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Town of Littleton | Innes Associates | RKG Associates

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



Policy Workshop
Held 11/16

Public Outreach Plan
Delivered 11/30/22
Revised 1/5/2023

Analysis
Delivered
1/17/2023

Planning Board
February 2

Online Public Meeting #1
February 9

Public Meeting #2
March 8

Planning Board
June 8

Planning Board
July 20

**Present initial
draft to Planning
Board and Select
Board
August 17**

Send final draft to
Planning Board and
Select Board
September 14

Materials for Town
Meeting
Early September

Fall Town Meeting
November 1

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.

For illustrative purposes only.



Option A
~400 units



Option B
~350 units



Option C
~300 units

PLANNING PROCESS

FEBRUARY 9

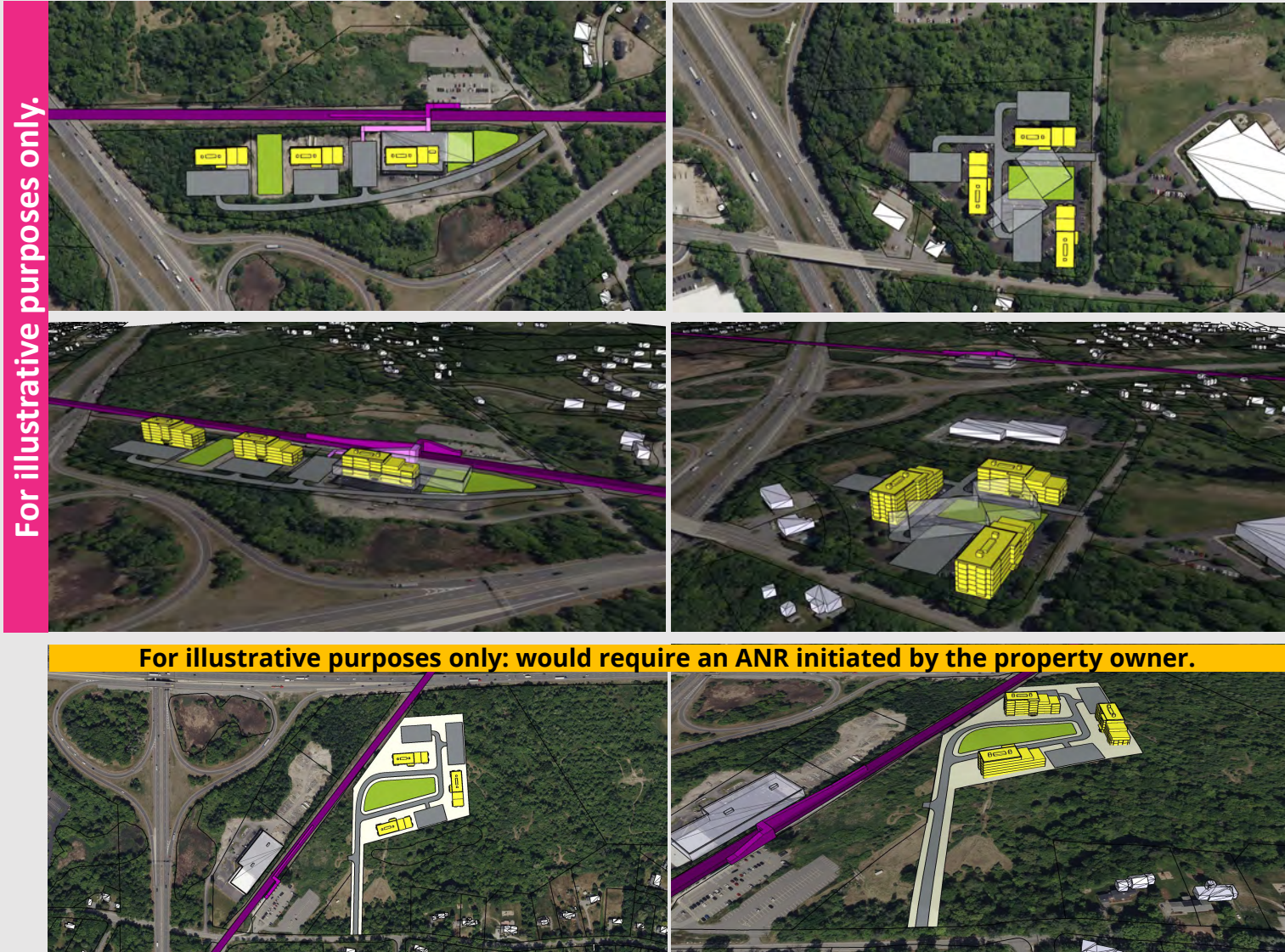
- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

