



CITY OF FRAMINGHAM  
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September 14, 2022  
123651-1

**Via E-Mail & Hand Delivery**

Mr. Philip R. Ottaviani, Jr., Chair  
Framingham City Council  
150 Concord Street  
Framingham, MA 01702

Re: Petition for Zoning Map Change- Nobscot Village District

Dear Chair Ottaviani:

In accordance with G.L. c. 40A, § 5, enclosed please find a petition signed by at least ten registered voters of Framingham requesting that the City Council rezone the properties identified by Assessor's Parcel ID numbers 037-34-1085; 047-33-0595; 047-23-7556; 037-24-5231; 037-24-8760; 037-24-7635; 037-24-5615; 037-24-2650; 047-23-5980; 037-24-9415; 047-33-1888; 047-33-2733; 037-34-5143; 037-34-6150; 037-34-6011; 037-34-4050; 047-33-4930 and 047-33-4702 (collectively, the "Properties") to the Nobscot Village B-4 Zoning District.

Section 5 of chapter 40A permits the adoption of an amendment to a zoning ordinance by simple majority where that amendment allows mixed-use development in an "eligible location" as-of-right. In the Nobscot Village Zoning District, mixed-use developments are permitted as-of-right. "Eligible locations" are defined as:

areas that by virtue of their infrastructure, transportation access, existing underutilized facilities or location make highly suitable locations for residential or mixed use smart growth zoning districts or starter home zoning districts, including without limitation: (i) areas near transit stations, including rapid transit, commuter rail and bus and ferry terminals; or (ii) areas of concentrated development, including town and city centers, other existing commercial districts in cities and towns and existing rural village districts.

The proposed rezoned parcels, as shown on the enclosed plan, are in an area of concentrated development, the existing Nobscot Village commercial district, and accordingly constitute an "Eligible Location" within the meaning of G.L. c. 40A, §1A.

Pursuant to G.L. c. 40A, §5, "no vote to adopt a zoning ordinance or bylaw may be taken until the planning board has submitted a report and recommendations to the town meeting or city

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council, or 21 days have elapsed after the hearing without submission of such report". Accordingly, the Petitioners request that the Planning Board find in its recommendation to the City Council that the proposed re-zoning is subject to a simple majority vote.

We look forward to discussing this matter with you at the Council's public hearing. Should you have any questions, please contact me.

Very truly yours,



James G. Ward

JGW:vam

None







FRAMINGHAM CITY COUNCIL

ORDER NO.

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

That, after diligent review, the City Council votes to approve the proposed amendments of the Framingham Zoning Map as recommended by the Framingham Planning Board and as proposed by a petition of at least ten registered voters of Framingham by: amending the City of Framingham Zoning Map by designating the parcels of land designated by Framingham Assessors' parcel ID's 037-34-1085; 047-33-0595; 047-23-7556; 037-24-5231; 037-24-8760; 037-24-7635; 037-24-5615; 037-24-2650; 047-23-5980; 037-24-9415; 047-33-1888; 047-33-2733; 037-34-5143; 037-34-6150; 037-34-6011; 037-34-4050; 047-33-4930 and 047-33-4702 within the Nobscot Village District.

The following documents follow this Order: Nobscot Village (B-4) Zoning District Map

FIRST READING

YEAS:

NAYS:

ABSTAIN:

ABSENT:

PASSED IN COUNCIL:

SECOND READING

YEAS:

NAYS:

ABSTAIN:

ABSENT:

PASSED IN COUNCIL: