

ZONING BOARD OF APPEALS

AGENDA – THURSDAY, JANUARY 15, 2026

@ 7:30 PM

LOCATION – TOWN HALL, 10 PEARL STREET

TO BE HELD BOTH VIRTUAL & IN PERSON @ 3rd FLOOR YAITANES CONFERENCE ROOM

In accordance with Chapter 2 of the Acts of 2025, which extends the Governor’s March 12, 2020 “Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20,” until June 30, 2027, this meeting will be conducted both in person and virtually via Google Meets.

To join via Google Meets: **meet.google.com/xiu-whne-sux or Phone 1 662-516-5718 PIN: 562 348 390#**

Case No. and Date Filed	Property Address	Relief Requested	Public Hearing Status	Decision Deadline
Case 4342 Filed November 18, 2025	38 Phillips Avenue Michael Catarius	Special Permit – In order to convert an existing one family dwelling into a two family dwelling	Hearing is scheduled for January 15, 2026 @ 7:30PM	Decision must be filed into Town Clerk’s Office 90 days from close of public hearing
Case 4343 Filed December 18, 2025	295 Canton Street M & D Core, Inc Represented by JDE Civil, Inc.	Special Permit – In order to reconstruct a building which causes the structure to be located other than the original footprint	Hearing is scheduled for January 15, 2026 @ 7:32PM	Decision must be filed into Town Clerk’s Office 90 days from close of public hearing
Case 4337 Filed September 9, 2025	46 Britton Avenue Cathal Walsh Represented by George Hailer – DSG Law	Special Permit – In order to convert an existing two family dwelling into a four family dwelling	Hearing is scheduled for October 16, 2025 @ 7:32PM Cont’d to November 6, 2025 Cont’d to January 15, 2026	Decision must be filed into Town Clerk’s Office 90 days from close of public hearing
Case 4341 Filed October 16, 2025	295 Canton Street M & D Core, Inc Represented by JDE Civil, Inc.	Variance – Minimum lot area in order to combine four lots to create one lot	Hearing is scheduled for November 20, 2025 @ 7:30PM Cont’d to January 15, 2026	Decision must be filed into Town Clerk’s Office by January 27, 2026

DELIBERATIONS – PUBLIC HEARING CLOSED - CAN BE TAKEN UP ANY TIME DURING SCHEDULED MEETING

CASE #3582MM @ 1516-1540 TURNPIKE STREET – SPECIAL PERMIT

* MINUTES:

* CORRESPONDENCE:

* EXECUTIVE SESSION IF NECESSARY

* MAY BE TAKEN UP ANY TIME DURING PUBLIC MEETING