



# **Brookline Economic Development**

## **Information for Businesses**

### **Welcome to Brookline, New Hampshire “Granite” State!**

Brookline is home to about 5,250 residents. The town is located in Hillsborough County on the Massachusetts border. A quiet rural community at the heart of southern New Hampshire it is conveniently located near the cities of Manchester (29 miles), Nashua (9 miles), and Boston (41 miles) and offers an accessible location to the seacoast, the peaks of the Monadnock and White Mountains.

We stand ready to help you in any ways possible. Let us start by providing you with information on Brookline and a list of contacts in order to assist you and simplify the process of conducting business in Brookline.

#### **Commute/Transportation/Access**

Although located on peaceful country roads, residents and businesses have quick and easy access to New England’s largest cities, cultural and commercial centers. There are two major state highways that pass through Brookline: north/south route 13 and east Route 130 which provide rapid access to main travel corridors US Route 3, Interstate 93.

A recent traffic count study was conducted by the Nashua Regional Planning Commission and shows average daily traffic volume ranging from 8,000 to 10,000 at various locations on Route 13.

In addition, Brookline is 11 miles from **Boire Field Nashua Airport**, 25 miles from the **Manchester-Boston Regional Airport** which provides direct and connecting service to most major airports and 57 miles from **Logan International Airport**. Public transportation is also available: **Commuter Rail** stations in Fitchburg (13 miles), Leominster (16 miles), Ayer (16 miles) or Lowell (28 miles) and **Park ‘n Ride** Bus facilities in Nashua (13 miles) or Tyngsboro (19 miles).

#### **Commercial/Industrial District**

There is a significant amount of undeveloped land in the commercial/industrial district which is located on the busy Route 13. About 111 acres are currently available for development. The zoning map of the Commercial/Industrial District can be found at the end of this document.

#### **Home Businesses – Residential/Agricultural District**

Many successful home businesses have been established in Brookline.

The Town of Brookline defines Home Businesses as:

*“A small-scale business operated within a residence and/or accessory structure whose primary commercial activity takes place at the location of the residence. The business must be incidental and subordinate to the use of the lot for residential purposes and not detract from the residential character of the lot”.* All home business must comply with the criteria set forth in Section 1700.00 of the Zoning and Land Use Ordinance.

## **Brookline's Economic Vision – 2012 Master Plan**

Town officials, residents and business owners recently completed a comprehensive update to Brookline's Master Plan:

*“An important component of the overall **Vision for Brookline** is a community that supports local business opportunities. Yet, residents are apprehensive about the Brookline's lack of commercial development. Expanded business development is seen as a way to offset a high tax burden placed on residential property owners. I will also help the community to achieve its vision of becoming more self-sustaining. Brookline should support a simple walkable town center and should encourage additional businesses to open in Town, such as a grocery store, cleaners, restaurants, carwash, laundry mat, hardware store, garden store and toy shop.”*

## **Establishing a Business in Brookline**

Brookline has multiple resources available to assist in establishing a business in town.

### **Where to Start:**

To develop a business in the Town of Brookline, we encourage you to contact the Town Planner, Valerie Rearick [Valerie@brookline.nh.us](mailto:Valerie@brookline.nh.us) or (603) 673-8855 ext. 215. She can help determine which, if any, permits and approvals you will need and can direct you to the persons you need to contact. You can also obtain information on specific properties from the Assessing Department by contacting Kristen Austin [Kristen@brookline.nh.us](mailto:Kristen@brookline.nh.us) or (603) 673-8855 ext. 216.

### **Existing Buildings:**

If you are moving into an existing building, you need to contact the Building Inspector/Code Enforcement Officer Romeo Dubreuil [rdubreuil@brookline.nh.us](mailto:rdubreuil@brookline.nh.us) or (603) 673-8855 ext. 212 and the Fire Chief Charlie Corey [ccorey@brookline.nh.us](mailto:ccorey@brookline.nh.us) (603) 672-8531 to arrange inspections. You may need a site plan review if the land use is different from the previous occupant of the building. Contact Town Planner Valerie Rearick for assistance. Please also contact the Police Chief, William Quigley [wquigley@brookline.nh.us](mailto:wquigley@brookline.nh.us) (603) 673-3755 for any security issues.

