

**RECEIVED**

**By City Clerk at 4:18 pm, Sep 15, 2025**



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

## **CITY COUNCIL**

### **AGENDA**

September 18, 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: Sep 18, 2025 07:00 PM Eastern Time (US and Canada)*

*Topic: City Council 9.18.25*

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

<https://us02web.zoom.us/j/85870833773?pwd=vY92DbYLfaFajCrUMPQbwJKfakU0m6.1>

*Passcode: 955168*

*Phone one-tap:*

*+13052241968,,85870833773#,,,,\*955168# US+13092053325,,85870833773#,,,,\*955168# US*

*Join via audio:*

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

*+1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston)+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*

*Webinar ID: 858 7083 3773*

*Passcode: 955168*

*International numbers available: <https://us02web.zoom.us/j/85870833773?pwd=vY92DbYLfaFajCrUMPQbwJKfakU0m6.1>*

---

### **CALL TO ORDER**

### **PUBLIC PARTICIPATION**

### **PROCLAMATION/RESOLUTION**

### **REPORT OF THE MAYOR**

## **PUBLIC HEARINGS**

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

1. **ORDER 2025-064**

Upon Request of the Licensing Coordinator, an application to consider a Second-hand Articles, Junk, Old Metals License for National Rarities, LLC at 92 Worcester Road, September 30-October 1, 2025.

[National Rarities\\_Redacted.pdf](#)

2. **ORDER 2025-049-001**

Upon request of the Finance Subcommittee, a recommendation and vote upon the Collective Bargaining Agreement with 1156 Department of Public Works.

[2025-049 Approve Funding of MOA DPW 1156 Union.pdf](#)

3. **DISCUSSION**

A discussion with PJ Iverson, Super Records Officer for the City of Framingham, regarding Freedom of Information Act (FOIA) requests.

4. **ORDER 2025-059-001**

Upon the request of the Finance Subcommittee, a recommendation regarding the consideration of a Transfer Request for Treasurer's budget. *SECOND READING*

[Order # 2025-059 FY26 Transfer Request for Treasurer's Department.pdf](#)

5. **ORDER 2025-055-001**

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

[2025-055 Appropriation of Stabilization Funds for Mary Dennison Park Project.pdf](#)

6. **ORDER 2025-056-001**

Upon request of the Finance Subcommittee, a recommendation regarding the consideration of an appropriation of opioid stabilization funds for the Opioid Task Force FY26 budget. *SECOND READING*

[Order #2025-056 Appropriation from the Opioid Stabilization Fund.pdf](#)

7. **ORDER 2025-057-001**

Upon request of the Finance Subcommittee, a recommendation regarding the consideration for project CPA26-001, Accessible Dock at Waushakum Beach. *SECOND READING*

[Waushakum Dock Funding Memo -Final V 2.pdf](#)

8. **ORDER 2025-061-001**

Upon request of the Finance Subcommittee, a recommendation regarding the 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. *SECOND READING*

[Order #2025-061 Appropriation of Recycling Dividend Funds.pdf](#)

9. **ORDER 2025-062-001**

Upon request of the Finance Subcommittee, a recommendation and vote upon the Memorandum of Agreement for the Police Superiors Union.

[REVISED 2025-062 Approve Funding of MOA Police Superiors Union Financial Memo Revised 9-15-2025.pdf](#)

[2025-062 FPSOA Agreement.pdf](#)

[2025-062 Approve Funding of MOA Police Superiors Union Financial Memo.pdf](#)

10. **ORDER 2025-027-003**

Upon request of Yvonne Johnson, Senior Planner- Planning & Community Development, a consideration and vote upon a clarification to the Demolition Delay Ordinance, section 254-11. *SECOND READING*

[Order 2025-027-002 Vote approve amendments Demolition Delay Ordinance.pdf](#)

[2025 Demo Delay Final Revision Memo to CC.pdf](#)

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

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

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

11. **ORDER 2025-006-002**

Continued review and possible 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 8/19/25 Council meeting.*

[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](#)

[SPGA 4.28.25.pdf](#)

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

12. **ORDER 2025-008-065**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the reappointment of **Andrew D'Amico-D6** and **Jamaris Godino-D3** to serve on the **Community Development Committee** through **June 30, 2028**.

[A D'Amico Application CDC.pdf](#)

[A DAmico Reappointment Nomination CDC.pdf](#)

[J Godino Application CDC.pdf](#)

[J Godino Reappointment Nomination CDC.pdf](#)

13. **ORDER 2025-008-066**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the appointment of **Ilissa Bruser-D1** to serve on the **Team Framingham Steering Committee** through **June 30, 2028**.

[Ilissa B Nomination Team Fram.pdf](#)

[Ilisa App TEam Framingham.pdf](#)

14. **ORDER 2025-008-067**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the reappointment of **Sean Bilodeau-D8** to serve on the **Sustainability Committee** through **June 30, 2028**.

