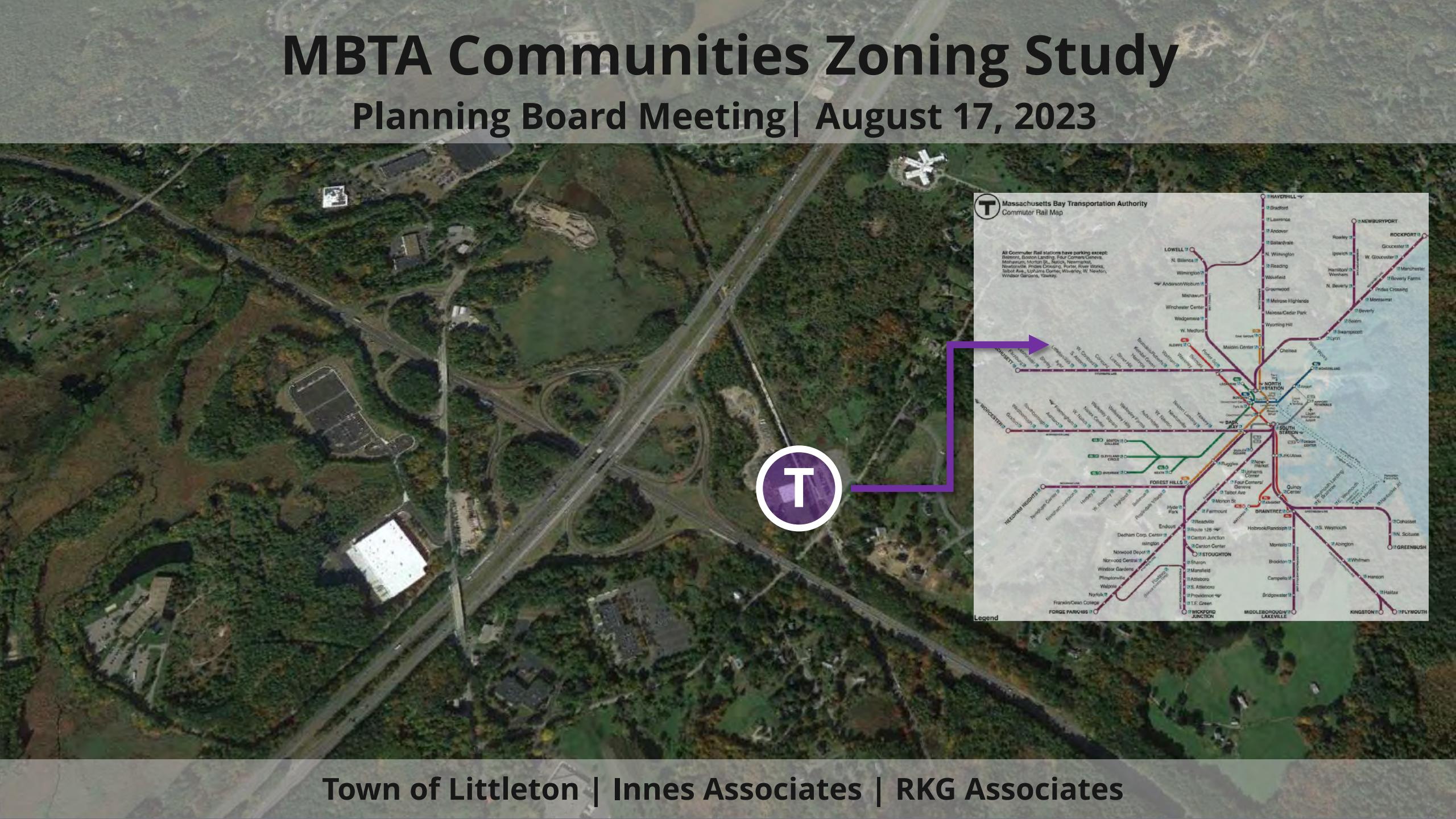


# MBTA Communities Zoning Study

## Planning Board Meeting | August 17, 2023



# AGENDA

Review

Zoning Concepts

Draft Zoning

Outstanding Topics

Discussion

Next Steps

## Consultant Team



# Planning Process

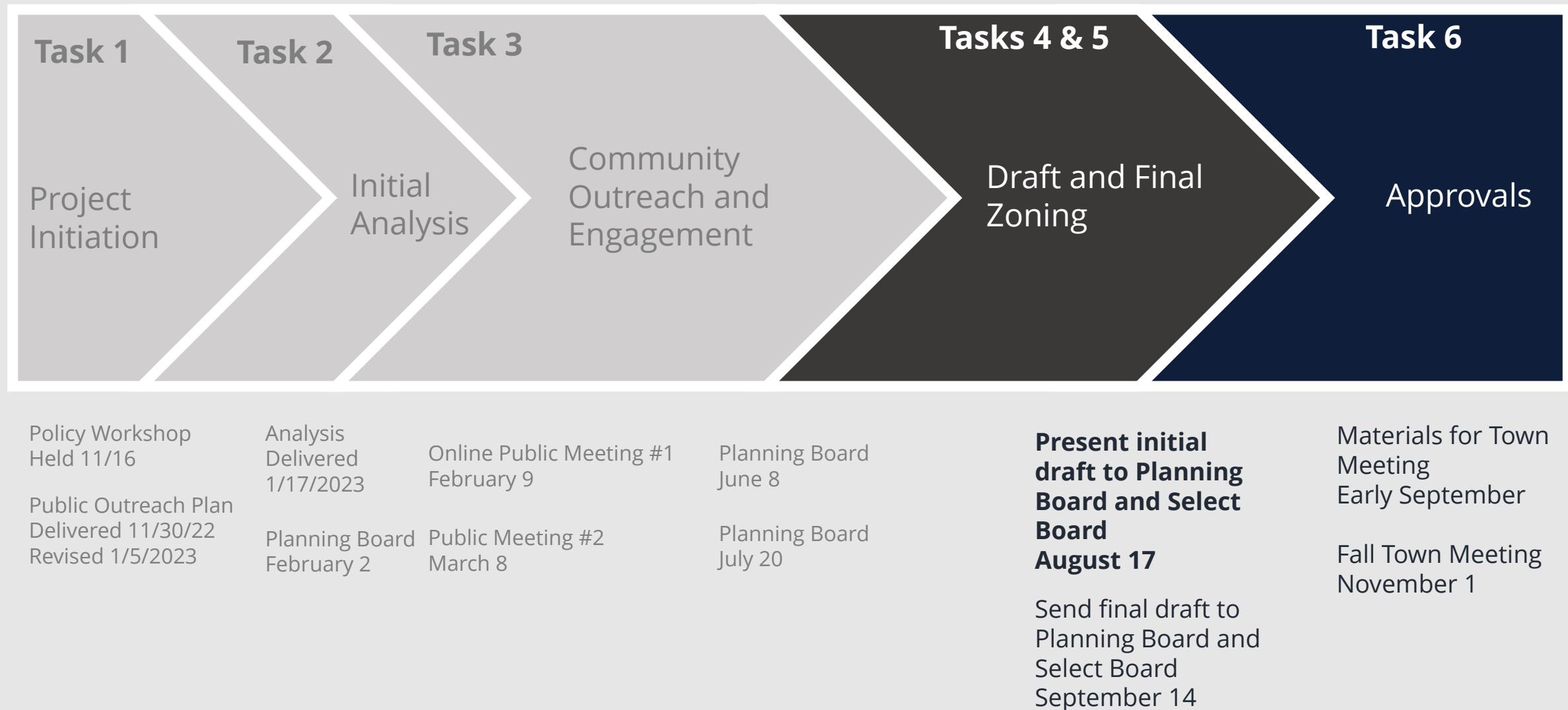
Overview

# PLANNING PROCESS

Evaluate **draft Smart Growth Overlay District** and **approved Village Common Form-Based Code** for compliance with Section 3A of the Zoning Act and the Compliance Guidelines from EOHLC.

- 1 Test: Do these districts comply? **No.**
- 2 Test: If not, which zoning changes are required for compliance? **Complete.**
- 3 Test: Which changes will the community support? **In progress.**
