

Action Plan for MBTA Communities

Description Area	Please read the Section 3A Guidelines before attempting to complete this form. Please note: Action Plan Forms must be submitted by a municipal official with authority to act on behalf of the municipality on matters of zoning, such as the municipal CEO or planning director.
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Section 1: Identification

Description Area	The Section 3A Guidelines establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. Appendix 1 of the Section 3A Guidelines lists each community's category and minimum multi-family unit capacity requirement.
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1.1 MBTA Community Name	Littleton
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No
1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Littleton/Route 495
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Maren Toohill
1.7a. Title	Town Planner
1.7b. Email Address	MToohill@littletonma.org

1.7c. Phone Number	(978) 540-2425
1.8 Please provide the name of the municipal CEO	Anthony Ansaldi
1.8b Mailing address of municipal CEO	PO Box 1305 37 Shattuck Street Littleton, MA 01460
1.8c Email address of municipal CEO	AAnsaldi@littletonma.org
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Littleton Planning Board Chair Mark Montanari; Vice Chair Jeff Yates; Clerk Bartlett Harvey; and members Delisa Laterzo and Anna Hueston are working with consultants Emily Innes of Innes Associates and Eric Halvorsen and Chris Herlich of RKG Associates and Town Planner Maren Toohill.

Section 2: Housing Overview

2.1. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
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2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

Housing Goals are outlined in Littleton's 2017 Master Plan, 2019 Littleton Common Revitalization Roadmap, and the 2020 Littleton Station Village Vision Plan. Littleton seeks to encourage a variety of housing that meets the needs of different age groups and is affordable to people of different socio-economic backgrounds and to increase the diversity of Littleton's housing stock. Infrastructure (Town Sewer) to support multifamily housing is integral to achieving production of these units. Littleton adopted zoning bylaws to support attached and detached accessory apartments on owner-occupied residential lots; adopted a Senior Residential Development Bylaw to provide for a variety of housing types, sizes, settings, residential services, and price points to meet the needs of people as they are and people with disabilities; adopted an Inclusionary Housing Zoning Bylaw with a minimum 10% affordable unit requirement, and established the Littleton Affordable Housing Trust and funded same with CPC funds and Inclusionary Housing payments. Many of these steps are implementation goals outlined in the Master Plan. Littleton works to increase our stock of affordable housing units, utilizing Local Action Units, and working with developers to meet these goals.

The 2019 Littleton Common Revitalization Roadmap led to adoption of a mixed-use Village Common Form Based Code zoning district in the Littleton Common area, allowing the development of multi-family and mixed-use buildings in and near Littleton Common. This led to adoption of a separate and progressive King Street Common mixed-use zoning district that allows multi-family and mixed-use development with up to 20 residential units per acre across the entire 42-acre district. This multifamily density will support existing and new businesses in Littleton Common, setting the table for a vibrant, walkable downtown with a range of housing price points and types.

Work on our next Housing Production Plan is slated for 2023/2024.

2.2. Is this municipality currently working on any other planning for housing?

Yes

2.2a. Please briefly describe the housing work underway.

Proposed Zoning Bylaw to extend the King Street Common Zoning District to allow additional multi-family units.

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- a. An existing zoning district or districts that might already comply with the Section 3A Guidelines
- d. A new base zoning district or districts
- e. Other zoning strategy

3.1a. Please identify and briefly describe the possibly-compliant district(s), including any characteristics of existing development or transit options that make it suitable for use as this community's 3A-compliant district.
Optional: Attach any supporting documents.

King Street Common district, combined with the proposed extension of the current King Street Common district will allow for approximately 1,000 multifamily units in our downtown over the next few years. The Planning Board approved 780-unit King Street Commons mixed-use development attached. Please note Planning Board also approved a 285-unit Residences at King Street Commons at the 410 Great Road site. Prior shuttle between Littleton Common and Commuter Rail was suspended due to COVID; new more-robust service will be added to provide service between the new multifamily units at King Street Common, Littleton businesses, and the Littleton Commuter Rail station. New sidewalks, bike lanes, multi-use paths are in planning stages, including TIP-funded improvements near the station.

