



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

RECEIVED
Town Clerk-Dighton, MA
MAY 08 2025

Time: 2:58 PM

By: (Signature)

TOWN OF DIGHTON NOTICE OF PUBLIC HEARING

Old Town Hall

1111 Somerset Ave, Dighton, MA

June 4, 2025 at 7:00 PM

Notice is hereby given the Dighton Planning Board will conduct a public hearing on the Special Permit and Site Plan Review Application(s) by Seifin Banoud of Theotokos, LLC at 1965 County Street being shown as Assessors Map 17, Lot 32 pursuant to Sections 4900, 5300 and 5400 of the Town of Dighton Zoning Bylaws, to convert the rear garage into two (2) residential units and one (1) office space. Said property is located in a Business District and Mixed-Use Overlay District.

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



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

10-25

PETITIONER:

NAME:

ADDRESS:

LOCATION (from Assessors' Office)

PLAT AND

LOT NOS.

PRESENT

ZONING

First Record Date

Planning Board Use Only

DATE OF THIS DOCUMENT 5-5-2025

FILE:
TITLE:

APPLICATION FOR SITE PLAN REVIEW

File two (2) completed copies of this application with the Planning Board and within three (3) days thereafter submit a copy to the Board of Health, Board of Appeals, Building Commissioner, Town Engineer and Conservation Commission in accordance with the Zoning Bylaws. The filing fee as calculated by the Fee Schedule, made payable to the Town of Dighton.

To the Dighton Planning Board:

TITLE OF PLAN: Proposed addition

PLAN DATED: 03-20-2025

SUBJECT PROPERTY ADDRESS: 1965 County St, Dighton, Ma 02715

ASSESSOR'S MAP/LOT(s): 17-32

ALL APPLICABLE ZONING DISTRICTS: C1, Business Zone, Mixed Use Overlay

PROPOSED USES FOR THIS PROPERTY:

Business, Residential

TOTAL LOT AREA: 0.4 acre

TOTAL FRONTAGE: 38

EXISTING STRUCTURE(s) 3,776 S.F.

PROPOSED STRUCTURE(s) 3,776 S.F. No change in total sq.ft. same building Envelope remains.

TOTAL # OF PARKING SPACES REQUIRED: 10

TOTAL # OF PARKING SPACES PROPOSED: 10

ATTACH A LIST OF VARIANCES REQUESTED, IF ANY. (Variances may require relief from the Zoning Board of Appeals)

SPECIAL PERMIT APPLICATION/FEE SCHEDULE, IF APPLICABLE, SHALL BE SUBMITTED IN CONJUNCTION WITH THIS SITE PLAN REVIEW APPLICATION.

I HAVE READ SECTION 5400, SITE PLAN REVIEW OF THE DIGHTON ZONING BYLAWS, AND I AM SUBMITTING THIS APPLICATION WITH ACCOMPANYING PLANS AS REQUIRED. EXCEPT FOR THE ATTACHED LIST OF VARIANCES (IF ANY), IT IS MY BELIEF THAT THE PLANS COMPLY WITH SECTION 5400. I HAVE NOTIFIED TENANTS AND PARTIES (IF ANY) WHO HAVE AN INTEREST IN OR ARE AFFECTED BY THE PROPOSED PLAN.

Received by the Planning Board:

Date: _____

Time: _____

Signature: _____

Applicant's Name

Applicant's Address Seifin Bagnoud
1965 County St, Dighton, MA 02715

Applicant's Phone # 508.821.0160

Signature: [Signature]

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

Owner's Name Seifin Bagnoud

Owner's Address 1965 County St, Dighton, MA 02715

Owner's Phone # 508.821.0160

Signature: [Signature]

Received by the Town Clerk:

Date: _____

Time: _____

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. ☐ Completed Receipt for Special Permit Application/Site Plan Review (within 3 working days of the submittal date)

RECEIVED
Town Clerk-Dighton, MA
MAY 07 2025

Time: 2:41 PM

By: [Signature]



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

10-25

PETITIONER:
NAME:
ADDRESS:

LOCATION (from Assessors' Office)
PLAT AND
LOT NOS.

