

RECEIVED

By City Clerk at 11:22 am, Jun 13, 2025



FraminghamMA.gov/Boards

**CITY COUNCIL
AGENDA**

REVISED v2 6/13/25

June 17, 2025 7:00 PM

Blumer Room, Memorial Building 150 Concord Street,
Framingham, MA 01702

COUNCIL MEMBERS

*Noval Alexander | Tracey Bryant, Vice Chair | Michael P. Cannon | George P. King, Jr. |
Janet Leombruno | Christine A. Long | Leora Mallach | Philip R. Ottaviani, Jr. Chair |
Adam C. Steiner | Brandon Ward | Leslie White Harvey*

Remote Participation Instructions

When: Jun 17, 2025 07:00 PM Eastern Time (US and Canada)

Topic: City Council 6.17.25

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82609633796?pwd=DpAFxa1eTJUCVZwTroCexr4FYv4AJa.1>

Passcode: 855782

Phone one-tap:

*+16469313860,,82609633796#,,,,*855782# US+19292056099,,82609633796#,,,,*855782# US (New York)*

Join via audio:

+1 646 931 3860 US+1 929 205 6099 US (New York)+1 301 715 8592 US (Washington DC)+1 305 224 1968 US+1 309 205 3325 US+1 312 626 6799 US (Chicago)+1 360 209 5623 US

+1 386 347 5053 US+1 507 473 4847 US+1 564 217 2000 US+1 669 444 9171 US+1 669 900 6833 US (San Jose)+1 689 278 1000 US+1 719 359 4580 US+1 253 205 0468 US+1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston)

Webinar ID: 826 0963 3796

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International numbers available: <https://us02web.zoom.us/j/kdxlPq2Wlw>

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PROCLAMATION/RESOLUTION

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REPORT OF THE MAYOR

ACTIONS/VOTES

3. ORDER 2025-031

Vote to approve a grant of location request by Eversource to install conduit on South Street. *Tabled at the 6/10/25 Council meeting pending background.*
[South St conduit GOL 2025 Apr 24.pdf](#)

[2025-031 GOL South Street.doc](#)

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Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Thomas Abdella-D1** to serve the **Traffic Commission** in the **business community member seat** through **June 30, 2028**.

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Linda Medlar

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Scott Gonfrade

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Sean McCarthy

William Pecket

[7 Constables Chief Letters and write ups.pdf](#)

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ACTION ITEMS/DISCUSSION/VOTES

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- **Fire Chief Michael Dutcher** and **Assistant Chief John Schultz** regarding operations
- **Executive Director Erin Hastings**- Middlesex Regional Emergency Communications Center

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Upon request of the Rules, Ordinances and Ethics Subcommittee, a recommendation

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[2025 Demo Delay #2 Memo to Rules SC.pdf](#)

[Demolition Delay #2 Proposal.pptx](#)

[2025 Demo Delay #2 Checklist.pdf](#)

15. **ORDER 2025-035-001** **ADDED**

Upon request of the Finance Subcommittee a recommendation and vote regarding the matter of acceptance of FY26 CDBG (Community Development Block Grant) Federal Funding Allocation.

[v2 CDBG_HOME Presentation FY26.pptx FY26](#)

[CDBG_HOME Memo for City Council.pdf FY26](#)

[CDBG_HOME Memo for City Council.pdf](#)

[Framingham 2026-2030 Consolidated Plan and 2026 Annual Action Plan \(2\).pdf](#)

[CDBG_HOME Presentation FY26.pptx](#)

16. **ORDER 2025-047**

Upon request of the Council, a newly drafted map by the Director of Planning & Development, depicting proposed amendments to the Central Business District including a reduction on the side streets.

[ccpresentcb06172025.pdf](#)

17. **ORDER 2025-006-001** *REVISIT*

A review and vote upon proposed amendments drafted by Solicitor Fallon, at the request of the Council, to the City of Framingham Zoning Codes, to add the City Council as a Special Permit Granting Authority for multifamily, mixed-use buildings, mixed-use complexes, assisted living facilities, neighborhood cluster developments and open space cluster developments for construction of building, buildings or structures having a total gross floor area of 75,000 or more square feet, as follows:

Amend Article VI Administration, Chapter 435, §435-46.A.: to add “the City Council” as a Special Permit Granting Authority: “The SPGA shall be *the City Council*, the Zoning

Board of Appeals (ZBA), the Planning Board (PB) or other board/officer as specified in §435-7, Table of Uses, other special permit ordinance, and/or designated herein.”

Amend Article VI Administration, Chapter 435-46.B.(2)(a) to add “City Council”: “Special permits that require *City Council* or Planning Board to be SPGA.”, requiring applications for special permit granted by the City Council to comply with procedures set forth in Section §435-46.

