



**TOWN OF LITTLETON
CHECKLIST
Village Common & King Street Common FBC Area
ADOPTED Feb. 3, 2022**

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

*Submit this Checklist with the Form 1H Application for any project that is required to comply with Article XXX and applicable sections of Article XXXI

LOT STANDARDS (§173-220)

Fill out columns “Existing” and “Proposed”, as applicable:

Standards	Required	Existing	Proposed	Compliant (Internal Use Only)
Building Setbacks				
Front Setback, Primary (min / max)	10 ft / 20 ft (Subject to the sidewalk setback requirements of §173-220.A.d.)	N/A	1200: 10 FT 1400: 10 FT 1500: 10 FT	
Front Setback, Secondary, if applicable (min / max)	10 ft / 20 ft	N/A	N/A	
Left Side Setback (min)	10 ft	N/A	N/A	
Right Side Setback (min)	10 ft	N/A	N/A	
Rear Setback (min)	10 ft	N/A	N/A	
Parking				
Parking Setback, Primary (min)	20 ft	20 FT	26 FT	
Parking Setback, Secondary, if applicable (min)	20 ft	N/A	N/A	
Parking Spaces (min) (See §173-224.A. and include calculations)		487 SPACES	551 SPACES	
Lot Development				
Lot Coverage (max) 80%	80% (Subject to the requirements of the Article XIV Aquifer and Water Resource District and §173-224.J.)	49%	80%	
Façade Build Out (min)	60%	N/A	80%	

SITE STANDARDS (§173-224)

Check if Compliant (Internal Use Only):

Parking Standards (§173-224.A. thru G.):

- Parking & Driveway Location
- Driveway Design
- Parking Lot Design
- Parking Lot Access
- Parking Structure, if applicable (§173-224.G.a. and §173-233.H.d.)

Sidewalk Curb Cuts (Optional and only allowed by Special Permit per §173-221.H.a.):

- If the location of the new curb cut will minimize potentially dangerous conflicts between motor vehicles and pedestrians;
- If the property owner has, to every extent practicable, attempted to avoid the creation of a new curb cut by creating a cross-access connection between parking lots, utilizing or establishing shared driveway access, or creating a parking lot that is shared between multiple uses on the same block face; and
- If efforts have been made to locate the new curb cut on Great Road, King Street, Meetinghouse Road or Stevens Street. Locating the curb cut on side streets shall be discouraged.

Screening Standards (§173-224.I.):

- Loading Facilities
- Service Areas
- Mechanical Equipment

Impervious Area Lot Coverage Maximum (excess of maximum only allowed by Special Permit per §173-224.J.b.):

- The Littleton Water Department has been given an opportunity to review and comment on the Special Permit application, including the proposed impervious area lot coverage and provisions for stormwater management and artificial recharge of groundwater.
- The development complies with the Massachusetts Department of Environmental Protection Stormwater Standards and the Littleton Planning Board Stormwater Management and Erosion Control Regulations. Up to date precipitation data, such as in NOAA Atlas 14, must be used for meaningful stormwater control.
- The artificial recharge provided as part of the development's stormwater management design will not degrade groundwater.
- The proposed development is compliant with §173-63.A. through F. of Article XIV, Aquifer and Water Resource District.
- The proposed development is compliant with §173-220 Lot Standards of this Article.

Site Design Guidelines (§173-222)

- Landscape design in the frontage area complements adjacent sidewalk and provides additional pedestrian amenities.
- Site landscaping prioritize materials common to Littleton's agrarian history.
- Site landscaping prioritize native plant species and xeriscape.
- Rain gardens and bioswales installed to infiltrate runoff from impervious surfaces.

- Existing historic structures preserved and incorporated into new development to every extent practicable.
- Where vegetative solutions are not feasible, porous concrete or porous asphalt should be used for impervious surfaces to infiltrate stormwater.

BUILDING STANDARDS (§173-221)

Building Name/Address/No.: _____

Fill out columns “Existing and “Proposed”. Attach separate Building Standards sheets (pages 8 & 9) for each additional building.

