

Input from Survey & Forum

I. 2010 Brookline Master Plan Forum

Connectivity:

- 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)
- Rail station OK if shown to be needed/wanted

Design:

Mobility:

- More bike lanes on roads but roads not conducive to bike paths –hills/terrain issues and there is no room to expand for non-vehicular travel on many roads
- Improved Non-motorized Mobility
 - Make community more walkable
 - Safe trails to connect subdivisions to center
 - Access to Nissitissit River via a greenway
 - Loop trails for a nice stroll (community wide multi-use trails)
 - Multi-use trails (River trails)
 - Could give people reason to come to Brookline (horse trails; bike/pedestrian; multi-use trails)
- Improve transportation corridors (more about land use than mobility)

Community:

- Need “destinations” - reasons to come to Brookline rather than just pass through on way home from work
- Town center needs to be accessible/developed (mixed-use development)
- 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
- Would like more social opportunities – especially for people without kids
- Places for kids to go to gain independence
- Need to get community/people to care about Brookline (noted poor attendance at forum)

Other:

- Improve access to internet & cable
- Very limited 55+ housing
- ¼ acre lots with common open space for starter/affordable housing; 55+ housing
- Affordable housing/smaller lot requirements, fewer “McMansions “

II. 2010 Brookline Master Plan Survey

General:

- Small town atmosphere and rural character consistently chosen as important to respondents in a number of questions
- Trails (walking, biking, snowmobiling, etc.) also important, as indicated in several questions

Community Design:

- Question 21: Should the town of Brookline encourage connectivity rather than dead ends in its road design and layout? 40% YES, 40% NO, 20% no opinion (96 responses)
- Question 22: One vision for Brookline –
 - Total number of written responses: 73
 - Common themes related to Community Design:
 - Sustainable community while maintaining rural character
 - Basic services: grocery store, pharmacy, hardware, restaurants
 - Limited retail/commercial/industrial along NH 13 and NH 130
 - Employment opportunities
 - 21st Century technology
 - Walkable/Bikeable Community (sidewalks and trails)
 - Sense of Community
 - Safe place for kids/teens to congregate
 - Senior housing
 - Destination for tourists and visitors
 - Environmentally conscientious/ecologically progressive

Vision:

- Question 2: Important features related to Community Design (102 responses)

>= 50%	>= 25% and < 50%	< 25%
Small town atmosphere (88%)	Lake Potanipo (44%)	Melendy Pond (19%)
Rural character (71%)	Conservation Lands (42%)	Library (19%)
Uncrowded and quiet living (67%)	Trails (42%)	Church (12%)
Natural Landscapes (63%)	Knowing your neighbors (33%)	Brusch Hall (6%)
Wildlife (50%)		
Safe (55%)		

- Question 3 - Biggest Concerns related to Community Design: (104 responses)

>= 50%	>= 25% and < 50%	< 25%
	Lack of commercial development (44%)	Loss of conservation land/natural resources (17%)
	Lack of business (44%)	Lack of community/rec. facilities (14%)
	Maintaining rural character of town (40%)	Lack of affordable housing (14%)
		Lack of transportation options (13%)

Land Use:

- Question 4: Development of the Town Center is Very Important or Somewhat Important to 67% of respondents (69/103)
- Question 6: Majority of respondents think the town should require the following of commercial/industrial developments and/or buildings:
 - be designed in keeping with the rural character of the town - 87% (98 responses)
 - lighting – 77% (92 responses)
 - signage – 77% (94 responses)
 - have adequate buffers and setbacks - 92% (101 responses)

Economic Development:

- Question 11: Importance of attracting the following types of businesses to Brookline:

Business Type (# responses)	Very Important or Somewhat Important	Not Important or No Opinion
Small Office (102)	88%	12%
Small Retail (103)	92%	8%
Industrial (99)	66%	34%
Large Retail (103)	36%	64%
Entertainment (103)	64%	36%
Service (103)	60%	40%
Child Care/Early Learning (103)	76%	24%
Private Education (103)	51%	49%
Bed & Breakfast/Inn (103)	65%	35%
Nursing Home/Assisted Living (103)	67%	33%
Franchised Restaurants (103)	46%	54%