PRESENT
ZONING

First Record Date
Planning Board Use Only

DATE OF THIS
DOCUMENT 5-5-2025

FILE:
TITLE:

APPLICATION FOR SPECIAL PERMIT

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:

SUBJECT PROPERTY ADDRESS: 1965 County St, Dighton, MA 02715

ASSESSOR'S MAP/LOT(s): 17-32

ALL APPLICABLE ZONING DISTRICT: Business, Mixed Use Overlay

TITLE OF PLAN: Proposed Addition

PLAN DATED: 03-20-2025

DESCRIBE WHAT IS PROPOSED FOR THIS PROPERTY:

section 4942: a. The addition of residential unit(s) where
proposed residential unit(s) is located in the rear of the structure.

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

section 5411. Change of use within, a municipal, institutional,
Commercial, industrial or multi-family structure-

5412. expansion of a parking lot.

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

This application meets the criteria in section 4942 of the Dighton zoning
by laws. the existing pizza shop at the front of the structure will remain.
we propose converting the garage at the rear into two residential units and
one office space.

- No residential use is proposed in the front of the first floor, in accordance with section 4943.

No change will be made to the structure itself - only interior walls will be added. the residential portion will be located in the rear and will not exceed 50% of the total building area, complying with the zoning requirements.

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: _____

Signature: _____

Applicant's Name

Applicant's Address

Applicant's Phone #

Signature:

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

Owner's Name

Owner's Address

Owner's Phone#

Signature:

Received by the Town Clerk:

Date: _____

Time: _____

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)

RECEIVED
Town Clerk-Dighton, MA

MAY 07 2025

Time: 2:41 PM

By: SC



Town of Dighton, Massachusetts

TAX STATUS APPLICATION FORM

In order to process your application request efficiently and promptly we ask that you provide us with the following information. **One form must be filled out completely for each parcel(s) owned by you and any other parties involved.**

Date of request: 5/1/2025

Requested by:

Name: Seifia Bagnoud

Address: 1965 County St, Dighton, Ma 02715

Telephone Number: 508-821-0160

Assessed Owner: Theodoros LLC

Current Owner: Theodoros LLC

(If different from the Assessed owner)

Scope of Work: Proposed addition on building

Property Address: 1965 County St, Dighton, Ma 02715

To Be Completed and Initialed by the Assessors Office

Assessor's Reference (M&L): 17-32 MS 5/1/25

If a developer or contractor is involved in this project then this section must be completed.

Contractor/Business Name _____ Business ID _____

Business Address _____ Phone Number _____

Contact person _____

(SIGNATURE REQUIRED TO COMPLETE TAX STATUS)

I hereby attest that all the information provided herein is true and complete to the best of my knowledge.

Petitioner

For Office use only:

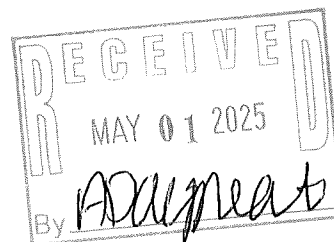
Tax Office Initials AD

Real Estate Amt. Due \$

Personal Property Amt. Due \$

Motor Vehicle Amt. Due \$

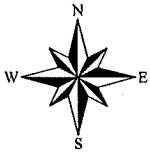
Tax Title Amt. Due \$



VALID FOR
30 DAYS

*As part of Article XXVII of Dighton's bylaws, we have adopted MGL Chapter 40 Section 57 titled "Licenses & Permits of Delinquent Taxpayers".

Please Note: You must contact the office that is requesting the Tax Status Report for any questions or information relating to this form.



