



FraminghamMA.gov/Boards

RECEIVED

By City Clerk at 8:17 am, Nov 18, 2025

**CITY COUNCIL
AGENDA**

REVISED v3 11/18/25

November 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: Nov 18, 2025 07:00 PM Eastern Time (US and Canada)

Topic: City Council 11.18.25

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88570273900?pwd=XZ4bmCMzFRym6wJqvVEB0mo7MaVjc5.1>

Passcode: 003845

Phone one-tap:

*+13092053325,,88570273900#,,,,*003845# US+13126266799,,88570273900#,,,,*003845# US (Chicago)*

Join via audio:

*+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)+1 305 224 1968 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: 885 7027 3900

Passcode: 003845

International numbers available: <https://us02web.zoom.us/j/88570273900?pwd=XZ4bmCMzFRym6wJqvVEB0mo7MaVjc5.1>

CALL TO ORDER

PUBLIC PARTICIPATION

PROCLAMATION/RESOLUTION/CITATION

1. **CITATION**

A citation recognizing N+1 Cycle.

[November 18 2025 Citation N1 Cycle.pdf](#)

2. **CITATION**

A citation recognizing Voices of Metrowest.

REPORT OF THE MAYOR

PUBLIC HEARINGS

3. **ORDER 2025-072**

Grant of location request by Verizon for utility pole work on Edmands Road.

[Edmands Rd_VZ UP_Letter_2025 Oct 20.pdf Framingham -](#)

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Grant of location gas main work for Eversource on Colonel James Halpin Drive.

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[Colonel James M Haplin Dr - Grant Plan - Map R2.pdf](#)

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Continued public hearing and discussion 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](#)

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

ADDED [Lexington Housing Results with Specialized Code.pdf](#)

ACTION ITEMS/DISCUSSION/VOTES

6. **DISCUSSION BACKGROUND ADDED**

A discussion with Police Chief Lester Baker regarding procedures on immigration issues.

ADDED [Task Force Officer Presentation 11182025.pdf](#)

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Upon request of Councilor Ward, a discussion regarding the Welcoming Ordinance and a referral to the Rules, Ordinances and Ethics Subcommittee consideration of the matter.

[Framingham Trust in Local Law Enforcement Ordinance DRAFT.docx](#)

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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”

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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. *SECOND READING*

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[Planning Board - Recommendation Letter_final.pdf](#)

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

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[D. Soulliard nomination.pdf](#)

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[LutherResume2025.pdf](#)
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[Women Children Family Nominations.pdf](#)

[Women Children Family Apps.pdf](#)

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[R. Parker CL ZBA.pdf](#)

[R. Parker app ZBA.pdf](#)

24. **DISCUSSION**

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Upon request of the Mayor, referral to the Finance Subcommittee of the FY2027-FY2031 Recommended Capital Improvement Plan.

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[2025-074 FY2027 CIP with Outyears.pdf](#)

27. **ORDER 2025-079**

Upon request of the School Department, a referral to the Finance Subcommittee consideration of a 5-year lease FY2027-2031 on School Busses.

[FY27-FY31 School Bus Lease Award Recommendation CC FSC 11.12.25.pdf](#)

28. **ORDER 2025-080**

Upon request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of an appropriation of Affordable Housing Funds.

[2025-080 Appropriate Affordable Housing Funds.pdf](#)

29. **ORDER 2025-008-102**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Elys Rodriguez-D8** to serve on the **Agricultural Advisory Committee** through **June 30, 2027**.

[E Rodriguez Agricultural nomination.pdf](#)

[e Rodriguez app Agricultural.pdf](#)

30. **ORDER 2025-008-103**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the reappointment of **Matthew Brown-D2** to serve on the **Human Relations Commission** through **June 30, 2028**.

[M Brown Human Rel nomination.pdf](#)

[M. Brown app Human Relations.pdf](#)

31. **ORDER 2025-008-104**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Cynthia Villanueva-D2** to serve on the **Cable Advisory Committee** through **June 30, 2028**.

[Cynthia V nomination Cable.pdf](#)

[C. Villanueva app Cable.pdf](#)

32. **ORDER 2025-008-105**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Francis Alves-D2** and **Steven McCarthy-D3** to serve as associate members of the **Zoning Board of Appeals** through **June 30, 2026**.

