

# Littleton is an MBTA Community.

MBTA Communities  
DRAFT Compliance Guidance Issued  
Dec. 15, 2021

Maren Toohill, AICP

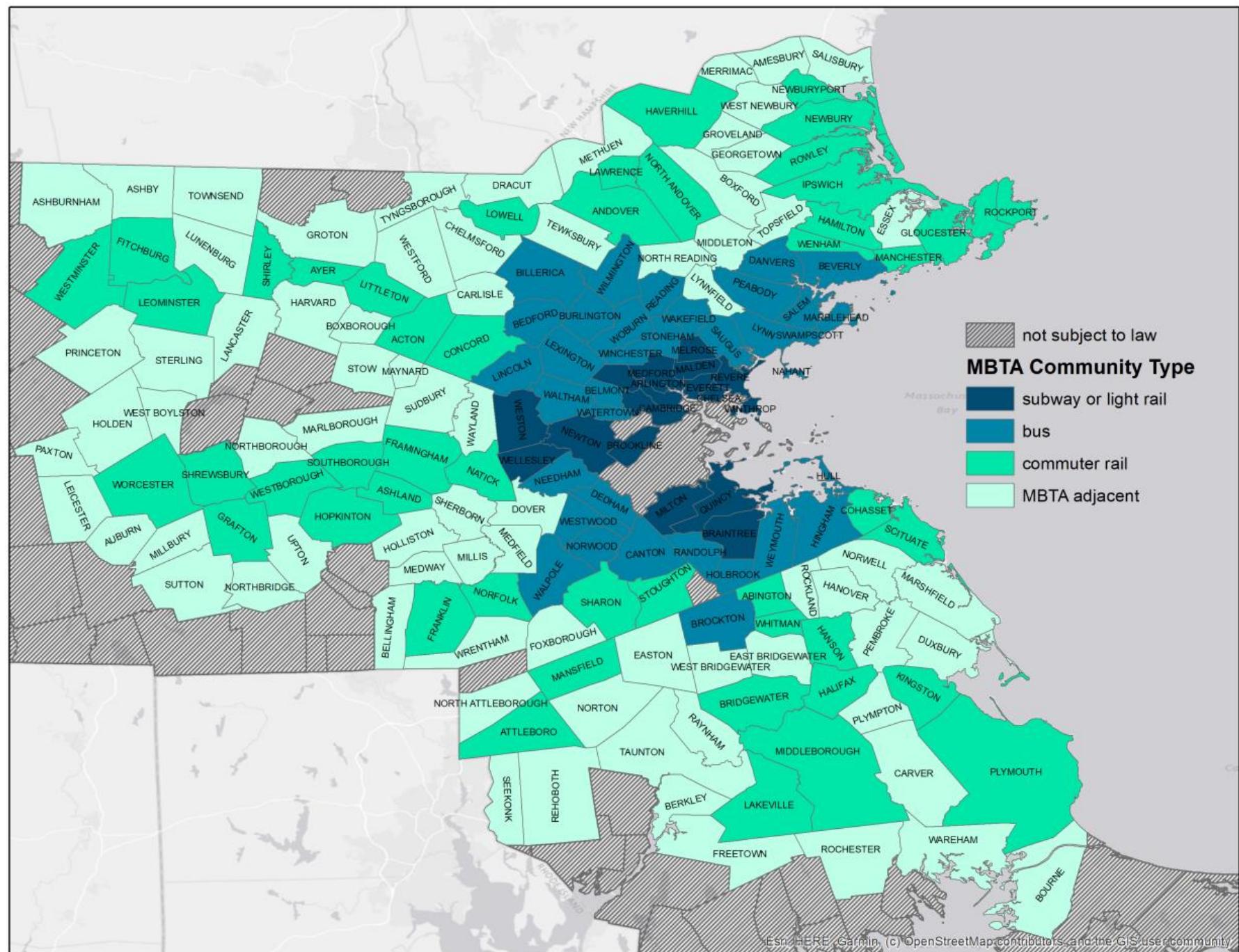
Town Planner

January 24, 2022 - Select Board  
Meeting

# What brought us here? Multi-Family Zoning Requirements for MBTA Communities

**LEGISLATION** enacted as part of the economic development bill in January 2021, new Section 3A of MGL Chapter 40A (the Zoning Act) requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right....and meets other criteria for “MBTA Communities”

**DRAFT GUIDELINES** were issued on December 15, 2021 for MBTA Communities.



# What are the requirements?

- ▶ Zone for multifamily housing within ½ mile of the Foster Street commuter rail station\*
- ▶ Minimum zoning district size: 50 acres
- ▶ At least half the district must be within ½ mile of the Foster Street station
- ▶ Minimum number of new housing units: 750 units
- ▶ Zoning must be “as of right” (no Special Permit required)
- ▶ Site must be able to be serviced by infrastructure: water, electricity, sewer, roadways

\*King Street Common MAY be another eligible location.