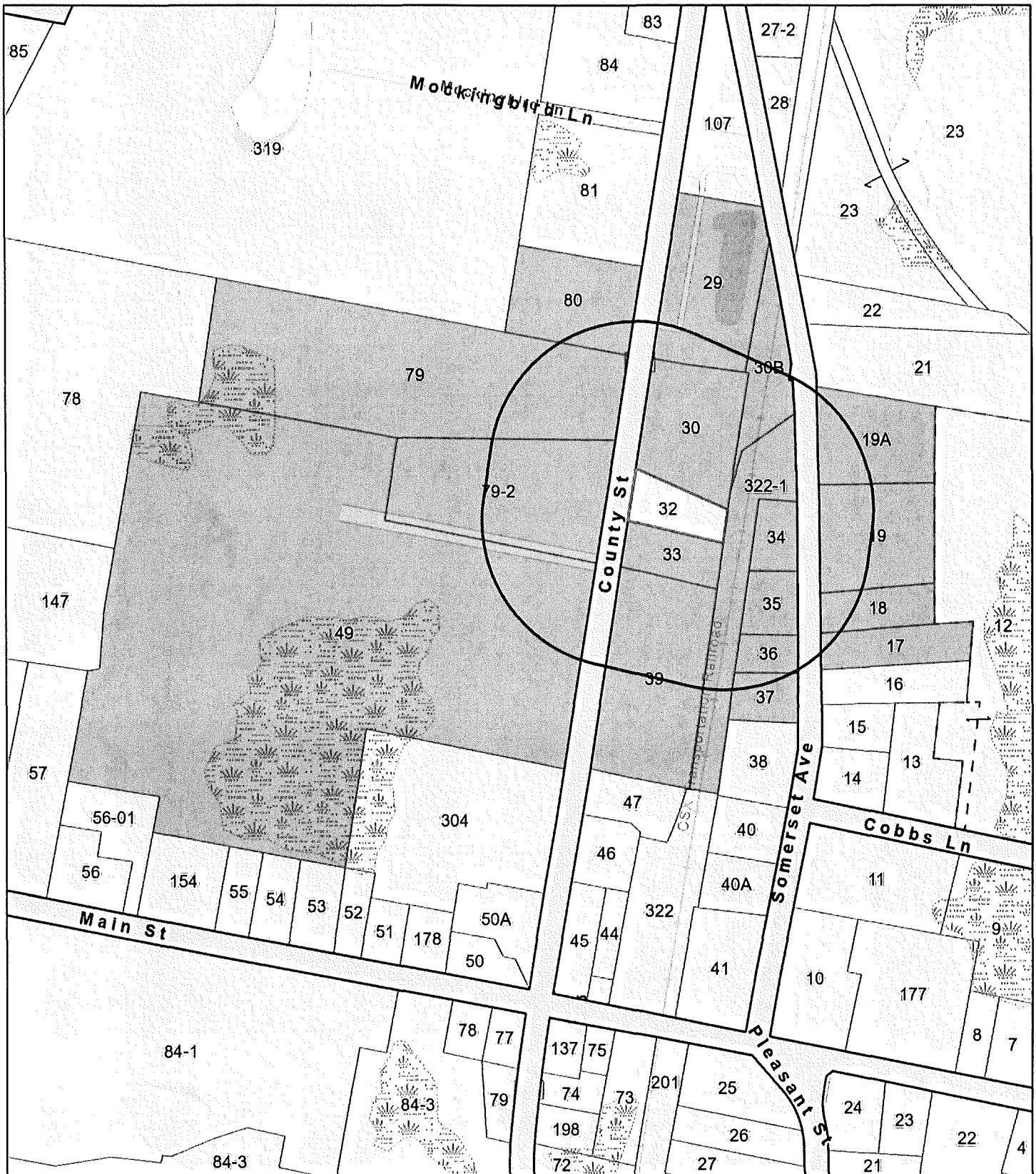
Town of Dighton, MA

1 inch = 281 Feet



www.cai-tech.com

May 5, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER:

NAME:

ADDRESS:

LOCATION (from Assessors' Office)

PLAT AND

LOT NOS.

