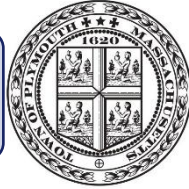


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By Kelly A McElreath at 3:29 pm, Jul 30, 2026



AGENDA
Zoning Board of Appeals
August 3, 2026
Great Hall, 26 Court Street
6:00 p.m.

Public Hearings

Case 4218 – Sean Galligan

10 Brewster Street, Map 17, Lot 145A

Special permit required per Section 203-9.C to expand a pre-existing nonconforming structure to construct a 12' x 18' rear deck located within 6' of side property line.

Case 4220 – Wayne & Rhonda Morris

128 Sea View Drive, Map 49, Lots 3-165, 3-187, and 3-188

Applicants must seek a variance per Section 202-5 to reduce an 18,000 SF lot in a 20,000 SF zone to 6,000 SF.

Case 4221 – Robert & Michelle Gilmore Trust

23 Bay View Avenue, Map 22, Lot 36B

Special Permit required per Section 203-9.C to expand a pre-existing non-conforming structure and or dimensional use table footnote 2 to reduce building setback to construct a 12.5' by 26.5' one story addition within front setback.

Case 4223 – William Smith

359 Lunn's Way, Map 123, Lot 1P-839

Special permit required per Section 203-1-C; "No Accessory Building shall be erected in any required front, side, or rear yard or within 10 feet of any principal building, except as authorized by Special Permit" to construct a 30' x 30' metal shed.

Other Business:

- Approval of Meeting Minutes

Adjourn

Upcoming Agenda Items (subject-to-date changes):

August 17, 2026

Case 4222 – Citizens Bank

6 Plaza Way, Map 104, Lot 14K-153

Seeking modification of Special Permit Case 3365 to change existing Restaurant use to Financial Institution use.

Case 4225- Appeal – Margaret Sheehan – Community Land & Water Coalition

71 Hedges Pond Road, Map 55, Lot 24-1

Seeking Zoning Board of Appeals enforcement, appealing denial by Department of Inspectional Services to enforce bylaw and permit.

Case 4226 – Curtis and Susan Heath

58 Heather Drive, Map 75, Lot 5-49

Special permit required per Section 203-1.C to construct an 18' x 40' Accessory Building within front and side setback.

September 7, 2026 – No Meeting – Labor Day

September 21, 2026

Case 4227 – John Crane and Michele Morris

120R Drew Road, Map 88, Lot 15C

Special Permit required per Section 206-2 to elevate existing structure 2 feet above Flood Zone A, keeping the same footprint.

Case 4228 – Plymouth Taskforce for the Homeless, Inc.

1 South Spooner Street, Map 1, Lot 3-7

Special permit required per Section 203-9.C to alter a pre-existing nonconforming use on a lot and per Section 205-10 (GC) and use Table A.1, footnotes (5) and seven (7) to waive the required minimum dwelling unit size to convert an existing detached commercial building to a two (2) family dwelling.

Case 4229 – Richard Rosen – Merrill Engineering & Land Surveyors

8 Carver Street, Map 20, Lot 77

Special Permit per Section 203-7.D Street Setback and Screening, Section 203-7.F Parking Design and Lighting Standards, Section 203-7.A.2 Accessory Off-Street Parking, Section 207-7.C.A Affordable Units Required, and Section 203-9.C Expansion or Alteration of Pre-existing Nonconforming Uses and Structures in order to construct eight (8) residential units in an existing building