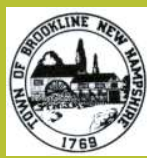




#### Importance of a Master Plan

A Master Plan guides the overall character, physical form, and growth of a community. It provides direction to local officials on decisions about budgets, ordinances, capital improvements, zoning, and other growth-related issues. The Master Plan also provides an opportunity for the community to summarize what it has accomplished while looking ahead, establishing new direction, setting goals, and mapping out plans for the future.



# Brookline Master Plan

## Executive Summary and Implementation

February 2012

MORE THAN JUST A PLAN...  
A GUIDE FOR BROOKLINE'S FUTURE





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# The Update Process

## STEERING COMMITTEE

In June 2010, a group of dedicated residents began meeting monthly to help guide the Master Plan Update process.

## COMMUNITY FORUM

A Community Forum was held on October 20, 2010 at the Richard Maghakian Memorial School. Residents participated in facilitated small group discussions on topics that would later be addressed in the Master Plan. The Forum was facilitated by the University of New Hampshire Cooperative Extension in partnership with the Town of Brookline.

## MASTER PLAN SURVEY

The Master Plan Survey was distributed electronically and in hard copy during the fall of 2010 and gave residents an additional opportunity to voice their opinion.

## MASTER PLAN CHAPTERS

**In November 2010 the Nashua Regional Planning Commission (NRPC) began updating Brookline’s Master Plan** based on input received in the Master Plan Survey and Community Forum. NRPC met monthly with the Brookline Planning Board and Master Plan Steering Committee to discuss the text. The process was completed in February 2012 and the **following chapters were updated or added to Brookline’s Master Plan: Community Design, Community Facilities, Cultural & Historic Resources, Demographics, Economic Development, Energy, Executive Summary, Housing, Implementation, Land Use, Natural Hazard Mitigation, Natural Resources, Transportation, and Vision.**

Master Plan Documents

Overview of Master Plan  
Survey Findings

Visioning Forum Report

Brookline Master Plan  
Chapters—full text

Executive Summary and  
Implementation

[www.brookline.nh.us/masterplan](http://www.brookline.nh.us/masterplan)

1.

Thank you to the Brookline Master Plan Steering Committee members and the volunteers who made this update possible.

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# Vision for the Town of Brookline

## Introduction

The 2011 Master Plan will serve as a guide for the Town of Brookline to grow and prosper while maintaining the small town atmosphere and quality of life that is so important to its residents. It will also identify opportunities to create a safe and healthy future for residents.

## What makes Brookline attractive now?

When residents were asked why they live in Brookline, a majority of respondents to the 2010 Brookline Master Plan Survey stated that it was their personal choice to do so. Other common responses included location and quality of life. Residents are attracted to Brookline's small town atmosphere, rural character, and uncrowded and quiet living. Additional factors that contribute to Brookline's quality of life include its natural landscapes, low crime rates, and strong public school system. It can be concluded that Brookline residents are invested in their community. A majority of respondents said they plan to live in Brookline for 20 or more years or beyond retirement.

## What are areas of concern now and in the future?

Given that Brookline residents are committed to remaining in their community for the long term, it is important that their present and future concerns about Brookline are addressed. A primary concern among residents is high taxes for the school system and municipal operations. There are also concerns about Brookline's lack of commercial development and business. Finally, Brookline residents are worried about the Town maintaining its rural character, which contributes to the quality of life that residents value so highly.



## Vision for the Town of Brookline continued...

What is the overall vision for Brookline?

The overall vision for Brookline is a community that supports and preserves its rural character while simultaneously embracing 21<sup>st</sup> century technology, environmentally progressive strategies, and local business opportunities.

Brookline residents are attracted to the Town's traditional New England look and feel. Therefore, any decisions about Brookline's future must be made in the context of maintaining and enhancing its quaint, rural community character. Big box stores and chains, for example, should not be encouraged, but rather, the Town should support a simple, walkable town center with local businesses and gathering places for residents. Brookline should also remain bicycle and pedestrian friendly, providing residents with safe walking and biking routes to the town center, schools, and recreation facilities.

