

Zoning Board of Appeals
Agenda
January 5, 2026, at 6:00 pm
Great Hall, 2nd Floor, 26 Court St., Plymouth

6:00 P.M.

Public Hearing

Case 4196 – Briggs Halfway Pond Realty Trust

39 Gallows Pond Road

Special permit required per section 203-9.C to relocate, alter and expand a pre-existing nonconforming dwelling on a lot with more than one principal residential building

Case 4183 and 4184 – Pulte Group

Continued from September 29, 2025, October 20, 2025, November 10, 2025, December 1, 2025, and December 15, 2025

39 Hedge Road, Map 6, Lots 56-1 & 6-58F

24 Sandri Drive, Map 6, Lot 62B, 62C-3, 62C-2 and Map 1, Lot 1B

Two applications for a comprehensive permit filed by **Pulte Group** pursuant to **Chapter 40B** Section 20-23 of Massachusetts General Law. One of the proposed projects consists of 63 homeownership condominium units in a six-story garden style building with associated parking and amenities on 2.7 acres comprised of four lots located **24 Sandri Drive**, Plymouth, MA (Parcel ID 006-000-062B-000, 006-000-062C-003, 001-000-001B-000 and 006-000-062C-002) within the Light Industrial and Waterfront Zoning Districts. The second project consists of 100 homeownership condominium units in two garden style buildings containing 50 units each with associated parking and amenities on 6.7 acres comprised of two lots located at **333 Court Street and 39 Hedge Road**, Plymouth, MA (Parcel ID 006-000-058F-000 and 006-000-056-001) within the Multi-Family Residential (R20-MF) zoning district. Plans for both projects prepared by TEC, Inc. are on file at Town Hall with the Planning and Development Division. For both projects, 25% of the proposed homeownership units will be deed-restricted as affordable housing for households earning up to 80% of the Area Median Income.

Case 4195 – MEGRYCO

139 Sandwich Street, Map 22, Lots 97C, 97D, 87A

Special permit required per section 203-9.c to allow expansion or alteration of pre-existing nonconforming uses and structures to construct a thirty-three (33) unit multi-family building; per Section 203-7.F.2 to reduce parking stall width; per section 203-7.C.2 to reduce the separation of abutting driveways; and per section 207-7 for inclusionary housing to allow three (3) affordable dwelling units.

Other Business: Approval of Meeting Minutes

Upcoming Agenda Items (subject to date changes):

January 19, 2026 – Holiday – Town Hall Closed

January 26, 2026 – (added meeting)

Case 4197 – David Cachopa – Rockwood Design

9 Bay View Avenue, Map 22, Lot 48B

Special permit required per section 203-9.C to expand or alter a pre-existing nonconforming structure and waive the required side setback

Case 4198 - TL Edwards, Inc. – McKenzie Engineering Group, Inc.

360 Cherry Street, Map 102, Lot 11B

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.

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By Elveera Gallino at 1:35 pm, Dec 29, 2025

Date to be Determined

Case 4180 – ZS Trust, LLC – Continued from September 15, 2025

9 Samoset Avenue, and 772 State Road, Map 48, Lots 241A and 242A

Special Permit required per Section 203-9.C to expand or alter a pre-existing nonconforming use and structure and per Section 205-5 (R-20SL) use table (A.2) to convert the use of a detached building to a two-family dwelling; and if required per Section 203-7.F.2 to waive the required off-street parking area width.

January