



UNIVERSITY of NEW HAMPSHIRE
COOPERATIVE EXTENSION



Brookline Master Plan Visioning Forum

October 22, 2010

Richard Maghakian Memorial School

The Master Plan Visioning process is facilitated by the University of New Hampshire Cooperative Extension in partnership with the town of Brookline and the Nashua Regional Planning Commission. UNH Cooperative Extension is an equal opportunity educator and employer. UNH, U.S. Department of Agriculture and New Hampshire counties cooperating.

Brookline Master Plan Visioning Forum

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Brookline Master Plan Visioning Forum Agenda

October 22, 2010

6-9pm @ Richard Maghakian Memorial School

Session Goal: The visioning session will provide valuable input for the development of Brookline's Master Plan. This vision will be the cornerstone of all future planning efforts.

6:00 Sign-in, pick up notecards/evaluations

6:30 Welcome by Master Plan Advisory Committee Chairs (Laurie & Rosie)
Introduction of MPAC
Review of what's happened since last Master Plan

6:40 Who's Here (Dan Reidy, UNHCE)

- **How long have participants lived in town?**
- **Commute time?**

Mosaic

- **What is Brookline like Now?**
- **What would you like to see Brookline be like in the Future?**

7:00 Overview of Evening (Dan Reidy, UNHCE)
Use of notecards
Random Assignments to Breakout Groups

Breakout Group Topics:

- | | |
|--|---------------------------------------|
| 1. Land Use and Zoning | 4. Natural Resources and Conservation |
| 2. Economic Development | 5. Community Facilities |
| 3. Recreation/Cult./Historic Resources | 6. Community Design |

- 7:25** *Please describe Brookline's current situation with regard to _____? (insert breakout group topic) (15 min.)*
- 7:40** *When you think about Brookline in the future, what things would you like to see with respect to _____? (insert breakout group topic)*
- 8:00** *Of the 'vision' items mentioned from the previous question, which are the three most important ones to recommend to the Planning Board to move forward in the Master Plan?*
- 8:30** **Reconvene Large Group**
- 8:40** **Group Reports:** Each group will give 2-3 minute presentation to the large group on key components to be incorporated into Brookline's vision chapter re: each topic area.
- 8:55** **Additional Comments for each topic group** (facilitated by Dan Reidy)
- 9:30** **Closing Remarks, Next Steps and Adjourn** (Rosie)

History of the Brookline Master Plan Advisory Committee and Master Plan Update Process

A Master Plan Steering Committee of approximately 20 citizens and board members was formed in the Summer of 2010 by the Brookline Planning Board and met monthly to oversee the development of two subcommittees, one to work on organizing this forum and one to develop the Master Plan survey.

The Town of Brookline Master Plan Committee would like to thank the following for their support of the Brookline Community in preparation of the Public Forum.

Market Basket, Jones Road, Milford for the gift card for food

Susan Adams, for providing the baby sitting services

Stop & Shop of Milford for the gift card for food and supplies

Chrysanthi's Restaurant Route 13, Brookline, NH for their donation of sandwiches

Shaws Supermarket, Lorden Plaza, Milford for the gift card for food

Hoyle, Tanner & Associates, Inc. Manchester, NH for providing the printing

Liz Perry Principal at RMMS – for her cooperation and support

Dawna Bosquet - Head Custodian at RMMS – for assisting with the preparations for the event

Al Vale, Caryn's Convenience – for providing the beverages

Phil Bower of Chartwells, Fitchburg State University – for paper products for the meal

TCS of America Enterprises, LLC – for donations for the meal

Brookline Event Cenbter – for providing a meeting place for the Committees

New England Bread Service – for providing submarine rolls for the sandwiches.