- 4 Draft zoning that is compliant for approval at Town Meeting. **In progress.**

# ABOUT THE PROCESS: TIMELINE



# PLANNING PROCESS

## FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.



# PLANNING PROCESS

## FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

## MARCH 8

- Test scenarios

Approximate outline of SGOD #1.  
Base image: Littleton Station Village Plan, Presentation to the Littleton Planning Board, July 18, 2019.  
Consultant team: Barrett Planning Group LLC, Dodson & Flinker, RKG Associates, pp. 19 and 23.



# PLANNING PROCESS

## FEBRUARY 9

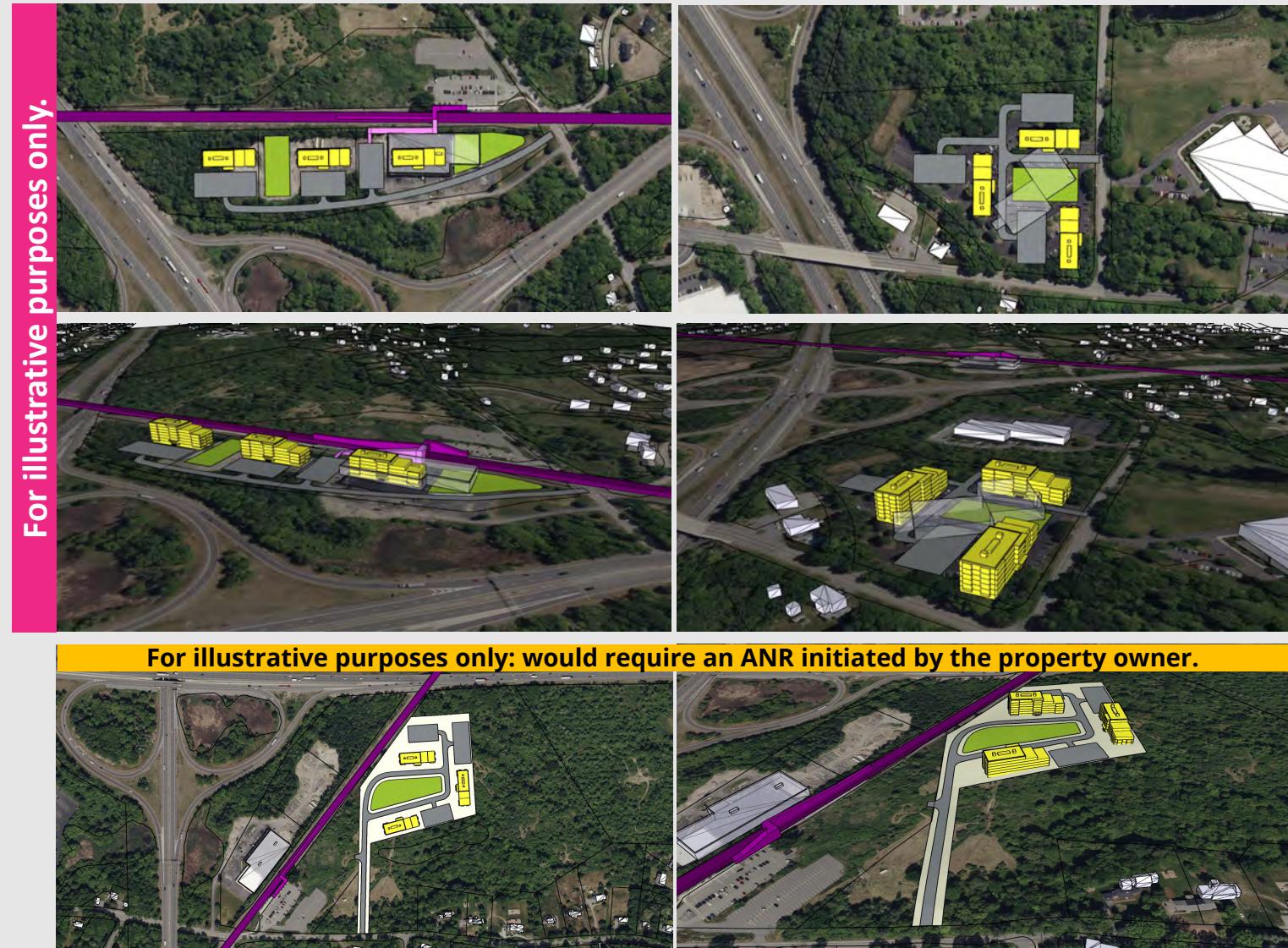
- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

