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**By City Clerk at 10:29 am, Jul 29, 2025**

## ZONING BOARD OF APPEALS

MEMORIAL BUILDING – ROOM 121  
150 CONCORD STREET, FRAMINGHAM, MA 01702  
508.532.5456 – ZBA@FRAMINGHAMMA.GOV

STEPHEN E. MELTZER, CHAIR | LAP YAN | LEONARD LEVY  
KRISTINA JOHNSON

**AGENDA: AUGUST 13, 2025**  
**BLUMER COMMUNITY ROOM/ REMOTE**  
**OPEN SESSION, 7:00 PM**

### REMOTE PARTICIPATION INSTRUCTIONS

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88593192932?pwd=pXbbv8iAvtokbzejUkw8iTbJnYKYLC.1>

Webinar ID: 885 9319 2932

Passcode: 212550

One tap mobile: US: + 16469313860,,88593192932# or +19292056099,,88593192932#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 253 215 8782

**Public participation:** We encourage people who wish to provide comment on cases to do so in writing. **Please send comments no later than August 8, 2025 to [zba@framinghamma.gov](mailto:zba@framinghamma.gov).** During the meeting, public comments will be accepted during the public comment periods designated by the Chair both in person and via remote participation. If you wish to make verbal comment through remote participation, please request recognition to speak by raising your virtual hand.

Application and plan documents submitted by applicants are available

[ZBA Projects- 2025](#)

#### 1. HEARINGS: CONTINUED

7:00 **25-13, 4 Randy Road— Ron Parker, D:4, Z: R-1 (SM, LY, KJ)**

Finding and/or a Variance to allow the proposed attached garage within side setback  
Decision Deadline: September 12, 2025

7:00 **25-15, 17 Arch Street— Scott Coen, D:7, Z: G (SM, LY, KJ)**

Variance to construct addition proposed to exceed maximum lot coverage within the  
“G” zone

Decision Deadline: September 12, 2025

**\*Requested to withdraw Application**

#### 2. HEARINGS: NEW

7:00 **25-16, 33 Essex Street— Jesus Munoz, D:7, Z: G**

Modification to ZBA case #22-06 and a Finding to allow an addition on a lawful, pre-existing non-conforming structure

Decision Deadline: October 8, 2025

3. SIGN HEARINGS: NEW

7:00     **S25-03, 696 Cochituate Road— Viewpoint Sign & Awning, D:4, Z: M-1**

Variance to allow the installation of an additional wall sign

Decision Deadline: September 1, 2025

4. OTHER BUSINESS

Election of Officers

5. MINUTES ACCEPTANCE

7/9/2025 Open Session

6. ADJOURNMENT