

# Town of Brookline 1997 Master Plan Update

## TABLE OF CONTENTS

### INTRODUCTION

### CHAPTER I EXECUTIVE SUMMARY

### CHAPTER II HISTORY

### CHAPTER III GOALS

Public In-put	III-1
What is Brookline like today	III-1
Vision statement	III-1
General	III-2
Natural Resources	III-3
Cultural Resources	III-5
Transportation	III-5
Community Facilities	III-7
Housing	III-10
Land Use	III-10

### CHAPTER IV NATURAL AND CULTURAL RESOURCES

Natural Resources	IV-1
Topographic Features	IV-1
Soil Features	IV-3
Water Resources	IV-6
Construction Materials (Extractive)	IV-9
Historic Resources	IV-10
Land Available for Excavations	IV-11
Agricultural Land Use	IV-11
Wildlife	IV-12
Community Attitudes	IV-12
Cultural Resources	IV-14
Community Attitudes	IV-15
Historic Inventory	IV-15
National Register of Historic Places	IV-16
Historic Markers	IV-16
Scenic Road Designations	IV-16
Conclusions	IV-16
General Recommendations	IV-17

CHAPTER V	RESIDENT DEMOGRAPHICS AND ECONOMIC PROFILE	
	Introduction	V-1
	Population Growth	V-1
	Population Growth Projections	V-7
	Characteristics of the Population	V-11
	Age Distribution	V-11
	Education	V-15
	Ethnicity and Gender	V-16
	Persons with Disabilities	V-17
	Income	V-18
	Brookline Economic Profile	V-21
	Growth Management	V-30
	Growth Management Recommendations	V-31
CHAPTER VI	TRANSPORTATION	
	Existing Highway Network	VI-1
	Highway Classification	VI-1
	Functional System	VI-1
	Traffic Volumes	VI-4
	Roadway Conditions	VI-6
	Bridges	VI-8
	Commuting Travel Patterns of Brookline Residents	VI-8
	Historical Residential Traffic growth	VI-10
	Future Traffic Growth	VI-11
	Alternative Transportation	VI-12
	Key Transportation Issues	VI-14
	Developing Alternative Road Corridors	VI-14
	Development Impacts on Highways	VI-15
	Scenic Road Designation	VI-15
	Development Policy for Class VI Roads	VI-16
	Cul-De-Sacs and Turnarounds	VI-16
	Development Control on NH 13	VI-17
	Alternative Travel Modes	VI-17
	General Recommendations	VI-18
CHAPTER VII	COMMUNITY FACILITIES	
	Brookline Ambulance Service	VII-2
	Personnel	VII-2
	Activity	VII-2
	Emergency Response Time	VII-3
	Facilities	VII-4
	Equipment	VII-4
	Cemeteries	VII-4
	Brookline Fire Department	VII-5
	Personnel	VII-5

CHAPTER VII	COMMUNITY FACILITIES (Cont.)	
	Activity	VII-6
	Facilities	VII-7
	Space Needs	VII-7
	Equipment	VII-8
	Brookline Police Department	VII-8
	Personnel	VII-8
	Activity	VII-8
	Facilities	VII-10
	Space Needs	VII-10
	Equipment	VII-10
	Brookline Public Library	VII-11
	Facilities	VII-11
	Activity	VII-11
	Space and Collection Needs	VII-13
	Library Staffing	VII-14
	Equipment	VII-14
	Brookline Public Schools	VII-14
	Brookline Elementary School	VII-14
	Hollis Cooperative Jr. and Sr. High Schools	VII-15
	School Enrollment	VII-16
	Brookline Recreation Facilities and	
	Conservation Areas	VII-19
	Existing Active Rec. and Cons. Areas	VII-19
	Analysis of Recreational Facility Needs	VII-25
	Conservation Easements	VII-27
	Other Town Owned Land	VII-29
	Solid Waste Disposal	VII-29
	Space Needs	VII-32
	Septage Disposal	VII-32
	Brookline Town Offices	VII-32
	Facilities	VII-32
	Equipment	VII-33
	Public Input at Community Profile	VII-33
	Recommendations	VII-35
CHAPTER VIII	HOUSING	
	Housing Characteristics	VIII-1
	Housing Type	VIII-2
	Single Family Homes	VIII-3
	Duplexes and Multi-family Housing	VIII-4
	Manufactured Housing	VIII-5
	Age of Housing Stock	VIII-7
	Households	VIII-9
	Housing Costs	VIII-11
	Cost of Rental Housing	VIII-15

