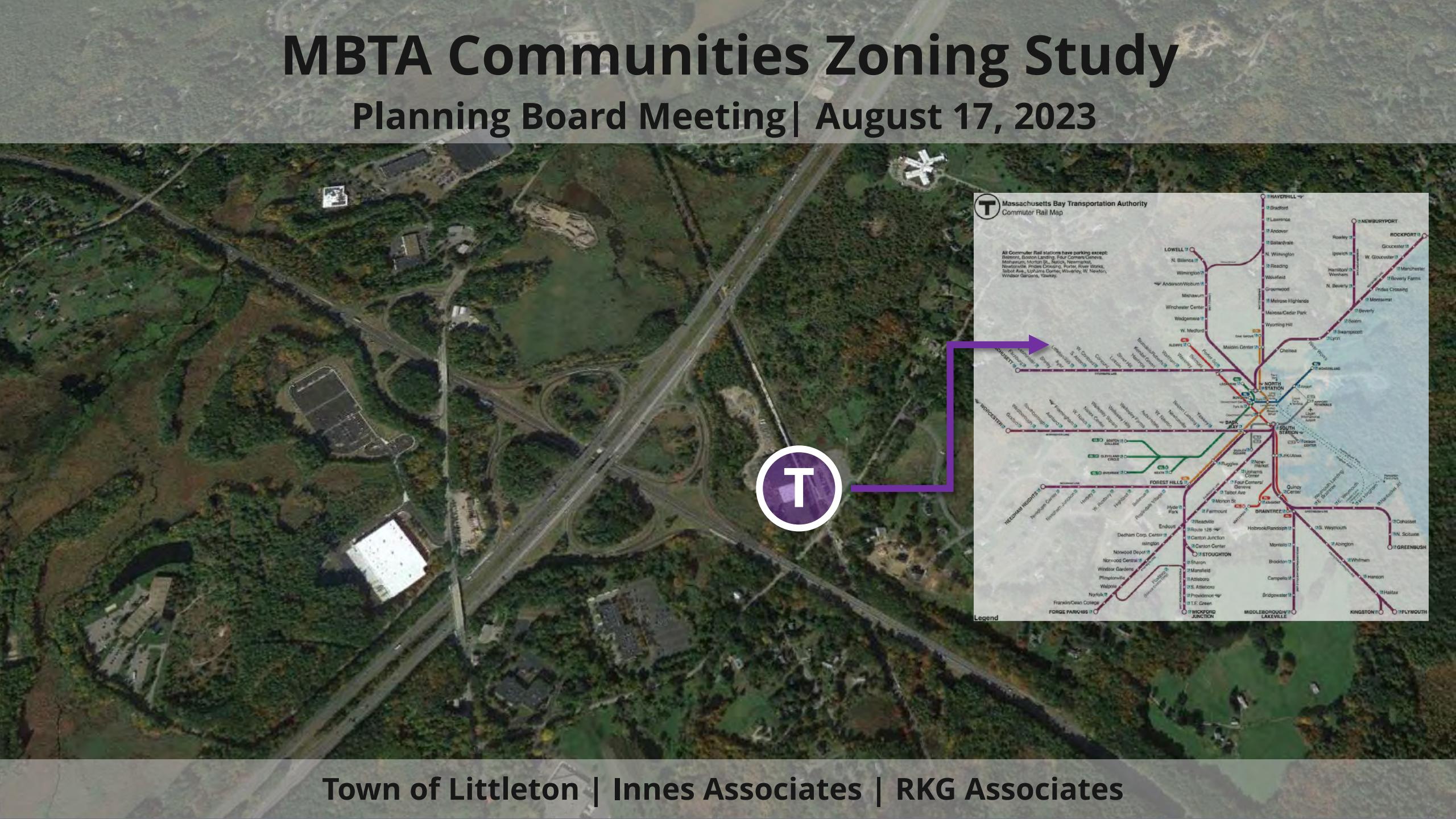


MBTA Communities Zoning Study

Planning Board Meeting | August 17, 2023



AGENDA

Review

Zoning Concepts

Draft Zoning

Outstanding Topics

Discussion

Next Steps

Consultant Team



Planning Process

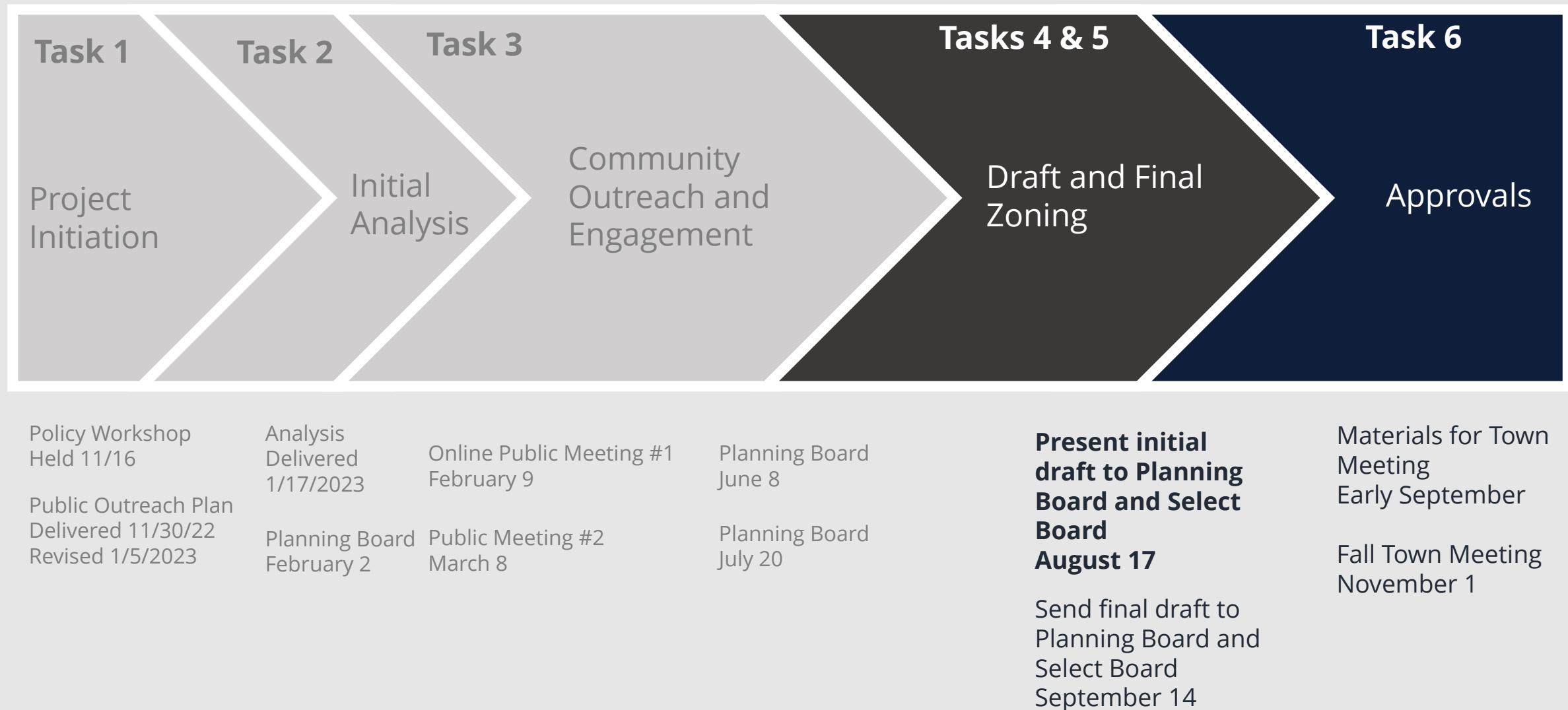
Overview

PLANNING PROCESS

Evaluate **draft Smart Growth Overlay District** and **approved Village Common Form-Based Code** for compliance with Section 3A of the Zoning Act and the Compliance Guidelines from EOHLC.

- 1 Test: Do these districts comply? **No.**
- 2 Test: If not, which zoning changes are required for compliance? **Complete.**
