



# TOWN OF DIGHTON

PLANNING BOARD  
979 SOMERSET AVENUE  
DIGHTON, MA 02715  
Tel: (508) 669-6431, Ext. 114  
Fax: (508) 669-4509

Jeff Carvalho, Chairman  
Daniel Higgins, Vice Chairman  
Christopher Cunha, Clerk  
Joseph Figueiredo, Member  
Robert J. Woods, Member

LEGAL NOTICE  
DIGHTON PLANNING BOARD  
October 16, 2024 at 7:00 PM  
Old Town Hall  
1111 Somerset Avenue  
Dighton, MA 02715

Notice is hereby given the Dighton Planning Board will conduct a Public Hearing on the Special Permit/Site Plan Modification Application by DG DIGHTON, LLC & ISM SOLAR 3, LLC for approval of the modification of the Special Permit IN ORDER TO REMOVE A TOTAL OF 6.41 ACRES FOR THE CREATION OF TWO (2) "FORM A" BUILDABLE LOTS located at 2734 ELM STREET, being shown as Assessors Map 23, Lot 10, pursuant to Sections 4600, 5300 and 5400 of the Town of Dighton Zoning Bylaws.

Copies of the application and plan may be viewed in the Planning Board office during normal business hours or requested by email at [keasterday@digton-ma.gov](mailto:keasterday@digton-ma.gov). Any person wishing to be heard on the above application should appear at the time and place designated for the public hearing.

DIGHTON PLANNING BOARD  
Jeff Carvalho, Chairman

**RECEIVED**

Town Clerk-Dighton, MA

SEP 24 2024

Time: 1:53 PM

By: 

07-24



# TOWN OF DIGHTON

PLANNING BOARD  
979 SOMERSET AVENUE  
DIGHTON, MA 02715

PETITIONER:

NAME:

ADDRESS:

DG Dighton, LLC and ISM Solar Dighton 3, LLC, 100 California St., Suite 400, San Francisco, CA 94111

LOCATION (from Assessors' Office) 2734 Elm Street, Dighton, MA

PLAT AND

LOT NOS. 023.0-0010-0000.0

PRESENT

First Record Date

ZONING Residence and Agriculture

Planning Board Use Only

DATE OF THIS

FILE:

DOCUMENT February 15, 2024

TITLE:

## APPLICATION FOR SPECIAL PERMIT Modification

File two (2) completed copies of this application. One (1) copy with the Planning Board and one (1) copy with the Town Clerk in accordance with the Zoning Bylaws. The filing fee as calculated by Appendix A, made payable to the Town of Dighton.

To the Dighton Planning Board:

PROJECT NAME: DG Dighton, LLC and ISM Solar Dighton 3, LLC

SUBJECT PROPERTY ADDRESS: 2734 Elm Street, Dighton, MA

ASSESSOR'S MAP/LOT(s): 023.0-0010-0000.0

ALL APPLICABLE ZONING DISTRICT: Residence and Agriculture

TITLE OF PLAN: Approval Not Required Plan of Land in Dighton, MA prepared for Ronald Medeiros

PLAN DATED: February 15, 2024

DESCRIBE WHAT IS PROPOSED FOR THIS PROPERTY:

Modification of the Special Permit dated September 6, 2017 in order to create two (2) residential building lots.

STATE THE EXACT NATURE OF ACTION OR RELIEF REQUESTED BY THIS APPLICATION AND CITE THE APPLICABLE BYLAW(s) AND/OR BYLAW SECTION(s):

Remove a total of 6.41 acres (279,151 square feet) for the creation of two (2) "Form A" building lots.

DESCRIBE HOW THIS APPLICATION MEETS THE CRITERIA FOR A SPECIAL PERMIT AS DESCRIBED IN THE APPLICABLE SECTION(s) OF THE DIGHTON ZONING BYLAWS:

Special Permits for Solar still meets the requirements of the Dighton Zoning bylaws Section 4600.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION ON THIS APPLICATION AND PLANS SUBMITTED HERewith IS CORRECT, AND THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE PROVISIONS OF STATUTES, REGULATIONS AND BYLAWS TO THE BEST OF HIS/HER KNOWLEDGE.

THE ABOVE IS SUBSCRIBED TO AN EXECUTED BY THE UNDERSIGNED UNDER THE PENALTIES OF PERJURY IN ACCORDANCE WITH M.G.L. Ch. 268, §1-A.

