

Brookline, NH

Economic Development

Volume 9, Issue 3

Fall/Winter 2022

Tree Lighting

Enjoy the long standing tradition of the lighting of the tree on the lawn of Town Hall. Celebrations of the season of light will begin Sunday December 4! Town Hall will be ready for guests starting at 3:00 PM. Afternoon events include:

- ◆ Bake sale and hot cocoa by the Friends of the Public Library on the main floor of Town Hall.
- ◆ Ornament making workshop by the Brookline Women's club on the top floor of Town Hall.
- ◆ Across the street at the Community Church, a Christmas Raffle with exciting prizes will be held from 4:00—6:00 PM.
- ◆ Tree lighting ceremony and caroling led by local scouts will start at 4:00 PM. Followed by a special guest appearance at the Brookline Fire Station!



Start your weekend of lights early!

Friday—stuffed animal sleep over at the library! ...see page 2

Saturday—check out the Holiday Craft Fair at the Brookline Events Center from 9:00 AM—3:00 PM ...see page

Mark your calendars!

- *Black Friday, Nov 25*
- *Small Business Saturday, Nov 26*
- *Tree Lighting at Town Hall, Sunday Dec 4 @4:30 PM*

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Save the Date!

**Chili & Chowder/Soup
Cook-Off**
Save the date!!

Sunday, February 19, 2023
Brookline Event Center

Best of the Greater Merrimack-Souhegan Valley Chamber of Commerce in Brookline!

Brookline is home to many successful business and is pleased to see many of them recognized by the “Best of the Best” awards from the Greater Merrimack-Souhegan Chamber of Commerce.

These awards are voted on by customers and residents in the area over the summer and awards are made early fall.



Best BBQ

Finalist: Alamo Texas BBQ



Best Tea Shop

Winner: Cozy Tea Cart

Finalist: Etagerie



Best Heating Alternative Solutions

Finalist: Stovekeepers



Best Real Estate Agent

Winner: Steve Russo
Berkshire Hathaway
HomeServices Venrani Realty



Best Ice Cream Shop

Winner: Sundae Drive

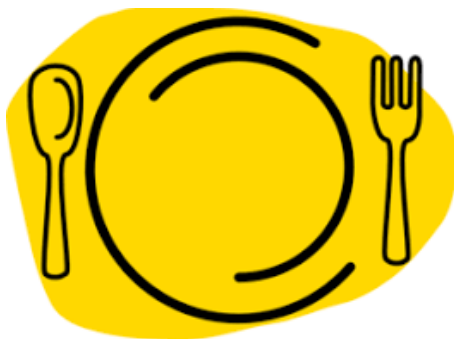


Best Veterinarian

Finalist: Brookline Animal Hospital



Restaurant Infrastructure Investment Program



The State of NH is re-opening applications for the Local Restaurant Infrastructure Investment Program which provides awards to local restaurants seeking reimbursement for eligible equipment, infrastructure, and technology purchases up to an award cap of \$15,000.

The program is meant to reimburse restaurants for upgrades in technology or equipment to address staffing issues and Covid mitigation measures. If you are a restaurant and did not apply before, you are eligible.

<https://www.goferr.nh.gov/local-restaurant-infrastructure-investment-program/faq>

Commercial properties available in Brookline



Farwell Real Estate is proud to offer two premier properties for lease immediately. The first is the former TD Bank building across from the Alamo restaurant. Conveniently located right on Route 13. This property is in excellent condition and could have numerous potential uses.

The second property is the remodeled office space at 55 Route 13, in the Brookline Business Center. This office features new flooring, fresh paint and a unique double entry. This space could be subdivided into two separate offices if necessary.



ed into two separate offices if necessary.

To see the properties and discuss leasing options contact:
Bob Bluhm at bbbluhmmm1953@gmail.com or by phone at 603-732-8918

Library Special Programs

December 2 - stuffed animal sleepover! Send your favorite stuffed friend for an overnight adventure at the library!

December 22 - Polar Express Storytime

Call the library to register at (603) 673-3330

Join ongoing programs at the library including Yoga for Kids on the first and third Wednesday of the month, Saturday story time, and Read with a Dog!



