



[FraminghamMA.gov/Boards](http://FraminghamMA.gov/Boards)

**REVISED**

11:37 am, Aug 15, 2025

## CITY COUNCIL AGENDA

**REVISED v2 8/15/25**

August 19, 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*

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### Remote Participation Instructions

*When: Aug 19, 2025 07:00 PM Eastern Time (US and Canada)*

*Topic: City Council 8.19.25*

*Join from PC, Mac, iPad, or Android:*

<https://us02web.zoom.us/j/88588059247?pwd=Q28qwTfaW4umM0wYcayZqZ1WI81bIE.1>

*Passcode: 944417*

*Phone one-tap:*

*+19292056099,,88588059247#,,,,\*944417# US (New York)+13017158592,,88588059247#,,,,\*944417#  
US (Washington DC)*

*Join via audio:*

*+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)+1 646 931 3860 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)+1 360 209 5623 US+1 386 347 5053 US*

*Webinar ID: 885 8805 9247*

*Passcode: 944417*

*International numbers available: <https://us02web.zoom.us/j/kcMgGS7950>*

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### CALL TO ORDER

### PUBLIC PARTICIPATION

### PROCLAMATION/RESOLUTION/CITATIONS

#### 1. CITATION

A citation recognizing the Boys 7/8 Framingham United Soccer team upon its win in the Division I Massachusetts Tournament of Champions.

## REPORT OF THE MAYOR

### PUBLIC HEARINGS

2. **ORDER 2025-040**

A public hearing to consider the creation of a Traffic Department in accordance with the Framingham Home Rule Charter, Article V, Section 1 involving the adoption of an Ordinance that codifies the Departments organization, and the adoption of changes to the City's personnel classification plan to create or modify the necessary position.

*Continued from the 6/3/25 Council Meeting.*

[Report to City Council 2025-05-06 Rev 1.pptx](#)

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**A public hearing**, upon request of the Rules, Ordinances and Ethics Subcommittee, a recommendation and vote upon the consideration of proposed amendments to the Demolition Delay Ordinance. *SECOND READING.*

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

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**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

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**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.**

*Continued from discussion at the 6/17/25 Council Meeting.*

[ADDED Stamped 8-19-25 Public Hearing Notice Zoning Codes Amendment City Council SPGA.pdf](#)

[Planning Board - Recommendation Letter\\_final.pdf](#)

[Solicitor Fallon 8-13-25 Informational Memo-Zoning on City Council as SPGA.pdf](#)

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[SPGA Memo to Council 4.28.25.docx](#)

## **ACTION ITEMS/DISCUSSION/VOTES**

### **5. DISCUSSION BACKGROUND ADDED**

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[ADDED Framingham Presentation City Council August 19, 2025.pdf](#)

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[7-24-25 KT Response to Council bonding.pdf](#)

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[Specialized code - DOER DP - Framingham Update V3.pdf](#)

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[2025-058 Contract Extension for Audit of FY2025.pdf](#)

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Upon request of the Chief Financial Officer, a referral to the Finance Subcommittee, acceptance of Sustainable Materials Recovery Program grant under the Recycling Dividend Program from the Commonwealth of Massachusetts Department of

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[Steve Kiviat nomination COA.pdf](#)

[Steve Kiviat App.pdf](#)

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[Ash Nemiccolo nomination Cultural Council.pdf](#)

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[Disability Apps.pdf](#)

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**Andrew Habermehl-D6** through **June 30,**

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[HDC Nominations.pdf](#)

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Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Michelle Burns-D2** to serve on the **Keefe Tech School Committee** through **June 30, 2028**.

[Michele Burns Nomination Keefe Tech.pdf](#)

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[TEam Framingham Nominations.pdf](#)

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**Bob Downing-D4**

**William Blumsack-D3**

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[Leonard Levy nomination ZBA.pdf](#)

[Leonard Levy App.pdf](#)

## **MINUTES**

### **ACKNOWLEDGEMENT & REVIEW EXECUTIVE SESSION MINUTES**

Acknowledgment of review and continued non-disclosure of the following Executive Session Minutes:

04/17/18, 06/05/18, 06/19/18, 07/17/18, 10/23/18, 01/08/19, 07/16/19, 10/29/19, 04/21/20, 07/21/20, 08/18/20, 12/01/20, 02/23/21, 05/31/22, 11/15/22, 01/03/23, 05/02/23, 05/06/23, 05/16/23, 01/30/24, 04/30/24, 05/07/24, 08/20/24, 11/19/24, 12/03/24, 12/04/24, AND 01/14/25

Acknowledgment of review and release of portions of the following executive session minutes with redaction:

06/05/18	EXEMPTIONS 6 AND 7	MASSDOT PROJECT NO. 607732 - <i>released</i>
07/16/19	EXEMPTION 6	73 MT. WAYTE AVENUE- <i>released</i>

**7/15/25**

**7/29/25**

[DRAFT Minutes 7-15-25 CC.docx](#)

[DRAFT Minutes 7-29-25 CC.docx](#)

