

Brookline Advisory Committee
Ad Hoc Subcommittee for MBTA-CA Articles STM1-3,4,5 and STM4-1
Meeting Minutes

Date/Time of Meeting:

Tuesday, September 26, 2023, 6:30 pm

Location of Meeting:

Hybrid – Town Hall Room 103 and Zoom

Members Present:

- David Pollak (Chair)
- Katherine Florio
- Kelly Hardebeck
- Linda Olson Pehlke
- Mark Penzel
- Lee Selwyn (remote)

Members Absent:

- John Doggett
- Carlos Ridruejo

Others Present:

(in person or on Zoom) Dennis Doughty, Sean Lynn Jones, Ben Dubin, Laura Knott, Susan Granoff, Dick Benka, Stephanie Ebbert, The Boston Globe; Craig Walker, The Boston Globe

Subject/Agenda Item:

1. Discussion of subcommittee organization, writing assignments, minute takers.
2. Scheduling future subcommittee meetings
3. Preliminary discussion of WA 3,4,5 and STM 4 Article 1, with particular focus on developing written questions to submit to petitioners.
4. Other business

Substance of discussion: (attach additional pages if needed)

- Introductions
- David explains his conflict of interest disclosure (his architecture firm will be submitting a proposal to Brookline Housing Authority in pursuit of the Walnut High project commission); discussion with Lee, Dennis, David. No concerns expressed based on the facts presented.
- Schedule – Kara on vacation until Indigenous Peoples Day, October 9
 - Proposes 3 subcommittee meetings; please send questions in advance. Arrange into topics and deal with them sequentially. Two evenings of agenda to run through the questions. It might not be achievable in two nights but I'd like to try. To the extent that we need petitioners to provide us with more material we have time. Then hoping we could meet on Wednesday the 11th? Or before AC. Will doodle poll.
- Fiscal Impacts of MBTACA to town
 - Question raised - Should this be a separate committee?

- Some discussion, unclear this can be predicted with precision
- Arlington's solution was mentioned
- Amendments to the current articles are to be expected
- STM 4 Article 1 may be overscoped
- Topics for this Committee:
 - The MBTACA - what the state is asking of us
 - The history of the MBTACA - where did it come from
 - The secondary impacts of the law
 - The cost of a dwelling unit to the town
 - The increase in town population 2007 - 2018
 - Ken Lewis, EDAB has an Excel too
 - Capacity of town services: public transportation, public works, parks, schools, traffic, parking, public safety, the department of health, the libraries,
 - We can list our concerns for Town Meeting members
 - We can raise questions with the relevant parties
 - Can we predict the increase in the town's population from this act
 - Tax impacts: rentals vs. condos vs single homes, commercial
 - Work with town staff
 - Important to understand what is being asked of us vs what we want to achieve
- Joint Hearing with the Select Board
 - Our role is to listen
- David asked for two volunteers to help with Agendas: K.Florio & K. Hardebeck
- Our minutes will be a subset of the evening's minutes
 - J. Murphy - will work with D. Doughty to determine what acceptable minutes are
 - We will approve our minutes at our next meeting
- D. Pollak restates his conflict of interest disclosure - his firm is submitting their qualifications to be the architect for Brookline Public Housing, he's submitted the conflict of interest form to the Moderator
- Linda Pehlke is a petitioner for WA 5
- D.Pollak and L.Pehlke sat on the MBTA-CA Multifamily Permitting Committee
- The Subcommittee adjourned to move to the Select Board meeting room for the Joint Public Hearing.

Action/Votes Taken: None

The following Documents/Exhibits were posted to the Meeting Agenda and/or presented at Meeting:

- [Questions for petitioners WA 3 Pehlke 9.16.23](#)
- [EXPLANATIONS FOR WA 3 - 4 -5 MBTACA](#)
- [9.19.23 SB MEMO STM4](#)
- [STM4 - ARTICLE 1](#)
- [Land Use Questions for MBTA act articles - Mark Penzel](#)
- [MBTA CA articles 3-5 preliminary questions K Hardebeck 9.20.23](#)
- [E-Lg Format Map for MDistrict strategy WA5](#)
- [Article 5 - M-District Plus - Presentation - Linda Pehlke](#)
- [BBD - Harvard St Rezoning - Proposed Amendments Version 9.23.2023 STM4WA1](#)
- [R.Benka.Memo.HarvSt.Issues](#)
- [Public Comment on MBTA-CA Consensus Warrant Article](#)
- [Additional Public Comment on MBTA-CA Consensus Warrant Article](#)