- 3 Test: Which changes will the community support? **In progress.**
- 4 Draft zoning that is compliant for approval at Town Meeting. **In progress.**

ABOUT THE PROCESS: TIMELINE



PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.



PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

MARCH 8

- Test scenarios

Approximate outline of SGOD #1.
Base image: Littleton Station Village Plan, Presentation to the Littleton Planning Board, July 18, 2019.
Consultant team: Barrett Planning Group LLC, Dodson & Flinker, RKG Associates, pp. 19 and 23.



PLANNING PROCESS

FEBRUARY 9

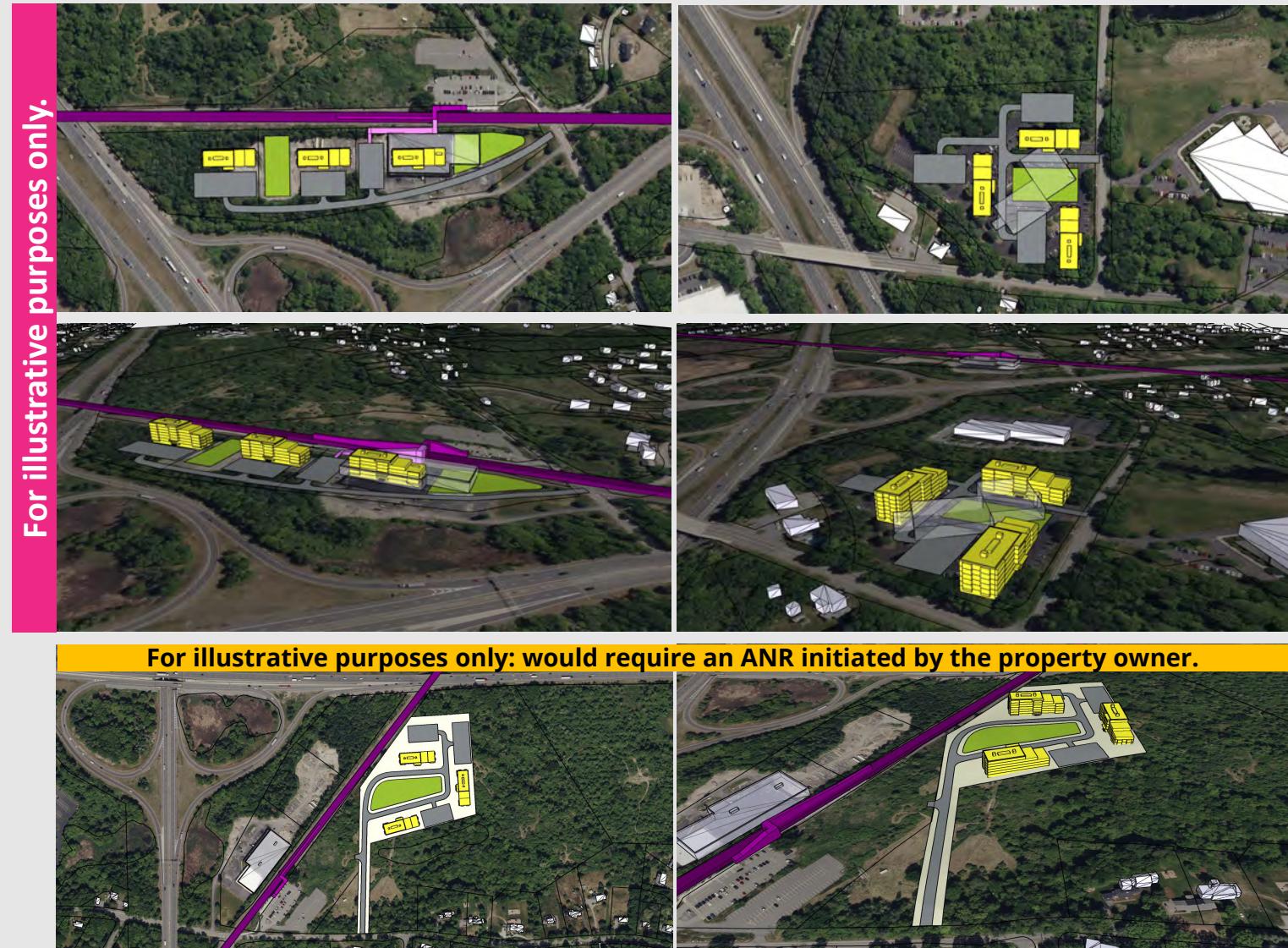
- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

