



FraminghamMA.gov/Boards

CITY COUNCIL AGENDA

REVISED v2 10/17/25

October 20, 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 20, 2025 07:00 PM Eastern Time (US and Canada)

Topic: City Council 10.20.25

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83432293497?pwd=b7zMnuHEoc0MZ0VkRV9AWMvp2NtV5A.1>

Passcode: 139205

Phone one-tap:

*+13126266799,,83432293497#,,,,*139205# US (Chicago)+16469313860,,83432293497#,,,,*139205# 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+1 669 900 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+1 507 473 4847 US+1 564 217
2000 US+1 669 444 9171 US*

Webinar ID: 834 3229 3497

Passcode: 139205

International numbers available: <https://us02web.zoom.us/j/83432293497?pwd=b7zMnuHEoc0MZ0VkRV9AWMvp2NtV5A.1>

CALL TO ORDER

PUBLIC PARTICIPATION

PROCLAMATION/RESOLUTION/CITATION

1. PROCLAMATION

A joint proclamation recognizing Shawn Luz, Sustainability Coordinator upon his recent Sustainability Leader of the Year award.

[2025 Joint Proclamation Recognizing S Luz Sustainability Leader of the Year Award.pdf](#)

2. **CITATION**

A citation recognizing A Common Thread Theater Group Company's many years of live theater in downtown Framingham.

[October 20 2025 Citation A Common Thread Theater Company.pdf](#)

REPORT OF THE MAYOR

PUBLIC HEARINGS

3. **ORDER 2025-065-001 BACKGROUND ADDED**

A public hearing regarding the Opt-In Specialized Building Code.

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

[Stamped 10-6-25 Legal Notice Consideration of Amendments to the Stretch Building Code.pdf](#)

ADDED [FEDC Position Statement - Specialized Stretch Code - AMENDED 10-16.pdf](#)

ACTION ITEMS/DISCUSSION/VOTES

4. **ORDER 2025-006-003 BACKGROUND ADDED**

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*

Tabled discussion at the 10/7/25 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](#)

[Sarkisian memocc9302025.docx](#)

[Sarkisian PB Approved Housing.xlsx](#)

[REVISED v2 pathspecialpermit25 \(002\).pdf](#)

[ADDED Position Statement - Amendment City Council as SPGA.pdf](#)

5. **ORDER 2025-068**

Upon request of the Chair, consideration of the Council reappointment of **Mary-Anne Tratchel-D8** to serve on the **Community Preservation Committee** through **June 30, 2028**.

[Mary-Anne T CPC App.pdf](#)

6. **ORDER 2025-069**

Upon request of the Chair, consideration upon the appointment of members to serve on the **Worker Protection Advisory Committee**:

- **Richard Anketell-D8**, *New England Regional Council of Carpenters*, through **June 30, 2026**
- **Stephen Joyce- D1**, *New England Regional Council of Carpenters*, through **June 30, 2027**
- **Andrew Rokes- D2**, *Central Massachusetts AFL-CIO*, through **June 30, 2028**

[10-2025 Rick A App.pdf](#)

[10-2025 Stephen J App.pdf](#)

[10- 2025 Andrew R App.pdf](#)

7. **ORDER 2025-008-080**

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

8. **ORDER 2025-008-082**

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

9. **ORDER 2025-008-083**

Upon request of the Appointment Subcommittee recommendation regarding the reappointment of **Bruce Wester-D3** to serve in the member seat of the **Republican Registrar of Voters** through **March 31, 2027**.

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

[Bruce Wester app.pdf](#)

10. **ORDER 2025-008-084**

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

11. **ORDER 2025-008-085**

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

12. **ORDER 2025-008-086**

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

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

13. **ORDER 2025-008-087**

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

14. **ORDER 2025-008-088**

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

15. **ORDER 2025-066**

Upon request of the Mayor, a referral to the Finance Subcommittee the preliminary FY2026 Tax Rate Presentation and discussion.

[FY2026 TAX HEARING PRESENTATION - FinSubcomm October 28 2025.pdf](#)

16. **ORDER 2025-067**

Upon request of the Mayor, a referral to the Finance Subcommittee consideration of the collective bargaining agreement for 1116 Department of Public Works.

[2025-067 Approve Funding of MOA DPW 1116 Union.pdf](#)

17. **ORDER 2025-070**

Upon request of the Tree Warden, a referral to the Finance Subcommittee consideration of a reallocation of unspent Community Development Block Grant (CDBG) Funds in the amount of \$54,964.15 to support the continuation of downtown Framingham revitalization efforts, specifically for the pressure washing of the City sidewalks.

[letter for CDBG downtown powerwashing.pdf](#)

18. **DISCUSSION**

Upon request of the Chair and Councilor Ward, a discussion regarding MCI Framingham.

19. **DISCUSSION**

Upon request of the Chair, a discussion regarding Council and Subcommittee minutes.

