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By City Clerk at 9:29 am, Dec 31, 2025



# Community Preservation Committee

<https://www.framinghamma.gov/3286/Community-Preservation-Committee>

Thomas Mahoney, Chair / Karen Margolis, Vice Chair /  
Judy Grove, Clerk / Steven DeNicola / David Gudejko/  
Robert Merusi / Kevin Swope / Mary-Anne Tratchel/  
Ted Cosgrove

CPC Coordinator: Heather O'Donnell

**AGENDA v1**  
**January 5, 2026**  
**Executive Conference Room**  
**HYBRID (IN PERSON AND**  
**REMOTE)**

When: Jan 5, 2026 07:00 PM Eastern Time (US and Canada)

Topic: Community Preservation Committee 1.5.26

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83114518361?pwd=9b0zkt9XgoqXSSLfPxCrkGtOfLdjsN.1>

Passcode:423002

Phone one-tap:

+13052241968,,83114518361#,,,,\*423002# US

+13092053325,,83114518361#,,,,\*423002# US

<u>Time</u>	<u>Agenda Item</u>	<u>Presenter</u>
<b>7:00</b>	Call to Order – Record Meeting – Read Agenda	T. Mahoney
	Public Participation	T. Mahoney
	<b>Discussions/Hearings</b>	
<b>Item 1</b>	Applications with Outstanding Essential Items (DOC 1)	H. O'Donnell
<b>Item 2</b>	FY2026 Program Funding Discussion and Vote (DOC 2)	T. Mahoney
	Report from the CPC Coordinator	H. O'Donnell
	Report from the Chair/Vice-Chair	T. Mahoney
	New Business	Committee
	Approval of Minutes- 12/22/25 (DOC 3)	J. Grove
	Adjourn	T. Mahoney

(DOC x) = Background Material

**DOC 1**

<b>FY26 Full Application Requests</b>				
Project ID	Project Title	Current Amount Requested	Total	Missing/ Additional Items
<b>Community Housing</b>				
CPA26-003	JFS of Metrowest Emergency Rental Subsidies	\$117,000		
CPA26-005	Carlson Crossing East	\$600,000		
CPA26-007	Emergency Rental Assistance for People Affected by Substance Use Disorder	\$35,000	<b>\$752,000</b>	
<b>Outdoor Recreation</b>				
CPA26-011	Design Access for Simpson Park	\$300,000		Site Control Transfer
CPA26-012	Walsh-Dunning Softball Field Complex	\$1,361,590		Updated Budget summary form, updated cost estimates
CPA26-018	Construction- Carol Getchell Middle Section	\$215,000		
CPA26-022	Anna Murphy Park ADA Water Fountain & Bottle Filler	\$16,000		
CPA26-023	Waushakum Beach Improvements	\$300,000		Information on cost estimates
CPA26-025	Farm Pond	\$230,500	<b>\$2,423,090</b>	Signatures from MassDEP, Bancroft Lofts & MWRA, Property cards and clarification
<b>Historic Preservation</b>				
CPA26-006	First Parish in Framingham Meetinghouse Preservation	\$362,821		Updated Budget summary form
CPA26-013	ADA Entrances for Cushing Chapel	\$165,000		
CPA26-019	Edgell Grove Cemetery Tomb House (Phase 3)	\$585,000		
CPA26-020	FHC Academy- Fire Resistant Cabinets	\$20,000		
CPA26-021	FEDC Stearns Reservoir	\$423,576	<b>\$1,556,397</b>	MOA- Site Control & cost estimates
<b>Open Space</b>				
CPA26-010	Eastleigh Farm	\$3,000,000		New Appraisal
CPA26-014	43-45 Nixon Road	\$250,000	<b>\$3,250,000</b>	Letter from SVT, Site Plans
<b>Total Requested</b>			<b>\$7,981,487</b>	

