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By City Clerk at 3:00 pm, Nov 26, 2025



FraminghamMA.gov/Boards

CITY COUNCIL

AGENDA

December 2, 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: Dec 2, 2025 07:00 PM Eastern Time (US and Canada)

Topic: City Council 12.2.25

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86834515729?pwd=KYg6frWNYATVZf9abWalBI4IEAvMbj.1>

Passcode: 825091

Phone one-tap:

*+19292056099,,86834515729#,,,,*825091# US (New York)+13017158592,,86834515729#,,,,*825091# US
(Washington DC)*

Join via audio:

*+1 929 205 6099 US (New York)+1 301 715 8592 US (Washington DC)+1 305 224 1968 US+1 309 205 3325 US+1 312
626 6799 US (Chicago)+1 646 931 3860 US+1 564 217 2000 US
+1 669 444 9171 US+1 669 900 6833 US (San Jose)+1 689 278 1000 US+1 719 359 4580 US+1 253 205 0468 US+1
253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston)
+1 360 209 5623 US+1 386 347 5053 US+1 507 473 4847 US*

Webinar ID: 868 3451 5729

Passcode: 825091

International numbers available: <https://us02web.zoom.us/j/kc6ifRMtJO>

CALL TO ORDER

PUBLIC PARTICIPATION

PROCLAMATION/RESOLUTION

1. **PROCLAMATION**

A joint proclamation recognizing Frederic A. Wallace Day on December 31, 2025 for his service to preserving Framingham's history.

[2025 Joint Proclamation Recognizing Frederic Wallace Day Dec 31 2025.docx](#)

REPORT OF THE MAYOR

PUBLIC HEARINGS

2. **ORDER 2025-006-003**

Continued public hearing, 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 WITH POSSIBLE VOTE postponed at the 11/18/25 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](#)

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[Sarkisian PB Approved Housing.xlsx](#)

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

3. **ORDER 2025-082**

Grant of location gas main work for Eversource on Colonel James Halpin Drive. *Continued from the 11/18/25 Council Meeting*
[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](#)

ACTION ITEMS/DISCUSSION/VOTES

4. **ORDER 2025-066-002**

Upon request of the Mayor, a referral to the Finance Subcommittee a revisit of the FY2026 Tax Rate Presentation and discussion and that a public hearing be held by the City Council on Tuesday 12/9/25 for a vote upon the matter.

5. **ORDER 2025-070-001**

Upon request of the City Council, a referral back to the Finance Subcommittee further consideration of the 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.

WITHDRAWN by the Administration at the 11/25/25 Finance Subcommittee meeting.

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

[Letterhead.docx.pdf](#)

[photos from Oct 2025.pdf](#)

[ADDED Power washer.pdf](#)

6. **ORDER 2025-079-001**

Upon request of the Finance Subcommittee, a report and recommendation regarding consideration of a 5-year lease FY2027-2031 on School Busses.
[FY27-FY31 School Bus Lease Award Recommendation CC FSC 11.12.25.pdf](#)

7. **ORDER 2025-080-001**

Upon request of the Finance Subcommittee, a report and recommendation regarding consideration of an appropriation of Affordable Housing Funds.
[2025-080 Appropriate Affordable Housing Funds.pdf](#)

8. **ORDER 2025-084**

Upon request of the Traffic Commission, a consideration of 3 changes to the Framingham Traffic, Parking and Transportation Regulations; to create accessible parking on Hillside Street and parking changes on Danforth Street.

9. **ORDER 2025-065-001**

Continued discussion and possible vote regarding the Opt-In Specialized Building Code.

CONTINUED FIRST READING WITH POSSIBLE VOTE

[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](#)

10. **ORDER 2025-008-119**

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

11. **ORDER 2025-008-120**

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

12. **ORDER 2025-008-121**

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

13. **ORDER 2025-008-122**

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

14. **ORDER 2025-085**

Upon the request of the Chief Financial Officer, a referral to the Finance Subcommittee consideration of funding of MOA Library SEIU Local 888.
[2025-085 Approve Funding of MOA Library Union.pdf](#)

15. **ORDER 2025-008-123**

Upon request of the Mayor, a referral to the Appointment Subcommittee, consideration of the appointment of 4 members to serve on the **Council on Aging** through **June 30, 2028**:

Lucille Riddle-D8 appointment

Luciana Sousa-D8 appointment

Jennifer Rich-D1 reappointment

Thomas Grove-D8 reappointment

[COA Nominations v2.pdf](#)

[COA Applications.pdf](#)

MINUTES

11/10/25 pending availability

11/18/25 pending availability

REPORT OF THE COUNCIL CHAIR

REPORTS OF SUBCOMMITTEES

REPORTS OF COUNCILORS

ADJOURNMENT



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