## MARCH 8

- Test scenarios

## JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station



# PLANNING PROCESS

## FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

## MARCH 8

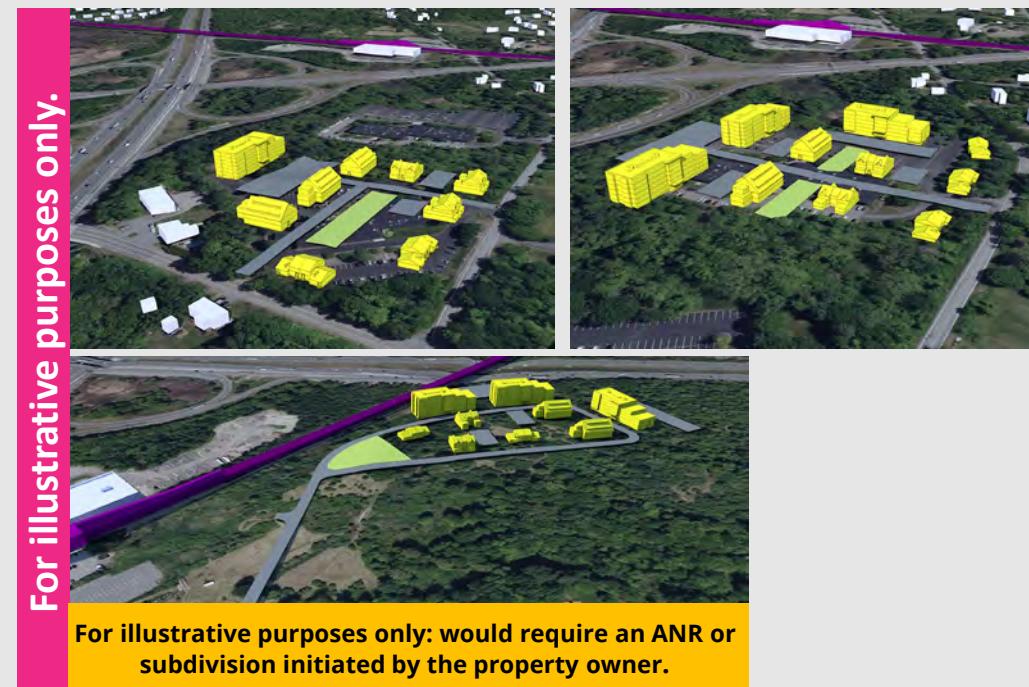
- Test scenarios

## JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station

## July 20

- Present final test scenarios
- Present revised Math of Section 3A
- Discuss how the scenarios feed into zoning options



# PLANNING PROCESS

## FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

## MARCH 8

- Test scenarios

## JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station

## July 20

- Present final test scenarios
- Present revised Math of Section 3A
- Discuss how the scenarios feed into zoning options

## Today

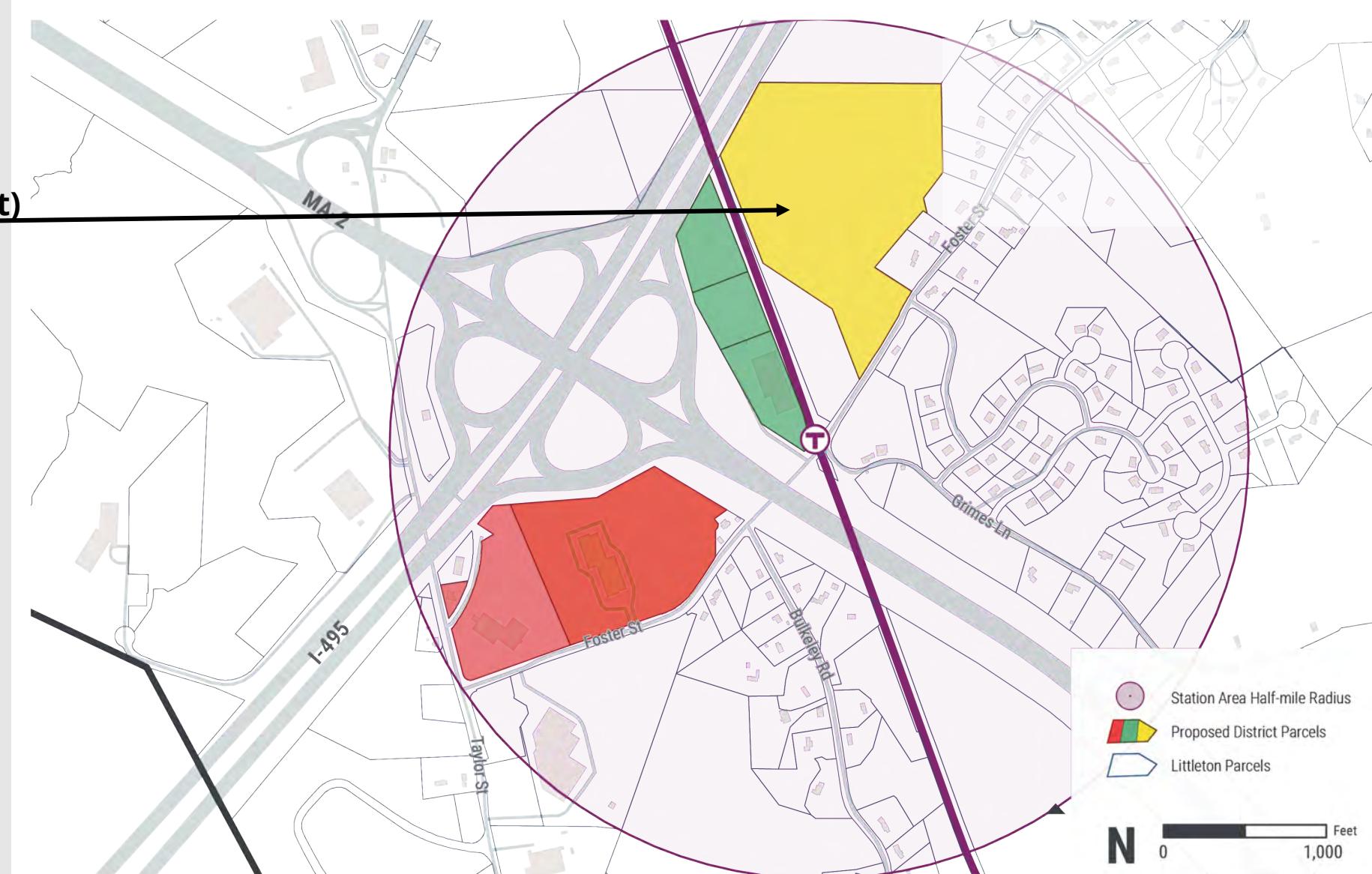
- Present draft zoning
- Discuss outstanding issues