[ZBA Nominations.pdf](#)

[ZBA Apps.pdf](#)

[ZBA CL and Resumes.pdf](#)

MINUTES

11/10/25 pending availability

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS

ADJOURNMENT



FraminghamMA.gov/Boards

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Join via audio:

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[LutherResume2025.pdf](#)

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[FY27-FY31 School Bus Lease Award Recommendation CC FSC 11.12.25.pdf](#)

29. **ORDER 2025-080**

Upon request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of an appropriation of Affordable Housing Funds.

[2025-080 Appropriate Affordable Housing Funds.pdf](#)

30. **ORDER 2025-008-102**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Elys Rodriguez-D8** to serve on the **Agricultural Advisory Committee** through **June 30, 2027**.

[E Rodriguez Agricultural nomination.pdf](#)

[e Rodriguez app Agricultural.pdf](#)

31. **ORDER 2025-008-103**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the reappointment of **Matthew Brown-D2** to serve on the **Human Relations Commission** through **June 30, 2028**.

[M Brown Human Rel nomination.pdf](#)

[M. Brown app Human Relations.pdf](#)

32. **ORDER 2025-008-104**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Cynthia Villanueva-D2** to serve on the **Cable Advisory Committee** through **June 30, 2028**.

[Cynthia V nomination Cable.pdf](#)

[C. Villanueva app Cable.pdf](#)

33. **ORDER 2025-008-105**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Francis Alves-D2** and **Steven McCarthy-D3** to serve as associate members of the **Zoning Board of Appeals** through **June 30, 2026**.

[ZBA Nominations.pdf](#)

[ZBA Apps.pdf](#)

[ZBA CL and Resumes.pdf](#)

MINUTES

11/10/25 pending availability

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS

ADJOURNMENT

RECEIVED

By City Clerk at 10:50 am, Nov 14, 2025



FraminghamMA.gov/Boards

CITY COUNCIL

AGENDA

November 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: Nov 18, 2025 07:00 PM Eastern Time (US and Canada)

Topic: City Council 11.18.25

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88570273900?pwd=XZ4bmCMzFRym6wJqvVEB0mo7MaVjc5.1>

Passcode: 003845

Phone one-tap:

*+13092053325,,88570273900#,,,,*003845# US+13126266799,,88570273900#,,,,*003845# US (Chicago)*

Join via audio:

*+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)+1 305 224 1968 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: 885 7027 3900

Passcode: 003845

International numbers available: <https://us02web.zoom.us/j/88570273900?pwd=XZ4bmCMzFRym6wJqvVEB0mo7MaVjc5.1>

CALL TO ORDER

PUBLIC PARTICIPATION

PROCLAMATION/RESOLUTION/CITATION

1. CITATION

A citation recognizing N+1 Cycle.

[November 18 2025 Citation N1 Cycle.pdf](#)

2. CITATION

A citation recognizing Voices of Metrowest.

REPORT OF THE MAYOR

PUBLIC HEARINGS

3. **ORDER 2025-072**

Grant of location request by Verizon for utility pole work on Edmands Road.

[Edmands Rd_VZ UP_Letter_2025 Oct 20.pdf Framingham -](#)

[1A7U6WD - Edmands Rd - Pole - Cover.docx Framingham -](#)

[1A7U6WD - Edmands Rd - Pole - Order.docx Framingham -](#)

[1A7U6WD - Edmands Rd - Pole - Petition Signed.docx Framingham -](#)

[1A7U6WD - Edmands Rd - Pole - Plan.pdf](#)

4. **ORDER 2025-082**

Grant of location gas main work for Eversource on Colonel James Halpin Drive.

[Col James Halpin Dr_GOL Gas main Letter_2025 Oct 21.pdf](#)

[CO JAMES HALPIN DR PETITION AND ORDER FOR CONDUIT LOCATION.pdf](#)

[Colonel James M Haplin Dr - Grant Plan - Map R2.pdf](#)

6. **ORDER 2025-065-001**

Continued public hearing and discussion 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](#)

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

ACTION ITEMS/DISCUSSION/VOTES

7. **DISCUSSION**

A discussion with Police Chief Lester Baker regarding procedures on immigration issues.

8. **ORDER 2025-083**

Upon request of Councilor Ward, a discussion regarding the Welcoming Ordinance and a referral to the Rules, Ordinances and Ethics Subcommittee consideration of the matter.

