

City of Framingham

The City Council of Framingham



ORDER NO. 2025-006-005 REQUEST OF THE COUNCIL CHAIR

UPON THE REQUEST OF THE COUNCIL CHAIR, THE CITY OF FRAMINGHAM, THROUGH THE FRAMINGHAM CITY COUNCIL, IT IS SO ORDERED:

That the first reading of the Council, votes to approve amendments 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 125,000 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 125,000 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”

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-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 125,000 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 125,000 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 125,000 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:

YEAS: Alexander, Bryant, King, Leombruno, Long, Ottaviani, Steiner, Ward,
White Harvey
NAYS: Cannon, Mallach
ABSTAIN: None
ABSENT: All members were present in person or via teleconference
PASSED IN COUNCIL: December 2, 2025

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AND,

That the second reading of the Council, votes to deny the approval of the amendments to the City of Framingham Zoning Codes, therefore not adding 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 125,000 or more square feet.

SECOND READING:

YEAS: King, Leombruno, Long, Steiner, Ward
NAYS: Cannon, Bryant, Mallach, Ottaviani, White Harvey
ABSTAIN: Alexander
ABSENT: All members were present in person or via teleconference
FAILED IN COUNCIL: December 16, 2025

A TRUE RECORD, ATTEST:

12/17/2025

Date Approved

Lisa A. Ferguson, City Clerk
Emily L. Butler, Assistant City Clerk