The following citizens were part of the Master Plan Steering Committee:

Alan Rosenberg

Betty B Hall

Brendan Denehy

Brian Lynch

Buddy & Cindy Dougherty

Chris Adams

Connie Laurence

Dana MacAllister

Denise Morrissette

Ed Krom

Heather Bertolami

Kevin Gorgoglione

Kim McClure

Laurie Stevens

Linda Chomiak

Melanie Levesque

Michael Papadimitos

Michele Hakala

Peter Cook

Richard R. Randlett

Ronald Pelletier

Sarah Marchant

Tad Putney

Wes Whittier

Now and Future

In the large group session, participants were asked to raise their hands and tell Dan Reidy, from UNH Cooperative Extension, what they saw Brookline like “Now” and then after a short time of giving their thoughts about that topic, were asked to give their thoughts about what they saw Brookline being like in the “Future.” Verbatim notes taken at the front of the room on newsprint are shown below.

NOW

- Quiet town
- Not a destination – a pass through
- High taxes
- Quiet
- Scenic
- Growing
- Friendly
- Recreation conscious
- Bedroom community
- Animal rights
- Safe town
- Great schools
- Small town
- Starting to sprawl
- Community oriented
- Environmentally aware
- Great place to raise children

FUTURE

- Outdoor activities
- Walk to work
- Consistent land use types
- Attractive for reasons other than schools
- Avoid larger commercial development
- Attract clean light industry
- Maintain affordability
- Good place to retire
- Technologically well connected (internet)
- Over 55 housing
- Alternative energy
- Better utilization of conservation land
- Alternative modes of transportation
- Community garden
- Better use of Melendy Pond
- More self-sustaining
- Leverage position as a border town

- More small farms
- Employment opportunities for young adults
- More development and more jobs locally
- More community meeting places
- A grocery store
- Recreation for the young kids
- More choices in technology
- Reliable power supply
- More wildlife habitat
- Slower growth rate
- More recycling
- Access to the river through public walking/hiking
- More sidewalks

Land Use and Zoning

Camille Pattison Facilitator
Karen Baker Recorder

Participants:

David Toupin Keith Weston
Noel Stevens Kathy Weston
Betty Hall
Brian Lynch

NOW

- Lots of agricultural lands that may be developed
- Simple for zoning (2 zones)
- Unplanned or not well thought out zoning
- Concerns about the proximity of commercial sites along the watershed
- Hard to take advantage of the River with its close proximity to Rt 13.
- Change zoning to not build so close to conservation land
- Commercial zones planned in advance
- Conservation Commission obtained 8 acres along the Nissitissit river
- Currently no “big boxes”
- Nissitissit River underutilized and overgrown

FUTURE

- Recreational area along river to protect waterway
- As development occurs require improvements to river
- How to address private water quality in wells with additional development
- Maintain the current look of the Town Center
- Provide a green space or common in the town center
- Preserve the rural sense of community
- Design guidelines to enhance/strengthen/maintain New England look like Bedford for Rt. 13
- For Town Center – more New England Village look (professional offices)
- As Route 13 develops make it pedestrian compatible and bicycle friendly
- Develop a separated bike and pedestrian path parallel to Rt 13
- Create additional light commercial and industrial zones
- Encourage light and commercial development that has village look
- Create group in town to focus on attracting new businesses

Ranking of Vision Items:

High Impact/High Feasibility

- Maintain and encourage the New England Village look and the integrity of the town
- Address private water quality in wells with additional development
- Create group in town to focus on attracting new businesses

High Impact/Moderate Feasibility

- None noted

High Impact/Low Feasibility (also noted as Moderate Impact/Low Feasibility)

- Develop a separated bike and pedestrian path parallel to Rt 13
- Preserve/make Rt 13 as developed, pedestrian compatible and bike friendly
- Create additional light commercial and industrial zones (also noted as Moderate Impact/Moderate Feasibility)
- Create Recreational area along the River (also noted as Moderate Impact/Moderate Feasibility)

Moderate Impact/Low Feasibility

- None noted

Moderate Impact/Moderate Feasibility

- Provide a green space or common in town center
- As development occurs require improvements to river