Brookline must also become a sustainable and self-sustaining community, while preserving its rural character. Brookline should be a community for a lifetime and therefore, long term affordability is essential. Environmentally progressive policies with respect to energy, natural resources, building standards, and land use patterns are also critical to Brookline's long term sustainability. Finally, Brookline should encourage additional businesses to open in Town, such as a grocery store, cleaners, restaurant, carwash, laundry mat, hardware store, garden store, and toy shop. Providing these retail amenities will limit the number of trips Brookline residents must make out of Town and will help support the local economy.



3.

## Vision for Community Character

*Brookline residents are attracted to the Town’s traditional New England look and feel. Therefore, any decisions about Brookline’s future must be made in the context of maintaining and enhancing its quaint, rural community character.*




Master Plan Chapter	Implementation Task	Responsible Party	Timeframe
Cultural & Historic Resources	Review and update zoning and regulations to provide protection of cultural and historic resources and provide flexibility in uses of historic structures.	Planning Board after public input and review by residents and Town	1-2 Years
Economic Development	Review the option of adopting a size cap ordinance to prohibit the construction of retail stores larger than a specified size.	Planning Board	1-3 Years
Land Use	Review and update design guidelines.	Planning Board	3-5 Years
Community Design	Use existing guidelines and regulations to develop “menu” of community design strategies for different types of development within the community and clearly indicate which are required and which are preferred.	Planning Board	3-5 Years
Community Design	Hold Community Design Charrettes to gather public input on preferred strategies that could be used to develop requirements for the different types of development or focus areas within the community.	Planning Board, Town residents	3-5 Years
Natural Resources	Provide incentives for open space development and conservation subdivisions.	Planning Board	3-5 years
Land Use	Research and develop additional land use zones as necessary.	Planning Board	5-10 Years
Housing	Maintain community character within the Residential/Agricultural zone.	Planning Board	Ongoing

4.

# Vision for Bicycle and Pedestrian Amenities

*Brookline should remain bicycle and pedestrian friendly, providing residents with safe walking and biking routes to the town center, schools, and recreation facilities.*



Master Plan Chapter	Implementation Task	Responsible Party	Timeframe
Energy	Develop a vision for Brookline’s land use patterns and transportation options over the next 10 years.	Local Energy Committee, Planning Board	1-3 Years
Energy	Develop an education and outreach program on the benefits of using non-motorized and alternative forms of transportation.	Local Energy Committee	1-3 Years
Transportation	Upgrade crosswalks with crosswalk signs and bright pavement markings, and where possible, crossing signals and raised pavement.	Town Road Agent, NH Department of Transportation	1-3 Years
Economic Development	Support economic development initiatives that create a simple, walkable Town Center.	Planning Board, Economic Development Committee	3-5 Years
Energy	Provide incentives, such as a streamline review process, for developments with compact, walkable design, and mixed use in existing community centers.	Planning Board	5-10 Years
Energy	Establish a plan for a central parking area to promote walking once in the Town Center.	Board of Selectmen	5-10 Years
Energy	Expand and improve bicycle and pedestrian facilities, with a focus on the Town Center, higher density areas, and schools.	Local Energy Committee, Board of Selectmen	Ongoing
Transportation	Assess the feasibility of providing paved shoulders suitable for safe bicycle and pedestrian use on all roads as part of the planning process when developing roadway improvements and maintenance strategies. Conduct where feasible.	Town Road Agent, NH Department of Transportation	Ongoing
Transportation	Encourage land use patterns that will facilitate the use of a variety of transportation modes for residents of all ages, especially walking and biking.	Planning Board	Ongoing
5.			



