

Cabot, Cabot & Forbes

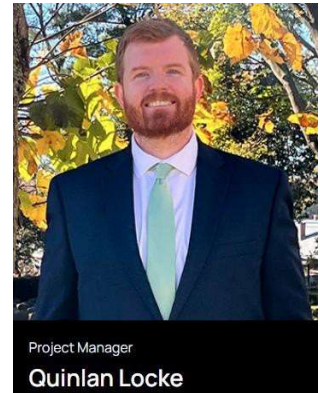
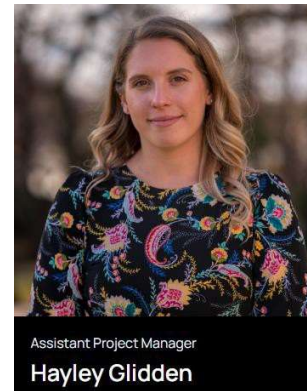
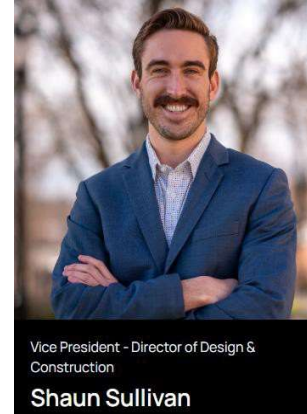
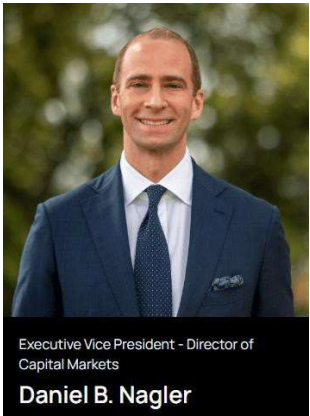
Littleton/Route 495



January 24, 2024

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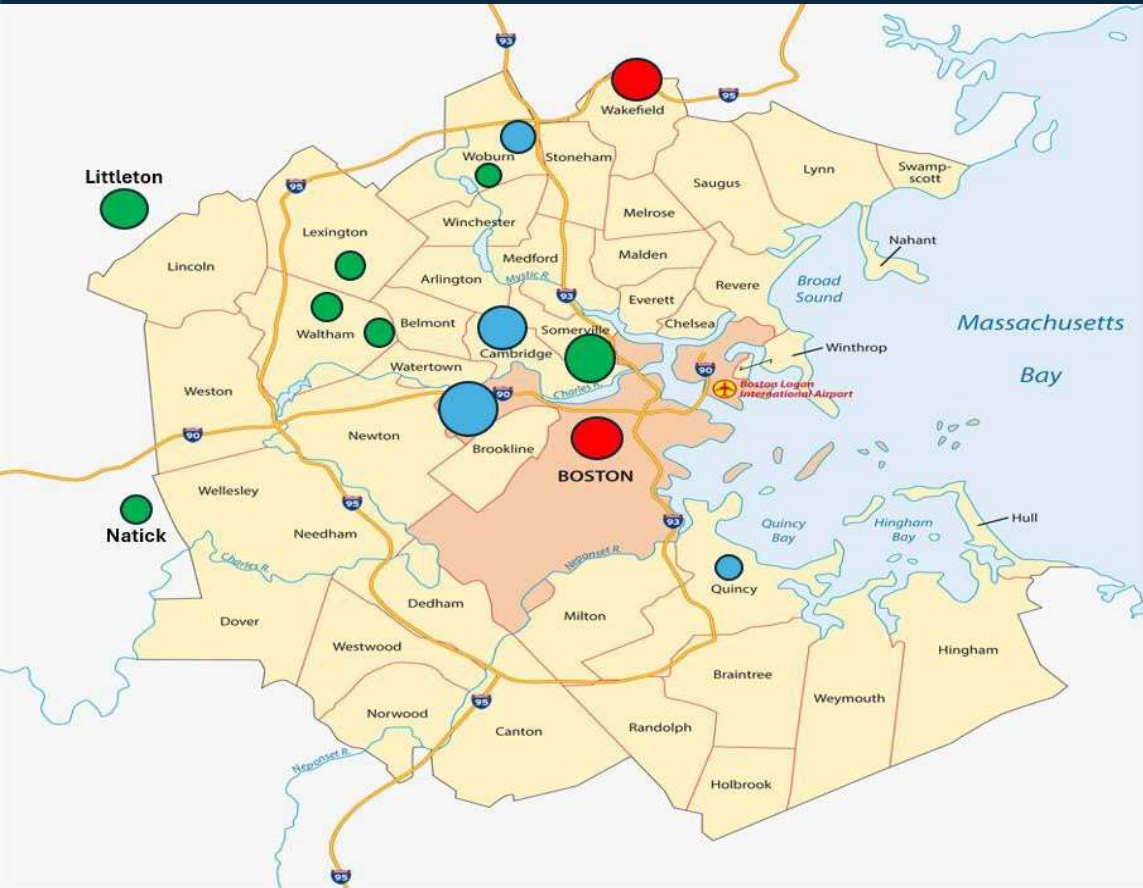
MBTA Communities Team



