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By City Clerk at 11:38 am, Jan 02, 2026

ZONING BOARD OF APPEALS

MEMORIAL BUILDING – ROOM 121
150 CONCORD STREET, FRAMINGHAM, MA 01702
508.532.5456 – ZBA@FRAMINGHAMMA.GOV

STEPHEN E. MELTZER, CHAIR | KRISTINA JOHNSON, VICE CHAIR
LAP YAN, CLERK | LEONARD LEVY | FRANCIS ALVES
STEVEN MCCARTHY | RON PARKER

AGENDA: JANUARY 14, 2026 BLUMER COMMUNITY ROOM/REMOTE OPEN SESSION, 7:00 PM

REMOTE PARTICIPATION INSTRUCTIONS

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86113313956?pwd=Ts9B7KxaJo4FEjjXXYItlDBjSSbWZ1.1>

Webinar ID: 861 1331 3956

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Public participation: We encourage people who wish to provide comment on cases to do so in writing. **Please send comments no later than January 9, 2026 to zba@framinghamma.gov.** During the meeting, public comments will be accepted during the public comment periods designated by the Chair both in person and via remote participation. If you wish to make verbal comment through remote participation, please request recognition to speak by raising your virtual hand.

Application and plan documents submitted by applicants are available

[ZBA Projects- 2025](#)

1. MINUTES ACCEPTANCE:

11/12/2025 Open Session

12/10/2025 Open Session

2. HEARINGS: CONTINUED

7:00 **25-23, 4 Brownlea Road— Scott Warren, D: 2, Z: R-1 (SM, LY, KJ; alt: LL)**

Variance to allow the proposed 14'X24' detached garage within front set-back.

Decision Deadline: February 12, 2026

7:00 **25-25, 18 Milton Street— Larisa Bulicanu, D:7, Z: G (SM, LY, KJ; alt: LL)**

Appeal of the Building Commissioner's decision and request for Variances and Special Permit for a two-family dwelling within the "G" zone

Decision Deadline: February 15, 2026

Decision Deadline: 90 days from close of hearing

3. HEARINGS: NEW**7:00 25-26, 733 Waverly Street— 733 Waverly LLC, D: 8, Z: M**

Variances to allow the construction of four (4) multifamily dwellings in the “M” zone.

Variances from use, FAR, front-yard set-back, and side-yard set-back

Decision Deadline: March 15, 2026

7:00 25-27, 1349 Old Worcester Road— Andrew Hill, D:3, Z: R-1

Finding and Variance to allow construction of front porch and rear addition

Decision Deadline: March 21, 2026

4. ADJOURNMENT