

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

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January 5, 2022

1 inch = 1110 Feet

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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!



LITTLETON STATION VILLAGE VISION PLAN



Excluding Appendix



JANUARY 2020



2.4 Miles from Station to King St Common

Littleton, MA

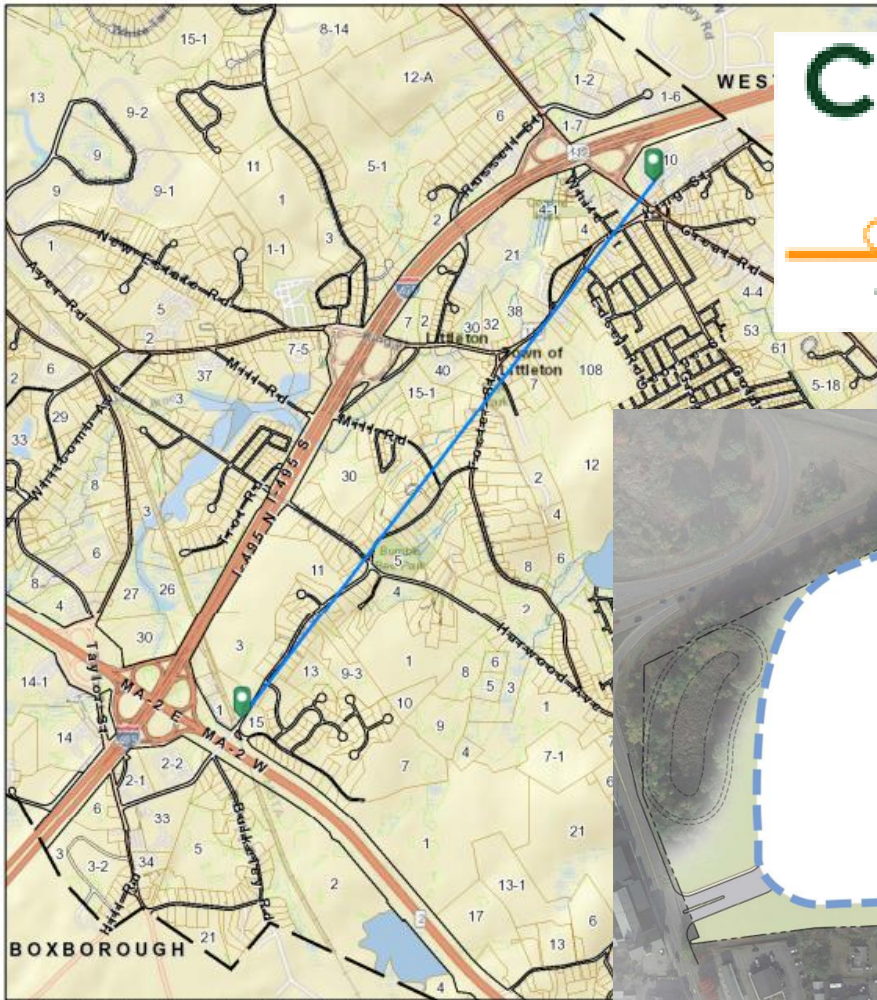
1 inch = 2220 Feet

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January 19, 2022

0 2220 4441 6662



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CrossTownConnect



Your Community, Your Transportation, Your Way



550 King Street
Littleton, MA
11 August 2021

Lupoli
COMPANIES

ZONING DIAGRAM

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

Questions?

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- ▶ Thank you!!