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

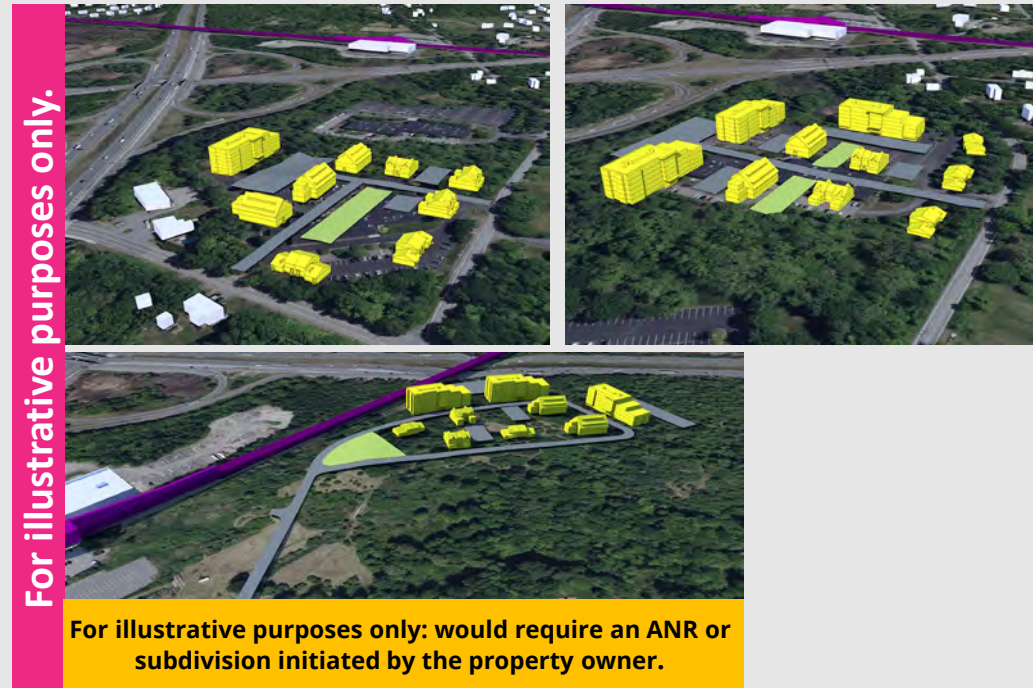
- Test scenarios

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

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Today

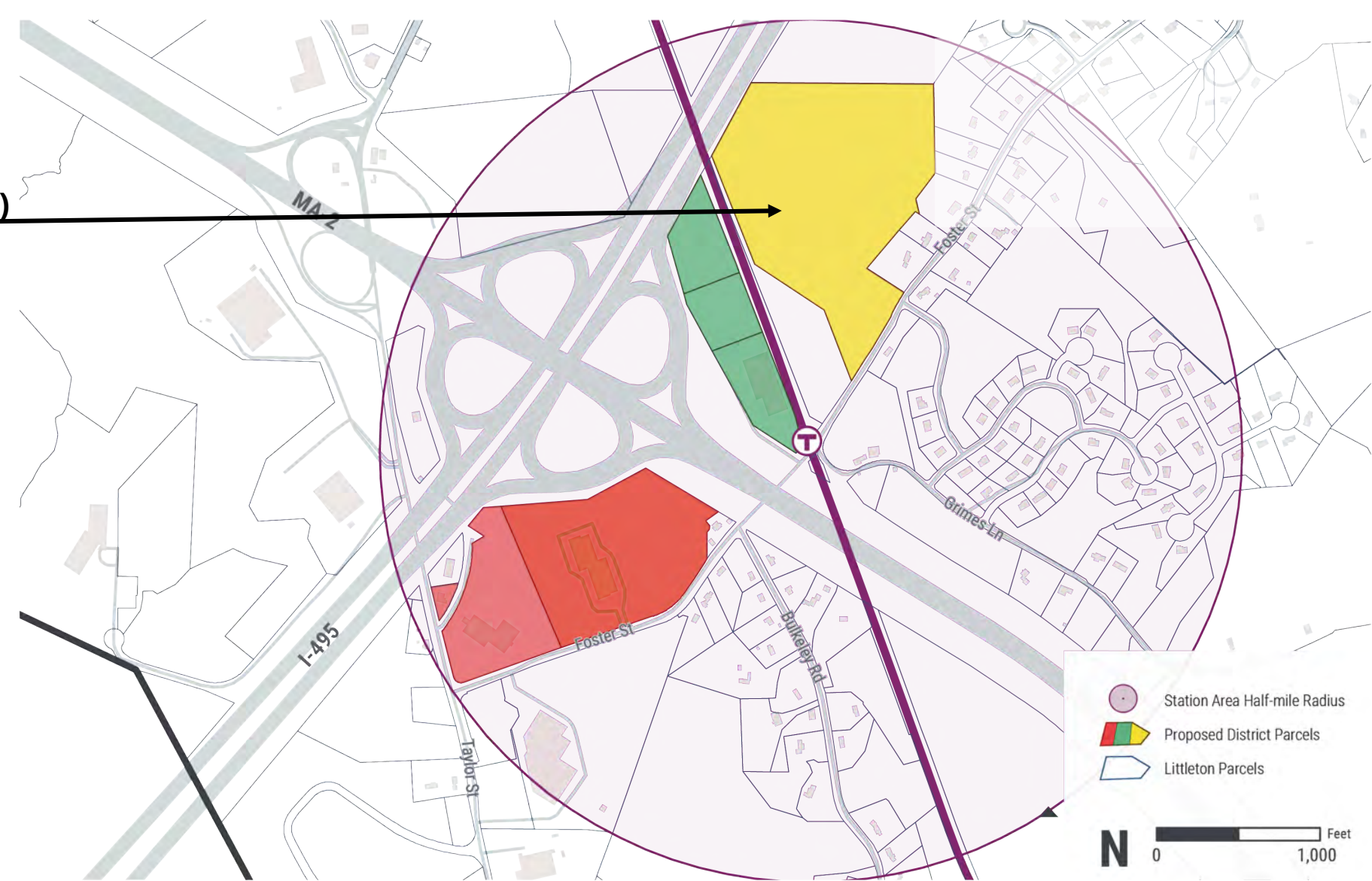
- Present draft zoning
- Discuss outstanding issues

