



**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 (<u>Internal Use Only</u>)
Building Setbacks				
Front Setback, Primary (min / max)	10 ft / 20 ft (Subject to the sidewalk setback requirements of §173-220.A.d.)	3 ft	16 ft	<input type="checkbox"/>
Front Setback, Secondary, if applicable (min / max)	10 ft / 20 ft	234 ft	NA	<input type="checkbox"/>
Left Side Setback (min)	10 ft	0 ft	43 ft	<input type="checkbox"/>
Right Side Setback (min)	10 ft	24 ft	12 ft	<input type="checkbox"/>
Rear Setback (min)	10 ft	71 ft	90 ft	<input type="checkbox"/>
Parking				
Parking Setback, Primary (min)	20 ft	7± ft	40 ft	<input type="checkbox"/>
Parking Setback, Secondary, if applicable (min)	20 ft	61± ft	129 ft	<input type="checkbox"/>
Parking Spaces (min) (See §173-224.A. and include calculations)	357 spaces required* (See calculations below)	120± existing	357 proposed	<input type="checkbox"/>
Lot Development				
Lot Coverage (max)	80% (Subject to the requirements of the Article XIV Aquifer and Water Resource District and §173-224.J.)	72%	78%**	<input type="checkbox"/>
Facade Build Out (min)	60%	64%	60%	<input type="checkbox"/>

* Required Parking: 285 units x 1.25 SP/unit = 357 spaces

** Special Permit Requested to exceed maximum impervious cover in Aquifer District and Water Resource District, as allowed by Littleton Zoning 173-224(J).

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.: 410 Great Road

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)	230 ft	226 ft*	<input type="checkbox"/>
	60 ft (If long side oriented front)			<input type="checkbox"/>
Depth(s) (max)	90 ft (If narrow end oriented front)	352 ft	244 ft*	<input type="checkbox"/>
	45 ft (If long side oriented front)			<input type="checkbox"/>
Heights (Subject to §173-233.H. in applicable areas of the KC district)				
Number of Stories (max)	2.5	3.5	6	<input type="checkbox"/>
Ground Story Height	14 ft (If Commercial)	12 ft		<input type="checkbox"/>
	10 ft min / 12 ft max (If Residential)			<input type="checkbox"/>
Second Story Height, if applicable (min / max)	10 ft / 12 ft		12 ft	<input type="checkbox"/>
Half Story Height, if applicable (min / max)	10 ft / 16 ft (If Commercial)			<input type="checkbox"/>
	10 ft / 12 ft (If Residential)			<input type="checkbox"/>
Building Height (max)	36 ft (If Mixed Use)	72 ft*		<input type="checkbox"/>
	32 ft (If All Residential)			<input type="checkbox"/>
Use and Features				
Ground Story	Any Use, subject to the requirements of Article V and §173-221.J	Commercial	Residential	<input type="checkbox"/>
Upper Story	Any Use, subject to the requirements of Article V and §173-221.J	Commercial	Residential	<input type="checkbox"/>
Ground Story Fenestration	60% min (If Commercial)			<input type="checkbox"/>
	15% min / 25% max (If Residential)			<input type="checkbox"/>
Upper Story Fenestration (min / max)	15% / 25%			<input type="checkbox"/>

Continued on next page *Littleton Zoning provides flexibility of Village Common District requirements at the discretion of the Planning Board, as supported by Article XXX Section 173-216(B)&(F).

Building Separation				
Distance from any other building(s) (min)	20 ft	10 ft	>100 ft	<input type="checkbox"/>

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.