MARCH 8

- Test scenarios

JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station



PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

MARCH 8

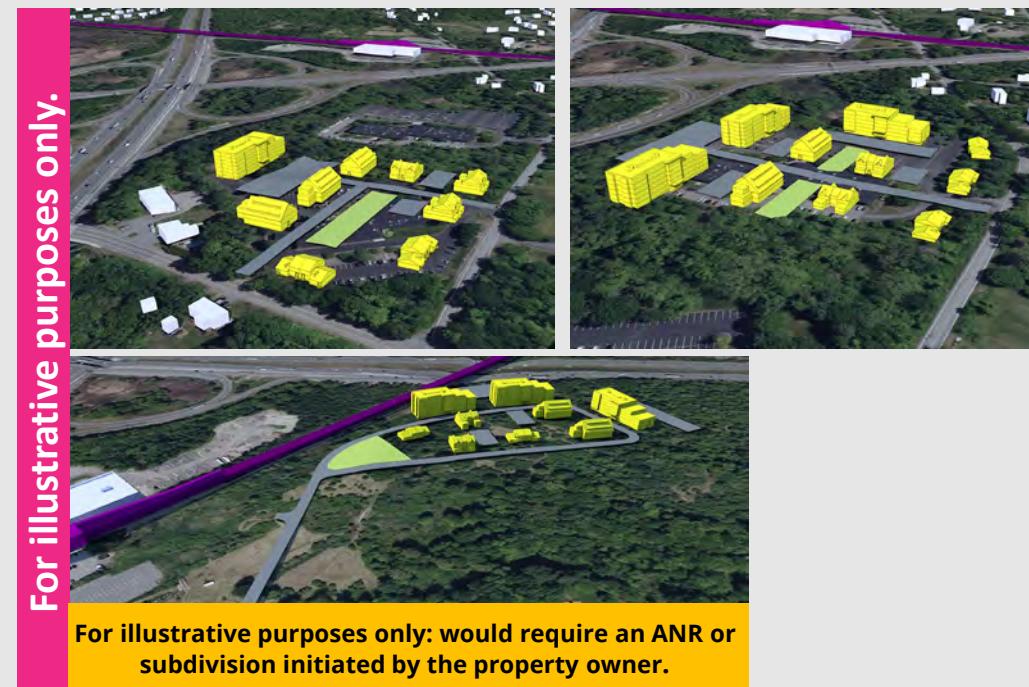
- Test scenarios

JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station

July 20

- Present final test scenarios
- Present revised Math of Section 3A
- Discuss how the scenarios feed into zoning options



PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

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July 20

- Present final test scenarios
- Present revised Math of Section 3A
- Discuss how the scenarios feed into zoning options

Today

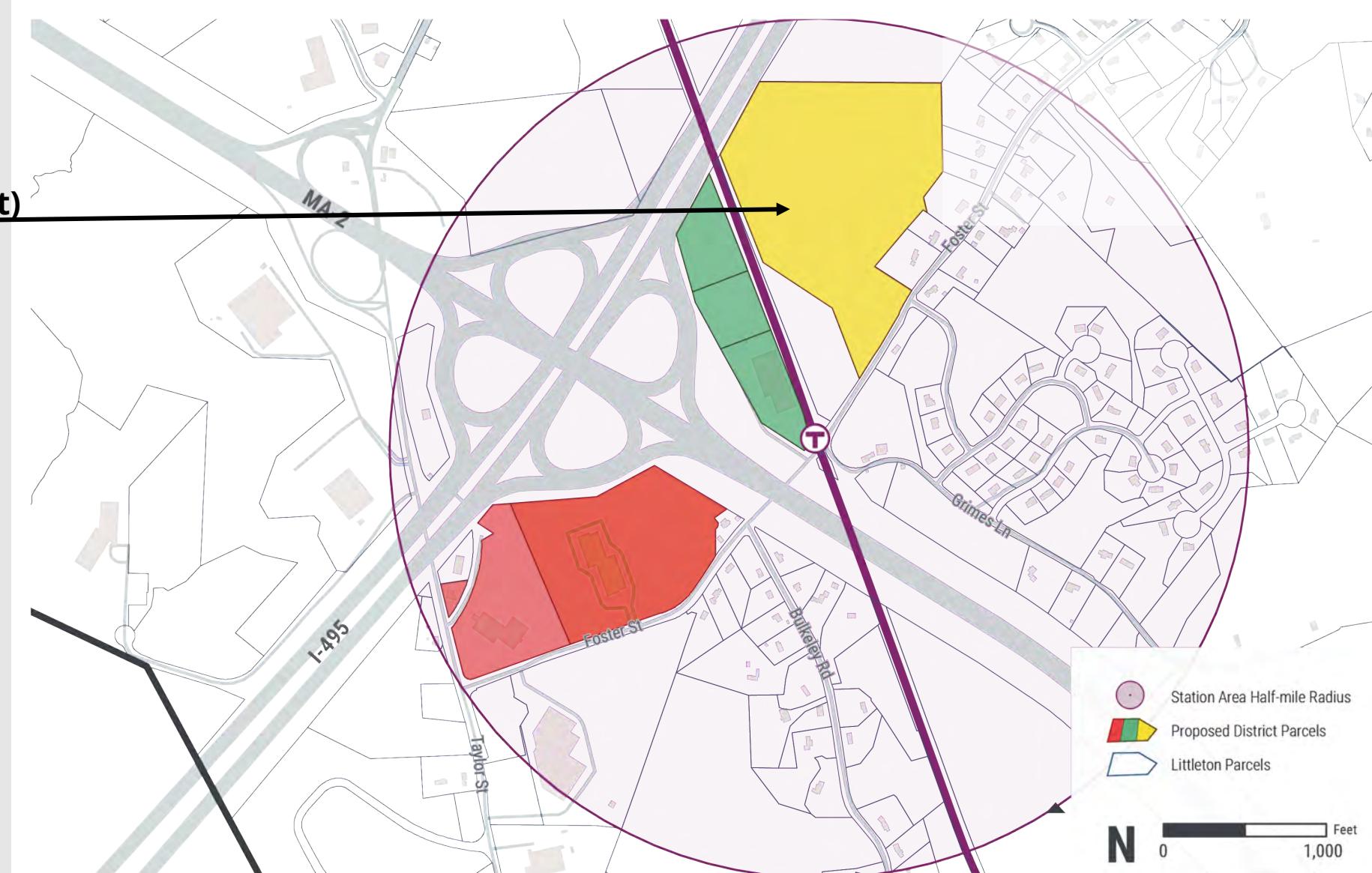
- Present draft zoning
- Discuss outstanding issues

