

**TOWN OF FRAMINGHAM**  
**SELECTMEN'S RECORDS**

\*REGULAR MEETING OF THE BOARD OF SELECTMEN FEBRUARY 17, 1971\*

The regular meeting of the Board of Selectmen was held at 6:45 p.m. Present: Mr. John F. King, Chairman, Mr. John F. DelPrete, Clerk, and Mr. Peter W. Ablondi.

WARRANTS:

#15 - Bill - February 16, 1971 - \$154,059.07  
#16 - ~~By~~ Rol 1 - February 16, 1971 - \$227,242.64

COIN OPERATED MACHINE LICENSE:

Bowlerama, Inc., 110 Mt. Wayte Ave., 3 coin operated machines.

COMMON VICTUALER'S LICENSE - Big Buy Food Center (First National Stores) - 340 Cochituate Rd. (Route 30 Mall).

POOL TABLE AND BOWLING ALLEY LICENSE - Bowlerama, Inc., 7 Pool Tables and 36 Bowling Alleys at 110 Mt. Wayte Ave.

SUNDAY ENTERTAINMENT LICENSES:

Caesar Tamagno Inc. d/b/a Monticello Restaurant, rear 90 Worcester Rd., Feb. 21, 1971:

1. Patron's dancing.
2. Singer, comic, dance team, M.C., trio, background music.

Bowlerama, Inc., 110 Mt. Wayte Ave., Feb. 21, 1971 to Feb. 13, 1972:

1. Pool tables.
2. Coin operated machines.

RATIFICATION:

Open, occupy and obstruct st. - Edgemere Land Corp., Parker Rd., install public sewer along Parker Rd., Feb. 12 to April 12.

JURORS:

The following were drawn to serve as jurors at Cambridge 3/15/71:

Mark E. Katzeff, 108 Beaver Terrace.  
Albert J. McAnulty, Jr., 41 Phelps Rd.  
Audrey Friedman, 7 Bosworth Rd.

APPOINTMENT OF SPECIAL POLICE OFFICER:

Gregory M. Pistetto was appointed a special police officer for a term of one year, effective 2/17/71.

APPOINTMENT OF SPECIAL POLICE OFFICERS - only for the purpose of performing the functions of school crossing guard - for a term of one year - effective February 18, 1971:

Mona Palanzi  
Dolores Kirkpatrick  
Bridget Martins  
Cecilia Demauro  
Ann Owens  
Pauline Dunn  
Lulu Pisco  
Jean Hauptman  
Pat Dubowik  
Lorraine Silvia  
Dorothy Tersoni  
Barbara Pascucci  
Caroline McGrath  
Jean Hanley  
Mary Croatti  
Vera Delprete  
Barbara Lepore  
Lois Ward  
Doris Oppicci  
Virginia Ryan  
Alice Dunton  
Doris Brown  
Mary Mills  
Gloria Pagano  
Elizabeth Renzi  
Mary Murphy  
Rita Yeager  
Carol Daniels  
Louise Hayes  
Barbara Paradiso  
Phyllis Rufo  
Helen Nadeau  
Elizabeth Schuberth  
Doris Cocoran

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APPOINTMENT OF SPECIAL POLICE OFFICERS - only for the purpose of performing the functions of school crossing guard - for a term of one year - effective February 18, 1971:

Geria Webb  
Patricia Cantwell  
Deris Sheenan  
Ann Santos  
Ellie Kearney  
Mary Bovee  
Lorraine Firmeran  
Josephine Kerns  
Thelma Towne  
Katie Svendsen  
Angelia Farrell  
Aggie Salvi  
Margaret Sleczkowski  
Theresa McIntyre  
Margaret Coppinger  
Mary Delaney  
Carol Zinck  
Sandra Tezani  
Mary Smith  
Marie Mulhern

EXECUTIVE SESSION:

The Board met in Executive Session with members of the Police Department regarding a police grievance, and other police matters.

