



FraminghamMA.gov/Boards

RECEIVED

By City Clerk at 3:52 pm, Oct 02, 2025

CITY COUNCIL

AGENDA

October 7, 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: Oct 7, 2025 07:00 PM Eastern Time (US and Canada)

Topic: City Council 10.7.25

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81290655081?pwd=of19KRBRDewDXMb2boblNaFIK1vbi5.1>

Passcode: 672071

Phone one-tap:

*+13126266799,,81290655081#,,,,*672071# US (Chicago)+16469313860,,81290655081#,,,,*672071# US*

Join via audio:

*+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)+1 305 224 1968 US*

*+1 309 205 3325 US+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+1 253 215 8782 US (Tacoma) Webinar ID: 812 9065 5081*

Passcode: 672071

International numbers available: <https://us02web.zoom.us/j/81290655081?pwd=of19KRBRDewDXMb2boblNaFIK1vbi5.1>

CALL TO ORDER

PUBLIC PARTICIPATION

PROCLAMATION/RESOLUTION/CITATION

1. **CITATION**

A citation recognizing Police Chief, Lester Baker, for his recent graduation of the FBI National Academy in Quantico, Virginia.

[October 7 2025 Citation Chief L Baker FBI National Academy Graduation.pdf](#)

2. **PROCLAMATION**

A joint proclamation recognizing Sunday October 5, 2025 as Pilgrim Day Camp Day in the City of Framingham.

[2025 Joint Proclamation Recognizing Pilgrim Day Camp 60th Anniversary.pdf](#)

3. **PROCLAMATION**

A joint proclamation recognizing Monday October 13, 2025 as Indigenous Peoples Day in the City of Framingham.

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4. **PROCLAMATION**

A joint proclamation recognizing Guatemala's Independence Day and Hispanic Heritage Month.

[2025 Joint Proclamation Recognizing Guatemala's Independence Day and Hispanic Heritage Month.pdf](#)

REPORT OF THE MAYOR

PUBLIC HEARINGS

ACTION ITEMS/DISCUSSION/VOTES

5. **DISCUSSION**

A discussion with PJ Iverson, Super Records Officer for the City of Framingham, regarding Freedom of Information Act (FOIA) requests. *Postponed at the 9/18/25 Council Meeting.*

[Public Stats Sept. 2025.docx](#)

[foia_requests_vs_appeals.xlsx](#)

6. **PRESENTATION**

A discussion with Jesse Edwards, Diversity, Equity & Inclusion Officer and a presentation by Bird Guess, President and CEO of the Racial Equity Group, upon the recent Equity Audit findings.

[City Council Presentation 09.24.25.pdf](#)

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7. **ORDER 2025-063-001**

Upon request of the City Engineer, Department of Public Works, a vote upon the

acceptance of the following roadways as public roadways: Candlestick Lane, Gaslight Lane, and Lantern Road.

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[City Council Street Acceptance 100725 Complete.pdf](#)

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Upon request of the Community Preservation Committee, a correction and vote upon the Council's approval of project CPA26-001, Accessible Dock at Waushakum Beach.

[Memo RE Order for Waushakum Dock request to correct.pdf](#)

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

9. **ORDER 2025-053-001**

Upon request of the Finance Subcommittee, a report and recommendation for vote regarding affordable rents and affordable unit income limits for The Buckley Apartments.

[The Buckley proposed new rents 2025 7-25 - Copy \(002\).pdf](#)

10. **ORDER 2025-050-001**

Upon request of the Finance Subcommittee, a report and recommendation for a vote upon an appropriation for the Middlesex Regional Emergency Communications Center (MRECC) FY26 budget. *FIRST READING*

[2025-050 Appropriation Middlesex Regional Emergency Communications Center FY26.pdf](#)

[2025-050 FY26 Budget Line Item Explanation MRECC.pdf](#)

11. **ORDER 2025-008-069**

Upon request of the Appointment Subcommittee, a recommendation and vote regarding the reappointment of **Andrew D'Amico-D6** to serve on the **Community Development Committee** through **June 30, 2028**.