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Greater Boston Multifamily TOD Map



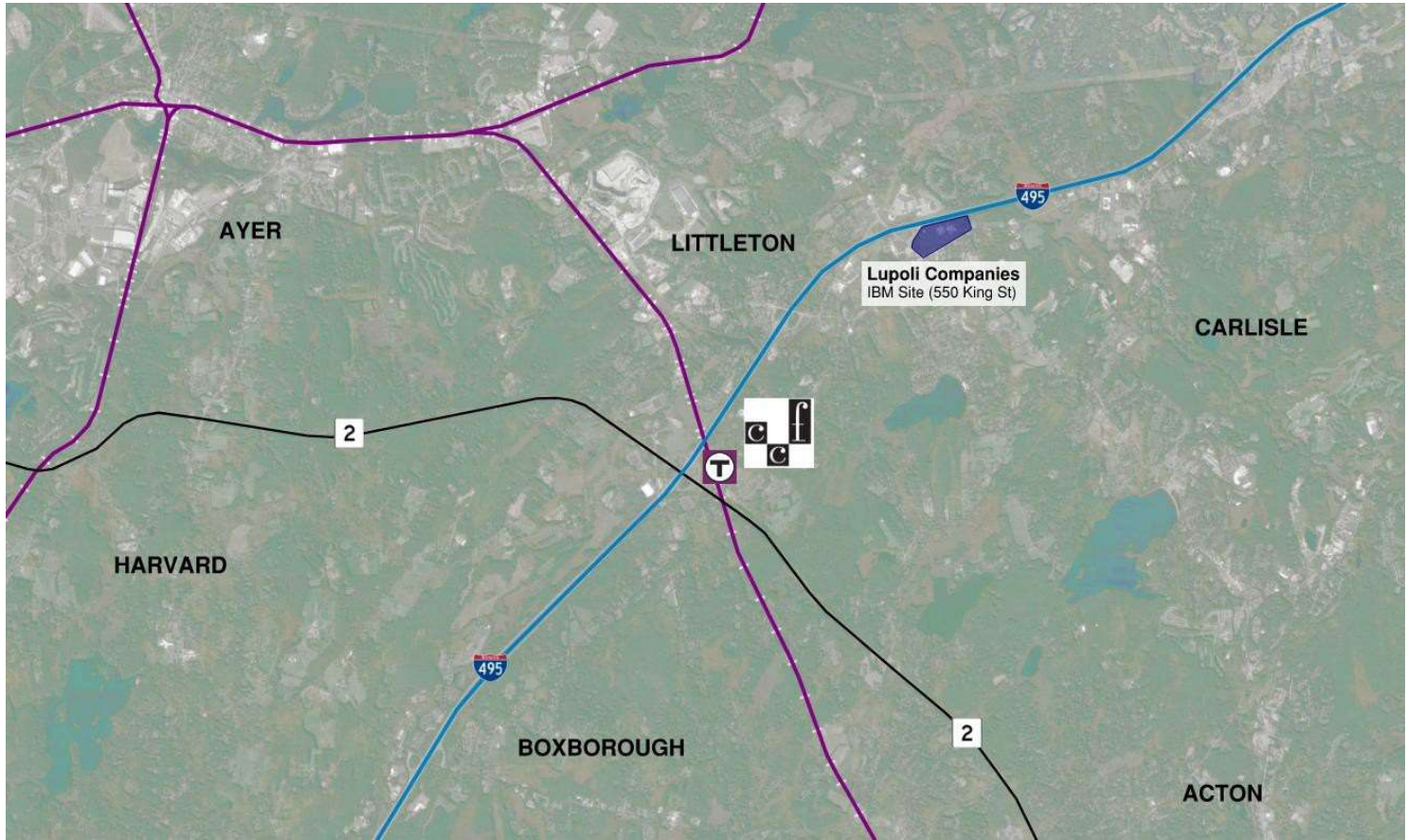
Blue :Completed Projects

Red: Under Construction

Municipality Completed 2015-2022	Unit Count	Municipality	Unit Count