# Principles for Draft Zoning

# PROPOSED ZONING: WHERE

## Proposed LSMFD (Partial lot)

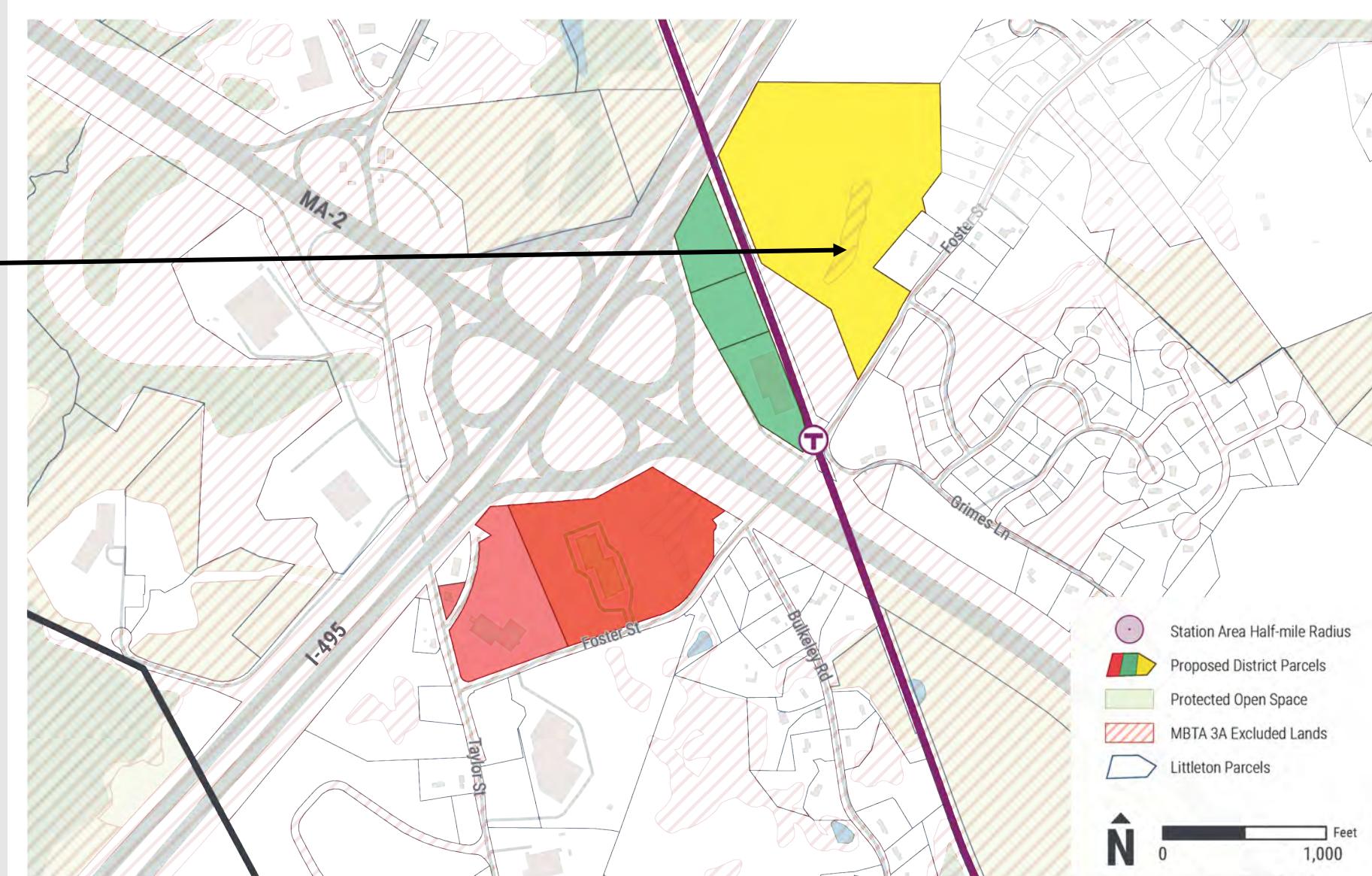
Tonight, we are discussing zoning that would apply to a smaller parcel carved out of parcel R11-3-0 (245 Foster Street)