Recreation and Cultural and Historic Resources

- Question 12: 67% of respondents think a historic district should be identified and 78% indicated that signage should be installed on historic buildings/areas (102 responses)
- Question 13:
 - Majority of respondents feel the town should expand (40%), acquire (11%) or renovate (2%) public events and social gathering facilities while 32% feel they should be left as is (102 responses)
 - 37% feel public scenic view access should be left as is; 30% would like it expanded, 11% would like more acquired and 6% would like renovations (101 responses)

Community Facilities and Services

- Question 17:
 - Majority of respondents feel the town should improve/expand (49%), acquire (9%) or build/create(4%) conservation land and scenic view access while 27% feel they should be left as is (96 responses)

- Majority of respondents feel community garden plots should be left as is (40%) or had no opinion (22%) while 13% of respondents would like to see them improved/expanded, 20% would like to see them built, and 5% would like them acquired (97 responses)
- Town Hall, Library, Bruschi Hall (Senior Center), and Brookline Chapel should be left as is (93 to 95 responses)
- Question 18: Level of Importance in next 10 years:
 - Town solicited cell phone towers: 31% not important and 20% no opinion; 26% somewhat important and 23% very important (96 responses)
 - Buried utility wires in town center: 34% somewhat important and 20% very important; 34% not important and 12% no opinion (97 responses)

Housing

- Question 19:
 - In general, majority of respondents feel single and multi-family housing are very or somewhat important while apartments, manufactured housing and mobile homes are not important (95 to 97 responses)
 - Open space zoning is very important/somewhat important (62% of 96 responses)

Available Data

2009 Subdivision Regulations:

<http://www.brookline.nh.us/documents/Regulations/planning%20board/2009%20Subdivision%20Regulations%20June%2018%202009.pdf>

2009 Non Residential Site Plan Regulations:

<http://www.brookline.nh.us/documents/Regulations/planning%20board/2009%20NRSP%20Regulations%20June%2018%202009.pdf>

Non-Residential Site Plans - Design Guidelines Illustrations For Commercial / Industrial District *(Supplement to the Non-Residential Site Plan Regulations)*

<http://www.brookline.nh.us/documents/Regulations/planning%20board/2009%20Illustrations%20-%20examples%20for%20NRSP%20Designs2.pdf>

RSA 674:2 Master Plan; Purpose and Description

<http://gencourt.state.nh.us/rsa/html/LXIV/674/674-2.htm>

- III. The master plan may also include the following sections:
- (k) A community design section to identify positive physical attributes in a municipality and provide for design goals and policies for planning in specific areas to guide private and public development.

Excerpt from PREPARING A MASTER PLAN FOR YOUR COMMUNITY – Chapter 3: What Should Be Included In Your Master Plan

<http://www.nh.gov/oep/resourcelibrary/referencelibrary/m/masterplan/preparingamasterplan/documents/chapter3.pdf>

The community design section affords an opportunity within a master plan to consider and recommend the development of community-wide appearance standards and/or

specific design guidelines for buildings, street corridors, neighborhoods, historic districts, and downtown areas, as needed. These standards or guidelines can then be incorporated into site plan or historic district regulations.

The main emphasis of this section, however, should be directed toward identifying the positive attributes, features, buildings, and spaces that make up a community. Design goals and policies for development, redevelopment, or restoration can then be generated from this information.

1997 Outline

No Community Design Chapter in 1997 Plan; will review goals and objectives of various chapters for update

2011 Proposed Outline

- A. Introduction
- B. Public Input from Brookline MP Survey/Forum
- C. Existing positive attributes, features, buildings, and spaces (simple list with map and references to other chapters that detail the attributes)

NOTE: would like input on the features that should be highlighted in chapter

- D. Existing Design Guildlines
 - a. 2009 Subdivision Regulations
 - b. 2009 Non Residential Site Plan Regulations
 - Design Guidelines Illustrations For Commercial / Industrial District
 - c. Other??
- E. Community Design Strategies

Examples:

 - Town Entrances (Gateways)*
 - Site Design*
 - Natural Features*
 - Open Space*
 - Utilities*
 - Vehicular and pedestrian circulation*
 - Parking, Outdoor Storage, Exposed Machinery and Service Area (non-residential)*
 - Scenic Views*
 - Building Design*
 - Landscape Design*
 - Signage*
 - Neighborhood Planning*
 - Historic Preservation*
 - Building Code Updates*
 - “Keep Brookline Clean & Beautiful” Initiative*
- F. Conclusions and Recommendations