

## **“Continued”: TL Edwards Gas Station Project at Sand-Gravel Site near Kingston Line**

**Zoning Board of Appeals**

**May 18, 2026**

**1820 Courtroom, Town Hall**

Board Members present: Chair Micheal Main, Vice-Chair Micheal Leary, Clerk Kevin O’Reilly, Edward Conroy, Alternate David Peck, Alternate Thomas Wallace. Absent: Peter Connor.

Others in attendance: Admin Assistant Denise DeCosta, Town Planner Spenser Dancause, Building Commissioner Jason Silva

**Brief Summary of Key Presentations and Discussions** - Meeting agenda can be found [here](#).

**Case 4198** Voting members: Misters Peck, Leary, Main, Conroy, and Wallace

### Proponent presentations and Board questions:

- Proponent Lawyer William Simms explained that TL Edwards wants to move his Cherry St. sand-gravel operation to another town and open a gas station-convenience store, that will attract other mixed commercial use.
- Engineer Eric Shuemacker displayed new drawings and explained how they are now changed from the original ones to reflect Board comments and concerns at the previous meeting.
- A few Board members asked questions, particularly Mr. Peck who expressed concern that important gas station technology was tightly packed into a small space and that it was also near an important APOD (Aquifer Protection Overlay District) line, the exact geographical position of which was in question.

### Public Comment:

- About seven abutters recommended denials in view of concerns related to the proposed project’s negative impact on traffic and clean water as well as gas tank placement, unsafe delivery of gas from large trucks in a small space and need for the proponent to provide updated maps of exactly where the APOD line lies in relation to the gas station.
- Margaret Sheehan of Community Land and Water Coalition representing Jones River Association in Kingston also recommended denial because of negative impacts on the very near neighboring town’s clean water.

### Board Discussion:

- Board members discussion centered around Misters Peck and Conroy’s concerns about clean water and exactly where the APOD line is located in relationship to the gas station. Mr. Leary wondered exactly where the Kingston well is located. Mr. Shuemacker offered that the building could probably be moved back 10 feet from the APOD line, as shown on the displayed drawing.
- Further discussion revealed that the necessary 4 votes to approve the project were not forthcoming, in spite of Chair Main’s attempts to gain consent for the project at this meeting.
- A unanimous vote passed to “continue” the project to the next meeting June 15, 2026 with agreement that only the yet-to-be-resolved APOD issue would be addressed and there would be no public comment.

**Case 4213** Voting members: Misters O’Leary, Main, O’Reily, Conroy, and Wallace

Proponent William Smith representing himself spoke a few words about his proposal to build an additional structure in his yard at 359 Lunn’s Way in the Ponds of Plymouth residential area.

Board Discussion:

- Mr. Leary and other Board Members expressed concern about the Proposed Plan that gave very few details about the number and type of structures on the lot, the driveway-septic-well placement, the existing new foundation (without building permit per Mr. Silva), the look of commercial buildings in a residential area, and how the fire department would be able to access all structures in case of fire.

Public Comment:

- Next door neighbor Douglas Wood read a statement by another abutter who stated that the proponent said he was building a 2-car auto garage to “fix cars”. Then he addressed his concerns about how further building construction could happen since the proponent’s only access was to drive heavy equipment over his yard to pour the foundation, without permission. Mr. Wood stated that he has now fenced his property. He also wondered if hazardous chemicals from a car repair garage would harm the aquifer, especially if they ran into the nearby storm drain.

Continued Discussion:

- After further discussion members voted unanimously to deny the project without prejudice and wait to see a complete set of detailed plans and to hear from the fire department and other abutters if any.

**Issues relevant to LWV position/programs:** Aquifer Protection/Water Quality, Hazardous Waste, Zoning By-Laws.

<b>Open Meeting Law (OML) Concerns</b>	<b>Yes</b>	<b>No</b>
Were all speakers audible to all attendees?	X	
Were motion wording, motion maker names, and votes audible to all attendees?	X	
Were minutes posted per OML?		X <sup>1</sup>
Was public recording permitted and announced?		X <sup>2</sup>
If conducted, was Executive Session for one of 10 reasons per OML?	NA	
X <sup>1</sup> All minutes since Jan 2020 have been posted except Feb 2 and 9, 2026 X <sup>2</sup> No announcement made.		

<b>Public Meeting Best Practices</b>	<b>Yes</b>	<b>No</b>
Was a name card for each Member in place and readable by attendees?	X	

# Observer Corps Report



Were visuals presented during the meeting visible to all attendees?	X	
Were all in attendance civil and courteous to each other?		X <sup>1</sup>
Did Members follow their published Policies and Procedures, if any?	X	
Was any conflict of interest disclosed, per State Ethics Law or Plymouth By-Law?		X
Was there an opportunity for public comment as encouraged by Attorney General?	X	
X <sup>1</sup> This last meeting of the Chair included multiple loud, angry back and forth verbal exchanges between himself, other board members and one public speaker.		

**Observer name and date:** Martha Vautrain May 21, 2026

- Link to recording on [The Local Seen](#), if available.
- When the official minutes from this meeting have been approved, they will be available on the Town website at [Plymouth Agendas & Minutes Center](#).