Principles for Draft Zoning

PROPOSED ZONING: WHERE

Proposed LSMFD (Partial lot)

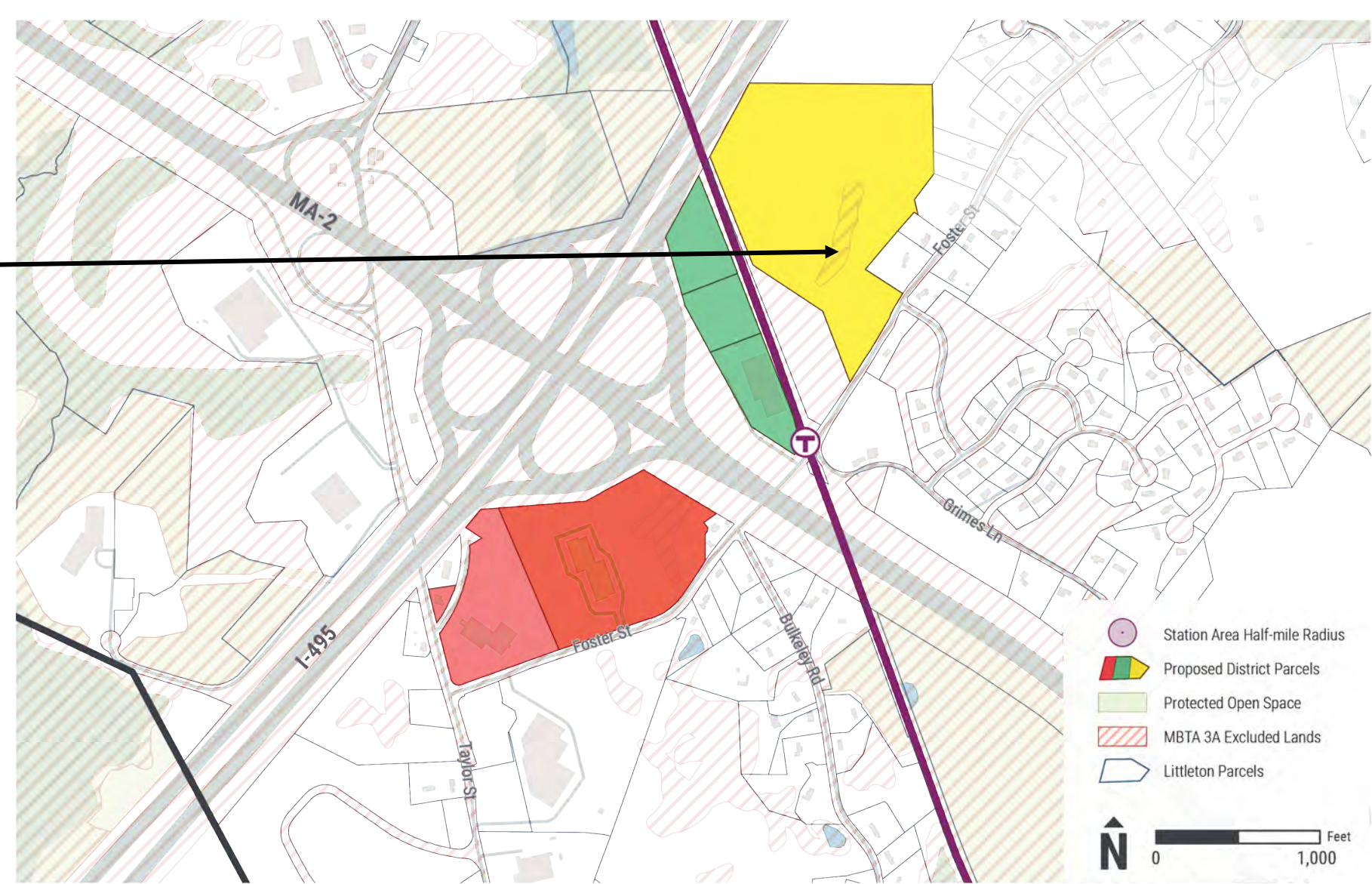
Tonight, we are discussing zoning that would apply to a smaller parcel carved out of parcel R11-3-0 (245 Foster Street)



