

*City of Framingham*  
The City Council of Framingham



ORDER NO. 2022-084-001  
REQUEST OF PLANNING & ZONING SUBCOMMITTEE

UPON THE REQUEST OF THE PLANNING & ZONING SUBCOMMITTEE, THE CITY OF FRAMINGHAM,  
THROUGH THE FRAMINGHAM CITY COUNCIL, IT IS SO ORDERED:

That City Council consider the proposed amendments to zoning ordinances relative to affordable housing and workforce housing; amendment and insertion of rear zoning setbacks in the dimensional regulation chart as shown in the legal notice and attached. In addition, three attached amendments to the proposal were voted upon.

FIRST READING:

CONTINUED PUBLIC HEARING with 3 amendments

YEAS: Alexander, Bryant, Cannon, King, Leombruno, Ottaviani, Stefanini,  
Steiner

NAYS: Long, Mallach, Stewart-Morales

ABSTAIN: None

ABSENT: All members were present in person or via teleconferencing

PASSED IN COUNCIL: September 20, 2022

SECOND READING:

YEAS: King, Leombruno, Long, Mallach, Ottaviani, Stefanini, Steiner

NAYS: None

ABSTAIN: None

ABSENT: Alexander, Bryant, Stewart-Morales

REFERRED IN COUNCIL: October 6, 2022

Referred back to the Planning Board for re-advertisement

# City of Framingham



The City Council of Framingham



A True Record, Attest:

*10/7/2022*

\_\_\_\_\_  
Date Approved

*Lisa A. Ferguson*

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

**Email from Councilor Long  
10/13/22**

**Account of discussion at the 9/20/22 Council Meeting:**

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Councilor Stefanini moved to amend the motion to recommend that the City Council take favorable action by on the following amendments by further making three (3) additional amendments as follows:

- (1) 3% of projects shall be designated as 60% -120% (AMI);
- (2) Delete all reference in the ordinances to payment in lieu;
- (3) Increase in percentage to 15% shall be phased in annually until the increase to a total of 15% is met.

Councilor Leombruno seconded the motion.

Thus amending the proposed amendments to Section V. Special Regulations relative to an increase in affordable and workforce housing requirements for all multifamily units including mixed use and cluster development projects proposing to construct 10 units or greater as follows: The percentage breakdown regarding the allotment of affordable and workforce housing shall be as follows:

3% of the total project units shall be designated as 60% Area Medium Income (AMI), such units to be subsidized by the developer and deeded as such;  
12% of the total units built per project shall be designated as government subsidized 80% (AMI).

Therefore, amend Sections V.G.3. d.; V.H. 3.a, V.L. 3.b.ii; add new section V.K.3.f; to increase the AHU requirement to 15% in Special Regulations Section V.H., V.K., and V.I. and further to add where it does not exist and increase workforce housing requirements in the Special Regulations section V.H., V.K, and V.I. to a requirement of 3%;

Further to amend the dimensional regulation Chart Section IV.E.2 to amend the minimum side setback to read "minimum rear/side setback" to provide clarity to the setback regulations that currently are omitted; add the definition of "Affordable Housing Units (AHU)" to Section I.E. definition section of zoning ordinance, to be inserted after "Adult Video Store" and before "Agriculture and/or Farm."

Councilor Leombruno seconded the motion.

**VOTE (On the motion including the 3 amendments offered by Councilor Stefanini and accepted by Councilor Long):**

Councilor Alexander – Yes

Councilor Bryant- Yes  
Councilor Cannon - Yes  
Councilor King - Yes  
Councilor Leombruno -Yes  
Councilor Long - No  
Councilor Mallach - No  
Councilor Ottaviani - Yes  
Councilor Stefanini - Yes  
Councilor Steiner - No  
Councilor Stewart-Morales - No

MOTION PASSED: 7-4-0