The Board met in Executive Session with Mrs. Polly Behrmann regarding a recent robbery in her home. She explained that this was the fourth time and she and her family felt very insecure. All events and incidents were reported to the Board by Mrs. Behrmann relating to these robberies. She requested additional protection in her area, particularly inasmuch as there have been many such incidents in and around her neighborhood.

CYPRESS ASSOCIATES - CEDAR SWAMP LAND:

The Board conferred with representatives of Cypress Associates at 8:05 P.M. regarding future plans involving the Cedar Swamp Land. Present were Messrs. Nelson Aldrich, Arthur M. Winn, Edwin Abrams, Stanley Sydney and John Parello, and many South Side residents who are sponsoring an Article in the Annual Town Warrant proposing the Town take the 17 acres of Cedar Swamp for use as a school, fire station or other municipal purpose. Chairman John F. King opened the meeting by informing Cypress Associates that the purpose for scheduling this conference was to clarify the status and plans of the apartment project planned by them in order to avoid a similar situation that presently exists as a result of the taking of land in the Nobscot area. He also informed them that a general meeting of town boards, committees and individuals interested in the land taking article was to be held the following evening, February 18, 1971 at South High School in order to clarify each board's position. Mr. Sydney told the Board that Cypress Associates had acquired control of the apartment-zoned parcel of land on Cypress St. for the purpose of developing housing and satisfying a town need for moderate income housing. He noted that this parcel was selected because buildings proposed for the site conform to existing zoning and building code regulations, and that the site contained approximately 7.7 acres on which they intended to construct a 247 unit low and moderate income apartment project. He reviewed for the Board a "Fact Sheet" which he presented to the members of the Board of Selectmen which described in detail the type of units to be constructed, rent schedule, estimated tax return to the town, tenant selection, school age children involved, special facilities, parking, site work, drainage, management, profile of town employees, employment, the status of the development and financing.

Mr. Abrams explained that 25% of the apartments would be available under a direct federal rent supplement program as public housing for low-income residents who would pay 25% of their income, the rest to be made up by HUD. He added the remaining 75% of the apartments would be made available only to residents with a moderate income. In answer to a question raised by Chairman King regarding who would administer the program for the low income residents, Mr. Abrams explained they intended to work with the Framingham Housing Authority, and would be happy to submit this in writing. Replying to a question raised as to what guarantee the Town had that Framingham residents would receive priority, Mr. Abrams explained that within the framework of the Federal regulations, they would give absolute priority to those people who are displaced, and intended to respond to the needs of the Framingham community. He added they would work with those boards the Selectmen suggested. He elaborated on the way the program worked. However, in response to a question raised by Joseph Fedolfi, Jr., Mr. Abrams explained they would also be required by the State to give highest priority to displaced low-income tenants, even if they came from out of town.

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### CYPRESS ASSOCIATES (CONT'D.):

Replying to a question raised by Selectman DelPrete concerning the lease, Mr. Winn explained that it would take 16 2/3 years for it to be written off. Mr. DelPrete also made reference to paper streets in this area and suggested they check into this. Mr. Abrams explained the financial agreement with the Massachusetts Housing Finance Agency and the Federal Housing and Urban Development Department.