Received by the Planning Board:

Date:

Time: **RECEIVED**

Signature:

**SEP 19 2024**

By: Dighton Planning Board

Received by the Town Clerk:

Date:

Time:

Signature:

Applicant's Name

Applicant's Address

Applicant's Phone #

Signature:

DG Dighton, LLC

ISM Solar Dighton 3, LLC

100 California St., Suite 400

San Francisco, CA 94111

415-627-1600

*[Signature]*

Owner's name, address and signature for authorization  
(if other than applicant)

Owner's Name

Owner's Address

Owner's Phone#

Signature:

Hunters Hill Solar, LLC

500 Wood Street, Unit 315A, Box 8

Bristol, RI 02809

401-534-1234

*[Signature]*

Checklist of items to be submitted with application.

1. ☐ Application Form (x2)
2. ☐ Application Fee (please refer to Fee Schedule)
3. ☐ Project Review Fee (please refer to Fee Schedule) & Completed W-9
4. ☐ Tax Status Application Form
5. ☐ Plans (See applicable Zoning Bylaws for Specific Requirements)
6. ☐ Certified Abutters List
7. ☐ Completed Receipt for Special Permit Application/Site Plan Review (within 3 working days of the submittal date)

EXISTING  
LEASE AREA "A"  
205,694± SQ.FT.  
(4.7± ACRES)

MAP 23 - LOT 009-002

N/F  
RONALD G. & PAMELA L. CARR  
2682 ELM STREET  
DIGHTON, MA 02715

EXISTING  
ACCESS EASEMENT "1"  
49,367± SQ.FT.  
(1.1± ACRES)

LOT 3  
REMAINING LAND  
3,478,959± SQ. FT.  
(UPLAND: >43,560 SF)  
(FRONTAGE=211'±)  
(NOT A BUILDABLE RESIDENTIAL LOT)

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH  
THE RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE

APPROVAL NOT REQUIRED  
UNDER THE  
SUBDIVISION CONTROL LAW  
DIGHTON PLANNING BOARD

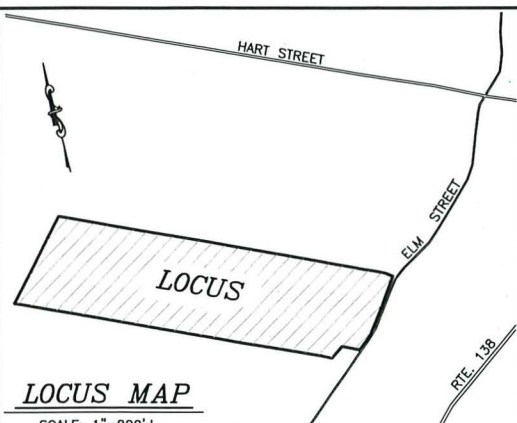
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

NO DETERMINATION AS TO THE COMPLIANCE WITH  
ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

APPROVAL NOT REQUIRED  
PLAN OF LAND  
IN  
DIGHTON, MASSACHUSETTS  
PREPARED FOR  
RONALD MEDEIROS

SCALE: 1"=50' DATE: FEBRUARY 15, 2024

**SITEC**  
Part of Civil & Environmental Consultants, Inc.  
449 Faunce Corner Road · Dartmouth, MA 02747  
Ph: 508.998.2125 · Fax: 508.998.7554  
www.ccecinc.com



LOCUS: ASSESSORS MAP 23 - LOT 10

OWNER: HUNTERS HILL SOLAR, LLC  
500 WOOD STREET UNIT 315A BOX 8  
BRISTOL, RI 02809

APPLICANT: DG DIGHTON, LLC  
ISM SOLAR DIGHTON3, LLC.  
100 CALIFORNIA ST. SUITE 400  
SAN FRANCISCO, CA 94111

PREPARED FOR: RONALD MEDEIROS  
306 WINTHROP ST. STE 119  
TAUNTON, MA 02780

DEED REFERENCE:  
BOOK 23485, PAGE 49  
ZONING DISTRICT:  
RESIDENCE AND AGRICULTURE

LOT 2  
120,006± SQ. FT.  
(UPLAND: 116,200± SF)  
(FRONTAGE=257.64')

LOT 1  
159,145± SQ. FT.  
(UPLAND: 137,431± SF)  
(FRONTAGE=250.00')

MAP 23 - LOT 11  
N/F  
JACOB S. & JOSHUA P. FERRIE  
2770 ELM STREET  
DIGHTON, MA 02715

LOT SUMMARY			
	LOT AREA	UPLAND	FRONTAGE
LOT 1	159,145±SF	137,431±SF	250.00'
LOT 2	120,006±SF	116,200±SF	257.64'
LOT 3	3,478,959±SF	>43,560 SF	211.02'

