



**REVISED**

2:34 pm, Dec 09, 2025

# ZONING BOARD OF APPEALS

MEMORIAL BUILDING – ROOM 121  
150 CONCORD STREET, FRAMINGHAM, MA 01702  
508.532.5456 – ZBA@FRAMINGHAMMA.GOV

STEPHEN E. MELTZER, CHAIR | KRISTINA JOHNSON, VICE CHAIR  
LAP YAN, CLERK | LEONARD LEVY

## AGENDA: DECEMBER 10, 2025 BLUMER COMMUNITY ROOM/REMOTE OPEN SESSION, 7:00 PM

### REMOTE PARTICIPATION INSTRUCTIONS

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81374728833?pwd=aFQhSobUhzQ8bYlxundu1acaC0P0K.1>

Webinar ID: 813 7472 8833

Passcode: 663960

One tap mobile: US: + 13126266799,,81374728833# or +16469313860,,81374728833#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 253 215 8782

**Public participation:** We encourage people who wish to provide comment on cases to do so in writing. **Please send comments no later than December 5, 2025 to [zba@framinghamma.gov](mailto:zba@framinghamma.gov).** During the meeting, public comments will be accepted during the public comment periods designated by the Chair both in person and via remote participation. If you wish to make verbal comment through remote participation, please request recognition to speak by raising your virtual hand.

Application and plan documents submitted by applicants are available

[ZBA Projects- 2025](#)

#### 1. MINUTES ACCEPTANCE:

10/22/2025 Open Session

#### 2. HEARINGS: NEW

7:00 **25-22, 154 Waverly Street— Icon Motors Group of Framingham LLC, D:9, Z: M & B**  
Modification of ZBA Special Permit case #81-6 to allow the sale of new vehicles with a Class 1 license.  
Decision Deadline: 90 days from close of hearing

7:00 **25-23, 4 Brownlea Road— Scott Warren, D: 2, Z: R-1**  
Variance to allow the proposed 14'X24' detached garage within front set-back.  
Decision Deadline: February 12, 2026

7:00 **25-24, 90 Spruce Street— Thomas McCarrick, D:4, Z: R-1**  
Finding to allow a proposed vertical extension of lawful pre-existing, non-conforming single family dwelling  
Decision Deadline: February 12, 2026

7:00     **25-25, 18 Milton Street— Larisa Bulicanu, D:7, Z: G**

Appeal of the Building Commissioner's decision and request for a Special Permit for a two family dwelling within the "G" zone

Decision Deadline: February 15, 2026

Decision Deadline: 90 days from close of hearing

3. ADJOURNMENT



**RECEIVED**

**By City Clerk at 9:28 am, Dec 02, 2025**

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Decision Deadline: February 12, 2026

7:00    **25-25, 18 Milton Street— Larisa Bulicanu, D:7, Z: G**

Modification of ZBA case #22-17 to allow changes to previously approved plans

Decision Deadline: February 15, 2026

Decision Deadline: 90 days from close of hearing

3. ADJOURNMENT