



REVISED

9:25 am, Mar 02, 2026



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 v3
March 2, 2026
Executive Conference Room
HYBRID (IN PERSON AND
REMOTE)

When: Mar 2, 2026 07:00 PM Eastern Time (US and Canada)

Topic: Community Preservation Committee 3.2.26

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87447258572?pwd=EzBA7ZpM0eVUexbgsOHsoQVV0mz5Ok.1>

Passcode:828280

Phone one-tap:

+16469313860,,87447258572#,,,,*828280# US

+19292056099,,87447258572#,,,,*828280# US (New York)

<u>Time</u>	<u>Agenda Item</u>	<u>Presenter</u>
7:00	Call to Order – Record Meeting – Read Agenda	T. Mahoney
	Public Participation	T. Mahoney
Discussions/Hearings		
	Debrief of Presentations: CPA26-005, CPA26-007, CPA26-10, CPA26-011, CPA26-012, CPA26-014, CPA26-022 and CPA26-023 (DOC 1) All FY 2026 CPA Applications	Committee
	Discussion of Use of Evaluation Matrix (DOC 2, DOC 3)	T. Mahoney
	Preliminary Discussion of FY2026 Funding and Program Development: CPA26-003- JFS of Metrowest Emergency Rental Subsidies CPA26-005- Carlson Crossing East CPA26-006- First Parish in Framingham Meetinghouse CPA26-007- Emergency Rental Assistance for People Affected by Substance Use Disorder CPA26-010- Eastleigh Farm (DOC 4, DOC 5) CPA26-011- Design Access for Simpson Park CPA26-012- Walsh-Dunning Softball Field Complex Improvements CPA26-013- ADA Entrances for Cushing Chapel CPA26-014- 43-45 Nixon Road CPA26-018- Construction Carol Getchell Middle Section	Committee

	CPA26-019- Edgell Grove Cemetery Tomb House (Phase 3) CPA26-020- FHC Academy- Fire Resistant Cabinets CPA26-022- Anna Murphy Park Water Fountain & Bottle Filler CPA26-023- Waushakum Beach Improvements	
	Report from the CPC Coordinator	H. O'Donnell
	Report from the Chair/Vice-Chair	T. Mahoney
	New Business	Committee
	Approval of Minutes- 1/27/26, 1/29/26, 2/2/26 (DOC 6,7,8)	J. Grove
	Adjourn	T. Mahoney
(DOC x) = Background Material		

DOC 1

FY26 Full Application Requests				
Project ID	Project Title	Original Amount Requested	Current Amount Requested	Current Total
Community Housing				
CPA26-003	JFS of Metrowest Emergency Rental Subsidies	\$117,000	\$117,000	
CPA26-005	Carlson Crossing East	\$600,000	\$600,000	
CPA26-007	Emergency Rental Assistance for People Affected by Substance Use Disorder	\$35,000	\$35,000	
				\$752,000
Outdoor Recreation				
CPA26-011	Design Access for Simpson Park	\$300,000	\$300,000	
CPA26-012	Walsh-Dunning Softball Field Complex	\$1,361,590	\$327,425	
CPA26-018	Construction- Carol Getchell Middle Section	\$215,000	\$156,784	
CPA26-022	Anna Murphy Park ADA Water Fountain & Bottle Filler	\$16,000	\$16,000	
CPA26-023	Waushakum Beach Improvements	\$300,000	\$300,000	
				\$1,100,209
Historic Preservation				
CPA26-006	First Parish in Framingham Meetinghouse Preservation	\$362,821	\$362,821	
CPA26-013	ADA Entrances for Cushing Chapel	\$165,000	\$165,000	
CPA26-019	Edgell Grove Cemetery Tomb House (Phase 3)	\$585,000	\$585,000	
CPA26-020	FHC Academy- Fire Resistant Cabinets	\$20,000	\$20,000	
				\$1,132,821
Open Space				
CPA26-010	Eastleigh Farm	\$3,000,000	\$3,000,000	
CPA26-014	43-45 Nixon Road	\$250,000	\$250,000	
				\$3,250,000
Total Requested				\$6,235,030

[Link to All FY2026 CPA Applications](#)

Appendix G: CPC Application Evaluation Matrix (Draft)

CPC APPLICATION EVALUATION MATRIX: 12/05/2022

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
Application Completeness					
Responses	All questions answered; all essential information provided	Some questions unanswered; all essential information provided		Many questions unanswered OR essential information is missing	
Documents	All requested documents provided	Some documents missing, but are not immediately essential for evaluation		Essential documents missing	
Project purpose, goals, community support					
1. Addresses needs, goals, and priorities in Community Preservation Plan (CPP)	Strongly addresses	Generally addresses	Weakly addresses	Does not address	
2. Consistent with priorities in other relevant City plans	Fully consistent	Generally consistent	Weakly consistent	Not consistent	
3. Supported by City Boards, Commissions, Departments	Strong support	Some support	Limited support	No apparent support	
4. Supported by community and diverse resident populations	Positive comments and letters of support from diverse populations	Positive comments and letters of support from community	Mix of positive and negative comments and letters	Most public comments oppose project; no letters of support	
Value created for Framingham					
5. Project visibility	High visibility	Good visibility	Low visibility	Not visible	N/A
6. Broad community benefits	Broad segments of City will benefit	Some segments of community will benefit	Limited benefits to community	No apparent community benefits	N/A
7. Public access to project	Excellent access	Good access	Limited access	No apparent access	N/A
8. Benefits underserved geographic areas / populations	Strongly benefits	Good benefits	Limited benefits	No apparent benefits	N/A

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
9. Supports needs of at risk populations (e.g. elderly, low income, veterans)	Significantly supports needs	Supports some needs	Limited support of needs	Does not support needs	N/A
10. Addresses accessibility and needs of people with disabilities	Includes comprehensive universal design or ADA/MAAB requirements	Includes some universal design and support for accessibility	Limited effort to support accessibility	No apparent effort to address accessibility	N/A
11. Saves valued resource(s) that would otherwise be threatened or lost	Valued resource will be lost without <u>immediate</u> intervention	Valued resource may be lost without <u>near-term</u> intervention			N/A
12. Protects natural environment	Significantly contributes to protection of natural environment	Contributes to protection of natural environment	Minimally contributes to protection of natural environment	Degrades natural environment	N/A
13. Deploys sustainable design practices and addresses climate resiliency needs	Significantly incorporates these practices; addresses climate resiliency needs	Deploys some of these practices; addresses some of these needs	Shows little effort to deploys these practices or address these needs	Shows no effort to deploys these practices or address these needs	N/A
Strategic considerations for CPA funding					
14. Leverages other public and/or private funding sources	Significant additional funding commitments secured	Some additional funding commitments secured	Seeking additional funding, but no commitments secured	No apparent effort to secure additional sources of funding	
15. Includes donated material and labor or in-kind contributions	Significant material/labor donations or in-kind contributions committed	Some material/labor donations or in-kind contributions committed	Potential donations or in-kind contributions identified; not secured	No donations or in-kind contributions identified	N/A
16. Addresses urgent or long-standing needs	Addresses <u>urgent</u> need	Addresses <u>long-standing need</u>			N/A
17. Addresses exceptional time-sensitive opportunities	Addresses <u>exceptional</u> time-sensitive opportunity	Addresses <u>time-sensitive</u> opportunity			N/A

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
18. Addresses two or more CPA categories	Addresses Open Space or Recreation, and Housing	Addresses any two or more CPA categories			
19. Catalyst for transformative change to enhance aesthetics, connectivity, and/or quality of life beyond the project	Compelling information provided demonstrating transformative change will result	Some information provided that transformative change may result			N/A
Likelihood of project success					
20. Project management expertise and availability (i.e., time dedicated to project)	Project manager named has <u>all</u> necessary skills and experience, and sufficient availability	Project manager named has <u>some</u> relevant skills and experience, and sufficient availability	Project manager named has <u>limited</u> qualifications or limited availability	Proposed manager not named or lacks needed qualifications or availability	
21. Project team qualifications	Team includes all disciplines and skills needed to ensure project success		Team appears to include all disciplines and skills needed to ensure project success	Team does <u>not</u> include all disciplines and skills to ensure success	
22. Project plans	All required plans provided with all needed details; plans stamped by qualified professional (as appropriate)	Required plans provided with sufficient details; plans stamped by qualified professional (as appropriate)	Plans provided, but lack needed details OR plans not prepared by a required qualified professional	Plans insufficient or not provided	N/A
23. Realistic and informed project budget	Budget is both realistic and fully documented, with professional cost estimates or firm quotes	Budget is realistic, though not fully documented with professional cost estimates or firm quotes		Budget lacks clarity and documentation or is unrealistic	
24. Realistic timeline and milestones	Timeline is realistic and logical with clear and specific milestones	Timeline appears realistic and has relatively clear milestones	Timeline is generic, lacks detail and/or requires clarification	Timeline does not reflect an understanding of project requirements	

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
25. Project permitting	All necessary permits approved	Needed permits identified and in process	Needed permits identified but process not begun	Need for permits not identified OR not likely to be secured	N/A
26. Long-term maintenance plan and budget	Maintenance plan is <u>detailed</u> , realistic, and <u>commits</u> funding and responsibility for ongoing maintenance	Maintenance plan is realistic and <u>identifies</u> <u>potential</u> funding sources and responsibility for ongoing maintenance		Maintenance plan insufficient or unrealistic	N/A

CPC EVALUATION MATRIX FINDINGS SUMMARY (12-05-2022)

Project: _____

Reviewer: _____ Date: _____

Review stage: Working Group Full Committee / First read Second read Other: _____

CRITERIA	RATING					COMMENTS
	Excellent	Good	Fair	Inadequate	N/A	
Application Completeness						
Responses	Excellent	Good		Inadequate		
Documents	Excellent	Good		Inadequate		
Project purpose, goals, community support						
1. Addresses needs, goals, and priorities in Community Preservation Plan (CPP)	Excellent	Good	Fair	Inadequate		
2. Consistent with priorities in other relevant City plans	Excellent	Good	Fair	Inadequate		
3. Supported by City Boards, Commissions, Departments	Excellent	Good	Fair	Inadequate		
4. Supported by community and diverse resident populations	Excellent	Good	Fair	Inadequate		
Value created for Framingham						
5. Project visibility	Excellent	Good	Fair	Inadequate	N/A	
6. Broad community benefits	Excellent	Good	Fair	Inadequate	N/A	
7. Public access to project	Excellent	Good	Fair	Inadequate	N/A	
8. Benefits underserved geographic areas / populations	Excellent	Good	Fair	Inadequate	N/A	
9. Supports needs of at risk populations (e.g. elderly, low income, veterans)	Excellent	Good	Fair	Inadequate	N/A	
10. Addresses accessibility and needs of people with disabilities	Excellent	Good	Fair	Inadequate	N/A	
11. Saves valued resource(s) that would otherwise be threatened or lost	Excellent	Good			N/A	
12. Protects natural environment	Excellent	Good	Fair	Inadequate	N/A	
13. Deploys sustainable design practices and addresses climate resiliency needs	Excellent	Good	Fair	Inadequate	N/A	

CPC EVALUATION MATRIX FINDINGS SUMMARY (12-05-2022)

Project: _____

Reviewer: _____ Date: _____

Review stage: Working Group / Full Committee / First read / Second read / Other: _____

CRITERIA	RATING				
	Excellent	Good	Fair	Inadequate	N/A
Strategic considerations for CPA funding					
14. Leverages other public and/or private funding sources	Excellent	Good	Fair	Inadequate	
15. Includes donated material and labor or in-kind contributions	Excellent	Good	Fair	Inadequate	N/A
16. Addresses urgent or long-standing needs	Excellent	Good			N/A
17. Addresses exceptional time-sensitive opportunities	Excellent	Good			N/A
18. Addresses two or more CPA categories	Excellent	Good			
19. Catalyst for transformative change ... beyond the project	Excellent	Good			N/A
Likelihood of project success					
20. Project management expertise and availability (time dedicated to project)	Excellent	Good	Fair	Inadequate	
21. Project team qualifications	Excellent		Fair	Inadequate	
22. Project plans	Excellent	Good	Fair	Inadequate	N/A
23. Realistic and informed project budget	Excellent	Good		Inadequate	
24. Realistic timeline and milestones	Excellent	Good	Fair	Inadequate	
25. Project permitting	Excellent	Good	Fair	Inadequate	N/A
26. Long-term maintenance plan and budget	Excellent	God		Inadequate	N/A

DOC 4

From: [Chisholm, Chris \(AGR\)](#)
To: [Heather O'Donnell](#)
Cc: [Karen Margolis](#); [Tom Mahoney](#); [Hall, Ronald \(AGR\)](#)
Subject: Re: Follow Up about Eastleigh Farm
Date: Tuesday, February 17, 2026 2:09:12 PM
Attachments: [Outlook-Image.png](#)

CAUTION: This email originated from outside your organization. Do not click links or open attachments unless you recognize and verify the sender and know the content is safe.

Good Afternoon,

Again, thank you for reaching out to the program regarding the CPC application for Eastleigh Farm. Just to be clear, neither I nor the program manager were aware that an application was submitted to CPC. We were aware that the planning department and the agricultural commission were contemplating submitting an application, but we were not made aware of the specifics of the application. **Below is our response to your questions.**

The CPC understands from the application it received that approximately \$1.7 million is anticipated from the APR Program at MDAR towards the purchase of the APR at Eastleigh Farm, provided that there is a local commitment.

- 1. Could you provide guidance as to what would be viewed under your program as an adequate local commitment match? Local** funding can be broken into 2 criteria:
 1. Program policy requires a local match of 10% of the appraised fair market easement value and if a right to farm bylaw exists in the municipality it can be reduced to 5%.
 2. Additional local contributions can include funding paying the difference from the Department's offer towards the purchase price (An example is to use local funding in substitution of the federal funding customarily applied for on each project.)

As part of its due diligence, the CPC is trying to get a sense of the value of the property. In the APR Application Guide, it notes that the APR process includes assigning an independent appraiser of the property. As per the APR Guide, "The appraisal provides a professional assessment of the Fair Market Value (FMV) of the land to be protected before placement of the APR and an opinion of the Fair Market Agricultural Land Value (FMALV) of the land protected after the APR is in place. The difference between the two values is the APR value."

- 2. Could you confirm whether an appraisal was in fact done on this property? If so, could you share the conclusions regarding these values?** This would be enormously helpful to the CPC as stewards of our City's CPA funds, and to allow the Committee to have an informed discussion about the request for CPA funding toward this important resource in our community. **No appraisal has been carried out and will not be**

completed until the area of interest for an APR has been finalized, and the project has received a vote of interest from the Agricultural Lands Preservation Committee (ALPC).

3. **Could you also provide guidance as to whether any part of the 111.98 acres of the property has been excluded from your consideration and if so, why that part has been excluded?**

A final configuration of the proposed area of interest for an APR has not been agreed upon. The landowner and local advocates for the project were to provide the Department with a proposal that would exclude any on-going non-agricultural activities. If the area containing such activities are not to be excluded, then the non-agricultural enterprises would need to cease.

4. **Could you give a sense of whether you would be submitting for funding to your federal partner, NRCS, or any other funding partners, and the likelihood of success? Is this a dollar-for-dollar match of the MDAR funding?**

1. Every APR application that has been evaluated by staff and recommended to the ALPC and receives a vote of interest will be vetted for federal funding.
2. At that time each applicant must submit eligibility paperwork to the federal program and attain land resource eligibility and landowner eligibility requirements must be met. This project is marginal at best with meeting the land resource requirements.
3. Each project is ranked and the highest scoring projects get federal funding.
4. The federal program will pay up to 50% of the accepted appraised fair market easement value.

Hopefully the above information helps answer your questions. Please let me know if you need further assistance.

Thank you,
Chris

Christine Chisholm

Northeast APR Planner
Department of Agricultural Resources

225 Turnpike Road, 3rd Floor
Southborough, MA 01772

email: chris.chisholm@mass.gov

Phone: 617-455-9204



APR Program links:

[APR Staff](#) | [APR Program Guide and Resources](#) | [APR Program Policies](#) |
[APR Program Regulations and Laws](#) | [Massachusetts Farmland](#) | [Action Plan, Mass.gov](#)

From: Heather O'Donnell <hodonnell@framinghamma.gov>
Sent: Thursday, February 12, 2026 11:56 AM
To: Chisholm, Chris (AGR) <chris.chisholm@mass.gov>
Cc: Karen Margolis <kmargolis.cpc@gmail.com>; Tom Mahoney <tom.cpc21@gmail.com>
Subject: Follow Up about Eastleigh Farm

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris,

As you know, there is an applicant before the Community Preservation Committee in Framingham for FY2026 CPA funding to support a proposed Agricultural Preservation Restriction at Eastleigh Farm, located at 1062 Edmands Road.

The CPC understands from the application it received that approximately \$1.7 million is anticipated from the APR Program at MDAR towards the purchase of the APR at Eastleigh Farm, provided that there is a local commitment. **Could you provide guidance as to what would be viewed under your program as an adequate local commitment match?**

As part of its due diligence, the CPC is trying to get a sense of the value of the property. In the APR Application Guide, it notes that the APR process includes assigning an independent appraiser of the property. As per the APR Guide, "The appraisal provides a professional assessment of the Fair Market Value (FMV) of the land to be protected before placement of the APR and an opinion of the Fair Market Agricultural Land Value (FMALV) of the land protected after the APR is in place. The difference between the two values is the APR value."

Could you confirm whether an appraisal was in fact done on this property? If so, could you share the conclusions regarding these values? This would be enormously helpful to the CPC as stewards of our City's CPA funds, and to allow the Committee to have an informed discussion about the request for CPA funding toward this important resource in our community.

Could you also provide guidance as to whether any part of the 111.98 acres of the property has been excluded from your consideration and if so, why that part has been excluded?

Could you give a sense of whether you would be submitting for funding to your federal partner, NRCS, or any other funding partners, and the likelihood of success? Is this a dollar-for-dollar match of the MDAR funding?

Thank you for any help that you can offer. Your assistance will go a long way to enable the Framingham Community Preservation Committee to have the information it needs to make an informed decision on the Eastleigh Farm CPA application. This is clearly a very important project before the Committee with a lot of local interest.

Thank you.
Heather

One Framingham - Focused on the Future

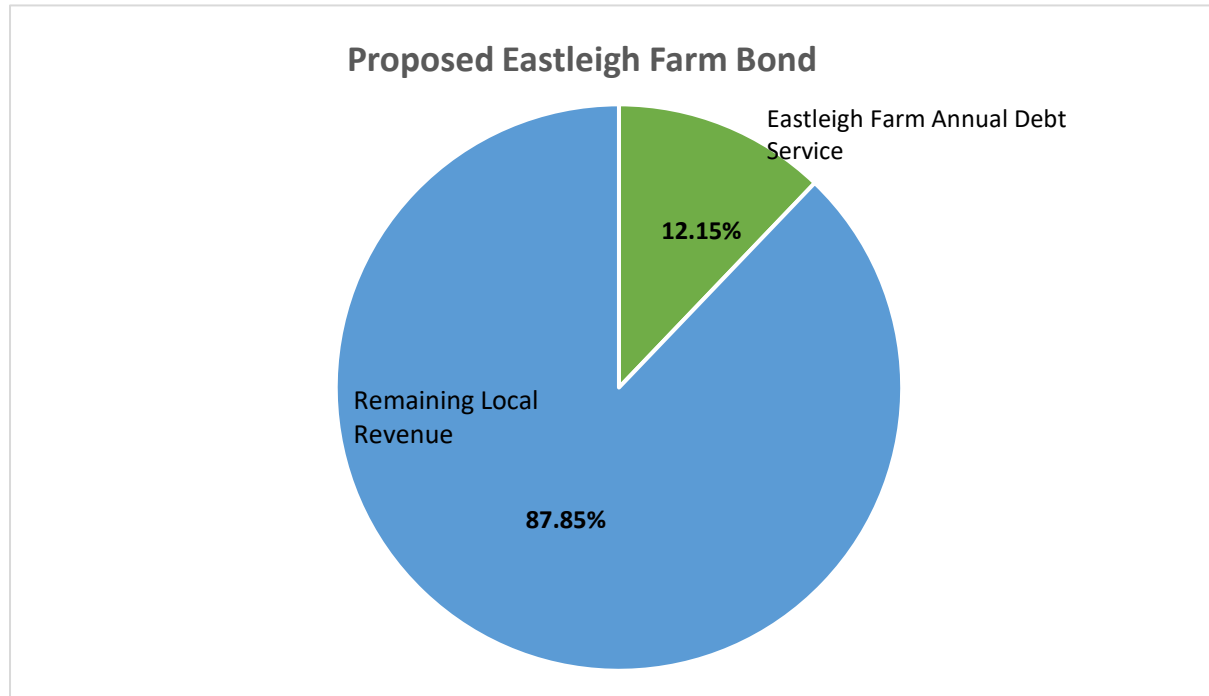
Please be advised that the Massachusetts Secretary of State considers e-mail to be a public record, and therefore subject to public access under the Massachusetts Public Records Law, M.G.L. c. 66 § 10.

