



Zachary Caron, Chairman  
 Gregory Logan, Vice Chairman  
 Jonathan Gale, Clerk  
 Susan Gray Pritchard, Member  
 David Phillips, Member  
 Alys Vincent, Member

**ZONING BOARD OF APPEALS**  
**Regular Meeting /Public Hearing**

Tuesday, September 26, 2023, 2023  
 Old Town Hall  
 1111 Somerset Ave, Dighton, MA 027

**RECEIVED**

Clerk-Dighton, MA

OCT 25 2023

Time: 10:08 AM  
 By: S.C.

*Video and audio of the meeting is available to watch on Comcast Local TV 9 or on the Town of Dighton Planning & Land Use YouTube Channel.*

Meeting was called to order by Chairman Zachary Caron at 7:01 PM. Member Alys Vincent was absent.

The Pledge of Allegiance was recited.

The Board formally introduced themselves and determined the next meeting will be 7:00 PM, Tuesday, October 24, 2023.

REVIEW/DISCUSS/ACT: Stonegate Landing, LLC, Westerly Side of Somerset Ave (Map 9), Status Update of Phase I

Richard Federoff appeared before the Board with a status update of the Stonegate Development. Mr. Federoff's email dated September 26, 2023 was read into record. Mr. Federoff will continue to work on the making the playground compliant so that the residents can use it. Mr. Federoff will provide bi-annual/annual ledgers at the next scheduled meeting. Mr. Federoff is working on the Homeowners Association Agreement (HOA), however, states that communication is difficult with some of the residents. Mr. Federoff is working with monitoring agent Veronica Truell of the Massachusetts Department of Housing and Community Development (DHCD) and the U.S. Department of Housing and Urban Development (HUD) in obtaining contact information for the residents and to streamline the process.

Monitoring Agent Veronica Truell, who attended by ZOOM, encouraged Mr. Federoff to resume working on creating a full HOA or hire a Property Management Team. Ms. Truell noted that costs incurred by the HOA, as Mr. Federoff claims, may be difficult since cost ledgers have not been provided. It is Ms. Truell's opinion that once the HOA is fully functioning, then costs incurred to the residents can be billed.

Attorney Marguerite Mitchell, who attended by ZOOM, advised the Board and the residents of Stonegate landing that the Board does not have jurisdiction over the Homeowners Association, therefore, Mr. Federoff must work with Ms. Truell and the residents.

Tom Kirinsky's email dated September 2, 2023 was read into record.

PUBLIC INPUT

Marc Mason appeared before the Board seeking guidance on submitting a Special Permit Application for a two-family home located at 2098 Winthrop Street. The Board advised Mr. Mason that an answer could not be provided today, however, advised to submit the application.

Jonathan Gale sought the Board's consideration on appointing him as a volunteer 40B liaison in the capacity of providing information or referrals. Zachary Caron, Chairman stated he would like to talk to Town Administrator Mike Mullen first.

CORRESPONDENCE

None.

Approval of Meeting Minutes

None.

Adjournment

Gregory Logan motioned, David Phillips seconded to adjourn at 8:15 PM.

VOTE:	ZACHARY CARON, CHAIRMAN	AYE
	GREGORY LOGAN, VICE CHAIRMAN	AYE
	JONATHAN GALE, CLERK	AYE
	DAVID PHILLIPS, MEMBER	AYE

Respectfully submitted,  
Kerrie J Easterday Office Manager  
Planning Board & Zoning Board of Appeals

**List of Documents Presented:**