[Framingham Trust in Local Law Enforcement Ordinance DRAFT.docx](#)

9. **ORDER 2025-006-003**

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. *SECOND READING*

[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](#)

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

10. **ORDER 2024-073-002**

Upon request of the Finance Subcommittee, a vote regarding a Bond Authorization for the Hemenway School Feasibility Study-MSBA. *SECOND READING*

[2024-073 Bond Authorization Hemenway School Feasibility Study MSBA Project.pdf](#)

[REFERENCE Order 2024-073-001 Vote to appropriate funds for Hemenway School Feasibility Study MSBA.pdf](#)

11. **ORDER 2025-071-001**

Upon request of the Finance Subcommittee, a recommendation regarding the consideration of the collective bargaining agreement for 1116 Parks & Recreation.

[2025-071 Approve Funding of MOA Parks 1116 Union.pdf](#)

12. **ORDER 2025-073-001**

Upon request of the Finance Subcommittee, a recommendation regarding the consideration of a transfer of Handicap Parking Fines to the Disability Commission.

[Order 2025-073 Disability Funds Transfer.pdf](#)

13. **ORDER 2025-008-106**
Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Diane Soulliard-D7** to serve on the **Agricultural Advisory Committee** through **June 30, 2028**.
[D. Soulliard nomination.pdf](#)

[D. Soulliard app Agri Adv.pdf](#)
14. **ORDER 2025-008-107**
Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **John Van Alsten-D3** to serve on the **Bicycle, Pedestrian and Trails Committee** through **June 30, 2028**.
[John Van Alsten nomination BPT.pdf](#)

[J. Van Alsten app BPT.pdf](#)
15. **ORDER 2025-008-108**
Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Megan Tolland-D2** to serve on the **Board of Assessors** through **June 30, 2026**.
[M. Tolland Nomination Board of Assessors.pdf](#)

[M. Tolland app Board of Assessors.pdf](#)
16. **ORDER 2025-008-109**
Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Michael Cunningham-D2** to serve on the **Cable Advisory Committee** through **June 30, 2028**.
[M. Cunningham nomination Cable.pdf](#)

[M. Cunningham app Cable.pdf](#)
17. **ORDER 2025-008-110**
Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Christine Kahn-D7** through **June 30, 2028** and **Micah Jansy-D4** through **June 30, 2027** to serve on the **Community Development Committee**.
[CDC Nominations.pdf](#)

[CDC Applications.pdf](#)
18. **ORDER 2025-008-111**
Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Eric Finn-D5** to serve on the **Elderly & Disabled Tax Fund Committee** through **June 30, 2028**.
[E. Finn nomination Elderly Tax.pdf](#)

[E Finn app Elderly Tax.pdf](#)

19. **ORDER 2025-008-112**

Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Gregory Hayes-D1** to serve on the **Human Relations Commission** through **June 30, 2028**.

[G. Hayes nomination Human Relations.pdf](#)

[G Hayes app Human Relations.pdf](#)

20. **ORDER 2025-008-113**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Andrew Kaluzny-D1** to serve on the **Fair Housing Committee** through **June 30, 2028**.

[A. Kaluzny Nomination Fair Housing.pdf](#)

[A. Kaluzny app Fair Housing.pdf](#)

21. **ORDER 2025-008-114**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Luther Evans-D2** to serve on the **South Middlesex Regional Vocational School Committee** through **June 30, 2028**.

[L. Evans CL Keefe Tech.pdf](#)

[L. Evans app Keefe Tech.pdf](#)

[LutherResume2025.pdf](#)

22. **ORDER 2025-008-115**

Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Bruce Wester-D3** as the **Republican Registrar of Voters** through **March 31, 2027** and the appointment of **Maria Robinson-D3** as the **Democratic Registrar of Voters** through **March 31, 2028**.

[Registrar of Voters Nominations.pdf](#)

[Registrar of Voters Apps.pdf](#)

23. **ORDER 2025-008-116**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointments of **Samuel Doyle-D6** and **Rachel Zaref-D3** as a youth member to serve on the **Sustainability Committee** through **June 30, 2028**.