[Sean B Nomination Sustainability.pdf](#)

[Sean B App Sustainability.pdf](#)

15. **ORDER 2025-008-068**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the reappointment of **Sharmilee Balasubramanian-D3** to serve in the **Commissioner At Large Seat** for the **Traffic Commission** through **June 30, 2028**.

[Sharmilee B Nomination Traffic.pdf](#)

[Sharmilee B App Traffic.pdf](#)

## MINUTES

---

**8/19/25** *pending availability*

**REPORT OF THE COUNCIL CHAIR**

**REPORTS OF SUBCOMMITTEES**

**REPORTS OF COUNCILORS**

**ADJOURNMENT**



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

**RECEIVED**

*By City Clerk at 5:00 pm, Sep 11, 2025*

**CITY COUNCIL  
AGENDA**

**POSTED DRAFT 9/11/25**

September 18, 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**

*pending availability*

---

**CALL TO ORDER**

**PUBLIC PARTICIPATION**

**PROCLAMATION/RESOLUTION**

**REPORT OF THE MAYOR**

**PUBLIC HEARINGS**

**ACTION ITEMS/DISCUSSION/VOTES**

1. **ORDER 2025-064**

Upon Request of the Licensing Coordinator, an application to consider a Second-hand Articles, Junk, Old Metals License for National Rarities, LLC at 92 Worcester Road, September 30-October 1, 2025.

[National Rarities\\_Redacted.pdf](#)

2. **DISCUSSION**

A discussion with PJ Iverson, Super Records Officer for the City of Framingham, regarding Freedom of Information Act (FOIA) requests.

3. **ORDER 2025-059-001**

Upon the request of the Finance Subcommittee, a recommendation regarding the consideration of a Transfer Request for Treasurer's budget. **SECOND READING**

[Order # 2025-059 FY26 Transfer Request for Treasurer's Department.pdf](#)

4. **ORDER 2025-055-001**

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

[2025-055 Appropriation of Stabilization Funds for Mary Dennison Park Project.pdf](#)

5. **ORDER 2025-056-001**

Upon request of the Finance Subcommittee, a recommendation regarding the consideration of an appropriation of opioid stabilization funds for the Opioid Task Force FY26 budget. *SECOND READING*

[Order #2025-056 Appropriation from the Opioid Stabilization Fund.pdf](#)

6. **ORDER 2025-057-001**

Upon request of the Finance Subcommittee, a recommendation regarding the consideration for project CPA26-001, Accessible Dock at Waushakum Beach. *SECOND READING*

[Waushakum Dock Funding Memo -Final V 2.pdf](#)

7. **ORDER 2025-061-001**

Upon request of the Finance Subcommittee, a recommendation regarding the 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. *SECOND READING*

[Order #2025-061 Appropriation of Recycling Dividend Funds.pdf](#)

8. **ORDER 2025-062-001**

Upon request of the Finance Subcommittee, a recommendation and vote upon the Memorandum of Agreement for the Police Superiors Union.

[2025-062 FPSOA Agreement.pdf](#)

[2025-062 Approve Funding of MOA Police Superiors Union Financial Memo.pdf](#)

9. **ORDER 2025-027-003**

Upon request of Yvonne Johnson, Senior Planner- Planning & Community Development, a consideration and vote upon a clarification to the Demolition Delay Ordinance, section 254-11. *SECOND READING*

[Order 2025-027-002 Vote approve amendments Demolition Delay Ordinance.pdf](#)

[2025 Demo Delay Final Revision Memo to CC.pdf](#)

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

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



10. **ORDER 2025-006-002**

Continued review and possible 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 8/19/25 Council meeting.*

[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](#)

[SPGA 4.28.25.pdf](#)

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

11 **ORDER 2025-008-065**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the reappointment of **Andrew D'Amico-D6** and **Jamaris Godino-D3** to serve on the **Community Development Committee** through **June 30, 2028**.

[A D'Amico Application CDC.pdf](#)

[A DAmico Reappointment Nomination CDC.pdf](#)

[J Godino Application CDC.pdf](#)

[J Godino Reappointment Nomination CDC.pdf](#)

12 **ORDER 2025-008-066**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the appointment of **Ilissa Bruser-D1** to serve on the **Team Framingham Steering Committee** through **June 30, 2028**.

[Ilissa B Nomination Team Fram.pdf](#)

[Ilisa App TEam Framingham.pdf](#)

13. **ORDER 2025-008-067**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the reappointment of **Sean Bilodeau-D8** to serve on the **Sustainability Committee** through **June 30, 2028**.

[Sean B Nomination Sustainability.pdf](#)

[Sean B App Sustainability.pdf](#)

14. **ORDER 2025-008-068**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the reappointment of **Sharmilee Balasubramanian-D3** to serve in the **Commissioner At Large Seat** for the **Traffic Commission** through **June 30, 2028**.

[Sharmilee B Nomination Traffic.pdf](#)

[Sharmilee B App Traffic.pdf](#)

**MINUTES**

**8/19/25** *pending availability*

**REPORT OF THE COUNCIL CHAIR**

**REPORTS OF SUBCOMMITTEES**

**REPORTS OF COUNCILORS**

**ADJOURNMENT**