CPA Proposed Bonding- Financial Impact

DOC 5

	Amount	Percentage
Eastleigh Farm Annual Debt Service	\$ 227,754	
FY2026 Local Revenue	\$ 1,874,647	12.15%
Remaining Local Revenue	\$1,646,893	87.85%

CPA Revenue by Source			
	FY2026	FY2025	FY2024
Local Revenue	\$ 1,874,647	\$ 1,828,924	\$ 1,735,822
State Match	\$ 299,930	\$ 321,169	\$ 352,931
Interest and earnings	\$ 199,547	\$ 138,270	\$ 180,056
Total	\$ 2,374,124	\$ 2,288,363	\$ 2,268,809





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: January 27, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

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

CALL TO ORDER

At 7:01 PM, Mr. Mahoney called the meeting to order, began the meeting recording and read the agenda.

Public Participation

None.

Withdrawal of CPA26-025- Farm Pond Accessible Trails

Ron Chick read a letter notifying the CPC of the withdrawal of CPA26-025- Farm Pond Accessible Trails from consideration for FY2026 funding. The project was withdrawn to better coordinate with efforts being made on the Chris Walsh Trail by the Parks and Recreation Department.

Applicant Presentations

Anna Tucker, Executive Director of the Framingham History Center, presented on **CPA26-020- Framingham History Center Fire-Resistant Cabinets**. The project includes the purchase and installation of three fire-resistant cabinets at the Old Academy Building. The cabinets will safeguard the city's most significant archival and object-based holdings. Documents were designated as historically significant by the Framingham Historical Commission. The cabinets will be placed in the lower level of the Academy Building. The cabinets are sized to hold archival boxes. Notable collections include: Framingham's People of Color Finding Aid, 1600-1800, Margaret Kendall Collection, the Temple Collection, Bound Documents, Health History Collections, Map Collections and the Early Documents Collection.

One CPC member noted that the cabinets protect documents for one hour and if there is a sprinkler system in the building. Ms. Tucker stated that one hour is a best practice for fire protection. The hope is that the Fire Department will respond within that time. Beyond one hour, fire protection still exists, but is diminished. There is no sprinkler in the Academy Building. One CPC member asked whether the building floods. The Framingham History Center has a list of critical documents. The basement has flooded in the past. Mitigation has occurred since then, with all items 6-12" above the ground level.

James Paolini, Director of Capital Projects and Facilities Management, presented on **CPA26-013- ADA Entrances for Cushing Chapel**. The project includes architectural and engineering design services for an ADA walkway and ramp for Cushing Chapel. The current approach is asphalt, which doesn't wear well over time. The capacity of the chapel is 140 on the first floor and 40 on the balcony (which is kept closed). A secondary ADA access entrance will probably be required. The rear entrance can't be made ADA-compliant due to the configuration of the interior of the building. One challenging aspect is that the City doesn't own land on the side or back of the chapel site. A survey will be needed to determine where work can be done. Hardscaping or a retaining wall will be needed to install the walkway, ideally with a grade less than 2%. The project will include soil testing to determine whether there are any remaining materials from the removal of buildings in the past. Caulking on the building could contain polychlorinated biphenyls (PCBs). Lead may be present as well. The costs need to account for the mitigation of these hazardous materials.

One CPC member asked what entity owned the abutting properties. The lot may have been owned by the retirement facility or by MassBay Community College. Cushing Chapel is used for funeral services, weddings and community gatherings. The building's use is limited because it is not accessible. When Village Hall was made accessible, use increased sixfold. The HVAC in Cushing Chapel will be updated soon. The key stakeholders include the Historical Commission, veterans, and the City of Framingham. Handrails and ramps can look institutional, but they are an ADA requirement. One CPC member asked about the property lines and that some of the walkway is currently on the abutter's land. Mr. Paolini stated that the work would not be done on the abutter's property. The project will need to go before the Disability Commission. One CPC asked about the timeline for the project. Mr. Paolini indicated that the entire project will take about six to eight months to complete. The construction might be included in the capital budget. One CPC member asked about groundwater recharge materials. Groundwater can be absorbed by landscaping. Pitching the walkway will improve water runoff and ice formation. One CPC member asked whether both entrances would be constructed at the same time. That would be beneficial, although the project could require closure of the building.

David Ortmeyer and Sara Morrison Neil presented **CPA26-006- First Parish in Framingham Meetinghouse Preservation**. Mr. Ortmeyer is a member of the First Parish of Framingham Board of Assessors, which is the church's governing board. First Parish was founded in 1701 and is part of the Framingham Historic District. The current building turns 100 years old this year. For the upcoming restoration phase, the church is requesting the help of the CPC. Ms. Morrison Neil read from a support letter provided by the Framingham History Center. The exterior of the building needs restoration. The project will include front column restoration, restoration of the front steps, restoration of the clock faces, restoration of the pilasters and restoration of the windows and transoms. The project will take about nine months. The proposed budget includes a Massachusetts Preservation Project Fund grant and the First Parish Capital Campaign. Mr. Ortmeyer stated that the capital campaign has not yet started. A professional fundraising consultant needs to be identified. The project itself wouldn't begin in November 2027, ending in June 2028.

One CPC member noted that the capital campaign is not beginning for some time. Soft costs are to be covered by the capital campaign. Soft costs may need to be done before construction. What do the soft costs include? The soft costs include scaffolding, design fees, architect fees, and construction company fees. Ambar Sarkar, member of the First Parish in Framingham, noted that some of the soft will occur at the same time as construction. All funding will be in place by the time the project starts. An assessment was done by an architectural firm and led to an entire plan, with phases. One CPC member stated that a commitment from the First Parish Trustees is important. The grant will be reimbursed. Mr. Ortmeyer noted that the application did include a commitment by the First Parish to provide a bridge loan for the project. One CPC member asked who would be overseeing whether the work is being done appropriately. The architect is handling the oversight of the project.

Lino Covarrubias, Executive Director of JFS of Metrowest, presented on **CPA26-003- JFS of Metrowest Rental Subsidies**. Mr. Covarrubias stated that there is a state program called RAFT (Rental Assistance for Families in Transition), which helps families with up to 50-60% AMI. JFS of Metrowest's proposal will assist families up to 100%.

There is limited assistance available for these families. The program provides short-term rental subsidies (1-4 months), paid directly to landlords. Most families need one-two months of assistance. The program serves seniors aging in place, immigrants and families with temporary financial disruption, like a medical situation. The program helps prevent evictions, preserve affordable housing and reduce strain on shelters and emergency systems. It is more cost-effective to keep a family in their home than to find them a new home. JFS of Metrowest is requesting \$117,000 in funds this year. The funding request includes \$17,000 for administration, audit compliance and reporting.

CPC members asked whether the request for administrative funds was new this year. Mr. Covarrubias stated that it was indeed a new request. One CPC member asked for additional information about auditing requirements. JFS of Metrowest has developed its own criteria to determine how funds will be allocated. How can that be audited? Mr. Covarrubias stated that auditors will pull case records from ten families and test whether all documentation is provided and that the AMI criteria were met. The auditor JFS of Metrowest uses is CLA, an independent auditor. One CPC member stated having concerns regarding the change from 60% AMI to 100% AMI. In the Boston area, the median income is extraordinarily high. It is hard to understand why a household with over \$100,000 annual income will need rental assistance. Mr. Covarrubias stated that increasing the AMI level will allow JFS of Metrowest to review more applications. The change is based on the requests that have been received over the past two years. JFS of Metrowest prioritizes applications based on need, but also directs applicants to RAFT or SMOC for other programs when appropriate. Sometimes, households would seem like they don't need assistance, based on income. However, things like divorce can result in a household needing assistance despite having a high income on paper. One CPC member asked about rent levels and whether they will drop. School enrollment has dropped by about 700 children over the past year. Many immigrant families have left Framingham voluntarily, leading to requests for subleases. More vacant apartments will lead to lower prices. However, this will take time. One CPC member wanted to hear more about the success of the program. Mr. Covarrubias stated that many families have been able to stay in their homes. Money is provided directly to landlords, with JFS of Metrowest sometimes able to negotiate the outstanding rent. One CPC member asked whether the program was limited to CPC funds or if other funds were used for the rental assistance. JFS of Metrowest does fundraise and uses funds to assist families in other ways, such as with food or insurance. They can provide additional funds for rental subsidies as well.

Review of Applications for Compliance with Submission Requirements, to determine which applications will be eliminated for non-compliance and which applications will proceed for consideration by the CPC

Ms. O'Donnell stated that CPA26-014- 43-45 Nixon Road has missing site plans and a letter from Sudbury Valley Trustees related to funding. Ms. O'Donnell has not received these items, which were initially requested by January 5th, with an extension being provided until January 22nd. One CPC member noted that the Appraisal included with the application establishes the value of the entire Nixon Road property. However, the specific portion of the entire parcel set aside for conservation land in the Appraisal was valued at \$0. This is because under cluster zoning, a portion must be dedicated to Conservation Land. All the value was attributed based on the developable land. The CPC paid for that appraisal two years ago. Soon after the Appraisal was done, the applicant sought an Approval Not Required plan, which was granted through the Planning Board. About 10 acres was separated from the larger portion for separate acquisition as conservation land. The rest would be developed as a cluster development, which would also save part of that larger area of the site. The CPC needs a new appraisal for that separate, smaller piece of land that is now before the Committee to be considered for purchase. The land area in the application is different from the land carved out in the ANR plan approval by the Planning Board. The land to be acquired needs to be defined. The appraisal also does not include the topographical information or wetlands restrictions. Further, the applicant indicated in the application that they would go through with the Conservation Land sale, only if the larger portion of their site receives approval from the Planning Board for a cluster subdivision.

The site plan, a required element, is also missing. One CPC member stated is hard to understand how land could be valued at \$0; there really is no such thing. One CPC member stated that Sudbury Valley Trustees have been impressed by the project. One CPC member stated that if Sudbury Valley Trustees are so impressed, they can purchase the property, but the CPC cannot purchase land without an appraisal. There was a discussion about

whether or not the original Appraisal could be used. One member noted that land set aside as part of the cluster development cannot be purchased. The property owner is also not listed as an applicant. There is no site plan as part of the application to allow the CPC to do another appraisal. One CPC member stated that the appraisal is no longer appropriate, due to the change in the property to be purchased.

Motion to eliminate project CPA26-014, 43-45 Nixon Road, from consideration for funding in Fiscal Year 2026 due to the application being incomplete, made by Ms. Grove, seconded by Mr. Gudejko. No discussion and approved by vote: 8-1-0.

The next project to be discussed is Design Access for Simpson Park, CPA26-011. Ms. O'Donnell stated that there is an issue with site control – the project site needs to be transferred to the Parks and Recreation Department or the Conservation Commission, with the first step being approval by the City Council. The applicant has tried to get this item on the City Council agenda, but has been unable to do so. The latest update is that the matter will be on the City Council agenda on February 17, 2026. The applicant can move forward with the survey that the CPC agreed to pay for with Administrative Funds. There probably isn't enough time to complete the transfer before the CPC makes a decision on funding for the year. If the project is not funded this year, the applicant will resubmit the project for next year. The applicant can proceed with the site survey, which is needed prior to the transfer being completed.

Motion to eliminate project CPA26-011, Design Access for Simpson Park, from consideration for funding in Fiscal Year 2026 due to the lack of site control made by Ms. Grove, seconded by Ms. Trachel. No discussion and approved by unanimous vote: 9-0-0.

The last project is Eastleigh Farm, CPA26-010. Ms. O'Donnell received an updated site plan, which she emailed to the CPC members. Ms. O'Donnell has not moved forward with the new appraisal requested by the CPC due to missing information from the applicant, such as easements. One CPC member noted that an updated site plan shows a developable portion of the property. The applicant carved out the portion, which will not be included in the Agricultural Preservation Restriction. One CPC member stated that if that part of the land is to be developed as a cluster, then the land that is left aside for agriculture is basically worth \$0. The cluster zoning bylaw was designed allow more rational development. A smaller portion will take all units and the remaining portion will be set aside as conservation or agricultural land, not as a separately developable portion of land. The applicant is now requesting that the CPC purchase land for millions of dollars without a valid appraisal. The applicant should be responsible for doing an appraisal. One CPC member stated wanting to have the applicant present before the Committee. The applicant has identified a developable portion of the land, but hasn't said whether or not that land is part of the application for the Agricultural Restriction. This may have been done to indicate to the CPC that there is value there. The applicant has asked for the funding spread over several years, so perhaps the earlier funds can be directed at that portion of the developable land. One CPC member stated that the sale of the open space will mean there is nothing to exchange for a densely developed cluster. The open space cannot be sold twice. If the CPC buys the open space, the cluster development cannot happen. One CPC member stated that it is unclear what the applicant wants. The applicant is scheduled to present before the CPC on Monday, February 2nd. The applicant is willing to give a site visit to CPC members. One CPC member suggested that at a future meeting, the CPC should consider a rule change to require that any land owner seeking funding for land acquisition, conservation restriction, or agricultural restriction must be an applicant.

At 8:53 PM, a motion to extend the meeting to 9:15 PM was made by Ms. Grove, seconded by Mr. DeNicola. No discussion and approved by unanimous vote, 9-0-0.

One CPC member stated that the applicant is trying to show what could be developed, demonstrating value for the land that they want to restrict. CPC members discussed the appraisal and the easements on the property. One CPC member noted that the CPC doesn't have an appraisal based on the actual site constraints. There is only one access point to the property, limiting the size of the development to a maximum of 25 units. One CPC member stated that it

is impossible to determine the final configuration of development within an appraisal, given the size of the property. The CPC does have an appraisal of the land. CPC members discussed whether the Committee has all the information it needs. One CPC member stated wanting to hear the applicant's presentation. One CPC member stated that the CPC cannot pay more for a property than the appraised value. One CPC member questioned the value of having the applicant make a presentation when the Committee doesn't have the information it needs.

Motion to eliminate CPA26-010, Eastleigh Farm, from consideration for funding in Fiscal Year 2026 due to a lack of an appropriate appraisal made by Ms. Grove, seconded by Ms. Margolis. Discussion: Mr. Mahoney stated that there is an appraisal, which he will review and study. Mr. Merusi stated that the appraisal was based on development only. It doesn't consider the topography of the site and is therefore a weak appraisal. Mr. Mahoney stated he wanted to hear the presentation. Ms. Tratchel stated she wanted to hear the presentation, despite her concerns about the project. Mr. Merusi stated the CPC should hear the presentation as a professional courtesy. Mr. Mahoney stated that the parcel is very important in Framingham. If nothing is done, the site will be developed. Mr. DeNicola agreed with Mr. Merusi. Motion fails: 1-7-1.

Approval of Minutes of January 5, 2026

Motion to approve the minutes of January 5, 2026, made by Ms. Grove, seconded by Mr. Swope. No discussion and approved by unanimous vote: 9-0-0.

ADJOURN

At 9:10 PM, a motion to adjourn was made by Ms. Tratchel, seconded by Mr. Swope. No discussion and approved by unanimous vote, 9-0-0.

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.



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: January 29, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

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

CALL TO ORDER

At 7:01 PM, Mr. Mahoney called the meeting to order, began the meeting recording and read the agenda.

Public Participation
None.

Debrief of FY2026 Applicant Presentation CPA26-020- FHC Academy Fire-Resistant Cabinet

Committee members discussed the Framingham History Center's Fire-Resistant Cabinet project. Committee members discussed the sales tax shown on the cost estimates. The City will not need to pay sales taxes. CPC members discussed the cabinets' location and whether they could be moved. One CPC member noted that one hour of fire resistance seemed less than desirable. One CPC member noted that the fire department should be able to respond within one hour. Committee members generally spoke favorably about this proposal.

CPA26-013- ADA Entrances for Cushing Chapel

CPC members noted that the presentation was helpful because the applicant provided additional information that was not included in the application. The applicant was able to explain why the design costs were higher than they seemed they should be. CPC members discussed the many types of design consultants that they learned would be needed to successfully plan this project. Committee members were generally supportive of this project and the request.

CPA26-006- First Parish in Framingham Meetinghouse Preservation

One CPC member expressed support for the project, but they were concerned about the timeline of the project. The applicant does not plan to begin the capital campaign for fundraising until October 2026. But those funds are for their soft costs, including design. How would they accomplish their needed planning before construction can begin? The

construction is not slated to begin until 2027. Some CPC members felt that the project could be delayed until the next fiscal year.

CPA26-003- JFS of Metrowest Rental Subsidies

CPC members discussed the fact that the request for funding for emergency rental subsidies has shifted from very low-income (60% area median income) to moderate-income (up to 100% area median income). Some CPC members believed that there is a need to fund subsidies up to 100% AMI, since there are other programs, like RAFT (Rental Assistance for Families in Transition) that address the needs of lower-income households. JFS of Metrowest has the expertise to prioritize funding for the households with the most need. Other CPC members believed that the CPC should restrict rental subsidies to lower-income households, as those are the households that most need support, and because these are community dollars raised from taxes. A large portion of Framingham households would qualify for assistance under the 100% AMI criteria. A CPC member expressed concern about the requested use of CPA funding toward audit compliance and reporting to meet the auditing requirements of the organization. Any housing funds for administration should be directly related to the intake of households for eligibility compliance of the program funded by the CPA money only, and for reporting on that program to the City.

Discussion: Review of Applications

Mr. Mahoney stated that the CPC would not be doing any discussion or review of applications tonight, due to a potential open meeting violation related to this same agenda item on January 27, 2026. CPC members discussed corrective action for the motions made to eliminate two projects on January 27, 2026. At the next meeting, on February 2, 2026, the CPC will reconsider or rescind those votes, as they were not properly advertised. An item can be added to the agenda to review applications, but it will need to include a list of the applications on the actual agenda.

Discussion: Permanent Signage- Historic Projects

Ms. O'Donnell stated that she attended a meeting of the Historic District Commission earlier in the month to get input on permanent signage for historic buildings CPA projects. The commission stated a preference for a bronze sign rather than a colorful sign. Ms. O'Donnell showed an updated sign that would be in bronze. CPC members discussed the sign and suggested some changes to the layout. The signage will require the final approval of the Historic District Commission prior to being approved.

ADJOURN

At 8:31 PM, a motion to adjourn was made by Ms. Tratchel, seconded by Mr. Swope. No discussion and approved by roll call vote: Mr. Merusi, aye; Mr. Cosgrove, aye; Mr. Gudejko, aye; Mr. DeNicola, aye; Ms. Margolis, aye; Mr. Swope, aye; Ms. Tratchel, aye; Ms. Grove, aye; Mr. Mahoney, aye; 9-0-0.

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.



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: February 2, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

Committee Members Participating In-person: Thomas Mahoney, Karen Margolis, Dave Gudejko, Kevin Swope, Bob Merusi, Steven DeNicola, Ted Cosgrove, Judy Grove and Mary-Anne Tratchel
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

None.

Corrective Action on Applications for CPA26-011 (Design Access for Simpson Park) and CPA26-014 (43-45 Nixon Road)
Mr. Mahoney explained that the discussion related to the Simpson Park project and 43-45 Nixon Road was not properly posted on the agenda of January 27, 2026. The CPC needs to discuss taking corrective action on the items. One CPC member asked whether the votes would be reconsidered. Ms. O'Donnell stated that the City Solicitor indicated that this would be a corrective action instead of reconsideration. One CPC member stated that the CPC is under a great deal of pressure this year, due to the high number of applications received. However, it is on the CPC to figure out that applications are not complete in a timely manner.

