



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 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

LOCATION (from Assessors' Office)

PLAT AND Map 10 Lot 29 Horton Street

LOT NOS.

PRESENT ZONING	Residence and Agriculture	First Record Date Planning Board Use Only
DATE OF THIS DOCUMENT	November 11, 2024	File: Title:

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, 20 24 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:

Said plan has () has not () 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#: 508-725-4738

Owner's Email: backlunddon@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

- 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.

Sincerely,
Zenith Consulting Engineers, LLC



Nyles Zager, PE
Manager/Senior Engineer