## Vision for Energy and Natural Resources

*Environmentally progressive policies with respect to energy, natural resources, building standards, and land use patterns are also critical to Brookline’s long term sustainability.*

Master Plan Chapter	Implementation Task	Responsible Party	Timeframe
Economic Development	Focus new business development into existing buildings.	Planning Board	1-3 years
Energy	Establish a Local Energy Committee.	Board of Selectmen	1-3 Years
Energy	Develop a vision for energy efficiency measures in Brookline’s buildings over the next 10 years.	Local Energy Committee, Board of Selectmen	1-3 Years
Energy	Create an implementation plan for renewable energy generation based on Brookline’s vision.	Local Energy Committee, Board of Selectmen	1-3 Years
Natural Resources	Create a conservation plan to prioritize and protect land surrounding Lake Potanipo, Melendy Pond, the Nissitissit River, and its tributaries.	Conservation Commission	1-3 Years
Natural Resources	Develop a comprehensive water quality and invasive species monitoring and education program.	Conservation Commission	1-3 Years
Natural Resources	Conduct an analysis of potential threats to steep slopes and scenic view points to determine if these lands are adequately protected.	Conservation Commission, Planning Board	1-3 Years
Natural Resources	Revisit regulations with regard to extraction to ensure they adequately protect natural resources and abutting properties.	Planning Board	1-3 Years
Energy	Adopt a performance zoning ordinance that encourages voluntary implementation of energy efficiency practices in exchange for incentives or bonuses.	Planning Board	3-5 Years

## Vision for Energy and Natural Resources continued...

Master Plan Chapter	Implementation Task	Responsible Party	Timeframe
Energy	Evaluate plans for construction of new municipal buildings or additions/renovations to existing municipal buildings for energy efficiency measures.	Board of Selectmen	Ongoing
Natural Resources	Adopt additional ordinances as needed to protect water quality and quantity from threats associated with impervious surfaces, development, and large scale water extraction.	Planning Board, Board of Selectmen	Ongoing
Natural Resources	Budget for land acquisition of valuable conservation parcels and the development of recreational amenities.	Conservation Commission, Board of Selectmen, Town of Brookline residents	Ongoing

# Vision for Affordability

*Brookline should be a community for a lifetime and therefore, long term affordability is essential.*

Master Plan Chapter	Implementation Task	Responsible Party	Timeframe
Economic Development	Create an Economic Development Committee.	Board of Selectmen	1 year
Economic Development	Develop a Tax Base Diversification Plan to examine strategies for broadening Brookline’s tax base.	Economic Development Committee	1-3 years
Economic Development	Expand business development to diversify Brookline’s tax base and supplement residential property tax revenues.	Planning Board, Economic Development Committee	3-5 Years
Housing	Allow for the provision of a variety of housing, in terms of types and costs, in Brookline.	Planning Board through Land Use and Zoning Ordinances	Ongoing
Housing	Consider the housing needs for all ages.	Planning Board through Land Use and Zoning Ordinances	Ongoing

# Vision for Retail Amenities

*Brookline should encourage additional businesses to open in Town, such as a grocery store, cleaners, restaurant, carwash, laundry mat, hardware store, garden store, and toy shop. Providing these retail amenities will limit the number of trips Brookline residents must make out of Town and will help support the local economy.*

Master Plan Chapter	Implementation Task	Responsible Party	Timeframe
Economic Development	Create an Economic Development Committee.	Board of Selectmen	1 Year
Land Use	Adopt a Town Center Master Plan.	Planning Board, Town Center Committee	3-5 Years
Economic Development	Expand business development to diversify Brookline’s tax base and supplement residential property tax revenue.	Planning Board, Economic Development Committee	3-5 Years
Economic Development	Encourage additional small retail and small office-based businesses.	Planning Board, Economic Development Committee	3-5 Years
Economic Development	Establish infrastructure to areas of Town identified as desired locations to support commercial and industrial development.	Planning Board, Board of Selectmen	3-5 Years
Land Use	Continue to work with the Town Center Committee.	Board of Selectmen, Planning Board	Ongoing

# Community Design Executive Summary

## COMMUNITY DESIGN Executive Summary

The purpose of the Community Design chapter of a Master Plan is to identify the positive attributes that make up a community and to recommend guidelines, goals, and policies for buildings, neighborhoods, historic districts, town centers, and transportation corridors that will enhance, promote, and preserve those attributes. These recommendations can then guide development, redevelopment, or restoration of specific areas within the community.