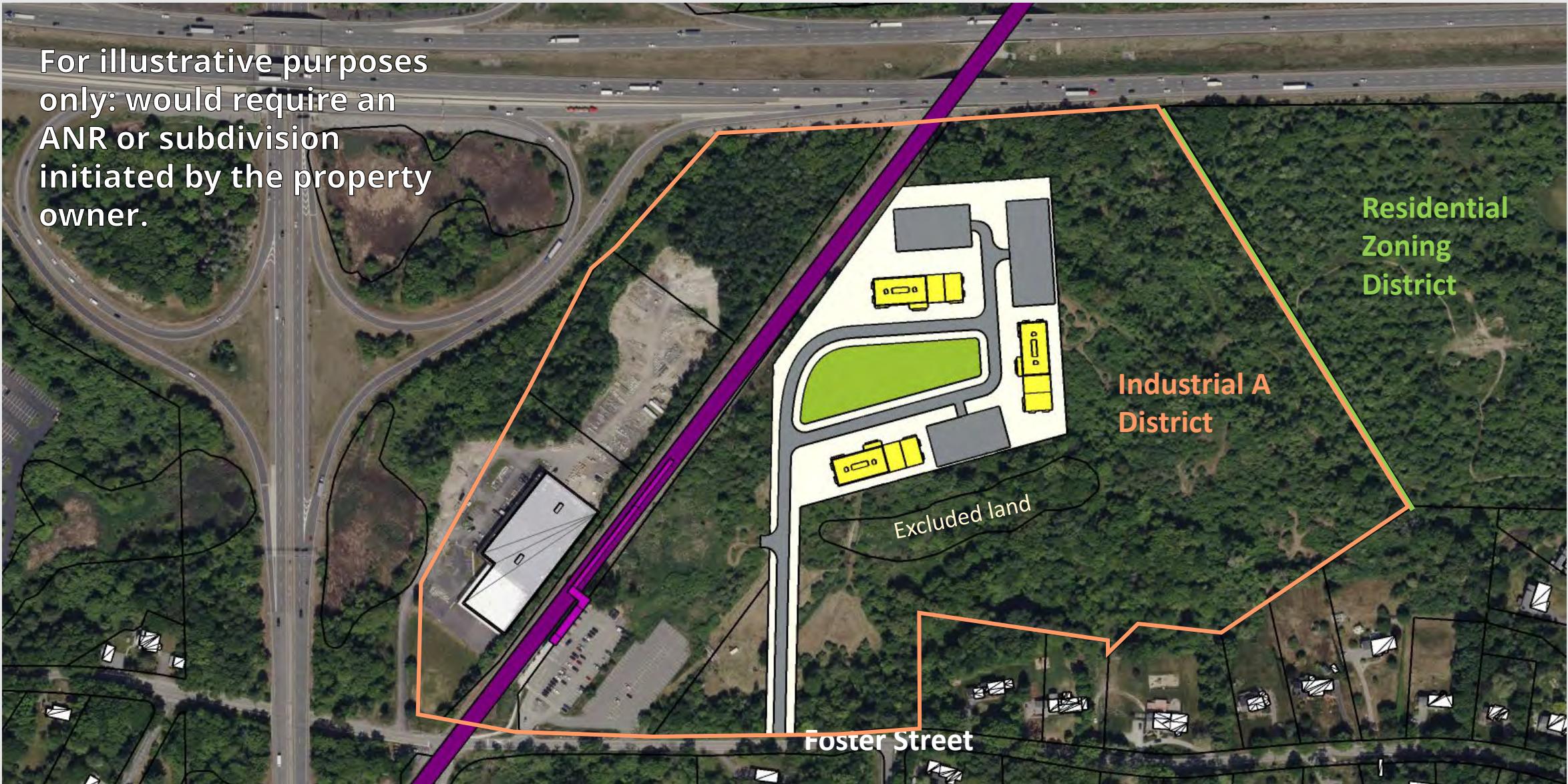
# PROPOSED ZONING : WHERE

This parcel has a small amount of excluded land.

The excluded land cannot be counted as part of the buildable area of the parcel for the calculation of units per acre.



# PROPOSED ZONING: WHERE



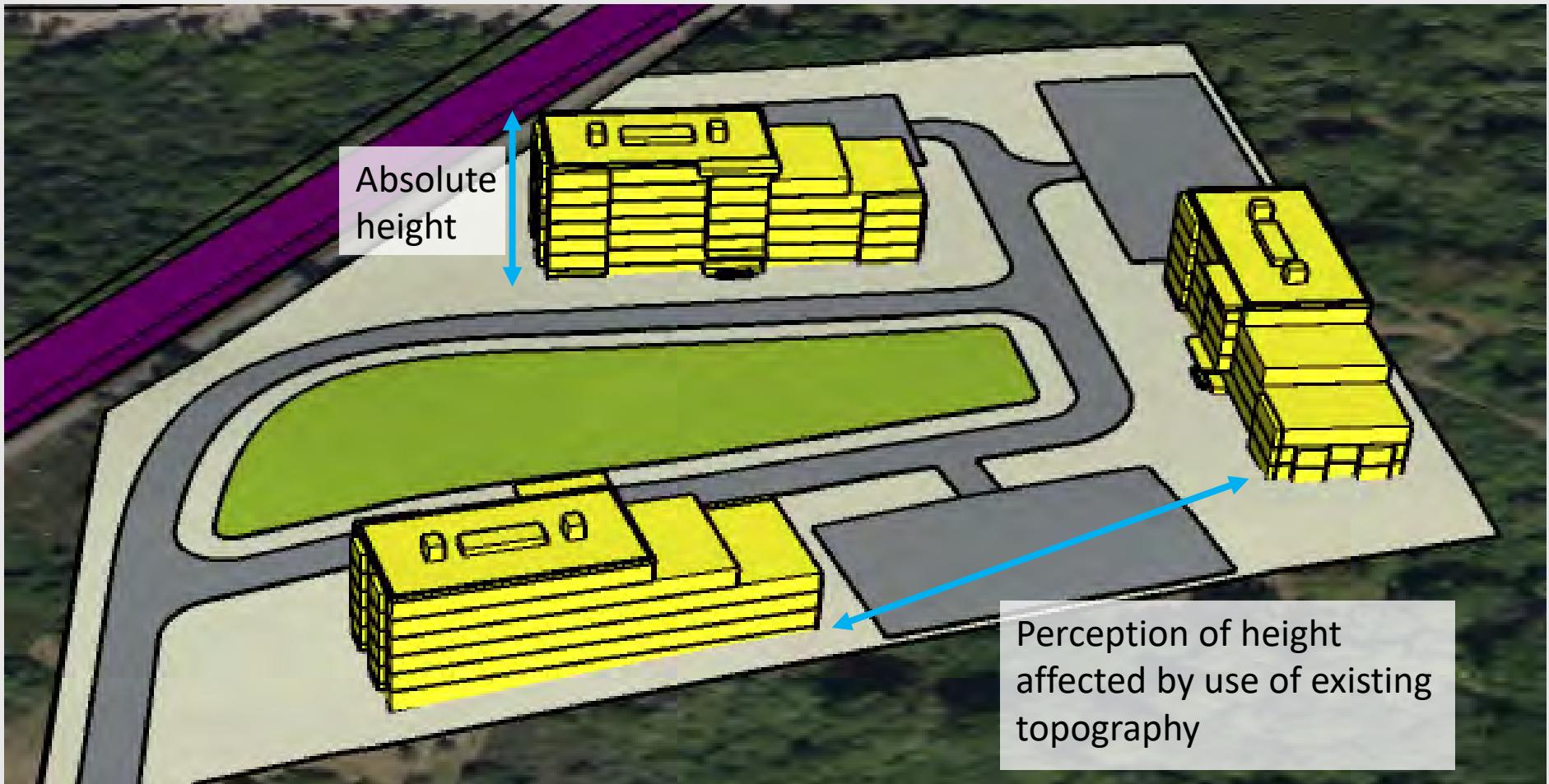
# PROPOSED ZONING: HOW MUCH

For illustrative purposes only.