Brighton	683	Fenway	365
Cambridge	428	Wakefield	440
Woburn 120	289		
Quincy	180		
	Total: 1,580		Total: 805

Green: New Projects

Map Aerial



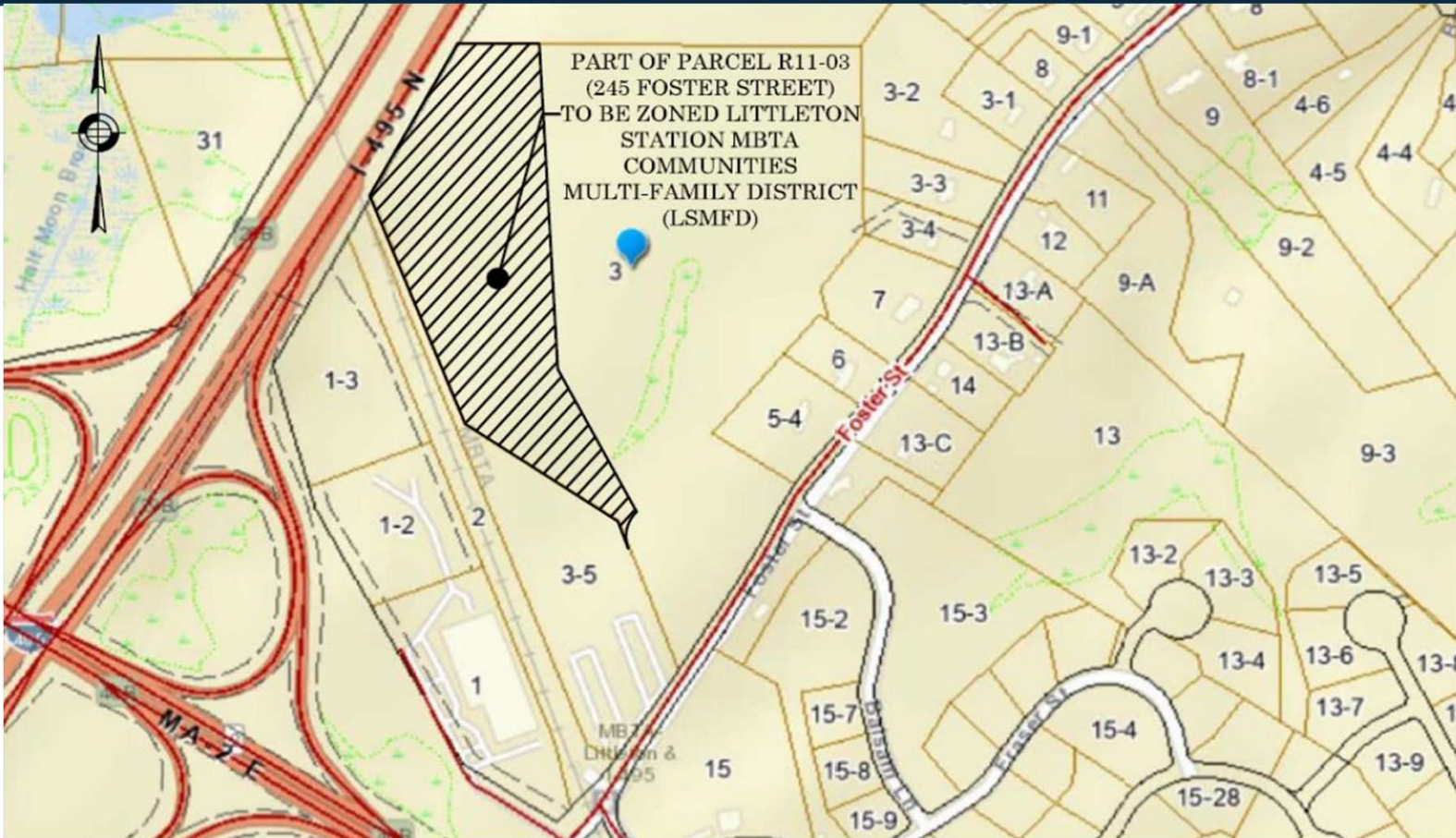
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Commuter Rail Aerial