PRESENT

ZONING

First Record Date

Planning Board Use Only

DATE OF THIS

DOCUMENT

File:

Title:

RECEIPT FOR

SPECIAL PERMIT APPLICATION/SITE PLAN REVIEW

Application for approval for a Special Permit Application/Site Plan Review entitled:

Located at: 1965 County St, Dighton, MA 02715

has been made for approval to the Dighton Planning Board, and for which comments are requested by the following town agencies:

Received by the DIGHTON BOARD OF HEALTH
(Approval necessary in 45 days)

Elizabeth M. M...
for the Dighton Board of Health

Date: 5/7/25

Received by the DIGHTON FIRE DEPARTMENT

Chad M...
for the Dighton Fire Department

Date: 5/7/25

Received by the DIGHTON CONSERVATION
COMMISSION for review

[Signature]
for Dighton Conservation Commission

Date: 5/7/25

Received by the DIGHTON BOARD OF
ASSESSORS for review

[Signature]
for Dighton Board of Assessors

Date: 5/7/25

Received by the ~~DIGHTON WATER DISTRICT~~
or NORTH DIGHTON WATER DISTRICT for review
(whichever applies)

[Signature]
for Dighton Water District

Date: 5/7/25

Received by the DIGHTON POLICE
DEPARTMENT for review

[Signature]
for Dighton Police Department

Date: 05/17/25

Received by the BUILDING COMMISSIONER
for review

[Signature]
for Building Commissioner

Date: 5/7/25

This receipt is to be returned to the Dighton Planning Board by the person named above as submitting the copy of the application described within three (3) working days of the submittal date.

GENERAL NOTES:

1. ALL WORKS SHALL CONFIRM TO THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION.
2. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS, PROVIDE TOTAL AIR ENTRAINED OF 6%(±) FOR ALL CONCRETE EXPOSED TO WEATHER.
MAXIMUM WATER/CEMENT RATIO W/C=.45 (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).
3. ALL REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 1318-83 AND SHALL BE DETAILED IN ACCORDANCE WITH ACI 315-74.
4. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS - 3 INCHES
FOUNDATION WALLS - 2 INCHES.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE -60. LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI 318-83 FOR TENSION LAP SPLICES, CLASS C, UNLESS NOTED OTHERWISE.
6. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-1 B5.
7. SLAB ON GRADE SHALL BE CAST IN ALTERNATE PATTERNS OR SAW CUT INTO ARE AS NOT TO EXCEED 900 S.F. OR AS INDICATED ON THE PLANS.
8. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.
9. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.
10. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% MAXIMUM DENSITY TO 8" LOOSE LAYERS. UNDER INTERIOR FLOOR SLABS, COMPACT FROM STRIP LINE TO UNDERSIDE OF SLAB TO 95% OF MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.
11. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
12. ALL MORTAR SHALL BE TYPE M OR S.
13. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.
14. JOINT REINFORCING SHALL CONFORM TO ASTM A85.
15. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.
16. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTIONS DEPARTMENT AND THE IRC 2012 CODE
AND/OR ANY APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT PROJECT SITE.
17. ALL MECHANICAL, PLUMBING, AND ELECTRICAL TRADE WORKS MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.
18. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
19. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE
THE STRUCTURAL WORK AND BUILDING WORK REQUIRED FOR THE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.
20. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
21. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE ENGINEER WOULD MAKE NULL AND VOID.
22. NOTIFY OWNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.
23. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY.
EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
24. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF MA UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM (DIG SAFE).

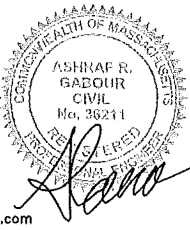
N.T.S



www.oriikllc.com



GABOUR ENGINEERING SERVICES
102 ROLLING MEADOW DR.
HOLLISTON, MA 01746
TEL (508) 208-9510 EMAIL: ogabour@gmail.com