CHAPTER VIII	HOUSING (Cont.)	
	Assisted Housing	VIII-18
	Local Housing Needs Assessment	VIII-18
	Income Needed to Purchase and Rent in Brookline	VIII-22
	Existing Housing Needs	VIII-23
	Future Housing Needs	VIII-28
	Special Housing Needs	VIII-30
	Strategies to Meet Brookline's Housing Needs	VIII-30
	Brookline Community Profile Public Comments	VIII-31
	Effect of Local Regulations on Housing Affordability	VIII-31
	Conclusions and Recommendations to Provide for Brookline's Current and Future Housing Needs	VIII-32
	Available Funding Programs	VIII-34
CHAPTER IX	LAND USE	
	Existing Land Use Patterns	IX-1
	Current Zoning	IX-3
	Residential-Agricultural District	IX-3
	Industrial-Commercial District	IX-4
	Remaining Vacant Land	IX-6
	History of Industrial- Commercial Zone	IX-6
	Economic Development Strategies in Neighboring Communities	IX-7
	Public Comments from Community Profile	IX-8
	Recommendations for New Commercial and/or Industrial Districts	IX-9
	Overlay Districts	IX-11
	Telecommunications Facilities	IX-11
	Recommendations	IX-12
	Existing Town Facilities	IX-12
	Natural Limiting Factors	IX-12
	Long Term Population Projection	IX-13
	Analysis of Existing and Future Land Use by Neighborhood	IX-14
	Future Land Use	IX-23
	General Recommendations	IX-25

# Town of Brookline 1997 Master Plan Update

## LIST OF MAPS

*(Maps will be found following the page noted)*

CHAPTER IV	NATURAL AND CULTURAL RESOURCES	
	Topographic	IV-2
	Steep Slopes	IV-2
	Soils	IV-4
	Wetlands	IV-8
	Aquifers	IV-8
	Land Available for Excavations	IV-10
CHAPTER VI	TRANSPORTATION	
	Functional Classification of Roads	VI-2
	Funding Classification of Roads	VI-2
	Traffic Count Location	VI-4
	Brookline Traffic Analysis Zones	VI-10
	Brookline Bicycle and Pedestrian Network	VI-14
CHAPTER VII	COMMUNITY FACILITIES	
	Community Facilities	VII-2
	Recreation and Conservation Areas	VII-20
	Other Town Owned Land	VII-28
CHAPTER IX	LAND USE	
	Existing Land Use	IX-2
	Existing Zoning	IX-4
	Land Use Restraints	IX-14
	Neighborhood Boundaries	IX-14
	Future Land Use	IX-24

# Town of Brookline 1997 Master Plan Update

## LIST OF TABLES

CHAPTER IV	NATURAL AND CULTURAL RESOURCES	
	Scenic Vistas	IV-2
	Excavations Within Brookline	IV-10
	Vacant Lots with Excavation Potential Entirely Within the I-C District	IV-11
CHAPTER V	DEMOGRAPHICS AND ECONOMIC PROFILE	
	Population Growth 1880-1980 Brookline, NRPC Region	V-1
	Population Growth NRPC Region 1960-1990	V-3
	Population Growth NRPC Region 1990-1996	V-4
	Births, Deaths, and Population Growth Brookline, 1970-1995	V-5
	Population Growth: Migration vs. Natural Increase NRPC Region, 1980-1990	V-7
	Population Projections Town of Brookline, 1996-2020	V-8
	Population Projections NRPC Region, 1996-2020	V-9
	Population Density NRPC Region 1970-1996	V-11
	Age Distribution, 1970-1990	V-12
	School-Age Population Town of Brookline, 1996	V-13
	Age Distribution NRPC Region, 1990	V-15
	Educational Attainment Town of Brookline, 1980-1990	V-16
	Educational Attainment NRPC Region, 1990	V-16
	Persons with Disabilities: Age 16 and Above Town of Brookline, 1990	V-18
	Persons with Disabilities: Age 16 and Above NRPC Region, 1990	V-18

