the Board on the progress of long-range and other strategic plans.

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