

**Zoning Board of Appeals
Agenda
Monday, April 7, 2025, at 6:00 pm
Great Hall, 2nd Floor, 26 Court St., Plymouth**

******PLEASE TAKE NOTE OF CHANGE IN MEETING TIME TO 6:00 P.M. BEGINNING IN APRIL 2025******

6:00 P.M. - Public Hearing:

Case 4154 – 71 Hedges Pond Road -Appeal – Continued from 3-17-25

Troy Currence, Michiah Statis, Tony Ferretti, Leslie Jonas, Kitty Hendricks, Malissa Costa, Linda Coombs, Jessica Royster, Chelsey Adams, Deborah Igo, Karen Ballinger, Mary Tincher, Howard Tincher

71 Hedges Pond Road, Map 55, Lots 24-1 and 24-2

Appeal of Building Permit B-24-448 and Zoning Permit Z-24-1029

Case 4159 – 71 Hedges Pond Road - Appeal

Troy Currence, Michiah Statis, Tony Ferretti, Leslie Jonas, Kitty Hendricks, Malissa Costa, Linda Coombs, Jessica Royster, Chelsey Adams, Deborah Igo, Mary Tincher, Howard Tincher, Sybil Holland, William Lawrence Ellen Russell, Peter Foley, Gerald Zeoli, Cheryl Zeoli, Bobby Martin, Derek Notman, Yana Andrea Klimova, Susan Pleadwell, Debbie Murphy, Jack Murphy, Sarah Mahoney, Judith Kaechele, Meagan Doliber-Ash, David Ash

71 Hedges Pond Rd, Map 55, Lots 24-1 and 24-2

Appeal of Cease-and-Desist Request

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By Kelly A McElreath at 4:57 pm, Mar 25, 2025

Other Business: Approval of Meeting Minutes

Upcoming Agenda Items (subject to date changes) :

April 14, 2025 @ 6:00 P.M.

- **Case 4123 – OpenGov # 4155 - Kanaan Realty Group 3, Inc.**
86 & 88 Sandwich Street, Map 23, Lots 51 and 52A
Major Modification of Special Permit – Case 4123

Informal Hearing:

- **Case 3439R – Ace Hardware**
2290 State Road, Map 54, Lot 5-3-1C
Discuss Zoning Bylaw Violation

May 5, 2025 @ 6:00 P.M.

- **Case 4156 – Zohaib Shahid**
772 State Road, Map 48, Lots 49-241A & 49-242A
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 use to two-family dwelling, modified 12-5-24.