For CPA26-011, Design Access for Simpson Park, the CPC is waiting for the designation of the parcel to be under the Conservation Commission or Parks and Recreation. This was acknowledged in the eligibility form. Much of the parcel is under the control of the City Council and some is in the right-of-way. The CPC allowed the project to proceed, in the hopes that the City Council would take the matter up. The CPC was generous with extensions. The timeline needs to delineate when projects are considered incomplete. There is a pathway to approve the project. The project could be approved, subject to the control of the land being transferred to the appropriate department by a certain date. One CPC member agreed that the CPC is overwhelmed. The City does own this property, but it just needs to be transferred. One CPC member noted that the CPC changed the rule this year. Projects were given a due date. This project missed that deadline. One member noted that the eligibility form indicated that the site needed to be dedicated to outdoor recreation. One CPC member discussed how long the process would take to transfer the land. City Councilor Michael Cannon stated that delays have occurred due to the change in the City Council terms. This project was specifically mentioned in efforts to pass the CPA in Framingham. District 4 does not have any other City

Parks. The goal is to have the Committee find ways to fund projects. He stated that the minutia of the municipal process should not be a reason to reject the project. There is strong community and legislative buy-in for the project. The City of Framingham owns the land where the park is located. Normally, the City Council moves in a precise fashion. One CPC member stated that land ownership is not a minor issue. CPA projects cannot be on general-purpose land, sidewalks, or in the right-of-way. The CPC did help fund a survey to do the Approval Not Required (ANR) plan. The project could be approved, subject to the transfer being done. Sarkis Sarkisian, Director of Planning and Community Development, stated that the CPC did vote to appropriate funds to do a survey. He requests an extension of the use of Administrative Funds for the use of borings. This could be added to the agenda for the next meeting. The intention was never to request that CPA funds be used for the right-of-way.

Motion to rescind the vote to eliminate the project for consideration for FY2026 made by Mr. Cosgrove. Mr. Cosgrove yielded for further discussion.

One CPC member stated that reworking the right-of-way was part of the application. The request is for design funds. As a part of the design, an ANR and separation of the parcel would be included. The design amount could be reduced. Another CPC member stated that it was not correct. Costs for the ANR were not part of the design. The design relates to the parcel itself. Design work will determine who will own what portion of the project. Administrative cost expenditures should reduce the costs in the design. The parcel needs to be dedicated to outdoor recreation. The full application should include notification of the abutters, which was not done. The items being sought now should have been obtained before the application was submitted. Giving the project administrative funds for due diligence this year will allow the project to move forward smoothly next year. What is the urgency for the project? Applicants should be familiar with the CPC rules and submit all items, as with a bank loan. The application came in missing items. In other situations, it would have been eliminated immediately. One CPC member stated that there are probably deficiencies with every application. Part of the process is fleshing out these deficiencies. The CPC had a discussion at the point of eligibility related to whether it was sufficient for the land to be owned by the City of Framingham. The applicant presentations help to provide additional information.

One CPC member asked how much time would be required to get the ANR and the transfer of land done. Mr. Sarkisian stated that there are two options: subdividing the parcel or putting a conservation restriction on a portion of the parcel. It will take two months to do the site survey, which will include topography and borings. The entire process should take three to four months. City Councilor Cannon stated that the approval could occur in FY2026. He was encouraged by the enthusiasm for the project. Mr. Mahoney read comments from Stuart Saginor from the Community Preservation Coalition. The CPC cannot spend any money, not even design on general-purpose land. CPA funds are restricted funds that require restricted land use. Article 97 plays a role in this case. The Committee cannot solely look at the CPA statute for guidance. The CPC can fund this project, contingent on the land being transferred to Parks and Recreation by a specific date. It is not appropriate for it to be under the jurisdiction of the Conservation Commission. This is a two-step process: separate 499 Central Street into two parcels. Then vote to make Parks and Recreation the steward of the parcel. One CPC member stated that this particular neighborhood has not received any CPA funds, while other neighborhoods have received a lot of investment.

Motion to rescind the vote to eliminate CPA26-011, Design Access for Simpson Park, for consideration for funding in Fiscal Year 2026, made on January 27, 2026, made by Ms. Grove, seconded by Mr. Cosgrove. Discussion: One CPC noted that the CPC's due diligence is related to the ownership of the land. The CPC can discuss at the future meeting what the design will include. The plan is to present the two options to the City Council on February 17, 2026. The ANR itself has not yet been done. The motion passes: 8-1-0.

For CPA26-014, 43-45 Nixon Road, one CPC member asked who the current owner of the property is. The Smith Family is the owner. Mr. Sarkisian has been working on the property for three years. The CPC provided administrative funds for an appraisal of the property three years ago. The land was appraised at \$1 million, while the owner is seeking \$2 million. A walking trail will connect to the Bay Circuit Trail. Sudbury Valley Trustees (SVT) will pay

for half of the property, with the CPC paying \$250,000. A concept plan was submitted with the application. The development requires a second open space set-aside. Sudbury Valley Trustees is willing to pay for a second appraisal. One CPC member noted that the project has merit, but there are deficiencies in the project. The owner did not sign the application. The eligibility notification stated that the owner needs to sign the application. The items should have been submitted with the application. Mr. Sarkisian stated that the application submitted three years ago was signed by the property owner. One CPC member stated having concern that the appraisal that was submitted is for the entire site, 33 acres, which does not correspond with the current request. That appraisal came in at \$873,000, all of which was attributed to the developable parcel. The area for the conservation restriction was valued at \$0. Nine acres were subdivided through the ANR. It would be helpful to see a new appraisal. The CPC is so far along in the process. The CPC cannot make approval of funding subject to a new appraisal and really has nothing to go on. Mr. Sarkisian is working with SVT and has to coordinate with their timeline. SVT will pay for a new appraisal. One CPC member noted that the CPC has six weeks to make funding decisions. There are a lot of good projects this year.

Motion to rescind the vote taken on January 27, 2026, to eliminate CPA26-014, 43-45 Nixon Road from consideration for funding in Fiscal Year 2026 made by Mr. Swope, seconded by Ms. Tratchel. No further discussion. The motion passes, 7-2-0.

Applicant Presentations

Julie Ferrari presented on **CPA26-019- Edgell Grove Cemetery Tomb House (Phase 3)**. Ms. Ferrari thanked the CPC for their previous support of the Tomb House project. The repair of the exterior and slate roof is nearly complete. The current request is for the restoration of the interior of the building. The building is high-Gothic Victorian in style. Edgell Grove Cemetery was built by the same designer as Mount Auburn Cemetery. The Tomb House will be an adaptive reuse project. The building needs a new purpose. Strategic funding will create a new function. The building will be accessible. The current office is not ADA-compliant. The tomb house will become an office for cemetery staff, a welcome center and a center for learning. The Cemetery Department has historic resources that are in storage, which will be put on display after the renovation of the Tomb House. Edgell Grove Cemetery is seeking designation as an arboretum. Ms. Ferrari showed photographs of the proposed Tomb House interior. The barn doors will be preserved by remaining open, with a glass door being put in front. The original Douglas Fir flooring will be retained. The cruciform shape in the interior will be retained. Work will include the Tomb House and a 15-foot perimeter around it. Anything beyond that will be the responsibility of the Cemetery Department. The building does not have water, sewer, or electricity. Installing all of these components is a large portion of the project. Any stand-alone furnishing will not be a part of the CPA request. The funding request has been clarified to add a 15% contingency, split between the CPA request and the Cemeteries Department. The updated request will be \$640,875.

One CPC member stated that the projects have been done well in the past. The building does not have any utilities because it was used to store bodies in the winter. The building includes cast-stone materials. Ms. Ferrari stated that the building is one of the earliest examples of cast-stone. One CPC member asked what would be done with the existing office once the Tomb House was renovated. The Cemetery Trustees were not sure what they would do with the building. It could be demolished and the land could be used for burial plots. One CPC asked about fire protection for the building. Ms. Ferrari said that could be examined in the future. One CPC member asked what the most historically significant features of the building are. Ms. Ferrari stated that features included block masonry, the slate roof, the wood gutters, stained glass windows, flooring, and the cruciform shape. The floor includes a hatch door to the basement, where caskets were lowered into the basement, which will be preserved. One CPC member stated that the CPA funds should be used to preserve the historic features of the building. Ms. Ferrari said that the building would be renovated in a way that preserves the historic features, conforming to the Secretary of the Interior's Standards. The building will eventually be renamed. One CPC member stated appreciation that the applicant came back with the project after feedback from last year. The original request was for \$585,000. Now the request has increased to \$640,875. Half of the contingency has been added to the CPA request. The hope is that the contingency is not needed. One CPC member asked how the Cemeteries Department is funded. Employees are paid through City payroll, but the Cemetery Department has a trust fund with \$3.8 million. That trust fund money will be used to

supplement the request from the CPC to pay for the project. The City's Department of Public Works will help provide sewerage and an underground pump for the Tomb House and chapel. One CPC member asked where the Cemetery Department staff work currently. They have a three-bay maintenance facility garage on the site. The administrator and superintendent use the existing office building. One CPC member asked who can be buried in the Edgell Grove Cemetery. Any resident or former resident can be buried in the Edgell Grove Cemetery. This is a more recent restriction due to a lack of space. One CPC member asked what the office hours would be. When would the building be open to the public? The current office is open to the public from 8 to 2. The Tomb House would be open the same hours, but could be expanded.

Rebecca Nau, Framingham's Conservation Administrator, presented on the **CPA26-018- Construction of the Carol Getchell Middle Section**. The Carol Getchell Nature Trail is a one-mile-long pedestrian pathway opened in 2000. It parallels the federally designated Wild and Scenic sections of the Sudbury River. Previously, the CPC funded the South Section Boardwalk and the North Section Accessible Trail. The Middle Section Design is currently underway. The Middle Section has erosion, uneven surfaces and experiences flooding. It is not currently fully accessible. A cost estimate was provided by SumCo Eco-Contracting, the contractor doing the North and South Sections. The cost estimate includes contingency, permitting and unforeseen requirements. However, permitting was included in the Middle Section Design, so the contingency amount can be reduced to 15%. A MassTrails Grant has been awarded. The total request will be less than \$215,000. One CPC member asked for an updated budget. Ms. Nau can provide updated budget information. Ron Chick, co-applicant of the project, stated that the project was initiated while he was Framingham representative to the SuAsCo River Stewardship Council. He was able to acquire \$25,000 for a feasibility study to have the Carol Getchell Nature Trail made into an accessible trail. The timeline has been five years. The CPC has been supportive of the project. This is a way to create an accessible trail on a Wild and Scenic designated river. When completed, this will be one of three such trails within the country.

Motion to extend the meeting to 9:30 PM made by Ms. Grove, seconded by Mr. Merusi. No discussion and approved 9-0-0.

One CPC member noted that one company is doing design and another company is doing construction. Ms. Nau confirmed that it was correct. Usually, the designer will do the cost estimate. The designer was given a copy of the cost estimate provided by SumCo. One CPC member asked whether there are any soft costs associated with the project. Ms. Nau confirmed that the current request is entirely construction. One CPC member asked about the rehabilitation of the natural river corridor. Open space cannot be rehabilitated under CPA. Perhaps this can be done with the MassTrails grant. The trail itself can be rehabilitated. One CPC member stated that it would be helpful to have an updated budget. Beta was brought on under a Task Order, completed on January 6, 2026. They have a Master Service Agreement with the City.

Steven Weisman, a Framingham resident, spoke about a letter he provided to the CPC requesting that the project be delayed for one year. He stated he was speaking as a resident, not as a member of the Conservation Commission. He stated that he is an abutter of the trail and uses it frequently. He stated supporting repairs to the trail. The boardwalk was in a state of collapse. Work on the North Section required excavating a trench along the full length of the trail, then filling it with aggregate. The edges have been repaired and the project was completed in late November. He stated that his concern is that the construction proposal has bypassed the design process. The request assumes that the construction technology that was used for the North Section is appropriate for the Middle Section. There is a requirement for restoration on the North and South sections, which will not be done until the Spring. The aggregate material's impact on the environment is not yet clear. Usually, in a phased project, one uses the first phase to learn about the later phases. The project is moving forward, separate from the design, without any sense of the constraints identified by the designer. The construction phase could be deferred for one year. Delaying the project will protect the environmental value. There is no downside to waiting a year to do the construction.

Ron Chick responded to Mr. Weisman's letter, which was submitted in writing. He stated that he disagreed with the

recommendation to delay the project for one year. The North and South Sections of the trail are now 98% complete. The improvements have expanded access for seniors, people using wheelchairs or walkers, those with balance limitations and families with strollers. This makes up 40% of the population. People enter the trail on the North or South Sections, then find they must turn around. This is not just inconvenient; it is physically taxing and emotionally discouraging. A trail that stops partway is not accessible in any meaningful sense. Delay limits safe connectivity and reduces the overall value of the trail. It sends the message that accessibility is optional and that it can wait. CPC has already invested significantly in the trail. Leaving the trail incomplete undermines these investments.

Sean Silk, a Framingham resident and member of Friends of Framingham Trails, stated he supports the completion of the project. The North and South Sections have been completed. He stated he is struggling to understand the benefit of leaving the project unfinished at this stage. Replanting can be done when the entire project is completed. Having an accessible trail is very important to the community.

One CPC member asked how long design services will take. Mr. Sarkisian stated he expected the design to take 2-3 months. One CPC member stated that if environmental damage occurs, it cannot easily be repaired. One CPC member asked if the concern was about the aggregate material that will be used on the trail. Mr. Weisman stated that the trail will be built to the Forest Service Accessibility Guidelines, which don't require any particular material, but to make the project as accessible as possible. The environmental impact will not be known until a growing season has passed. One CPC member stated that there was no time for the public to evaluate the constructed trail. The designers need an opportunity to review what was done. Without a delay, an evaluation cannot be done.

Motion to extend the meeting to 10 PM made by Ms. Margolis, seconded by Ms. Grove. The motion passes: 6-3-0.

Mr. Chick stated that the Massachusetts Office of Outdoor Recreation has a Trail Access Working Group, which he serves on as a municipal representative. He has visited an accessible trail in Harwich. The conclusion is that aggregate is the preferred use, which is what SumCo. has used.

Discussion: Debrief of Project Presentations

The CPC discussed CPA26-019, Edgell Grove Cemetery Tomb House Phase 3. One CPC member stated having concerns about the cost of the project increasing, which was due to a contingency being added. The CPC does not have to pay the contingency costs. One CPC member stated that the CPC has saved the building and it is not the responsibility of the CPC to finish the interior. One CPC member stated that the Cemetery Trustees are contributing funding, so it will be efficient. The Cemetery Trustees can cover the contingency cost with the Trust Fund. One CPC member stated that the project would be nice to have, but it can wait for the future. There are already offices for staff. First-time utilities make up much of the project cost. One CPC member stated liking the project, but it does not seem urgent. One CPC member stated that the project has been started and should be completed. Making the Tomb House a welcome center could even attract people beyond Framingham. One CPC member stated that saving the building is meaningless if it cannot be used by the community. One CPC member stated that there is value in having the building in use. Empty buildings start deteriorating. However, this is operated by a City Department. The funding request is \$600,000. The City has allowed many building deteriorate. Some infrastructure will be paid for by DPW.

The CPC discussed CPA26-018, Construction of the Carol Getchell Middle Section. One CPC member asked whether the project will move forward based on a construction quote, although it is not what the design will recommend. The design is not yet finished. There is a construction estimate. Why is the designer needed? One CPC member stated that bidding will require design documents. One CPC member stated that the work on the North and South is not the same as the Middle Section. Beta was brought on, but the Conservation Commission was not updated when that happened. The companies that made the estimates were not allowed to bid on the design. When the Middle Section goes before the Conservation Commission for permitting, the peer reviewer is Beta. The Conservation Commission will need to hire a different peer reviewer for this project. The Conservation Commission was not notified that Beta was hired to do the design. One CPC member noted that a Master Service Agreement is in place and a Task Order

was issued. That is totally legitimate. One CPC member asked why Beta wasn't just selected immediately. It could have been done sooner if it was going to happen. Beta was selected so the applicant could say that the design was underway. One CPC member stated that the CPC's primary concern is that the budget is not based on a plan. If the cost estimate is not based on engineering estimates, it may not be valid. The project does include a large contingency due to the lack of engineering estimates. One CPC member stated that a construction estimate can be preferred over an engineering estimate. Engineers don't know prices.

The CPC will cancel the meeting on February 5, 2026.

ADJOURN

At 9:58 PM motion to adjourn was made by Mr. Cosgrove, seconded by Mr. Swope. No discussion and approved by unanimous vote, 9-0-0.

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.



Community Preservation Committee

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

REVISED
1:25 pm, Feb 25, 2026

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 v2
March 2, 2026
Executive Conference Room
HYBRID (IN PERSON AND
REMOTE)

When: Mar 2, 2026 07:00 PM Eastern Time (US and Canada)

Topic: Community Preservation Committee 3.2.26

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87447258572?pwd=EzBA7ZpM0eVUexbgsOHsoQVV0mz5Ok.1>

Passcode:828280

Phone one-tap:

+16469313860,,87447258572#,,,,*828280# US

+19292056099,,87447258572#,,,,*828280# US (New York)

<u>Time</u>	<u>Agenda Item</u>	<u>Presenter</u>
7:00	Call to Order – Record Meeting – Read Agenda	T. Mahoney
	Public Participation	T. Mahoney
Discussions/Hearings		
	Debrief of Presentations: CPA26-005, CPA26-007, CPA26-10, CPA26-011, CPA26-012, CPA26-014, CPA26-022 and CPA26-023 (DOC 1) All FY 2026 CPA Applications	Committee
	Discussion of Use of Evaluation Matrix (DOC 2)	T. Mahoney
	Preliminary Discussion of FY2026 Funding and Program Development: CPA26-003- JFS of Metrowest Emergency Rental Subsidies CPA26-005- Carlson Crossing East CPA26-006- First Parish in Framingham Meetinghouse CPA26-007- Emergency Rental Assistance for People Affected by Substance Use Disorder CPA26-010- Eastleigh Farm (DOC 3, DOC 4) CPA26-011- Design Access for Simpson Park CPA26-012- Walsh-Dunning Softball Field Complex Improvements CPA26-013- ADA Entrances for Cushing Chapel CPA26-014- 43-45 Nixon Road CPA26-018- Construction Carol Getchell Middle Section	Committee

	CPA26-019- Edgell Grove Cemetery Tomb House (Phase 3) CPA26-020- FHC Academy- Fire Resistant Cabinets CPA26-022- Anna Murphy Park Water Fountain & Bottle Filler CPA26-023- Waushakum Beach Improvements	
	Report from the CPC Coordinator	H. O'Donnell
	Report from the Chair/Vice-Chair	T. Mahoney
	New Business	Committee
	Approval of Minutes- 1/27/26, 1/29/26, 2/2/26 (DOC 5,6,7)	J. Grove
	Adjourn	T. Mahoney
(DOC x) = Background Material		

DOC 1

FY26 Full Application Requests				
Project ID	Project Title	Original Amount Requested	Current Amount Requested	Current Total
Community Housing				
CPA26-003	JFS of Metrowest Emergency Rental Subsidies	\$117,000	\$117,000	
CPA26-005	Carlson Crossing East	\$600,000	\$600,000	
CPA26-007	Emergency Rental Assistance for People Affected by Substance Use Disorder	\$35,000	\$35,000	
				\$752,000
Outdoor Recreation				
CPA26-011	Design Access for Simpson Park	\$300,000	\$300,000	
CPA26-012	Walsh-Dunning Softball Field Complex	\$1,361,590	\$327,425	
CPA26-018	Construction- Carol Getchell Middle Section	\$215,000	\$156,784	
CPA26-022	Anna Murphy Park ADA Water Fountain & Bottle Filler	\$16,000	\$16,000	
CPA26-023	Waushakum Beach Improvements	\$300,000	\$300,000	
				\$1,100,209
Historic Preservation				
CPA26-006	First Parish in Framingham Meetinghouse Preservation	\$362,821	\$362,821	
CPA26-013	ADA Entrances for Cushing Chapel	\$165,000	\$165,000	
CPA26-019	Edgell Grove Cemetery Tomb House (Phase 3)	\$585,000	\$585,000	
CPA26-020	FHC Academy- Fire Resistant Cabinets	\$20,000	\$20,000	
				\$1,132,821
Open Space				
CPA26-010	Eastleigh Farm	\$3,000,000	\$3,000,000	
CPA26-014	43-45 Nixon Road	\$250,000	\$250,000	
				\$3,250,000
Total Requested				\$6,235,030

[Link to All FY2026 CPA Applications](#)

Appendix G: CPC Application Evaluation Matrix (Draft)

CPC APPLICATION EVALUATION MATRIX: 12/05/2022

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
Application Completeness					
Responses	All questions answered; all essential information provided	Some questions unanswered; all essential information provided		Many questions unanswered OR essential information is missing	
Documents	All requested documents provided	Some documents missing, but are not immediately essential for evaluation		Essential documents missing	
Project purpose, goals, community support					
1. Addresses needs, goals, and priorities in Community Preservation Plan (CPP)	Strongly addresses	Generally addresses	Weakly addresses	Does not address	
2. Consistent with priorities in other relevant City plans	Fully consistent	Generally consistent	Weakly consistent	Not consistent	
3. Supported by City Boards, Commissions, Departments	Strong support	Some support	Limited support	No apparent support	
4. Supported by community and diverse resident populations	Positive comments and letters of support from diverse populations	Positive comments and letters of support from community	Mix of positive and negative comments and letters	Most public comments oppose project; no letters of support	
Value created for Framingham					
5. Project visibility	High visibility	Good visibility	Low visibility	Not visible	N/A
6. Broad community benefits	Broad segments of City will benefit	Some segments of community will benefit	Limited benefits to community	No apparent community benefits	N/A
7. Public access to project	Excellent access	Good access	Limited access	No apparent access	N/A
8. Benefits underserved geographic areas / populations	Strongly benefits	Good benefits	Limited benefits	No apparent benefits	N/A