[Sustainability Nominations.pdf](#)

[Sustainability Apps.pdf](#)

24. **ORDER 2025-008-117**

Upon request of the Appointment Subcommittee, a recommendation regarding the

appointment of 5 members to serve on the **Women, Children and Families Commission**:

- **Carolyn Assa-D1**- reappointment through **June 30, 2028**
- **Michelle Barton-D1**- appointment business/non-profit seat through **June 30, 2027**
- **Nicollette Reiss-D5**- appointment through **June 30, 2028**
- **Tammy Richardson-D3** appointment through **June 30, 2026**
- **Tania Blanco-D1** appointment business/non-profit seat through **June 30, 2028**

[Women Children Family Nominations.pdf](#)

[Women Children Family Apps.pdf](#)

25. **ORDER 2025-008-118**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Ron Parker-D4** to the Associate seat of the **Zoning Board of Appeals** through **June 30, 2026**.

[R. Parker CL ZBA.pdf](#)

[R. Parker app ZBA.pdf](#)

26. **DISCUSSION**

A discussion regarding the matter of plans for MCI Framingham.

27. **ORDER 2025-081**

Upon Request of the Secretary of the Council, approval of the 2026 meeting calendar.

[Proposed 2026 Council Meeting Calendar.pdf](#)

28. **ORDER 2025-074**

Upon request of the Mayor, referral to the Finance Subcommittee of the FY2027-FY2031 Recommended Capital Improvement Plan.

[Budget Central | City of Framingham, MA Official Website](#)
[2025-074 FY2027 CIP with Outyears.pdf](#)

29. **ORDER 2025-079**

Upon request of the School Department, a referral to the Finance Subcommittee consideration of a 5-year lease FY2027-2031 on School Busses.

[FY27-FY31 School Bus Lease Award Recommendation CC FSC 11.12.25.pdf](#)

30. **ORDER 2025-080**

Upon request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of an appropriation of Affordable Housing Funds.

[2025-080 Appropriate Affordable Housing Funds.pdf](#)

31. **ORDER 2025-008-102**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Elys Rodriguez-D8** to serve on the **Agricultural Advisory Committee** through **June 30, 2027**.

[E Rodriguez Agricultural nomination.pdf](#)

[e Rodriguez app Agricultural.pdf](#)

32. **ORDER 2025-008-103**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the reappointment of **Matthew Brown-D2** to serve on the **Human Relations Commission** through **June 30, 2028**.

[M Brown Human Rel nomination.pdf](#)

[M. Brown app Human Relations.pdf](#)

33. **ORDER 2025-008-104**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Cynthia Villanueva-D2** to serve on the **Cable Advisory Committee** through **June 30, 2028**.

[Cynthia V nomination Cable.pdf](#)

[C. Villanueva app Cable.pdf](#)

34. **ORDER 2025-008-105**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Francis Alves-D2** and **Steven McCarthy-D3** to serve as associate members of the **Zoning Board of Appeals** through **June 30, 2026**.

[ZBA Nominations.pdf](#)

[ZBA Apps.pdf](#)

[ZBA CL and Resumes.pdf](#)

MINUTES

11/10/25 pending availability

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS

ADJOURNMENT



FraminghamMA.gov/Boards

RECEIVED

By City Clerk at 2:44 pm, Nov 13, 2025

**CITY COUNCIL
AGENDA**

POSTED DRAFT 11/13/25

November 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: Nov 18, 2025 07:00 PM Eastern Time (US and Canada)

Topic: City Council 11.18.25

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88570273900?pwd=XZ4bmCMzFRym6wJqvVEB0mo7MaVjc5.1>

Passcode: 003845

Phone one-tap:

*+13092053325,,88570273900#,,,,*003845# US+13126266799,,88570273900#,,,,*003845# US (Chicago)*

Join via audio:

*+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)+1 305 224 1968 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: 885 7027 3900

Passcode: 003845

International numbers available: <https://us02web.zoom.us/j/88570273900?pwd=XZ4bmCMzFRym6wJqvVEB0mo7MaVjc5.1>

CALL TO ORDER

PUBLIC PARTICIPATION

PROCLAMATION/RESOLUTION/CITATION

1. **CITATION**
A citation recognizing N+1 Cycle
2. **CITATION**
A citation recognizing Voices of Metrowest

REPORT OF THE MAYOR

PUBLIC HEARINGS

3. **ORDER 2025-072**

Grant of location request by Verizon for utility pole work on Edmands Road.
[Edmands Rd_VZ UP_Letter_2025 Oct 20.pdf Framingham -](#)

[1A7U6WD - Edmands Rd - Pole - Cover.docx Framingham -](#)