Principles for Draft Zoning

PROPOSED ZONING: WHERE

Proposed LSMFD (Partial lot)

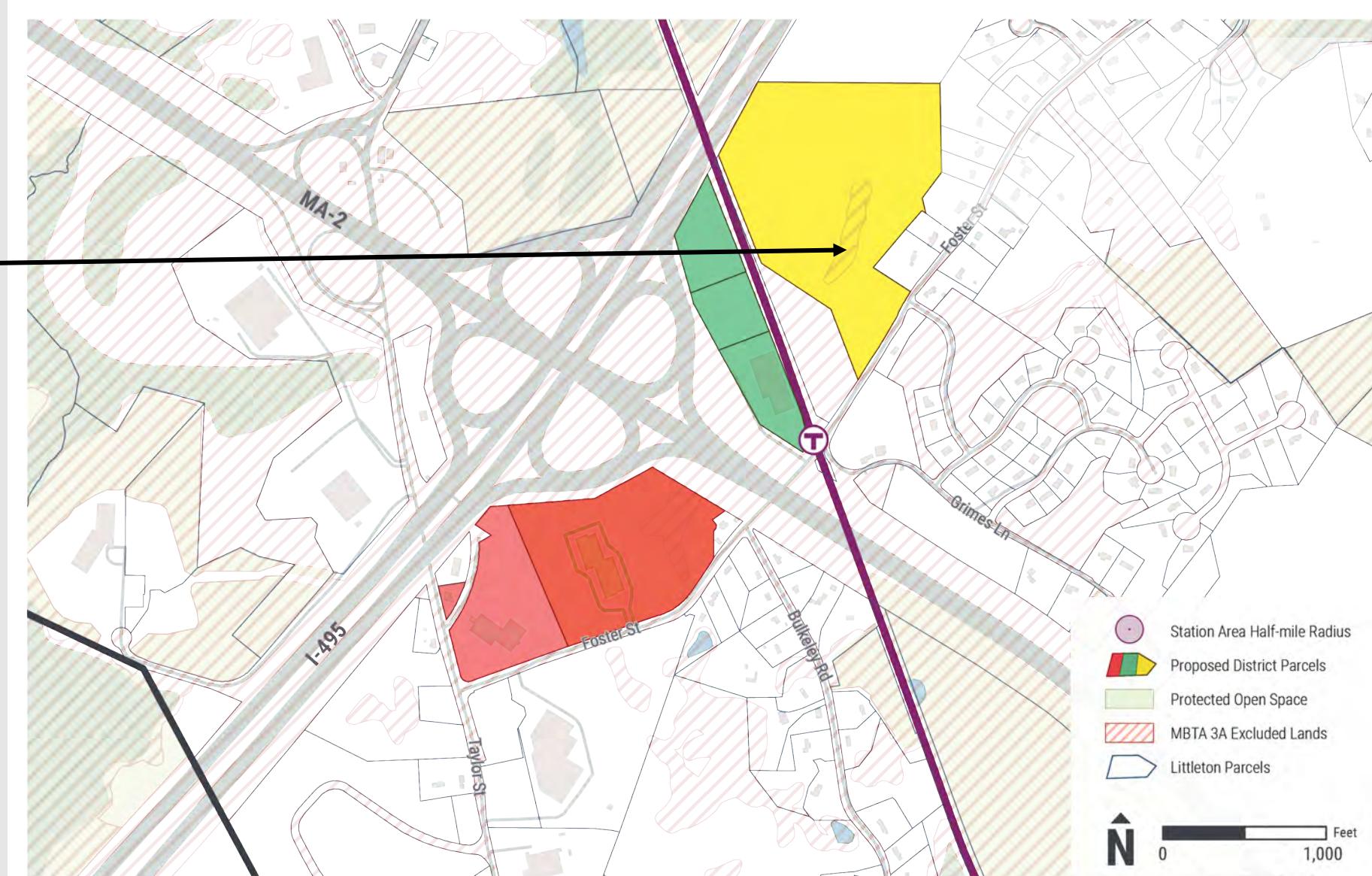
Tonight, we are discussing zoning that would apply to a smaller parcel carved out of parcel R11-3-0 (245 Foster Street)