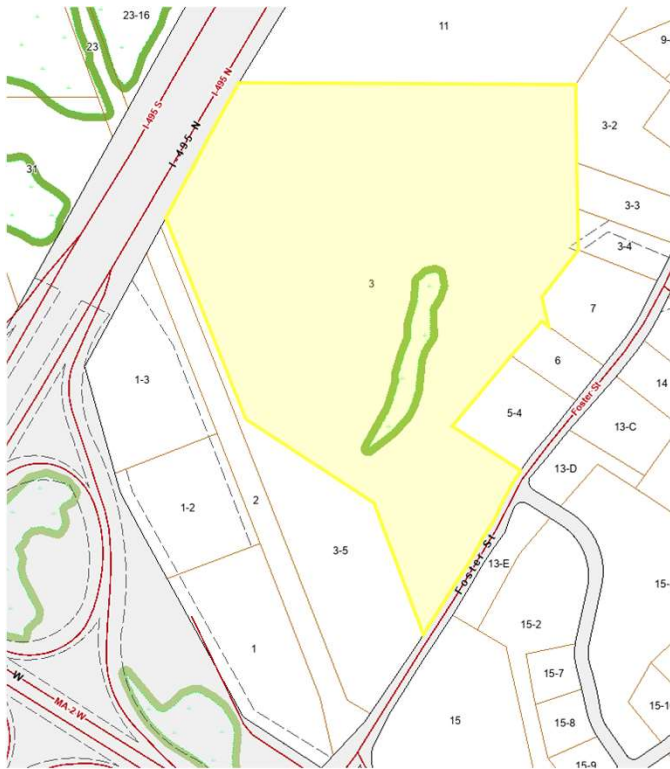
Proposed Zoning + MBTA Communities

Town Meeting 11/01/23

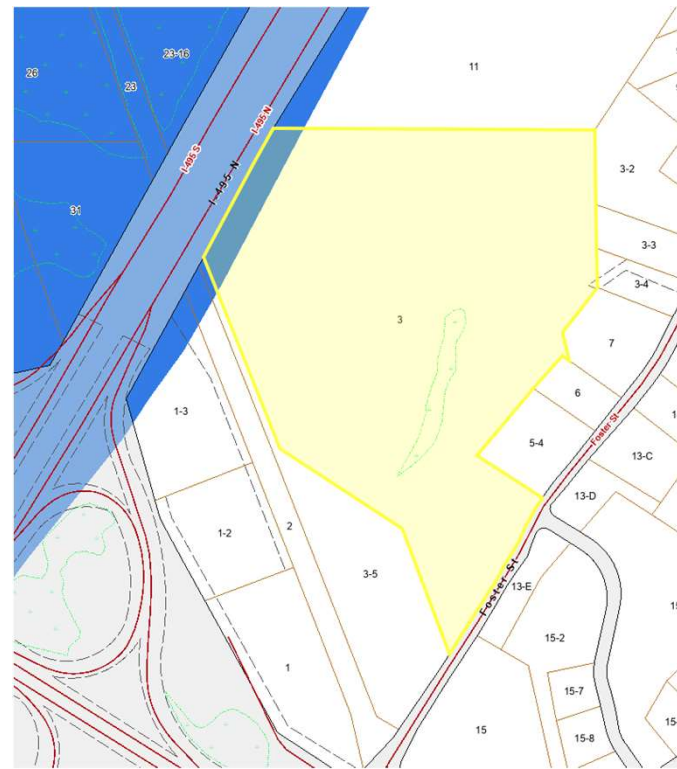


Wetlands and Aquifer District

DEP Wetlands



Aquifer Zoning Overlay District



Water Resource Overlay District

Littleton, MA
Contact

- + Property Map
- + Adult Use Marijuana Establishment Zoning Overla
- Aquifer Zoning Overlay District
 - Aquifer
- + Contour Map
- DEP Wetlands
 - + DEP Wetlands
- + FEMA Flood Map
- + Firearms Maps
- + MassGIS Data
- + Neighborhood Map
- + Primary Land Use Map
- + Chapter Lands Map
- + Town-Owned Parcels Map
- + Property Sales
- + Proposed Common Sewer District Map
- + School Bus Driving Distance Map
- + Town Defined Maps
- Water Resource Zoning Overlay District
 - Water Resource
- + Zoning Map

CAI ArcGIS

About Disclaimer Help Feedback

January 24, 2024

Precedent Studies

Solar & Car Ports



Senior Housing

Fox Hill Village, Westwood



Amenities & Commercial/Retail



Recreation & Nature Trails