[1A7U6WD - Edmands Rd - Pole - Order.docx Framingham -](#)

[1A7U6WD - Edmands Rd - Pole - Petition Signed.docx Framingham -](#)

[1A7U6WD - Edmands Rd - Pole - Plan.pdf](#)

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Grant of location gas main work for Eversource on Colonel James Halpin Drive.
[Col James Halpin Dr_GOL Gas main Letter_2025 Oct 21.pdf](#)

[CO JAMES HALPIN DR PETITION AND ORDER FOR CONDUIT LOCATION.pdf](#)

[Colonel James M Haplin Dr - Grant Plan - Map R2.pdf](#)

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Continued public hearing and discussion regarding the Opt-In Specialized Building Code.
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[Stamped 10-6-25 Legal Notice Consideration of Amendments to the Stretch Building Code.pdf](#)

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

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A discussion with Police Chief Lester Baker regarding procedures on immigration issues.

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Upon request of Councilor Ward, a discussion regarding the Welcoming Ordinance and a referral to the Rules, Ordinances and Ethics Subcommittee consideration of the matter.

[Framingham Trust in Local Law Enforcement Ordinance DRAFT.docx](#)

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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.”

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- add in the Table Legend: “CCSP Uses that require a special permit from the City Council”
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- 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 §435-38 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. *SECOND READING*

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[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](#)

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

[Sarkisian memocc9302025.docx](#)

[Sarkisian PB Approved Housing.xlsx](#)

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

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

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Upon request of the Finance Subcommittee, a vote regarding a Bond Authorization for the Hemenway School Feasibility Study-MSBA. *SECOND READING*

[2024-073 Bond Authorization Hemenway School Feasibility Study MSBA Project.pdf](#)

[REFERENCE Order 2024-073-001 Vote to appropriate funds for Hemenway School Feasibility Study MSBA.pdf](#)

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Upon request of the Finance Subcommittee, a recommendation regarding the consideration of the collective bargaining agreement for 1116 Parks & Recreation.

[2025-071 Approve Funding of MOA Parks 1116 Union.pdf](#)

12. **ORDER 2025-073-001**

Upon request of the Finance Subcommittee, a recommendation regarding the consideration of a transfer of Handicap Parking Fines to the Disability Commission.

[Order 2025-073 Disability Funds Transfer.pdf](#)

13. **ORDER 2025-008-106**

Upon request of the Appointment Subcommittee, a recommendation regarding the

appointment of **Diane Soulliard-D7** to serve on the **Agricultural Advisory Committee** through **June 30, 2028**.

[D. Soulliard nomination.pdf](#)

[D. Soulliard app Agri Adv.pdf](#)

14. **ORDER 2025-008-107**

Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **John Van Alsten-D3** to serve on the **Bicycle, Pedestrian and Trails Committee** through **June 30, 2028**.

[John Van Alsten nomination BPT.pdf](#)

[J. Van Alsten app BPT.pdf](#)

15. **ORDER 2025-008-108**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Megan Tolland-D2** to serve on the **Board of Assessors** through **June 30, 2026**.

[M. Tolland Nomination Board of Assessors.pdf](#)

[M. Tolland app Board of Assessors.pdf](#)

16. **ORDER 2025-008-109**

Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Michael Cunningham-D2** to serve on the **Cable Advisory Committee** through **June 30, 2028**.

[M. Cunningham nomination Cable.pdf](#)

[M. Cunningham app Cable.pdf](#)

17. **ORDER 2025-008-110**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Christine Kahn-D7** through **June 30, 2028** and **Micah Jansy-D4** through **June 30, 2027** to serve on the **Community Development Committee**.

[CDC Nominations.pdf](#)

[CDC Applications.pdf](#)

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Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Eric Finn-D5** to serve on the **Elderly & Disabled Tax Fund Committee** through **June 30, 2028**.

[E. Finn nomination Elderly Tax.pdf](#)

[E Finn app Elderly Tax.pdf](#)

19. **ORDER 2025-008-112**

Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Gregory Hayes-D1** to serve on the **Human Relations Commission** through **June 30, 2028**.

[G. Hayes nomination Human Relations.pdf](#)

[G Hayes app Human Relations.pdf](#)

20. **ORDER 2025-008-113**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Andrew Kaluzny-D1** to serve on the **Fair Housing Committee** through **June 30, 2028**.

