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CITY OF FRAMINGHAM

PLANNING & COMMUNITY DEVELOPMENT

PLANNING BOARD

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MEMORIAL BUILDING

150 Concord Street, Room 121

Framingham, MA 01702

EDWARD COSGROVE, CHAIR · MITCHEL MATORIN, VICE CHAIR · THOMAS BUIE · ELSIANA ZHAKA

Planning Board Agenda

February 19, 2026 at 7pm

Ablondi Room, First Level, Memorial Building and Via Zoom

If you are looking to watch the hearing online, please follow this weblink to participate via the Zoom software:

<https://us02web.zoom.us/j/88594738226?pwd=kF8eOYaraOFduEbCifLFj1bxvS1ygb.1>

Password: 900128

You can also participate via phone by dialing one of the following numbers:

Dial by your location +1 301 715 8592 US (Washington DC), +1 312 626 6799 US (Chicago), +1 929 205 6099 US (New York), +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston)

Meeting ID: 885 9473 8226

Public comments will be accepted during the public comment periods designated by the Chair.

Some items may not be discussed in the order listed. All topics may be subject to deliberation and vote.

I. **Planning Board Meeting Minutes – February 5, 2026**

II. **Public Hearings (Zoning Amendments vote to close hearings. Hearings readvertised for March 5, 2026)**

- **Amendments to the City of Framingham Zoning Ordinances, Amendments to the City of Framingham Zoning Map** - to review amendments to the Framingham Zoning Map which includes amending the zoning district for 1 Clarks Hill Lane, parcel ID 122/18/8290/000 to be changed from R-1 (Single Family Residence) zoning to PRD (Planned Reuse District) zoning, as well as expanding that PRD zoning into parcel IDs 122/18/4022/000, and 129/17/7723/000 and into a portion of the roadway of Clarks Hill Lane which are all currently zoned M (Manufacturing). As well as amendments to the Framingham Zoning Ordinances which include various revisions to the Table of Uses (§435 Attachment 1) under PRD and other amended language in §435-10, and §435-6.D related to the proposed amendments. [Case File Link](#)
- **Amendments to the City of Framingham Zoning Map** - to review amendments to the Framingham Zoning Map which includes expansion of the Business (B) district from the majority portion of 33 Dinsmore Ave, parcel ID 103/23/6171/000 into the remainder of that parcel as well as into a portion of 31 Valentine Rd, parcel ID 103/22/1218/000 to replace a portion of a R-1 (Single Family Residence) district as shown in the proposed plan in the background material. [Case File Link](#)
- **49 Lexington Street**, Application of City of Framingham – Michael A. Tusino, COO, for Minor Site Plan Review and a Public Way Access Permit. The applicant proposes the reconstruction of the existing Framingham Public Library parking lot with no change to the current capacity. [Case File Link](#)

III. **Other Business**

IV. **Staff and Business report**

V. **Adjournment**