## 1/2 Mile Radius of MBTA Station

Littleton, MA

1 inch = 1110 Feet

January 5, 2022

0 1110 2221 3331

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There are about  
730 acres within  
1/2 mile of the  
Foster Street  
MBTA Commuter  
Rail station.

# What are the exceptions?

- ▶ There are few exceptions.
- ▶ Littleton is in a great “spot”, given all our planning work on the King Street Common, Littleton Common districts, and the Littleton Station Area work.
- ▶ “In unusual cases, the most appropriate location for a multi-family district may be in a land area that is further than 0.5 miles of a transit station.”



**Friday, April 5:**  
• 6:30-8:30: Listening Session



**Saturday, April 6**  
• 9-Noon: Visioning!



DODSON & FLINKER  
Landscape Architecture and Planning

**RKG**

**FUSS & O'NEILL**  
ENGINEERS • SCIENTISTS • PLANNERS

## LITTLETON STATION VILLAGE VISION PLAN



Excluding Appendix



JANUARY 2020



2.4 Miles from Station to King St Common

Littleton, MA

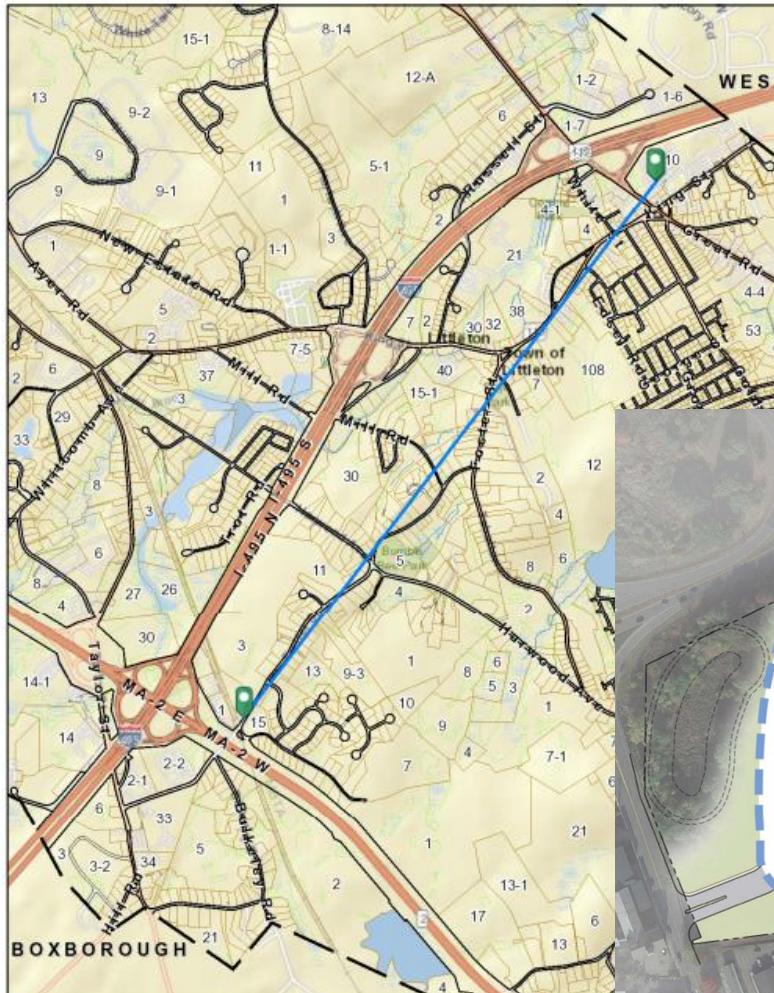
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January 19, 2022