Moderate Impact/High Feasibility

- None noted

Low Impact/Low Feasibility

- None noted

Low Impact/Moderate Feasibility

- None noted

Low Impact/High Feasibility

- None noted

Economic Development

Matt Waitkins Facilitator
Beth Todgham Recorder

Participants:

Robert Bendix
Amber Fox McNeil
Claire Bergstrom
Judy Cook
Vicki Pope

NOW

- People pass through on Rt 13 North/South and don't stop in town
- Development from Ft. Devins close – opportunities never happened
- Emphasis on clean quiet industry
- Limited zoning for commercial growth
- Too passive in going after development?
- No one willing to vote to change zoning to allow more commercial
- Where would commercial go?
- Terrain as a limiting issue
- Need water sewer for industrial; limited to individual lots
- No town water/sewer
- A fine restaurant and other places to eat
- Parkers Maple Barn
- Family traditions
- Lake with nice beach
- Lost Grant Plastics
- Lost Riverside Restaurant
- Empty buildings depressing
- Business-savvy committee to bring business into Brookline
- Empty lots
- How to attract business in?
- Small contracting/construction firms
- Andres Institute – destination?
- Pottery Studio and Art classes for all ages
- Camp Tevea – brings outside people into town
- Two Lakes
- Farm – Rt 13
- Auction Gallery/Event Center
- Liquor store at border
- Bingo hall – elderly

FUTURE

- Safe, family-friendly; good schools
- Taxes to support good schools and programs; broaden tax base
- Make it affordable for older residents able to stay in the community
- Music School
- Small scale – local options
- Light industry
- Grocery store – drug store
- Stop people at the border
- Develop empty lots on Rt 13
- Camp Tevya lot
- Limited scope for commercial development
- Doctors/dentists/professionals
- Economic development committee

Ranking of Vision Items

High Impact/Low Feasibility

- Small shopping center
- Small grocery store

High Impact/Moderate Feasibility

- Broaden Tax base through balance of small and medium size businesses
- Affordable for retirees to remain in community
- Broaden tax base to support good school programs

High Impact/High Feasibility

- Warehousing light industry distribution center
- Develop empty lots on Rt 13
- Economic development committee

Moderate Impact/Low Feasibility (also noted as Low Impact/Low Feasibility)

- Pharmacy

Moderate Impact/Moderate Feasibility

- Professionals doctors/dentists

Moderate Impact/High Feasibility

- None noted

Low Impact/Low Feasibility

- None noted

Low Impact/Moderate Feasibility

- None noted

Low Impact/High Feasibility

- Small scale art/music related businesses

Recreation/Cultural/Historic Resources

Steve Wagner Facilitator
Jon Nute Recorder

Participants:

Kerri Goolsby
Kim Legrow
Ann Somers
Jim Pope
Brenlan Denehy
Connie Brandshaw

NOW

- Max Cohen Grove
- Sports fields
- Snowmobile trails
- Hunting, fishing, boating
- Skating
- Bike (not dedicated), walk (no shoulders), jogging (poor lighting)
- Yard and street light pollution
- No teen center or activities
- School facilities not shared
- Old Fresh Pond Ice House site & former train tracks (R.O.W.)
- Covered bridge
- Cemeteries in poor shape – unknown administration
- Historical Society building (historic)– needs more information and outreach
- Need more robust town website

FUTURE

- More Winter recreation/sports
- Better connected trails – better signage
- Easements as part of trail development
- Multi-use trails
- Improved walking, biking and cross training (trail)
- Better playgrounds – shaded
- Teen and community center
- Better information and outreach – Web, Town Hall
- Swimming pool (like Milford Keyes Field)
- Coordinate use of school facilities

- Also use church
- Plan for cemeteries – more information
- Summer recreation program or transportation
- Adult Ed