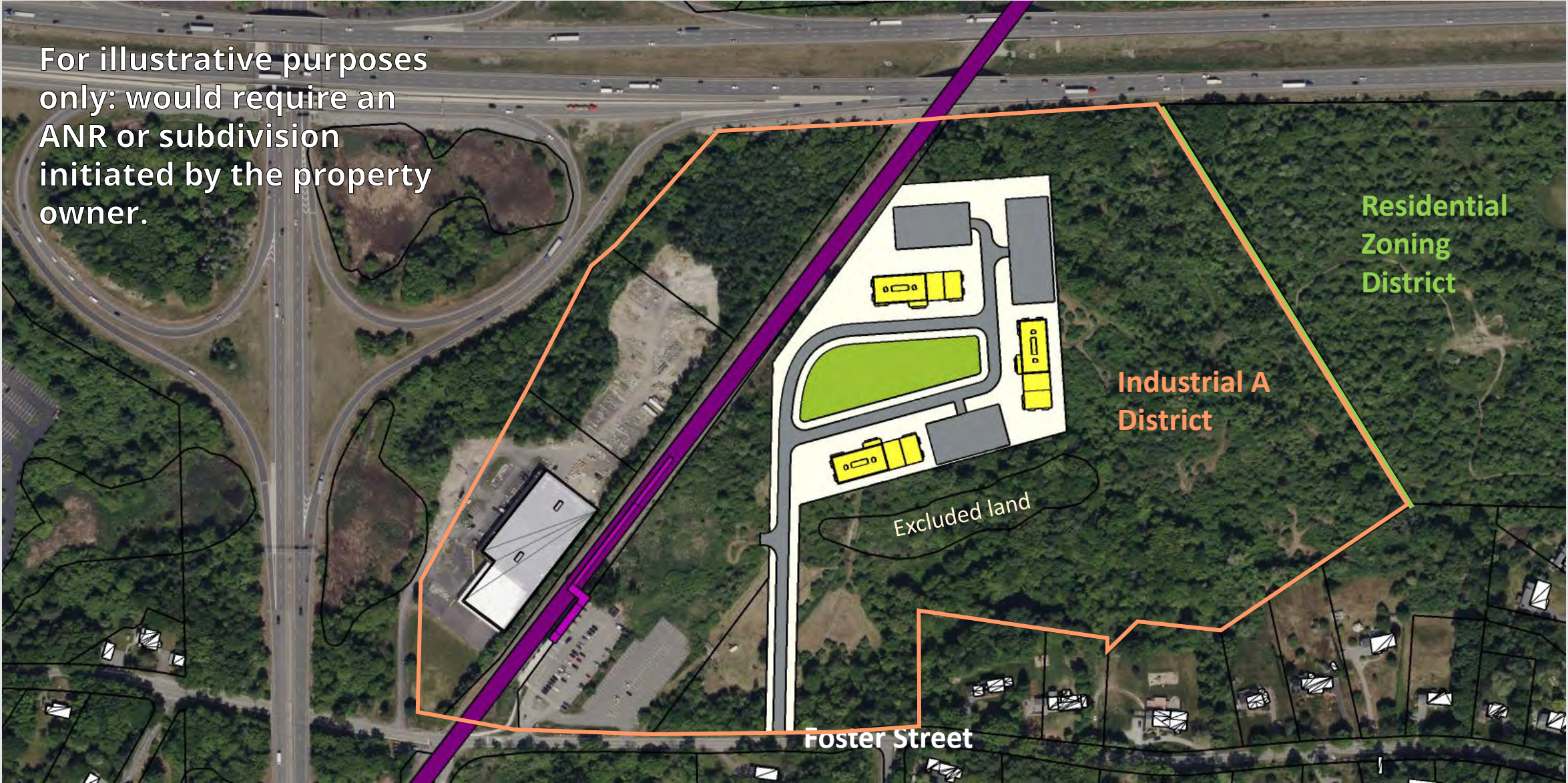
PROPOSED ZONING : WHERE

This parcel has a small amount of excluded land.

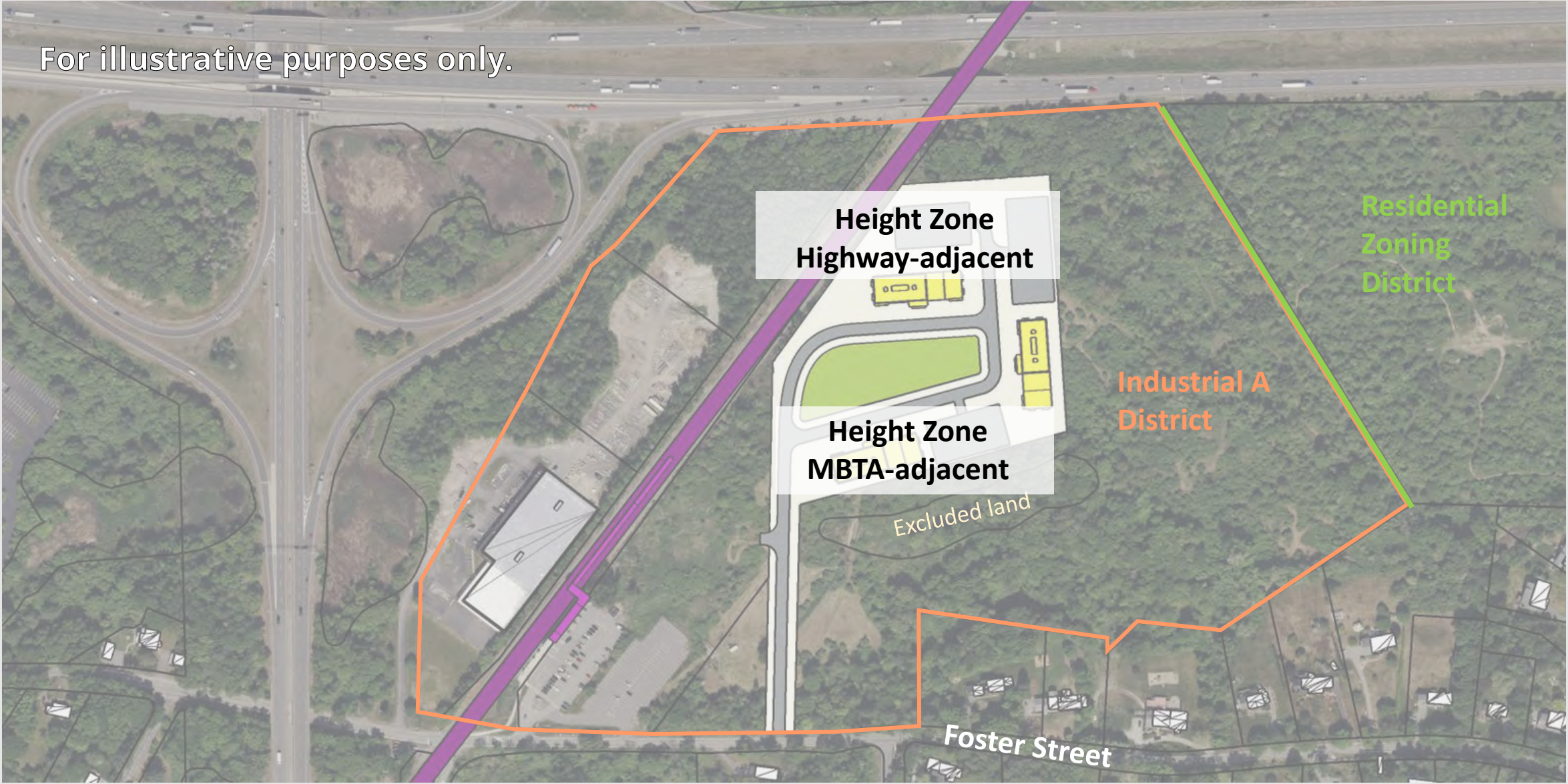
The excluded land cannot be counted as part of the buildable area of the parcel for the calculation of units per acre.