Infrastructure

Sewer & Wastewater

Municipal Electric & Water

Traffic & Roadways

National Grid Issues

Public Safety Issues

Appendix

MBTA Communities

Littleton Requirements

Community	Community category	2020 Housing Units	Minimum multi-family unit capacity*	Minimum land area**	Developable station area***	% of district to be located in station area
Littleton	Commuter Rail	3,889	750	50	244	20%

MBTA Communities

Why This Site

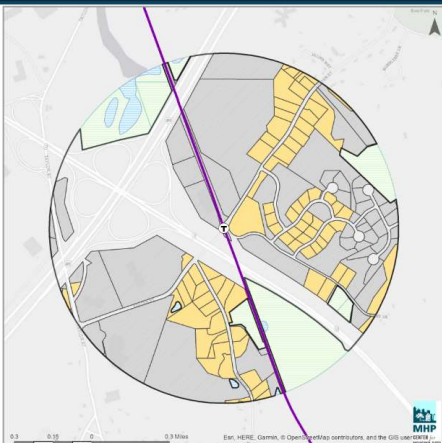
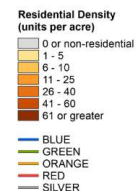
Station:
Littleton/Route 495

Line/Route:
Fitchburg Line

Communities in area:
Littleton

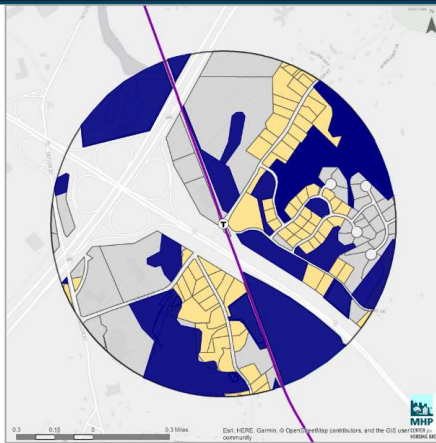
Total units:
84

Average density:
0.2 units per acre



Properties Exempt from MBTA Communities

- Publicly Owned Parcels
- Rivers and Streams
- Wetland Resource Areas
- Protected Open Space



Parcels occupied by 1-2 Family Homes



Remaining parcels

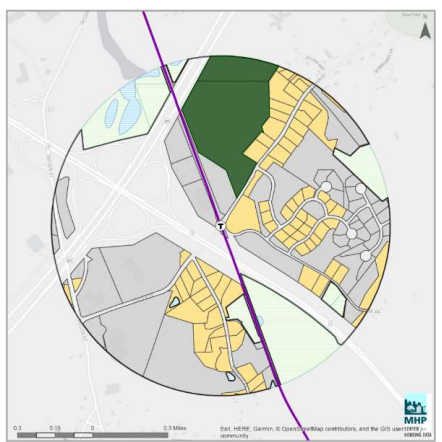
Ability to meet or exceed MBTA Community Requirements