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
9. Supports needs of at risk populations (e.g. elderly, low income, veterans)	Significantly supports needs	Supports some needs	Limited support of needs	Does not support needs	N/A
10. Addresses accessibility and needs of people with disabilities	Includes comprehensive universal design or ADA/MAAB requirements	Includes some universal design and support for accessibility	Limited effort to support accessibility	No apparent effort to address accessibility	N/A
11. Saves valued resource(s) that would otherwise be threatened or lost	Valued resource will be lost without <u>immediate</u> intervention	Valued resource may be lost without <u>near-term</u> intervention			N/A
12. Protects natural environment	Significantly contributes to protection of natural environment	Contributes to protection of natural environment	Minimally contributes to protection of natural environment	Degrades natural environment	N/A
13. Deploys sustainable design practices and addresses climate resiliency needs	Significantly incorporates these practices; addresses climate resiliency needs	Deploys some of these practices; addresses some of these needs	Shows little effort to deploys these practices or address these needs	Shows no effort to deploys these practices or address these needs	N/A
Strategic considerations for CPA funding					
14. Leverages other public and/or private funding sources	Significant additional funding commitments secured	Some additional funding commitments secured	Seeking additional funding, but no commitments secured	No apparent effort to secure additional sources of funding	
15. Includes donated material and labor or in-kind contributions	Significant material/labor donations or in-kind contributions committed	Some material/labor donations or in-kind contributions committed	Potential donations or in-kind contributions identified; not secured	No donations or in-kind contributions identified	N/A
16. Addresses urgent or long-standing needs	Addresses <u>urgent</u> need	Addresses <u>long-standing need</u>			N/A
17. Addresses exceptional time-sensitive opportunities	Addresses <u>exceptional</u> time-sensitive opportunity	Addresses <u>time-sensitive</u> opportunity			N/A

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
18. Addresses two or more CPA categories	Addresses Open Space or Recreation, and Housing	Addresses any two or more CPA categories			
19. Catalyst for transformative change to enhance aesthetics, connectivity, and/or quality of life beyond the project	Compelling information provided demonstrating transformative change will result	Some information provided that transformative change may result			N/A
Likelihood of project success					
20. Project management expertise and availability (i.e., time dedicated to project)	Project manager named has <u>all</u> necessary skills and experience, and sufficient availability	Project manager named has <u>some</u> relevant skills and experience, and sufficient availability	Project manager named has <u>limited</u> qualifications or limited availability	Proposed manager not named or lacks needed qualifications or availability	
21. Project team qualifications	Team includes all disciplines and skills needed to ensure project success		Team appears to include all disciplines and skills needed to ensure project success	Team does <u>not</u> include all disciplines and skills to ensure success	
22. Project plans	All required plans provided with all needed details; plans stamped by qualified professional (as appropriate)	Required plans provided with sufficient details; plans stamped by qualified professional (as appropriate)	Plans provided, but lack needed details OR plans not prepared by a required qualified professional	Plans insufficient or not provided	N/A
23. Realistic and informed project budget	Budget is both realistic and fully documented, with professional cost estimates or firm quotes	Budget is realistic, though not fully documented with professional cost estimates or firm quotes		Budget lacks clarity and documentation or is unrealistic	
24. Realistic timeline and milestones	Timeline is realistic and logical with clear and specific milestones	Timeline appears realistic and has relatively clear milestones	Timeline is generic, lacks detail and/or requires clarification	Timeline does not reflect an understanding of project requirements	

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
25. Project permitting	All necessary permits approved	Needed permits identified and in process	Needed permits identified but process not begun	Need for permits not identified OR not likely to be secured	N/A
26. Long-term maintenance plan and budget	Maintenance plan is <u>detailed</u> , realistic, and <u>commits</u> funding and responsibility for ongoing maintenance	Maintenance plan is realistic and <u>identifies</u> <u>potential</u> funding sources and responsibility for ongoing maintenance		Maintenance plan insufficient or unrealistic	N/A

DOC 3

From: [Chisholm, Chris \(AGR\)](#)
To: [Heather O'Donnell](#)
Cc: [Karen Margolis](#); [Tom Mahoney](#); [Hall, Ronald \(AGR\)](#)
Subject: Re: Follow Up about Eastleigh Farm
Date: Tuesday, February 17, 2026 2:09:12 PM
Attachments: [Outlook-Image.png](#)

CAUTION: This email originated from outside your organization. Do not click links or open attachments unless you recognize and verify the sender and know the content is safe.

Good Afternoon,

Again, thank you for reaching out to the program regarding the CPC application for Eastleigh Farm. Just to be clear, neither I nor the program manager were aware that an application was submitted to CPC. We were aware that the planning department and the agricultural commission were contemplating submitting an application, but we were not made aware of the specifics of the application. **Below is our response to your questions.**

The CPC understands from the application it received that approximately \$1.7 million is anticipated from the APR Program at MDAR towards the purchase of the APR at Eastleigh Farm, provided that there is a local commitment.

- 1. Could you provide guidance as to what would be viewed under your program as an adequate local commitment match? Local** funding can be broken into 2 criteria:
 1. Program policy requires a local match of 10% of the appraised fair market easement value and if a right to farm bylaw exists in the municipality it can be reduced to 5%.
 2. Additional local contributions can include funding paying the difference from the Department's offer towards the purchase price (An example is to use local funding in substitution of the federal funding customarily applied for on each project.)

As part of its due diligence, the CPC is trying to get a sense of the value of the property. In the APR Application Guide, it notes that the APR process includes assigning an independent appraiser of the property. As per the APR Guide, "The appraisal provides a professional assessment of the Fair Market Value (FMV) of the land to be protected before placement of the APR and an opinion of the Fair Market Agricultural Land Value (FMALV) of the land protected after the APR is in place. The difference between the two values is the APR value."

- 2. Could you confirm whether an appraisal was in fact done on this property? If so, could you share the conclusions regarding these values?** This would be enormously helpful to the CPC as stewards of our City's CPA funds, and to allow the Committee to have an informed discussion about the request for CPA funding toward this important resource in our community. **No appraisal has been carried out and will not be**

completed until the area of interest for an APR has been finalized, and the project has received a vote of interest from the Agricultural Lands Preservation Committee (ALPC).

3. **Could you also provide guidance as to whether any part of the 111.98 acres of the property has been excluded from your consideration and if so, why that part has been excluded?**

A final configuration of the proposed area of interest for an APR has not been agreed upon. The landowner and local advocates for the project were to provide the Department with a proposal that would exclude any on-going non-agricultural activities. If the area containing such activities are not to be excluded, then the non-agricultural enterprises would need to cease.

4. **Could you give a sense of whether you would be submitting for funding to your federal partner, NRCS, or any other funding partners, and the likelihood of success? Is this a dollar-for-dollar match of the MDAR funding?**

1. Every APR application that has been evaluated by staff and recommended to the ALPC and receives a vote of interest will be vetted for federal funding.
2. At that time each applicant must submit eligibility paperwork to the federal program and attain land resource eligibility and landowner eligibility requirements must be met. This project is marginal at best with meeting the land resource requirements.
3. Each project is ranked and the highest scoring projects get federal funding.
4. The federal program will pay up to 50% of the accepted appraised fair market easement value.

Hopefully the above information helps answer your questions. Please let me know if you need further assistance.

Thank you,
Chris

Christine Chisholm

Northeast APR Planner
Department of Agricultural Resources

225 Turnpike Road, 3rd Floor
Southborough, MA 01772

email: chris.chisholm@mass.gov

Phone: 617-455-9204



APR Program links:

[APR Staff](#) | [APR Program Guide and Resources](#) | [APR Program Policies](#) |
[APR Program Regulations and Laws](#) | [Massachusetts Farmland](#) | [Action Plan, Mass.gov](#)

From: Heather O'Donnell <hodonnell@framinghamma.gov>
Sent: Thursday, February 12, 2026 11:56 AM
To: Chisholm, Chris (AGR) <chris.chisholm@mass.gov>
Cc: Karen Margolis <kmargolis.cpc@gmail.com>; Tom Mahoney <tom.cpc21@gmail.com>
Subject: Follow Up about Eastleigh Farm

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris,

As you know, there is an applicant before the Community Preservation Committee in Framingham for FY2026 CPA funding to support a proposed Agricultural Preservation Restriction at Eastleigh Farm, located at 1062 Edmands Road.

The CPC understands from the application it received that approximately \$1.7 million is anticipated from the APR Program at MDAR towards the purchase of the APR at Eastleigh Farm, provided that there is a local commitment. **Could you provide guidance as to what would be viewed under your program as an adequate local commitment match?**

As part of its due diligence, the CPC is trying to get a sense of the value of the property. In the APR Application Guide, it notes that the APR process includes assigning an independent appraiser of the property. As per the APR Guide, "The appraisal provides a professional assessment of the Fair Market Value (FMV) of the land to be protected before placement of the APR and an opinion of the Fair Market Agricultural Land Value (FMALV) of the land protected after the APR is in place. The difference between the two values is the APR value."

Could you confirm whether an appraisal was in fact done on this property? If so, could you share the conclusions regarding these values? This would be enormously helpful to the CPC as stewards of our City's CPA funds, and to allow the Committee to have an informed discussion about the request for CPA funding toward this important resource in our community.

Could you also provide guidance as to whether any part of the 111.98 acres of the property has been excluded from your consideration and if so, why that part has been excluded?

Could you give a sense of whether you would be submitting for funding to your federal partner, NRCS, or any other funding partners, and the likelihood of success? Is this a dollar-for-dollar match of the MDAR funding?

Thank you for any help that you can offer. Your assistance will go a long way to enable the Framingham Community Preservation Committee to have the information it needs to make an informed decision on the Eastleigh Farm CPA application. This is clearly a very important project before the Committee with a lot of local interest.

Thank you.
Heather

One Framingham - Focused on the Future

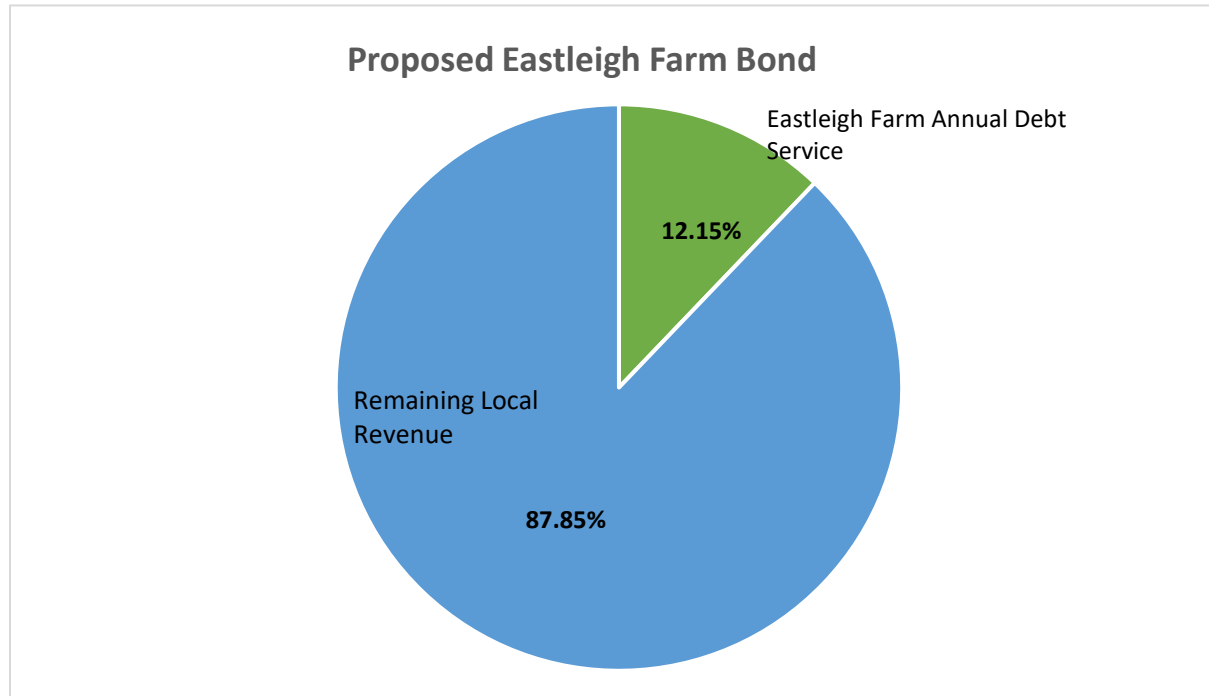
Please be advised that the Massachusetts Secretary of State considers e-mail to be a public record, and therefore subject to public access under the Massachusetts Public Records Law, M.G.L. c. 66 § 10.

CPA Proposed Bonding- Financial Impact

DOC 4

	Amount	Percentage
Eastleigh Farm Annual Debt Service	\$ 227,754	
FY2026 Local Revenue	\$ 1,874,647	12.15%
Remaining Local Revenue	\$1,646,893	87.85%

CPA Revenue by Source			
	FY2026	FY2025	FY2024
Local Revenue	\$ 1,874,647	\$ 1,828,924	\$ 1,735,822
State Match	\$ 299,930	\$ 321,169	\$ 352,931
Interest and earnings	\$ 199,547	\$ 138,270	\$ 180,056
Total	\$ 2,374,124	\$ 2,288,363	\$ 2,268,809





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: January 27, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

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

CALL TO ORDER

At 7:01 PM, Mr. Mahoney called the meeting to order, began the meeting recording and read the agenda.

Public Participation

None.

Withdrawal of CPA26-025- Farm Pond Accessible Trails

Ron Chick read a letter notifying the CPC of the withdrawal of CPA26-025- Farm Pond Accessible Trails from consideration for FY2026 funding. The project was withdrawn to better coordinate with efforts being made on the Chris Walsh Trail by the Parks and Recreation Department.

Applicant Presentations

Anna Tucker, Executive Director of the Framingham History Center, presented on **CPA26-020- Framingham History Center Fire-Resistant Cabinets**. The project includes the purchase and installation of three fire-resistant cabinets at the Old Academy Building. The cabinets will safeguard the city's most significant archival and object-based holdings. Documents were designated as historically significant by the Framingham Historical Commission. The cabinets will be placed in the lower level of the Academy Building. The cabinets are sized to hold archival boxes. Notable collections include: Framingham's People of Color Finding Aid, 1600-1800, Margaret Kendall Collection, the Temple Collection, Bound Documents, Health History Collections, Map Collections and the Early Documents Collection.

One CPC member noted that the cabinets protect documents for one hour and if there is a sprinkler system in the building. Ms. Tucker stated that one hour is a best practice for fire protection. The hope is that the Fire Department will respond within that time. Beyond one hour, fire protection still exists, but is diminished. There is no sprinkler in the Academy Building. One CPC member asked whether the building floods. The Framingham History Center has a list of critical documents. The basement has flooded in the past. Mitigation has occurred since then, with all items 6-12" above the ground level.

James Paolini, Director of Capital Projects and Facilities Management, presented on **CPA26-013- ADA Entrances for Cushing Chapel**. The project includes architectural and engineering design services for an ADA walkway and ramp for Cushing Chapel. The current approach is asphalt, which doesn't wear well over time. The capacity of the chapel is 140 on the first floor and 40 on the balcony (which is kept closed). A secondary ADA access entrance will probably be required. The rear entrance can't be made ADA-compliant due to the configuration of the interior of the building. One challenging aspect is that the City doesn't own land on the side or back of the chapel site. A survey will be needed to determine where work can be done. Hardscaping or a retaining wall will be needed to install the walkway, ideally with a grade less than 2%. The project will include soil testing to determine whether there are any remaining materials from the removal of buildings in the past. Caulking on the building could contain polychlorinated biphenyls (PCBs). Lead may be present as well. The costs need to account for the mitigation of these hazardous materials.

One CPC member asked what entity owned the abutting properties. The lot may have been owned by the retirement facility or by MassBay Community College. Cushing Chapel is used for funeral services, weddings and community gatherings. The building's use is limited because it is not accessible. When Village Hall was made accessible, use increased sixfold. The HVAC in Cushing Chapel will be updated soon. The key stakeholders include the Historical Commission, veterans, and the City of Framingham. Handrails and ramps can look institutional, but they are an ADA requirement. One CPC member asked about the property lines and that some of the walkway is currently on the abutter's land. Mr. Paolini stated that the work would not be done on the abutter's property. The project will need to go before the Disability Commission. One CPC asked about the timeline for the project. Mr. Paolini indicated that the entire project will take about six to eight months to complete. The construction might be included in the capital budget. One CPC member asked about groundwater recharge materials. Groundwater can be absorbed by landscaping. Pitching the walkway will improve water runoff and ice formation. One CPC member asked whether both entrances would be constructed at the same time. That would be beneficial, although the project could require closure of the building.

David Ortmeyer and Sara Morrison Neil presented **CPA26-006- First Parish in Framingham Meetinghouse Preservation**. Mr. Ortmeyer is a member of the First Parish of Framingham Board of Assessors, which is the church's governing board. First Parish was founded in 1701 and is part of the Framingham Historic District. The current building turns 100 years old this year. For the upcoming restoration phase, the church is requesting the help of the CPC. Ms. Morrison Neil read from a support letter provided by the Framingham History Center. The exterior of the building needs restoration. The project will include front column restoration, restoration of the front steps, restoration of the clock faces, restoration of the pilasters and restoration of the windows and transoms. The project will take about nine months. The proposed budget includes a Massachusetts Preservation Project Fund grant and the First Parish Capital Campaign. Mr. Ortmeyer stated that the capital campaign has not yet started. A professional fundraising consultant needs to be identified. The project itself wouldn't begin in November 2027, ending in June 2028.

One CPC member noted that the capital campaign is not beginning for some time. Soft costs are to be covered by the capital campaign. Soft costs may need to be done before construction. What do the soft costs include? The soft costs include scaffolding, design fees, architect fees, and construction company fees. Ambar Sarkar, member of the First Parish in Framingham, noted that some of the soft will occur at the same time as construction. All funding will be in place by the time the project starts. An assessment was done by an architectural firm and led to an entire plan, with phases. One CPC member stated that a commitment from the First Parish Trustees is important. The grant will be reimbursed. Mr. Ortmeyer noted that the application did include a commitment by the First Parish to provide a bridge loan for the project. One CPC member asked who would be overseeing whether the work is being done appropriately. The architect is handling the oversight of the project.

Lino Covarrubias, Executive Director of JFS of Metrowest, presented on **CPA26-003- JFS of Metrowest Rental Subsidies**. Mr. Covarrubias stated that there is a state program called RAFT (Rental Assistance for Families in Transition), which helps families with up to 50-60% AMI. JFS of Metrowest's proposal will assist families up to 100%.

There is limited assistance available for these families. The program provides short-term rental subsidies (1-4 months), paid directly to landlords. Most families need one-two months of assistance. The program serves seniors aging in place, immigrants and families with temporary financial disruption, like a medical situation. The program helps prevent evictions, preserve affordable housing and reduce strain on shelters and emergency systems. It is more cost-effective to keep a family in their home than to find them a new home. JFS of Metrowest is requesting \$117,000 in funds this year. The funding request includes \$17,000 for administration, audit compliance and reporting.

CPC members asked whether the request for administrative funds was new this year. Mr. Covarrubias stated that it was indeed a new request. One CPC member asked for additional information about auditing requirements. JFS of Metrowest has developed its own criteria to determine how funds will be allocated. How can that be audited? Mr. Covarrubias stated that auditors will pull case records from ten families and test whether all documentation is provided and that the AMI criteria were met. The auditor JFS of Metrowest uses is CLA, an independent auditor. One CPC member stated having concerns regarding the change from 60% AMI to 100% AMI. In the Boston area, the median income is extraordinarily high. It is hard to understand why a household with over \$100,000 annual income will need rental assistance. Mr. Covarrubias stated that increasing the AMI level will allow JFS of Metrowest to review more applications. The change is based on the requests that have been received over the past two years. JFS of Metrowest prioritizes applications based on need, but also directs applicants to RAFT or SMOC for other programs when appropriate. Sometimes, households would seem like they don't need assistance, based on income. However, things like divorce can result in a household needing assistance despite having a high income on paper. One CPC member asked about rent levels and whether they will drop. School enrollment has dropped by about 700 children over the past year. Many immigrant families have left Framingham voluntarily, leading to requests for subleases. More vacant apartments will lead to lower prices. However, this will take time. One CPC member wanted to hear more about the success of the program. Mr. Covarrubias stated that many families have been able to stay in their homes. Money is provided directly to landlords, with JFS of Metrowest sometimes able to negotiate the outstanding rent. One CPC member asked whether the program was limited to CPC funds or if other funds were used for the rental assistance. JFS of Metrowest does fundraise and uses funds to assist families in other ways, such as with food or insurance. They can provide additional funds for rental subsidies as well.