PROPOSED ZONING: WHERE

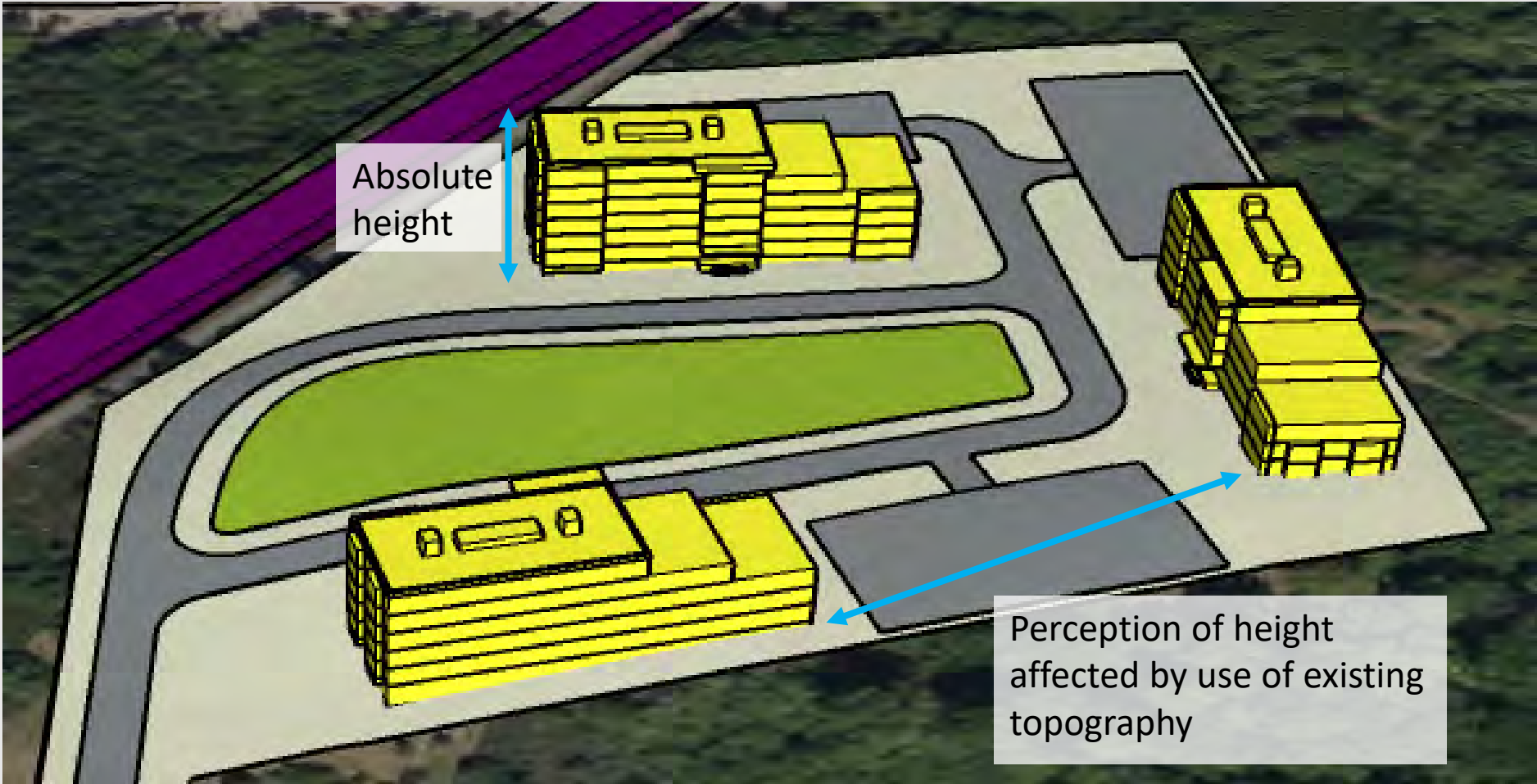


PROPOSED ZONING: HOW MUCH



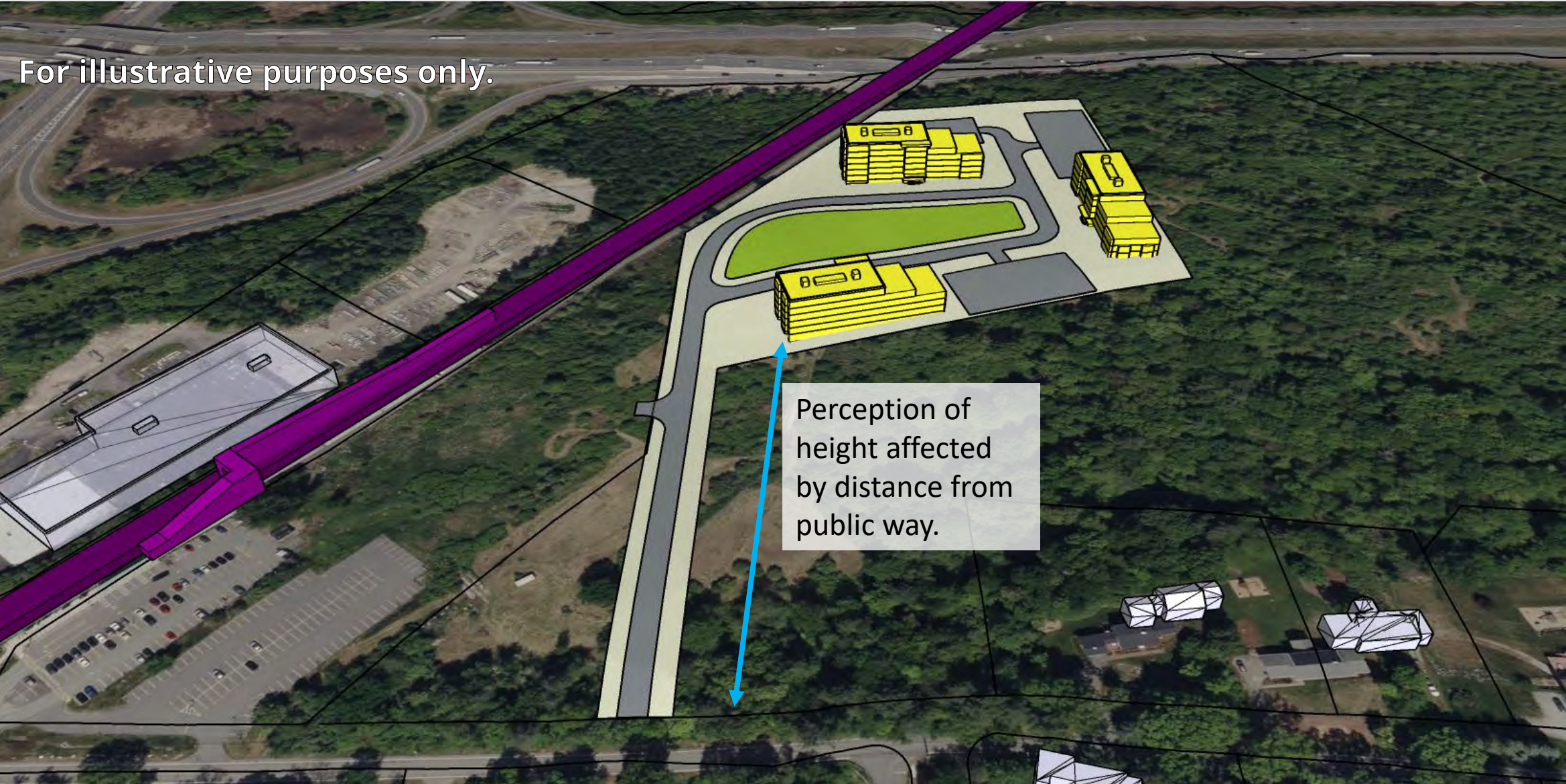
PROPOSED ZONING: HOW MUCH

