

CHAPTER IX

LAND USE

Land use is a description of how land is occupied or utilized. This chapter describes and analyzes how land is currently used, and how it may change in the future. The town is divided into neighborhoods and specific recommendations are made regarding the future development of each neighborhood. The chapter concludes with general recommendations to meet the Master Plan's goals.

EXISTING LAND USE PATTERNS

Mapping and analyzing existing land use patterns is necessary to support long range planning, the creation of a future land use map, and the implementation of necessary land use controls. Map IX-1 displays land use classifications for the entire town. Residential land use is segmented into single-family, multi-family, and manufactured housing. Recreation/conservation land is divided into categories by ownership, public versus private. Other major classifications include commercial/industrial, mixed-use (both residential and commercial activities on the same property), and publicly-owned parcels. It is important to note that these figures are approximate and are displayed for general planning purposes only.

It is evident that residential land use is the most common land use within Town. Most of the residential uses in Town are single family homes on approximately two acres of land. Multi-family units and manufactured housing represent a minor component of the town's land use pattern and are scattered throughout the Town. The only approved manufactured housing district is located on Petersen Road, while lot B-65 near the Route 13/Old Milford Road intersection contains a significant number of multi-family houses. Most of Brookline's residential development has occurred near the Town Center, Old Milford Road, and the Averill Road/Cleveland Hill Road neighborhood.

The existing land use map shows that nearly all of the non-residential uses within Town are located along Route 13, with the exception of lots on Dupaw Gould Road (Field and Stream Trailer Park) and North Mason (Burbee excavation site). The mixed use lots represent lots which predated the current zoning regulations or which received variances from the Zoning Board of Adjustment. Most public recreation/conservation land is situated near the Old Milford Road/Route 13 intersection, and includes Melendy Pond, the Morrill land, and the Palmer land. Private recreation land owned by the Beaver Brook Association and the Nissitissit River Land Trust is grouped in the southeast corner of town off Oak Hill Road, while the Talbot-Taylor land off Cleveland Hill Road and Camp Tevya off Route 13 at Mason Road are also significant parcels. The town center contains most of the public land, with the rest scattered throughout town.

In examining existing land use patterns, it is useful to look at the extent of each land use in the community, and the quantity of land that remains to be developed in Brookline. Table IX-1 inventories all land uses in Brookline, assigns an approximate acreage figure to each use, and computes the undeveloped land remaining in Brookline.

Of the nearly 13,000 total acres in Brookline, just over 6,200 acres remain undeveloped. However, approximately 180 acres have been approved for future development, and some of this land may be undevelopable due to physical constraints such as steep slopes and wetlands. These issues will be discussed later in the chapter.

MAP IX-1
EXISTING LAND USE MAP

TABLE IX-1
CURRENT LAND USE
TOWN OF BROOKLINE, 1997

Land Use	Acres
Residential:	
<i>Single-family</i>	4,183.4
<i>Multi-family</i>	143.0
<i>Manufactured Housing</i>	13.0
<i>Total Residential</i>	4,339.4
Commercial / Industrial	208.4
Mixed Use	137.0
Public (Town-owned):	
<i>Solid Waste Disposal Facility (C-12)</i>	40.0
<i>Elementary school (F-80)</i>	12.7
<i>3 Cemeteries (D-39, H-108, L-13)</i>	12.3
<i>Town Hall, Fire Station (H-31)</i>	3.7
<i>Historical Society Building (F-144)</i>	0.8
<i>Ambulance Bay (F-116)</i>	0.5
<i>Library (H-59)</i>	0.4
<i>Laurelcrest Common Land (J-39-45, 39-46)</i>	20.3
<i>Parker Road Open Space (K-66-20)</i>	28.2
<i>Other Public</i>	40.6
<i>Total Public</i>	159.4
Recreation/Conservation	
<i>Melendy Pond Authority land (B-55)</i>	284.4
<i>Palmer land (B-65-11)</i>	119.9
<i>Morrill land (B-94)</i>	110.0
<i>Town Ballpark (F-132)</i>	6.5
<i>Max Cohen Memorial Grove (L-35)</i>	1.2
<i>Laurelcrest Open Space (J-39)</i>	80.0
<i>Other Recreation/Conservation</i>	139.9
<i>Total Recreation/Conservation</i>	741.8
Private Recreation	
<i>Camp Tevya (E-15)</i>	173.7
<i>Beaver Brook Association*</i>	104.8
<i>Nissitissit River Land Trust**</i>	90.3
<i>Talbot-Taylor Wildlife Preserve (G-28)</i>	70.0
<i>Oak Hill Road ballpark (K-66-43)</i>	3.2
<i>Melendy Pond Leased Private Lots (est.)</i>	13.1
<i>Total Private Recreation</i>	455.1
Roads	290.0
Utility***	28.0
Major Water Bodies	
<i>Lake Potanipo</i>	170.0
<i>Melendy Pond</i>	19.0
<i>Total Major Water Bodies</i>	189.0
Vacant	6,238.2
Vacant with subdivision approval	183.9
TOTAL TOWN ACREAGE	12,970.1

*F-61; K-62, 91, 94-1, 95, 99; H-146

**K-14, 42, 59, 92, 93; H-9, 29, 34, 36, 102

***Two utility easements not included

Note: figures are approximate

Sources: Brookline tax assessor's database and building permit records; N.H. GRANIT database

CURRENT ZONING

In the early 1970s, Brookline established two Districts within town: a Residential-Agricultural District and an Industrial-Commercial District. Map IX-2 provides a visual representation of the two base districts. Since that time, five ordinances have been approved at Town Meeting which apply additional regulations to underlying parcels: the Wetlands Conservation District Ordinance, the Floodplain District Ordinance, the Aquifer Protection District Ordinance, the Open Space Development Ordinance and the Growth Management Ordinance. In addition, the Manufactured Housing District Ordinance creates a floating zone which may be applied to property upon the request of the owner.

Residential-Agricultural District

The location and uses permitted in the Residential-Agricultural District as described in Section 600 of the Brookline Zoning Ordinance are as follows:

600.00 RESIDENTIAL-AGRICULTURAL DISTRICT

601.00 Location

The Residential-Agricultural District shall be:

- a. all areas of town not designated as the Industrial-Commercial District.

602.00 Uses Permitted

- a. Single dwelling unit dwellings, two dwelling unit dwellings.
- b. Churches, synagogues, parish houses, convents, day nurseries, kindergartens, and day care centers.
- c. Municipal buildings, schools, and institutions of higher learning.
- d. Recreation and community center buildings and grounds for games and sports.
- e. Home businesses in compliance with the requirements of Section 1700 of these regulations and subject to Planning Board review under the Non-Residential Site Plan Review regulations, particularly Section 5.2, Submission Requirements for Home Businesses.
- f. Farming and Forestry activities are permitted when incidental to primary residential use.
- g. Farm stands, provided that the stand is set back a minimum of 30 feet from abutting road right-of-way lines; the building area of the farm stand is not greater than two hundred (200) square feet; a minimum of two off-street parking spaces meeting the dimensional requirements of this ordinance are provided; and the stand does not pose a threat to public health, safety and welfare. Year-round, permanent structures for the sale of farm products must receive Non-Residential Site Plan approval from the Planning Board.
- h. Manufactured housing in approved Manufactured Housing Districts subject to the provisions of Section 700.
- i. Any use injurious, obnoxious, or offensive to the neighborhood is prohibited.