Minimal traffic impacts due to proximity to MBTA and Route 2 / I-495 Interchange

Infrastructure impacts may be managed on site

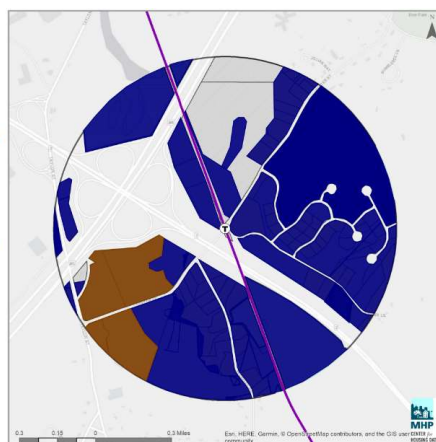
Minimal impacts to existing residential and commercial areas

Ability to create improvements abutting transit station



Areas occupied by multiple commercial tenants

- Currently contributing to town in the form of jobs, RE Taxes
- Further away from MBTA Station



Areas that could not achieve contiguous acreage needed for compliance

Areas that may not be considered for MBTA Communes



CC&F Regional TOD Housing Wakefield (200 Quannapowitt)



CC&F Regional TOD Housing Wakefield (200 Quannapowitt)



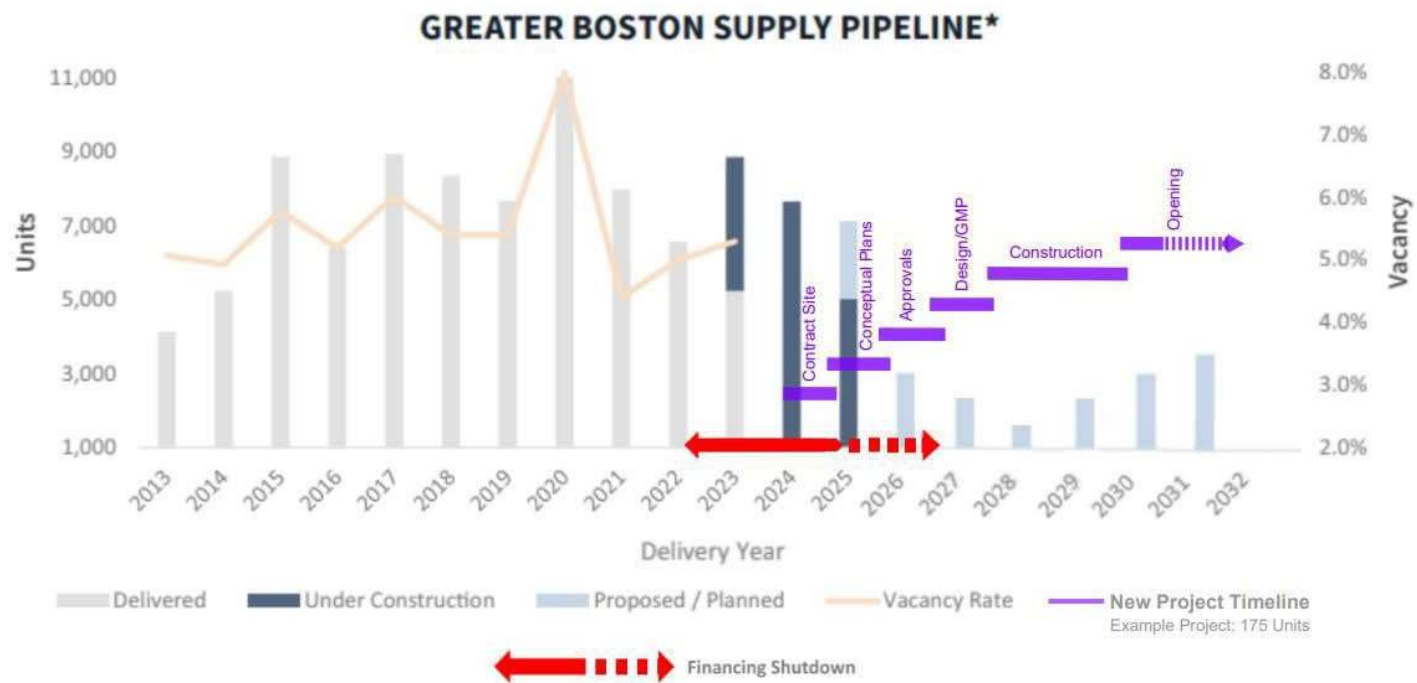
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CC&F Regional TOD Housing

Other TOD Projects



Greater Boston Housing Crisis



*Jones Lang LaSalle