What is a right-of-way?

The town owns and maintains the road that passes in front of your property. The road is a right-of-way which exists in one of two forms.

The first is a presumptive right-of-way. Many old deeds on older roads describe property as being to the center of the road. In such cases, the town is given a right-of-way that gives rights to the town to maintain a road, what lies beside the road, and gives the public the use of the road. These rights-of-way are usually two rods (33 feet) wide, however, it should not be assumed as always being the case!

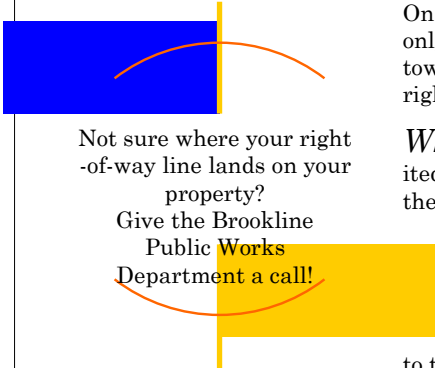
Many old deeds are quite ambiguous in their descriptions (“north-westerly to an oak tree” and “to the centerline of Old Milford Rd”). The oak tree might be long gone, and the centerline of the road might have moved to one side or another from its original positions due to construction, widening, or straightening of the road over the years. Thus, the right-of-way on these roads is generally taken to be from the center of the present road, or between two stone walls if they exist.

On newer roads and properties, especially on roads in a subdivision, the property owner’s deed only goes to the edge of the right-of-way, and the land for the right-of-way is deeded to the town. Thus, the town not only owns the road, but the land on which it’s built. These *deeded* rights-of-way vary from 33 to 50 feet and sometimes wider.

What is the point of all of this? Road construction and maintenance is not only limited to the paved or travelled surface. The work done to keep water off of, out of, and away from the roadway is done alongside the roadway within the overall right-of-way and any applicable easements (that’s a discussion for a future episode!). This work is vital to the structure of the roadway. It is important that residents keep personal property and plants out of this right-of-way so these systems can work properly and maintenance work can be done as effectively and efficiently as possible for the improvement and protection of *your* road systems. Should you ever want to know where this line exists and can’t find it, please reach out to the public works department as we would be happy to assist!

Not sure where your right-of-way line lands on your property?

Give the Brookline Public Works Department a call!



Updates on Brookline Businesses



COVENANT PHOTOGRAPHY

WEDDINGS & ENGAGEMENTS · FAMILY & MATERNITY PORTRAITS
SENIOR PICTURES · PROFESSIONAL HEADSHOTS · NEWBORN

AUTUMN & WINTER UPDATE FROM COVENANT PHOTOGRAPHY

**** Now booking final autumn and winter 2022 sessions, along with early reservations for 2023! ****

Now that summer has drawn to an end and autumn festivities are in full swing, Covenant Photography has some exciting year-end offerings! Special discounts are available for Brookline residents! (See below to learn more...)

FAMILY & MATERNITY PORTRAITS (starting at \$250)

- Packages with multiple locations and varying durations available!
- Professionally edited images and physical prints included with every package.
- Access to sharable online gallery and Print + Sharing release.

CHRISTMAS CARD MINI-SESSIONS (starting at \$100)

- Affordable options for family and children portraits.
- Quick and efficient portraits.

SENIOR PORTRAITS (starting at \$150)

- Packages with multiple locations and varying durations available.
- Professionally edited images and physical prints included with every package.
- Access to sharable online gallery and Print + Sharing release.

