

**Planning Board Agenda**  
**January 14, 2026**  
**1820 Court Room, 26 Court Street**  
**7:00 p.m.**

Members of the public wishing to speak during Public Comment shall adhere to the Planning Board's Public Comment Policy which can be found on the Town's website:

<https://www.plymouth-ma.gov/DocumentCenter/View/4595/Planning-Board-Public-Comment-Policy>

Pursuant to Chapter 2 of the Acts of 2025, An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed into law on March 28, 2025, this meeting will be conducted via remote and in person participation.

Members of the public who wish to participate in the meeting may do so in the following manner: In-person or download the "Zoom" meeting application, visit the following Zoom Link: <https://townhall-plymouth-ma-us.zoom.us/j/91259182144> join meeting by using *Meeting ID*: 973 1572 9062 *Passcode*:734264 dial +1 929 205 6099 US, join meeting by using *Meeting ID*: 973 1572 9062 *Passcode*: :734264 (Voice Only).

**7:00 Administrative Notes:**

**Minutes:**

December 3, 2025

December 17, 2025

**RECEIVED**

*By Kelly A McElreath at 1:13 pm, Jan 12, 2026*

**Covenants, Plans, and Releases:**

PB-654 Sheridan Home Builders Inc, Lot Release Map 120 Lots 4-5, 4-14, 4-15, 4-20, 4-22, 4-38, 4-39, 4-44, 4-46 and Lot 4-50

**Form A:**

A4909 - 0 Center Hill Rd, Mario A Artiano Map 050 Lot(s) 004-005 to divide and create two lots.

**Announcements:**

**7:05      Cedarville Steering Committee Appointments – 1 Vacancy, Exp June 2027**

Joseph Assitadoo

Michael Laznik

Kerry Wooten

**ZBA 4198 360 Cherry St, TL Edwards**

Special Permit required per Section 205-16 and use table to allow automobile filling station and convenience retail and service uses in the Mixed Commerce (MC) district to construct a gas station and convenience store building with drive-through. Site plan must show proposed loading area. Parcel ID: 102-000-011B-000

**Plymouth Comprehensive Plan Update**

**Discussion of Planning Board Policies:**

Draft Plymouth Planning Board Policies / Procedures Handbook

Staff updates

**Other Business:**

*"Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting."*

**Upcoming Agenda Items (subject to change):**

February 11, 2026

- **ZBA 4199, 168 Warren Ave, Ryan & Kate Burke**

Applicants are seeking relief per ZBL section 203-9 subsection C in order to demolish the existing structure down to the foundation due to unsafe and deteriorated framing to construct a new code-compliant single-family dwelling on the existing foundation with modest footprint expansions. The new home will include two stories, approximately 2,080sq. ft/ of living space, and a layout consisting of 3 bedrooms and 3 bathrooms. Proposed ridge height is 28.1 feet. See existing ZBA case 4164 for approved relief for additions and modifications to structure.

Parcel ID: 041-000- 029-006

- **ZBA 4203, 7 Bay Colony Dr, Lesueur Family Trust**

Special permit required per section 203-1.c accessory building location to waive the required side setback for a post-facto building.

Parcel ID: 042-000-019A-012