For illustrative purposes only.



PROPOSED ZONING: HOW MUCH

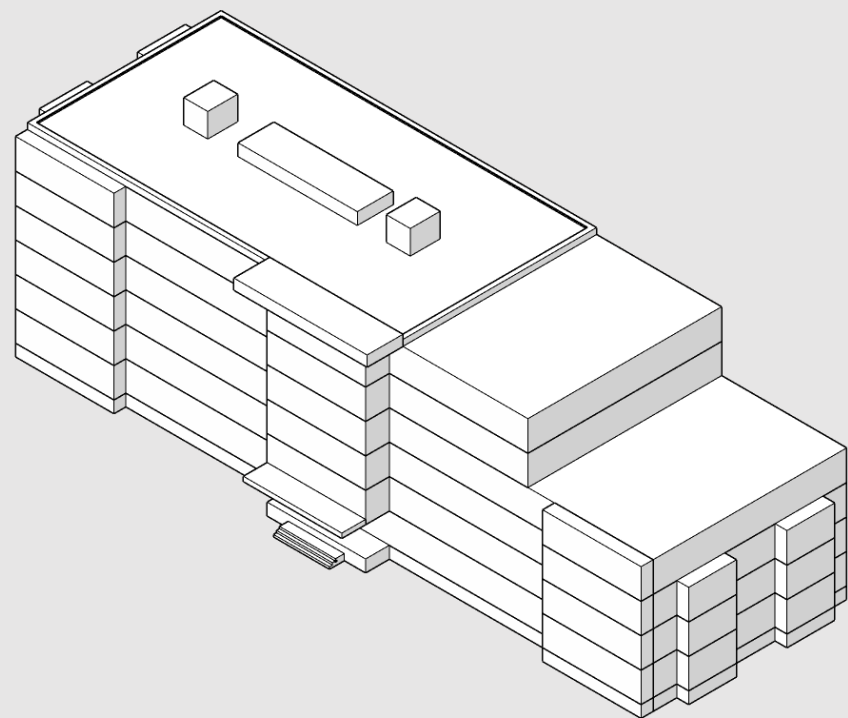
For illustrative purposes only.