**REPORT OF THE COUNCIL CHAIR**

**REPORTS OF SUBCOMMITTEES**

**REPORTS OF COUNCILORS**

**ADJOURNMENT**



**RECEIVED**

**By City Clerk at 3:43 pm, Aug 14, 2025**



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### **ACKNOWLEDGEMENT & REVIEW EXECUTIVE SESSION MINUTES**

Acknowledgment of review and continued non-disclosure of the following Executive Session Minutes:

04/17/18, 06/05/18, 06/19/18, 07/17/18, 10/23/18, 01/08/19, 07/16/19, 10/29/19, 04/21/20, 07/21/20, 08/18/20, 12/01/20, 02/23/21, 05/31/22, 11/15/22, 01/03/23, 05/02/23, 05/06/23, 05/16/23, 01/30/24, 04/30/24, 05/07/24, 08/20/24, 11/19/24, 12/03/24, 12/04/24, AND 01/14/25

Acknowledgment of review and release of portions of the following executive session minutes with redaction:

06/05/18      EXEMPTIONS 6 AND 7      MASSDOT PROJECT NO. 607732 - *released*

07/16/19      EXEMPTION 6      73 MT. WAYTE AVENUE- *released*

**7/15/25**

**7/29/25**

[DRAFT Minutes 7-15-25 CC.docx](#)

[DRAFT Minutes 7-29-25 CC.docx](#)

**REPORT OF THE COUNCIL CHAIR**

**REPORTS OF SUBCOMMITTEES**

**REPORTS OF COUNCILORS**

**ADJOURNMENT**



**RECEIVED**

**By City Clerk at 6:43 pm, Aug 12, 2025**



[FraminghamMA.gov/Boards](http://FraminghamMA.gov/Boards)

**CITY COUNCIL  
AGENDA**

**POSTED DRAFT 8/12/25**

August 19, 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*

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**Remote Participation Instructions**

*When: Aug 19, 2025 07:00 PM Eastern Time (US and Canada)*

*Topic: City Council 8.19.25*

*Join from PC, Mac, iPad, or Android:*

<https://us02web.zoom.us/j/88588059247?pwd=Q28qwTfaW4umM0wYcayZqZ1WI81bIE.1>

*Passcode: 944417*

*Phone one-tap:*

*+19292056099,,88588059247#,,,,\*944417# US (New York)+13017158592,,88588059247#,,,,\*944417#  
US (Washington DC)*

*Join via audio:*

*+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)+1 646 931 3860 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)+1 360 209 5623 US+1 386 347 5053 US*

*Webinar ID: 885 8805 9247*

*Passcode: 944417*

*International numbers available: <https://us02web.zoom.us/j/kcMgGS7950>*

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**CALL TO ORDER**

**PUBLIC PARTICIPATION**

**PROCLAMATION/RESOLUTION/CITATIONS**

**1. CITATION**

A citation recognizing the Boys 7/8 Framingham United Soccer team upon its win in the Division I Massachusetts Tournament of Champions.

## REPORT OF THE MAYOR

### PUBLIC HEARINGS

2. **ORDER 2025-040**

A public hearing to consider the creation of a Traffic Department in accordance with the Framingham Home Rule Charter, Article V, Section 1 involving the adoption of an Ordinance that codifies the Departments organization, and the adoption of changes to the City's personnel classification plan to create or modify the necessary position.

*Continued from the 6/3/25 Council Meeting.*

[Report to City Council 2025-05-06 Rev 1.pptx](#)

3. **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. *SECOND READING.*

[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](#)

4. **ORDER 2025-006-002**

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.**

*Continued from discussion at the 6/17/25 Council Meeting.*

[PB - Recommendation Letter\\_final.pdf](#)

[SPGA 4.28.25.pdf](#)

[SPGA Memo to Council 4.28.25.docx](#)

## **ACTION ITEMS/DISCUSSION/VOTES**

5. **INFORMATIONAL PRESENTATION**

An informational presentation by Dillan Patel, Massachusetts Department of Energy, regarding the Opt-In Code.

6. **DISCUSSION**

A discussion with Robert Lewis, Director of Public Works, regarding the Water & Sewer department's operations and rates.

7. **DISCUSSION**

A discussion on the needle exchange program in the City of Framingham.

8. **PRESENTATION**

A presentation by the Mayor's Composting Task Force.  
[Residential Compost Access Pilot Proposal 3.6.2024.pdf](#)

9. **ORDER 2025-060**

Upon request of the Traffic Commission, consider four changes to the Framingham Traffic, Parking and Transportation Regulations: School Zones on A Street and Lawrence Street and Accessible Parking and Odd Even Parking Change on Coburn Street.  
[2025.08.19 Sch Zone & Accessible Parking.pdf](#)

10. **ORDER 2025-049**

Upon request of the Mayor, a referral to the Finance Subcommittee consideration of Collective Bargaining Agreement with 1156 Department of Public Works.

