



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

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

**TOWN OF DIGHTON**  
**NOTICE OF PUBLIC HEARING**

In accordance with the provision of Chapter 41, Section 81T, M.G.L., the Planning Board will hold a public hearing on December 18, 2024 at 7:00 PM at Old Town Hall, 1111 Somerset Avenue, Dighton, MA on the application of Frank Luongo for the approval of a Residential Definitive Subdivision Plan located at 0 Horton Street, Dighton, MA, being shown as Assessors Map 10, Lot 29 containing 13.1± acres of land. The applicant proposes a 2-lot subdivision located in a Residential/Agricultural District. All interested persons should attend the hearing.

Copies of the application and plan may be requested by email at [keasterday@dighton-ma.gov](mailto:keasterday@dighton-ma.gov) or by visiting the Town of Dighton Planning Board's website. 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

NOV 20 2024

Time: 3:00 PM

By: SC



# TOWN OF DIGHTON

PLANNING BOARD  
979 SOMERSET AVENUE  
DIGHTON, MA 02715

PETITIONER:

NAME: Frank Luongo

ADDRESS: 444 Tremont Street Rehoboth, MA 02769

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LOCATION (from Assessors' Office)

PLAT AND Map 10 Lot 29 Horton Street

LOT NOS.

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PRESENT ZONING Residence and Agriculture

First Record Date  
Planning Board Use Only

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DATE OF THIS DOCUMENT November 11, 2024

File:  
Title:

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## FORM C

### APPLICATION FOR APPROVAL OF DEFINITIVE SUDIVISION PLAN

File three (3) completed copies of this application. One (1) copy with the Planning Board, one (1) copy with the Town Clerk and one (1) copy with the Board of Health in accordance with the Rules and Regulations Governing Subdivisions.

To the Dighton Planning Board:

The undersigned, being the applicant as defined under Chapter 41, §81L, for approval of a proposed subdivision shown on a plan entitled: Definitive Subdivision

by Zenith Consulting Engineers, LLC dated November 11, 2024 and described as follows: Subdivision of 1 lot into 2 lots

located Map 10 Lot 29 Horton Street

number of lots proposed 2, total acreage of tract 13.1 acres

hereby submits said plan as a **DEFINITIVE** plan in accordance with the Rules and Regulations of the Dighton Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Don & Janice Backlund of PO Box 927  
Little Compton, Rhode Island 02837

by deed dated November 17, 2023 and recorded in the Bristol County District Registry of Deeds Book 28654, Page 180, registered in the Bristol County Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_; and said land is free of encumbrances except for the following: \_\_\_\_\_

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Said plan has ( ) has not ( X) evolved from a preliminary plan submitted to the Board on \_\_\_\_\_, 20\_\_\_\_ and approved (with modifications) ( ) (disapproved) ( ) on \_\_\_\_\_, 20\_\_\_\_.

The undersigned hereby applies for the approval of said **DEFINITIVE** plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Received by the Planning Board

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Payment Received: \_\_\_\_\_

Signature: \_\_\_\_\_

Applicant's Name: Frank Luongo

Applicant's Address: 444 Tremont Street

Rehoboth, MA 02769

Applicant's Phone#: 508-958-1378

Applicant's Email: luongo.f@yahoo.com

Signature: Frank Luongo

Received by the Town Clerk

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Payment Received: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Owner's Name: Don & Janice Backlund

Owner's Address: P.O. Box 927

Little Compton, Rhode Island 02837

Signature: Don & Janice Backlund

Owner's Phone#: 508-725-4138

Owner's Email: backlundjanice@gmail.com

Signature: Don & Janice Backlund

Received by the Board of Health

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Signature: \_\_\_\_\_

#### Checklist of items to be submitted with application.

1. \_\_\_\_\_ Application Form (x3) and any other required forms on file with the Board
2. \_\_\_\_\_ Plans (4 Prints) & electronic version in .pdf format
3. \_\_\_\_\_ Statements as required in Sections 3330 & 3340
4. \_\_\_\_\_ Application Fee (please refer to Fee Schedule)
5. \_\_\_\_\_ Project Review Fee (please refer to Fee Schedule) & completed W-9
6. \_\_\_\_\_ Certified Abutters List (obtained from the Assessor's Office)
7. \_\_\_\_\_ Tax Status Application Form
8. \_\_\_\_\_ Form M Receipt for Subdivision Plan

Note: The above checklist is only a recommendation. None of the above items can be required unless specifically required by the Planning Board's Rules and Regulations.