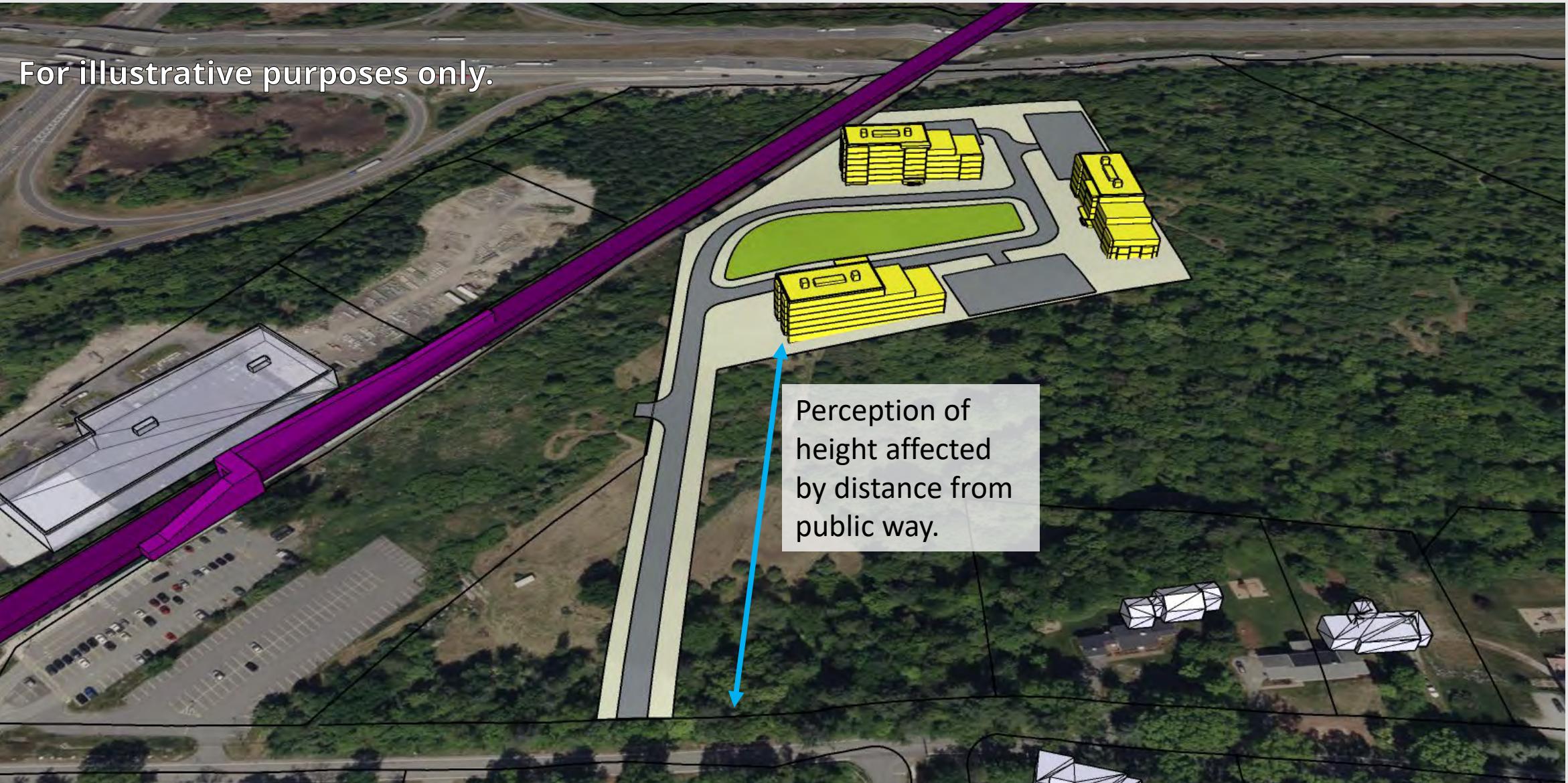


# PROPOSED ZONING: HOW MUCH

For illustrative purposes only.