MAP IX-2
EXISTING ZONING

As shown in Table IX-2, the Residential-Agricultural District comprises 12,118 acres or approximately 97% of Brookline. Half of the district is currently developed, as 6,125 acres remain vacant. There is an 80,000 square foot minimum lot size for single-family homes and twice that for duplexes within this zone. Lots must have a minimum of 200 feet of frontage and be set back at least 30 feet from front lot lines and 15 feet from side and rear lot lines. There are separate requirements for back lots.

TABLE IX-2
VACANT ACREAGE IN ZONING DISTRICTS
TOWN OF BROOKLINE, 1997

District	Total Acres*	Percent of Total	Vacant Acres	Vacant Percent of Total
Residential-Agricultural	12,118	97%	6,125	51%
Industrial-Commercial	373	3%	114	30%
Total	12,491	100%	6,238	50%

** Excludes major water bodies and roads*

Note: figures are approximate, based on G.I.S. calculations

Industrial-Commercial District

The location and uses permitted in the Industrial-Commercial District as described in Section 500 of the Brookline Zoning Ordinance are as follows:

500.00 INDUSTRIAL-COMMERCIAL DISTRICT

501.00 Location

The Industrial-Commercial District shall be:

- a. the area within 500 feet west of NH Route 13 from the northern and western boundary of lot G-52-1 to the southern lot line of G-27.
- b. the area between the old tract line approximately 528 feet west of the western boundary of G-27, northeastward along the old tract line to the western tip of G-52-2, and the western boundary of G-52-1 and Route 13.
- c. the area within 500 feet of NH Route 13 from a point 500 feet south of Route 130 North to North Mason Rd. on both sides of NH Route 13.
- d. lots K-76, K-77 and the area within 500 feet west of NH Route 13 from the Massachusetts State Line to the northern boundary of lot J-19.
- e. the area within 500 feet east of NH Route 13 from Bond St. south to South Main St., then following South Main St. to the southern boundary of lot H-23-1.
- f. lot G-20.
- g. lots K-81 and K-75.
- h. A portion of Tax Map Parcel A-6 of approximately 35 acres, located within the following boundaries:
Beginning at a point on the northerly side of the North Mason Road, said point being 800 feet easterly of the centerline intersection of North Mason Road and Ben Farnsworth Road; thence by said northerly sideline of said North Mason Road

1. Easterly 250 feet to a point; thence through said Tax Map Parcel A-6
2. Northerly perpendicular to the Brookline/Milford Town Line to a point on said Town Line; thence by said Town Line
3. Westerly to a point, said point being 200 feet easterly of and perpendicular to the easterly sideline of Spaulding Brook Road; thence by a line 200 feet easterly from and parallel to said easterly sideline of Spaulding Brook Road
4. Southwesterly and Southeasterly to a point that is 200 feet northerly of and perpendicular to said northerly sideline of North Mason Road; thence by a line that is 200 feet northerly from and parallel to said northerly sideline of North Mason Road
5. Easterly to a point that is directly opposite and perpendicular to the point of beginning; thence
6. Southerly 200 feet to the point of beginning.

502.00 Uses Permitted

- a. Excavations (as per Section 1000)
- b. Establishments offering goods for sale including dry goods, foods, hardware, clothing and apparel, motorized vehicles, and other general retail commodities
- c. Farming & Forestry
- d. Lumber Yards and lumber mills
- e. Health care facilities
- f. Theaters
- g. Hotels/motels
- h. Warehousing, assembling & manufacturing
- i. Office parks
- j. Residential dwelling units existing prior to March 14, 1992 and home businesses within these units subject to the provisions of Section 1700
- k. Banks and financial institutions
- l. Restaurants
- m. Professional offices
- n. Personal services and offices
- o. Churches and associated parsonages
- p. Public, private, or non-profit recreational facilities, fraternal orders, or membership clubs
- q. Schools, nurseries and day care centers
- r. Funeral homes
- s. Automobile fueling, service and repair stations
- t. Post offices
- u. Police and fire stations
- v. Any use which does not offend by emission of smoke, dust, gas, noise, odor, or fumes

The Industrial-Commercial District comprises 373 acres, or approximately three percent of all the land in town. There are a number of commercial establishments not within the Industrial-Commercial District which predated current zoning within Town, such as those along the northern section of Route 13 near Milford and the few commercial establishments along Main Street in the center of Town. Each commercial lot must be at least one acre, have a minimum of 150 feet of road frontage, and be set back at least 30 feet from the front lot line and 15 feet from

side and rear lot lines. No more than 75 percent of a commercial lot may be covered by impervious surfaces, and commercial structures may not be higher than 35 feet.

Remaining Vacant Land

Table IX-3 provides an analysis of the vacant land remaining in the Industrial-Commercial District. The statistics are striking, as only three lots totaling 25 acres are vacant and entirely in the Industrial-Commercial zone: C-36-1 (2.03 acres), G-52-1 (15.9 acres), and K-75 (9.24 acres). Lot F-4, site of the Post Office Square, also has 7 vacant commercial condominium sites on that parcel. Approximately 88 acres are partially within the zone on 5 vacant lots; however, these lots are not completely available for commercial activity.

TABLE IX-3
VACANT AREA IN THE INDUSTRIAL-COMMERCIAL DISTRICT
TOWN OF BROOKLINE, 1997

	<u>Acreage</u>	<u>Lots</u>
Vacant lots entirely within the district	25.1	3
Vacant lots partially within the district	88.5	5
Total vacant land	113.6	8

History of Industrial-Commercial Zoning

Over the past few years, amendments have been proposed to expand the current Industrial-Commercial District. They are listed here to show some of the areas of Town which have been considered for non-residential development.

1. In 1983, an addition to the current Industrial-Commercial zoning was placed on the ballot at Town Meeting. This read as follows:

The Industrial-Commercial District shall be the area within 500 feet easterly edge of right of way and within 500 feet westerly edge right of way, of Route 13 from the Massachusetts State Line in the south, to the town line of Milford in the North (by petition, not recommended by the Planning Board). Defeated.

2. In 1984, the following amendment was defeated:

The Industrial-Commercial District shall include all land within present lots of record having frontage on Route 13 (by petition, not recommended by the Planning Board).

3. In 1987, the following area was to be added to the existing Industrial-Commercial District:

...plus the remainder of lot D-72, the remainder of lot D-37, lot D-70, the southern half of lot D-50 (the area of the lot south of an east-west dashed line which extends from the northernmost corner of lot D-70 to lot D-51 as shown on the Brookline tax map).

and a Commercial District added which would have been: lots H-73, H-73-1, H-74, K-55, and K-54.

This article was approved by the Planning Board but also defeated.

In 1991 the Town voters approved adding lots K-75, K-76, K-77, K-81 and G-20 to the southern district. In addition, upon the suggestion of local developers, the Planning Board proposed an amendment in 1997 which was approved to reduce the minimum lot size in the district from two acres to one, and to reduce the required setbacks to encourage commercial development.