Amend Article II, Chapter 435-7 Table of Uses, Attachment 1-City of Framingham Table of Use categories C. Multifamily dwelling, E. Mixed-use building, F. Mixed-Use Complex, and G. Assisted Living, to add City Council as Special Permit Granting Authority and require special permit from the City Council for multifamily dwelling, mixed-use building, mixed-use complex, and assisted living use building(s) or structure(s) having a total gross floor area of 75,000 square feet or more.

and further amend 435-7 Table of Uses, Attachment I to:

-add in the Table Legend: “CCSP Uses that require a special permit from the City Council”

-amend to incorporate “CCSP” in Use Categories 1.C. Multifamily dwelling, 1.E. Mixed-use building, 1.F. Mixed-use complex, and 1.G Assisted Living: “SP/CCSP”

-add a footnote 10 in Use Categories 1.C. Multifamily dwelling, 1.E. Mixed-use building, 1.F. Mixed-use complex, and 1.G. Assisted Living

-add footnote 10 explanation: “all multifamily dwellings, mixed-use buildings, mixed-use complexes, and assisted living facilities shall require a special permit from the City Council for building, buildings or structures having a total gross floor area of 75,000 or more square feet.”

Amend Article V Special Regulations §435-38 Neighborhood Cluster Development to add “City Council” as special permit granting authority for neighborhood cluster development uses with building(s) or structure(s) having a total gross floor area of 75,000 square feet or more, and that applicants for Neighborhood Cluster Development shall follow all the procedures and requirements set forth in §435-38 for special permit applications before the City Council.

Amend Article V Special Regulations §435-39 Open Space Cluster Development to add “City Council” as special permit granting authority for neighborhood cluster

development uses with building(s) or structure(s) having a total gross floor area of 75,000 square feet or more, and that applicants for Open Space Cluster Development shall follow all the procedures and requirements set forth in §435-39 for special permit applications before the City Council

[Solicitor Fallon's 2025-Zoning-proposed language amendments to add City Council as SPGA V2.docx](#)

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[SPGA 4.28.25.pdf](#)

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18. **ORDER 2025-032-001**

Upon request of the Finance Subcommittee, a recommendation and vote regarding FY2025 year-end transfers. *SECOND READING*

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5/20/25

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Join via audio:

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10. **ORDER 2024-072-001**

Upon request of the Finance Subcommittee, a recommendation upon a vote regarding the FY2026 Capital Budget and Enterprise Budget. *SECOND READING*

[City Council Order for FY26 Capital Budget.pdf](#)

[2024-072 FY2026 CIP Updated 5-22-2025.pdf](#)

[2024-072 FY26 CIP Updated 5-22-2025.xlsx](#)

[2024-072 FY26 CIP.xlsx](#)

[2024-072 FY2026 CIP Updated 4-17-2025.pdf](#)

[2024-072_FY2026_CIP_Updated_11-6-2024 \(1\).pdf](#)

[2024-072 FY2026 CIP Updated 11-4-2024.pdf](#)

ACTION ITEMS/DISCUSSION/VOTES

11. **DISCUSSION**

Upon request of the Chair, a discussion with:

- **Police Chief Lester Baker** regarding the body camera program
- **Fire Chief Michael Dutcher** and **Assistant Chief John Schultz** regarding operations
- **Executive Director Erin Hastings**- Middlesex Regional Emergency Communications Center

[BODY CAMERA PPT - Updated June 2025.pdf](#)

[City Council Presentation-Fire Dept Operations Overview 06_17_2025.pdf](#)

12. **ORDER 2025-027-001**

Upon request of the Rules, Ordinances and Ethics Subcommittee, a recommendation and vote upon the consideration of proposed amendments to the Demolition Delay Ordinance.

[2025 Demo Delay #2 Redline.pdf](#)

[2025 Demo Delay #2 Clean.pdf](#)

[2025 Demo Delay #2 Memo to Rules SC.pdf](#)

[Demolition Delay #2 Proposal.pptx](#)

[2025 Demo Delay #2 Checklist.pdf](#)

13. **ORDER 2025-032-001**

Upon request of the Finance Subcommittee, a recommendation and vote regarding FY2025 year-end transfers. *SECOND READING*

[2025-032 FY2025 Transfers CORRECTED.pdf](#)

14. **ORDER 2025-033-001**

Upon request of the Finance Subcommittee, a recommendation and vote regarding a transfer of stabilization funds for Mary Dennison project. *SECOND READING*

[2025-033 Appropriation of Stabilization Funds for Mary Dennison Park Project.pdf](#)

15. **ORDER 2025-034-001**

Upon request of the Finance Subcommittee, a recommendation and vote regarding an appropriation to pay prior year bills. *SECOND READING*

[schools prior year bills redacted 6-5-25.pdf](#)

16. **ORDER 2025-047**

Upon request of the Council, a newly drafted map by the Director of Planning & Development, depicting proposed amendments to the Central Business District including a reduction on the side streets.

MINUTES

5/20/25

6/3/25 *pending availability*

6/10/25 *pending availability*

[DRAFT Minutes 5-20-25 CC.docx](#)

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS

ADJOURNMENT

DRAFT