

CITY OF FRAMINGHAM CITY CLERK'S OFFICE

2022 SEP 14 A II: 55

September 14, 2022 123651-1

James G. Ward

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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 September 14, 2022 Page 2

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,

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James G. Ward

JGW:vam None

PETITION TO THE FRAMINGHAM CITY COUNCIL

In accordance with G.L. c. 40A, § 5, we the under signed registered voters of Framingham, do hereby petition that the Framingham City Council amend 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 (B-4) District.

Signature	Name (Printed)	Address
the	MONIQUE DINI	29 MAYHEW STRAT
Cura	Cody webber	802 Edgell Rd
luntur	Colin Tougas	10 Trafton Rd
MATHER	LAWRENCE Crouse	53 APPLE DOR RI
ADAR	Andras Nebber	802 Edgel L.R.d.
Cally Falli forena	Cothy Legk-pire, va	802Egell Kd
Them for -	Thomas Jours	239 Salez Rdu
Mapehanie	Wayne Lamie	6 Auhmont Dr
Maya Gum	Negsjon Ostanci	24 EISENFLOWER RD
Ason	JASON mith	SYLEOGEWOOD RJ
Shellert Scheloski	Shelley Schiloske	8 Westview Rd.
Hand Scheloske	Paul Schiloski	P Westview Ref.
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Signature	Name (Printed)	Address
Marshark Lat	MARTHA K. PARMENTER	1 Walnut Avenue
Sandra C. Keller		1091 Edgell Rd.
Kuth Mielos	Keith I Nulcle	482 Rotter Rd. Fram
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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

<u>FIRST READING</u> YEAS: NAYS: ABSTAIN: ABSENT: PASSED IN COUNCIL:

<u>SECOND READING</u> YEAS: NAYS: ABSTAIN: ABSENT: PASSED IN COUNCIL:

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