Economic Development Strategies in Neighboring Communities

At the time of the writing of this plan, the neighboring communities of Hollis, Milford and Amherst are also updating their Master Plans. A meeting between the Brookline town planner and the town planners of these communities resulted in an informal agreement to attempt to coordinate economic development strategies to the maximum extent possible, for the benefit of each town.

These towns currently have zoned land on or near Brookline's borders as follows:

- **Hollis:**
 - Residential & Agricultural Zone. Permitted uses include residential dwellings, farms, roadside farm stands, condominiums, home occupations, and recreational facilities.
 - Industrial Zone. Located on Route 130 at the Brookline border. Permitted uses include offices, laboratories, machine shops, printing, publishing shops, manufacturing activities meeting specific standards, storage and warehousing, and trucking terminals.
 - Recreational Zone. Located along the Nissitissit River and Rocky Pond. Permitted uses include residential dwellings, farms, roadside farm stands, stables, condominiums, retirement communities, churches, day care facilities, schools, and recreational facilities.
- **Milford:**
 - Residence District. Permitted uses include residential dwellings, agricultural activities, manufactured housing, harvesting, and recreation and community center activities.
- **Amherst:**
 - Residential-Rural Zone. Located south of Route 101A and west of Route 122 on the Milford town boundary. Permitted uses include residential dwellings, home occupations, roadside farm stands, amateur non-profit recreational activities, and daycare facilities.
 - Industrial Zone. Located south of Route 101A and east of Route 122 on the Hollis town boundary. Permitted uses include light manufacturing, assembly, metal working, equipment sales and service, bottling plants, distribution plants, laboratories, corporate offices, wholesale, storage, banks, coffee shops, veterinary clinic, affordable housing, and amateur non-profit recreational activities.

Economic development strategies at this time are limited in each community. Hollis is focusing on an expansion of small businesses and home occupations in the town center. Milford officials have discussed opening Route 13 to more commercial development, but this proposal has met with resistance. Amherst has no formal economic program at this point.

It is also instructive to coordinate with other bordering communities, which include the Towns of Mason (NH), Pepperell (MA) and Townsend (MA). The zoning in each of these communities on the Brookline border is as follows:

- **Mason:**
 - General Residential, Agricultural, and Forestry District. Permitted uses include residential dwellings and accessory structures, mobile homes, and general farming.
- **Pepperell:**
 - Rural Residence District. Permitted uses include residential dwellings and accessory structures, group residences such as nursing homes, churches, daycare centers, schools, agricultural uses, and commercial recreation such as a golf course.
- **Townsend:**
 - Outlying Commercial District. Located east of Route 13. Permitted uses include municipal activities, educational and religious uses, sale and rental of merchandise, restaurants, office/professional/research activities, hotels/motels in operation since 1970, and single-family residential dwellings by right; and recreational facilities, commercial entertainment facilities, service stations, storage, and hotels/motels by special permit.
 - Residential District.

Public Comments from the Community Profile

The 1989 Master Plan conducted a written survey to gauge public opinion about the Town's growth. Over sixty percent of Town residents at that time felt that the rate of residential growth from 1985-1989 was too fast, while a third felt that it was about right. Over one-third of residents felt that commercial growth in the 1985-1989 time period was too slow. In addition, twenty-nine percent felt that additional commercial/industrial areas should be added.

No comparable data is available for this update, since the Community Profile described earlier in this plan was conducted in lieu of a mail questionnaire. However, some common themes were expressed at the event which may serve to indicate the current attitude of residents regarding growth. In general, Profile participants expressed a concern that growth is out of balance, with residential growth far outpacing commercial growth. A common theme expressed at the forum was the need to expand the commercial tax base to reduce the residential property tax burden, while at the same time preserving the town's rural character and natural environment.

It was recognized that this strategy would necessitate expanded town services. Many residents at the Profile felt that the town should focus its planning efforts on managing residential growth, encouraging economic diversity through a selective expansion of small businesses, creating a community center, and acquiring/preserving land for conservation and recreational purposes.

Some of the diverse and often conflicting opinions on commercial activity articulated at the Profile are repeated below. These comments may or may not reflect majority opinion:

- **Economic vitality subcommittee.**
 - Concerns about economic vitality: no sewer or water service; bad phone system in some areas; no industrial parks; the "Not-in-my-back-yard" mentality; current zoning law is restrictive to business; electrical rates not competitive with MA; lack of resources to support

industry (i.e. fire, police); lack of infrastructure (i.e. electricity, phone); strong residential growth

➤ Vision for the future: small industrial park; clean businesses (green); more diversity of companies (i.e. professionals); balanced growth of residential vs. commercial; more home businesses; more businesses to help relieve taxes

- **Local business subcommittee.**

➤ Concerns about local business: appear to have weak industrial base; assets not staying within town; forced to look elsewhere for contractors; lack of contact by businesses; no shopping; no work for young residents; no local banking; no water and sewer; no downtown center; piecemeal; no Chamber of Commerce.

➤ Vision for the future: more advertisement; family-based attraction; hardware store, pharmacy, dry cleaners, fast food; businesses that add character and ambiance to the community

- **General comments:**

➤ Amend the zoning ordinance to encourage commercial development, especially industrial parks

➤ Retain small, local business owners

➤ Encourage existing businesses to expand

➤ Businesses in town need to serve the needs of residents, including groups such as teens, moms, and commuters

➤ Look at why companies do not locate in Brookline and develop a marketing plan to attract them

Recommendations for New Commercial and/or Industrial Districts

In 1997 the Planning Board identified a need to address the lack of available commercial land within Town and the difficulty of expanding the district, as evidenced earlier in this chapter. The Master Plan Update Committee considered the opinions expressed at the Community Profile and explored a number of strategies used by neighboring communities to encourage economic development, and has come up with the following recommendations to facilitate proper economic growth within Town:

- **Brookline economic development strategy:** Facilitate the expansion of existing businesses while encouraging the growth of new small businesses which preserve and enhance the Town's rural character, provide for resident shopping needs, and offer employment opportunities with strong earning potential for all age groups.

- **New Zoning Districts.** To enable commercial growth, new zoning districts with available vacant land should be established. The following districts and corresponding commercial uses are suitable for Brookline and are in keeping with the Town's economic development strategy. All new commercial districts should be designed to encourage concentric development patterns and discourage strip development. Key intersections of major roads in certain neighborhoods should be targeted.

