

## **ZBA Considers New Gas Stations and a House Rebuild**

**Zoning Board of Appeals**

**April 27, 2026**

**Great Hall, Town Hall**

Members present: Chair Michael Main, Vice-Chair Michael Leary, Clerk Kevin O’ Reilly, Edward Conroy, David Peck (Alternate)

Members absent: Peter Connor, Thomas Wallace (alternate)

Town employees at the table: Admin Assistant Denise DeCosta, Building Commissioner Jason Silva

### **Summary of important agenda items**

Michael Main opened by saying that this would hopefully be a quick meeting. He asked Clerk O’Reilly to read the first agenda item into the record, a continuance request for **Case 4198**, TL Edwards, Inc, by Mckenzie Engineering Group. This is a gas station and convenience store to be constructed at 360 Cherry Street. The request was for a continuance to May 18· 2026. Peck made a motion to grant the continuance, and it was voted unanimously in favor.

**Case 4123** was next to be considered, an update to an application for a modification to the permit. The engineer for the project at 86 Sandwich Street, an existing gas station currently under construction, was asking for a modification to bring the building up to fire codes. It requires a change to the decking and canopy. The owner would like to replace the fascia while this is being done. Building Inspector Silva said he should go back to the Board to see if this is a minor change. The engineer provided plans showing the existing canopy. Main opened public comment on this but there was none. The Board discussed this briefly and agreed that it was an insubstantial change. Leary brought up a letter from an abutter about the construction hours. He and Main agreed that there was no way to change the usual 7 am to 7 pm work hours. Peck made a motion to declare it an insubstantial change and it was voted unanimously in favor. Building Commissioner Silva asked that they also present their changes to the local Historic Commission.

**Case 4212** was read into the record by Clerk O’Reilly. The applicants are David and Astrid Hendren, who are asking to demolish a single-family home on 61 Crescent Avenue to rebuild a 2-story home in the same footprint. Chris Anderson, Merrill Engineers and Land Surveyors, presented on behalf of the applicants. The existing home is deemed a teardown. It is non-conforming and has a flat roof. The proposed rebuild would have a pitched roof and would be considered an expansion because of the second story. Elevation plans were shown to the Board. Anderson said the Planning Board asked for erosion control and that they would be open to those requests. Peck asked about the three-bedroom limit and whether they were going to adhere to that. The applicant, Astrid Hendren, came to the podium to say that they will use it as a two- bedroom. There was some discussion about what rooms were useable as bedrooms in the plans. Peck said he would like to deed restrict

it to three bedrooms. Conroy said that he thought that was unnecessary, but he would go along with it. On further discussion, Peck yielded his request for a deed restriction. Leary made a motion to approve, with seven conditions from engineering. Anderson said they were fine with the conditions. Peck seconded the motion and the Board voted unanimously to approve.

The motions to approve the minutes of April 6 and April 13 were voted unanimously in favor. Meeting was adjourned.

**Issues relevant to LWV position/programs:**

<b>Open Meeting Law (OML) concerns</b>	<b>Yes</b>	<b>No</b>
All speakers audible to all attendees?	X	
Motion wording, motion maker names, and votes audible to all attendees?	X	
Minutes from previous meeting posted per OML?	X	
Was public recording permitted and announced?	NA	
Executive Sessions were for one of 10 reasons per OML?	NA	

<b>Public Meeting Best Practices</b>	<b>Ye s</b>	<b>No</b>
Was a name card for each Member in place and readable by attendees?	X	
Were visuals presented during the meeting visible to all attendees?	X	
Were all in attendance civil and courteous to each other?	X	
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?		N
Was there an opportunity for public comment as encouraged by Attorney General?	X	
Comments, Footnotes:		

**Observer:** Susan Ferrari Dwyer, April 28, 2026

**Local Seen Recording:**

[https://www.youtube.com/results?search\\_query=plymouth+zoning+board+of+appeals+4%2F27](https://www.youtube.com/results?search_query=plymouth+zoning+board+of+appeals+4%2F27)

- When the official minutes from this meeting have been approved, they will be available on the Town website at <https://www.plymouth-ma.gov/agendacenter>