

City of Framingham

The City Council of Framingham



ORDER NO. 2026-006
REQUEST OF DUDLEY STEPHAN

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

By authority of the Council Chair without objection, a referral to the Planning & Zoning Subcommittee a request to rescind ORDER 2025-046, in order to revise the location of the permanent water easement on and along 1061 and 1065 Edmands Road, and that the City of Framingham accepts the donation of the permanent water easement and abandon the existing water easement, as attached.

PASSED IN COUNCIL: January 20, 2026

A TRUE RECORD, ATTEST:

1/21/2026

Date Approved

Lisa A. Ferguson

Lisa A. Ferguson, City Clerk

Emily L. Butler, Assistant City Clerk



CITY OF FRAMINGHAM

DEPARTMENT OF PUBLIC WORKS | OPERATIONS

508-532-6010
engineering@framinghamma.gov
www.framinghamma.gov

OPERATIONS CENTER
100 Western Avenue
Framingham, MA 01702

CERTIFICATION OF CITY ENGINEER ERIC V. JOHNSON, P.E. RE: Water Easement-1061 and 1065 Edmands Road

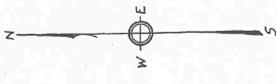
I, Eric V. Johnson, in my capacity as City Engineer on behalf of the City of Framingham, do hereby certify the following:

1. I have served in my official capacity as City Engineer since November of 2014.
2. In my capacity as City Engineer, I am familiar with utilities, utility projects, and infrastructure improvements and improvement projects in and along Framingham roadways and easements. This includes familiarity with the use and location of various easements taken for utility purposes, both temporary and permanent.
3. I reviewed the site, records and documentation on the permanent 40' foot water easement depicted in Plan No. 1271 of 1949 Plan of Land for Easements and Water Works, recorded at the Middlesex South District Registry. **Attachment 1-Plan No. 1271 of 1949 prepared by Samuel Dyer, Town Engineer, January 1949.**
4. The Easement is also depicted along Lots 1 and 2 in Plan No. 485 of 2012, the Plan of Land in Framingham, Mass.-Subdivision, recorded at the Middlesex South District Registry of Deeds at Book 02012, Page 485. **Attachment 2-Plan No. 485 of 2012 prepared by Sullivan Surveying Company.**
5. The easement is a 40' wide easement across the lots of land of 1065 and 1061 Edmands Road now and/or formally owned by M & D Building LLC and contains City-owned water infrastructure.
6. The owner proposes to relocate the City infrastructure by installing new infrastructure within the new easement at 1061 and 1065 Edmands Road.
7. The easement is on privately owned land, and the current owner requested to grant a new easement located on 1061 and 1065 Edmands Road, to relocate the City water infrastructure, following which portions of the existing easement could be abandoned. The owner has agreed to convey the new easement to the City and install the new infrastructure at no cost to the City. The owner has also agreed to enter an agreement with the City to accept all liability for any infrastructure remaining within the abandoned easement area.
8. The proposed new water easement and proposed portion of easement to be abandoned are depicted on a plan prepared by Connorstone Engineering Inc. that has been reviewed and approved by the Engineering Division of the Department of Public Works Divisions. **Attachment 3-Easement Plan – 1061-1065 Edmands Road, Framingham, MA.**
9. In my opinion, the new proposed easement is acceptable for use for the installation of City water infrastructure, following which the existing water easement dissecting two private parcels of land can be abandoned, and I recommend the easement be relocated, water infrastructure relocated at the owner's expense and to the satisfaction of the Department of Public Works, and once relocated, the existing water easement abandoned, to allow greater use of the parcels affected.