1. Neighborhood Business District. The intent of this district would be to provide for those businesses which serve local shopping needs and which are compatible with surrounding residential neighborhoods. Clusters of shops, small-scale shopping centers, and individual stores would be encouraged, while large regional shopping uses such as department stores would be discouraged. Examples of acceptable uses may include antique shops, banks, bakeries, beauty parlors, bed and breakfasts, child care facilities, drug stores, dry cleaners, florist shops, food stores, hardware stores, home businesses, and professional offices. Residential activity may also be permitted in the district to encourage a more integrated land use pattern.
 - This district may be appropriate at major road intersections in some Town neighborhoods.
1. Office Park District. The intent of this district would be to attract corporate office and research facilities to a campus environment providing large open spaces, generous setback requirements, and compatible architectural and landscaping standards. Examples of acceptable uses may include corporate offices and research facilities.
 - This district may be appropriate on Route 13 near the Milford town boundary; on Route 130 near the Hollis town boundary adjacent to the Industrial District in Hollis; and west of Route 13 on the Townsend (MA) town boundary adjacent to the Outlying Commercial District.
1. Light Industrial District. The intent of this district would be to provide for light industrial parks meeting specific performance standards. Traffic generation, building bulk, and intensity of site development would be restricted and standards would be set for environmental factors such as noise and air quality. Examples of acceptable uses may include office buildings, research and development, distribution and mailing facilities, machine shops, printing, publishing shops, and storage facilities.
 - This district may be particularly appropriate for Route 130 on the Hollis town boundary adjacent to the Industrial District in Hollis; at the intersection of Route 13 and Milford Street; and west of Route 13 on the Townsend (MA) town boundary adjacent to the Outlying Commercial District.
1. Town Center District. The intent of this district would be to maintain and enhance the historic character of the town center and to provide a central gathering place for town residents and visitors by encouraging commercial activity which is dependent on pedestrian traffic and which requires little land area. Examples of acceptable uses may include a community center, historic retail shops, bed and breakfasts and cottage-type businesses which cater to tourists.
 - This district may be particularly appropriate for the Main Street area which includes Town Hall, the Library, and the Village Store.
- **Strategies to improve the economic environment.** Specific actions which may be taken by Town leaders to improve the Town's economic attractiveness include:
 1. Amend the Zoning Ordinance to remove obstacles to economic growth.

1. Utilize public education mechanisms such as public meetings, special mailings, and media advertisements to address resident opposition to an expansion of the commercial district.
1. Cooperate with neighboring communities to develop and conduct a marketing/advertising campaign to attract desirable industry to the Brookline region.
1. Establish a formal, regular line of communication between Town officials and business leaders by creating a local business association, Chamber of Commerce, or Rotary Club or by utilizing more informal measures such as monthly breakfast meetings.
1. Join the New Hampshire Main Street Program which provides technical support and training to promote historic and economic redevelopment of traditional business districts.

Overlay Districts

The five new ordinances and one floating zone mentioned earlier in this chapter add special requirements to the provisions of both the Residential-Agricultural and Industrial-Commercial Districts:

- The Manufactured Housing District Ordinance, passed in 1982, is a floating zone which allows manufactured housing on a tract of land 20 acres or greater upon the request of the property owner.
- The Floodplain Ordinance, passed in 1985, restricts development in the floodplain, which is located adjacent to most water bodies within Town.
- The Wetlands Conservation District Ordinance, passed in 1987, requires that each parcel contain at least 60,000 square feet of dry area. It also requires septic tank or leach field setbacks of 75 feet or 125 feet depending on the type of soil.
- The Aquifer Protection Ordinance, passed in 1989, restricts the type of permitted uses in the Aquifer Protection District (shown on page III-13). These restrictions include the subsurface storage of petroleum; the storage, processing, or disposal of hazardous waste; and the covering of more than 30% of a lot in the Residential-Agricultural zone, and 60% of a lot in the Industrial-Commercial zone by impervious surfaces.
- The Open Space Development Ordinance, passed in 1993, requires developments of 20 acres or greater to provide the Planning Board with an alternative development plan which sets aside 35 percent of the tract for low-impact recreation.
- The Growth Management Ordinance, passed in 1994, seeks to limit residential growth to 3 percent by restricting building permits for new development. A minimum of ten (10) permits must be distributed annually. This ordinance was amended in 1996 to guarantee a minimum number of permits to new subdivisions based on size, and to distribute the remaining permits on an equal basis.

Telecommunication Facilities

The Federal Telecommunications Act of 1996 was enacted by the U.S. Congress to permit and facilitate the expansion of wireless technology. By federal law, Brookline must provide reasonable opportunity for the siting of telecommunication facilities within Town; it may not prohibit these structures or discriminate among service providers. However, the Town may regulate the placement and design of such facilities to minimize the impact on surrounding land uses. Currently the Town's Zoning Ordinance is silent on this issue, and as such the following recommendations are made with respect to the placement of telecommunication facilities within Town:

- The Town should provide reasonable opportunity for the placement of telecommunication facilities to ensure the coordinated development of communications infrastructure while preserving the health, safety and welfare of the Town and its residents.
- Town officials should balance the interests of residents, telecommunications providers, and telecommunications customers in the siting of such facilities within Town.
- A site selection committee should be formed to assess the current level of service, determine the number of towers necessary to provide adequate coverage, and research and recommend appropriate telecommunication sites within Town. Representatives from telecommunication carriers and industry experts should be included on the committee to ensure the sites are viable. This effort may result in a town wireless master plan which could be used by the Planning Board in reviewing telecommunication facility applications. The committee should coordinate its plan with adjacent communities to ensure a coordinated regional telecommunication system, which may take the form of a negotiated regional service agreement.
- Once the plan is developed, the Town should explore the possibility of developing a strategy to purchase suitable telecommunication sites with the intent of leasing them to telecommunication providers, thus generating a steady source of revenue for such activity.
- The location of telecommunication facilities should adhere to the following guidelines:
 - Located on a site with relatively high elevation and minimal interference.
 - New facilities should be built in the Industrial-Commercial District. However, given the limited availability of vacant land in this district, facilities must be permitted Town-wide if the district is not expanded in the future. If facilities are permitted in the Residential-Agricultural District, stricter standards should be imposed with regard to health, safety and visibility concerns.
 - Attaching facilities to existing towers or structures should be encouraged before constructing a new free-standing tower. Sites such as public buildings, schools, bridges, and commercial/industrial buildings are favored. Disfavored sites would include residential structures or property near the Brookline airport, elementary school, churches, other public assembly areas, and historic sites.
- The design of telecommunication facilities should adhere to the following guidelines:
 - Service providers constructing new towers should be required to sign an agreement allowing other providers to co-locate on the same tower, unless compelling justification is

provided that co-location would interfere with transmission. This agreement should also allow the Town to use the facility for emergency communication purposes.

- Maximum height of a facility should be no greater than 200 feet, and should be more restrictive in the Residential-Agricultural District.
- To reduce visual obtrusiveness, towers should maintain a neutral, non-reflective color; use materials, colors, screening, and landscaping which blends into the natural and built environment; should not be artificially lighted unless required by the Federal Aviation Administration; and should not contain any signage or graphic representation. A natural landscaping buffer should be required where necessary.
- Proper security and safety safeguards should be ensured, including a sufficient setbacks in the event of structural failure and adequate security fencing to discourage unauthorized access.
- A bonding mechanism should be established to provide for the maintenance of functional facilities and the removal of abandoned facilities.
- The Planning Board should contract with industry experts for the review of telecommunication facility applications. The Town may wish to enter into a regional "sharing" arrangement for consultant services.
- Town leaders should maintain regular communication with telecommunication service providers to discuss current issues and future plans.