Standards	Required	Existing	Proposed	Compliant (Internal Use Only)
Primary Massing(s)				
Width(s) (max)	45 ft (If narrow end oriented front)			
Depth(s)				
Heights				
Number of Stories				
Ground Floor Area				
Second Story and Above Application	SEE FOLLOWING PAGE FOR KING STREET COMMON FBC BUILDING STANDARDS TABLE			
Half Stories Application				
Building Height				
Use and Occupancy				
Ground Floor Area				
Upper Story	Any Use, subject to the requirements of Article V and §173-221.J			
Ground Story Fenestration	60% min (If Commercial)			
	15% min / 25% max (If Residential)			

Building Standards	Standard	Required	1100	1200	1300	1400	1500
Primary Massing(s)							
Width(s) (max)	45ft (narrow end oriented front)	62'/62'	56'	40'/40'	61'	N/A	
	60ft (long side oriented front)	N/A	86'-5"	119'/124'	100'-9"	89'-3"/ 82'-9"	
Depth(s) (max)	90ft (narrow end oriented front)	71'/73'	76'	152'-8"/152'	72'	N/A	
	45ft (long side oriented front)	N/A	72'	42'-9"/42'-9"	72'	72'/72'	

Heights (Subject to 173-233.H in KC district)	Required	1100	1200	1300	1400	1500
Number of Stories (max)	2.5 stories (Commercial), 4 stories (Mixed-use)	2 stories*	1 story*	3* and 4 stories	1 story*	1 story*
Ground Story Height	14ft min (Commercial)	18'/31'-9"	18'	22'/11'	18'	18'
	10ft min/12ft max (Residential)	N/A	N/A	N/A	N/A	N/A
Second Story Height, if applicable (min/max)	10ft/12ft	20' (mid-roof height)	N/A	11'	N/A	N/A
Half Story Height, if applicable (min/max)	10ft/16ft (Commercial)	N/A	N/A	N/A	N/A	N/A
	10ft/12ft (Residential)	N/A	N/A	N/A	N/A	N/A
Building Height (max)	36ft (Mixed Use/32ft Alt. Resi 50ft) (Mixed-use)/35ft (Commercial)	37'-11"	34'-3"	49'-8"	34'-4"	34'-3"

Use and Features	Required	1100	1200	1300	1400	1500
Ground Story	Any Use per 173-224.1 173-229	Retail/ Restaurant	Retail/ Restaurant	Retail/ Restaurant	Retail/ Restaurant	Retail/ Restaurant
Upper Story	Any Use per 173-221.1 173-229	N/A	N/A	Residential/ Parking	N/A	N/A
Ground Story Fenestration	60% min (Commercial)***	PW: 83.8%, G: 84.2%	PW: 63.9%, G: 63.3%	PW: 60.3%	PW: 67%	PW: 63%
	15% min / 25% max (Residential)	N/A	N/A	N/A	N/A	N/A
King Street Fenetration	83.8%	42%****	60.3%	53.6%****	26.1%****	*****Obscured Glass
Upper Story Fenestration (min/max)	15% / 25%	45.5%	N/A	24.1%	N/A	N/A
Building Separation	Required	1100	1200	1300	1400	1500
Distance from any other building(s) (min)	20ft	>20'	>20'	>20'	>20'	>20'

* Requires Planning Board discretion of waive floor to floor heights as allowed by King Street Commons**
 ** Village Common notes floors taller than 16' count as two stories
 173-229 of King Street Commons amends this
 *** Façade facing the pedestrian way (PW) or "the green" (G)

Upper Story Fenestration (min / max)	15% / 25%			
Building Separation				
Distance from any other building(s) (min)	20 ft			

Check if Compliant (Internal Use Only):

- Roof Features (§173-221.I.)
- Building Assembly (§173-221.M.)

Building Component (§173-221.L.):

- Side Addition(s), if applicable
- Rear Addition(s), if applicable
- Projecting Gable(s), if applicable
- Projecting Storefront(s), if applicable
- Dormer(s), if applicable
- Cross Gable(s), if applicable
- Bay Window(s), if applicable
- Balcony(ies), if applicable

Frontage Types (§173-221.N.):

- Gallery(ies), if applicable
- Entry Plaza(s), if applicable
- Dining Patio(s), if applicable
- Front Garden(s), if applicable
- Porch(es), if applicable
- Dooryard(s) or Stoop(s), if applicable
- Common Lobby(ies), if applicable

Building Design Guidelines (§173-222):

- Building assembly differs on abutting lots.
- Architectural design complements the Town's architectural character.
- Consistent and harmonious composition of materials, windows, doors, and ornamentation.
- Type and color of materials for building kept to a minimum, and wall materials have the appearance of natural materials.
- Galleries and porches constructed out of light steel, wood, or wood-appearing materials.
- Buildings for people age fifty-five (55) and over designed with features specified in §173-149 Age-appropriate design.

If you wish to review application requirements and/or materials with Planning Department Staff prior to submitting your application, please call 978-54-2425, or email the Planning Department.