The Community Design chapter begins with excerpts from Edward E. Parker’s book on the history of Brookline to provide insight on how the community has developed over time. It then discusses Brookline’s positive attributes, particularly those related to its rural character and small town charm, and draws on other chapters in the Master Plan to provide specific examples of these attributes. Next, the chapter outlines the existing regulations and guidelines in Brookline that promote community design elements, highlighting the Town’s Non-Residential Site Plans-Design Guidelines Illustrations for the Commercial/Industrial District. The chapter then provides additional community design strategies that the Town might consider, including town entrances and gateways, site design elements such as underground utilities and screening of outdoor storage, landscaping and streetscaping features, vehicular circulation considerations such as curb cuts and access points, and pedestrian amenities. The chapter concludes with a list of recommendations for implementing community design strategies and an associated timeframe.

## COMMUNITY DESIGN and its relation to Brookline’s Vision

Respondents to the 2010 Master Plan Survey and participants in the 2010 Master Plan Forum envision a community that can be easily accessed via sidewalks, trails, and bike lanes with a robust Town Center and opportunities for social gathering. While residents have a vision for Brookline that includes basic services such as grocery stores, pharmacies, hardware stores, and restaurants, the majority of respondents to the survey feel commercial or industrial developments and buildings should be designed in keeping with the rural character of the Town.





# Community Facilities Executive Summary

## COMMUNITY FACILITIES Executive Summary

One of the most important roles of local government is to provide adequate community facilities and services to its residents and businesses. The community’s vision and its overall quality of life are often tied to the availability and quality of these facilities and services. Communities must balance the competing demands of maintaining existing facilities and constructing new facilities as well as considering the impact of population and economic growth on these facilities. The goal of this chapter is to examine the capacity and adequacy of Brookline’s existing facilities and services and to identify needed improvements for the future.

The Community Facilities chapter begins by examining Brookline’s emergency facilities and services, including its ambulance, fire, police, and emergency management. The chapter then addresses the Town’s non-emergency facilities, including the Town Offices, Public Library, Brookline Chapel, Brusch Hall, and Annex. Next, the chapter examines non-emergency services, such as a Department of Public Works, solid waste disposal, utilities, communications, and cemeteries. A discussion of Brookline’s recreation facilities follows, including the Brookline Ball Park, Lake Potanipo, and Melendy Pond. Finally, the chapter addresses the Brookline School District and the Hollis Brookline Cooperative School District and concludes with input, goals, and recommendations.

## COMMUNITY FACILITIES and their relation to Brookline’s Vision

Brookline’s vision states that environmentally progressive policies with respect to energy, natural resources, building standards, and land use patterns are critical to the Town’s long term sustainability.

Specific recommendations regarding Brookline’s community facilities to support this vision come from the Energy chapter. These include developing a vision for energy efficiency measures in Brookline’s buildings over the next ten years and evaluating plans for construction of new municipal buildings or additions/renovations to existing municipal buildings for energy efficiency measures.

11.



# Cultural & Historic Resources Executive Summary

## CULTURAL AND HISTORIC RESOURCES Executive Summary

Awareness of cultural and historic resources is crucial in crafting policy and land use patterns that support and enhance protection and preservation. While concentrated around the Town Center, there are culturally and historically important structures and sites throughout Brookline. Equally as important as preserving historic sites is the preservation of traditions through annual celebrations, recreational, and cultural events that attract Brookline residents and visitors for both enjoyment and education. Celebrating the Town’s cultural past and creating new traditions shapes Brookline’s cultural heritage.

This chapter identifies Brookline’s existing cultural and historic resources as well as the protection and preservation policies in place today, and looks at policies and goals for the future. The chapter begins with a brief history of the Town. It then outlines Brookline’s cultural resources, such as its cultural sites, library, schools, meeting places, local events, and Town and community organizations. Next, the chapter lists Brookline’s historic resources, including its historic sites, cemeteries, homes, and other structures. The chapter then discusses historic preservation methods, including the National Register of Historic Places, State Register of Historic Places, Heritage Commissions, Neighborhood Heritage Districts, Investment Tax Credits, Preservation Easements, Fee Simple Purchase/Gift, Scenic Roads, and Scenic Easements. Community input on cultural and historic resources is then highlighted, drawn from input received through Master Plan surveys and forums. Finally, the chapter outlines current and future protection strategies, recommendations, and implementation steps.