### **New Buildings or Additions:**

If you are constructing a new building or an addition, site plan review is required (see Non-Residential Site Plan Regulations). Contact the Town Planner for requirements and further information. If your property has frontage on a NH State highway, you will need a driveway permit. Contact the NH Department of Transportation (NHDOT) [www.nh.gov/dot](http://www.nh.gov/dot) for permit requirements. Following the site plan review a building permit will also be required. Contact the Building Inspector/Code Enforcement Officer for permit requirements.

### **Land Subdivision:**

In some cases a subdivision may be required. Contact Valerie Rearick, Town Planner [valerie@brookline.nh.us](mailto:valerie@brookline.nh.us) for requirements and further information.

### **Road/Street Related Requirements:**

The regulation of access to, development of, and use of Town Roads is shared by the Selectboard, Planning Board, Town Engineer, Road Agent and Emergency Director. Also contact the Police Chief, William Quigley to discuss traffic and safety issues. State highways are controlled through the NHDOT [www.nh.gov/dot](http://www.nh.gov/dot). Town permits are typically issued as part of a site plan review, subdivision approval or building permit and generally do not add any time to the review process.

**Wetlands and Surface Waters:**

The State of New Hampshire, through its Department of Environmental Services (NHDES) <http://des.nh.gov/index.htm> regulates activities associated with wetlands, erosion and sedimentation of surface waters. Please contact the NHDES for rules, application forms and requirements.

**Useful Links to Local, NH and US websites for Businesses****Brookline Website**

<http://www.brookline.nh.us>

**Brookline Community Profile**

<http://www.nhes.nh.gov/elmi/products/cp/profiles-pdf/brookline.pdf>

**Better Business Bureau (Serving New Hampshire) – BBB**

<http://concord.bbb.org/>

**NH RSA 79-E - Community Revitalization Tax Relief Incentive**

<http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-V-79-E.htm>

**State of New Hampshire**

<http://www.nh.gov/>

**Department of Employment Security**

<http://www.nh.gov/nhes/index.htm>

**New Hampshire Business Finance Authority**

<http://www.nhbfa.com/>

**New Hampshire Division of Economic Development**

<http://www.nheconomy.com/>

**New Hampshire Small Business Development Center / Nashua Office**

(New venture and existing business owners – provides free counseling services on issues such as business planning, access to capital, registering a business, financing, regulations, licensing, training, workforce, manufacturing, environmental, and various other business management disciplines)

<http://www.nhsbdc.org/nashua-regional-office>

**U.S. Small Business Administration**

<http://www.sba.gov/>

**New Hampshire Department of Resources and Economic Development - DRED**

<http://www.dred.state.nh.us/>

**New Hampshire Workforce Opportunity Council**

<http://www.nhworks.org/>

**U.S. Department of Agriculture – Rural Development**

<http://www.rurdev.usda.gov/Home.html>

## **Souhegan Valley Chamber of Commerce**

<http://www.souhegan.net>

## **Greater Nashua Chamber of Commerce**

<http://www.nashuachamber.com/>

## **N.H. State Senate - Energy, Environment and Economic Development Committee**

[http://ballotpedia.org/wiki/index.php/Energy, Environment and Economic Development Committee, New Hampshire State Senate](http://ballotpedia.org/wiki/index.php/Energy,_Environment_and_Economic_Development_Committee,_New_Hampshire_State_Senate)

## **Nashua Regional Planning Commission**

<http://www.nashuarpc.org>

## **SCORE**

A nonprofit association dedicated to helping small businesses get off the ground, grow and achieve their goals through education and mentorship.

<http://www.score.org/resources/new-hampshire-and-vermont-resources>

## ***Investments – Loans – Finance – Assistance to Businesses - Networking***

### **Regional Economic Development Corporation of Southern New Hampshire (REDC)**

REDC is a non-profit regional economic development corporation located in Southern New Hampshire. REDC operates a regional revolving loan fund that serves businesses located or moving to Central and Western Rockingham County as well as part of Eastern Hillsborough County. They work either in partnership with local lenders or independently to help complete projects leading to job creation.