EXISTING TOWN FACILITIES

Like many other small or rural New Hampshire communities, Brookline does not have public water or sewer facilities to offer or direct future growth. The most relevant facility the Town does have for guiding future growth is its road system. As roads become paved and connected with existing roads, areas of Town are "opened up" for development.

NATURAL LIMITING FACTORS

The Natural Resources chapter identifies the natural limitations to development within the Town of Brookline. These include steep slopes, wetlands, and floodplains. Other types of natural features warranting consideration include the location of ground and surface waters, soils of agricultural importance and forest lands. Map IX-3 shows the location of steep slopes and wetlands in Brookline. Table IX-4 indicates land which is available for development within each zoning district.

TABLE IX-4
DEVELOPABLE LAND IN ZONING DISTRICTS
TOWN OF BROOKLINE, 1997

Zoning District	Residential-Agricultural District	Percent	Industrial-Commercial District	Percent
Developed Land	5,993.6	49.5%	259.3	69.5%
Total Vacant Land	6,124.6	50.5%	113.6	30.5%
<i>Developable</i>	3,999.9	65.3%	80.7	71.0%
<i>Undevelopable*</i>	2,124.7	34.7%	33.0	29.0%
Total Acres	12,118.2	100.0%	373.0	100.0%

** Steep slopes or wetlands*

Note: figures are approximate, based on G.I.S. calculations; excludes major waterbodies and roads

MAP IX-3

UNDEVELOPABLE LAND

LONG-TERM POPULATION PROJECTION

By considering the requirements of the Town's zoning districts in conjunction with the natural limitations to development, one can estimate the maximum buildout of Brookline and estimate a long-term population projection for Brookline, assuming maximum buildout. The buildout projection for Brookline is shown in Table IX-5.

As noted in Table IX-2, of the 12,118 total acres in the Residential-Agricultural District, approximately 6,125 acres remain vacant without subdivision approval. Using the NRPC's computerized Geographic Information System (GIS) to calculate the amount of undevelopable land (steep slopes and wetlands), a total of just over 2,124 acres is found to be undevelopable; this figure is subtracted from the vacant land to determine gross developable land. Subtracting a standard 20 percent for roadways yields net developable land.

Assumptions in the buildout analysis include each future house lot being an average of 3 acres, about 70% more than the minimum requirement of 1.8 acres per house lot. This was determined to be a reasonable assumption because the recently approved subdivisions average 3.63 acres per lot which includes steep slopes, wetlands, and floodplains. An average household size of 2.58 persons per household is assumed, which was the estimated household size in 1996 based on an analysis of current population and housing units. This analysis shows that Brookline could physically accommodate an additional 2,751 residents under current conditions.

It is instructive to compare this figure to the projection of 8,279 Brookliners in the year 2020 by the Office of State Planning which is contained in the Demographics chapter; this figure does not take into consideration physical limitations. Also note that these computations do not account for any rezoning that may occur. Potential buildout population will fluctuate up or down depending on whether minimum residential lot size is increased or decreased and whether the commercial district is expanded. If more commercial-industrial zones are added which do not permit residential uses, or if minimum lot sizes are increased, the maximum population of Brookline would be less than the range shown, and vice-versa.

TABLE IX-5
COMPUTATION OF LONG-TERM POPULATION PROJECTION

Vacant residential land*	6,124.6
Less steep slopes and wetlands	<u>2,124.7</u>
GROSS DEVELOPABLE LAND	3,999.9
Less 20% for roads and rights-of-way	<u>800.0</u>
NET DEVELOPABLE LAND	3,199.9
Divide by 3 acres per dwelling unit	1,066.6
Multiply by 2.58 persons per household	2,751.9
Add existing population (1996)	<u>3,128.0</u>
BROOKLINE BUILDOUT POPULATION	5,879.9

** Does not include vacant lots with
subdivision approval*

ANALYSIS OF EXISTING AND FUTURE LAND USE BY NEIGHBORHOOD

It is useful to break the Town into neighborhoods in analyzing existing land use and recommending strategies for future development. For the purposes of this analysis, the Town is divided into eleven neighborhoods which were drawn along the major roads within Town. These neighborhood boundaries are divided as shown in Map IX-4.

Table IX-6 provides a breakdown of land use by neighborhood, while Table IX-7 shows the amount of developable vacant land within each neighborhood (not constrained by steep slopes or wetlands). These figures will be referred to in the following discussion. Each neighborhood analysis will describe the existing land use, the current zoning, and natural limitations in that area. The future land use and recommendations for each neighborhood are then made along with a future land use map showing approved undeveloped subdivisions.

TABLE IX-6
LAND USE BY NEIGHBORHOOD
TOWN OF BROOKLINE, 1997

Neighborhood	Single-Family Residential	Multi-Family Residential	Manufactured Housing	Commercial/Industrial	Mixed Use
1	216.7	42.4	0.0	35.0	2.1
2	612.5	32.5	0.0	0.0	0.0
3	866.7	7.1	0.0	25.5	2.3
4	194.1	16.2	3.4	30.9	0.0
5	133.6	12.5	0.0	0.0	56.6
6	425.7	3.7	1.5	0.0	0.0
7	544.1	4.6	4.2	49.8	0.0
8	257.1	19.6	0.0	63.3	5.4
9	264.9	0.0	0.0	0.0	25.6
10	374.7	4.6	3.9	4.0	45.0
11	293.1	0.0	0.0	0.0	0.0
TOTAL	4,183.4	143.0	13.0	208.4	137.0

Neighborhood	Recreation/ Public	Conservation	Private Recreation	Utility	Vacant	Vacant, Subdiv. Approval
1	12.9	144.1	0.0	0.0	1,380.6	5.5
2	11.2	445.0	2.5	28.0	623.1	17.9
3	2.3	11.8	0.0	0.0	621.8	0.0
4	42.1	11.3	173.7	0.0	587.9	25.7
5	0.0	0.0	0.0	0.0	797.6	0.0
6	0.0	11.9	0.0	0.0	530.9	40.5
7	1.9	2.0	70.0	0.0	456.2	49.9
8	28.8	0.0	18.5	0.0	62.3	0.0
9	11.7	0.0	5.3	0.0	704.3	0.0
10	28.2	9.0	185.1	0.0	377.0	27.5
11	20.3	106.7	0.0	0.0	96.5	16.9
TOTAL	159.4	741.8	455.1	28.0	6,238.2	183.9

Source: Brookline Assessor's Database

MAP IX-4

NEIGHBORHOOD BOUNDARIES

TABLE IX-7
 DEVELOPABLE LAND BY NEIGHBORHOOD
 TOWN OF BROOKLINE, 1997

Neighborhood	Total Acres	Developed Land	Total Vacant Land	Undevelopable Vacant Land*	Percent of Vacant Undevelopable
1	1,839.5	458.8	1,380.6	554.1	40.1%
2	1,772.8	1,149.6	623.1	165.5	26.6%
3	1,537.4	915.6	621.8	400.4	64.4%
4	1,085.3	497.4	587.9	199.3	33.9%
5	1,000.3	202.7	797.6	266.7	33.4%
6	1,014.2	483.3	530.9	75.3	14.2%
7	1,182.6	726.4	456.2	148.1	32.5%
8	455.0	392.7	62.3	19.6	31.4%
9	1,011.8	307.5	704.3	224.2	31.8%
10	1,058.9	681.9	377.0	75.5	20.0%
11	533.4	436.9	96.5	28.9	29.9%
TOTAL	12,491.2	6,252.9	6,238.2	2,157.6	34.6%

* Steep slopes or wetlands

Note: figures are approximate, based on G.I.S. calculations; excludes major waterbodies and roads

Neighborhood 1 Northwest/Hutchinson Hill Rd./Spaulding Brook

Location: the area west of NH Route 13 and north of North Mason Road.

