

# Highlights from the Brookline Visioning Process

The Town of Brookline partnered with the Nashua Regional Planning Commission's iTRaC Program to pursue a visioning process for the Rt. 13 & 130 corridors, including Cross Street, South Main Street, Meetinghouse Hill Road, and Bond Street. A committee of Brookline residents was formed to guide the project. Goals for the project included utilizing a widespread public outreach effort to obtain input, conducting a visioning process to determine what residents would like to see along the corridors in the future, and obtaining input on what uses residents would like to see in the study area, including the potential for mixed use zoning.

In order to guide the input process, the committee developed the following four surveys: **Zoning, Visual Preference, Town Center, and Transportation**. These surveys were available during the Town Visioning Meeting on April 4, 2008, which was attended by over 100 citizens. This sheet provides a summary of the survey results as well as action items that could be used to implement the vision. As the Town begins to update the Visioning Chapter of its Master Plan, it can choose to incorporate these results into the document.

## Zoning Survey Results

### Highlights

#### Respondents support mixed use development

- ◆ 121 respondents believe mixed use development should be allowed in Brookline
- ◆ 23 respondents believe mixed use development should not be allowed in Brookline

#### Strongest support for commercial development along Rt. 13 corridor

- ◆ 81 respondents would like to see additional commercial buildings along northern Rt. 13
- ◆ 80 respondents would like to see additional commercial buildings along central Rt. 13
- ◆ 100 respondents would like to see additional commercial buildings along southern Rt. 13

#### Strongest support for industrial development along southern & northern Rt. 13

- ◆ 101 respondents would like to see additional industrial buildings along southern Rt. 13
- ◆ 76 respondents would like to see additional industrial buildings along northern Rt. 13

#### Respondents split over separating commercial & industrial zones

- ◆ 61 respondents believe commercial & industrial uses should be in separate zones
- ◆ 64 respondents believe commercial & industrial uses should not be in separate zones



**Total Responses = 160**

*Note: zoning survey was available throughout town prior to the Visioning Meeting.*

## Visual Preference Survey Results

### Highlights

#### Mixed use development is widely supported throughout the study area

- ◆ Respondents believe smaller scale residential structures are most appropriate along Rt. 130
- ◆ Respondents believe a variety of architecture is appropriate along Rt. 13 and the town center

#### Small scale industrial development is deemed most appropriate for Rt. 13

- ◆ Respondents did not support industrial development in the town center or along Rt. 130

#### All levels of commercial development are supported along Rt. 13

- ◆ Respondents consider small scale commercial development appropriate along Rt. 130
- ◆ Respondents consider a village market or restaurant appropriate for the town center

#### Side and rear parking is supported throughout town

- ◆ Respondents believe front parking is most appropriate along Rt. 13
- ◆ Respondents believe front parking is less appropriate along Rt. 130
- ◆ Respondents believe front parking is not appropriate for the town center



**Total Responses = 85**

## Town Center Survey Results

### Highlights

#### Town Hall, Library, & Village Store viewed as key to defining Town Center

- ◆ Respondents also consider Fire Station, RMMS, Lake Potanipo, & church to define town center

#### Respondents prefer not to use a car for travel within the Town Center

- ◆ 63 respondents would prefer to walk between destinations in the town center
- ◆ 36 respondents would prefer to bike between destinations in the town center
- ◆ 45 respondents indicated expanded sidewalks are a priority to facilitate walking & biking

#### Professional services & gathering places are desired to create a vibrant Town Center

- ◆ Respondents would like to see more destinations, such as a coffee shop, small restaurant, gazebo for concerts, park, and retail shops

#### New England charm & open space remain important

- ◆ Respondents want simple, walkable town center with a historic New England feel
- ◆ Respondents believe conservation land, open space, and natural beauty should be maintained



Total Responses = 75

## Transportation Survey Results

### Highlights

#### Improvements to schools zone & pedestrian amenities ranked as top overall priority

- ◆ Respondents ranked removing passing zone at RMMS as most important within this category
- ◆ Upgrading crosswalks with signals, markings, & signs ranked as 2nd most important
- ◆ Adding a crosswalk from Meetinghouse Hill to Mason Rd ranked as 3rd most important

#### Top 3 intersections identified as poorly configured or in need of improvement:

1. Rt. 13 at South Main Street & the State Line Liquor Store
2. Rt. 130 at Cross Street
3. Rt. 13 and Old Milford Road

#### Top 3 areas of concern for speeding:

1. Rt. 130 at RMMS
2. Rt. 13 between Bond Street and Meetinghouse Hill Road
3. Rt. 130 at the Hollis town line



Total Responses = 83

## Action Items

#### Develop an economic development group (within 1 year)

- ◆ Create an economic development plan and materials for prospective businesses
- ◆ Encourage businesses & offices to locate in Brookline & designate a staff person to address economic development questions

#### Create a town-wide pedestrian and bicycle map and action plan (within 1 year)

#### Create a traffic & safety committee to address intersection improvements and other safety issues in town (1-3 years)

#### Develop a town center master plan (3–5 years)

- ◆ Enhance the town center with sidewalks, bike lanes, and crosswalks

#### Develop an overlay district to permit mixed use development in the town center (3 - 5 years)

- ◆ Conduct a public outreach campaign about mixed use development

#### Establish a town center committee (3 - 5 years)

- ◆ Research the development of a park or town green with a playground and outdoor performances
- ◆ Encourage town events focused in the center

#### Review the Sign Ordinance (3 - 5 years)

#### Amend zoning regulations to permit mixed use zoning along Rt. 130 outside of the town center (5-10 years)