There was some discussion regarding the number of school children within this complex, and the need for a school on the South Side of Town. Donald Croatti, spokesman for the United Town Committee, questioned the net tax return to the town, pointing out that the school cost to Framingham taxpayers for the children generated by the project might cancel out the tax return. Mr. Croatti said the apartment project, based on a national school child per household average of 1.6 would generate about 400 children which would cost the Town \$320,000 to put them through the school system. Arthur Winn replied to Mr. Croatti that the national average is based on households and not apartments. He noted that studies he had viewed sets the average around .5 children per apartment. Further, he noted the Charles Downe's report commissioned by the Town puts the average school child per apartment at less than .2, thus, based on this study, the Cypress apartments would add less than 50 children to the school system. There was also much discussion regarding the construction and utility aspects of the project. Mr. Sydney assured the Board that there should be no concern. He told the Board he would have an inspector on the site at all times who would make recommendations to them. Selectman Ablondi pointed out that there is a great fear among some people in town that this project might be bringing another Columbia Point into the area. Mr. Abrams explained that the Cypress project is an entirely different situation. He said that whereas Columbia Point was financed by raising a public bond issue, the Cypress project was financed by a limited dividend private enterprise. He added also that the terms of his group's agreement with the State made it financially unattractive to divest themselves of their stake for at least 16 years. He said Cypress intended to manage the project throughout this period. Responding to Selectman DelPrete's observation that the South Side needed a school, Mr. Sydney noted it would cost more for a one story type building on this site. He explained the tract of land they owned lent itself to a high rise building. Replying to a question raised by Mr. Ablondi, Mr. Abrams explained they were only involved in 7.7 acres of this 17 acre tract, and they would give 8 feet of Cypress St. to the Town for widening purposes. Mr. Croatti referred to the Hatch Act hearing held on this parcel of land at which time there was no mention made of their intention to build these units. He also noted the danger that exists currently to children in this swamp land. Mr. Sydney advised they had developed plans to prevent this hazard, and would make other necessary changes after, if and when necessary. Mr. Croatti also questioned whether there would be provisions for adequate parking.

Selectman Ablondi expressed concern as to the cost to the taxpayers if the Town took the land. He asked the group what they would need to recover if the land was taken. Mr. Winn advised that if the Town Meeting votes to take this land by eminent domain, it would cost the taxpayers at least \$750,000 to \$1,000,000 which they have already sunk into architectural, engineering, accounting and legal fees, in addition to the land value. Mr. Sydney said they intended to begin construction as soon as they received a building permit, and if all goes according to schedule, the project would be finished and tenants moved in by the summer of 1972. Mr. Abrams noted again their surprise over the present controversy inasmuch as this land has been zoned for apartments, and it was not necessary to request zone changes.

On behalf of the Board of Selectman, Chairman John F. King expressed their thanks and appreciation to the Cypress Associates for their cooperation and willingness to express their plans. CYPRESS GARDENS FACT SHEET ATTACHED TO THESE MINUTES.

### TRAFFIC REGULATIONS:

The Board unanimously approved the recommendation of Sergeant Foley, Safety Officer to change the existing signs in front of Sportswear Stores, Inc. on Kendall Street to read No Parking - Loading Zone.

### MAIN STREET TRAFFIC REGULATIONS:

The Board acknowledged receipt of a letter from Sergeant Foley, Safety Officer under date of February 11, 1971 in which he advised that recommendations made by Mr. Thomas Waters at a previous meeting for the purpose of alleviating certain traffic problems on Main St. not be implemented as he felt that the changes being made by the State Department of Public Works will help remove the congestion. Selectman Ablondi requested assurance that the land donated by the developer of the apartment project would still be reserved for the Town at no additional cost whenever the Town is ready to widen Main St. Planning Board will be advised of this, and urged not to sign the parking permit for the apartment project until such time as assurance is given.

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### SNOW AND ICE REMOVAL - PRIVATE WAYS:

In accordance with the recommendation of the Engineering Department, in a letter dated February 12, 1971, the Board of Selectmen unanimously approved the addition of Mellon St. from Emily Road to 300 feet West to the list of private ways which are affected by the adoption of Chapter 40, Section 6-C relating to snow plowing of private ways. Public Works will be notified in order that they may take into consideration rubbish removal in this area. The Engineering Department will be requested to submit an updated list of private ways in the Town which are affected by the adoption of Chapter 40, Section 6-C.