3 Main Street Lakeville, MA 02347  
(508) 947-4208 - [www.zcellc.com](http://www.zcellc.com)

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

November 11, 2024

Dighton Planning Board  
979 Somerset Avenue  
Dighton, MA 02715

Re: Definitive Subdivision  
Map 10 Lot 29 Horton Street  
Dighton, MA 02715

Dear Board Members:

On behalf of Frank Luongo, the Applicant of the above referenced subdivision, we respectfully ask your consideration of the below listed waivers from the Town of Dighton Definitive Plan requirements for a proposed Definitive Residential Subdivision at Map 10 Lot 29 Horton Street.

1. A waiver is requested to not provide a stormwater management form (Section 3316).
2. A waiver is requested for a subdivision name to be provided (Section 3320a).
3. A waiver is requested for proposed contours (Section 3320j).
4. A waiver to show proposed utilities (Section 3320l).
5. A waiver to show park or open spaces (Section 3320m).
6. A waiver to show a proposed storm drainage design (Section 3320n).
7. A waiver to show proposed street trees (Section 3320p).
8. A waiver to provide street profile (Section 3320r).
9. A waiver is requested for an erosion and dust control plan (Section 3320y).
10. A waiver to provide an estimate of materials (Section 3320aa).
11. A waiver to provide catch basin inlet capacity calculations (Section 3320bb).
12. A waiver to provide plan and profile (Section 3320dd).
13. A waiver from the requirements of Section 3330 (d.) are requested.
14. A waiver is requested to not provide a development impact statement (Section 3340).
15. A waiver is requested for lot 1 for the minimum required frontage (Section 4120). Lot 1 has 85.39' of frontage, 250' is required.
16. A waiver is requested for lot 2 for the minimum required frontage (Section 4120). Lot 2 has 83.60' of frontage, 250' is required.

Should you have any questions regarding this letter, please do not hesitate to call the office at 508-947-4208 or email [nyles@zcellc.com](mailto:nyles@zcellc.com).

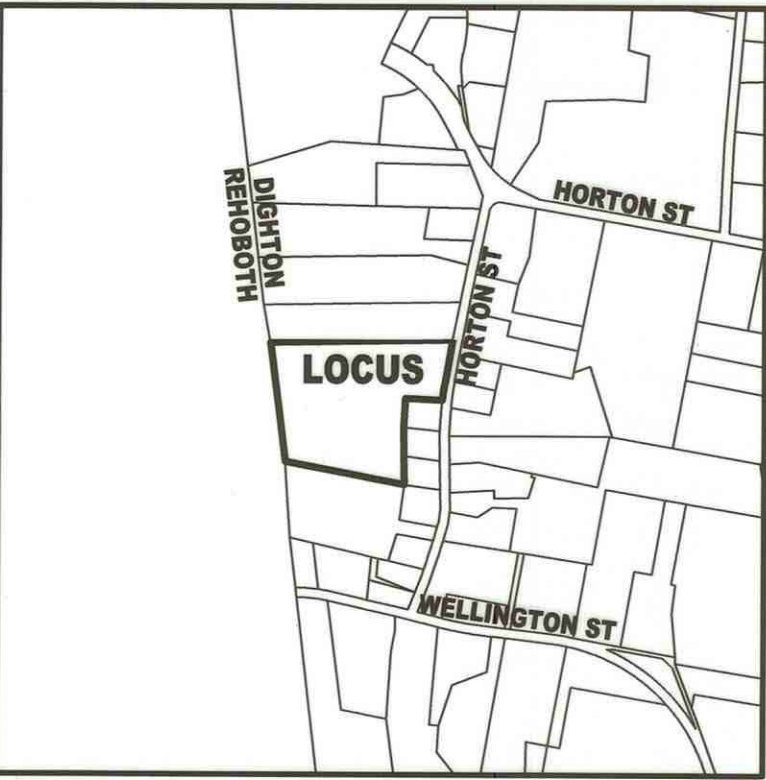
Sincerely,

**Zenith Consulting Engineers, LLC**

A handwritten signature in blue ink, appearing to read 'Nyles Zager', with a stylized, flowing script.