This area is the one of the least developed within Town, as it ranks first in the Town in terms of vacant land. However, nearly 550 acres, or 40 percent of the remaining land, is undevelopable due to physical constraints. The entire neighborhood is currently zoned Residential-Agricultural, with the exception of lot A-6 on North Mason Road, 35 acres of which was recently rezoned as Industrial-Commercial for a commercial excavation operation. The only future approved development in the area is two remaining lots from Scabbard Mill Brook Road, a 13 lot subdivision. This neighborhood contains the most multi-family housing in Town, located primarily on lot B-65 off of Route 13. No manufactured housing is here at present, while lot B-82 on Route 13 is classified as mixed-use, housing the 1786 House Antique Shop.

The North Cemetery is located in this area, south of the proposed Scabbard Mill Brook Road. The town owns a total of 13 acres in this neighborhood.

Recreation needs in this area are provided through the Palmer Land, lot B-65-11, which provides hiking opportunities. Recreation/conservation land in this neighborhood totals 120 acres, which is the second highest in Town.

Recommendations

- No development should be allowed to occur on Hutchinson Hill Road until it is brought up to Class IX road standards or North Mason Road is improved.
- The Planning Board should encourage roads to be built off of Route 13, in order to limit the number of driveways off of this road and to ensure proper traffic flow.

- Development on Ball Hill Road, with sole access taken from Milford should be discouraged. Development in this area may lead to problems with emergency services. No further development should be allowed on this road until Hutchinson Hill Road is built. It is important to note that the Town of Milford recently approved a major subdivision across the town boundary which may impact usage of Brookline roads in this neighborhood.
- The Town should add to the Town-owned Palmer land as development occurs in this area to increase the size of this valuable conservation area
- The Recreation Commission should add passive recreation opportunities within this neighborhood.
- The newly zoned Industrial-Commercial District on lot A-6 should eventually revert back to Residential-Agricultural use; otherwise, the area should be expanded to allow for other commercial activity.
- An office park district may benefit residents in the vicinity of Route 13 at the Milford town boundary.
- Development near the steep slopes and wetlands areas in this neighborhood should be limited, and proper safeguards should be implemented to protect those natural features.

Neighborhood 2 Birch Hill/Melendy Pond

Location: the area east of Old Milford Road and Route 13, and North of Rocky Pond Road.

This area is all zoned Residential-Agricultural, and has been developed mostly within the past 10 years. This area has been one of the fastest growing in the 1990's, with four major subdivisions in the area totaling over 100 lots. Only four lots remain from these developments, but over 600 acres also remain vacant in the neighborhood. Just over one-quarter of this land has natural limiting features which make it unsuitable for development. Extensive wetlands exist south of Mill Brook Road near the corner of Hood Road and Route 13, which would present natural limitations to the commercial development of these lots. This wetland area is a bog which was once used to harvest peat moss.

The neighborhood contains over 600 acres of single-family residential lots, which is the second highest in Town. Over 30 acres are devoted to multi-family housing in the neighborhood, while no parcels are devoted to manufactured housing, commercial, or mixed use activities.

Residents in this neighborhood enjoy the most recreational/conservation land in town, totaling over 400 acres. The majority of this land is located at Melendy Pond (B-55), including recreational lots leased to private individuals, and the Morrill Land on lot B-94. Other lots include D-25 and D-18-5, and additional public lands comprise over 11 acres.

Recommendations

- Lot B-24 may not be proper for commercial development.

- As additional development occurs in this area, developers should be required to purchase equipment and facilities to add to the recreational park on lot D-25.
- An additional neighborhood park would be beneficial to residents of this neighborhood.
- The Planning Board should encourage future connections to Hollis Lane or Dunbar Drive in order to produce a through road to Hollis or a connection to Rocky Pond Road. Another potential new road corridor may be from Overlook Lane to Adams Road in Milford. Both corridors would relieve some traffic through the Town Center and along Route 130. Rocky Pond Road and Hood Road represent existing corridors which could be improved before new corridors are constructed to facilitate traffic flow.
- All future roads should be required to connect to existing rights-of-way.
- A school bus turn-around area is necessary along Rocky Pond Road.
- An office park district may benefit residents in the vicinity of Route 13 at the Milford town boundary. A Neighborhood Business District may be appropriate in the vicinity of Mountain Road and Old Milford Road or Birch Hill Road.

Neighborhood 3 East-Central/Bear Hill

Location: the area east of NH Route 13, west of Old Milford Road, and north of Meetinghouse Hill Road.

Neighborhood 3 holds the most single-family residential land in town, and like neighborhood 2, has grown rapidly in recent years. This area is characterized by the Bear Hill Estates subdivision which contains 54 lots and Lakin Road which contains 10 lots. No approved lots in the neighborhood remain unbuilt, but 622 acres remain vacant. However, many of these lots have no road frontage and nearly two-thirds are not suitable for development due to steep slopes or wetlands constraints. Two multi-family lots are also located in the area.

Some lots in this neighborhood are located in the Industrial-Commercial zone near the Route 13/Milford Street intersection. Land devoted to commercial uses comprises approximately 25 acres and includes developments such as Stoney Ledge, the Post Office, and Bourassa Real Estate.

Recreation/conservation land is extremely limited in this area. The Town ballpark, lot F-132, in the southern part of this neighborhood, is the major recreation area within Town.

The only town-owned land in the neighborhood is the ambulance bay on Main Street.

Recommendations

- The Town should target this neighborhood for future recreation/conservation land purchases. The extensive amount of physical constraints to development make this neighborhood attractive for conservation purposes.
- Additional housing diversity is desirable in this neighborhood.

- The opportunity exists in this neighborhood to rezone some land to better define a "Town Center", which could help to define a sense of community and a central gathering place which was a key recommendation of the Community Profile. A Town Center zoning district may be appropriate here.
- A Neighborhood Business District may benefit residents in the vicinity of Mountain Road and Old Milford Road or Birch Hill Road.
- A neighborhood park would benefit residents of this neighborhood, particularly in the Bear Hill area. Lot D-50 may be an appropriate location for such a park.
- The Town should preserve and protect the current character of the Town Center zone, part of which is located in the southern part of this neighborhood.

Neighborhood 4 Lake Potanipo/North Stream

Location: the area west of NH Route 13, East of Dupaw-Gould Road, south of North Mason Road, and North of Mason Road.