<http://www.redc.com/>

### **The Breakfast Club**

The Breakfast Club is an informal group of angel investors with a focus on high tech business community.

<http://angelbreakfastclub.blogspot.com/>

### **MicroCredit NH**

MicroCredit-NH provides self-employed and small business entrepreneurs with loans of up to \$10,000 for participating business members.

<http://www.microcreditnh.org/>

### **Ocean National Energy Efficiency Program**

Ocean's Renewable Energy and Energy Efficiency Business Loan is designed to help New Hampshire businesses lower energy costs with a reduced interest rate loan. Participating businesses can use the loan for structural and equipment improvements that will reduce energy consumption, thereby saving their business money and helping to conserve energy.

<http://www.nheconomy.com/business-services/energy-efficiency-programs.aspx>

### **Northeast Angels**

Northeast Angels is an early-stage investment group which works with entrepreneurs and businesses located in the Northeast with a focus on opportunities located around the business corridor between Manchester and Nashua as well as surrounding communities.

<http://www.neastangels.com/>

**Greater Nashua Revolving Loan Fund**

Working capital loans and fixed assets loans used to leverage private investment, focusing on high technology and manufacturing. (Loan range \$25,000 to \$100,000). Funds provided to encourage the expansion of existing industry clusters and developing emerging new clusters. Should generate a return on investment by attracting private capital investment and high wage jobs that promote regional prosperity.

[Loan Application](#)

**P.S.N.H. – Economic Development**

<http://www.psnh.com/EconomicDevelopment/Economic-Development.aspx>

<http://www.prospernh.com/index.html>

**Hollis-Brookline Rotary Club**

<http://hbrotary.org>

**Brookline Lions Club**

<http://brookline.nhlions.org>

## Hillsborough County Population Growth Since 2000

Municipality	Total Population			Growth 2000 to 2011
	U.S. Census		OEP	
	2000	2010	Estimate 2011	
Amherst	10,769	11,201	11,231	4%
Antrim	2,449	2,637	2,636	8%
Bedford	18,274	21,203	21,213	16%
Bennington	1,401	1,476	1,474	5%
<b>Brookline</b>	<b>4,181</b>	<b>4,991</b>	<b>5,011</b>	<b>20%</b>
Deering	1,875	1,912	1,910	2%
Francestown	1,480	1,562	1,562	6%
Goffstown	16,929	17,651	17,623	4%
Greenfield	1,657	1,749	1,752	6%
Greenville	2,224	2,105	2,091	-6%
Hancock	1,739	1,654	1,651	-5%
Hillsborough	4,928	6,011	6,003	22%
Hollis	7,015	7,684	7,687	10%
Hudson	22,928	24,467	24,514	7%
Litchfield	7,360	8,271	8,275	12%
Lyndeborough	1,585	1,683	1,681	6%
Manchester	107,006	109,565	109,687	3%
Mason	1,147	1,382	1,387	21%
Merrimack	25,119	25,494	25,454	1%
Milford	13,535	15,115	15,118	12%
Mont Vernon	2,034	2,409	2,418	19%
Nashua	86,605	86,494	86,366	0%
New Boston	4,138	5,321	5,348	29%
New Ipswich	4,289	5,099	5,113	19%
Pelham	10,914	12,897	12,894	18%
Peterborough	5,883	6,284	6,280	7%
Sharon	360	352	353	-2%
Temple	1,297	1,366	1,360	5%
Weare	7,776	8,785	8,804	13%
Wilton	3,743	3,677	3,678	-2%
Windsor	201	224	223	11%

