

MAR 17 2025

Dighton Conservation Commission
Public Meeting Agenda
Thursday 3/20/2025

Time: 2:20 PM
By: SC

Public Meeting Opens at 6:00 PM at the Old Town Hall, 1111 Somerset Ave. This meeting is video, and audio recorded for Cable Broadcast and Internet posting on “www.dighton-ma.gov”, and YouTube.

Meeting starts with the **Pledge of Allegiance**

HEARINGS & POSSIBLE DELIBERATIONS

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Tim Cusson of Parallel Products Solar Energy for construction at 2200 Lewis Street (Map 14, Lot 41) of two solar canopies and associated utilities. A portion of the work project falls within jurisdictional wetland resource areas. Peer review proposal received from Weston & Sampson. (MADEP File# SE017-0513). Applicant withdrew the application on 2/24/2025.

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Angela Lawrence at 418 Old Somerset Ave (Map 4, Lot 5) to raze an existing dwelling within the 100' buffer zone and construct a new single-family home and associated access and utilities. A portion of the work falls within jurisdictional wetland resource areas. (MADEP File# SE017-0517)

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Long Built Homes to construct a new single-family home at 0 Clubhouse Drive (Map 21, Lot R61) with utilities and associated access. A portion of the work falls within jurisdictional wetland resource areas. (MADEP File # SE017-0515)

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Long Built Homes to construct a new single-family home at 0 Clubhouse Drive (Map 21, Lot R32) with utilities and associated access. A portion of the work falls within jurisdictional wetland resource areas. (MADEP File# SE017-0516)

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from Holly Grotta at 1325 Rebecca Road (Map 13, Lot 113) for a septic system repair, with associated site grading and disturbance within the buffer zone of a bordering vegetated wetland, and within the Riverfront area of the Segreganset River. (MADEP File# SE017-0518)

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from Ronald Oliveira to upgrade a subsurface sewage disposal system with associated grading at 1030 Oak Street (Map 6, Lot 27). A portion of the work is within jurisdictional wetland resource areas. (MADEP File# SE017-05XX)

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from Carl Rebello of Bell Farm Estates, LLC at 0 Milk Street & 0 Council Oak Way (Map 17, Lots 109, 135, & 208) for the construction of a 26-lot subdivision with associated roadway and infrastructure- “Bell Farm Estates”. A portion of the work falls within jurisdictional wetland resource areas. (MADEP File# SE017-05XX).

Review/Discuss/Act New Hearing: Request for Determination of Applicability (RDA) application from David Tavares for 0 Horton Street (Map 10, Lot 112) to construct a single-family home and septic system outside the 100' buffer zone and to maintain an existing lawn and cart path within the buffer zone.

Review/Discuss/Act New Hearing: Request for Determination of Applicability (RDA) application from Frank Luongo for confirmation of wetland line as shown on the plan to accompany an RDA filing at 0 Horton

RECEIVED

Town Clerk-Dighton, MA

Street (Map 10, Lots 28 & 29).

MAR 17 2025

CERTIFICATE OF COMPLIANCE

None

Time: 2:20 PM

ENFORCEMENT

By: SC

Review/Discuss/Act-2371 County Street (Map 20, Lot 65) Proposed Mitigation Plan by Northcounty Group, Inc. revised 8/6/24. Received revised mitigation plan on 1/16/2024. Reviewed revised mitigation plan on 1/22/25. Some edits remain to comply with earlier requests. Consultant met with Agent and member to review plan. Further edits are necessary to comply with the agreed upon edits. *Site visit with MassDEP scheduled for 3/6/2025, the result of the site visit is as follow: John DeSousa will deliver a revised plan by March 31st, 2025; The revised plan will undergo review at the April (April 17th) Conservation Commission hearing; and Implementation (work begins) within two weeks of the final plan approval (Mid-April). Implementation shall begin within two weeks of the April 17th Conservation Commission hearing. The plan revisions were emailed to the consultant again on 3/12/2025.*

2470 Pleasant Street (Map 20, Lot 55) - Previous filling made to wetland on property. Follow-up letter sent out on 12/30/24. Follow up email sent on 1/22/2025. Agent sent another email on 3/17/2025.

710 Center Street (Map 9, Lot 154) – Violation (cutting & clearing) on the Conservation Restriction land observed. Follow-up letter sent out on 12/30/24.

Hart Street (Map 19, Lot 2) – Multiple violations - Existing Conditions & Mitigation Plan by Northcounty Group, Inc. dated 10/16/24, revised 12/16/24 Site visit on 1/8/2025. MassDEP contacted us on 2/6/2025 to set up a site visit. *Site visit with MassDEP scheduled for 3/6/2025, the result of the site visit is as follow: it was discussed John DeSousa will deliver a revised plan by April 30th, 2025; The revised plan will undergo review at the May Conservation Commission hearing; and Implementation (work begins) within two weeks of the final plan approval. John will deliver a revised plan by April 30th, 2025; The revised plan will undergo review at the May Conservation Commission hearing; and Implementation (work begins) within two weeks of the final plan approval.*

1070 Smith Street (Map 10, Lot 15-2) Wetland violation (cutting & clearing) Follow-up letter sent out on 12/30/24. Zenith Consulting contacted me on 1/2/2025 that they are working on a filing coming to us soon.

1030 Oak Street (Map 6, Lot 27) Wetland violations (clearing, cutting, filling) Site visit with new owner (Oliveira Investments c/o Ronald Oliveira) on 11/12/24. NOV sent on 2/10/2025 via certified mail. *Site visit scheduled for 3/18/24.*

2134 Horton Street (Map 7, Lot 26-1) New wetland violation observed when on-site for a pre-application site visit for a shed. Owner will attend meeting. *Site visit scheduled for 3/18/24.*

OTHER BUSINESS

Review/Discuss/Act- Meeting Minutes (October 17, 2024 & February 20, 2025)

Bills Payable – Review Bills Payable since last meeting

CORRESPONDENCE

Review/Discuss/Act: correspondence concern regarding Lewis Street

PUBLIC INPUT

ADJOURNMENT

This Agenda is subject to revisions/additions prior to the meeting to extent allowed by law. The Old Town Hall is a Handicapped Accessible Building.

The next Conservation Commission Meeting is Thursday, April 17th, 2025

RECEIVED
Town Clerk-Dighton, MA

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