

Amendment Handout for May 6, 2025, Annual Town Meeting

ARTICLE 12

Select Board

Authorize Special Legislation to Surplus Town Hall (37 Shattuck Street) for Affordable Rental Housing and Pursue the Purchase of a New Town Hall

Motion: Moved and seconded by the Select Board that the Town vote to take the following actions:

Motion 1

Moved and seconded by the Select Board that the Town vote to authorize the Select Board to petition the Legislature to enact legislation precisely as follows. The Legislature may make clerical or editorial changes of form only to the legislation, unless the Select Board approves amendments to the legislation before enactment by the Legislature. The Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition;

An Act relative to certain affordable housing in the Town of Littleton.

SECTION 1. Notwithstanding any general or special law to the contrary, any general or special law related to the procurement and award of contracts, including chapters 7, 7C, 30B, and 149 of the General Laws, except for the prevailing wage requirements under sections 26 to 27H, inclusive, of said chapter 149, shall not apply to the following activities: (1) the conveyance, lease, design, development, construction, operation, and maintenance of affordable rental housing at 37 Shattuck Street, Littleton; (2) the lease of said 37 Shattuck Street by the town of Littleton for use as its town offices; and (3) the acquisition, design, development, and construction of new town offices located within the town of Littleton.

SECTION 2. This act shall take effect upon its passage.

[A yes vote on Motion 1 and the adoption by the legislature of the above special act clarifies that the following three projects are not subject to public construction and procurement laws and ensures that contractors working on the projects will be paid prevailing wage: (1) sell 37 Shattuck Street to be developed as affordable housing; (2) lease back 37 Shattuck Street to use as a Town Hall while a new town hall is being constructed; and (3) contract for the acquisition, design, development, and construction of a new Town Hall in another part of Town.]

A no vote means that the Town must comply with all public construction and procurement laws in the event it chooses to proceed with the projects described above.]

Motion 2

Moved and seconded by the Select Board that any expenditure of funds on the three projects identified in motions 1 and 3 can only be appropriated by vote of Town Meeting under a separate and distinct article. The “expenditure of funds” used above shall not include funds to evaluate the building at 37 Shattuck Street, or funds used to better understand the Town’s requirements for a new Town Hall.

[A yes vote on Motion 2 would require that Town Meeting approve the expenditure of funds for the following projects: (1) sell 37 Shattuck Street to be developed as affordable housing; (2) lease back 37 Shattuck Street to use as a Town Hall while a new town hall is being constructed; and (3) contract for the acquisition, design, development, and construction of a new Town Hall in another part of Town. The Town has not yet appropriated any funds to for these three projects.]

A no vote means that the Select Board could fund any of the three projects through the Town's budget article.]

Motion 3

Moved and seconded by the Select Board that the Town vote to authorize the Select Board to include in the petition to the Legislature authorized under Motion 1 of Article 12 of this Town Meeting, the following additional sections and to amend any numbering as necessary; and provided further that the Legislature may make clerical or editorial changes of form only to the legislation, unless the Select Board approves amendments to the legislation before enactment by the Legislature, and that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition;

SECTION 3. The town of Littleton may convey all or a portion of the land located at 37 Shattuck Street in the town of Littleton, and the building thereon, to a developer to be selected by the town, for the purposes of designing, constructing, operating, managing, and maintaining affordable rental housing.

SECTION 4. The town of Littleton may lease back from the developer described in Section 3 the building located at 37 Shattuck Street for use as town offices until such time as the town of Littleton has relocated its town offices to another location in town.

SECTION 5. The town of Littleton may acquire a parcel of land with a building or buildings thereon located within the town of Littleton for use as new town offices, and which building or buildings may be designed and constructed by the seller of such property.

SECTION 6. The development of the projects described in this act may be conducted in one or more phases.

[A yes vote on Motion 3 and the adoption by the legislature will authorize the Town to partner with one or more developers on two projects. The first project is to sell and develop the Town Hall building at 37 Shattuck Street as deeply affordable rental housing. The second project is to construct and acquire a new Town Hall at another location within the Town. The Town will continue to use the building at 37 Shattuck Street while both projects are being developed and won't move out until a new town hall is ready. Any funding needed to accomplish these project(s) will require an appropriation at a future Town Meeting.]

A no vote means that the Town is not authorized to enter into contracts for either project.]

The Select Board recommends all three motions in this article. The Finance Committee recommendations will be provided on the floor of Town Meeting.

<p style="text-align: center;">ARTICLE 25 Community Preservation Committee Town Matching Funds to Community Preservation Fund</p>
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Motion: Moved and seconded by the Community Preservation Committee that the Town vote to approve Article 25 as printed in the warrant.

The Community Preservation Committee, Finance Committee, and Select Board recommend this article.