



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460



May 7, 2024

General Message from the Planning Board to Town Meeting Regarding MBTA Zoning Article 13

Littleton Town Meeting first debated MBTA Communities Multi-Family Zoning at the November 1, 2023 Special Town Meeting. Some residents at that Special Town Meeting did not support the parcel at 245 Foster Street that the Planning Board recommended. After the November 1, 2023 Special Town Meeting, the Littleton Planning Board continued working with consultant, Innes Associates to develop a new proposal for the May 7, 2024 Annual Town Meeting. The Planning Board committed to further engage residents to identify preferred properties within the half-mile of the Littleton/Route 495 Commuter Rail station to move forward to come into compliance with MBTA Communities Multi-Family zoning requirements.

The Planning Board held a public workshop on March 19, 2024 at the Reuben Hoar Library, followed by an online survey. Guidance from this workshop and survey helped the Planning Board recommend two properties – 295 and 305 Foster Street - for the MBTA Communities Multi-Family Overlay District located within one-half mile of the commuter rail station.

Tonight's Article 13 reflects the concerns expressed by the community at the November 1st, 2023 Special Town Meeting. This change also reflects the choices municipalities have in meeting MBTA Communities Multi-Family Zoning requirements, identifying alternative properties within the half-mile radius of the Littleton/495 Commuter Rail Station.

Town Meeting is now being asked to approve the revised proposal to ensure the Town is compliant with the MBTA Communities Act. A "yes" vote on Article 13 will allow Littleton to promote the goals of the MBTA Communities Act, set the table to allow a broader range of housing options to better meet local housing needs, avoid being sued by the Commonwealth, and keeps Littleton qualified to receive numerous grant opportunities offered by the state.

The Planning Board, Select Board, and Finance Committee all support Article 13.