MINUTES

10/7/25 pending availability

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS

ADJOURNMENT



FraminghamMA.gov/Boards

CITY COUNCIL AGENDA

REVISED v2 10/17/25

October 20, 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 20, 2025 07:00 PM Eastern Time (US and Canada)

Topic: City Council 10.20.25

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83432293497?pwd=b7zMnuHEoc0MZ0VkRV9AWMvp2NtV5A.1>

Passcode:139205

Phone one-tap:

*+13126266799,,83432293497#,,,,*139205# US (Chicago)+16469313860,,83432293497#,,,,*139205# 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+1 669 900 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+1 507 473 4847 US+1 564 217
2000 US+1 669 444 9171 US*

Webinar ID: 834 3229 3497

Passcode: 139205

International numbers available: <https://us02web.zoom.us/j/83432293497?pwd=b7zMnuHEoc0MZ0VkRV9AWMvp2NtV5A.1>

CALL TO ORDER

PUBLIC PARTICIPATION

PROCLAMATION/RESOLUTION/CITATION

1. PROCLAMATION

A joint proclamation recognizing Shawn Luz, Sustainability Coordinator upon his recent Sustainability Leader of the Year award.

[2025 Joint Proclamation Recognizing S Luz Sustainability Leader of the Year Award.pdf](#)

2. **CITATION**

A citation recognizing A Common Thread Theater Group Company's many years of live theater in downtown Framingham.

[October 20 2025 Citation A Common Thread Theater Company.pdf](#)

REPORT OF THE MAYOR

PUBLIC HEARINGS

3. **ORDER 2025-065-001 BACKGROUND ADDED**

A public hearing regarding the Opt-In Specialized Building Code.

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

[Stamped 10-6-25 Legal Notice Consideration of Amendments to the Stretch Building Code.pdf](#)

ADDED [FEDC Position Statement - Specialized Stretch Code - AMENDED 10-16.pdf](#)

ACTION ITEMS/DISCUSSION/VOTES

4. **ORDER 2025-006-003 BACKGROUND ADDED**

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*

Tabled discussion at the 10/7/25 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](#)

[Sarkisian memocc9302025.docx](#)

[Sarkisian PB Approved Housing.xlsx](#)

[REVISED v2 pathspecialpermit25 \(002\).pdf](#)

[ADDED Position Statement - Amendment City Council as SPGA.pdf](#)

5. **ORDER 2025-068**

Upon request of the Chair, consideration of the Council reappointment of **Mary-Anne Tratchel-D8** to serve on the **Community Preservation Committee** through **June 30, 2028**.

[Mary-Anne T CPC App.pdf](#)

6. **ORDER 2025-069**

Upon request of the Chair, consideration upon the appointment of members to serve on the **Worker Protection Advisory Committee**:

- **Richard Anketell-D8**, *New England Regional Council of Carpenters*, through **June 30, 2026**
- **Stephen Joyce- D1**, *New England Regional Council of Carpenters*, through **June 30, 2027**
- **Andrew Rokes- D2**, *Central Massachusetts AFL-CIO*, through **June 30, 2028**

[10-2025 Rick A App.pdf](#)

[10-2025 Stephen J App.pdf](#)

[10- 2025 Andrew R App.pdf](#)

7. **ORDER 2025-008-080**

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

8. **ORDER 2025-008-082**

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

9. **ORDER 2025-008-083**

Upon request of the Appointment Subcommittee recommendation regarding the reappointment of **Bruce Wester-D3** to serve in the member seat of the **Republican Registrar of Voters** through **March 31, 2027**.

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

[Bruce Wester app.pdf](#)

10. **ORDER 2025-008-084**

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

11. **ORDER 2025-008-085**

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

12. **ORDER 2025-008-086**

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

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

13. **ORDER 2025-008-087**

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

14. **ORDER 2025-008-088**

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

15. **ORDER 2025-066**

Upon request of the Mayor, a referral to the Finance Subcommittee the preliminary FY2026 Tax Rate Presentation and discussion.

[FY2026 TAX HEARING PRESENTATION - FinSubcomm October 28 2025.pdf](#)

16. **ORDER 2025-067**

Upon request of the Mayor, a referral to the Finance Subcommittee consideration of the collective bargaining agreement for 1116 Department of Public Works.

[2025-067 Approve Funding of MOA DPW 1116 Union.pdf](#)

17. **ORDER 2025-070**

Upon request of the Tree Warden, a referral to the Finance Subcommittee consideration of a reallocation of unspent Community Development Block Grant (CDBG) Funds in the amount of \$54,964.15 to support the continuation of downtown Framingham revitalization efforts, specifically for the pressure washing of the City sidewalks.

[letter for CDBG downtown powerwashing.pdf](#)

18. **DISCUSSION**

Upon request of the Chair and Councilor Ward, a discussion regarding MCI Framingham.

19. **DISCUSSION**

Upon request of the Chair, a discussion regarding Council and Subcommittee minutes.

MINUTES

10/7/25 pending availability

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS

ADJOURNMENT