1 inch = 2220 Feet

0 2220 4441 6662

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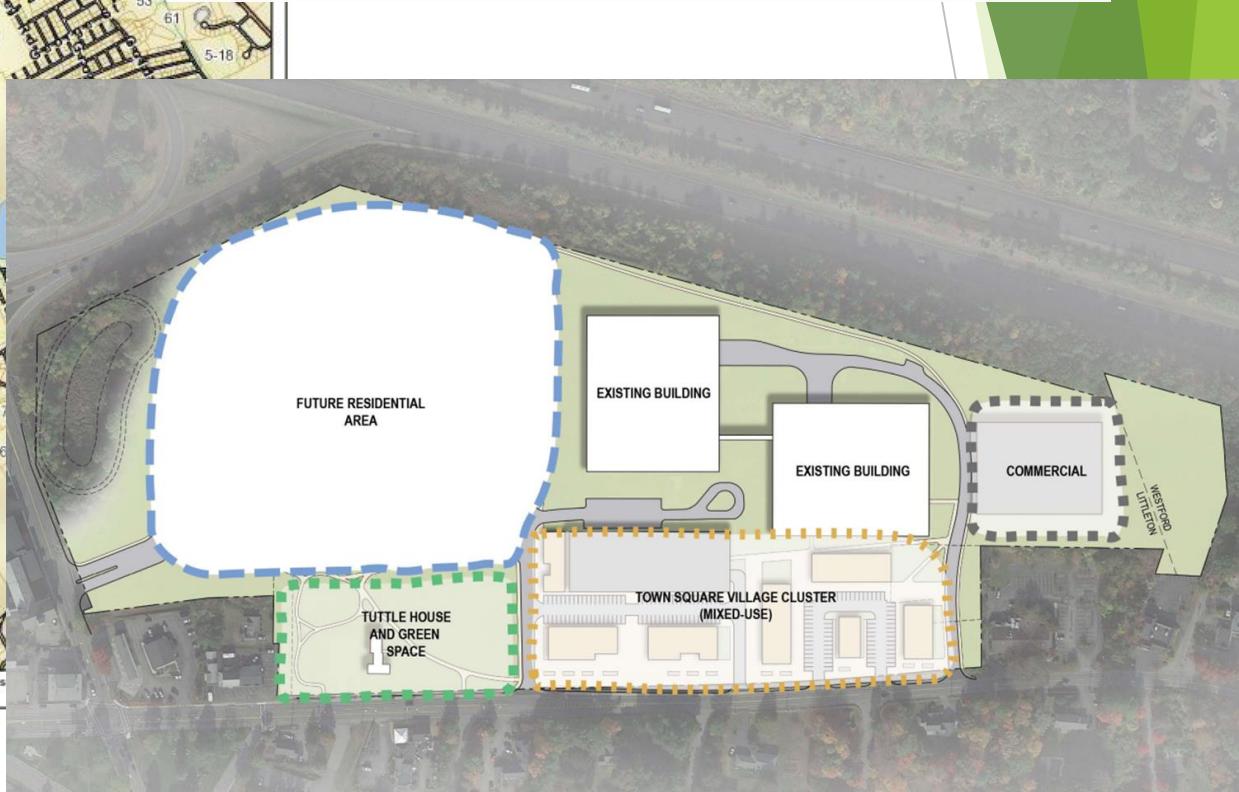
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# CrossTownConnect



Your Community, Your Transportation, Your Way



550 King Street  
Littleton, MA  
11 August 2021

**Lupoli**  
COMPANIES

ZONING DIAGRAM

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.949.9900 | cube3.com

**CUBE3**

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# What are the consequences of NOT complying by December 2023?

- ▶ Not eligible for funds from the following grant programs:
  - ▶ The Housing Choice Initiative
  - ▶ The Local Capital Projects Fund
  - ▶ The MassWorks infrastructure program.
  - ▶ DHCD may, in its discretion, take non-compliance into consideration when making other discretionary grant awards.
- ▶ It's clear that Littleton can comply, with additional work, and is in a position to comply within the timeframe.

# What do we do and when do we do it?

TASK	STATUS
<b>Now:</b> Reach out to DHCD and MHP on Littleton compliance “test case”	In progress
<b>January 12, 2022:</b> Initial training opportunity	Completed
<b>By May 2, 2022:</b> Submit MBTA Community Info. Form - includes requirement for Select Board briefing	In progress
<b>By December 31, 2022:</b> <del>Submit complete request for determination of compliance or</del> notify DHCD of lack of full compliance.	
<b>By July 1, 2023:</b> Create and submit our action plan with compliance timeline and receive approval.	
<b>By December 31, 2024:</b> Implement the “action plan by adopting Zoning Bylaw amendments that meet the requirements and receive DHCD determination of full compliance.	

# Questions?

- ▶ Maren Toohill, AICP  
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978/540-2425
- ▶ Thank you!!