CHAPTER V	DEMOGRAPHICS AND ECONOMIC PROFILE (Cont.)	
	Income Town of Brookline, 1979-1989	V-19
	Income Growth NRPC Region, 1979-1989	V-20
	Major Employers Town of Brookline, 1995	V-21
	Employment Town of Brookline, 1995	V-21
	Private Employment Town of Brookline, 1985-1995	V-22
	Percentage of Regional Employment by Community NRPC Region, 1995	V-24
	Private Employment Growth by Community NRPC Region, 1985-1995	V-25
	Wages by Community, 1995	V-27
	Tax Rate Town of Brookline, 1989-1996	V-28
	Tax Rates by Community NRPC Region, 1996	V-29
CHAPTER VI	TRANSPORTATION	
	State Road Aid Classification and Function (miles)	VI-2
	Historical Traffic Growth on NH 13 near Melendy Pond in Brookline	VI-5
	Weekday traffic Counts in Brookline	VI-6
	Recommended Repair Strategies for Selected Road Segments	VI-7
	Bridge Condition Report	VI-8
	Commuting Patterns from Brookline	VI-9
	Commuter Mode of Transportation, 1980-1990	VI-9
	Travel Time for Commuter Trips, 1980-1990	VI-10
	New Single Family Homes	VI-10
	Future Traffic	VI-11
	Operational Characteristics	VI-12
	Inventory of Non-motorized Network	VI-14

CHAPTER VII COMMUNITY FACILITIES

Brookline Ambulance Service Annual Activity, 1990-1996	VII-3
Brookline Cemeteries	VII-4
Fire Department Calls Town of Brookline, 1986-1996	VII-6
Fire Department Equipment	VII-8
Brookline Police Department Annual Activity, 1990-1996	VII-9
Brookline Public Library Patrons and Holdings, 1990-1996	VII-11
Brookline Public Library Circulation, 1990-1996	VII-12
Brookline Public Library Comparison to ALA Guidelines, 1996	VII-13
Current and Projected Library Needs Town of Brookline, 1996-2020	VII-13
School Enrollment Brookline Students, 1970-1997	VII-16
School Enrollment Projections, 1997-2010	VII-17
Active Recreation Facilities Town of Brookline, 1997	VII-19
Public and Private Conservation Land Town of Brookline, 1997	VII-20
Recreation Facility Supply Standards	VII-26
Analysis of Existing Recreation Facility Needs Brookline, 1996	VII-26
Projected Recreational Facility Requirements Town of Brookline, 1996-2020	VII-27
Major Conservation Easements Town of Brookline, 1997	VII-28
Other Town Owned Land Town of Brookline, 1997	VII-29
Recycle Rates Souhegan Regional Landfill District, 1995-1997	VII-30
Solid Waste Volumes Town of Brookline, 1995-1997	VII-31
Souhegan Regional Landfill District Solid Waste Volume Projections, 2000-2020	VII-31



CHAPTER VIII      HOUSING

Total Housing Units NRPC Region, 1980-1997	VIII-1
Housing Units by Type Town of Brookline, 1970-1997	VIII-2
Residential Building Permits Issued Town of Brookline, 1990-1997	VIII-4
Building Permits vs. Population NRPC Region, 1996	VIII-5
Approved Undeveloped Residential Lots Town of Brookline as of October 31, 1997	VIII-6
Housing Units Built Before 1939 NRPC Region, 1980-1997	VIII-7
Median Year Housing Built NRPC Region, 1990	VIII-8
Population, Households, and Average Household Size Town of Brookline, 1970-1990	VIII-9
Number of Households NRPC Region, 1970-1990	VIII-9
Persons per Household NRPC Region, 1970-1990	VIII-10
Value Count of Owner-Occupied Housing Units Town of Brookline, 1990	VIII-11
Median Value, Owner-Occupied Housing NRPC REGION, 1980-1990	VIII-12
Median Home Purchase Price NRPC Region, 1996	VIII-13
Growth in Median Existing Home Purchase Price NRPC Region, 1992-1996	VIII-14
Growth in Median New Home Purchase Price NRPC Region, 1992-1996	VIII-15
Median Rents NRPC Region, 1980-1990	VIII-16
Monthly Cost for Rental Housing Nashua PMSA, 1996	VIII-17
Average Monthly Rental Housing Costs Nashua PMSA, 1992-1996	VIII-17

CHAPTER VIII HOUSING (Cont.)