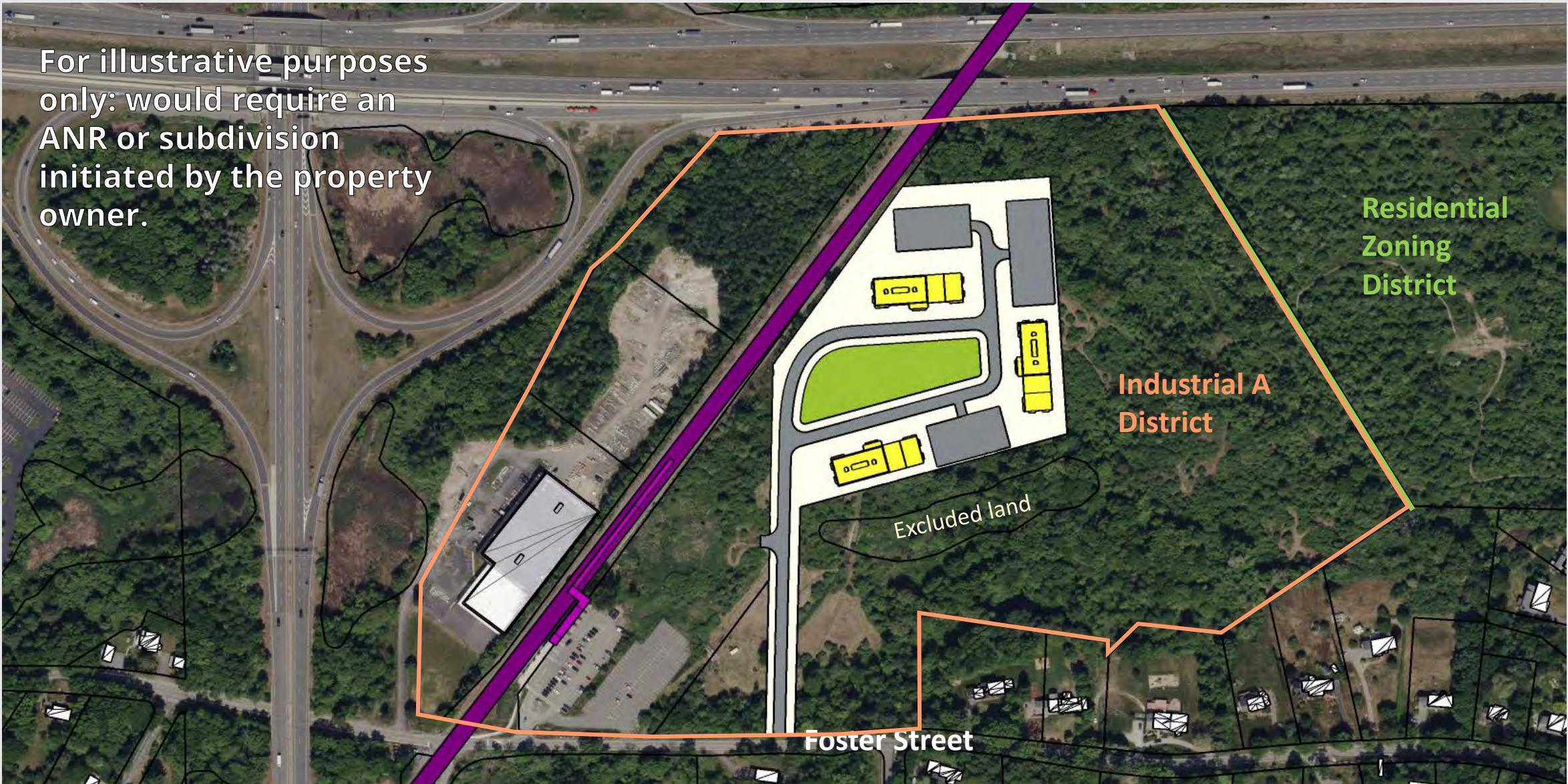
PROPOSED ZONING : WHERE

This parcel has a small amount of excluded land.

The excluded land cannot be counted as part of the buildable area of the parcel for the calculation of units per acre.



PROPOSED ZONING: WHERE



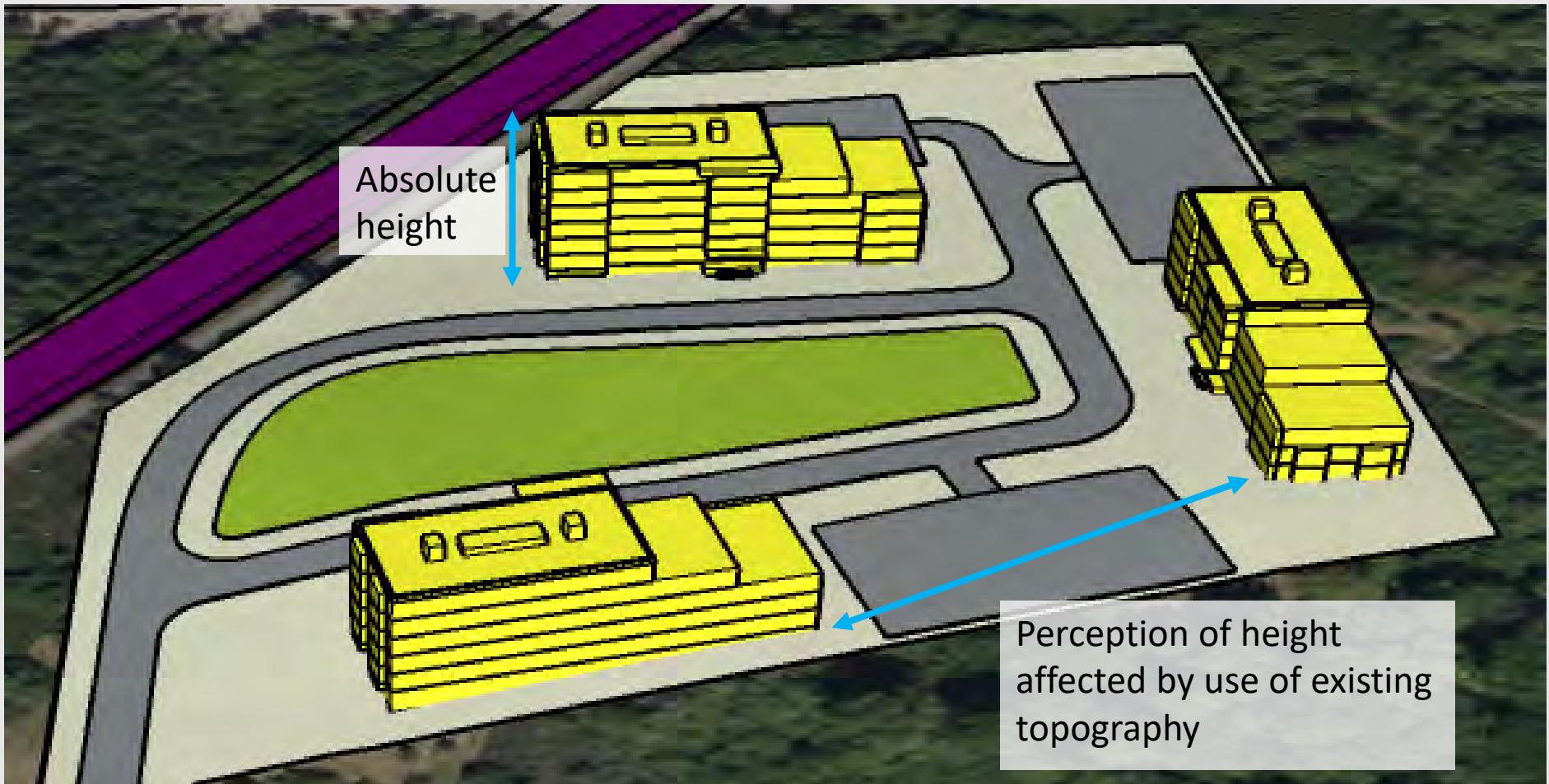
PROPOSED ZONING: HOW MUCH

For illustrative purposes only.

