

LEGAL NOTICE

FRAMINGHAM CITY COUNCIL

2025 JUL 30 A 11: 42

**NOTICE OF PUBLIC HEARING – CITY OF FRAMINGHAM ZONING CODES AMENDMENTS**

The Framingham City Council will hold a public hearing on **Tuesday, August 19, 2025, at 7:00 p.m.** in the Blumer Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts, to consider **proposed amendments to Framingham Zoning Ordinances to add the City Council as a Special Permit Granting Authority (“SPGA”)** for multifamily, mixed-use buildings, mixed-use complexes, assistance 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. Proposed amendments include:

Amend Article VI Administration, Chapter 435, §435-46.A. to add “the City Council” as a SPGA: “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” as a SPGA: “Special permits that require *City Council* or Planning Board to be SPGA.”, and 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, Attachment 1-Table of Use categories C. Multifamily dwelling, E. Mixed-use building, F. Mixed-Use Complex, and G. Assisted Living, to add City Council as SPGA 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, add “CCSP Uses that require a special permit from the City Council” to the Table Legend; 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, and incorporate 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 SPGA 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 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 SPGA for open space 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 shall follow all the procedures and requirements set forth in §435-39 for special permit applications before the City Council.

A copy of the full text of the draft amendments may be inspected at 150 Concord Street, Framingham, MA, in the City Council Office, Room 113, and the City Clerk's Office, Room 105, during Memorial Building office hours: M,W,TH: 8:30am-5pm, T: 8:30am-7pm, F: 8:30am-12:30pm, and online in the Framingham Public Meeting Portal . ***Please see the meeting agenda in the Framingham Public Meeting Portal for link to background information and virtual meeting link to participate virtually.***

Meeting Portal for the agenda with link to background information at <https://www.framinghamma.gov/3662/Public-Meeting-Calendar>. Written comments should be submitted to [citycouncil@framinghamma.gov](mailto:citycouncil@framinghamma.gov) by 4:00 p.m. on Friday, August 15, 2025.

The legal notice can be found in the Metrowest Daily Newspaper and on the Massachusetts Newspaper Publishers Association (MNPA) website.

**Philip R. Ottaviani, Jr., Chair**  
Framingham City Council