Eric V. Johnson, P.E.
City Engineer

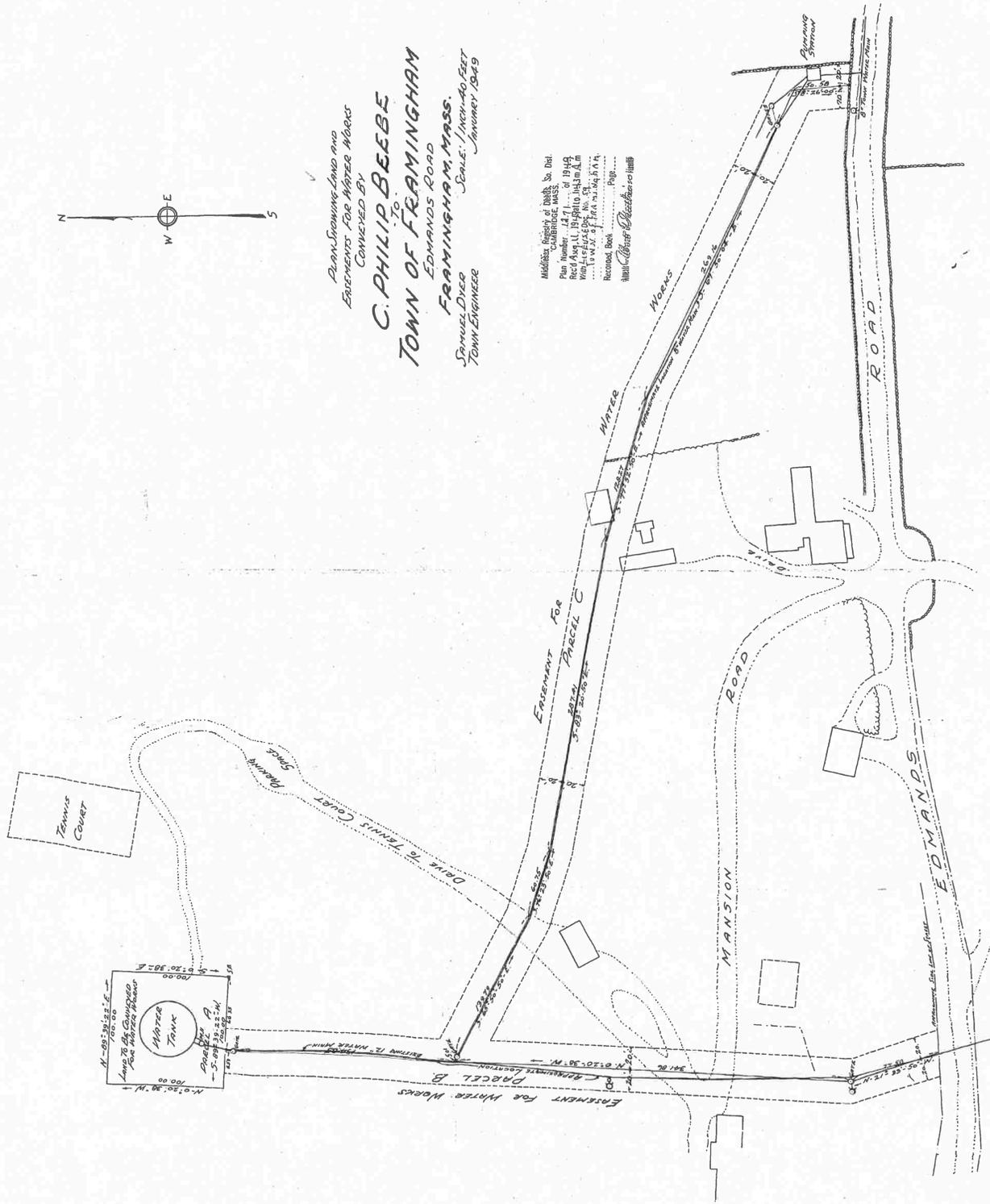
Attachment 1

- Plan No. 1271 of 1949 prepared by Samuel Dyer, Town Engineer, January 1949



PLAN SHOWING LAND AND
 EASEMENTS FOR WATER WORKS
 CONVEYED BY
C. PHILIP BEEBE
 TO
TOWN OF FRAMINGHAM
 EDWARDS ROAD
 FRAMINGHAM, MASS.
 SAMUEL DYER
 TOWN ENGINEER
 SCALE: 1 INCH = 40 FEET
 JANUARY 1949