Ranking of Vision Items

High Impact/Low Feasibility

- None noted

High Impact/Moderate Feasibility

- Summer recreation program or transportation to surrounding towns (E.g. Milford Keyes Field & Hampshire Hills)
- More Winter recreation/sports opportunities available (also noted as Moderate Impact/Moderate Feasibility)

High Impact/High Feasibility

- Better info available about recreational and cultural & historic resources (improve website content) – Centralized place for info.
- Better connected trails – (improve access/permission) easements; multi-use; biking; walking; motorized
- Maintenance plan for cemeteries (Trees/appearance, overturned headstones) – more info. (E.g. How to purchase plots)

Moderate Impact/Low Feasibility

- Coordinate use (access) of school facilities and Brookline Chapel

Moderate Impact/Moderate Feasibility

- None noted

Moderate Impact/High Feasibility

- Encourage optional standardized historic site labeling of historic places

Low Impact/Low Feasibility

- Better playgrounds – No shade – seating/tables
- Swimming pool – Keyes Field like park (Skate Park, pool, playground, etc.)
- Teen & Community Center

Low Impact/Moderate Feasibility

- None noted

Low Impact/High Feasibility

- None noted

Natural Resources and Conservation

Jill Longval
Garrett Bauer

Facilitator
Recorder

Participants:

Peter Cook
Thomas Larochele
Nils Bergstrom
Brian Rater

NOW

- Problem with milfoil on Lake Potanipo and Melendy Pond
- Overfishing, particularly as a result of the ice fishing derby
- Adequate conservation land; Lake Potanipo specifically
- Unclear forestry practices—in the past, forestry practices described as “selective” have resulted in clear cutting
- Not enough walking trails on conservation land

FUTURE

- Desire for natural resources to stay the same
- Additional trails
- No additional development on Lake Potanipo
- Town should investigate the option of getting the 1st right to purchase land surrounding Lake Potanipo (right of 1st refusal) if it is ever up for sale
- Town should focus less on acquiring more conservation land and should focus more on managing the conservation land it has, including developing amenities such as maps, marked trails
- Some parcels of conservation land should be kept in a completely natural state with no amenities or recreational development
- Town infrastructure (water, sewerage) is not desired in order to maintain 2.8 acre land plots
- Parcels of conservation land should be kept contiguous
- Protection of marginal land (steep slopes, poor soils) will be needed
- Permeable surfaces should be considered for future development to maintain water quality and quantity
- Conservation Commission should put large tracks of presently undeveloped land under protection.

Ranking of Vision Items

High Impact/Low Feasibility

- Protection of marginal land (steep slopes, poor soils)

High Impact/Moderate Feasibility

- No additional development on Lake Potanipo
- Conservation Commission to put large tracks of land under protection.

High Impact/High Feasibility

- Let some conservation land continue naturally
- Right of 1st refusal of land surrounding Lake Potanipo
- Keep land banks (public owned land) continuous

Moderate Impact/Low Feasibility

- None noted

Moderate Impact/Moderate Feasibility

- Consider permeable surfaces

Moderate Impact/High Feasibility

- Management of current conservation land (less focus on acquiring more on making it useful for recreation)
- Additional trails on conservation land

Low Impact/Low Feasibility

- None noted

Low Impact/Moderate Feasibility

- None noted

Low Impact/High Feasibility

- None noted

Community Facilities

Ryan Friedman Facilitator
Chris Adams Recorder

Participants:

Tad Putney
Mary Bendix
Linda Chomiak
Melanie Levesque
Peggy Gilmour

NOW

- Sufficient CMS facilities
- Brush Mall is a nice facility for town events
- Inadequate police facility
- Not enough summer rec. activities
- Too spread out of facilities
- Don't take advantage of opportunities to co-operate with surrounding towns
- Choice of Cable/Internet access
- We want a more diverse town center; businesses and shops
- Recycling – no Mad Math day; more discriminate recycling ; bulbs, ballasts; traffic flow can be improved
- A true community auditorium
- Lacking cultural events
- Community skating rink
- Good soccer facilities
- No downtown parking
- School auditorium
- Great schools
- Some walking and bike trails
- Lake Potanipo
- Andre's Institute
- Good Ems/Police response
- Under-staffed police
- Need low-tech community in emergency
- Great library/programs
- Good private spaces for orgs/functions