Review of Applications for Compliance with Submission Requirements, to determine which applications will be eliminated for non-compliance and which applications will proceed for consideration by the CPC

Ms. O'Donnell stated that CPA26-014- 43-45 Nixon Road has missing site plans and a letter from Sudbury Valley Trustees related to funding. Ms. O'Donnell has not received these items, which were initially requested by January 5th, with an extension being provided until January 22nd. One CPC member noted that the Appraisal included with the application establishes the value of the entire Nixon Road property. However, the specific portion of the entire parcel set aside for conservation land in the Appraisal was valued at \$0. This is because under cluster zoning, a portion must be dedicated to Conservation Land. All the value was attributed based on the developable land. The CPC paid for that appraisal two years ago. Soon after the Appraisal was done, the applicant sought an Approval Not Required plan, which was granted through the Planning Board. About 10 acres was separated from the larger portion for separate acquisition as conservation land. The rest would be developed as a cluster development, which would also save part of that larger area of the site. The CPC needs a new appraisal for that separate, smaller piece of land that is now before the Committee to be considered for purchase. The land area in the application is different from the land carved out in the ANR plan approval by the Planning Board. The land to be acquired needs to be defined. The appraisal also does not include the topographical information or wetlands restrictions. Further, the applicant indicated in the application that they would go through with the Conservation Land sale, only if the larger portion of their site receives approval from the Planning Board for a cluster subdivision.

The site plan, a required element, is also missing. One CPC member stated is hard to understand how land could be valued at \$0; there really is no such thing. One CPC member stated that Sudbury Valley Trustees have been impressed by the project. One CPC member stated that if Sudbury Valley Trustees are so impressed, they can purchase the property, but the CPC cannot purchase land without an appraisal. There was a discussion about

whether or not the original Appraisal could be used. One member noted that land set aside as part of the cluster development cannot be purchased. The property owner is also not listed as an applicant. There is no site plan as part of the application to allow the CPC to do another appraisal. One CPC member stated that the appraisal is no longer appropriate, due to the change in the property to be purchased.

Motion to eliminate project CPA26-014, 43-45 Nixon Road, from consideration for funding in Fiscal Year 2026 due to the application being incomplete, made by Ms. Grove, seconded by Mr. Gudejko. No discussion and approved by vote: 8-1-0.

The next project to be discussed is Design Access for Simpson Park, CPA26-011. Ms. O'Donnell stated that there is an issue with site control – the project site needs to be transferred to the Parks and Recreation Department or the Conservation Commission, with the first step being approval by the City Council. The applicant has tried to get this item on the City Council agenda, but has been unable to do so. The latest update is that the matter will be on the City Council agenda on February 17, 2026. The applicant can move forward with the survey that the CPC agreed to pay for with Administrative Funds. There probably isn't enough time to complete the transfer before the CPC makes a decision on funding for the year. If the project is not funded this year, the applicant will resubmit the project for next year. The applicant can proceed with the site survey, which is needed prior to the transfer being completed.

Motion to eliminate project CPA26-011, Design Access for Simpson Park, from consideration for funding in Fiscal Year 2026 due to the lack of site control made by Ms. Grove, seconded by Ms. Trachel. No discussion and approved by unanimous vote: 9-0-0.

The last project is Eastleigh Farm, CPA26-010. Ms. O'Donnell received an updated site plan, which she emailed to the CPC members. Ms. O'Donnell has not moved forward with the new appraisal requested by the CPC due to missing information from the applicant, such as easements. One CPC member noted that an updated site plan shows a developable portion of the property. The applicant carved out the portion, which will not be included in the Agricultural Preservation Restriction. One CPC member stated that if that part of the land is to be developed as a cluster, then the land that is left aside for agriculture is basically worth \$0. The cluster zoning bylaw was designed allow more rational development. A smaller portion will take all units and the remaining portion will be set aside as conservation or agricultural land, not as a separately developable portion of land. The applicant is now requesting that the CPC purchase land for millions of dollars without a valid appraisal. The applicant should be responsible for doing an appraisal. One CPC member stated wanting to have the applicant present before the Committee. The applicant has identified a developable portion of the land, but hasn't said whether or not that land is part of the application for the Agricultural Restriction. This may have been done to indicate to the CPC that there is value there. The applicant has asked for the funding spread over several years, so perhaps the earlier funds can be directed at that portion of the developable land. One CPC member stated that the sale of the open space will mean there is nothing to exchange for a densely developed cluster. The open space cannot be sold twice. If the CPC buys the open space, the cluster development cannot happen. One CPC member stated that it is unclear what the applicant wants. The applicant is scheduled to present before the CPC on Monday, February 2nd. The applicant is willing to give a site visit to CPC members. One CPC member suggested that at a future meeting, the CPC should consider a rule change to require that any land owner seeking funding for land acquisition, conservation restriction, or agricultural restriction must be an applicant.

At 8:53 PM, a motion to extend the meeting to 9:15 PM was made by Ms. Grove, seconded by Mr. DeNicola. No discussion and approved by unanimous vote, 9-0-0.

One CPC member stated that the applicant is trying to show what could be developed, demonstrating value for the land that they want to restrict. CPC members discussed the appraisal and the easements on the property. One CPC member noted that the CPC doesn't have an appraisal based on the actual site constraints. There is only one access point to the property, limiting the size of the development to a maximum of 25 units. One CPC member stated that it

is impossible to determine the final configuration of development within an appraisal, given the size of the property. The CPC does have an appraisal of the land. CPC members discussed whether the Committee has all the information it needs. One CPC member stated wanting to hear the applicant's presentation. One CPC member stated that the CPC cannot pay more for a property than the appraised value. One CPC member questioned the value of having the applicant make a presentation when the Committee doesn't have the information it needs.

Motion to eliminate CPA26-010, Eastleigh Farm, from consideration for funding in Fiscal Year 2026 due to a lack of an appropriate appraisal made by Ms. Grove, seconded by Ms. Margolis. Discussion: Mr. Mahoney stated that there is an appraisal, which he will review and study. Mr. Merusi stated that the appraisal was based on development only. It doesn't consider the topography of the site and is therefore a weak appraisal. Mr. Mahoney stated he wanted to hear the presentation. Ms. Tratchel stated she wanted to hear the presentation, despite her concerns about the project. Mr. Merusi stated the CPC should hear the presentation as a professional courtesy. Mr. Mahoney stated that the parcel is very important in Framingham. If nothing is done, the site will be developed. Mr. DeNicola agreed with Mr. Merusi. Motion fails: 1-7-1.

Approval of Minutes of January 5, 2026

Motion to approve the minutes of January 5, 2026, made by Ms. Grove, seconded by Mr. Swope. No discussion and approved by unanimous vote: 9-0-0.

ADJOURN

At 9:10 PM, a motion to adjourn was made by Ms. Tratchel, seconded by Mr. Swope. No discussion and approved by unanimous vote, 9-0-0.

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.



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: January 29, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

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

CALL TO ORDER

At 7:01 PM, Mr. Mahoney called the meeting to order, began the meeting recording and read the agenda.

Public Participation
None.

Debrief of FY2026 Applicant Presentation CPA26-020- FHC Academy Fire-Resistant Cabinet

Committee members discussed the Framingham History Center's Fire-Resistant Cabinet project. Committee members discussed the sales tax shown on the cost estimates. The City will not need to pay sales taxes. CPC members discussed the cabinets' location and whether they could be moved. One CPC member noted that one hour of fire resistance seemed less than desirable. One CPC member noted that the fire department should be able to respond within one hour. Committee members generally spoke favorably about this proposal.

CPA26-013- ADA Entrances for Cushing Chapel

CPC members noted that the presentation was helpful because the applicant provided additional information that was not included in the application. The applicant was able to explain why the design costs were higher than they seemed they should be. CPC members discussed the many types of design consultants that they learned would be needed to successfully plan this project. Committee members were generally supportive of this project and the request.

CPA26-006- First Parish in Framingham Meetinghouse Preservation

One CPC member expressed support for the project, but they were concerned about the timeline of the project. The applicant does not plan to begin the capital campaign for fundraising until October 2026. But those funds are for their soft costs, including design. How would they accomplish their needed planning before construction can begin? The

construction is not slated to begin until 2027. Some CPC members felt that the project could be delayed until the next fiscal year.

CPA26-003- JFS of Metrowest Rental Subsidies

CPC members discussed the fact that the request for funding for emergency rental subsidies has shifted from very low-income (60% area median income) to moderate-income (up to 100% area median income). Some CPC members believed that there is a need to fund subsidies up to 100% AMI, since there are other programs, like RAFT (Rental Assistance for Families in Transition) that address the needs of lower-income households. JFS of Metrowest has the expertise to prioritize funding for the households with the most need. Other CPC members believed that the CPC should restrict rental subsidies to lower-income households, as those are the households that most need support, and because these are community dollars raised from taxes. A large portion of Framingham households would qualify for assistance under the 100% AMI criteria. A CPC member expressed concern about the requested use of CPA funding toward audit compliance and reporting to meet the auditing requirements of the organization. Any housing funds for administration should be directly related to the intake of households for eligibility compliance of the program funded by the CPA money only, and for reporting on that program to the City.

Discussion: Review of Applications

Mr. Mahoney stated that the CPC would not be doing any discussion or review of applications tonight, due to a potential open meeting violation related to this same agenda item on January 27, 2026. CPC members discussed corrective action for the motions made to eliminate two projects on January 27, 2026. At the next meeting, on February 2, 2026, the CPC will reconsider or rescind those votes, as they were not properly advertised. An item can be added to the agenda to review applications, but it will need to include a list of the applications on the actual agenda.

Discussion: Permanent Signage- Historic Projects

Ms. O'Donnell stated that she attended a meeting of the Historic District Commission earlier in the month to get input on permanent signage for historic buildings CPA projects. The commission stated a preference for a bronze sign rather than a colorful sign. Ms. O'Donnell showed an updated sign that would be in bronze. CPC members discussed the sign and suggested some changes to the layout. The signage will require the final approval of the Historic District Commission prior to being approved.

ADJOURN

At 8:31 PM, a motion to adjourn was made by Ms. Tratchel, seconded by Mr. Swope. No discussion and approved by roll call vote: Mr. Merusi, aye; Mr. Cosgrove, aye; Mr. Gudejko, aye; Mr. DeNicola, aye; Ms. Margolis, aye; Mr. Swope, aye; Ms. Tratchel, aye; Ms. Grove, aye; Mr. Mahoney, aye; 9-0-0.

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.



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: February 2, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

Committee Members Participating In-person: Thomas Mahoney, Karen Margolis, Dave Gudejko, Kevin Swope, Bob Merusi, Steven DeNicola, Ted Cosgrove, Judy Grove and Mary-Anne Tratchel
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

None.

Corrective Action on Applications for CPA26-011 (Design Access for Simpson Park) and CPA26-014 (43-45 Nixon Road)
Mr. Mahoney explained that the discussion related to the Simpson Park project and 43-45 Nixon Road was not properly posted on the agenda of January 27, 2026. The CPC needs to discuss taking corrective action on the items. One CPC member asked whether the votes would be reconsidered. Ms. O'Donnell stated that the City Solicitor indicated that this would be a corrective action instead of reconsideration. One CPC member stated that the CPC is under a great deal of pressure this year, due to the high number of applications received. However, it is on the CPC to figure out that applications are not complete in a timely manner.

For CPA26-011, Design Access for Simpson Park, the CPC is waiting for the designation of the parcel to be under the Conservation Commission or Parks and Recreation. This was acknowledged in the eligibility form. Much of the parcel is under the control of the City Council and some is in the right-of-way. The CPC allowed the project to proceed, in the hopes that the City Council would take the matter up. The CPC was generous with extensions. The timeline needs to delineate when projects are considered incomplete. There is a pathway to approve the project. The project could be approved, subject to the control of the land being transferred to the appropriate department by a certain date. One CPC member agreed that the CPC is overwhelmed. The City does own this property, but it just needs to be transferred. One CPC member noted that the CPC changed the rule this year. Projects were given a due date. This project missed that deadline. One member noted that the eligibility form indicated that the site needed to be dedicated to outdoor recreation. One CPC member discussed how long the process would take to transfer the land. City Councilor Michael Cannon stated that delays have occurred due to the change in the City Council terms. This project was specifically mentioned in efforts to pass the CPA in Framingham. District 4 does not have any other City

Parks. The goal is to have the Committee find ways to fund projects. He stated that the minutia of the municipal process should not be a reason to reject the project. There is strong community and legislative buy-in for the project. The City of Framingham owns the land where the park is located. Normally, the City Council moves in a precise fashion. One CPC member stated that land ownership is not a minor issue. CPA projects cannot be on general-purpose land, sidewalks, or in the right-of-way. The CPC did help fund a survey to do the Approval Not Required (ANR) plan. The project could be approved, subject to the transfer being done. Sarkis Sarkisian, Director of Planning and Community Development, stated that the CPC did vote to appropriate funds to do a survey. He requests an extension of the use of Administrative Funds for the use of borings. This could be added to the agenda for the next meeting. The intention was never to request that CPA funds be used for the right-of-way.

Motion to rescind the vote to eliminate the project for consideration for FY2026 made by Mr. Cosgrove. Mr. Cosgrove yielded for further discussion.

One CPC member stated that reworking the right-of-way was part of the application. The request is for design funds. As a part of the design, an ANR and separation of the parcel would be included. The design amount could be reduced. Another CPC member stated that it was not correct. Costs for the ANR were not part of the design. The design relates to the parcel itself. Design work will determine who will own what portion of the project. Administrative cost expenditures should reduce the costs in the design. The parcel needs to be dedicated to outdoor recreation. The full application should include notification of the abutters, which was not done. The items being sought now should have been obtained before the application was submitted. Giving the project administrative funds for due diligence this year will allow the project to move forward smoothly next year. What is the urgency for the project? Applicants should be familiar with the CPC rules and submit all items, as with a bank loan. The application came in missing items. In other situations, it would have been eliminated immediately. One CPC member stated that there are probably deficiencies with every application. Part of the process is fleshing out these deficiencies. The CPC had a discussion at the point of eligibility related to whether it was sufficient for the land to be owned by the City of Framingham. The applicant presentations help to provide additional information.

One CPC member asked how much time would be required to get the ANR and the transfer of land done. Mr. Sarkisian stated that there are two options: subdividing the parcel or putting a conservation restriction on a portion of the parcel. It will take two months to do the site survey, which will include topography and borings. The entire process should take three to four months. City Councilor Cannon stated that the approval could occur in FY2026. He was encouraged by the enthusiasm for the project. Mr. Mahoney read comments from Stuart Saginor from the Community Preservation Coalition. The CPC cannot spend any money, not even design on general-purpose land. CPA funds are restricted funds that require restricted land use. Article 97 plays a role in this case. The Committee cannot solely look at the CPA statute for guidance. The CPC can fund this project, contingent on the land being transferred to Parks and Recreation by a specific date. It is not appropriate for it to be under the jurisdiction of the Conservation Commission. This is a two-step process: separate 499 Central Street into two parcels. Then vote to make Parks and Recreation the steward of the parcel. One CPC member stated that this particular neighborhood has not received any CPA funds, while other neighborhoods have received a lot of investment.

Motion to rescind the vote to eliminate CPA26-011, Design Access for Simpson Park, for consideration for funding in Fiscal Year 2026, made on January 27, 2026, made by Ms. Grove, seconded by Mr. Cosgrove. Discussion: One CPC noted that the CPC's due diligence is related to the ownership of the land. The CPC can discuss at the future meeting what the design will include. The plan is to present the two options to the City Council on February 17, 2026. The ANR itself has not yet been done. The motion passes: 8-1-0.

For CPA26-014, 43-45 Nixon Road, one CPC member asked who the current owner of the property is. The Smith Family is the owner. Mr. Sarkisian has been working on the property for three years. The CPC provided administrative funds for an appraisal of the property three years ago. The land was appraised at \$1 million, while the owner is seeking \$2 million. A walking trail will connect to the Bay Circuit Trail. Sudbury Valley Trustees (SVT) will pay

for half of the property, with the CPC paying \$250,000. A concept plan was submitted with the application. The development requires a second open space set-aside. Sudbury Valley Trustees is willing to pay for a second appraisal. One CPC member noted that the project has merit, but there are deficiencies in the project. The owner did not sign the application. The eligibility notification stated that the owner needs to sign the application. The items should have been submitted with the application. Mr. Sarkisian stated that the application submitted three years ago was signed by the property owner. One CPC member stated having concern that the appraisal that was submitted is for the entire site, 33 acres, which does not correspond with the current request. That appraisal came in at \$873,000, all of which was attributed to the developable parcel. The area for the conservation restriction was valued at \$0. Nine acres were subdivided through the ANR. It would be helpful to see a new appraisal. The CPC is so far along in the process. The CPC cannot make approval of funding subject to a new appraisal and really has nothing to go on. Mr. Sarkisian is working with SVT and has to coordinate with their timeline. SVT will pay for a new appraisal. One CPC member noted that the CPC has six weeks to make funding decisions. There are a lot of good projects this year.

Motion to rescind the vote taken on January 27, 2026, to eliminate CPA26-014, 43-45 Nixon Road from consideration for funding in Fiscal Year 2026 made by Mr. Swope, seconded by Ms. Tratchel. No further discussion. The motion passes, 7-2-0.

Applicant Presentations

Julie Ferrari presented on **CPA26-019- Edgell Grove Cemetery Tomb House (Phase 3)**. Ms. Ferrari thanked the CPC for their previous support of the Tomb House project. The repair of the exterior and slate roof is nearly complete. The current request is for the restoration of the interior of the building. The building is high-Gothic Victorian in style. Edgell Grove Cemetery was built by the same designer as Mount Auburn Cemetery. The Tomb House will be an adaptive reuse project. The building needs a new purpose. Strategic funding will create a new function. The building will be accessible. The current office is not ADA-compliant. The tomb house will become an office for cemetery staff, a welcome center and a center for learning. The Cemetery Department has historic resources that are in storage, which will be put on display after the renovation of the Tomb House. Edgell Grove Cemetery is seeking designation as an arboretum. Ms. Ferrari showed photographs of the proposed Tomb House interior. The barn doors will be preserved by remaining open, with a glass door being put in front. The original Douglas Fir flooring will be retained. The cruciform shape in the interior will be retained. Work will include the Tomb House and a 15-foot perimeter around it. Anything beyond that will be the responsibility of the Cemetery Department. The building does not have water, sewer, or electricity. Installing all of these components is a large portion of the project. Any stand-alone furnishing will not be a part of the CPA request. The funding request has been clarified to add a 15% contingency, split between the CPA request and the Cemeteries Department. The updated request will be \$640,875.

One CPC member stated that the projects have been done well in the past. The building does not have any utilities because it was used to store bodies in the winter. The building includes cast-stone materials. Ms. Ferrari stated that the building is one of the earliest examples of cast-stone. One CPC member asked what would be done with the existing office once the Tomb House was renovated. The Cemetery Trustees were not sure what they would do with the building. It could be demolished and the land could be used for burial plots. One CPC asked about fire protection for the building. Ms. Ferrari said that could be examined in the future. One CPC member asked what the most historically significant features of the building are. Ms. Ferrari stated that features included block masonry, the slate roof, the wood gutters, stained glass windows, flooring, and the cruciform shape. The floor includes a hatch door to the basement, where caskets were lowered into the basement, which will be preserved. One CPC member stated that the CPA funds should be used to preserve the historic features of the building. Ms. Ferrari said that the building would be renovated in a way that preserves the historic features, conforming to the Secretary of the Interior's Standards. The building will eventually be renamed. One CPC member stated appreciation that the applicant came back with the project after feedback from last year. The original request was for \$585,000. Now the request has increased to \$640,875. Half of the contingency has been added to the CPA request. The hope is that the contingency is not needed. One CPC member asked how the Cemeteries Department is funded. Employees are paid through City payroll, but the Cemetery Department has a trust fund with \$3.8 million. That trust fund money will be used to

supplement the request from the CPC to pay for the project. The City's Department of Public Works will help provide sewerage and an underground pump for the Tomb House and chapel. One CPC member asked where the Cemetery Department staff work currently. They have a three-bay maintenance facility garage on the site. The administrator and superintendent use the existing office building. One CPC member asked who can be buried in the Edgell Grove Cemetery. Any resident or former resident can be buried in the Edgell Grove Cemetery. This is a more recent restriction due to a lack of space. One CPC member asked what the office hours would be. When would the building be open to the public? The current office is open to the public from 8 to 2. The Tomb House would be open the same hours, but could be expanded.