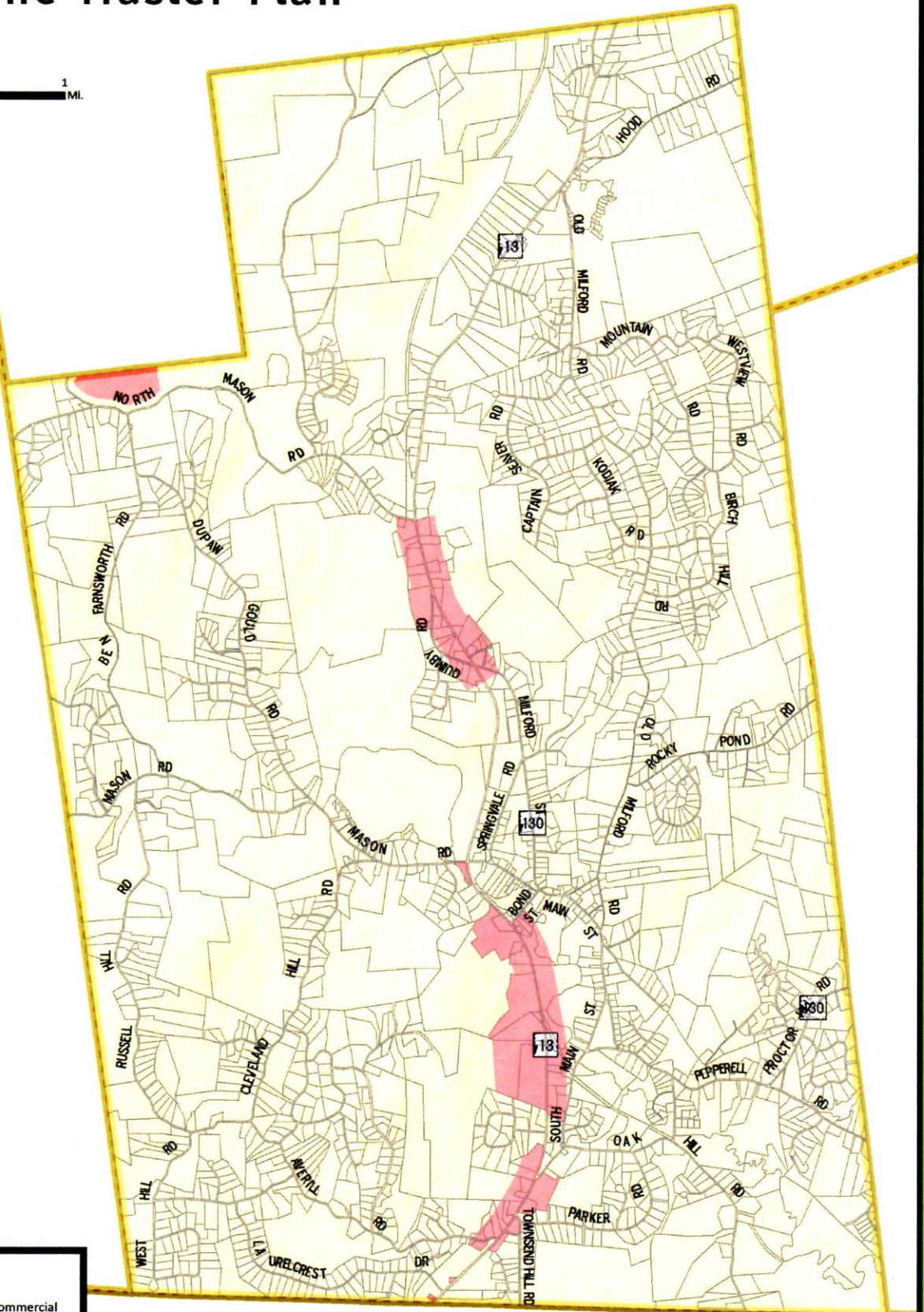
**Brookline's growth is fourth highest among the 31 municipalities.**

*Source: NH Office of Energy & Planning*

# Brookline Master Plan

## Zoning

0 0.25 0.5 1 MI.



**Zoning**

- Industrial and Commercial
- Residential and Agricultural

Land use data by NRPC and based on assessing data, field surveys, and aerial photos. No accuracy warranties made. For planning purposes only.