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

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

[CORRECTION Andrew D Nomination CDC.pdf](#)

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Upon request of the Appointment Subcommittee, a recommendation and vote regarding 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 2025-008-071**

Upon request of the Appointment Subcommittee, a recommendation and vote regarding 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 2025-008-072**

Upon request of the Appointment Subcommittee, a recommendation and vote regarding 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](#)

15. **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. *FIRST READING*

Continued from discussion at the 9/18/25 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](#)

[Memo to City Council SPGA zoning adoption 9.19.25 \(1\).docx](#)

[Official Responsibilities of a City Councilor in Massachusetts \(1\).docx](#)

[pathspecialpermit25.pdf](#)

[Sarkisian memocc9302025.docx](#)

[Sarkisian PB Approved Housing.xlsx](#)

16. **ORDER 2025-008-073**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the appointment of **Mishelle Gonzalez-D2** to serve as a member of the **Women, Children and Families Commission** through **June 30, 2028**.

[Mishelle Gonzalez nomination WCF2.pdf](#)

[Mishelle Gonzalez app WCF.pdf](#)

17. **ORDER 2025-008-074**

Upon request of the Mayor, a referral to the Appointment Subcommittee consideration of the appointment of **Kevin Durazo-D4** to fill a member seat of the **Cushing Memorial Chapel Advisory Committee** through **June 30, 2028**.

[Kevin Durazo nomination cushing2.pdf](#)

[Kevin Durazo app Cushing.pdf](#)

18. **ORDER 2025-008-075**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Bruce Wester-D3** to serve in the member seat of the **Registrar of Voters** through **March 31, 2027**.

[Bruce Wester nomination Reg of Voters3.pdf](#)

[Bruce Wester app.pdf](#)

19. **ORDER 2025-008-076**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **David Anderson-D2** and **Kevin Walsh-D5** to serve in member seats of the **Conservation Commission** through **June 30, 2028**.

[Con Com Noms 9.30.25.pdf](#)

[Con Com apps 9.30.25.pdf](#)

[Con Com Updated Background.pdf](#)

20. **ORDER 2025-008-077**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Ben Gustafson-D6** for a member seat and the appointment of **Subramaniam Moorthy-D3** for a youth seat of the **Bikes, Pedestrian and Trails Committee** through **June 30, 2028**.

[Bikes Peds Trails nominations.pdf](#)

[BTP Apps.pdf](#)

21. **ORDER 2025-008-078**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Donna Silva-D3** to a member seat on the **Elderly & Disabled Tax Fund Committee** through **June 30, 2028**.

[Donna S Tax Fund nomination.pdf](#)

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22. **ORDER 2025-008-079**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Rebecca Glenn-D8** to a member seat of the **Human Relations Commission** through **June 30, 2028**.

[Rebecca G Human Rel nomination.pdf](#)

[Rebecca G Human Rel app.pdf](#)

23. **ORDER 2025-008-081**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the reappointment of **Robert Devane-D6** to serve in a member seat of the **Police Advisory Committee** through **June 30, 2028**.

[Robert D PAC nomination.pdf](#)

[Robert D PAC app.pdf](#)

24. **ORDER 2025-065**

Upon request of the Chair, a referral to the Economic Development Subcommittee the matter regarding the recent presentation and materials presented by Dillan Patel, Massachusetts Department of Energy, regarding the Opt-In Specialized Building Code.

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

MINUTES

8/19/25

9/2/25

9/18/25

[DRAFT Minutes 8-19-25 CC.docx](#)

[DRAFT Minutes 9-2-25 CC.docx](#)

[DRAFT Minutes 9-18-25 CC.docx](#)

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS
ADJOURNMENT

RECEIVED

By City Clerk at 5:42 pm, Sep 30, 2025



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Phone one-tap:

*+13126266799,,81290655081#,,,,*672071# US (Chicago)+16469313860,,81290655081#,,,,*672071# US*

Join via audio:

*+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)+1 305 224 1968 US*

*+1 309 205 3325 US+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+1 253 215 8782 US (Tacoma) Webinar ID: 812 9065 5081*

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[Rebecca G Human Rel nomination.pdf](#)

[Rebecca G Human Rel app.pdf](#)

17. **ORDER 2025-008-080**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the appointment of **Mark Herbert-D2** to serve in a member seat of the **South Middlesex Regional Vocational School Committee** (Keefe Tech) through **June 30, 2028**.

[Mark H Keefe nomination2.pdf](#)
[Mark H Keefe app.pdf](#)

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9/18/25 *pending availability*

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