Rebecca Nau, Framingham's Conservation Administrator, presented on the **CPA26-018- Construction of the Carol Getchell Middle Section**. The Carol Getchell Nature Trail is a one-mile-long pedestrian pathway opened in 2000. It parallels the federally designated Wild and Scenic sections of the Sudbury River. Previously, the CPC funded the South Section Boardwalk and the North Section Accessible Trail. The Middle Section Design is currently underway. The Middle Section has erosion, uneven surfaces and experiences flooding. It is not currently fully accessible. A cost estimate was provided by SumCo Eco-Contracting, the contractor doing the North and South Sections. The cost estimate includes contingency, permitting and unforeseen requirements. However, permitting was included in the Middle Section Design, so the contingency amount can be reduced to 15%. A MassTrails Grant has been awarded. The total request will be less than \$215,000. One CPC member asked for an updated budget. Ms. Nau can provide updated budget information. Ron Chick, co-applicant of the project, stated that the project was initiated while he was Framingham representative to the SuAsCo River Stewardship Council. He was able to acquire \$25,000 for a feasibility study to have the Carol Getchell Nature Trail made into an accessible trail. The timeline has been five years. The CPC has been supportive of the project. This is a way to create an accessible trail on a Wild and Scenic designated river. When completed, this will be one of three such trails within the country.

Motion to extend the meeting to 9:30 PM made by Ms. Grove, seconded by Mr. Merusi. No discussion and approved 9-0-0.

One CPC member noted that one company is doing design and another company is doing construction. Ms. Nau confirmed that it was correct. Usually, the designer will do the cost estimate. The designer was given a copy of the cost estimate provided by SumCo. One CPC member asked whether there are any soft costs associated with the project. Ms. Nau confirmed that the current request is entirely construction. One CPC member asked about the rehabilitation of the natural river corridor. Open space cannot be rehabilitated under CPA. Perhaps this can be done with the MassTrails grant. The trail itself can be rehabilitated. One CPC member stated that it would be helpful to have an updated budget. Beta was brought on under a Task Order, completed on January 6, 2026. They have a Master Service Agreement with the City.

Steven Weisman, a Framingham resident, spoke about a letter he provided to the CPC requesting that the project be delayed for one year. He stated he was speaking as a resident, not as a member of the Conservation Commission. He stated that he is an abutter of the trail and uses it frequently. He stated supporting repairs to the trail. The boardwalk was in a state of collapse. Work on the North Section required excavating a trench along the full length of the trail, then filling it with aggregate. The edges have been repaired and the project was completed in late November. He stated that his concern is that the construction proposal has bypassed the design process. The request assumes that the construction technology that was used for the North Section is appropriate for the Middle Section. There is a requirement for restoration on the North and South sections, which will not be done until the Spring. The aggregate material's impact on the environment is not yet clear. Usually, in a phased project, one uses the first phase to learn about the later phases. The project is moving forward, separate from the design, without any sense of the constraints identified by the designer. The construction phase could be deferred for one year. Delaying the project will protect the environmental value. There is no downside to waiting a year to do the construction.

Ron Chick responded to Mr. Weisman's letter, which was submitted in writing. He stated that he disagreed with the

recommendation to delay the project for one year. The North and South Sections of the trail are now 98% complete. The improvements have expanded access for seniors, people using wheelchairs or walkers, those with balance limitations and families with strollers. This makes up 40% of the population. People enter the trail on the North or South Sections, then find they must turn around. This is not just inconvenient; it is physically taxing and emotionally discouraging. A trail that stops partway is not accessible in any meaningful sense. Delay limits safe connectivity and reduces the overall value of the trail. It sends the message that accessibility is optional and that it can wait. CPC has already invested significantly in the trail. Leaving the trail incomplete undermines these investments.

Sean Silk, a Framingham resident and member of Friends of Framingham Trails, stated he supports the completion of the project. The North and South Sections have been completed. He stated he is struggling to understand the benefit of leaving the project unfinished at this stage. Replanting can be done when the entire project is completed. Having an accessible trail is very important to the community.

One CPC member asked how long design services will take. Mr. Sarkisian stated he expected the design to take 2-3 months. One CPC member stated that if environmental damage occurs, it cannot easily be repaired. One CPC member asked if the concern was about the aggregate material that will be used on the trail. Mr. Weisman stated that the trail will be built to the Forest Service Accessibility Guidelines, which don't require any particular material, but to make the project as accessible as possible. The environmental impact will not be known until a growing season has passed. One CPC member stated that there was no time for the public to evaluate the constructed trail. The designers need an opportunity to review what was done. Without a delay, an evaluation cannot be done.

Motion to extend the meeting to 10 PM made by Ms. Margolis, seconded by Ms. Grove. The motion passes: 6-3-0.

Mr. Chick stated that the Massachusetts Office of Outdoor Recreation has a Trail Access Working Group, which he serves on as a municipal representative. He has visited an accessible trail in Harwich. The conclusion is that aggregate is the preferred use, which is what SumCo. has used.

Discussion: Debrief of Project Presentations

The CPC discussed CPA26-019, Edgell Grove Cemetery Tomb House Phase 3. One CPC member stated having concerns about the cost of the project increasing, which was due to a contingency being added. The CPC does not have to pay the contingency costs. One CPC member stated that the CPC has saved the building and it is not the responsibility of the CPC to finish the interior. One CPC member stated that the Cemetery Trustees are contributing funding, so it will be efficient. The Cemetery Trustees can cover the contingency cost with the Trust Fund. One CPC member stated that the project would be nice to have, but it can wait for the future. There are already offices for staff. First-time utilities make up much of the project cost. One CPC member stated liking the project, but it does not seem urgent. One CPC member stated that the project has been started and should be completed. Making the Tomb House a welcome center could even attract people beyond Framingham. One CPC member stated that saving the building is meaningless if it cannot be used by the community. One CPC member stated that there is value in having the building in use. Empty buildings start deteriorating. However, this is operated by a City Department. The funding request is \$600,000. The City has allowed many building deteriorate. Some infrastructure will be paid for by DPW.

The CPC discussed CPA26-018, Construction of the Carol Getchell Middle Section. One CPC member asked whether the project will move forward based on a construction quote, although it is not what the design will recommend. The design is not yet finished. There is a construction estimate. Why is the designer needed? One CPC member stated that bidding will require design documents. One CPC member stated that the work on the North and South is not the same as the Middle Section. Beta was brought on, but the Conservation Commission was not updated when that happened. The companies that made the estimates were not allowed to bid on the design. When the Middle Section goes before the Conservation Commission for permitting, the peer reviewer is Beta. The Conservation Commission will need to hire a different peer reviewer for this project. The Conservation Commission was not notified that Beta was hired to do the design. One CPC member noted that a Master Service Agreement is in place and a Task Order

was issued. That is totally legitimate. One CPC member asked why Beta wasn't just selected immediately. It could have been done sooner if it was going to happen. Beta was selected so the applicant could say that the design was underway. One CPC member stated that the CPC's primary concern is that the budget is not based on a plan. If the cost estimate is not based on engineering estimates, it may not be valid. The project does include a large contingency due to the lack of engineering estimates. One CPC member stated that a construction estimate can be preferred over an engineering estimate. Engineers don't know prices.

The CPC will cancel the meeting on February 5, 2026.

ADJOURN

At 9:58 PM motion to adjourn was made by Mr. Cosgrove, seconded by Mr. Swope. No discussion and approved by unanimous vote, 9-0-0.

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.



RECEIVED
By City Clerk at 9:40 am, Feb 25, 2026



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
March 2, 2026
Executive Conference Room
HYBRID (IN PERSON AND
REMOTE)

When: Mar 2, 2026 07:00 PM Eastern Time (US and Canada)

Topic: Community Preservation Committee 3.2.26

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87447258572?pwd=EzBA7ZpM0eVUexbgsOHsoQVV0mz5Ok.1>

Passcode:828280

Phone one-tap:

+16469313860,,87447258572#,,,,*828280# US

+19292056099,,87447258572#,,,,*828280# US (New York)

<u>Time</u>	<u>Agenda Item</u>	<u>Presenter</u>
7:00	Call to Order – Record Meeting – Read Agenda	T. Mahoney
	Public Participation	T. Mahoney
Discussions/Hearings		
	Debrief of Presentations: CPA26-005, CPA26-007, CPA26-10, CPA26-011, CPA26-012, CPA26-014, CPA26-022 and CPA26-023 (DOC 1) All FY 2026 CPA Applications	Committee
	Discussion of Use of Evaluation Matrix (DOC 2)	T. Mahoney
	Preliminary Discussion of FY2026 Funding and Program Development: CPA26-003- JFS of Metrowest Emergency Rental Subsidies CPA26-005- Carlson Crossing East CPA26-006- First Parish in Framingham Meetinghouse CPA26-007- Emergency Rental Assistance for People Affected by Substance Use Disorder CPA26-010- Eastleigh Farm (DOC 3, DOC 4) CPA26-011- Design Access for Simpson Park CPA26-012- Walsh-Dunning Softball Field Complex Improvements CPA26-012- ADA Entrances for Cushing Chapel CPA26-014- 43-45 Nixon Road CPA26-018- Construction Carol Getchell Middle Section	Committee

	CPA26-019- Edgell Grove Cemetery Tomb House (Phase 3) CPA26-020- FHC Academy- Fire Resistant Cabinets CPA26-022- Anna Murphy Park Water Fountain & Bottle Filler CPA26-023- Waushakum Beach Improvements	
	Report from the CPC Coordinator	H. O'Donnell
	Report from the Chair/Vice-Chair	T. Mahoney
	New Business	Committee
	Approval of Minutes- 1/27/26, 1/29/26, 2/2/26 (DOC 5,6,7)	J. Grove
	Adjourn	T. Mahoney
(DOC x) = Background Material		

DOC 1

FY26 Full Application Requests				
Project ID	Project Title	Original Amount Requested	Current Amount Requested	Current Total
Community Housing				
CPA26-003	JFS of Metrowest Emergency Rental Subsidies	\$117,000	\$117,000	
CPA26-005	Carlson Crossing East	\$600,000	\$600,000	
CPA26-007	Emergency Rental Assistance for People Affected by Substance Use Disorder	\$35,000	\$35,000	
				\$752,000
Outdoor Recreation				
CPA26-011	Design Access for Simpson Park	\$300,000	\$300,000	
CPA26-012	Walsh-Dunning Softball Field Complex	\$1,361,590	\$327,425	
CPA26-018	Construction- Carol Getchell Middle Section	\$215,000	\$156,784	
CPA26-022	Anna Murphy Park ADA Water Fountain & Bottle Filler	\$16,000	\$16,000	
CPA26-023	Waushakum Beach Improvements	\$300,000	\$300,000	
				\$1,100,209
Historic Preservation				
CPA26-006	First Parish in Framingham Meetinghouse Preservation	\$362,821	\$362,821	
CPA26-013	ADA Entrances for Cushing Chapel	\$165,000	\$165,000	
CPA26-019	Edgell Grove Cemetery Tomb House (Phase 3)	\$585,000	\$585,000	
CPA26-020	FHC Academy- Fire Resistant Cabinets	\$20,000	\$20,000	
				\$1,132,821
Open Space				
CPA26-010	Eastleigh Farm	\$3,000,000	\$3,000,000	
CPA26-014	43-45 Nixon Road	\$250,000	\$250,000	
				\$3,250,000
Total Requested				\$6,235,030

[Link to All FY2026 CPA Applications](#)

Appendix G: CPC Application Evaluation Matrix (Draft)

CPC APPLICATION EVALUATION MATRIX: 12/05/2022

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
Application Completeness					
Responses	All questions answered; all essential information provided	Some questions unanswered; all essential information provided		Many questions unanswered OR essential information is missing	
Documents	All requested documents provided	Some documents missing, but are not immediately essential for evaluation		Essential documents missing	
Project purpose, goals, community support					
1. Addresses needs, goals, and priorities in Community Preservation Plan (CPP)	Strongly addresses	Generally addresses	Weakly addresses	Does not address	
2. Consistent with priorities in other relevant City plans	Fully consistent	Generally consistent	Weakly consistent	Not consistent	
3. Supported by City Boards, Commissions, Departments	Strong support	Some support	Limited support	No apparent support	
4. Supported by community and diverse resident populations	Positive comments and letters of support from diverse populations	Positive comments and letters of support from community	Mix of positive and negative comments and letters	Most public comments oppose project; no letters of support	
Value created for Framingham					
5. Project visibility	High visibility	Good visibility	Low visibility	Not visible	N/A
6. Broad community benefits	Broad segments of City will benefit	Some segments of community will benefit	Limited benefits to community	No apparent community benefits	N/A
7. Public access to project	Excellent access	Good access	Limited access	No apparent access	N/A
8. Benefits underserved geographic areas / populations	Strongly benefits	Good benefits	Limited benefits	No apparent benefits	N/A

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
9. Supports needs of at risk populations (e.g. elderly, low income, veterans)	Significantly supports needs	Supports some needs	Limited support of needs	Does not support needs	N/A
10. Addresses accessibility and needs of people with disabilities	Includes comprehensive universal design or ADA/MAAB requirements	Includes some universal design and support for accessibility	Limited effort to support accessibility	No apparent effort to address accessibility	N/A
11. Saves valued resource(s) that would otherwise be threatened or lost	Valued resource will be lost without <u>immediate</u> intervention	Valued resource may be lost without <u>near-term</u> intervention			N/A
12. Protects natural environment	Significantly contributes to protection of natural environment	Contributes to protection of natural environment	Minimally contributes to protection of natural environment	Degrades natural environment	N/A
13. Deploys sustainable design practices and addresses climate resiliency needs	Significantly incorporates these practices; addresses climate resiliency needs	Deploys some of these practices; addresses some of these needs	Shows little effort to deploys these practices or address these needs	Shows no effort to deploys these practices or address these needs	N/A
Strategic considerations for CPA funding					
14. Leverages other public and/or private funding sources	Significant additional funding commitments secured	Some additional funding commitments secured	Seeking additional funding, but no commitments secured	No apparent effort to secure additional sources of funding	
15. Includes donated material and labor or in-kind contributions	Significant material/labor donations or in-kind contributions committed	Some material/labor donations or in-kind contributions committed	Potential donations or in-kind contributions identified; not secured	No donations or in-kind contributions identified	N/A
16. Addresses urgent or long-standing needs	Addresses <u>urgent</u> need	Addresses <u>long-standing need</u>			N/A
17. Addresses exceptional time-sensitive opportunities	Addresses <u>exceptional</u> time-sensitive opportunity	Addresses <u>time-sensitive</u> opportunity			N/A

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
18. Addresses two or more CPA categories	Addresses Open Space or Recreation, and Housing	Addresses any two or more CPA categories			
19. Catalyst for transformative change to enhance aesthetics, connectivity, and/or quality of life beyond the project	Compelling information provided demonstrating transformative change will result	Some information provided that transformative change may result			N/A
Likelihood of project success					
20. Project management expertise and availability (i.e., time dedicated to project)	Project manager named has <u>all</u> necessary skills and experience, and sufficient availability	Project manager named has <u>some</u> relevant skills and experience, and sufficient availability	Project manager named has <u>limited</u> qualifications or limited availability	Proposed manager not named or lacks needed qualifications or availability	
21. Project team qualifications	Team includes all disciplines and skills needed to ensure project success		Team appears to include all disciplines and skills needed to ensure project success	Team does <u>not</u> include all disciplines and skills to ensure success	
22. Project plans	All required plans provided with all needed details; plans stamped by qualified professional (as appropriate)	Required plans provided with sufficient details; plans stamped by qualified professional (as appropriate)	Plans provided, but lack needed details OR plans not prepared by a required qualified professional	Plans insufficient or not provided	N/A
23. Realistic and informed project budget	Budget is both realistic and fully documented, with professional cost estimates or firm quotes	Budget is realistic, though not fully documented with professional cost estimates or firm quotes		Budget lacks clarity and documentation or is unrealistic	
24. Realistic timeline and milestones	Timeline is realistic and logical with clear and specific milestones	Timeline appears realistic and has relatively clear milestones	Timeline is generic, lacks detail and/or requires clarification	Timeline does not reflect an understanding of project requirements	

Criterion	Excellent	Good	Fair	Inadequate	Not Applicable
25. Project permitting	All necessary permits approved	Needed permits identified and in process	Needed permits identified but process not begun	Need for permits not identified OR not likely to be secured	N/A
26. Long-term maintenance plan and budget	Maintenance plan is <u>detailed</u> , realistic, and <u>commits</u> funding and responsibility for ongoing maintenance	Maintenance plan is realistic and <u>identifies</u> <u>potential</u> funding sources and responsibility for ongoing maintenance		Maintenance plan insufficient or unrealistic	N/A

DOC 3

From: [Chisholm, Chris \(AGR\)](#)
To: [Heather O'Donnell](#)
Cc: [Karen Margolis](#); [Tom Mahoney](#); [Hall, Ronald \(AGR\)](#)
Subject: Re: Follow Up about Eastleigh Farm
Date: Tuesday, February 17, 2026 2:09:12 PM
Attachments: [Outlook-Image.png](#)

CAUTION: This email originated from outside your organization. Do not click links or open attachments unless you recognize and verify the sender and know the content is safe.

Good Afternoon,

Again, thank you for reaching out to the program regarding the CPC application for Eastleigh Farm. Just to be clear, neither I nor the program manager were aware that an application was submitted to CPC. We were aware that the planning department and the agricultural commission were contemplating submitting an application, but we were not made aware of the specifics of the application. **Below is our response to your questions.**

The CPC understands from the application it received that approximately \$1.7 million is anticipated from the APR Program at MDAR towards the purchase of the APR at Eastleigh Farm, provided that there is a local commitment.

- 1. Could you provide guidance as to what would be viewed under your program as an adequate local commitment match? Local** funding can be broken into 2 criteria:
 1. Program policy requires a local match of 10% of the appraised fair market easement value and if a right to farm bylaw exists in the municipality it can be reduced to 5%.
 2. Additional local contributions can include funding paying the difference from the Department's offer towards the purchase price (An example is to use local funding in substitution of the federal funding customarily applied for on each project.)

As part of its due diligence, the CPC is trying to get a sense of the value of the property. In the APR Application Guide, it notes that the APR process includes assigning an independent appraiser of the property. As per the APR Guide, "The appraisal provides a professional assessment of the Fair Market Value (FMV) of the land to be protected before placement of the APR and an opinion of the Fair Market Agricultural Land Value (FMALV) of the land protected after the APR is in place. The difference between the two values is the APR value."

- 2. Could you confirm whether an appraisal was in fact done on this property? If so, could you share the conclusions regarding these values?** This would be enormously helpful to the CPC as stewards of our City's CPA funds, and to allow the Committee to have an informed discussion about the request for CPA funding toward this important resource in our community. **No appraisal has been carried out and will not be**

completed until the area of interest for an APR has been finalized, and the project has received a vote of interest from the Agricultural Lands Preservation Committee (ALPC).

3. **Could you also provide guidance as to whether any part of the 111.98 acres of the property has been excluded from your consideration and if so, why that part has been excluded?**

A final configuration of the proposed area of interest for an APR has not been agreed upon. The landowner and local advocates for the project were to provide the Department with a proposal that would exclude any on-going non-agricultural activities. If the area containing such activities are not to be excluded, then the non-agricultural enterprises would need to cease.

4. **Could you give a sense of whether you would be submitting for funding to your federal partner, NRCS, or any other funding partners, and the likelihood of success? Is this a dollar-for-dollar match of the MDAR funding?**

1. Every APR application that has been evaluated by staff and recommended to the ALPC and receives a vote of interest will be vetted for federal funding.
2. At that time each applicant must submit eligibility paperwork to the federal program and attain land resource eligibility and landowner eligibility requirements must be met. This project is marginal at best with meeting the land resource requirements.
3. Each project is ranked and the highest scoring projects get federal funding.
4. The federal program will pay up to 50% of the accepted appraised fair market easement value.

Hopefully the above information helps answer your questions. Please let me know if you need further assistance.