Nyles Zager, PE  
Manager/Senior Engineer





LOCUS MAP

SCALE: 1"=1,000'

STANDARD ZONING REQUIREMENTS  
RESIDENCE AND AGRICULTURE

LOT AREA*	35,000 S.F.
FRONTAGE*	175'
FRONT SETBACK**	55'
SIDE SETBACK	15'
REAR SETBACK	15'
BUILDING COVERAGE	25%
BUILDING HEIGHT	35' OR 2.5 STORIES

\*AREA OF 43,560 S.F. AND FRONTAGE OF 250' REQUIRED WITHOUT WATER OR SEWER  
\*\*MEASURED FROM CENTERLINE OF RIGHT OF WAY

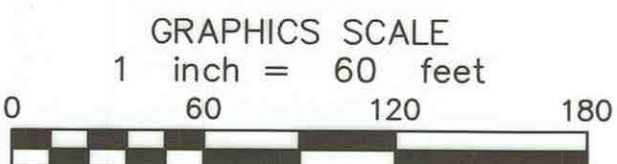
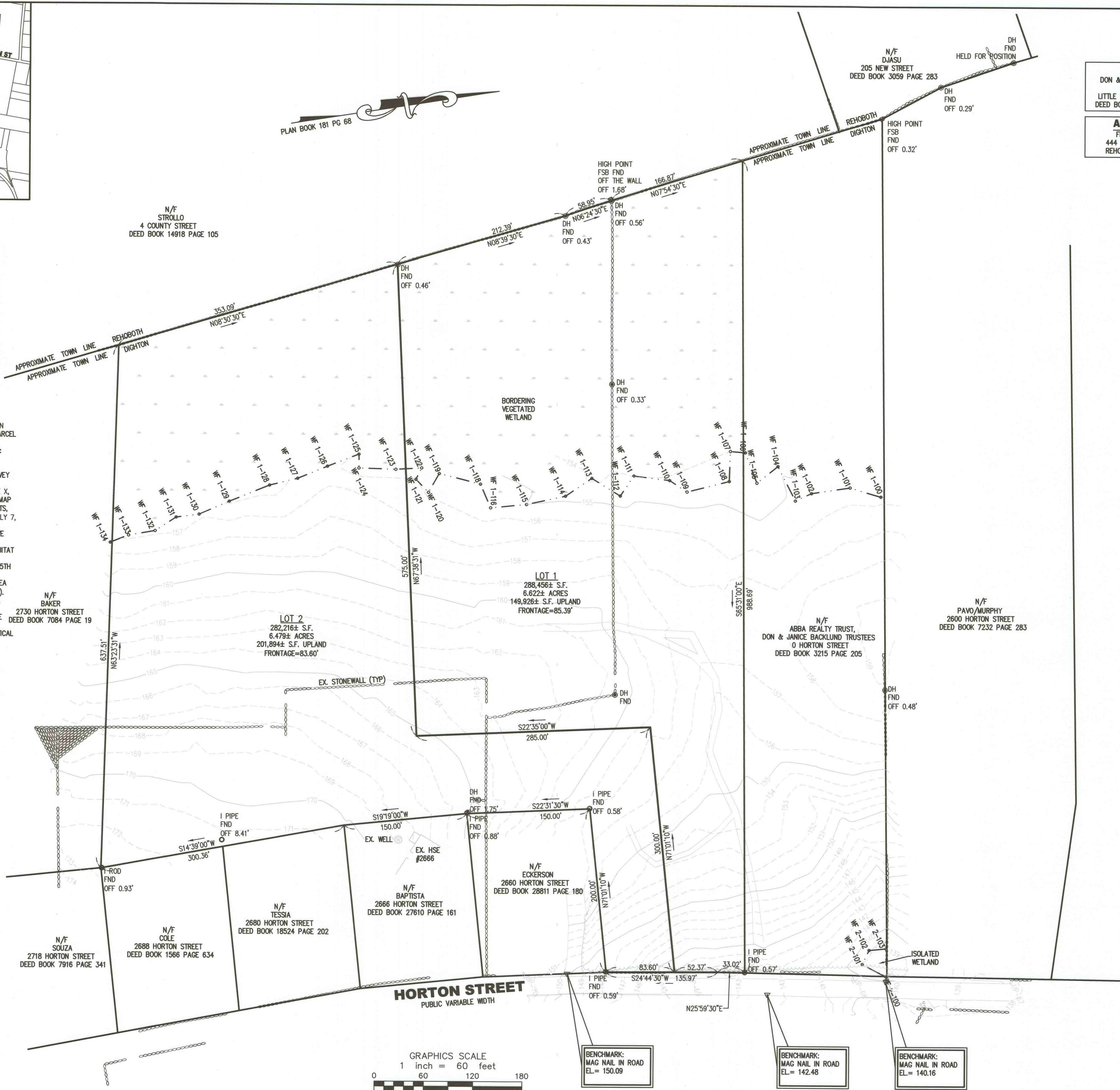
SITE NOTES:

- THE SITE IS LISTED ON THE TOWN OF DIGTONT ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 010.0-0029-0000.0.
- THE PROPERTY LIES WITHIN THE RESIDENCE & AGRICULTURE DISTRICT.
- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY MADDOGAN LAND SURVEYING, LLC.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF BRISTOL COUNTY, MASSACHUSETTS, MAP NUMBER 2500500227F, MAP REVISED JULY 7, 2009.
- WETLANDS SHOWN WERE DELINEATED BY STEVE CHMIEL.
- THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
- THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
- THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
- THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
- ELEVATIONS SHOWN REFER TO NAVD-88 VERTICAL DATUM.

PLAN REFERENCES:

AN UNRECORDED PLAN PREPARED FOR SPENCER J. AND HELEN L. CREWS BY E. OTIS DYER ON FEBRUARY 15, 1979. A REDUCED COPY OF THE PLAN WAS SHOWN AS (EXHIBIT A) IN DEED BOOK 28654 PAGE 180.

PLAN BOOK 79 PAGE 68.  
PLAN BOOK 112 PAGE 19.  
PLAN BOOK 181 PAGE 68.  
PLAN BOOK 315 PAGE 74.  
PLAN BOOK 361 PAGE 25.  
PLAN BOOK 495 PAGE 28.  
PLAN BOOK 503 PAGE 49.



BENCHMARK:  
MAG NAIL IN ROAD  
EL.= 150.09

BENCHMARK:  
MAG NAIL IN ROAD  
EL.= 142.48

BENCHMARK:  
MAG NAIL IN ROAD  
EL.= 140.16

**OWNER**  
DON & JANICE BACKLUND  
PO BOX 927  
LITTLE COMPTON, RI 02837  
DEED BOOK: 28654 PAGE: 180

**APPLICANT**  
FRANK LUONGO  
444 TREMONT STREET  
REHOBOTH, MA 02769

FOR REGISTRY USE ONLY

DIGHTON PLANNING BOARD  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: ENDORSED:


SUBJECT TO A DEED RESTRICTION DULY EXECUTED DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE DIGHTON PLANNING BOARD FINDINGS AND DECISION DATED \_\_\_\_\_ AND FILED WITH THE DIGHTON TOWN CLERK ON \_\_\_\_\_ HEREWITH RECORDED AS A PART OF THIS PLAN

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD

TOWN CLERK, DIGHTON, MA DATE

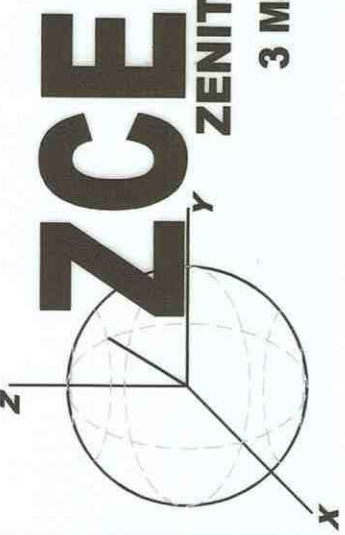
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

PROFESSIONAL LAND SURVEYOR DATE

**VARIANCE DECISION:**  
A VARIANCE FROM SECTION 2600 AND 2620 (APPENDIX B) TABLE OF DIMENSIONAL REGULATIONS - LOT FRONTAGE, WAS APPROVED BY THE DIGHTON ZONING BOARD OF APPEALS ON APRIL 23, 2024. THE FINDINGS & DECISION WAS SIGNED ON MAY 29, 2024. CASE #02-24 IS RECORDED IN BOOK 28905 PAGE 245-249 IN THE BRISTOL COUNTY REGISTRY OF DEEDS.

