

Littleton Common Overlay District

A project of the Metropolitan Area Planning
Council for the Town of Littleton

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What is an Overlay District

- An overlay district is a common tool for establishing development restrictions, or extending development incentives, on land within a defined geographic area (e.g., a village area) or characterized by specific physical features or site conditions (e.g., wetlands, floodplains).

What is an Overlay District

- An Overlay district is adopted as part of a zoning bylaw, and is superimposed over one or more underlying conventional zoning districts in order to address areas of community interest that warrant special consideration.

Existing Overlay Districts

- Littleton already has overlay districts incorporated into its zoning. For example, the Aquifer and Water Resource District regulations provide additional requirements over all zoning districts. These regulations are designed to provide further protection to the town's water resources.

Purpose

- The Littleton Common Overlay District would seek to implement the community's goals for economic development and community character.

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- The Overlay District could provide development incentives (e.g., expanded allowed uses), that would encourage developers to produce specific types/styles of development that meet the community's goals (e.g., Strengthen the town center to meet the needs of residents and employees for local shopping, civic and community functions).

Location

- The Littleton Common Overlay District is initially defined as including the properties bordering both sides of the Great Road and bounded on the west by Beaver Brook Road and on the east by Powers Road.
- This area includes the Cisco and IBM sites, Littleton Common Business District, and the farmland east of the business district.

Implementation

- The potential Littleton Common Overlay District would cover portions of the Industrial, Business and Residential Zoning districts , and would seek to further guide development in these areas.
- The Overlay District is anticipated to have three sub-areas to provide for different goals , allowed uses, densities, etc. for each area.

Process for Adoption

- A public forum will be held in June to solicit input regarding uses for the various sub-areas
- The forum will include an exercise to allow for public input regarding design issues (both for structures and streetscapes)
- Following this forum, MAPC will work with the Planning Board to draft the Overlay
- The Overlay will be presented to Town Meeting for approval (Fall 2009)