Address: District of Wash. St. Dist.
 Cambridge, Mass.
 Plan Number: 4471... of 1949
 Rec'd Sept. 11, 1949 to 144 Am. M.
 ...
 Record Book ... Page ...
 (Seal of the District of Columbia)



Attachment 2

- Plan No. 485 of 2012 prepared by Sullivan Surveying Company

Middlesex Registry
 Southern District
 Cambridge, Massachusetts
 Plan No. 485 of 2012
 Rec'd 7-18 of 2012
 at 12 H 11 M P M

Attest
Sege C. Buman
 Registrar

27,438

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR REGISTRY USE ONLY
 JOSEPH R. SULLIVAN, REC. PROF. LAND SURVEYOR
 DATE: June 14 2012

PERSONAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. FRAMINGHAM PLANNING BOARD.

Joseph R. Sullivan
Sege C. Buman
Sege C. Buman

DATE: June 14 2012

HIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAW RELATIVE TO IRREGULARLY-SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE AND FLOOR AREA RATIO IN ACCORDANCE WITH SECTION 17C.3.9.1.C. OF THE ORDINANCES OF THE ZONING BY-LAW FOR ALL LOTS AFFECTED.

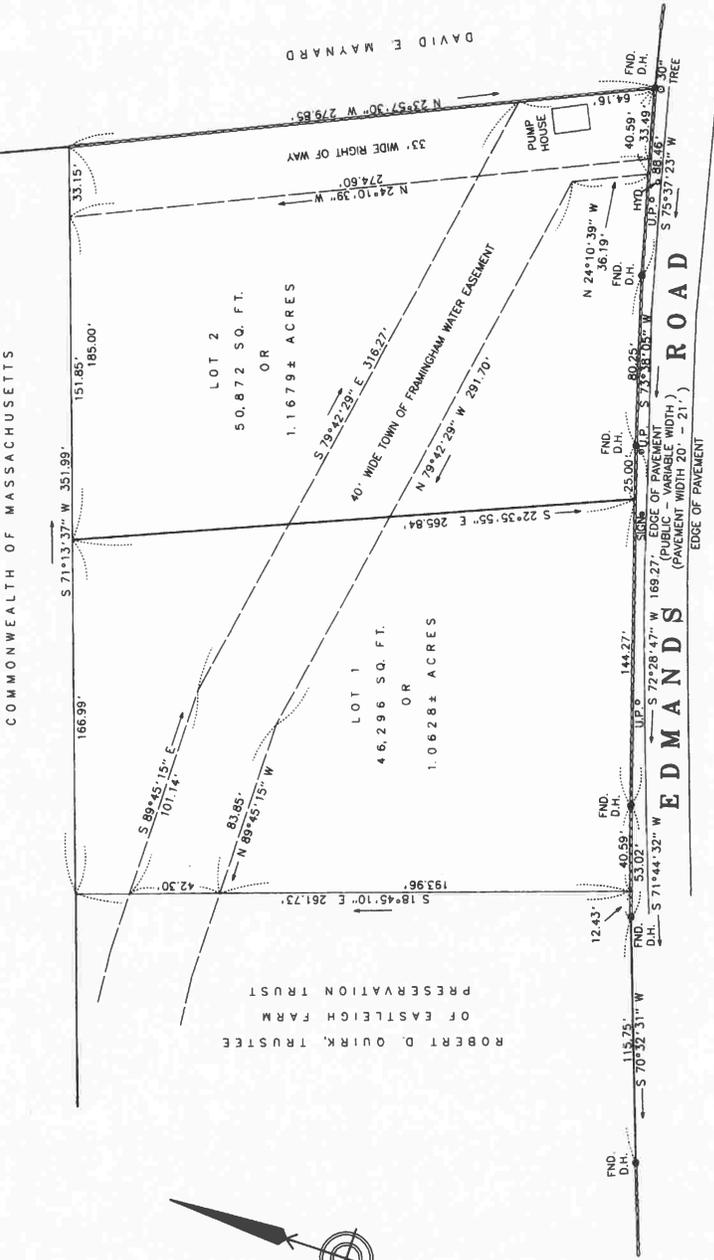
THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAW RELATIVE TO THE ZONING BY-LAW FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE FRAMINGHAM GENERAL BY-LAW IN ACCORDANCE WITH ARTICLE 5, SECTION 18, AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS THE MASSACHUSETTS WETLANDS PROTECTION REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