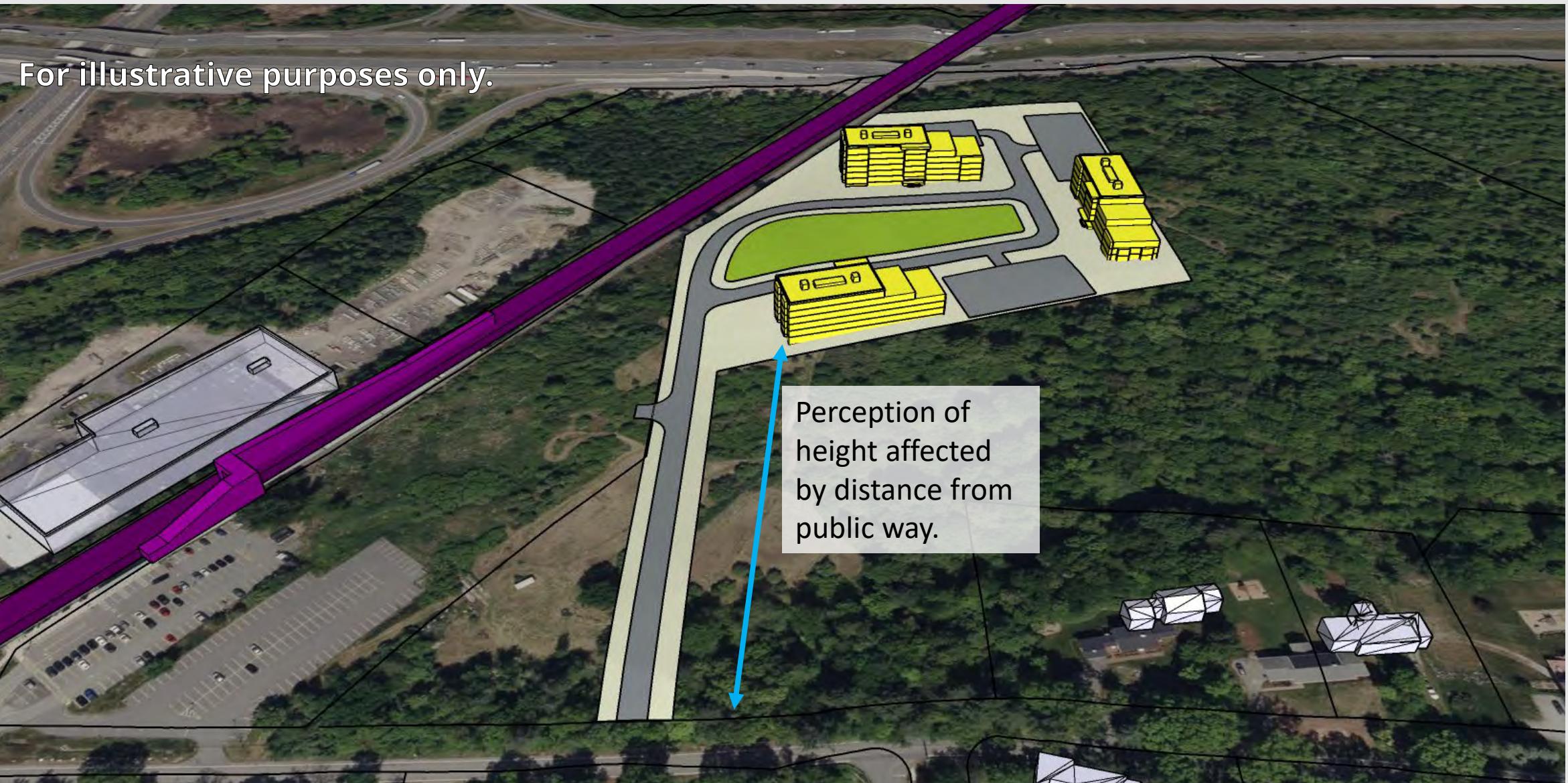


PROPOSED ZONING: HOW MUCH

For illustrative purposes only.

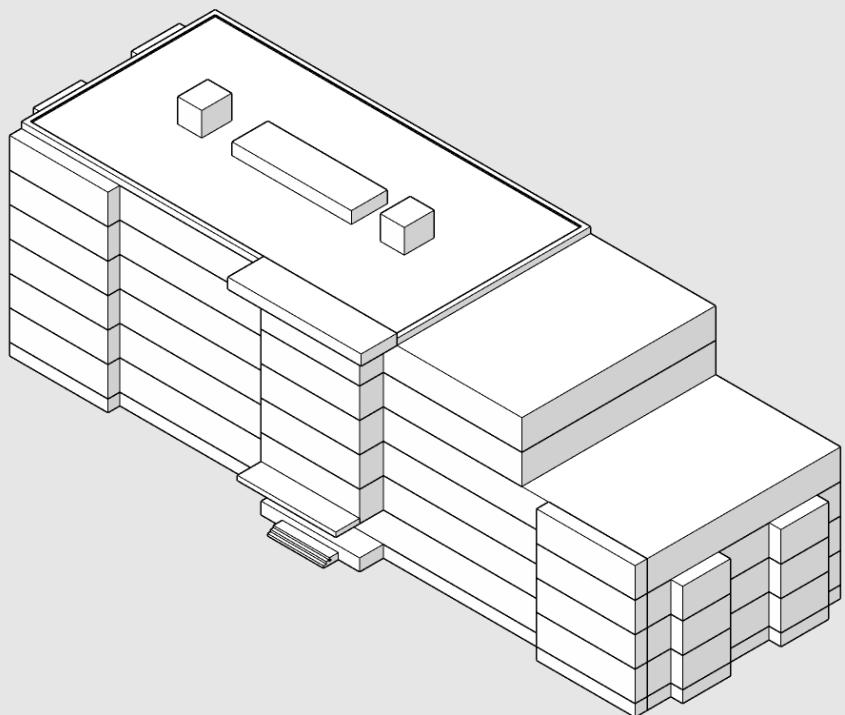


PROPOSED ZONING: HOW MUCH



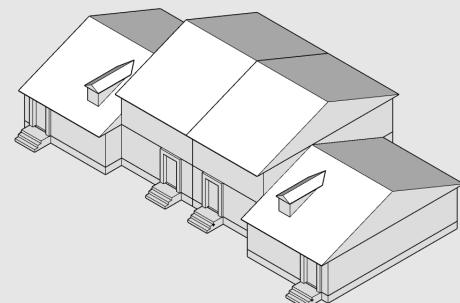
PROPOSED ZONING: HOW MUCH: Building Types