## CULTURAL AND HISTORIC RESOURCES and their relation to Brookline’s Vision

Brookline’s cultural and historic resources directly contribute to the Town’s traditional New England look and feel, which is very important to residents. Therefore, any decisions about Brookline’s future must be made in the context of maintaining and enhancing these resources to preserve the Town’s quaint, rural community character.



# Demographics Executive Summary

## DEMOGRAPHICS Executive Summary

This chapter provides a statistical and descriptive profile of the demographics of Brookline, including significant features of historical and future growth. The demographic data were generated by the United States Census Bureau 2010 Decennial Census and the 2006 – 2010 American Community Survey. Population projections were generated by the Nashua Regional Planning Commission based on input from Brookline officials.

## DEMOGRAPHICS and its relation to Brookline’s Vision

Demographics play an important role in all aspects of Brookline’s vision. Population growth and density, for example, can impact Brookline’s community character and its traditional New England look and feel. Age distribution will influence the type and location of retail facilities as well as the bicycle and pedestrian amenities needed in Town. It will also play a key role in determining what constitutes long term affordability. Sound planning requires both the understanding and incorporation of Brookline’s demographic data to achieve the Town’s vision for the future.



# Economic Development Executive Summary

## ECONOMIC DEVELOPMENT Executive Summary

Economic development is a critical component of Brookline’s vision for the future. The Economic Development chapter of the Master Plan analyzes the local economy and makes recommendations to achieve the Town’s economic development goals in the context of its overall vision.

This chapter begins by outlining that vision and offers an economic summary of Brookline along with other municipalities in the Nashua Region and Massachusetts to provide context. It then highlights desired economic development in Brookline as well as the Town’s strengths, opportunities, challenges, and threats to economic growth. The chapter ends with economic development goals, strategies, and recommendations.

## ECONOMIC DEVELOPMENT and its relation to Brookline’s Vision

An important component of the overall vision for Brookline is a community that supports local business opportunities. Yet residents are apprehensive about Brookline’s current lack of commercial development. A primary concern is high taxes for the school system and municipal operations, which may result in residents being unable to afford to stay in Brookline. Expanded business development is seen as a way to offset the high tax burden placed on residential property owners. It will also help the community to achieve its vision of becoming more self-sustaining.

At the same time, economic development should not take place indiscriminately. Brookline residents are attracted to the Town’s traditional New England look and feel. Therefore, any decisions about Brookline’s economic development must be made in the context of maintaining and enhancing its quaint, rural community character. Big box stores and chains, for example, should not be encouraged. Instead, Brookline should support a simple, walkable town center and should encourage additional businesses to open in Town, such as a grocery store, cleaners, restaurant, carwash, laundry mat, hardware store, garden store, and toy shop. Providing these retail amenities will limit the number of trips Brookline residents must make out of Town and will help support the local economy.



# Energy Executive Summary

## ENERGY Executive Summary

The way in which Brookline generates and uses energy has consequences for many facets of life. It can affect municipal costs and operations, influence job growth and the local economy, and impact the natural resources and quality of life that are so important to Brookline residents. This chapter serves as an important first step to help the Town begin examining its energy usage and develop and implement strategies to assist it in becoming a more sustainable and self-sustaining community.

The Energy chapter begins by discussing support for energy planning in Brookline, drawing from input received during the 2008 Visioning Process for the Route 13 and Route 130 corridors as well as the 2010 Master Plan Survey and town-wide Forum. It then discusses energy related initiatives to-date in Brookline, including pertinent ordinances, the Energy Action Plan for SAU 41, and the Town's 2010 American Recovery and Reinvestment Act (ARRA) funding to complete lighting upgrades in its elementary schools and municipal buildings. Next, the chapter examines the importance of energy efficiency in buildings, provides sample energy efficiency initiatives that the Town can implement at little to no cost, and offers an overview of renewable energy options in NH. The chapter concludes with the energy implications of land use patterns and the need for strategies that integrate land use and transportation planning to create both livable and mobile communities. Throughout the chapter, results and findings from the 2010 Master Plan Survey and Forum, recommendations, implementation steps, and timeframes are presented.