**DOC 2**

<b>FY'26 CPA Available Funds Account Summary</b>				
<b>CPA Fund Accounts</b>	<b>FY'25 &amp; Prior Year</b>	<b>Reallocation in FY'25 from Prior Year Projects</b>	<b>FY'26 Approved Funding Allocation</b>	<b>Total Funds Available For FY'26</b>
Category Reserve - Community Housing	\$0	\$0	\$237,412	\$237,412
Category Reserve - Open Space/Outdoor Recreation	\$0	\$213,538	\$237,412	\$450,950
Category Reserve - Historic Preservation	\$128,835	\$0	\$237,412	\$366,247
Administrative Account	\$0	\$0	\$118,706	\$118,706
FY'26 Budgeted Reserves	\$0	\$0	\$1,543,182	\$1,543,182
CPA Fund Balance	\$1,275,064	\$0	\$0	\$1,275,064
Totals	\$1,403,899	\$213,538	\$2,374,124	\$3,991,561
<i>Total available for Projects FY26 (less Administrative Funds)</i>				<b>\$3,872,855</b>



# Framingham Community Preservation Committee

[Community Preservation Committee Website](#)

Thomas Mahoney, Chair  
Karen Margolis, Vice Chair  
Judy Grove, Clerk  
David Gudejko  
Kevin Swope  
Mary-Anne Tratchel  
Robert Merusi  
Steven DeNicola  
Ted Cosgrove

MINUTES: December 22, 2025  
Executive Conference Room  
HYBRID (IN PERSON AND REMOTE)  
7:00 PM

Committee Members Participating In-person: Thomas Mahoney, Kevin Swope, Karen Margolis, Steven DeNicola, Robert Merusi, Dave Gudejko, Judy Grove and Mary-Anne Tratchel  
Committee Members Absent: Ted Cosgrove  
Staff Member Participating: Heather O'Donnell

## CALL TO ORDER

At 7:00 PM, Mr. Mahoney called the meeting to order, began the meeting recording and read the agenda.

## Public Participation

Adam Lee and Filipe da Costa, members of New Horizons USA, were present at the meeting. New Horizons is a youth-led group that encourages creative thinking and how to get youth more interested in politics.

## Discussion: Applicant Presentation Schedule

Ms. O'Donnell discussed the proposed applicant presentation schedule. There are sixteen applications, so the presentations will probably need to be shorter than in previous years. CPC members discussed whether twenty minutes would be adequate for presentations. Some of the projects will not need more than twenty minutes, due to the nature of those projects. Presentations should be focused on the project at hand, not the background of the organization or other projects. Ms. O'Donnell suggests that presentations be 10 minutes, with 10 minutes for questions, with a limit of four slides. CPC members agreed to the proposed presentation schedule. Ms. O'Donnell will need to confirm that presenters are available for the suggested dates. One CPC member stated preferring extending a meeting to 10 PM rather than adding a meeting date.

## Discussion: Farm Pond Accessible Trail

Mr. DeNicola and Mr. Merusi provided documents related to Farm Pond for discussion by the CPC. In Massachusetts, Great Ponds (any pond over 10 acres in size), like Farm Pond, are owned by the state. All construction on a Great Pond needs approval from the state. Farm Pond was once under the jurisdiction of the Metropolitan District Commission (now MWRA) as an active water supply. The pond and the surrounding area were transferred to the City of Framingham. Farm Pond itself is under the jurisdiction of the state. The fact that the project is a Great Pond may not affect how the CPC reviews that project. The applicant will need to obtain all required permits and approvals. The pond is public for the purposes of hunting, boating and fishing. One CPC member asked whether the City Solicitor

has reviewed the documents. An interpretation by the City Solicitor that explains the documents in a simple way would be helpful to the committee. The property is deeded to Parks and Recreation, yet there is also a state law defining the ownership of Great Ponds. What constraints does the City have in developing around Farm Pond? The City can regulate the Pond, but how can development occur? The project is also the site of the Chris Walsh Trail. There is a Gate House owned by MWRA, which is planned for demolition. Parks and Recreation has discussed restoring the Gate House and installing a handicapped accessible walkway.