Taller buildings = lower amount of impervious surface
for building and parking = more open space

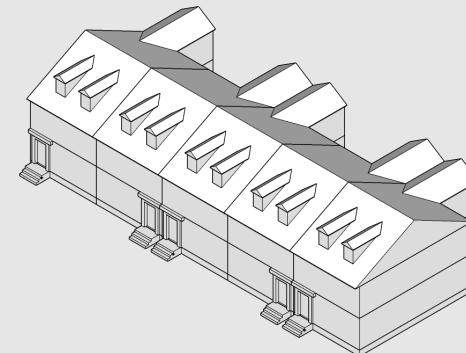


Mid-height Multifamily
~ 58 units
3 buildings = 174 units

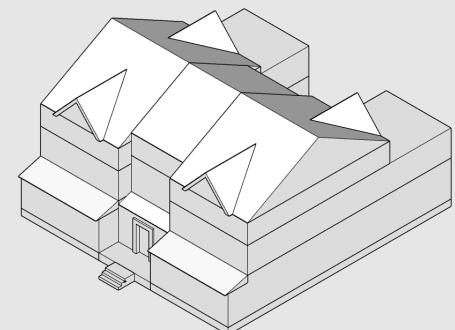
4-family
4 units
38 buildings = 152 units



5-family
5 units
30 buildings = 150 units

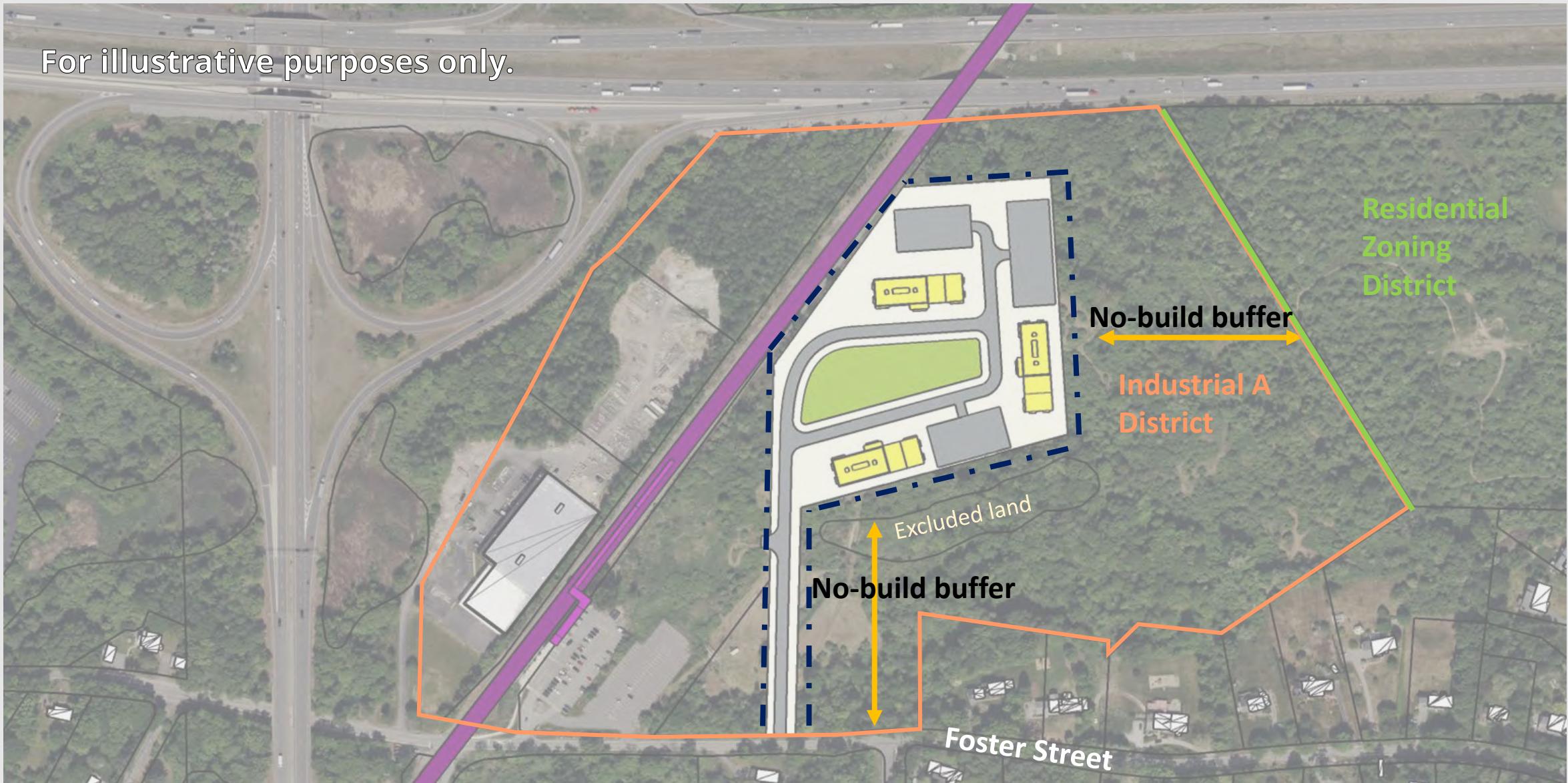


Lower-height Multifamily
10 units
15 buildings = 150 units



PROPOSED ZONING : HOW: No-building buffers

For illustrative purposes only.



