

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

**Case 4217 (Appeal) – Christopher J. Davidson, Esq. representing abutters of 4 Brown Bear Circle  
4 Brown Bear Circle, Map 48, Lot 18-1**

Appeal a denied Request for Enforcement by the Building Commissioner

**Case 4219 – Michael & Carol Skorulski  
107C Taylor Ave, Map 45C, Lot 42**

Special Permit required per section 203-9.C to alter and enlarge a pre-existing nonconforming structure to construct a third story living space addition.

**Informal Hearing:**

**Case 4197 - David Cachopa**

**9 Bay View Ave, Map 22, Lot 48B**

Minor modification of Special Permit Case 4197

**Other Business:**

- Reorganization of Board
- Approval of Meeting Minutes (if any)

**Discussion:** *May include topics not reasonably anticipated by the Chair 48 hours in advance of the meeting*

**Upcoming Agenda Items (subject to date changes):**

**July 20, 2026**

**KP Law Training session**

**August 3, 2026**

**Case 4218 – Sean Galligan**

**10 Brewster Street, Map 17, Lot 145A**

Special permit required per Section 203-9.C to expand a pre-existing nonconforming structure to construct a 12' x 18' rear deck located within 6' of side property line.

**Case 4220 – Wayne & Rhonda Morris**

**128 Sea View Drive, Map 49, Lots 3-165, 3-187, and 3-188**

Applicants must seek a variance per Section 202-5 in order to reduce an 18,000 SF lot in a 20,000 SF zone to 6,000 SF

**Case 4221 – Robert & Michelle Gilmore Trust**

**23 Bay View Avenue, Map 22, Lot 36B**

Applicant must seek Special Permit per 203-9 (C) to expand a pre-existing non-conforming structure and or dimensional use table footnote 2 to reduce building setback in order to construct a 12.5' by 26.5' one story addition within front setback.

**Case 4223 – William Smith**

**359 Lunn's Way, Map 123, Lot 1P-839**

Special permit required per Section 203-1-C; "No Accessory Building shall be erected in any required front, side, or rear yard or within 10 feet of any principal building, except as authorized by Special Permit" to construct a 15' x 30' metal shed

**RECEIVED**

*By Kelly A McElreath at 4:31 pm, Jul 01, 2026*