DEED REF. BOOK 13248, PAGE 510
 SOUTH MIDDLESEX REGISTRY OF DEEDS.

ASSESSORS MAP 423, BLOCK 3, LOT 14Z
 ZONING CLASSIFICATION - R-4

27,438



PLAN OF LAND IN FRAMINGHAM, MASS.

OWNED BY: ALLEN M. GLICK

SCALE: 1" = 40' NOVEMBER 22, 2011

SURVEY BY: SULLIVAN SURVEYING COMPANY
 209 WEST CENTRAL STREET NATICK, MASS.



JOSEPH R. SULLIVAN
 REC. PROF. LAND SURVEYOR

485

12:11 PM

7/8/12

PL: 485

Attachment 3

- Easement Plan – 1061-1065 Edmands Road, Framingham, MA

CHAPTER 380, ACTS OF 1966

AMENDING CHAPTER 41, SECTION 81-X

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

[Signature]
VAROJAN H. HAGOPIAN P.L.S. 49665



ASSESSOR PARCELS:
033-15-5556, 033-15-7622
DEED BOOK 84148, PAGE 41
PLAN NUMBER 485 OF 2012
PLAN NUMBER 797 OF 2014
PLAN NUMBER 393 OF 2006

ZONED: RESIDENCE R-4
AREA = 43,560 sf
FRONTAGE = 100 feet
SETBACKS: FRONT = 30 feet
SIDE = 30 feet
REAR = 30 feet

N/F
ALEXANDER & MEGHAN GRABAU
PARCEL: 022-16-8364
DEED BK. 70084, PG. 363

N/F MASSACHUSETTS
PARCEL: 022-07-5310
DEED BK. 1021, PG. 119

N/F
DIANA & IGOR MIRONOV
PARCEL: 033-15-4542
DEED BK. 64286, PG. 315

PLAN No. 485 OF 2012

GENERAL NOTES:

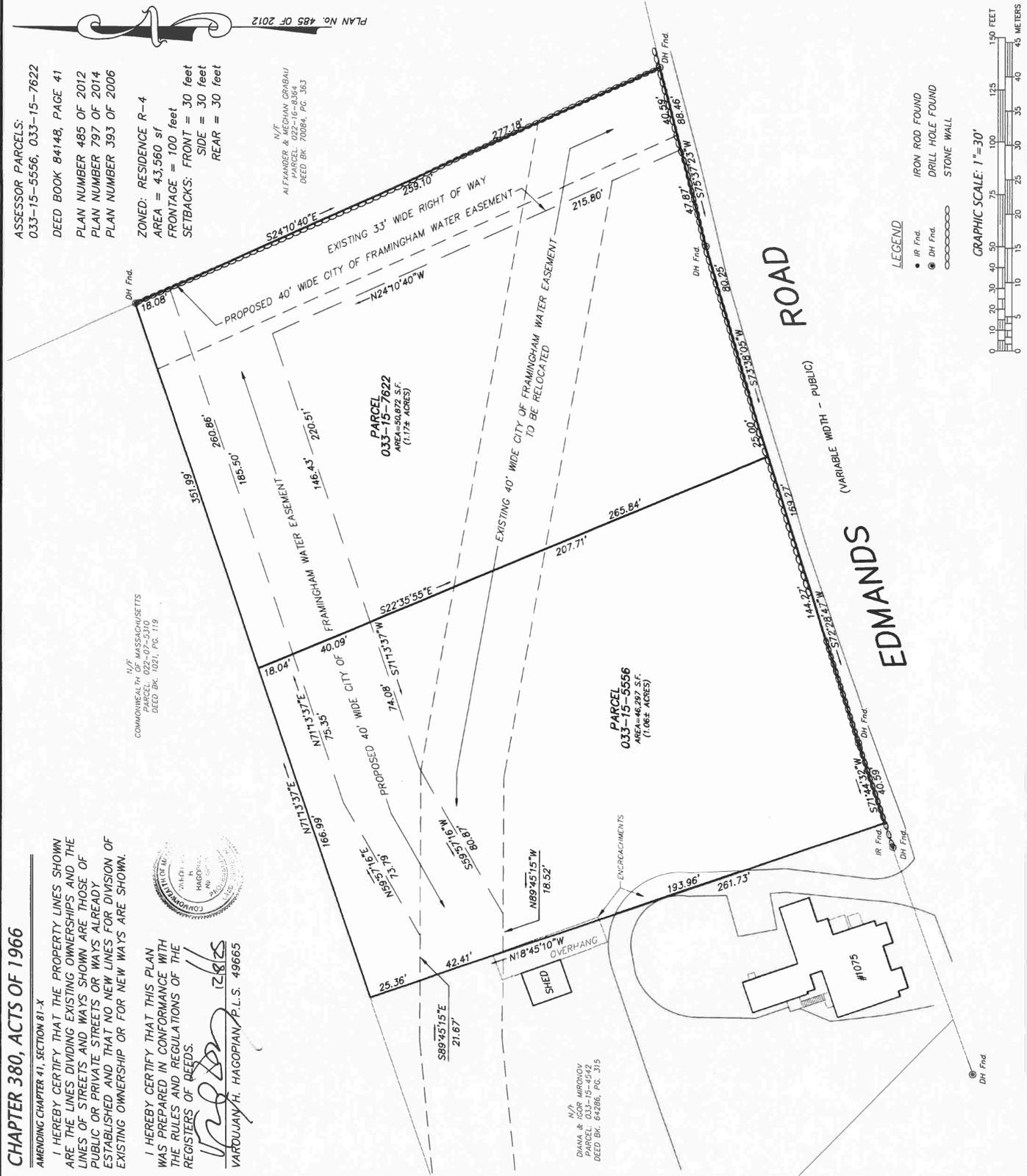
1. THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION OF TITLE. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF FRAMINGHAM ASSESSORS RECORDS.
2. THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED IN JULY 2020 AND UPDATED IN SEPTEMBER 2025.
3. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
4. THE PURPOSE OF THIS PLAN IS TO CREATE A RECONFIGURED WATERLINE EASEMENT.

OWNER:
M & D BUILDING LLC
842 EDMANDS ROAD
FRAMINGHAM, MA 01701

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

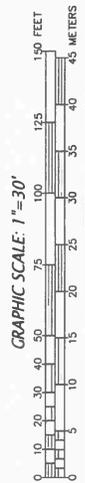
EASEMENT PLAN OF LAND OF 1061 & 1065 EDMANDS ROAD IN FRAMINGHAM, MA

12/8/2025	REVISE EASEMENT
	DESCRIPTION:
DRAWN BY: VHH	FIELD SURVEY: SHC
DATE: NOVEMBER 17, 2025	
SCALE: 1"=30'	SHEET 1 OF 1.