Average Monthly Rental Housing Costs Nashua PMSA, County And State: 1996	VIII-18
Income Categories: Family of Four Nashua PMSA, 1996	VIII-21
Income Categories: All Family Sizes Nashua PMSA, 1996	VIII-21
Income Needed to Purchase a Home Town of Brookline, 1996	VIII-22
Income Needed to Rent Nashua PMSA, Est. Town of Brookline, 1996	VIII-22
Number of Renter Households Paying in Excess of 30% or 35% of Annual Income for Rent by Municipality, 1990	VIII-24
Number of Households in Lower Income Groups by Community, 1990	VIII-25
Number of Existing Rental Units Affordable to each Income Category by Community, 1990	VIII-26
Number of Additional Units Needed to Meet Housing Need of Each Income Category by Community, 1990	VIII-27
Projected Housing Needs Town of Brookline, 1980-2010	VIII-28
Projected Housing Needs NRPC Region, 1980-2010	VIII-29
Housing Needs by Income Brookline & NRPC Region	VIII-29

CHAPTER IX LAND USE

Current Land Use Town of Brookline, 1997	IX-2
Vacant Acreage in Zoning Districts Town of Brookline, 1997	IX-4
Vacant Area in the Industrial- Commercial District Town of Brookline, 1997	IX-6
Developable Land in Zoning Districts Town of Brookline, 1997	IX-12

Computation of Long Term Population Projection	IX-13
Land Use by Neighborhood Town of Brookline, 1997	IX-14
Developable Land by Neighborhood Town of Brookline, 1997	IX-15
Approved Undeveloped Lots as of December, 1997	IX-24

# Town of Brookline 1997 Master Plan Update

## LIST OF FIGURES

### CHAPTER V

#### DEMOGRAPHICS AND ECONOMIC PROFILE

Brookline Population Growth 1890-1990	V-2
Brookline Births & Deaths, 1980-1995	V-6
Brookline Population Projections 1990-2020	V-9
Population Projections: Growth Rates Town of Brookline vs. Region 1996-2020	V-10
Population Density Town of Brookline, 1970-1996	V-10
Age Groups as a Percentage of Total Population Town of Brookline, 1970-1990	V-12
Growth in Age Categories Town of Brookline, 1980-1990	V-13
Ethnicity Town of Brookline, 1990	V-17
Gender Town of Brookline, 1990	V-17
Income Town of Brookline, 1979-1989	V-19
Income Growth NRPC Region, 1979-1989	V-20
Change in Private Employment Town of Brookline, 1990-1995	V-23
Change in Average Weekly Wages Town of Brookline, 1990-1995	V-23
Percent of Total Employment in the NRPC Region by Community, 1995	V-24
Private Employment Growth NRPC Communities, 1990-1995	V-26
Average Weekly Wage NRPC Communities, 1995	V-27
Full Value Tax Rate Town of Brookline, 1989-1996	V-28
Full Value Tax NRPC Communities, 1989-1996	V-30

CHAPTER VI	TRANSPORTATION	
	Historical Growth Trends on NH 13	VI-6
CHAPTER VII	COMMUNITY FACILITIES	
	Brookline Ambulance Service Total Calls, 1990-1996	VII-3
	Brookline Fire Department Total Calls, 1986-1996	VII-6
	Brookline Police Department Total Calls, 1990-1996	VII-10
	Brookline Public Library Total Circulation, 1990-1996	VII-12
	Brookline Student School Enrollments, 1990-1996	VII-17
	School Enrollment Projections, 1997-2010	VII-18
	Souhegan Regional Landfill District Solid Waste Volume Projections, 2000-2020	VII-32
CHAPTER VIII	HOUSING	
	Growth of Housing Units Town of Brookline vs. Region, 1980-1997	VIII-2
	Housing Units by Type Town of Brookline, 1980-1997	VIII-3
	Total Permits Issued Town of Brookline, 1990-1997	VIII-4
	Housing Units Built Before 1939 Town of Brookline vs. NRPC Region, 1980-1997	VIII-8
	Persons per Household NRPC Region, 1970-1990	VIII-10
	Value Count of Owner-Occupied Housing Units Town of Brookline, 1990	VIII-11
	Median Home Purchase Price Town of Brookline vs. NRPC Region, 1996	VIII-13
	Growth in Median Home Purchase Price Town of Brookline vs. NRPC Region, 1992-1996	VIII-15

Town of Brookline  
1997 Master Plan Update

LIST OF PHOTOGRAPHS & DRAWINGS

COVER	Daniels Academy Building-Brookline Town Hall (Georgeianna Tebbetts)	
CHAPTER IV	NATURAL AND CULTURAL RESOURCES	
	Floodplain	IV-7
	Wetlands	IV-8
	Brookline Public Library	IV-14
	Pine Grove Cemetery	IV-15
CHAPTER VII	COMMUNITY FACILITIES	
	Brookline Ambulance Bay	VII-2
	Brookline Fire Department	VII-5
	Brookline Elementary (Georgeianna Tebbetts)	VII-14
	Brookline Ball Field	VII-21
	Max Cohen Memorial Grove	VII-22