



**Dighton Conservation Commission
Public Meeting Agenda
Thursday 6/26/2025**

RECEIVED
Town Clerk-Dighton, MA

JUN 23 2025

Time: 10:35 pm

By: [Signature]

Public Meeting Opens at 6:00 PM at the Council on Aging at 1059 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 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# SE017-0520). Weston & Sampson provided a peer review.

Review/Discuss/Act **Continued Hearing:** Notice of Intent (NOI) application from T&A Realty Trust Antonio Almeida, Trustee "Almeida Ridge Residential Subdivision" to construct roadway, stormwater infiltration basins, associated grading, and utilities at 0 Williams Street (Map 21, Lot 20). A portion of the work falls within the 100' buffer zone to a BVW (MADEP File# SE017-0522). Weston & Sampson provided a peer review.

Review/Discuss/Act **Continued Hearing:** Notice of Intent application from Zero Elm Street, LLC at 2231 Elm Street (Map 20, Lot 84-4) to construct a storage building with associated drainage, parking lot, grading and landscaping. A portion of the work falls within the buffer zone to a BVW (MADEP File# SE017-0523). Weston & Sampson provided a peer review.

Review/Discuss/Act **Continued Hearing:** Notice of Intent application from Kevin & Aleksandra Messier at 921 Williams Street (Map 8, Lot 18-2) to construct an approximate 22' x 32' studio complete with utilities, sidewalk, landscaping as well as to install a 24' diameter above ground pool complete with deck, stairs, utilities. A portion of the work falls within the buffer zone to a BVW (MADEP File# SE017-0524).

Review/Discuss/Act **New Hearing:** Request for Determination of applicability from Michael Rodriques at 1824 Smith Street (Map 14, Lot 16-2A) to construct a garage with driveway and associated site grading, within the 100' buffer zone of an isolated vegetated wetland.

Review/Discuss/Act **New Hearing:** Request for Determination of Applicability application from Nina & John Mourau at 1070 Smith Street (Map 10, Lot 15-02) for an after the fact filing to widen an existing driveway, place gravel for parking, re-locate existing shed onto new gravel area, construct retaining wall, construct playground, restore disturbed area with a conservation seed mix, re-direct roof drains into a subsurface drain pipe and re-loam and seed all disturbed areas. Most of the work falls within a regulated wetland buffer zone.

CERTIFICATE OF COMPLIANCE

None

ENFORCEMENT

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. A revised plan was received on 3/28/2025. At our 4/17/2025 meeting we reviewed and approved the plan with conditions as shown on plan notes. Work was to commence within 2 weeks of approval. *Email from Northcounty Group received on 6/23/2025.*

2470 Pleasant Street (Map 20, Lot 55) - Previous filling made to wetland on property. Agent sent a second certified letter on 4/10/2025. *Email from owner received on 5/13/2025.*

710 Center Street (Map 9, Lot 154)- Violation (cutting & clearing) on the Conservation Restriction land observed. Follow-up letter sent out on 12/30/2024. *Phone conversation on 6/18/2025.*

880 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. *A new plan was received on 5/7/2025 and approved at our 5/15/2025 meeting and work was to commence within two weeks of the final plan approval. Update.*

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. Agent observed earthwork on the property on 5/7/2025. Agent emailed owner and consultants on 5/7/2025 to stop work. *Site visit on 5/29/2025. RDA with proposed plan submitted 6/9/2025.*

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. Restoration work with erosion controls is underway. *Update.*

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. At our 4/17/2025 meeting we reviewed and approved the restoration plan. *Update.*

260 Country Hill Drive (Map 9, Lot 17-19) Complaint received. New buffer zone violation observed on 4/9/2025. A site visit was conducted on 5/5/2025. *Update.*

662 Somerset Ave (Map 9, Lot 18) Complaint received. New wetland violations observed on 4/23/2025 at site visit. *Update.*

2365 Elm Street (Map 20, Lot 91) Violations observed when Agent was on-site for site visit for building permit for shed. *Update.*

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2625 Lewis Street (Map 21, Lot 47C) New buffer zone violations observed on 5/8/2025. *Update.*

OTHER BUSINESS

Review/Discuss/Act–Proposed warrant article for Conservation Revolving Fund

Review/Discuss/Act- Meeting Minutes (March 20, 2025, April 17, 2025, May 15, 2025)

Bills Payable – Review Bills Payable since last meeting

Encumber funds for FY 2026

Review/Discuss/Act– SRPEDD red-lined version of the Conservation Subdivision Bylaw

CORRESPONDENCE

Review/Discuss/Act: BOH Meetings 5/20/2025 & 6/17/2025 & complaint regarding 1901 Milk Street

PUBLIC INPUT

ADJOURNMENT

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This Agenda is subject to revisions/additions prior to the meeting to extent allowed by law. The Council on Aging is a Handicapped Accessible Building.

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