[A. Kaluzny Nomination Fair Housing.pdf](#)

[A. Kaluzny app Fair Housing.pdf](#)

21. **ORDER 2025-008-114**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Luther Evans-D2** to serve on the **South Middlesex Regional Vocational School Committee** through **June 30, 2028**.

[L. Evans CL Keefe Tech.pdf](#)

[L. Evans app Keefe Tech.pdf](#)

[LutherResume2025.pdf](#)

22. **ORDER 2025-008-115**

Upon request of the Appointment Subcommittee, a recommendation regarding the reappointment of **Bruce Wester-D3** as the **Republican Registrar of Voters** and the appointment of **Maria Robinson-D3** as the **Democratic Registrar of Voters** through **March 31, 2027**.

[Registrar of Voters Nominations.pdf](#)

[Registrar of Voters Apps.pdf](#)

23. **ORDER 2025-008-116**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointments of **Samuel Doyle-D6** and **Rachel Zaref-D3** as a youth member to serve on the **Sustainability Committee** through **June 30, 2028**.

[Sustainability Nominations.pdf](#)

[Sustainability Apps.pdf](#)

24. **ORDER 2025-008-117**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of 5 members to serve on the **Women, Children and Families Commission**:

- **Carolyn Assa-D1**- reappointment through **June 30, 2028**

- **Michelle Barton-D1**- appointment business/non-profit seat through **June 30, 2027**
- **Nicollette Reiss-D5**- appointment through **June 30, 2028**
- **Tammy Richardson-D3** appointment through **June 30, 2026**
- **Tania Blanco-D1** appointment business/non-profit seat through **June 30, 2028**

[Women Children Family Nominations.pdf](#)

[Women Children Family Apps.pdf](#)

25. **ORDER 2025-008-118**

Upon request of the Appointment Subcommittee, a recommendation regarding the appointment of **Ron Parker-D4** to the Associate seat of the **Zoning Board of Appeals** through **June 30, 2026**.

[R. Parker CL ZBA.pdf](#)

[R. Parker app ZBA.pdf](#)

26. **DISCUSSION**

A discussion regarding the matter of plans for MCI Framingham.

27. **ORDER 2025-081**

Upon Request of the Secretary of the Council, approval of the 2026 meeting calendar.

[Proposed 2026 Council Meeting Calendar.pdf](#)

28. **ORDER 2025-074**

Upon request of the Mayor, referral to the Finance Subcommittee of the FY2027-FY2031 Recommended Capital Improvement Plan.

[Budget Central | City of Framingham, MA Official Website](#)

[2025-074 FY2027 CIP with Outyears.pdf](#)

29. **ORDER 2025-079**

Upon request of the School Department, a referral to the Finance Subcommittee consideration of a 5-year lease FY2027-2031 on School Busses.

[FY27-FY31 School Bus Lease Award Recommendation CC FSC 11.12.25.pdf](#)

30. **ORDER 2025-080**

Upon request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of an appropriation of Affordable Housing Funds.

[2025-080 Appropriate Affordable Housing Funds.pdf](#)

31. **ORDER 2025-008-102**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Elys Rodriguez-D8** to serve on the **Agricultural Advisory Committee** through **June 30, 2027**.

[E Rodriguez Agricultural nomination.pdf](#)

[e Rodriguez app Agricultural.pdf](#)

32. **ORDER 2025-008-103**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the reappointment of **Matthew Brown-D2** to serve on the **Human Relations Commission** through **June 30, 2028**.

[M Brown Human Rel nomination.pdf](#)

[M. Brown app Human Relations.pdf](#)

33. **ORDER 2025-008-104**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Cynthia Villanueva-D2** to serve on the **Cable Advisory Committee** through **June 30, 2028**.

[Cynthia V nomination Cable.pdf](#)

[C. Villanueva app Cable.pdf](#)

34. **ORDER 2025-008-105**

Upon request of the Mayor, a referral to the Appointment Subcommittee, the appointment of **Francis Alves-D2** and **Steven McCarthy-D3** to serve as associate members of the **Zoning Board of Appeals** through **June 30, 2026**.

[ZBA Nominations.pdf](#)

[ZBA Apps.pdf](#)

[ZBA CL and Resumes.pdf](#)

MINUTES

11/10/25 pending availability

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS

ADJOURNMENT