FUTURE

- State of the art internet technology; broadband Fibre!!!
- Economics of scales: purchasing, admin., repair and maintenance; regionalization of services
- Greening of our facilities--town policy for LEED buildings
- More affordable summer recreation--how to fund?
- Flea Market/Antiques/Farmer's market
- Downtown parking
- Auditorium
- Rec. Center
- Traffic flow and more diverse recycling., composting
- "Community" Garden
- Police facility
- Lake Host program
- Library/technology center
- Internet café
- Good restaurants
- Utilization of private halls

Ranking of Vision Items

High Impact/Low Feasibility

- None noted

High Impact/Moderate Feasibility

- Rec Center for youth
- Affordable summer rec. program (community grown) (also noted as Moderate Impact/Moderate Feasibility)
- Consolidate facilities/supplies/admin (also noted as Moderate Impact/Moderate Feasibility)
- Explore/improve space at police station
- Access to best possible internet/phone (also noted as High Impact/High Feasibility)

High Impact/High Feasibility

- Town policies to ensure efficient buildings – (LEED)
- Green facilities and utilities – efficiency “self-sustaining”
- Library – tech center as connection to world info at current facilities
- Internet Café at library
- Sledding/winter rec. @ Big Bear
- Explore/improve accessibility and traffic at transfer station
- Continue policing of boating “Lake Host program”

Moderate Impact/Low Feasibility

- Auditorium (also noted as Moderate Impact/Moderate Feasibility)

Moderate Impact/Moderate Feasibility

- Community gardens/parks (also noted as Low Impact/Moderate Feasibility)

Moderate Impact/High Feasibility

- Flea market/farmer's market (also noted as Low Impact/High Feasibility)

Low Impact/Low Feasibility

- None noted

Low Impact/Moderate Feasibility

- Evaluate parking/downtown space (also noted as Low Impact/High Feasibility)

Low Impact/High Feasibility

- None noted

Community Design

Julie Chizmas Facilitator
Robin Bergstrom Recorder

Participants:

Ron Pelletier
Trish Rosenberg
Laurie Toupin

NOW

- No real issues seen with how the town is connected within the community or within the region
- Easy to travel in all directions – few problems going south towards Mass, north towards Milford, east towards Nashua (no discussion on westerly travel)
- Roads not conducive to bike paths –hills/terrain issues
- No room to expand for non-vehicular travel on many roads
- Access to internet & cable is problematic
- Very limited 55+ housing

FUTURE

- Town center needs to be accessible/developed (mixed-use development)
- Need “destinations” - reasons to come to Brookline rather than just pass through on way home from work
- Develop commercial (Civic) Center (similar to Milford Oval, Amherst Center)
- No strip mall development
- Must accept commercial development that wouldn't be detrimental to rural character
- Rail station OK if shown to be needed/wanted
- Improve transportation corridors (more about land use than mobility)
- Non-motorized Mobility – get people to Brookline (horse trails; bike/pedestrian; multi-use trails)
- Walkability improvements
- Safe trails to connect subdivisions to center
- Access to Nissitit River via greenway
- Loop trails for a nice stroll (community wide multi-use trails)
- Multi-use trails (River trails)
- Bike Lanes on road
- Communications need improvement (technical: cable, internet)
- Would like more social opportunities – especially for people without kids
- ¼ acre lots with common open space for starter/affordable housing; 55+ housing
- Affordable housing/smaller lot requirements, fewer McMansions
- Places for kids to go to gain independence
- Need to get community/people to care about Brookline (noted poor attendance at forum)

Ranking of Vision Items

High Impact/Low Feasibility

- None noted

High Impact/Moderate Feasibility

- Develop commercial (Civic) Center (similar to Milford Oval, Amherst Center)
- Affordable housing/smaller lot requirements, fewer McMansions