### ADDITIONAL CLERICAL PERSONNEL-POLICE DEPARTMENT:

The Personnel Board referred to the Board of Selectmen a letter they had received from Police Chief Martins in which he notified them that he had requested through the Finance Committee approval to increase the position of S2 by two additional personnel for clerical work mainly. Finance Committee and Personnel Board will be advised that the Board of Selectmen will withhold any recommendation on this matter until after they have had an opportunity to discuss this matter with Chief Martins.

### AVAILABLE FUNDS:

The Board noted receipt of a letter from Arthur H. MacKinnon, Director of Accounts, State Department of Corporations and Taxation in which he advised the Board that the amount of available funds or "free cash" as of January 1, 1971 for the Town of Framingham is \$737,009.00 in accordance with the provisions of General Laws, Chapter 59, Section 23, as amended.

### CYPRESS SWAMP LAND:

The Board acknowledged receipt of a letter under date of February 10, 1971 from the Board of the Conservation Council of Framingham in which they recommended that a hydrological study be done on the Cypress Swamp land prior to a decision being made regarding the use of this land. This will be referred to the Engineering Department with a request that they report back to this office immediately so that the information will be available prior to Town Meeting.

### MT. WAYTE AVE AND FRANKLIN ST. TRAFFIC SIGNALS:

The Board acknowledged receipt of a letter from District Highway Engineer, C. F. Mistretta of the State Department of Public Works in which he advised that their engineering representative will investigate the Town's request for installation of traffic control signals at Mt. Wayte Ave. and Franklin St. and Mt. Wayte Ave. and Union Ave. and forward his recommendations to the Boston Office for approval. Sergeant Foley will be requested to follow up on this matter.

### PERMANENT PATROLMAN APPOINTMENT:

#### PROVISIONAL PATROLMEN APPOINTMENTS:

The Board unanimously appointed George Carey as permanent patrolman in accordance with the recommendation of Chief Arthur F. Martins, effective February 17, 1971. The Board also unanimously appointed the following as provisional patrolmen in accordance with the recommendation of Chief Martins, effective February 17, 1971: Troy Garron, Daniel Manning, Ronald Conrado, John Grenga and Valentin Ortega.

### TRANSPORT TRAILER PARKING-MEMORIAL BUILDING:

A complaint received from Robert T. Haggerty concerning Anchor Motor Freight Transportation Trailers parked in the Memorial Bldg. parking lot will be referred to the Police Department for investigation.

### FRAMINGHAM STATE COLLEGE PARKING:

Selectman Ablondi told the Board that the already existing parking problem in the State College area has increased. A meeting will be scheduled with Dr. Justin McCarthy and Sgt. Foley for discussion on possible ways to alleviate this problem.


### CENTRAL STREET BRIDGE:

The Board acknowledged receipt of a letter under date of February 9, 1971 from the Board of Public Works in which the Commissioners suggested postponing a joint meeting which had been scheduled with the Department of Public Works and a B. & W. Bus Line representative to discuss plans for repairs to the Central St. bridge, and to determine a possible alternate bus route for the convenience of the residents of the area. Mr. Colonna noted that negotiations with the Mass. Department of Public Works were presently taking place regarding a program to reconstruct this bridge, and requested delay of the joint meeting ~~for March 1, 1971~~ until approval is given. The Board will schedule a new date for this joint meeting for March 1, 1971.

### TAXI FARES:

Receipt was noted of a letter from Mrs. Laurence Beltzer regarding the high taxi fares charged. Discussion was held with Mr. Thompson of Tommy's Taxi Service regarding this complaint, and the status of the Taxi Cab By-Law. Mr. Thompson explained the rates charged by him were justified in order to meet his obligations. Further, he would not consider the by-law unless meters were approved for his taxis.

MEETING ADJOURNED AT 10:30 P.M.

