

CITY OF FRAMINGHAM
CITY COUNCIL

2020 MAR 30 PM 3:00

Petition: Apartment Moratorium

Whereas: Framingham has recently permitted or constructed more than 1,000 new apartment units; and,

Whereas: Framingham has not studied and has no plan to mitigate the impacts of these units on municipal services, schools and roadways; and,

Whereas: local traffic congestion affects all of us; and,

Whereas: Framingham has not assigned staff nor fully funded the Traffic Commission to complete a citywide traffic study, so-called phase 2; and,

Whereas: these new units have not yet been fully occupied allowing the market to stabilize; now,

Therefore, the Mayor and Council do adopt a temporary nine-month moratorium to enable current units to stabilize, to study the impacts of these units, including a traffic plan, and to allow leaders to refine plans for any additional units.

Be it ordained by the Framingham Council, as follows:

Temporary Cessation of the Acceptance of Applications for Multi-Unit Housing Projects

SECTION 1.

The City of Framingham Zoning Ordinances, is hereby amended in Chapter II by adding the following new section at the end thereof:

Section 1.

A. Purpose. The regulation of housing projects by special permit raises novel and complex legal, planning, public health and safety issues, and the City needs time to undertake a planning process to consider amendments to the Zoning Ordinance regarding the regulation of said multi-unit housing projects. The City intends to adopt a temporary cessation on the use of land and structures in the City for the purpose of multi-unit housing projects by special permit, so as to allow the City sufficient time to engage in a planning process to consider various issues, impacts, effects in order to address the effects of such use for the welfare of its inhabitants, present and future, and to enact ordinances in a manner consistent with sound land use planning goals and objectives.

These issues and impacts may include, without limitation, vehicle traffic, the adequacy of the water supply and sewer systems, the condition and repair of public ways, proper staffing at the Department of Public Works, the Police Department, and the Fire Department, pending fiscal responsibilities for schools and the Library, the Subsidized Housing Inventory on which the City is currently at or above the 10% threshold and therefore exempt from 40B



Comprehensive Permits, and any other municipal services that may be required.

B. Temporary Cessation. For the reasons sets forth above, and notwithstanding any other provisions of the Framingham General Ordinances or Zoning Ordinances to the contrary, the City hereby adopts a temporary cessation on the use of land or structures for multi-unit housing projects by special permit. In no case shall the City accept an application for a special permit for a multi-unit housing project. Said temporary cessation, and non-acceptance of applications for special permits for multi-unit housing projects, shall be in effect for nine months from the date of approval by the City Council. During the temporary cessation period, the City shall undertake a planning process to address the potential impacts of multi-unit housing projects in the City, and shall consider amending its Zoning Ordinance to address the impacts of said multi-unit housing projects. The provisions of this Section shall not apply to applications for and the use of land or structures for any multi-unit housing project for which a special permit application was filed with the City Clerk on or before March 17, 2020.

SECTION 2. Severability

If any provision of this ordinance shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

SECTION 3.

Effective Date.

This ordinance shall take effect retroactively to the date of filing.

We, the undersigned, hereby respectfully request that the Mayor and Council convene a hearing and act on this matter with 30 days in accordance with Section 1(b), Article VIII of the Framingham Charter.

Name

Your answer

Petition: Apartment Moratorium Sign Up Sheet

We, the Undersigned, have read and support the Apartment Moratorium Petition calling for a temporary nine-month moratorium to enable current units to stabilize, to study the impact of these units, including a traffic plan, and to allow leaders to refine plans for any additional units.

NAME

ADDRESS

1. Molly Demilia 10 Cider Mill Rd
2. Katharine Dehan 312 Summer St
3. Cory Lach 19 Linda Ave Framingham
4. Scott Cleveland 19 Salvi Dr. Framingham
5. Jani Rick 12 Whiting Rd Framingham
6. Richard Manolis 16 Indian Head Rd
7. Amy Finstein 25 Lohnes Road
8. Joyce Mueller 32 Donna Rd.
9. Judy Potter 32 Highgate Rd
10. BRUCE RHODES 35 Crestwood
11. Susan A. Willis 47 Indian Head Lane

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NAME

ADDRESS

1. Evelyn Khrushcheva

22 Eleanor Rd

2. J. B. B.

21 Poplar St.

3. Maryk

21 poplar st.

4. Gerald Bradley

453 WATER ST.

5. Susan Marshall

21 Upper Jocelyn Ave

6. W. Pilmantun

7 FAIRBROOK ROAD

7. Lynette Haggard

50 Simpson Dr.

8. Barry B. B.

23 Nadine Rd

9. J. B. B.

451 BLANCH ST

10. Emanuel Tushman

8 Joseph Road

11. YAAKOV COHN

5 HARVARD Rd

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<u>NAME</u>	<u>ADDRESS</u>
1. Jaclyn Girovard	33 Pinewood
2. Matthew Girovard	" "
3. Susan Budge	13 Poplar St.
4. Raymond B Budge	" " "
5. Anne O'Reilly	6 Frost St.
6. Tim F. O'Reilly	6 FROST ST.
7. Adam	500 Brook St
8. Apple Hill	1 YARDS RD
9. Barbara Tulen	5 LOMAS DRIVE
10. Kenneth Alector	100 Indian Head
11. Carl Wilton	7 CRAIG RD.
12. Jane Flood	81A NICKERS RD

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NAME

ADDRESS

1. Thomas Baker 40 Jean St.
2. Julia Silva 27 Leight St
3. Allison Winkelman 90 Spruce St
4. Lydie Koel 60 Elm St
5. 57 Wanda E. 177 S. W. 42 St.
6. Sandra A Shulman 5 Lowe Cir
7. David Shulman 5 Lowe Cir.
8. Carol J. Cushing 617 Edgel Rd.
9. William D. Varda 6 CART PATH
10. Rhonda Helbert 3 Cider Mill Rd
11. Fed WWA 3 Cider Mill Rd

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NAME

ADDRESS

1. Gladys Rodman 8 York Rd.
2. Marilyn Hodges 26 Pinewood Dr
3. Terese Pallares 18 Mayo St
4. Frederick J. Slyn 22 La Salle Ave.
5. [Signature] 9 Brookvale Rd
6. [Signature] 9 Brookvale Rd.
7. Thom & Fred 29 Swanson Road
8. Pat Nichol 53 Central St unit 4
9. Mary Jesch 18 Carver Rd.
10. Lhanna Jesch 18 Carver Rd
11. Barbara Louie 21 Joseph Rd