This area consists primarily of private recreational land such as the area surrounding Lake Potanipo and the nearby Camp Tevya. Approximately 174 acres of land is devoted to private recreation. The Camp owns all of the adjacent land to the east and north of Lake Potanipo, with old cottages on the southern boundary.

Nearly 200 acres in the neighborhood are devoted to single-family residential use, while three lots are used as multi-family and two lots hold manufactured housing off of Quimby Road. Field and Stream Trailer Park is located on Dupaw-Gould Road (lot E-29) and provides 53 hookups for seasonal residence.

Seven lots totaling 30 acres are currently used for commercial purposes, including Tapply & Son Lumber, Fine Lines Auto Body, and JRM Tool & Die. Quimby Road, the home of many commercial sites, is well designed as an ideal location for commercial and industrial uses with excellent access to Route 13, but doesn't produce traffic problems along Route 13. All of the commercially zoned land in this neighborhood has been developed, except for lot C-36-1 off of Route 13 comprising 2 acres.

There are fifteen vacant lots totaling nearly 590 acres in this neighborhood which are neither owned by the Camp, nor have an approved development. The only currently approved unbuilt subdivision is on lot E-12 off of Dupaw Gould Road (26 acres). Of the 587 acres available for development, one-third are constrained by steep slopes and wetlands. North Stream splits this neighborhood, and any chance for an east-west road through this neighborhood is limited because of this natural feature and its adjacent wetlands.

Town-owned property in the neighborhood includes lots C-11 and L-13 as well as the solid waste disposal facility on lot C-12. While limited, public recreation/conservation land includes the Max Cohen Memorial Grove as well as lots E-13 and C-11, totaling 11 acres in all.

Recommendations

- The Town should preserve and protect Lake Potanipo and its waters which provides a wide variety of recreation facilities for residents, including boating and swimming. Brookline should also obtain easements and land around the lake for aesthetic, recreation and conservation purposes as land becomes available. Future zoning changes should strengthen protection of the water.
- Lot E-25, which has frontage on Route 13, should take access from Rock Ramond Road rather than from Route 13, to reduce the number of curb cuts on Route 13, and to avoid a natural feature, Rock Ramond.
- A policy for parking at Lake Potanipo needs to be defined.

Neighborhood 5 Ben Farnsworth Rd. area/ Lancy Brook

Location: the area west of Dupaw-Gould Road, north of Mason Road, and south of North Mason Road.

Similar to neighborhood 1 (Hutchinson Hill), this area is comprised of a Class VI road, and mostly vacant land (nearly 800 acres). One-third of this land is undevelopable. Major subdivisions include Conneck Drive and McIntosh Road. One multi-family lot is located off Conneck Road, while lot E-3-1 at the Mason border on which Aero Properties resides is classified as mixed use. The town owns no land in this neighborhood.

Recommendations

- No development along Ben Farnsworth Road or the northern section of Dupaw-Gould Road should be permitted to occur until they are brought up to Class IX.
- The Town should target this neighborhood for future recreation/conservation land purchases.

Neighborhood 6 Russell Hill

Location: the area south of Mason Road, west of Cleveland Hill Road, and north of West Hill Road.

Neighborhood 6 is split between single-family residential and vacant land, 425 and 530 acres respectively. It also contains the second highest amount of acreage which is approved but undeveloped. This may be due to the fact that this neighborhood has the lowest percentage (14) of land which suffers from physical development constraints. One multi-family lot is located on West Hill Road, while lot J-3-1 has a manufactured housing unit and lot J-2 off Russell Hill Road is town conservation land.

Recommendations

- No development along Russell Hill Road should be permitted to occur until it is brought up to Class IX.
- The Town should consider acquiring and denote Bear's Den and promote it as an historic resource.

- Greater housing diversity is desirable in this neighborhood.
- A small-scale, neighborhood type commercial center may be beneficial to residents of this neighborhood, particularly in the vicinity of Cleveland Hill, Russell Hill, and West Hill Roads.

Neighborhood 7 South-Central/Potanipo Hill/Talbot Swamp

Location: the area east of Cleveland Hill Road, north of Averill Road, west of NH Route 13, and south of Mason Road.

Neighborhood 7 is one of the most diverse in Town. It contains the third-highest amount single-family residential land, the most approved undeveloped land, and the second highest amount of commercial land. It is the fourth lowest in terms of vacant land at approximately 450 acres; nearly one-third of this land is undevelopable. Developments in this area include Talbot-Taylor Estates, 24 lots; Elevations, 23 lots; and Muscatanipus Road, 6 lots. Two lots remain from Talbot-Taylor and eight from Elevations. An eight-lot subdivision, Woodland Acres, was recently approved off of Taylor Drive. Two lots are devoted to multi-family use in the neighborhood, while lots G-54 and J-11 provide over 4 acres of manufactured housing.

Conservation/recreation land in this area includes the Talbot-Taylor Wildlife Sanctuary, located on lot G-28. The other town-owned parcel is lot J-54 near Route 13 and Parker Road.

The Commercial-Industrial zone extends to the west of Route 13 and south of Mason Road, and includes portions of over nine lots in this area. Nearly 50 acres are classified as commercial. Commercial enterprises include: Gazebo Square, the Auto Depot, People's Heritage Bank, and Grant Plastics.

Recommendations

- The opportunity exists to expand the Commercial-Industrial zone so that entire lots can be located in the zone, rather than only the portions of the lot closest to Route 13.
- Lot G-27's access should be taken from Lorden Lane.
- Roads should be encouraged in this neighborhood, as there are many "interior" lots, which do not have frontage, and may be landlocked in the future.
- The Town should take steps to preserve the Talbot-Taylor Wildlife Sanctuary.

Neighborhood 8 Town Center

Location: the area east of NH Route 13, west of Main Street/ Route 130, north of Oak Hill Road, and south of Milford Street.

This neighborhood is nearly entirely developed, as it is one of the oldest neighborhoods in Town. It is probably the most diverse in Town. While 257 acres are devoted to single-family use, the third-highest amount of land (20 acres) is devoted to multi-family use primarily in the town center, on lots H-30-1, H-42, and K-1.

Neighborhood 8 contains the most commercial activity in Town, including Griffings Riverside, Bingham Lumber, and the Granite State Convenience Store.

There are only nine vacant lots remaining in this neighborhood, totaling 62 acres, which is the lowest total in Town.

Town-owned land includes the Town Hall, Library, Fire Station, Pine Grove Cemetery, Brookline Elementary School, and Historical Society Building.

Recreation facilities include the basketball court and baseball field at the School and private recreation on lots H-9, H-29, H-34, and H-36 near Bond Street. No public conservation land is available in this area.

Recommendations

- The Town should preserve and protect the Town Center area including non-residential uses and existing historic homes. The Town Center is located on Bond Street, Main Street and Springvale Avenue and Milford Street, and include such structures as the Fire Station, Town Hall, Village Store, many historic homes, and the old Post Office. A Town Center zoning district may be appropriate here.

Neighborhood 9 South of Rocky Pond Rd./Stonehouse Brook

Location: the area south of Rocky Pond Rd., east of Main Street, and north of NH Route 130.

Neighborhood 9 is mostly vacant (just over 700 acres). However, over 30 percent of the available land has steep slopes and wetlands constraints. Most of the frontage along Route 130 has been developed, which prevents the lots not along this road from getting access. Approximately 265 acres is devoted to single-family use.

Two lots are classified as mixed use in this neighborhood: the Stone House Press (lot F-113-2) off of Old Milford Road near Steam Mill Hill Road and the Auction House on lot H-73-1, near the Hollis border. Although it is in the Residential-Agricultural zone, this commercial use operates with a variance.

The town owns three parcels on the Hollis border, while private recreation land is owned by the Beaver Brook Association on lot F-61. No publicly-owned recreation/conservation land currently exists in this area.

Recommendations

- The opportunity exists for a road extending from Rocky Pond Road to NH Route 130, parallel to Main Street. The existing wood road in that area may represent a potential corridor.
- Rocky Pond Road should be improved as development occurs in that area.
- A school bus turn-around area is necessary along Rocky Pond Road.
- The Conservation Commission should target this neighborhood for future conservation land purchases to complement the Stone House resource and Beaver Brook Association land.

- Additional housing diversity is desirable in this neighborhood.
- An Office Park District or Light Industrial District may benefit residents in the vicinity of Route 130 at the Hollis border.

Neighborhood 10 Oak Hill/Nissitissit River

Location: south of NH Route 130, east of NH Route 13, south of Oak Hill Road and east of Bohannon Bridge Road.

This neighborhood is balanced between single-family residential (375 acres) and vacant land (377 acres). The Town's only approved Manufactured Housing District is located on Petersen Road, lot K-57, with lots K-57-3 and K-57-9 currently being used for that purpose. Three lots contain multi-family housing on Pepperell Road and Route 13 at Averill Road (K-34-1, K-61-1, K-81). Approved undeveloped lots total 28 acres, and are primarily on Petersen Road. Only 20 percent of available land is not suitable for development.

The Commercial-Industrial zone extends into this neighborhood. This includes all or part of three lots.

Recreation needs are served by the Oak Hill Road ballpark, a privately-owned facility, and lots K-58, K-66-18, and K-66-20. Significant wetlands exist in this neighborhood, especially near the Nissitissit River. Much of the land in this area is owned by Beaver Brook and the Nissitissit River Land Trust, two conservation groups, which offer private recreational opportunities.

Recommendations

- Lot K-80 and K-81 should be zoned Residential, as it would be difficult to take access from NH Route 13 due to wetlands, and commercial development should be discouraged from taking access from a local road such as Townsend Hill Road. The land west of Townsend Hill Road, east of Route 13, and south of Parker Road, should therefore be zoned Residential.
- The Conservation Commission should target this neighborhood for future recreation/conservation land purchases.
- The Nissitissit River Land Trust should continue to be used to protect land along the river.
- An Office Park District or Light Industrial District may benefit residents in the vicinity of Route 130 at the Hollis border.

Neighborhood 11 Wallace Brook

Location: the area south of Averill Road, south of West Hill Road, and west of NH Route 13.

This neighborhood is located in two zones, with all land within 500 feet of Route 13 being in the Industrial-Commercial zone, and the remainder being located in the Residential-Agricultural zone. The Wallace Brook Estates and the Laurelcrest subdivisions account for much of the 293 acres of single-family land. A total of 17 acres remain approved but undeveloped, most of which is located in the Laurelcrest subdivision. Of the 96 remaining vacant acres, nearly 30 percent are undevelopable.

Town-owned land includes lots J-39-45 and J-39-46. Over 100 acres of conservation land reside in the area, including lots J-39, J-35, J-58, and J-33-11.

Recommendations

- The Town should develop recreational areas in this neighborhood.
- Fresh Pond and its associated wetlands are a valuable Town asset, providing habitat to many animal species. This area should be preserved and protected by the Town.
- Additional housing diversity is desirable in this neighborhood.
- An Office Park District or Light Industrial District may benefit residents west of Route 13 at the Massachusetts state line.

FUTURE LAND USE

Table IX-8 shows development which has received approval but as yet remains unbuilt. These lots have been added to the Town's existing land use map to create Map IX-5, which depicts the anticipated future land use of the town.

TABLE IX-8
 APPROVED UNDEVELOPED LOTS
 AS OF OCTOBER, 1997

<i>Subdivision</i>	<i># Lots Approved</i>	<i># Lots Remaining</i>	<i>Remaining Parcel #'s</i>
<i>Major subdivisions</i>			
Mountain Rd. Estates II &			
Birch Hill Estates II	60	4	D-18-13; D-20-13; D-20-6; D-57-17
Talbot Taylor Est.	23	2	G-61-4, -30
Elevations	23	7	J-17-5, -6, -7, -8, -10, -20, -21
Laurelcrest	44	15	J-39-11, -15, -18, -19, -20, -21, -22, -23, -24, -25, -30, -36, -43, -48, -49
<i>Approved 1997</i>			
Gavin Construction	6	5	F-18, 18-1, -2, -3, -4
One Line Realty	1	1	J-39-49
One Line Realty	1	1	J-39-48
Keith & Elaine Dunton	2	1	J-8-1
Robert & Beverly Petersen	2	1	K-56-1
Fresh Pond Realty	1	1	D-25-4
Cropp/Dupaw Realty Trust	(8 pending)		
Glendale Homes	(12 pending)		
David/Jeannemarie Janik	(3 pending)		
<i>Approved 1996</i>			
Ruth Gaudet	3	1	G-45
Woodland Acres	8	8	J-25, 25-1, -2, -3, -5, -6, -7, -8
Adamyk/Chapman	6	3	H-77-3, -4, -5
Geo. Nelson, Jr.	6	2	E-11, 11-5
<i>Approved pre-1996</i>			
Cropp/Dupaw Realty	6	4	E-12, 12-1, -4, -5
Marlene Young	2	1	E-48-1
Capt. Douglass Dr.	4	1	K-83-2
Coon	3	2	F-43, 43-2
Peterson Rd.	13	6	K-57-1, -2, -4, -5, -6, -11
Scabbard Mill	13	2	D-89-2, -9
TOTAL	227	68	

MAP IX-5
FUTURE LAND USE MAP

GENERAL RECOMMENDATIONS

1. Brookline should amend the Town's existing zoning ordinance to achieve the following:
 - a. Allow accessory units and cluster developments as a way of increasing housing diversity. These may also fit appropriately in the Town Center area.
 - c. Eliminate zoning that splits lots and zone along lot lines and visible features such as rivers and roads as much as possible. This will reduce confusion, and the workload of the Zoning Board of Adjustment.
2. The overall zoning ordinance should be reviewed and revised to create a coherent whole.
3. The Planning Board should develop and execute a process to determine what changes are required to be made to the Town's existing zoning ordinance regarding Commercial-Industrial zones in order to accommodate Commercial-Industrial growth in a manner that discourages "strip" zoning and encourages small commercial-industrial clusters.
4. The Town should ensure that existing land use regulations are enforceable
5. The Town should identify and sell small town-owned parcels of land which offer marginal public benefit and use the revenue to purchase a tract of land that will meet a top-priority need of the Town and its residents.