## ENERGY and its relation to Brookline's Vision

The overall vision for Brookline is a community that supports and preserves its rural character while simultaneously embracing 21<sup>st</sup> century technology, environmentally progressive strategies, and local business opportunities. Brookline's energy policies will play a significant role in achieving this vision. Brookline residents would like the Town to become a sustainable and self-sustaining community. Environmentally progressive policies with respect to energy generation, building standards, land use patterns, and transportation are critical to Brookline's long term sustainability, and all policy decisions should be evaluated through the lens of energy efficiency.





# Housing Executive Summary

## HOUSING Executive Summary

The provision of adequate housing is a primary need in every community. A vibrant community depends on the provision of housing that is sufficient for residents of all ages and income levels.

This chapter looks at current housing capacity and demand in Brookline as well as future housing needs and placement. It begins with an overview of housing characteristics, including housing units, building permits issued, age of housing stock, and occupancy. The chapter then explores demographics as they relate to housing, such as the number of households, housing costs, and rental costs. Next, the chapter examines affordability, local housing needs, and the impact of housing on Brookline. It also provides strategies to meet Brookline’s housing needs. Finally, the chapter provides references on funding programs for housing.

## HOUSING and its relation to Brookline’s Vision

According to the Town’s vision, Brookline should be a community for a lifetime. Therefore, long term affordability is essential. As such, the Town should allow for the provision of a variety of housing, in terms of types and costs, and should consider the housing needs for all ages.



# Land Use Executive Summary

## LAND USE Executive Summary

Land use is a description of how land is occupied or utilized. The Land Use chapter describes and analyzes how Brookline’s land is currently used, and how it may change in the future based on the Town’s vision; demographics; economic activity; and natural, historic, and cultural resources.

The chapter begins with a summary of existing land use patterns, current zoning, and land use constraints. It then moves into a discussion of the Residential-Agricultural zone and the Industrial-Commercial zone. Next, the chapter highlights public input related to land use from the 2010 Master Plan Survey and Forum as well as the 2008 Vision Plan for Route 13 and Route 130. The chapter then delves into a more in-depth analysis of Brookline’s zoning districts and discusses four potential new zoning districts, first proposed in the 1997 Master Plan—Neighborhood Business, Office Park, Industrial, and Town Center. This is followed by a summary of Brookline’s relevant land use ordinances and a brief overview of the Nashua Regional Planning Commission’s build-out analysis for the Town. Finally, the chapter concludes with a discussion of future land use patterns and key focus areas as well as associated recommendations, implementation steps, and timeframes.

## LAND USE and its relation to Brookline’s Vision

The Town’s vision calls for Brookline to remain a largely residential community with significant unique recreation and conservation lands. At the same time, the Route 13 corridor should develop into a more substantial commercial and industrial area as traffic counts increase, supplementing the tax base and providing good jobs in the community.

Brookline should also provide additional amenities to Town residents along Route 130 and in the Town Center where appropriate. Ultimately, it is important that existing and new commercial, retail, industrial, residential, and mixed use development maintains and enhances Brookline’s community character and its New England look and design.

17.



# Natural Hazard Mitigation Executive Summary

## NATURAL HAZARD MITIGATION Executive Summary

Natural hazards pose a risk to the built environment of a community. The Natural Hazard Mitigation chapter documents the physical characteristics, severity, frequency, and extent of these hazards as well as any potential vulnerability resulting from land use and zoning policies.

The chapter begins with an overview of how Brookline's Hazard Mitigation Plan was developed as well as its relation to the Master Plan. It then provides descriptions of potential hazards to the community and to critical facilities as well as a history of past hazard events. Next, the chapter prioritizes critical facilities and areas of concern and concludes with current and future mitigation strategies.