PROPOSED ZONING : HOW: Development Standards

For illustrative purposes only.



Draft Zoning Littleton Station MBTA Communities Multifamily District (LSMFD)

LSMFD: Sections

- A. Purpose
- B. Establishment and Applicability
- C. Definitions
- D. Permitted Uses
- E. Dimensional Standards
- F. Off-Street Parking
- G. General Development Standards
- H. Affordability Requirements
- I. Site Plan Review
- J. Severability

LSMFD: Key Provisions

A. Purpose

1. Encourage the production of a variety of housing sizes and types to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Locate housing within walking distance of public transit to promote general public health, reduce the number of vehicular miles travelled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality;
3. Preserve open space by locating a cluster development that preserves open space adjacent to the existing commuter rail station;
4. Encourage connections between the commuter rail station and a community multi-use (pedestrian and bicycle) path; and
5. Increase the municipal tax base through private investment in new residential developments.

LSMFD: Key Provisions

B. Establishment and Applicability

1. One lot, to be created in discussions with the property owner, and shown on a map.
2. The lot will likely be between 10 and 12 acres, but should be no less than 10 acres.

D. Permitted Uses

1. Uses permitted as of right:
 - a. Multifamily housing.
 - b. Maximum residential density is limited to 15 units per acre.
2. Accessory uses:
 - a. Parking.

LSMFD: Key Provisions

E. Dimensional Standards

Intensity of Use Schedule

| District | Minimum Lot Area (square feet) | Minimum Lot Frontage (feet) | Minimum Street Setback (feet) | Minimum Side, Rear Setbacks (feet) | | Maximum Building Height (feet) | Maximum Lot Coverage (percent) | |
|------------------------|--------------------------------|-----------------------------|--|------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------|
| | | | | Principal Building or Structure | Accessory Building or Structure | | By Buildings | By Buildings plus Paving |
| Littleton Station (LS) | None | None | 80 Setback from residential district 150 | 50 | 50 | 55 | 30 | 80 |

F. Off-Street Parking

1. **Maximum** 1.5 parking spaces per unit.
2. **Minimum** 1 bicycle space per unit.

G. General Development Standards

1. Site Design
2. Buildings, including multiple buildings on a lot, shared outdoor space, and relationship to parking
3. Waivers to allow flexibility as long as design is consistent with the purpose of the zoning.

H. Affordability

- 10% rounded down to nearest unit.
- Unit affordability is set at no less than 80% of Area Median Income (\$113,040*).

I. Site Plan Review

- Establishes standards for site plan review.

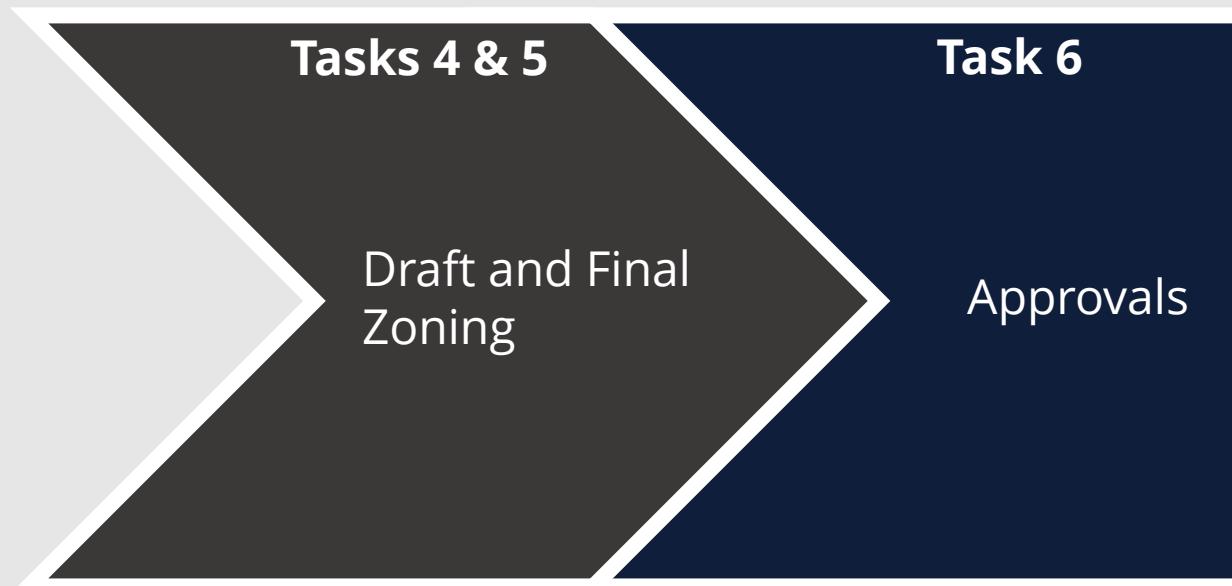
*<https://ami-lookup-tool.fanniemae.com/amilookuptool/>

LSMFD: Key Questions

- Is the purpose appropriate?
- Are the dimensional standards appropriate? Current standards are based on existing I-A district.
- Should the zoning define specific building types as shown on page 20?
- Should the Planning Board consider a height bonus for connecting the proposed community path across the property to the train station?
- Should the Planning Board consider additional density in exchange for greater affordability?
- Should additional development standards be considered? The proposed 40R design standards focus on a mixed-use environment, however, some of the guidelines could be appropriate for a multifamily development.
- Are the site plan review provisions required?

Discussion and Next Steps

ABOUT THE PROCESS: TIMELINE



Deliver final draft
to Planning Board
and Select Board
September 14

Materials for Town
Meeting Early
September

Fall Town Meeting
November 1

NEXT STEPS

If you have questions about this process, please email
Maren Toohill, AICP, Town Planner, at mtoohill@littletonma.org

NEXT STEPS

Are you interested in finding out more about this topic?

For a map of Littleton's current residential density, please go to:

<https://residensity.mhp.net/>

For an explanation of the MBTA Communities Act and the requirements, please go to: <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

For data about Littleton's housing stock and needs, and the ability to compare Littleton to other communities, please go to

<https://mhpcenterforhousingdata.shinyapps.io/DataTown/#>

MBTA Communities Zoning Study

Thank you!