**VARIANCE CASE #02-24 WAS APPROVED WITH THE FOLLOWING CONDITIONS:**  
1. THE PARCEL SHALL BE DEED RESTRICTED TO PROHIBIT FURTHER SUBDIVISION OF THE RESULTING PARCELS  
2. NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE CONSTRUCTED OR LOCATED ON THE RESULTING PARCELS.

**WAIVER REQUESTS:**  
1. A WAIVER IS REQUESTED TO NOT PROVIDE A STORMWATER MANAGEMENT FORM (SECTION 3316).  
2. A WAIVER IS REQUESTED FOR A SUBDIVISION NAME TO BE PROVIDED (SECTION 3320a).  
3. A WAIVER IS REQUESTED FOR PROPOSED CONTOURS (SECTION 3320j).  
4. A WAIVER TO SHOW PROPOSED UTILITIES (SECTION 3320n).  
5. A WAIVER TO SHOW PARK OR OPEN SPACES (SECTION 3320m).  
6. A WAIVER TO SHOW A PROPOSED STORM DRAINAGE DESIGN (SECTION 3320n).  
7. A WAIVER TO SHOW PROPOSED STREET TREES (SECTION 3320p).  
8. A WAIVER TO PROVIDE STREET PROFILE (SECTION 3320r).  
9. A WAIVER IS REQUESTED FOR AN EROSION AND DUST CONTROL PLAN (SECTION 3320y).  
10. A WAIVER TO PROVIDE AN ESTIMATE OF MATERIALS (SECTION 3320aa).  
11. A WAIVER TO PROVIDE CATCH BASIN INLET CAPACITY CALCULATIONS (SECTION 3320ab).  
12. A WAIVER TO PROVIDE PLAN AND PROFILE (SECTION 3320dd).  
13. WAIVER FROM THE REQUIREMENTS OF SECTION 3330 (4) ARE REQUESTED.  
14. A WAIVER IS REQUESTED TO NOT PROVIDE A DEVELOPMENT IMPACT STATEMENT (SECTION 3340).  
15. A WAIVER IS REQUESTED FOR LOT 1 FOR THE MINIMUM REQUIRED FRONTAGE (SECTION 4120). LOT 1 HAS 85.39' OF FRONTAGE, 250' IS REQUIRED.  
16. A WAIVER IS REQUESTED FOR LOT 2 FOR THE MINIMUM REQUIRED FRONTAGE (SECTION 4120). LOT 2 HAS 83.60' OF FRONTAGE, 250' IS REQUIRED.



DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
11/11/2024	PROJECT NUMBER 1212-01-01	11/11/2024	DRAWING SCALE 1" = 60'	11/11/2024	SHEET ID
11/11/2024	PROJECT NUMBER 1212-01-01	11/11/2024	DRAWING SCALE 1" = 60'	11/11/2024	SHEET 1 OF 1
11/11/2024	PROJECT NUMBER 1212-01-01	11/11/2024	DRAWING SCALE 1" = 60'	11/11/2024	SHEET 1 OF 1
11/11/2024	PROJECT NUMBER 1212-01-01	11/11/2024	DRAWING SCALE 1" = 60'	11/11/2024	SHEET 1 OF 1
11/11/2024	PROJECT NUMBER 1212-01-01	11/11/2024	DRAWING SCALE 1" = 60'	11/11/2024	SHEET 1 OF 1
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11/11/2024	PROJECT NUMBER 1212-01-01	11/11/2024	DRAWING SCALE 1" = 60'	11/11/2024	SHEET 1 OF 1

DEFINITIVE SUBDIVISION

MAP 10 LOT 29 HORTON STREET  
DIGHTON, MASSACHUSETTS

FRANK LUONGO  
444 TREMONT STREET  
REHOBOTH, MASSACHUSETTS 02769