The Town of Brookline has developed a Hazard Mitigation Plan according to FEMA guidelines, independent of the Master Planning process. This chapter simply summarizes and references this plan.

## NATURAL HAZARD MITIGATION and its relation to Brookline's Vision

While Brookline's vision statement does not specifically reference hazard mitigation planning, it does call for a community that is sustainable and self-sustaining, while preserving its rural character and natural resources. The primary goal of including a natural hazard mitigation chapter in the Master Plan is to draw attention to the need for hazard protection and mitigation in the community planning process. In order for Brookline to become the sustainable and self-sustaining community it envisions, it must not neglect to plan for potential hazards.



# Natural Resources Executive Summary

## NATURAL RESOURCES Executive Summary

Natural resources contribute to Brookline’s community character, quality of life, and recreation opportunities. They also play a role in determining the type and location of development. Natural resources in Brookline include forests, conservation land, wildlife, ponds, and streams, as well as natural systems that cannot be seen as easily. These natural systems provide valuable services to the Town free of charge, including flood storage, clean air, water purification, productive soils, wildlife habitat, waste recycling, and temperature moderation. In Brookline, they also provide all of the water for commercial, industrial, municipal, and residential needs through individual wells. Loss of these services impacts human health, safety, the economy, and quality of life.

The Natural Resources chapter divides Brookline’s natural resources into two broad categories—water-based resources and services and land-based resources and services. Within each category there is a discussion of the specific resources present in Brookline; resulting land use implications; and findings, recommendations, and implementation steps.

## NATURAL RESOURCES and their relation to Brookline’s Vision

Brookline’s natural resources are essential to the small town atmosphere and quality of life that is so important to its residents. The 2010 Brookline Master Plan Survey asked residents what the most important features are that make Brookline a desirable place to live. 71% of respondents stated Brookline’s rural character made it a desirable place to live and 63% specified its natural landscapes. Respondents also identified wildlife, Lake Potanipo, conservation lands, trails, and outdoor recreation opportunities as attractive features of the community. Preserving Brookline’s natural resources is critical to maintaining the Town’s rural character and fostering its overall vision for the future.



# Transportation Executive Summary

## TRANSPORTATION Executive Summary

The purpose of the Transportation Chapter is to develop strategies for an efficient and safe transportation system that will preserve the community’s character and accommodate orderly growth. This chapter is important for a number of reasons. First, transportation is a key factor in shaping the growth of a community. Second, road maintenance and construction represent a significant cost to communities. Third, given that land use and transportation issues are often directly related, it is important to address transportation concerns in the context of land use planning.

The chapter begins with a history of Brookline’s transportation system and an overview of its existing transportation network, including highway classifications; bridges, culverts, and catch basins; traffic volumes; roadway conditions; motor vehicle crashes; and commuting patterns. It then provides a discussion of alternative transportation, including public transit options and bicycle and pedestrian amenities. Next, the chapter outlines transportation techniques and transportation improvement funding sources. Finally, it concludes with recommendations and references.

## TRANSPORTATION and its relation to Brookline’s Vision

Several transportation studies have been conducted in Brookline in recent years, including: NH Route 13 Access Management Study (2006); NH Route 130 Corridor Study (2006); and Vision Plan for NH Routes 13 and 130 (2008). Surveys and public information sessions conducted for these studies, and a Master Plan Survey conducted in 2010, have consistently shown that maintaining “a small town atmosphere” and “rural character” are very important to the residents of Brookline. They also show that Brookline residents have concerns about traffic and speeding vehicles, truck volumes in the downtown area, and the safety of several intersections.

When asked what transportation options residents would like to see maintained or improved, non-motorized options including pedestrian and bicycle amenities ranked well above motorized options such as rail and public bus service. Brookline’s vision calls for improved amenities that will support a walkable Town Center, encourage non-motorized travel, and provide healthy ways for the residents and visitors to enjoy the community’s facilities and natural landscapes that attracted them to Brookline.





Produced by the Nashua Regional Planning Commission  
for the Town of Brookline, February 2012

<http://www.nashuarpc.org/communities/brookline.htm>  
<http://www.brookline.nh.us/masterplan/index.html>