High Impact/High Feasibility

- Access to Nissitit River via greenway
- Loop trails for a nice stroll (community wide multi-use trails)
- Multi-use trails (River trails)
- Need “destinations” - reasons to come to Brookline rather than just pass through on way home from work
- Need to get community/people to care about Brookline (noted poor attendance at forum)

Moderate Impact/Low Feasibility

- None noted

Moderate Impact/Moderate Feasibility

- None noted

Moderate Impact/High Feasibility

- Would like more social opportunities – especially for people without kids

Low Impact/Low Feasibility

- Bike lanes on road

Low Impact/Moderate Feasibility

- None noted

Low Impact/High Feasibility

- Walkability improvements

Brookline Master Plan Visioning Forum
October 22, 2010
Final Priorities/Vision Items

LAND USE AND ZONING

- Maintain and encourage the N.E. Village Look and the integrity of the Town
- Create group in town to focus on attracting new businesses
- Address concerns regarding private water quality in wells with additional development
- Create recreational area along the River
- Keep agriculture/residential zoning (don't lose farms/agriculture) (**added in large group conversation**)

ECONOMIC DEVELOPMENT

- Economic Development Committee
- Include all options available to consider for town (**added in large group conversation**)
- Develop empty lots on Rt 13
- Consider speed on traffic (**added in large group**)
- Warehousing; light industry; distribution center
- Small grocery/retail; small agricultural operations

RECREATION, CULTURE & HISTORIC RESOURCES

- Better connected trails; signage, multi-use; development easements; walking, biking & cross training
- Summer recreation program and transportation
- Plan for cemeteries – more info
- Encourage signage on historic buildings & places
- Utilize current facilities with goal of possible future facilities for cultural (possibly outdoor) events

NATURAL RESOURCES AND CONSERVATION

- Investigate opportunity for town to have right of 1st refusal for land around Lake Potanipo
- Keep public owned lands contiguous
- Let some conservation land continue naturally
- Continue to keep Melendy Pond as a priority topic (**added in larger group**)

COMMUNITY FACILITIES

- Library/technology facilities “internet café”
- Greening our buildings/LED for new buildings
- Youth Recreation Center

COMMUNITY DESIGN

- Getting people to care
- Making Brookline a destination
- Developing a mixed-use district
- Affordable, smaller lots
- No more McMansions
- Multi-use trails

Participants

David Toupin
Noel Stevens
Betty Hall
Brian Lynch
Keith Weston
Kathy Weston
Robert Bendix
Amber Fox McNeil
Claire Bergstrom
Judy Cook

Vicki Pope
Kerri Goolsby
Kim Legrow
Ann Somers
Jim Pope
Brenlan Denehy
Connie Brandshaw
Peter Cook
Thomas Larochelle
Nils Bergstrom

Brian Rater
Tad Putney
Mary Bendix
Linda Chomiak
Melanie Levesque
Peggy Gilmour
Ron Pelletier
Trish Rosenberg
Laurie Toupin

Facilitators and Recorders

Camille Pattison
Karen Baker
Matt Waitkins
Beth Todgham
Steve Wagner
Jon Nute

Jill Longval
Garrett Bauer
Ryan Friedman
Chris Adams
Julie Chizmas
Robin Bergstrom

Master Plan Steering Committee Members

Alan Rosenberg
Betty B Hall
Brendan Denehy
Brian Lynch
Buddy & Cindy Dougherty
Chris Adams
Connie Laurence
Dana MacAllister
Denise Morrissette
Ed Krom
Heather Bertolami
Kevin Gorgoglione

Kim McClure
Laurie Stevens
Linda Chomiak
Melanie Levesque
Michael Papadimatos
Michele Hakala
Peter Cook
Richard R. Randlett
Ronald Pelletier
Sarah Marchant
Tad Putney
Wes Whittier