Perception of height affected by distance from public way.

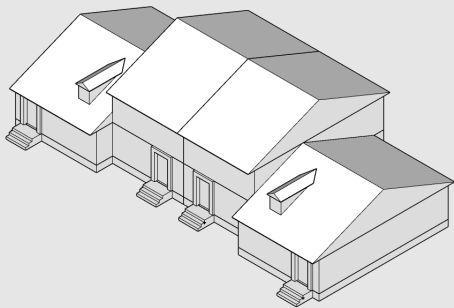
PROPOSED ZONING: HOW MUCH: Building Types

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

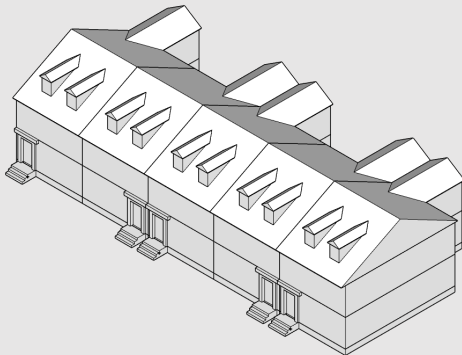


Mid-height Multifamily
~ 58 units
3 buildings = 174 units

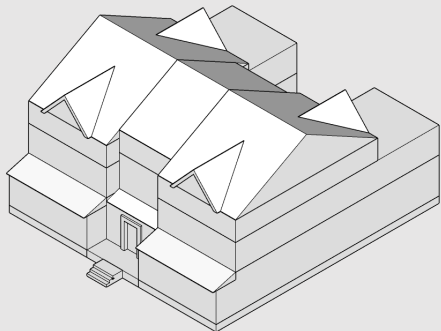
4-family
4 units
38 buildings = 152 units



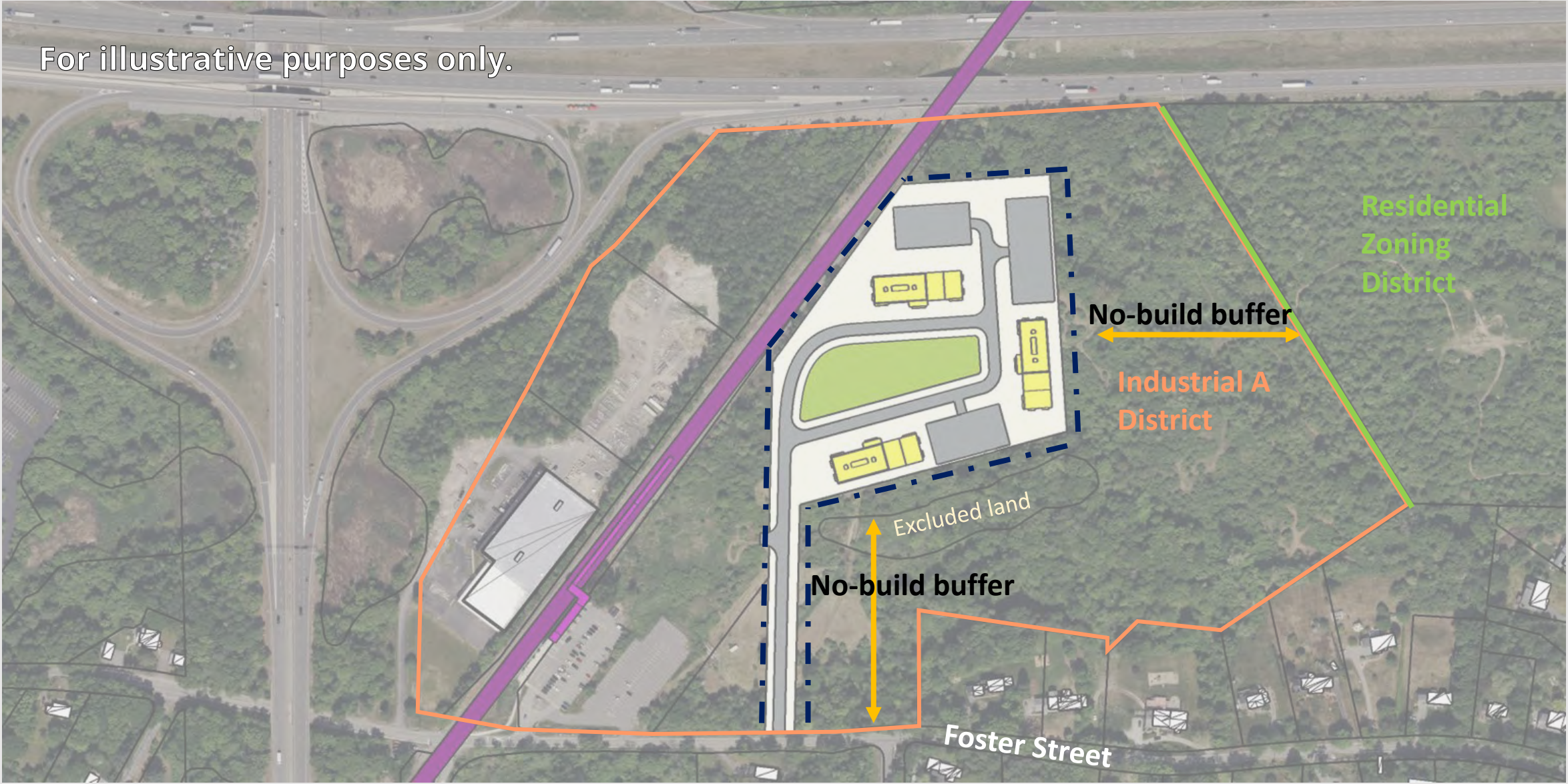
5-family
5 units
30 buildings = 150 units