Thank you,
Chris

Christine Chisholm

Northeast APR Planner
Department of Agricultural Resources

**225 Turnpike Road, 3rd Floor
Southborough, MA 01772**

email: chris.chisholm@mass.gov

Phone: 617-455-9204



APR Program links:

[APR Staff](#) | [APR Program Guide and Resources](#) | [APR Program Policies](#) |
[APR Program Regulations and Laws](#) | [Massachusetts Farmland](#) | [Action Plan, Mass.gov](#)

From: Heather O'Donnell <hodonnell@framinghamma.gov>
Sent: Thursday, February 12, 2026 11:56 AM
To: Chisholm, Chris (AGR) <chris.chisholm@mass.gov>
Cc: Karen Margolis <kmargolis.cpc@gmail.com>; Tom Mahoney <tom.cpc21@gmail.com>
Subject: Follow Up about Eastleigh Farm

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris,

As you know, there is an applicant before the Community Preservation Committee in Framingham for FY2026 CPA funding to support a proposed Agricultural Preservation Restriction at Eastleigh Farm, located at 1062 Edmands Road.

The CPC understands from the application it received that approximately \$1.7 million is anticipated from the APR Program at MDAR towards the purchase of the APR at Eastleigh Farm, provided that there is a local commitment. **Could you provide guidance as to what would be viewed under your program as an adequate local commitment match?**

As part of its due diligence, the CPC is trying to get a sense of the value of the property. In the APR Application Guide, it notes that the APR process includes assigning an independent appraiser of the property. As per the APR Guide, "The appraisal provides a professional assessment of the Fair Market Value (FMV) of the land to be protected before placement of the APR and an opinion of the Fair Market Agricultural Land Value (FMALV) of the land protected after the APR is in place. The difference between the two values is the APR value."

Could you confirm whether an appraisal was in fact done on this property? If so, could you share the conclusions regarding these values? This would be enormously helpful to the CPC as stewards of our City's CPA funds, and to allow the Committee to have an informed discussion about the request for CPA funding toward this important resource in our community.

Could you also provide guidance as to whether any part of the 111.98 acres of the property has been excluded from your consideration and if so, why that part has been excluded?

Could you give a sense of whether you would be submitting for funding to your federal partner, NRCS, or any other funding partners, and the likelihood of success? Is this a dollar-for-dollar match of the MDAR funding?

Thank you for any help that you can offer. Your assistance will go a long way to enable the Framingham Community Preservation Committee to have the information it needs to make an informed decision on the Eastleigh Farm CPA application. This is clearly a very important project before the Committee with a lot of local interest.

Thank you.
Heather

One Framingham - Focused on the Future

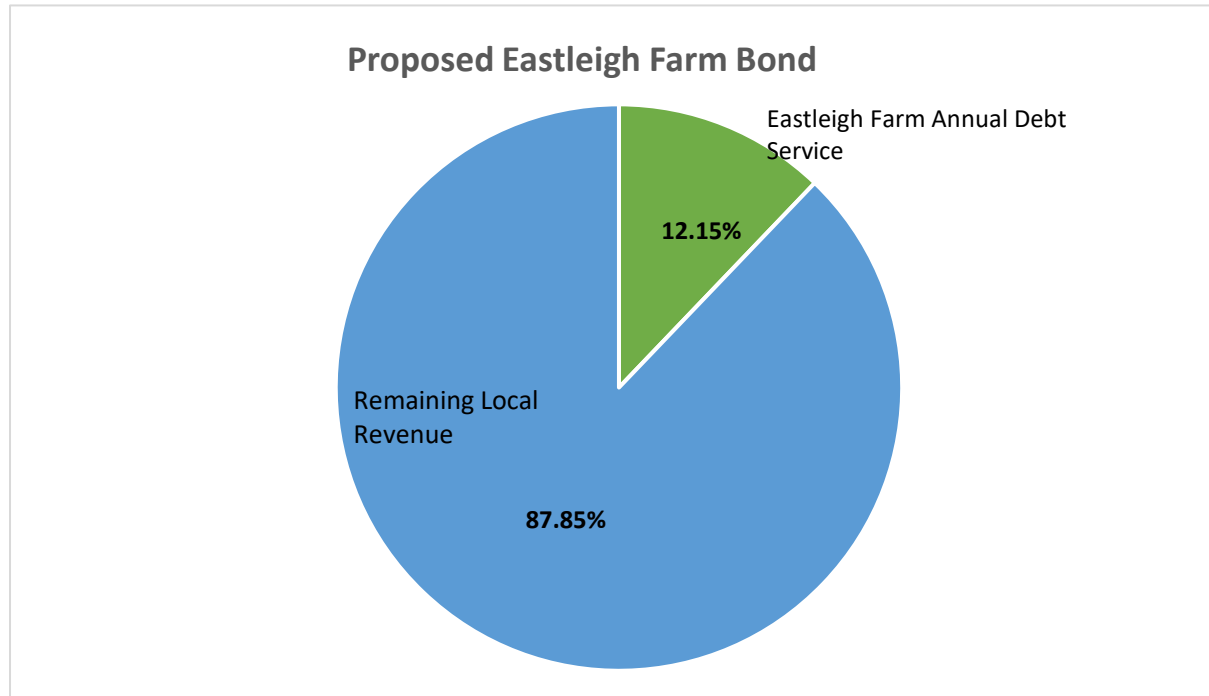
Please be advised that the Massachusetts Secretary of State considers e-mail to be a public record, and therefore subject to public access under the Massachusetts Public Records Law, M.G.L. c. 66 § 10.

CPA Proposed Bonding- Financial Impact

DOC 4

	Amount	Percentage
Eastleigh Farm Annual Debt Service	\$ 227,754	
FY2026 Local Revenue	\$ 1,874,647	12.15%
Remaining Local Revenue	\$1,646,893	87.85%

CPA Revenue by Source			
	FY2026	FY2025	FY2024
Local Revenue	\$ 1,874,647	\$ 1,828,924	\$ 1,735,822
State Match	\$ 299,930	\$ 321,169	\$ 352,931
Interest and earnings	\$ 199,547	\$ 138,270	\$ 180,056
Total	\$ 2,374,124	\$ 2,288,363	\$ 2,268,809





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: January 27, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

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

CALL TO ORDER

At 7:01 PM, Mr. Mahoney called the meeting to order, began the meeting recording and read the agenda.

Public Participation

None.

Withdrawal of CPA26-025- Farm Pond Accessible Trails

Ron Chick read a letter notifying the CPC of the withdrawal of CPA26-025- Farm Pond Accessible Trails from consideration for FY2026 funding. The project was withdrawn to better coordinate with efforts being made on the Chris Walsh Trail by the Parks and Recreation Department.

Applicant Presentations

Anna Tucker, Executive Director of the Framingham History Center, presented on **CPA26-020- Framingham History Center Fire-Resistant Cabinets**. The project includes the purchase and installation of three fire-resistant cabinets at the Old Academy Building. The cabinets will safeguard the city's most significant archival and object-based holdings. Documents were designated as historically significant by the Framingham Historical Commission. The cabinets will be placed in the lower level of the Academy Building. The cabinets are sized to hold archival boxes. Notable collections include: Framingham's People of Color Finding Aid, 1600-1800, Margaret Kendall Collection, the Temple Collection, Bound Documents, Health History Collections, Map Collections and the Early Documents Collection.

One CPC member noted that the cabinets protect documents for one hour and if there is a sprinkler system in the building. Ms. Tucker stated that one hour is a best practice for fire protection. The hope is that the Fire Department will respond within that time. Beyond one hour, fire protection still exists, but is diminished. There is no sprinkler in the Academy Building. One CPC member asked whether the building floods. The Framingham History Center has a list of critical documents. The basement has flooded in the past. Mitigation has occurred since then, with all items 6-12" above the ground level.

James Paolini, Director of Capital Projects and Facilities Management, presented on **CPA26-013- ADA Entrances for Cushing Chapel**. The project includes architectural and engineering design services for an ADA walkway and ramp for Cushing Chapel. The current approach is asphalt, which doesn't wear well over time. The capacity of the chapel is 140 on the first floor and 40 on the balcony (which is kept closed). A secondary ADA access entrance will probably be required. The rear entrance can't be made ADA-compliant due to the configuration of the interior of the building. One challenging aspect is that the City doesn't own land on the side or back of the chapel site. A survey will be needed to determine where work can be done. Hardscaping or a retaining wall will be needed to install the walkway, ideally with a grade less than 2%. The project will include soil testing to determine whether there are any remaining materials from the removal of buildings in the past. Caulking on the building could contain polychlorinated biphenyls (PCBs). Lead may be present as well. The costs need to account for the mitigation of these hazardous materials.

One CPC member asked what entity owned the abutting properties. The lot may have been owned by the retirement facility or by MassBay Community College. Cushing Chapel is used for funeral services, weddings and community gatherings. The building's use is limited because it is not accessible. When Village Hall was made accessible, use increased sixfold. The HVAC in Cushing Chapel will be updated soon. The key stakeholders include the Historical Commission, veterans, and the City of Framingham. Handrails and ramps can look institutional, but they are an ADA requirement. One CPC member asked about the property lines and that some of the walkway is currently on the abutter's land. Mr. Paolini stated that the work would not be done on the abutter's property. The project will need to go before the Disability Commission. One CPC asked about the timeline for the project. Mr. Paolini indicated that the entire project will take about six to eight months to complete. The construction might be included in the capital budget. One CPC member asked about groundwater recharge materials. Groundwater can be absorbed by landscaping. Pitching the walkway will improve water runoff and ice formation. One CPC member asked whether both entrances would be constructed at the same time. That would be beneficial, although the project could require closure of the building.

David Ortmeyer and Sara Morrison Neil presented **CPA26-006- First Parish in Framingham Meetinghouse Preservation**. Mr. Ortmeyer is a member of the First Parish of Framingham Board of Assessors, which is the church's governing board. First Parish was founded in 1701 and is part of the Framingham Historic District. The current building turns 100 years old this year. For the upcoming restoration phase, the church is requesting the help of the CPC. Ms. Morrison Neil read from a support letter provided by the Framingham History Center. The exterior of the building needs restoration. The project will include front column restoration, restoration of the front steps, restoration of the clock faces, restoration of the pilasters and restoration of the windows and transoms. The project will take about nine months. The proposed budget includes a Massachusetts Preservation Project Fund grant and the First Parish Capital Campaign. Mr. Ortmeyer stated that the capital campaign has not yet started. A professional fundraising consultant needs to be identified. The project itself wouldn't begin in November 2027, ending in June 2028.

One CPC member noted that the capital campaign is not beginning for some time. Soft costs are to be covered by the capital campaign. Soft costs may need to be done before construction. What do the soft costs include? The soft costs include scaffolding, design fees, architect fees, and construction company fees. Ambar Sarkar, member of the First Parish in Framingham, noted that some of the soft will occur at the same time as construction. All funding will be in place by the time the project starts. An assessment was done by an architectural firm and led to an entire plan, with phases. One CPC member stated that a commitment from the First Parish Trustees is important. The grant will be reimbursed. Mr. Ortmeyer noted that the application did include a commitment by the First Parish to provide a bridge loan for the project. One CPC member asked who would be overseeing whether the work is being done appropriately. The architect is handling the oversight of the project.

Lino Covarrubias, Executive Director of JFS of Metrowest, presented on **CPA26-003- JFS of Metrowest Rental Subsidies**. Mr. Covarrubias stated that there is a state program called RAFT (Rental Assistance for Families in Transition), which helps families with up to 50-60% AMI. JFS of Metrowest's proposal will assist families up to 100%.

There is limited assistance available for these families. The program provides short-term rental subsidies (1-4 months), paid directly to landlords. Most families need one-two months of assistance. The program serves seniors aging in place, immigrants and families with temporary financial disruption, like a medical situation. The program helps prevent evictions, preserve affordable housing and reduce strain on shelters and emergency systems. It is more cost-effective to keep a family in their home than to find them a new home. JFS of Metrowest is requesting \$117,000 in funds this year. The funding request includes \$17,000 for administration, audit compliance and reporting.

CPC members asked whether the request for administrative funds was new this year. Mr. Covarrubias stated that it was indeed a new request. One CPC member asked for additional information about auditing requirements. JFS of Metrowest has developed its own criteria to determine how funds will be allocated. How can that be audited? Mr. Covarrubias stated that auditors will pull case records from ten families and test whether all documentation is provided and that the AMI criteria were met. The auditor JFS of Metrowest uses is CLA, an independent auditor. One CPC member stated having concerns regarding the change from 60% AMI to 100% AMI. In the Boston area, the median income is extraordinarily high. It is hard to understand why a household with over \$100,000 annual income will need rental assistance. Mr. Covarrubias stated that increasing the AMI level will allow JFS of Metrowest to review more applications. The change is based on the requests that have been received over the past two years. JFS of Metrowest prioritizes applications based on need, but also directs applicants to RAFT or SMOC for other programs when appropriate. Sometimes, households would seem like they don't need assistance, based on income. However, things like divorce can result in a household needing assistance despite having a high income on paper. One CPC member asked about rent levels and whether they will drop. School enrollment has dropped by about 700 children over the past year. Many immigrant families have left Framingham voluntarily, leading to requests for subleases. More vacant apartments will lead to lower prices. However, this will take time. One CPC member wanted to hear more about the success of the program. Mr. Covarrubias stated that many families have been able to stay in their homes. Money is provided directly to landlords, with JFS of Metrowest sometimes able to negotiate the outstanding rent. One CPC member asked whether the program was limited to CPC funds or if other funds were used for the rental assistance. JFS of Metrowest does fundraise and uses funds to assist families in other ways, such as with food or insurance. They can provide additional funds for rental subsidies as well.

Review of Applications for Compliance with Submission Requirements, to determine which applications will be eliminated for non-compliance and which applications will proceed for consideration by the CPC

Ms. O'Donnell stated that CPA26-014- 43-45 Nixon Road has missing site plans and a letter from Sudbury Valley Trustees related to funding. Ms. O'Donnell has not received these items, which were initially requested by January 5th, with an extension being provided until January 22nd. One CPC member noted that the Appraisal included with the application establishes the value of the entire Nixon Road property. However, the specific portion of the entire parcel set aside for conservation land in the Appraisal was valued at \$0. This is because under cluster zoning, a portion must be dedicated to Conservation Land. All the value was attributed based on the developable land. The CPC paid for that appraisal two years ago. Soon after the Appraisal was done, the applicant sought an Approval Not Required plan, which was granted through the Planning Board. About 10 acres was separated from the larger portion for separate acquisition as conservation land. The rest would be developed as a cluster development, which would also save part of that larger area of the site. The CPC needs a new appraisal for that separate, smaller piece of land that is now before the Committee to be considered for purchase. The land area in the application is different from the land carved out in the ANR plan approval by the Planning Board. The land to be acquired needs to be defined. The appraisal also does not include the topographical information or wetlands restrictions. Further, the applicant indicated in the application that they would go through with the Conservation Land sale, only if the larger portion of their site receives approval from the Planning Board for a cluster subdivision.

The site plan, a required element, is also missing. One CPC member stated is hard to understand how land could be valued at \$0; there really is no such thing. One CPC member stated that Sudbury Valley Trustees have been impressed by the project. One CPC member stated that if Sudbury Valley Trustees are so impressed, they can purchase the property, but the CPC cannot purchase land without an appraisal. There was a discussion about

whether or not the original Appraisal could be used. One member noted that land set aside as part of the cluster development cannot be purchased. The property owner is also not listed as an applicant. There is no site plan as part of the application to allow the CPC to do another appraisal. One CPC member stated that the appraisal is no longer appropriate, due to the change in the property to be purchased.

Motion to eliminate project CPA26-014, 43-45 Nixon Road, from consideration for funding in Fiscal Year 2026 due to the application being incomplete, made by Ms. Grove, seconded by Mr. Gudejko. No discussion and approved by vote: 8-1-0.

The next project to be discussed is Design Access for Simpson Park, CPA26-011. Ms. O'Donnell stated that there is an issue with site control – the project site needs to be transferred to the Parks and Recreation Department or the Conservation Commission, with the first step being approval by the City Council. The applicant has tried to get this item on the City Council agenda, but has been unable to do so. The latest update is that the matter will be on the City Council agenda on February 17, 2026. The applicant can move forward with the survey that the CPC agreed to pay for with Administrative Funds. There probably isn't enough time to complete the transfer before the CPC makes a decision on funding for the year. If the project is not funded this year, the applicant will resubmit the project for next year. The applicant can proceed with the site survey, which is needed prior to the transfer being completed.

Motion to eliminate project CPA26-011, Design Access for Simpson Park, from consideration for funding in Fiscal Year 2026 due to the lack of site control made by Ms. Grove, seconded by Ms. Trachel. No discussion and approved by unanimous vote: 9-0-0.

The last project is Eastleigh Farm, CPA26-010. Ms. O'Donnell received an updated site plan, which she emailed to the CPC members. Ms. O'Donnell has not moved forward with the new appraisal requested by the CPC due to missing information from the applicant, such as easements. One CPC member noted that an updated site plan shows a developable portion of the property. The applicant carved out the portion, which will not be included in the Agricultural Preservation Restriction. One CPC member stated that if that part of the land is to be developed as a cluster, then the land that is left aside for agriculture is basically worth \$0. The cluster zoning bylaw was designed allow more rational development. A smaller portion will take all units and the remaining portion will be set aside as conservation or agricultural land, not as a separately developable portion of land. The applicant is now requesting that the CPC purchase land for millions of dollars without a valid appraisal. The applicant should be responsible for doing an appraisal. One CPC member stated wanting to have the applicant present before the Committee. The applicant has identified a developable portion of the land, but hasn't said whether or not that land is part of the application for the Agricultural Restriction. This may have been done to indicate to the CPC that there is value there. The applicant has asked for the funding spread over several years, so perhaps the earlier funds can be directed at that portion of the developable land. One CPC member stated that the sale of the open space will mean there is nothing to exchange for a densely developed cluster. The open space cannot be sold twice. If the CPC buys the open space, the cluster development cannot happen. One CPC member stated that it is unclear what the applicant wants. The applicant is scheduled to present before the CPC on Monday, February 2nd. The applicant is willing to give a site visit to CPC members. One CPC member suggested that at a future meeting, the CPC should consider a rule change to require that any land owner seeking funding for land acquisition, conservation restriction, or agricultural restriction must be an applicant.

At 8:53 PM, a motion to extend the meeting to 9:15 PM was made by Ms. Grove, seconded by Mr. DeNicola. No discussion and approved by unanimous vote, 9-0-0.

One CPC member stated that the applicant is trying to show what could be developed, demonstrating value for the land that they want to restrict. CPC members discussed the appraisal and the easements on the property. One CPC member noted that the CPC doesn't have an appraisal based on the actual site constraints. There is only one access point to the property, limiting the size of the development to a maximum of 25 units. One CPC member stated that it

is impossible to determine the final configuration of development within an appraisal, given the size of the property. The CPC does have an appraisal of the land. CPC members discussed whether the Committee has all the information it needs. One CPC member stated wanting to hear the applicant's presentation. One CPC member stated that the CPC cannot pay more for a property than the appraised value. One CPC member questioned the value of having the applicant make a presentation when the Committee doesn't have the information it needs.

Motion to eliminate CPA26-010, Eastleigh Farm, from consideration for funding in Fiscal Year 2026 due to a lack of an appropriate appraisal made by Ms. Grove, seconded by Ms. Margolis. Discussion: Mr. Mahoney stated that there is an appraisal, which he will review and study. Mr. Merusi stated that the appraisal was based on development only. It doesn't consider the topography of the site and is therefore a weak appraisal. Mr. Mahoney stated he wanted to hear the presentation. Ms. Tratchel stated she wanted to hear the presentation, despite her concerns about the project. Mr. Merusi stated the CPC should hear the presentation as a professional courtesy. Mr. Mahoney stated that the parcel is very important in Framingham. If nothing is done, the site will be developed. Mr. DeNicola agreed with Mr. Merusi. Motion fails: 1-7-1.

Approval of Minutes of January 5, 2026

Motion to approve the minutes of January 5, 2026, made by Ms. Grove, seconded by Mr. Swope. No discussion and approved by unanimous vote: 9-0-0.

ADJOURN

At 9:10 PM, a motion to adjourn was made by Ms. Tratchel, seconded by Mr. Swope. No discussion and approved by unanimous vote, 9-0-0.

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.



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: January 29, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

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

CALL TO ORDER

At 7:01 PM, Mr. Mahoney called the meeting to order, began the meeting recording and read the agenda.

Public Participation
None.

Debrief of FY2026 Applicant Presentation CPA26-020- FHC Academy Fire-Resistant Cabinet

Committee members discussed the Framingham History Center's Fire-Resistant Cabinet project. Committee members discussed the sales tax shown on the cost estimates. The City will not need to pay sales taxes. CPC members discussed the cabinets' location and whether they could be moved. One CPC member noted that one hour of fire resistance seemed less than desirable. One CPC member noted that the fire department should be able to respond within one hour. Committee members generally spoke favorably about this proposal.