11. **ORDER 2025-055**

Upon request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of a transfer and appropriation of stabilization funds for the Mary Dennison project.  
[2025-055 Appropriation of Stabilization Funds for Mary Dennison Park Project.pdf](#)

12. **ORDER 2025-028-002**

Upon request of the Mayor, a referral to the Finance Subcommittee the matter regarding a reduction in the FY26 Keefe Tech Budget.  
[2025-028-002 Reduce FY2026 Operating Budget Keefe Tech Assessment.pdf](#)

13. **ORDER 2025-056**  
Upon request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of an appropriation of opioid stabilization funds for the Opioid Task Force FY26 budget  
[Order #2025-056 Appropriation from the Opioid Stabilization Fund.pdf](#)
14. **ORDER 2025-057**  
Upon request of the Community Preservation Committee, a referral to the Finance Subcommittee consideration for project CPA26-001, Accessible Dock at Waushakum Beach.  
[Waushakum Dock Funding Memo -Final V 2.pdf](#)
15. **ORDER 2025-058**  
Upon the request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of an extension to the existing contract for auditing services to include FY2025.  
[2025-058 Contract Extension for Audit of FY2025.pdf](#)
16. **ORDER 2025-059**  
Upon the request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of a Transfer Request for Treasurer's budget.  
[Order # 2025-059 FY26 Transfer Request for Treasurer's Department.pdf](#)
17. **ORDER 2025-061**  
Upon request of the Chief Financial Officer, a referral to the Finance Subcommittee, acceptance of Sustainable Materials Recovery Program grant under the Recycling Dividend Program from the Commonwealth of Massachusetts Department of Environmental Protection and further appropriate said grant funds for the purposes of the continuation of, and improvements to, the recycling program of the City.  
[Order #2025-061 Appropriation of Recycling Dividend Funds.pdf](#)
18. **ORDER 2025-062**  
Upon request of The Planning and Community Development Division, a referral to the Finance Subcommittee consideration to reallocate the unexpended amount of \$30,000 for a consultant or Framingham State University to ensure the completion of a new Housing Production Plan.  
[Housing Plan memo08122025.docx](#)
19. **ORDER 2025-008-045**  
Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of

reappointment **Steve Kiviat-D2** to serve on the **Council on Aging** through **June 30, 2026**.

[Steve Kiviat nomination COA.pdf](#)

[Steve Kiviat App.pdf](#)

20. **ORDER 2025-008-046**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of appointment of **Ash Nemiccolo-D7** to serve on the **Cultural Council** through **June 30, 2028**.

[Ash Nemiccolo nomination Cultural Council.pdf](#)

[Ash Nemiccolo App.pdf](#)

21. **ORDER 2025-008-047**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of reappointment of **Tyler Terrasi-D4** and **Sheryl Goldstein-D3** to serve on the **Disability Commission** through **June 30, 2028**.

[Disability Nominations.pdf](#)

[Disability Apps.pdf](#)

22. **ORDER 2025-008-048**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the reappointment of **Thomas Schuetz-D6** and **Lewis Colten-D1** to serve on the **Framingham Historic Commission** through **June 30, 2028**.

[Historic Comm Nominations.pdf](#)

[Historic Comm Apps.pdf](#)

23. **ORDER 2025-008-049**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the reappointment of **four members** to the **Historic District Commission**:

**James Kubat-D5** through **June 30, 2028**

**Andrew Habermehl-D6** through **June 30,**

**2026 Paul Silva-D3** through **June 30, 2026**

**Paul Charboneau- D6** through **June 30, 2026**

[HDC Nominations.pdf](#)

[HDC Apps.pdf](#)

24. **ORDER 2025-008-050**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Michelle Burns-D2** to serve on the **Keefe Tech School Committee** through **June 30, 2028**.

25. **ORDER 2025-008-051**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Tony Tolson-D3** to serve on the **Parks & Recreation Commission** through **June 30, 2028**.

[Tony Tolson nomination P&R.pdf](#)

[Tony Tolson App.pdf](#)

26. **ORDER 2025-008-052**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Mike Bower-D2** and **Jeff Rouse-D3** to serve on the **Team Framingham Steering Committee** through **June 30, 2028**.

27. **ORDER 2025-008-053**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **three members** to serve on the **Veterans Council** through **June 30, 2028**:

**Bob Downing-D4**

**William Blumsack-D3**

**Nick Paganella-D4**

[Veteran Nominations.pdf](#)

[Veterans Apps.pdf](#)

28. **ORDER 2025-008-054**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Leonard Levy-D3** to serve on the **Zoning Board of Appeals** through **June 30, 2028**.

[Leonard Levy nomination ZBA.pdf](#)

[Leonard Levy App.pdf](#)

**MINUTES**

*7/29/25 pending availability*

**7/15/25**

[DRAFT Minutes 7-15-25 CC.docx](#)

**REPORT OF THE COUNCIL CHAIR**

**REPORTS OF SUBCOMMITTEES**

**REPORTS OF COUNCILORS**

**ADJOURNMENT**