

Area C Discussion points 12/3/09

By MAPC 12/2/09

Major Goals for this area, based upon input received, are to

- preserve the eastern gateway to Littleton Village Center, to preserve the rural/historical character of the community and to define the eastern edge of the commercial village area
- promote the preservation of *prime agricultural soils* and working farmland within the town for economic development purposes

Note that additional more secondary goals are listed on page 2 of the concept zoning.

An additional goal, or means of achieving the above major goals, is to

- provide an alternative to single-family residential uses that protects the site's resources while also allowing economic development of the properties.

From a practical standpoint, to meet the goals of preservation of the farmlands to the east of the village in the long-term, the town must either:

- buy the land,
- secure a Conservation Restriction or Agricultural Preservation Restriction, or
- propose zoning uses for the landowners that will result in implementation of goals of community

Concepts to be discussed 12/3/09:

- For residential uses, further promote cluster development by:
 - Bonus density for additional open space
 - Bonus density for protection of prime agricultural soils
 - Bonus density for protection of roadside areas (goal is 300' from roadway)
 - Allow for conversion of single-family units to more (but smaller) townhome units (increases clustering on the site and can improve design and amount of open space); note that this is already allowed in Over-55 housing.
- Allow for additional non-residential uses, if farmland and open space are protected:
 - Allow for Extensive Recreational uses not in conflict with Agricultural uses
 - Allow for additional farm-related uses such as farmstand restaurants
 - In a cluster that protects agricultural lands, allow for conversion of potential residential units into non-residential square footage, based upon formula and special permit