



# Littleton is an MBTA Community.

MBTA Communities Requirement for multifamily zoning near commuter rail  
stations.

Maren Toohill, AICP

Town Planner

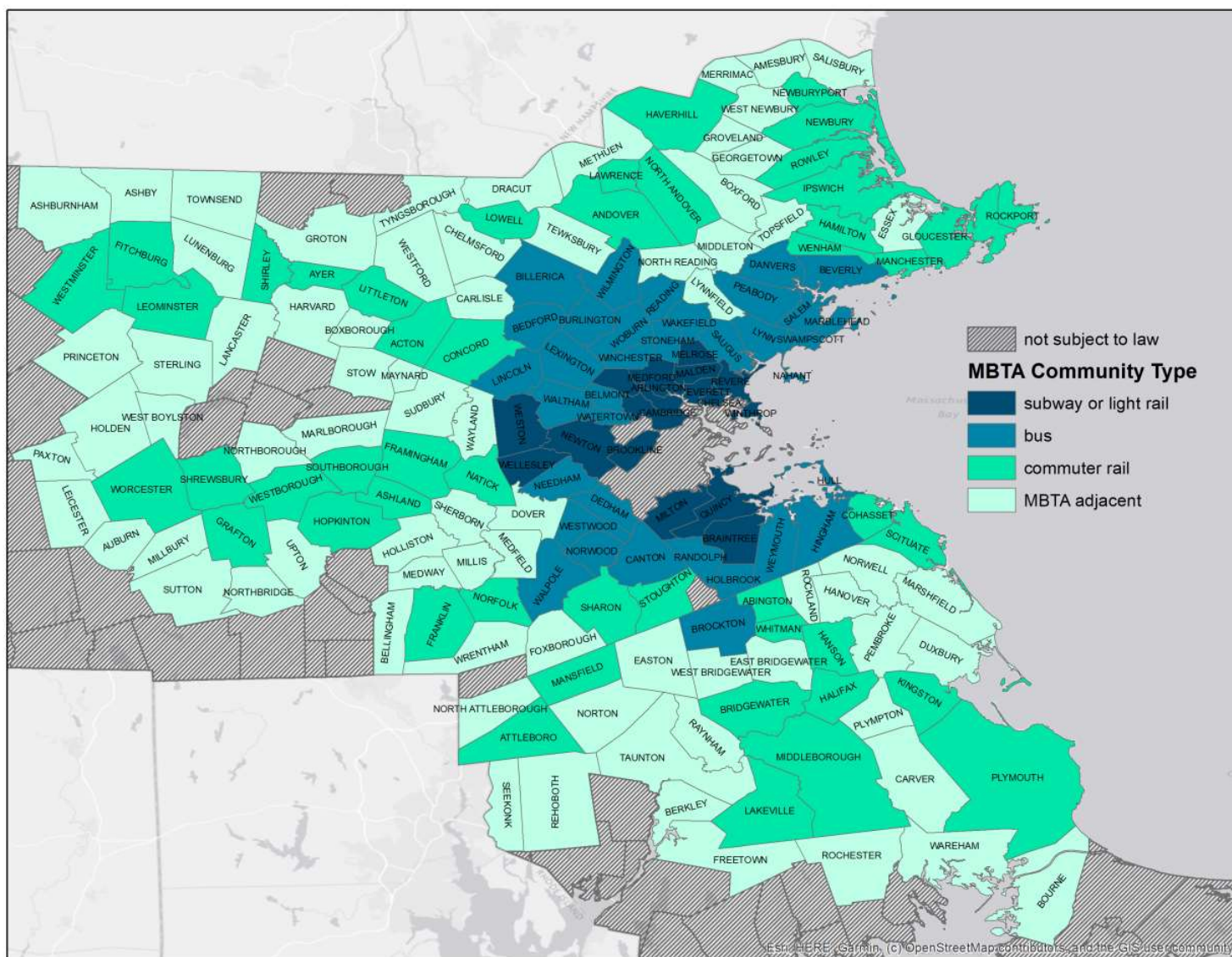
Feb. 3, 2022 - Planning Board Meeting



## What brought us here? Multi-Family Zoning Requirements for MBTA Communities

**LEGISLATION** enacted as part of the economic development bill in January 2021, new Section 3A of MGL Chapter 40A (the Zoning Act) requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right....and meets other criteria for “MBTA Communities”

**DRAFT GUIDELINES** were issued on December 15, 2021 for MBTA Communities.



# What do we do and when do we do it?

TASK	STATUS
<b>Now:</b> Reach out to DHCD and MHP on Littleton compliance “test case”	In progress
<b>January 12, 2022:</b> Initial training opportunity	Completed
<b>By May 2, 2022:</b> Submit MBTA Community Info. Form - includes requirement for Select Board briefing	Select Board Briefing held Jan. 24, 2022; Information Form in progress
<b>By December 31, 2022:</b> <del>Submit complete request for determination of compliance or</del> notify DHCD of lack of full compliance.	
<b>By July 1, 2023:</b> Create and submit our <i>action plan</i> with compliance timeline and receive approval.	
<b>By December 31, 2024:</b> Implement the <i>action plan</i> by adopting Zoning Bylaw amendments that meet the requirements and receive DHCD determination of full compliance.	

## Questions?

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- ▶ Thank you!!