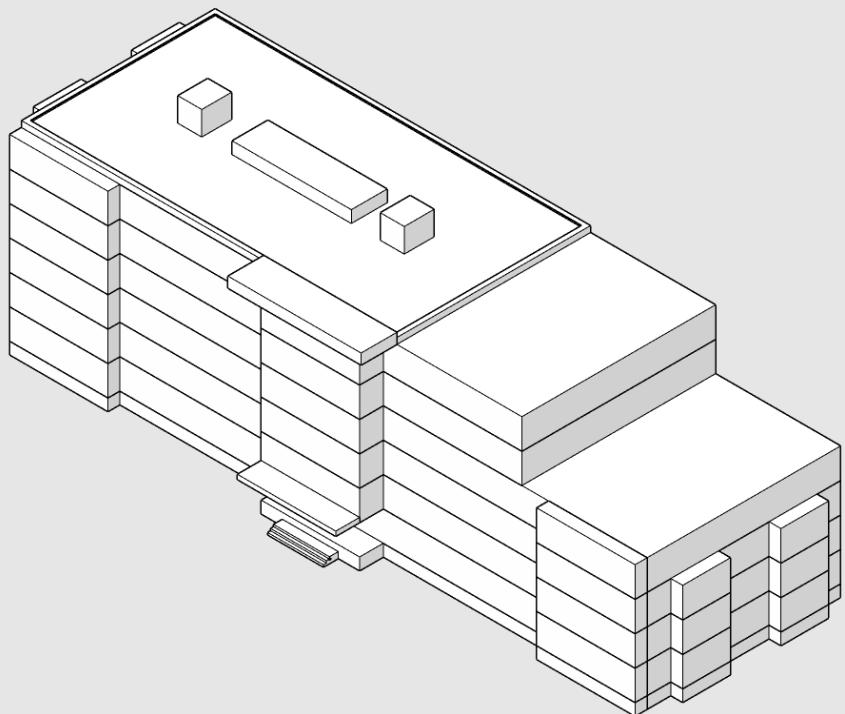


# PROPOSED ZONING: HOW MUCH



# PROPOSED ZONING: HOW MUCH: Building Types

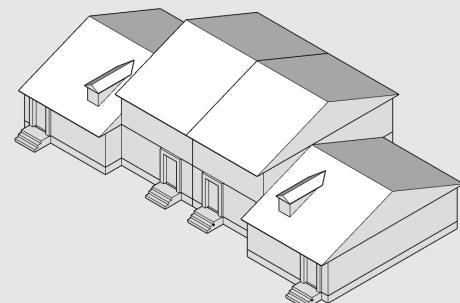
Taller buildings = lower amount of impervious surface  
for building and parking = more open space



Mid-height Multifamily  
~ 58 units  
3 buildings = 174 units

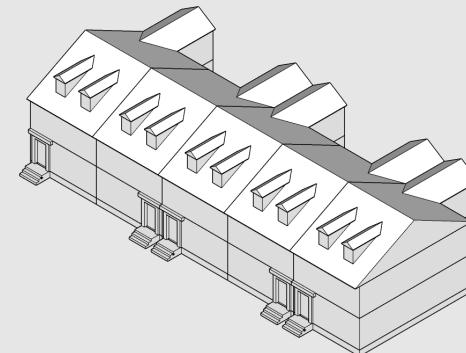
4-family  
4 units  
38 buildings = 152 units

---



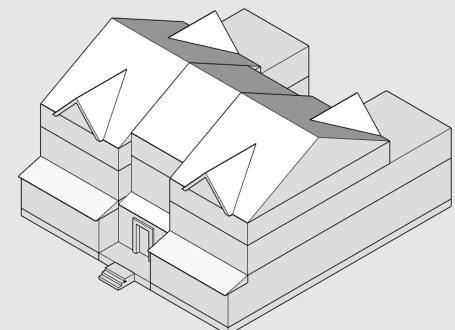
5-family  
5 units  
30 buildings = 150 units

---



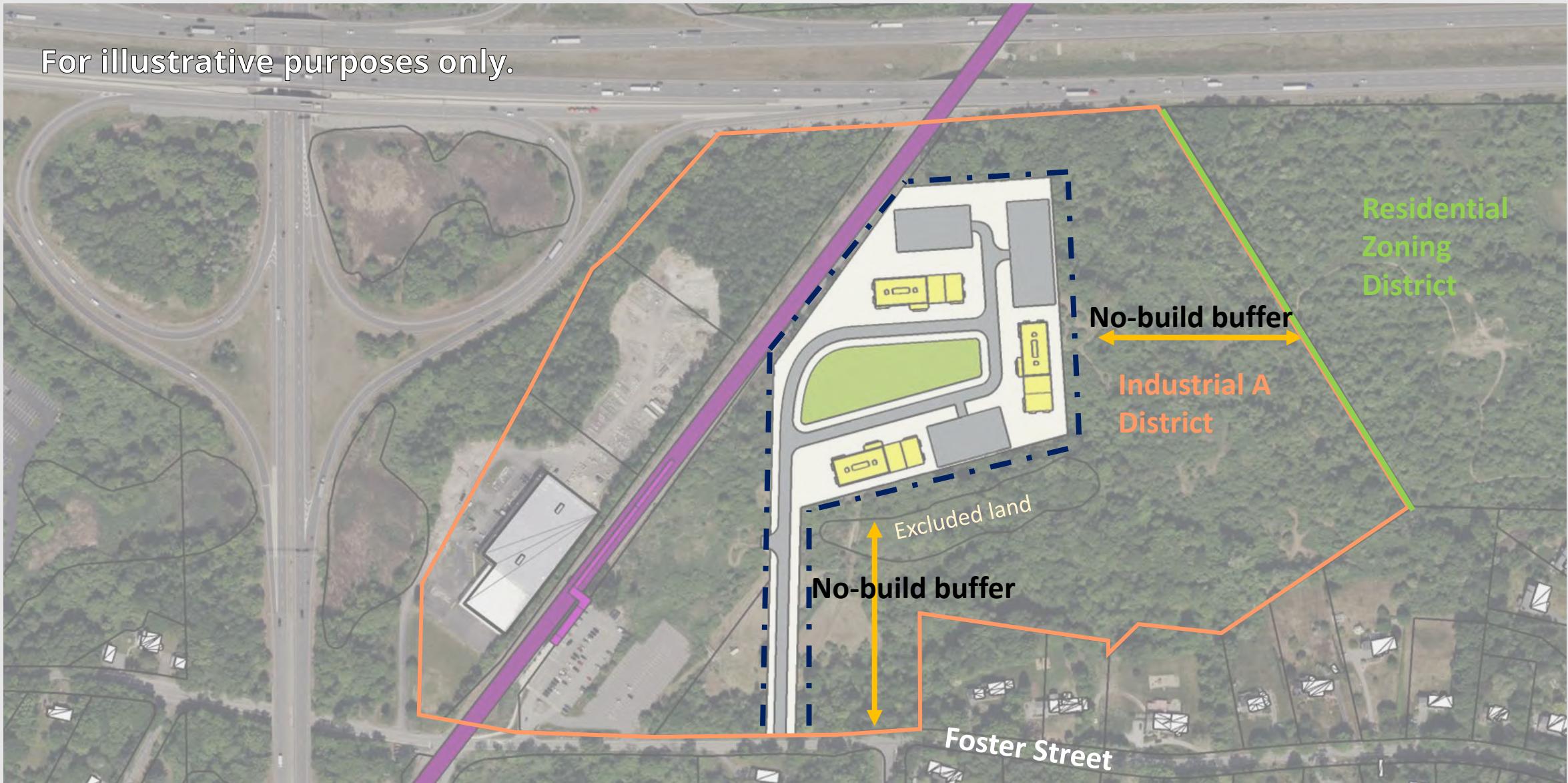
Lower-height Multifamily  
10 units  
15 buildings = 150 units

---



# PROPOSED ZONING : HOW: No-building buffers

For illustrative purposes only.