OTHER PHOTOGRAPHY SERVICES

- Weddings & Engagements
- Professional Headshots
- Events & Parties

DISCOUNTS AVAILABLE FOR:

- **Brookline Residents**
- Off-Season Sessions (December - March)
- K-12 teachers
- Military (Active Duty, Reservist, & Veterans)

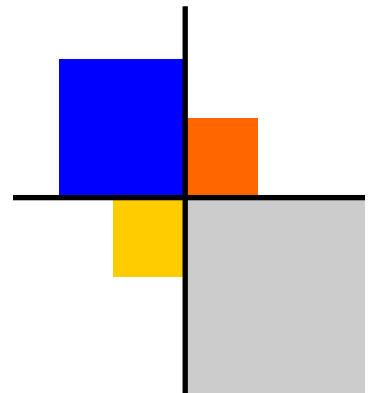
Contact Us Today!

www.covenant-photo.com

covenantphoto@outlook.com

(978) 757-4744

3 Averill Rd, Brookline, NH 03033



Happy Fall! from all of us here at The Voice of Clay.



603-672-2626 www.thevoiceofclay.com
16 Meetinghouse Hill Rd, Brookline, NH 03033

We have returned to our original location at 16 Meetinghouse Hill Rd.

We celebrate going into our 24th year in business and are excited about things to come.

We have started therapeutic clay classes - stay tuned - and a new themed throwing class for those who want a one-time class with fun projects on the potter's wheel.

Our spa and holistic therapies continue in a cozy space and if you are looking for a career change or side job Wendy is training those interested, in hypnosis. The training is a certification through the

National Guild of Hypnotists. Check out the website for more information about all of our upcoming classes and services.

<https://link.edgepilot.com/s/5905d38f/gugQWAimR06shk4gQWpvaw?u=http://www.voiceofclay.com/>

Thank you for supporting local small businesses.

Updates on Brookline Businesses



Custom Fabricators and Installers of Granite and Quartz Countertops. We have been serving Homeowners, Kitchen Cabinet Dealers, Designers, Architects and Contractors since 2008.

Our manufacturing plant is located at 64 Oak St in Milford where we stock a huge selection of Granite and Quartz slabs as well as many remnants for smaller projects such as custom tabletops, vanity tops or Outdoor BBQ tops.

Please Call: Chris Katsoupis at 603 234 3528, Owner and Brookline resident for 30 years. Mention this add to get special Brookline, NH Resident pricing.

Living the Dream

Services include, but not limited to:

- ⇒ handyman services
- ⇒ siding
- ⇒ windows
- ⇒ exterior doors
- ⇒ interior doors
- ⇒ storm doors
- ⇒ deck repair
- ⇒ trim
- ⇒ interior door repair
- ⇒ installing accessories i.e., shelves towel bars, tv mounts, grab bars etc.
- ⇒ general carpentry

"Honey do list specialist"



SMITTY INSURANCE

Protecting you to and through Retirement

Smitty Insurance, owned by Gerrell Smith, is Brookline's local benefits agency, for both individuals and companies. They service clients in both New Hampshire and Massachusetts.

Protecting you to and through Retirement

This is a big year for Smitty Insurance. Six years ago, the company started with only offering supplemental benefits (Accident, Critical Illness, Hospital Stay, Dental, Vision, Disability, and Life Insurance). Now, the company has expanded its benefits offerings to include Group and Individual Health Insurance, Dental, and Vision. Gerrell's focus is to make sure clients are well-informed of their options to have Financial Protection to cover their costs associated with unexpected health or medical events.

If you would like to schedule a complimentary consultation, please contact Gerrell Smith at 603-769-1041 or gerrell.smith.smittyinsurance@gmail.com

Black Friday and Small Business Saturday!



Celebrate "Black TEA Friday," at the Cozy Tea Cart where all black teas will be 10% off.

On Small Business Saturday, we will be offering discounts on all teas between 10% and 20%!

Averill House VINEYARD



Averill House Vineyard is offering up to 10% percent off case purchases of wine. Special Gourmet Kettle Corn Wine Tasting paired with Four wines for \$20. Custom Tote with any Wine or Elephant Gift while supplies last.

The Alamo

Starting Black Friday - gift card special for every \$50 in gift cards purchased receive a \$10 Bonus card.

Brunch Sunday from 9 AM—2 PM

Offering both our brunch menu and our regular menu.

Looking For Work? The Alamo is Hiring!

Currently seeking: Line cooks, Dishwashers and hostesses.