File	https://massgov.formstack.com/admin/download/file/14003579769
3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.	<p>Several districts and options are under consideration:</p> <p>(1) Expanding King Street Common district to include additional parcels, including 410 Great Road. February 15, 2023 Special Town Meeting will consider this proposal resulting in additional multifamily unit capacity in Littleton Common.</p> <p>(2) Add a multifamily district near the Littleton/Route 495 (Foster Street) Commuter Rail station, focusing on "missing middle" housing options, currently scheduled for May 2023 Town Meeting.</p> <p>(3) A potential Commercial-Industrial redevelopment district on "upper" Foster Street to allow multi-family or mixed-use redevelopment of obsolete office buildings near the Littleton/Route 495 (Foster Street) Commuter Rail Station.</p>
File	https://massgov.formstack.com/admin/download/file/14003579771
3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.	<p>Littleton will meet MBTA Community goals by focusing first on Littleton Common - this work is currently underway, then turning quickly to a separate new zoning district that allows multifamily units by right near the commuter rail station and a possible office/industrial redevelopment area for existing underutilized tired office buildings. Littleton Common would include apartments, condos, and age-in-place residences at a larger scale as shown on the approved King Street Commons development (attached above) and the approved Residences at King Street Common attached below.</p> <p>Missing middle housing is likely the focus of the new zoning district at the commuter rail station.</p>
File	https://massgov.formstack.com/admin/download/file/14003579773

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Town Sewer funding and redevelopment under the new Littleton Village FBC and King Street Common zoning will address current groundwater quality issues, support economic development and provide a walkable, vibrant town center that can be connected by shuttle bus, sidewalks, and bike lanes to the Littleton/495 Commuter Rail Station. Addressing groundwater quality (funding Town Sewer), economic development, creating a walkable vibrant Town Center, traffic calming/complete streets, and connectivity to MBTA station all provide a more environmentally-friendly approach to housing. Funding for traffic and streetscape improvements to support this development is key. Rezoning and redevelopment near the Littleton Commuter Rail Station will follow, with the understanding that infrastructure to service a Foster Street 3A zoning district is limited - there is no public sewer.

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. DHCD will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying DHCD's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to DHCD
Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Obtain Funding for 3A work
	May 20, 2022
	Sep 23, 2022
Short Answer	Select and Hire Consultant
	Sep 24, 2022
	Oct 31, 2022
Short Answer	Public Outreach throughout
	Jan 01, 2022

Dec 31, 2024

Short Answer	Develop zoning
	Feb 01, 2023
	Oct 31, 2023
Short Answer	Apply DHCD Compliance Model
	Mar 01, 2023
	Oct 31, 2023
Short Answer	Hold PB Hearings
	Apr 13, 2023
	Oct 31, 2023
Short Answer	Town Meeting, Special Town Meeting
	May 01, 2023
	Nov 15, 2023
Short Answer	Submit District Compliance App
	Jun 01, 2023
	Dec 15, 2023
If there is any other feedback you would like to share about the compliance process, please use this space to provide it.	Littleton's King Street Common District - both currently, and the expansion proposed exceed the 3A district unit requirements in Littleton Common. The Planning Board is working quickly to also propose a new 3A district in close proximity to the commuter rail station, however infrastructure service to that area is problematic, with no municipal sewer. The timeline for 3A compliance includes a Feb. 15, 2023 Special Town Meeting to expand the King Street Common zoning district; a May 1, 2023 Town Meeting to add a 3A "missing middle" housing district - with a back-up of a Fall 2023 Town Meeting if necessary. Timeline started immediately upon receipt of initial MBTA Communities guidance in December 2021 and will continue until Littleton's District Compliance Application is approved. Funding for Town Sewer and for traffic/streetscape improvements on State Highways in Littleton Common are key.