CPA26-013- ADA Entrances for Cushing Chapel

CPC members noted that the presentation was helpful because the applicant provided additional information that was not included in the application. The applicant was able to explain why the design costs were higher than they seemed they should be. CPC members discussed the many types of design consultants that they learned would be needed to successfully plan this project. Committee members were generally supportive of this project and the request.

CPA26-006- First Parish in Framingham Meetinghouse Preservation

One CPC member expressed support for the project, but they were concerned about the timeline of the project. The applicant does not plan to begin the capital campaign for fundraising until October 2026. But those funds are for their soft costs, including design. How would they accomplish their needed planning before construction can begin? The

construction is not slated to begin until 2027. Some CPC members felt that the project could be delayed until the next fiscal year.

CPA26-003- JFS of Metrowest Rental Subsidies

CPC members discussed the fact that the request for funding for emergency rental subsidies has shifted from very low-income (60% area median income) to moderate-income (up to 100% area median income). Some CPC members believed that there is a need to fund subsidies up to 100% AMI, since there are other programs, like RAFT (Rental Assistance for Families in Transition) that address the needs of lower-income households. JFS of Metrowest has the expertise to prioritize funding for the households with the most need. Other CPC members believed that the CPC should restrict rental subsidies to lower-income households, as those are the households that most need support, and because these are community dollars raised from taxes. A large portion of Framingham households would qualify for assistance under the 100% AMI criteria. A CPC member expressed concern about the requested use of CPA funding toward audit compliance and reporting to meet the auditing requirements of the organization. Any housing funds for administration should be directly related to the intake of households for eligibility compliance of the program funded by the CPA money only, and for reporting on that program to the City.

Discussion: Review of Applications

Mr. Mahoney stated that the CPC would not be doing any discussion or review of applications tonight, due to a potential open meeting violation related to this same agenda item on January 27, 2026. CPC members discussed corrective action for the motions made to eliminate two projects on January 27, 2026. At the next meeting, on February 2, 2026, the CPC will reconsider or rescind those votes, as they were not properly advertised. An item can be added to the agenda to review applications, but it will need to include a list of the applications on the actual agenda.

Discussion: Permanent Signage- Historic Projects

Ms. O'Donnell stated that she attended a meeting of the Historic District Commission earlier in the month to get input on permanent signage for historic buildings CPA projects. The commission stated a preference for a bronze sign rather than a colorful sign. Ms. O'Donnell showed an updated sign that would be in bronze. CPC members discussed the sign and suggested some changes to the layout. The signage will require the final approval of the Historic District Commission prior to being approved.

ADJOURN

At 8:31 PM, a motion to adjourn was made by Ms. Tratchel, seconded by Mr. Swope. No discussion and approved by roll call vote: Mr. Merusi, aye; Mr. Cosgrove, aye; Mr. Gudejko, aye; Mr. DeNicola, aye; Ms. Margolis, aye; Mr. Swope, aye; Ms. Tratchel, aye; Ms. Grove, aye; Mr. Mahoney, aye; 9-0-0.

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.



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: February 2, 2026
Executive Conference Room
HYBRID (IN PERSON AND REMOTE)
7:00 PM

Committee Members Participating In-person: Thomas Mahoney, Karen Margolis, Dave Gudejko, Kevin Swope, Bob Merusi, Steven DeNicola, Ted Cosgrove, Judy Grove and Mary-Anne Tratchel
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

None.

Corrective Action on Applications for CPA26-011 (Design Access for Simpson Park) and CPA26-014 (43-45 Nixon Road)
Mr. Mahoney explained that the discussion related to the Simpson Park project and 43-45 Nixon Road was not properly posted on the agenda of January 27, 2026. The CPC needs to discuss taking corrective action on the items. One CPC member asked whether the votes would be reconsidered. Ms. O'Donnell stated that the City Solicitor indicated that this would be a corrective action instead of reconsideration. One CPC member stated that the CPC is under a great deal of pressure this year, due to the high number of applications received. However, it is on the CPC to figure out that applications are not complete in a timely manner.

For CPA26-011, Design Access for Simpson Park, the CPC is waiting for the designation of the parcel to be under the Conservation Commission or Parks and Recreation. This was acknowledged in the eligibility form. Much of the parcel is under the control of the City Council and some is in the right-of-way. The CPC allowed the project to proceed, in the hopes that the City Council would take the matter up. The CPC was generous with extensions. The timeline needs to delineate when projects are considered incomplete. There is a pathway to approve the project. The project could be approved, subject to the control of the land being transferred to the appropriate department by a certain date. One CPC member agreed that the CPC is overwhelmed. The City does own this property, but it just needs to be transferred. One CPC member noted that the CPC changed the rule this year. Projects were given a due date. This project missed that deadline. One member noted that the eligibility form indicated that the site needed to be dedicated to outdoor recreation. One CPC member discussed how long the process would take to transfer the land. City Councilor Michael Cannon stated that delays have occurred due to the change in the City Council terms. This project was specifically mentioned in efforts to pass the CPA in Framingham. District 4 does not have any other City

Parks. The goal is to have the Committee find ways to fund projects. He stated that the minutia of the municipal process should not be a reason to reject the project. There is strong community and legislative buy-in for the project. The City of Framingham owns the land where the park is located. Normally, the City Council moves in a precise fashion. One CPC member stated that land ownership is not a minor issue. CPA projects cannot be on general-purpose land, sidewalks, or in the right-of-way. The CPC did help fund a survey to do the Approval Not Required (ANR) plan. The project could be approved, subject to the transfer being done. Sarkis Sarkisian, Director of Planning and Community Development, stated that the CPC did vote to appropriate funds to do a survey. He requests an extension of the use of Administrative Funds for the use of borings. This could be added to the agenda for the next meeting. The intention was never to request that CPA funds be used for the right-of-way.

Motion to rescind the vote to eliminate the project for consideration for FY2026 made by Mr. Cosgrove. Mr. Cosgrove yielded for further discussion.

One CPC member stated that reworking the right-of-way was part of the application. The request is for design funds. As a part of the design, an ANR and separation of the parcel would be included. The design amount could be reduced. Another CPC member stated that it was not correct. Costs for the ANR were not part of the design. The design relates to the parcel itself. Design work will determine who will own what portion of the project. Administrative cost expenditures should reduce the costs in the design. The parcel needs to be dedicated to outdoor recreation. The full application should include notification of the abutters, which was not done. The items being sought now should have been obtained before the application was submitted. Giving the project administrative funds for due diligence this year will allow the project to move forward smoothly next year. What is the urgency for the project? Applicants should be familiar with the CPC rules and submit all items, as with a bank loan. The application came in missing items. In other situations, it would have been eliminated immediately. One CPC member stated that there are probably deficiencies with every application. Part of the process is fleshing out these deficiencies. The CPC had a discussion at the point of eligibility related to whether it was sufficient for the land to be owned by the City of Framingham. The applicant presentations help to provide additional information.

One CPC member asked how much time would be required to get the ANR and the transfer of land done. Mr. Sarkisian stated that there are two options: subdividing the parcel or putting a conservation restriction on a portion of the parcel. It will take two months to do the site survey, which will include topography and borings. The entire process should take three to four months. City Councilor Cannon stated that the approval could occur in FY2026. He was encouraged by the enthusiasm for the project. Mr. Mahoney read comments from Stuart Saginor from the Community Preservation Coalition. The CPC cannot spend any money, not even design on general-purpose land. CPA funds are restricted funds that require restricted land use. Article 97 plays a role in this case. The Committee cannot solely look at the CPA statute for guidance. The CPC can fund this project, contingent on the land being transferred to Parks and Recreation by a specific date. It is not appropriate for it to be under the jurisdiction of the Conservation Commission. This is a two-step process: separate 499 Central Street into two parcels. Then vote to make Parks and Recreation the steward of the parcel. One CPC member stated that this particular neighborhood has not received any CPA funds, while other neighborhoods have received a lot of investment.

Motion to rescind the vote to eliminate CPA26-011, Design Access for Simpson Park, for consideration for funding in Fiscal Year 2026, made on January 27, 2026, made by Ms. Grove, seconded by Mr. Cosgrove. Discussion: One CPC noted that the CPC's due diligence is related to the ownership of the land. The CPC can discuss at the future meeting what the design will include. The plan is to present the two options to the City Council on February 17, 2026. The ANR itself has not yet been done. The motion passes: 8-1-0.

For CPA26-014, 43-45 Nixon Road, one CPC member asked who the current owner of the property is. The Smith Family is the owner. Mr. Sarkisian has been working on the property for three years. The CPC provided administrative funds for an appraisal of the property three years ago. The land was appraised at \$1 million, while the owner is seeking \$2 million. A walking trail will connect to the Bay Circuit Trail. Sudbury Valley Trustees (SVT) will pay

for half of the property, with the CPC paying \$250,000. A concept plan was submitted with the application. The development requires a second open space set-aside. Sudbury Valley Trustees is willing to pay for a second appraisal. One CPC member noted that the project has merit, but there are deficiencies in the project. The owner did not sign the application. The eligibility notification stated that the owner needs to sign the application. The items should have been submitted with the application. Mr. Sarkisian stated that the application submitted three years ago was signed by the property owner. One CPC member stated having concern that the appraisal that was submitted is for the entire site, 33 acres, which does not correspond with the current request. That appraisal came in at \$873,000, all of which was attributed to the developable parcel. The area for the conservation restriction was valued at \$0. Nine acres were subdivided through the ANR. It would be helpful to see a new appraisal. The CPC is so far along in the process. The CPC cannot make approval of funding subject to a new appraisal and really has nothing to go on. Mr. Sarkisian is working with SVT and has to coordinate with their timeline. SVT will pay for a new appraisal. One CPC member noted that the CPC has six weeks to make funding decisions. There are a lot of good projects this year.

Motion to rescind the vote taken on January 27, 2026, to eliminate CPA26-014, 43-45 Nixon Road from consideration for funding in Fiscal Year 2026 made by Mr. Swope, seconded by Ms. Tratchel. No further discussion. The motion passes, 7-2-0.

Applicant Presentations

Julie Ferrari presented on **CPA26-019- Edgell Grove Cemetery Tomb House (Phase 3)**. Ms. Ferrari thanked the CPC for their previous support of the Tomb House project. The repair of the exterior and slate roof is nearly complete. The current request is for the restoration of the interior of the building. The building is high-Gothic Victorian in style. Edgell Grove Cemetery was built by the same designer as Mount Auburn Cemetery. The Tomb House will be an adaptive reuse project. The building needs a new purpose. Strategic funding will create a new function. The building will be accessible. The current office is not ADA-compliant. The tomb house will become an office for cemetery staff, a welcome center and a center for learning. The Cemetery Department has historic resources that are in storage, which will be put on display after the renovation of the Tomb House. Edgell Grove Cemetery is seeking designation as an arboretum. Ms. Ferrari showed photographs of the proposed Tomb House interior. The barn doors will be preserved by remaining open, with a glass door being put in front. The original Douglas Fir flooring will be retained. The cruciform shape in the interior will be retained. Work will include the Tomb House and a 15-foot perimeter around it. Anything beyond that will be the responsibility of the Cemetery Department. The building does not have water, sewer, or electricity. Installing all of these components is a large portion of the project. Any stand-alone furnishing will not be a part of the CPA request. The funding request has been clarified to add a 15% contingency, split between the CPA request and the Cemeteries Department. The updated request will be \$640,875.

One CPC member stated that the projects have been done well in the past. The building does not have any utilities because it was used to store bodies in the winter. The building includes cast-stone materials. Ms. Ferrari stated that the building is one of the earliest examples of cast-stone. One CPC member asked what would be done with the existing office once the Tomb House was renovated. The Cemetery Trustees were not sure what they would do with the building. It could be demolished and the land could be used for burial plots. One CPC asked about fire protection for the building. Ms. Ferrari said that could be examined in the future. One CPC member asked what the most historically significant features of the building are. Ms. Ferrari stated that features included block masonry, the slate roof, the wood gutters, stained glass windows, flooring, and the cruciform shape. The floor includes a hatch door to the basement, where caskets were lowered into the basement, which will be preserved. One CPC member stated that the CPA funds should be used to preserve the historic features of the building. Ms. Ferrari said that the building would be renovated in a way that preserves the historic features, conforming to the Secretary of the Interior's Standards. The building will eventually be renamed. One CPC member stated appreciation that the applicant came back with the project after feedback from last year. The original request was for \$585,000. Now the request has increased to \$640,875. Half of the contingency has been added to the CPA request. The hope is that the contingency is not needed. One CPC member asked how the Cemeteries Department is funded. Employees are paid through City payroll, but the Cemetery Department has a trust fund with \$3.8 million. That trust fund money will be used to

supplement the request from the CPC to pay for the project. The City's Department of Public Works will help provide sewerage and an underground pump for the Tomb House and chapel. One CPC member asked where the Cemetery Department staff work currently. They have a three-bay maintenance facility garage on the site. The administrator and superintendent use the existing office building. One CPC member asked who can be buried in the Edgell Grove Cemetery. Any resident or former resident can be buried in the Edgell Grove Cemetery. This is a more recent restriction due to a lack of space. One CPC member asked what the office hours would be. When would the building be open to the public? The current office is open to the public from 8 to 2. The Tomb House would be open the same hours, but could be expanded.

Rebecca Nau, Framingham's Conservation Administrator, presented on the **CPA26-018- Construction of the Carol Getchell Middle Section**. The Carol Getchell Nature Trail is a one-mile-long pedestrian pathway opened in 2000. It parallels the federally designated Wild and Scenic sections of the Sudbury River. Previously, the CPC funded the South Section Boardwalk and the North Section Accessible Trail. The Middle Section Design is currently underway. The Middle Section has erosion, uneven surfaces and experiences flooding. It is not currently fully accessible. A cost estimate was provided by SumCo Eco-Contracting, the contractor doing the North and South Sections. The cost estimate includes contingency, permitting and unforeseen requirements. However, permitting was included in the Middle Section Design, so the contingency amount can be reduced to 15%. A MassTrails Grant has been awarded. The total request will be less than \$215,000. One CPC member asked for an updated budget. Ms. Nau can provide updated budget information. Ron Chick, co-applicant of the project, stated that the project was initiated while he was Framingham representative to the SuAsCo River Stewardship Council. He was able to acquire \$25,000 for a feasibility study to have the Carol Getchell Nature Trail made into an accessible trail. The timeline has been five years. The CPC has been supportive of the project. This is a way to create an accessible trail on a Wild and Scenic designated river. When completed, this will be one of three such trails within the country.

Motion to extend the meeting to 9:30 PM made by Ms. Grove, seconded by Mr. Merusi. No discussion and approved 9-0-0.

One CPC member noted that one company is doing design and another company is doing construction. Ms. Nau confirmed that it was correct. Usually, the designer will do the cost estimate. The designer was given a copy of the cost estimate provided by SumCo. One CPC member asked whether there are any soft costs associated with the project. Ms. Nau confirmed that the current request is entirely construction. One CPC member asked about the rehabilitation of the natural river corridor. Open space cannot be rehabilitated under CPA. Perhaps this can be done with the MassTrails grant. The trail itself can be rehabilitated. One CPC member stated that it would be helpful to have an updated budget. Beta was brought on under a Task Order, completed on January 6, 2026. They have a Master Service Agreement with the City.

Steven Weisman, a Framingham resident, spoke about a letter he provided to the CPC requesting that the project be delayed for one year. He stated he was speaking as a resident, not as a member of the Conservation Commission. He stated that he is an abutter of the trail and uses it frequently. He stated supporting repairs to the trail. The boardwalk was in a state of collapse. Work on the North Section required excavating a trench along the full length of the trail, then filling it with aggregate. The edges have been repaired and the project was completed in late November. He stated that his concern is that the construction proposal has bypassed the design process. The request assumes that the construction technology that was used for the North Section is appropriate for the Middle Section. There is a requirement for restoration on the North and South sections, which will not be done until the Spring. The aggregate material's impact on the environment is not yet clear. Usually, in a phased project, one uses the first phase to learn about the later phases. The project is moving forward, separate from the design, without any sense of the constraints identified by the designer. The construction phase could be deferred for one year. Delaying the project will protect the environmental value. There is no downside to waiting a year to do the construction.

Ron Chick responded to Mr. Weisman's letter, which was submitted in writing. He stated that he disagreed with the

recommendation to delay the project for one year. The North and South Sections of the trail are now 98% complete. The improvements have expanded access for seniors, people using wheelchairs or walkers, those with balance limitations and families with strollers. This makes up 40% of the population. People enter the trail on the North or South Sections, then find they must turn around. This is not just inconvenient; it is physically taxing and emotionally discouraging. A trail that stops partway is not accessible in any meaningful sense. Delay limits safe connectivity and reduces the overall value of the trail. It sends the message that accessibility is optional and that it can wait. CPC has already invested significantly in the trail. Leaving the trail incomplete undermines these investments.

Sean Silk, a Framingham resident and member of Friends of Framingham Trails, stated he supports the completion of the project. The North and South Sections have been completed. He stated he is struggling to understand the benefit of leaving the project unfinished at this stage. Replanting can be done when the entire project is completed. Having an accessible trail is very important to the community.

One CPC member asked how long design services will take. Mr. Sarkisian stated he expected the design to take 2-3 months. One CPC member stated that if environmental damage occurs, it cannot easily be repaired. One CPC member asked if the concern was about the aggregate material that will be used on the trail. Mr. Weisman stated that the trail will be built to the Forest Service Accessibility Guidelines, which don't require any particular material, but to make the project as accessible as possible. The environmental impact will not be known until a growing season has passed. One CPC member stated that there was no time for the public to evaluate the constructed trail. The designers need an opportunity to review what was done. Without a delay, an evaluation cannot be done.

Motion to extend the meeting to 10 PM made by Ms. Margolis, seconded by Ms. Grove. The motion passes: 6-3-0.

Mr. Chick stated that the Massachusetts Office of Outdoor Recreation has a Trail Access Working Group, which he serves on as a municipal representative. He has visited an accessible trail in Harwich. The conclusion is that aggregate is the preferred use, which is what SumCo. has used.

Discussion: Debrief of Project Presentations

The CPC discussed CPA26-019, Edgell Grove Cemetery Tomb House Phase 3. One CPC member stated having concerns about the cost of the project increasing, which was due to a contingency being added. The CPC does not have to pay the contingency costs. One CPC member stated that the CPC has saved the building and it is not the responsibility of the CPC to finish the interior. One CPC member stated that the Cemetery Trustees are contributing funding, so it will be efficient. The Cemetery Trustees can cover the contingency cost with the Trust Fund. One CPC member stated that the project would be nice to have, but it can wait for the future. There are already offices for staff. First-time utilities make up much of the project cost. One CPC member stated liking the project, but it does not seem urgent. One CPC member stated that the project has been started and should be completed. Making the Tomb House a welcome center could even attract people beyond Framingham. One CPC member stated that saving the building is meaningless if it cannot be used by the community. One CPC member stated that there is value in having the building in use. Empty buildings start deteriorating. However, this is operated by a City Department. The funding request is \$600,000. The City has allowed many building deteriorate. Some infrastructure will be paid for by DPW.

The CPC discussed CPA26-018, Construction of the Carol Getchell Middle Section. One CPC member asked whether the project will move forward based on a construction quote, although it is not what the design will recommend. The design is not yet finished. There is a construction estimate. Why is the designer needed? One CPC member stated that bidding will require design documents. One CPC member stated that the work on the North and South is not the same as the Middle Section. Beta was brought on, but the Conservation Commission was not updated when that happened. The companies that made the estimates were not allowed to bid on the design. When the Middle Section goes before the Conservation Commission for permitting, the peer reviewer is Beta. The Conservation Commission will need to hire a different peer reviewer for this project. The Conservation Commission was not notified that Beta was hired to do the design. One CPC member noted that a Master Service Agreement is in place and a Task Order

was issued. That is totally legitimate. One CPC member asked why Beta wasn't just selected immediately. It could have been done sooner if it was going to happen. Beta was selected so the applicant could say that the design was underway. One CPC member stated that the CPC's primary concern is that the budget is not based on a plan. If the cost estimate is not based on engineering estimates, it may not be valid. The project does include a large contingency due to the lack of engineering estimates. One CPC member stated that a construction estimate can be preferred over an engineering estimate. Engineers don't know prices.

The CPC will cancel the meeting on February 5, 2026.

ADJOURN

At 9:58 PM motion to adjourn was made by Mr. Cosgrove, seconded by Mr. Swope. No discussion and approved by unanimous vote, 9-0-0.

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.