### **Discussion: Appraisal for Eastleigh Farm**

At the last CPC meeting, the Committee approved the use of Administrative Funds for a new appraisal of Eastleigh Farm. Ms. O'Donnell has been in contact with several appraisal firms. However, an issue came up as to the size of the agricultural restriction because that is an important factor in the proposal. Ms. O'Donnell has spoken with two appraisers. Both have communicated that they need to know the actual size of the agricultural restriction prior to doing the appraisal. She has spoken with Sarkis about the matter. There is currently engineering work being done on the farm, which should be done in a few weeks. Once the engineering work is done, the size of the agricultural restriction can be finalized. One CPC member stated that there are 10 acres of the farm, which are already under a conservation restriction, so an additional restriction is not needed on that portion of the farm. The CPC also needs to understand where all of the easements are located on the site. The CPC needs a development count based on the reality of the constraints of the site. One CPC member stated that the Committee needs a conventional paper subdivision development plan to determine the value of the property. One CPC member agreed that engineering documents are needed. Ms. O'Donnell stated that she cannot move forward with the appraisal requested by the CPC without the engineering documents. One CPC member stated that if there is only one access point to the site, a maximum of 25 units can be developed. This does not account for the other constraints on the site, including the slope and wetland conditions. One CPC member asked how engineering would be paid for. It should be the property owner. The property owner should be a co-applicant. Ms. O'Donnell can send a memo requesting that the property owner be a co-applicant and a plan of land with a conventional subdivision.

### **Discussion: Full Application Review**

Ms. O'Donnell stated that she received materials from JFS of Metrowest for their grant application, including a memo with clarifying information, which was posted on the website. Ms. O'Donnell also received a clarifying memo regarding the Carol Getchell Middle Section Construction. The applicant doesn't have an estimate for the permitting because the design is not yet complete. The cost estimate was provided by the contractor working on the North and South sections. One CPC member stated that contingency is usually higher when the design is not done. As design progresses, the contingency is reduced. Materials have been received for the applications for the First Parish in Framingham, Emergency Rental Subsidies for People Affected by Substance Use Disorder, ADA Entrances for Cushing Chapel and the Carol Getchell Middle Section Construction. Memos have been sent out to ten applicants requesting missing items and/or clarification. All requested materials are due before the CPC meeting on January 12, 2026.

### **Report from the CPC Coordinator**

Ms. O'Donnell stated that she was supposed to hear back from the Historic District Commission regarding materials and the appearance of CPA signs in the historic district. However, the Historic District Commission meeting scheduled for last week was cancelled. Ms. O'Donnell met with a sign manufacturer to get a sense of how much wall signs cost and will share that information with the First Parish in Framingham.

### **Report from the Chair/Vice-Chair**

None.

### **New Business**

None.

**Approval of Minutes of December 8, 2025**

Ms. Margolis suggested one edit to the Minutes of December 8, 2025. Motion to approve the Minutes of December 8, 2025, as amended, made by Ms. Grove, seconded by Mr. Swope. No discussion and approved by unanimous vote, 8-0-0.

**Approval of Application Subcommittee Minutes of August 26, 2025**

Ms. Margolis suggested one edit to the Application Subcommittee Meeting Minutes of August 26, 2025. Motion to approve the Minutes of the Application Subcommittee Meeting of August 26, 2025, as amended, made by Mr. DeNicola, seconded by Ms. Margolis. No discussion and approved by unanimous vote, 3-0-0.

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**ADJOURN**

At 7:58 PM, a motion to adjourn was made by Ms. Tratchel, seconded by Mr. Swope. No discussion and approved by unanimous vote, 8-0-0.

*Minutes prepared by Heather O'Donnell, CPC Coordinator*

*Respectfully submitted by Judy Grove, Clerk, Community Preservation Committee*

*Refer to the [Public Meeting Portal](#) for more information regarding Community Preservation Committee meetings, including full video recordings for remotely held meetings.*