If you're interested in joining the MRG team, simply visit The Alamo and ask for the manager on duty OR apply using this link: <https://www.alamobarbecue.com/join-our-team>



HEAT & SERVE

\$275

Christmas
DINNER
for 6 people

PRIME RIB
MASHED POTATOES
GREEN BEANS
GRAVY
DINNER ROLLS
APPLE PIE

PICKUP ON CHRISTMAS EVE BETWEEN 10-2
ORDERS DUE BY DECEMBER 17TH

Holiday Craft Fair

Brookline Events Center will be hosting a Holiday Craft Fair December 3, 2022, from 9:00 AM to 3:00 PM. 32 Proctor Hill Road, Brookline, NH.

To reserve a space please contact
Kathy Pelletier at (603) 582-4491 or email KPelletier34@gmail.com
Or
Sheryl Corey at (603) 620-4059 or email CECorey@aol.com



Economic Revitalization Zone Tax Credits FAQs

Brookline has Economic Revitalization Zones to help to stimulate economic redevelopment, expand the commercial and industrial base, create new jobs, reduce sprawl and increase tax revenues by encouraging economic revitalization. This can be a tool to help businesses expand and support some of the risk.

How do I qualify for a tax credit?

Create one or more new full time incremental job(s) and have capital investment in your business during a calendar year. The capital investment is also referred to as a project and every project is unique. Typical projects or capital investment consist of new construction, renovation, expansion or new equipment.

If you have any questions on whether something is considered capital investment you can check with your accountant or call the tax incentive program manager listed below.

- The calendar year eligible will always be the most recent January-December time period. For example, if you are submitting in February 2023, all submitted materials should be for calendar year 2022.

What if my project happened over more than one year?

You could be eligible to apply for a credit more than one year. You need capital investment and new incremental jobs in any calendar year to qualify. Look to see if the project will allow you to align any new hired employees to match up with the capital investment in each year the project took place.

When must I submit my application?

All submissions **must be postmarked on or before February 10 each year, with no exceptions**. There are no retroactive credits for prior years.

What do I need to provide?

A completed application. You can find it here: www.nheconomy.com—Look under MOVE.

Section A: *business information including the business EIN # and brief description of project.*

Invoices are required as verification of the project. A spreadsheet or documents summarizing total costs to correspond with project invoices is recommended. Remember eligible invoices are only those dated within the calendar year being considered. Prior year invoices will not be eligible. The only exception is equipment that must be ordered in advance and not placed in service until it will be delivered within the eligible calendar year. Verification must be provided.

Section B: *New full time job creation. These are annualized wages. Even if you hire employees in December, please calculate and submit what the employee wages would be for a full year.*

Section C: *Initial and sign.*

For more information, please contact the program manager Bridgett Beckwith, bridgett.e.beckwith@livefree.gov





Newsletter

Brookline Economic Development Committee
Town Offices
1 Main Street - P.O. Box 360
Brookline, NH 03033

Phone: 603-673-8855 ext. 213 or 215

Fax: 603-673-8136

E-mail: SButcher@brooklinenh.us

MDecoteau@brooklinenh.us

February 19, 2023

Brookline



Cook-Off

**Visit the Brookline
Website**
www.brooklinenh.us

The EDC meets monthly as it works to complete research, develop materials, and organize events that will support both existing and future businesses in Brookline.

We invite Brookline business owners and residents to learn more about the EDC.

Contact **Scott Butcher** SButcher@brooklinenh.us or

Michele Decoteau MDecoteau@brooklinenh.us for more information.

Downtown Nashua is hosting the **27th Annual Winter Holiday Stroll** in Downtown Nashua on Saturday, November 26th from 5pm to 10pm. The Stroll is a candlelit procession from City Hall to Library Hill where the City's Holiday Tree is lit. There will be visits with Santa and Mrs. Claus, a caricature artist, axe-throwing, live entertainment throughout downtown, shopping, dining, kids rides, carnival games, and a craft fair from 3-9pm at Saint Patrick's Church. This a free, family-friendly event and we're bringing it back after two years without it!

The website for the event is www.downtownnashua.org/holidaystroll/