  
John F. DelPrete, Clerk

"CYPRESS GARDENS" - Framingham, Massachusetts

FACT SHEET

In the fall of 1968, Cypress Associates acquired control of the apartment-zoned parcel on Cypress Street in Framingham, for the purpose of developing housing and satisfying a town need for moderate-income housing. We approached the lending institution, Massachusetts Housing Finance Agency (MHFA) requesting financing for this development. MHFA did an in-depth market analysis, determined the need for moderate-income housing and issued a commitment of funds.

Cypress Street was selected because buildings proposed for the site conform to existing zoning and building code regulations.

The site contains approximately 7.7 acres on which will be constructed 3 six-story buildings, which will cover one (1) of the 7.7 acres of land. There will be 43 one-bedroom units, 132 two-bedroom units and 72 three-bedroom units, totalling 247 apartments. The estimated cost of the project is \$7,250,000.00

The rent schedule, which includes heat, water and electricity, under the Act known as #236, are:

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| 1 BR - \$156.00 | 2 BR - \$184.00 | 3 BR - \$212.00 |
|-----------------|-----------------|-----------------|

Without the MHFA below-market interest program, these same units would be:

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| 1 BR - \$251.00 | 2 BR - \$279.00 | 3 BR - \$307.00 |
|-----------------|-----------------|-----------------|

The estimated tax return to the town is slightly over \$100,000.00, based on the same rate of tax return on other comparable housing in Framingham.

If the town deems it necessary and desirable, 25% (or 62) of the total units can be made available at even lower rents for housing for the elderly, or to meet needs of the Framingham Housing Authority.

TENANT SELECTION

Our commitment with Massachusetts Housing Finance Agency requires housing priority be given to Framingham residents, with the following MAXIMUM income

|         |                    |
|---------|--------------------|
| limits: | 1 BR - \$ 9,360.00 |
|         | 2 BR - \$11,040.00 |
|         | 3 BR - \$12,720.00 |

We expect to work with Framingham agencies, informing families who are living in sub-standard housing, displacees and those about to be displaced of the avail-

## "CYPRESS GARDENS"

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ability of these apartments, using the same priorities governing the Framingham Housing Authority. In a 1969 study, Mr. Bill Schneider, Housing Organizer for Framingham, reported "... it was found that over 400 families would be eligible for low-income housing and would apply for it. These are families often living in substandard housing, yet paying 40-50% of their income on housing".

### SCHOOL-AGE CHILDREN

In a report of January 1970, Mr. Charles Downes, Planning Board Consultant for the town of Framingham, stated his findings indicate .11 school-age children per apartment. This figure was based on all multi-family dwellings, other than public housing, since 1956.

### SPECIAL FACILITIES

There are three (3) tenant laundries, one in each building at ground level. Tot play areas are located within view of these laundry facilities for the convenience of the mother and the safety of the children.

### PARKING

Tenant and visitor off-street parking conforms to Framingham zoning requirements. There will be a total of 371 parking spaces.

### SITE WORK

Excavation and foundation work on the site will be performed in a normal fashion. Peat and organic material under the building areas will be removed and replaced with gravel. No ledge is anticipated on the site, which eliminates the necessity of the use of explosives.

### DRAINAGE

Construction plans incorporate installation of a large storm drain line in Cypress Street, at the developer's expense. Sizing of this pipe has been determined in consultation with the town to satisfy future town needs as well as this development's requirements. This installation will eliminate present dumping of water on the site from town drainage systems.

"CYPRESS GARDENS"

Fact Sheet

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If you have any questions or need further information, please feel free to contact any of the following people:

CYPRESS ASSOCIATES

Mr. Nelson Aldrich  
c/o Campbell, Aldrich Nulty 426-3322  
100 Boylston Street  
Boston, Massachusetts

Mr. Arthur M. Winn  
89 State Street 723-6185  
Boston, Massachusetts

Mr. Edwin Abrams  
Two Park Square 482-2747  
Boston, Massachusetts

Mr. Stanley Sydney  
c/o Sydney Construction Company 969-0280  
One Lincoln Street  
Newton Highlands, Massachusetts