# PROPOSED ZONING : HOW: Development Standards

For illustrative purposes only.



# **Draft Zoning Littleton Station MBTA Communities Multifamily District (LSMFD)**

# LSMFD: Sections

- A. Purpose
- B. Establishment and Applicability
- C. Definitions
- D. Permitted Uses
- E. Dimensional Standards
- F. Off-Street Parking
- G. General Development Standards
- H. Affordability Requirements
- I. Site Plan Review
- J. Severability

# LSMFD: Key Provisions

## A. Purpose

1. Encourage the production of a variety of housing sizes and types to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Locate housing within walking distance of public transit to promote general public health, reduce the number of vehicular miles travelled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality;
3. Preserve open space by locating a cluster development that preserves open space adjacent to the existing commuter rail station;
4. Encourage connections between the commuter rail station and a community multi-use (pedestrian and bicycle) path; and
5. Increase the municipal tax base through private investment in new residential developments.

# LSMFD: Key Provisions

## B. Establishment and Applicability

1. One lot, to be created in discussions with the property owner, and shown on a map.
2. The lot will likely be between 10 and 12 acres, but should be no less than 10 acres.

## D. Permitted Uses

1. Uses permitted as of right:
  - a. Multifamily housing.
  - b. Maximum residential density is limited to 15 units per acre.
2. Accessory uses:
  - a. Parking.

# LSMFD: Key Provisions

## E. Dimensional Standards

### Intensity of Use Schedule

District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Street Setback (feet)	Minimum Side, Rear Setbacks (feet)		Maximum Building Height (feet)	Maximum Lot Coverage (percent)	
				Principal Building or Structure	Accessory Building or Structure		By Buildings	By Buildings plus Paving
Littleton Station (LS)	None	None	80 Setback from residential district 150	50	50	55	30	80

## F. Off-Street Parking

1. **Maximum** 1.5 parking spaces per unit.
2. **Minimum** 1 bicycle space per unit.

## G. General Development Standards

1. Site Design
2. Buildings, including multiple buildings on a lot, shared outdoor space, and relationship to parking
3. Waivers to allow flexibility as long as design is consistent with the purpose of the zoning.

## H. Affordability

- 10% rounded down to nearest unit.
- Unit affordability is set at no less than 80% of Area Median Income (\$113,040\*).

## I. Site Plan Review

- Establishes standards for site plan review.

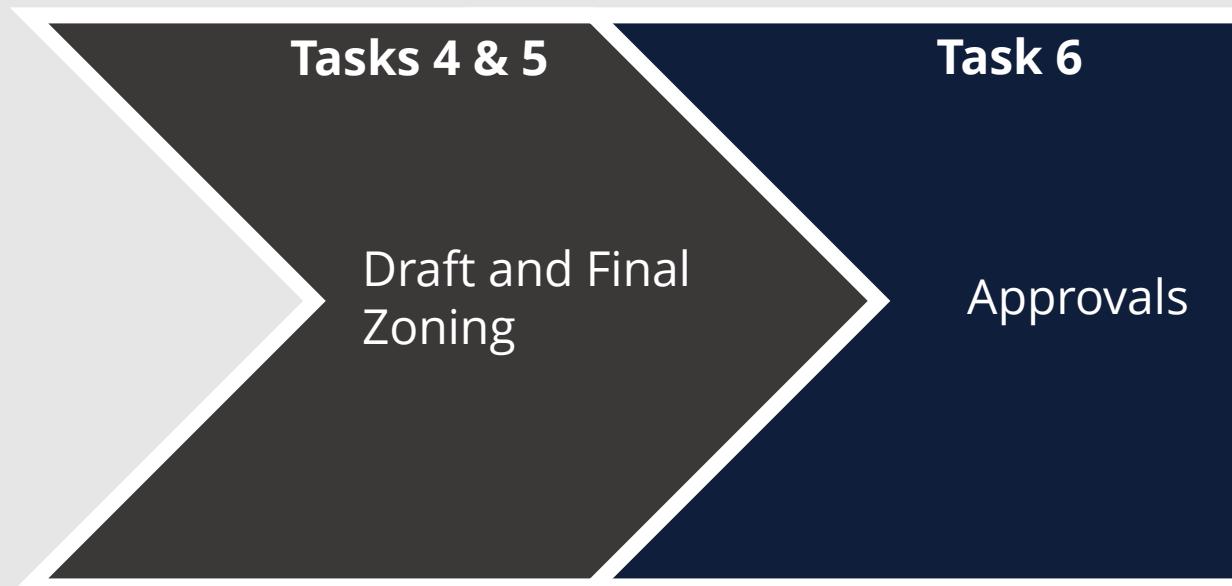
\*<https://ami-lookup-tool.fanniemae.com/amilookuptool/>

# LSMFD: Key Questions

- Is the purpose appropriate?
- Are the dimensional standards appropriate? Current standards are based on existing I-A district.
- Should the zoning define specific building types as shown on page 20?
- Should the Planning Board consider a height bonus for connecting the proposed community path across the property to the train station?
- Should the Planning Board consider additional density in exchange for greater affordability?
- Should additional development standards be considered? The proposed 40R design standards focus on a mixed-use environment, however, some of the guidelines could be appropriate for a multifamily development.
- Are the site plan review provisions required?

# Discussion and Next Steps

# ABOUT THE PROCESS: TIMELINE



Deliver final draft  
to Planning Board  
and Select Board  
September 14

Materials for Town  
Meeting Early  
September

Fall Town Meeting  
November 1

## NEXT STEPS

If you have questions about this process, please email  
Maren Toohill, AICP, Town Planner, at [mtoohill@littletonma.org](mailto:mtoohill@littletonma.org)

## NEXT STEPS

Are you interested in finding out more about this topic?

For a map of Littleton's current residential density, please go to:

<https://residensity.mhp.net/>

For an explanation of the MBTA Communities Act and the requirements, please go to: <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

For data about Littleton's housing stock and needs, and the ability to compare Littleton to other communities, please go to

<https://mhpcenterforhousingdata.shinyapps.io/DataTown/#>

# MBTA Communities Zoning Study

# Thank you!