Lower-height Multifamily
10 units
15 buildings = 150 units



PROPOSED ZONING : HOW: No-building buffers



PROPOSED ZONING : HOW: Development Standards



**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

LSMFD: Key Provisions

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.

LSMFD: Key Provisions

H. Affordability

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

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

I. Site Plan Review

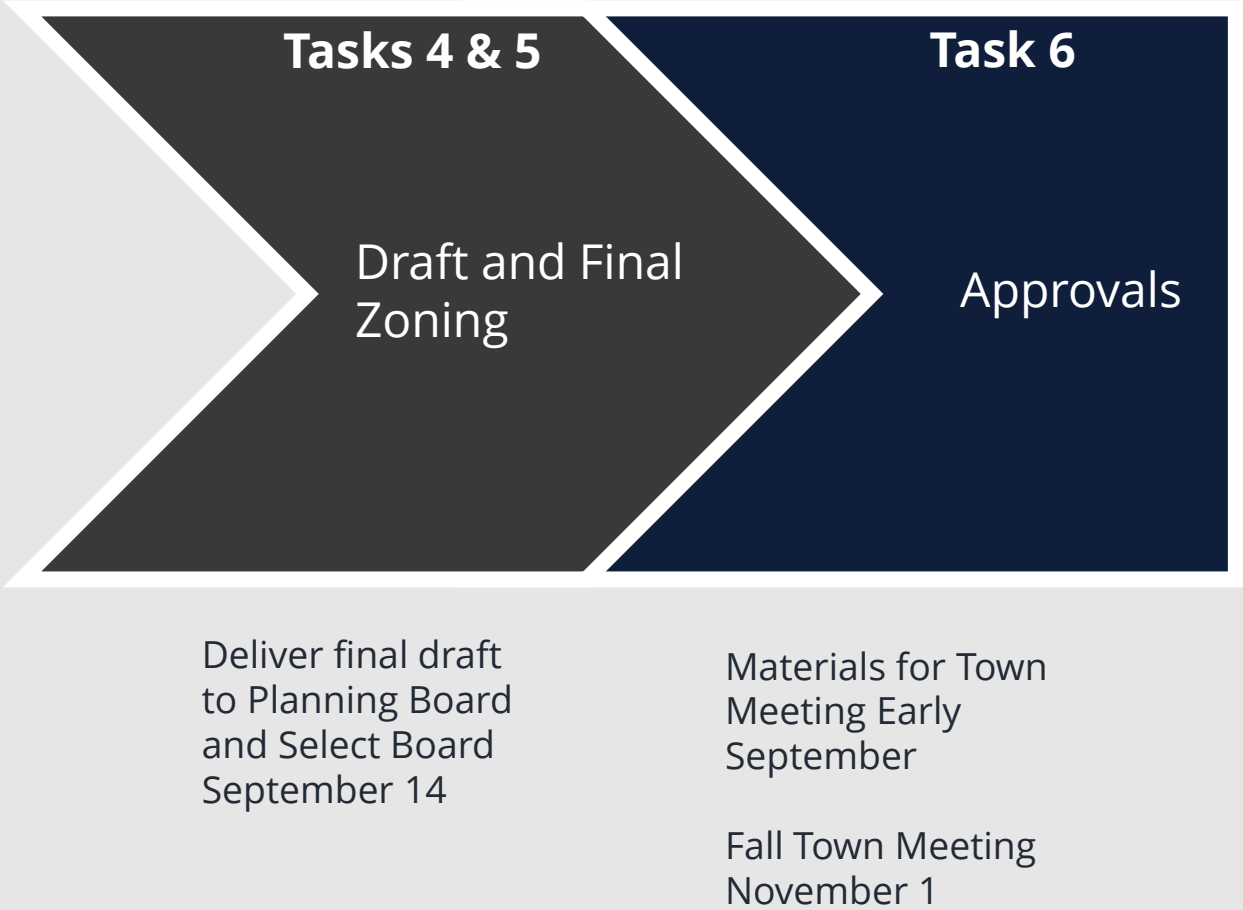
- Establishes standards for site plan review.

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



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://residency.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!