LEGEND

- IR Fnd.
- DH Fnd.
- DRILL HOLE FOUND
- STONE WALL



**LEGAL DESCRIPTION
FRAMINGHAM, MASSACHUSETTS**

A proposed 40-foot wide City of Framingham Water Easement in Framingham MA, Middlesex County, shown on a plan entitled, "Easement Plan of Land 1061 & 1065 Edmands Road, Framingham, MA dated November 17, 2025, and revised December 8, 2025, being more particularly bounded and described as follows;

BEGINNING at a drill hole found on the northerly sideline of Edmands Road at land now or formerly of Grabau; thence

Running S 75°37'23" W along the northerly sideline of Edmands Road a distance of 40.59 feet to a point; thence

Running N 24°10'40" W a distance of 215.80 feet to a point; thence

Running S 71°13'37" W a distance of 220.51 feet to a point; thence

Running S 59°57'16" W a distance of 80.87 feet to a point; thence

Running N 89°45'15" W a distance of 18.52 feet to a point at land now or formerly of Mironov; thence

Running N 18°45'10" W along said boundary line of Mironov a distance of 42.41 feet to a point; thence

Running S 89°45'15" E a distance of 21.67 feet to a point; thence

Running N 59°57'16" E a distance of 73.79 feet to a point; thence

Running N 71°13'37" E a distance of 260.86 feet to a point on a stone wall at land now or formerly of Grabau; thence

Running S 24°10'40" E along said stone wall a distance of 277.18 feet to the point of beginning.

ORDER NO. 2025-____

VOTE TO RESCIND ORDER NO. 2025-046,

**VOTE TO ACCEPT DONATION OF PERMANENT WATER EASEMENT
ALONG 1061 and 1065 EDMANDS ROAD,
AND
VOTE TO ABANDON AND RELEASE EXISTING WATER EASEMENT
1061 AND 1065 EDMANDS ROAD**

Upon the request of Dudley Stephan to rescind Order No. 2025-046, in order to revise the location of the permanent water easement on and along 1061 and 1065 Edmands Road, and request to the City of Framingham to accept the donation of the permanent water easement and abandon the existing water easement;

on this ___ day of _____, 2025, the City Council of Framingham, from and after consideration of the matter, does hereby adjudge:

THAT ORDER NO. 2025-046 is hereby rescinded;

THAT the City Engineer reviewed the matter of a forty-foot wide (40') City water easement located along 1061 and 1065 Edmands Road, the "Existing Water Easement", depicted on Lots 1 and 2 of Plan No. 485 of 2012, approved by the Framingham Planning Board on June 14, 2012 and recorded with the Middlesex South District Registry of Deeds in Plan Book 0212 Page 0485;

THAT the City Engineer certifies conditions on acceptance of a permanent water easement donated to the City by the Owner of 1065 Edmands Road, and the Owner consents to and grants the permanent forty-foot wide (40') City water easement on and along 1061 and 1065 Edmands Road, the "2025 Water Easement", as depicted on a Plan entitled "Easement Plan of Land of 1061 & 1065 Edmands Road in Framingham, MA", prepared by Connorstone Engineering Inc, dated November 17, 2025, and signed December 8, 2025, attached as **Attachment A**, with description of the 2025 Water Easement is attached as **Attachment B**;

THAT the City Engineer certifies conditions on abandonment and release of a portion of the Existing Easement, after completion of installation of City water infrastructure in the 2025 Water Easement to the specifications of the Public Works Division and law at the Owner's expense, and the City authorizes the abandonment and release of a portion of the Existing Water Easement provided all conditions are met;

THAT the Framingham City Council votes to accept donation of permanent water easement on 1061 and 1065 Edmands Road and votes to abandon and release a portion of the Existing Water Easement after all conditions are met;

THAT all documents, instruments, and agreements, required to effectuate the purposes of this Order shall be subject to the City Solicitor's review and approval; and

THAT the Mayor is authorized to execute on behalf of the City of Framingham and the Inhabitants of the City of Framingham any and all documents, instruments, and agreements, under such terms, conditions, amendments and/or restrictions as the Mayor may deem necessary and appropriate, and take all actions necessary or convenient and under such terms as the Mayor deems necessary and appropriate to effectuate the relocation of the water utility easement and water service line, and the purposes of this City Council Order.