



TOWN OF BROOKLINE, NEW HAMPSHIRE SELECTBOARD

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The Town of Brookline has completed mediation with the Tamposi Brothers Holdings/Brookline Opportunities LLC (Developer) for the development of a 126 acre property located on Route 13 in Brookline. The mediation agreement, approved by the Select Board, Planning Board, and the Developer, provides all parties with an agreed upon path towards development of the property in a phased approach, and the settlement of a potentially long and expensive legal process. All parties have agreed to work together in good faith as the proposed development moves through the official application approval process.

The agreement will allow the development of a maximum of 98 dwelling units on the property. The first phase will consist of 58 units of Housing for Older Persons; the second phase will include 30 Work Force Housing units and 10 Market Rate units. Fifty percent of the units will have one bedroom; the other fifty percent can have no more than two bedrooms. In addition, 6 acres located in the Commercial/Industrial zone will be subdivided for future commercial development, meeting the Town's goals in keeping with the Master Plan. Finally, approximately 50 acres of the property will be donated to the Town of Brookline for municipal use. In return, the Town agrees to pay \$610,000 to settle damages.

The Town of Brookline is pleased that we were able to find a solution with the Developer that balances their rights to develop the property with the Town's need to manage growth. Concerns were raised in 2021 when the developers provided a conceptual plan that included 80 units on one half of the property with an anticipated similar number on the other half; this agreement clearly defines the total amount of development. In addition, it meets several Town goals which are part of our Master Plan such as providing more diverse housing stock, housing for older persons, commercial development, and centrally located land for future town needs.

In order to develop this property, the Developer will still need to proceed through the Town's standard application process and will also need to receive various permits from the State of New Hampshire. The Town agrees to work with the Developer to support their development application, but this agreement does not bypass any development requirements.

Questions about this settlement should be directed to Selectboard@brooklinenh.us