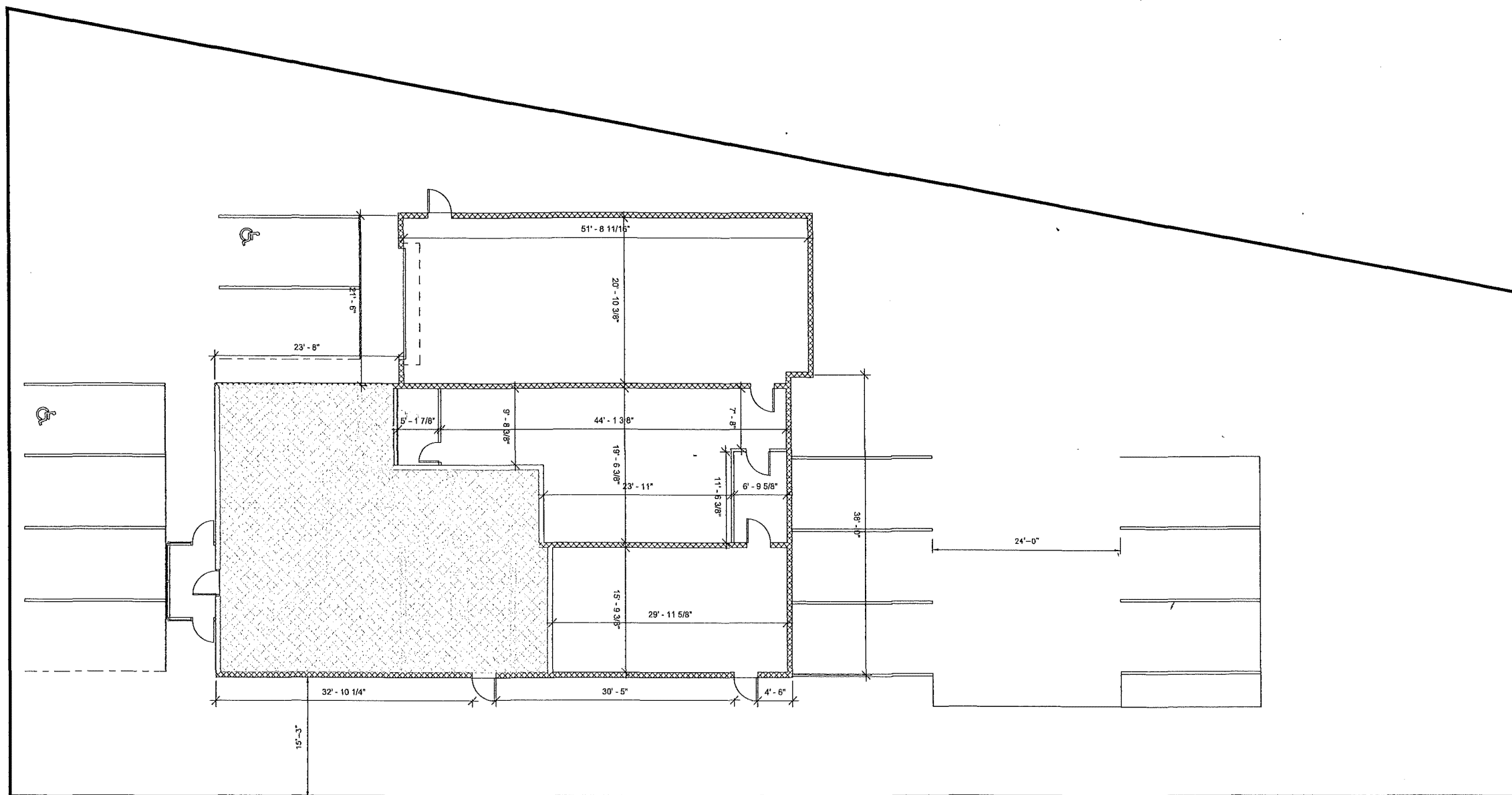
No.	Description	Date

C & N PIZZA RESTAURANT
1965 COUNTY ST.
DIGHTON, MA 02715

PROPOSED ADDITIONS

Project number	024-004
Date	03/20/2025
Drawn by	KIRLOS SYFYEN
Checked by	ASHRAF GABOUR

T1



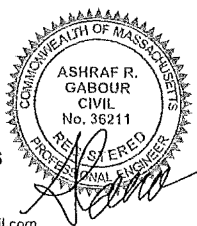
EXISTING LAYOUT
SCALE: 1/16"=1'-0"



www.oriillc.com



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102 ROLLING MEADOW DR.
HOLLISTON, MA 01746
TEL (508) 208-9510 EMAIL: agabour@gmail.com



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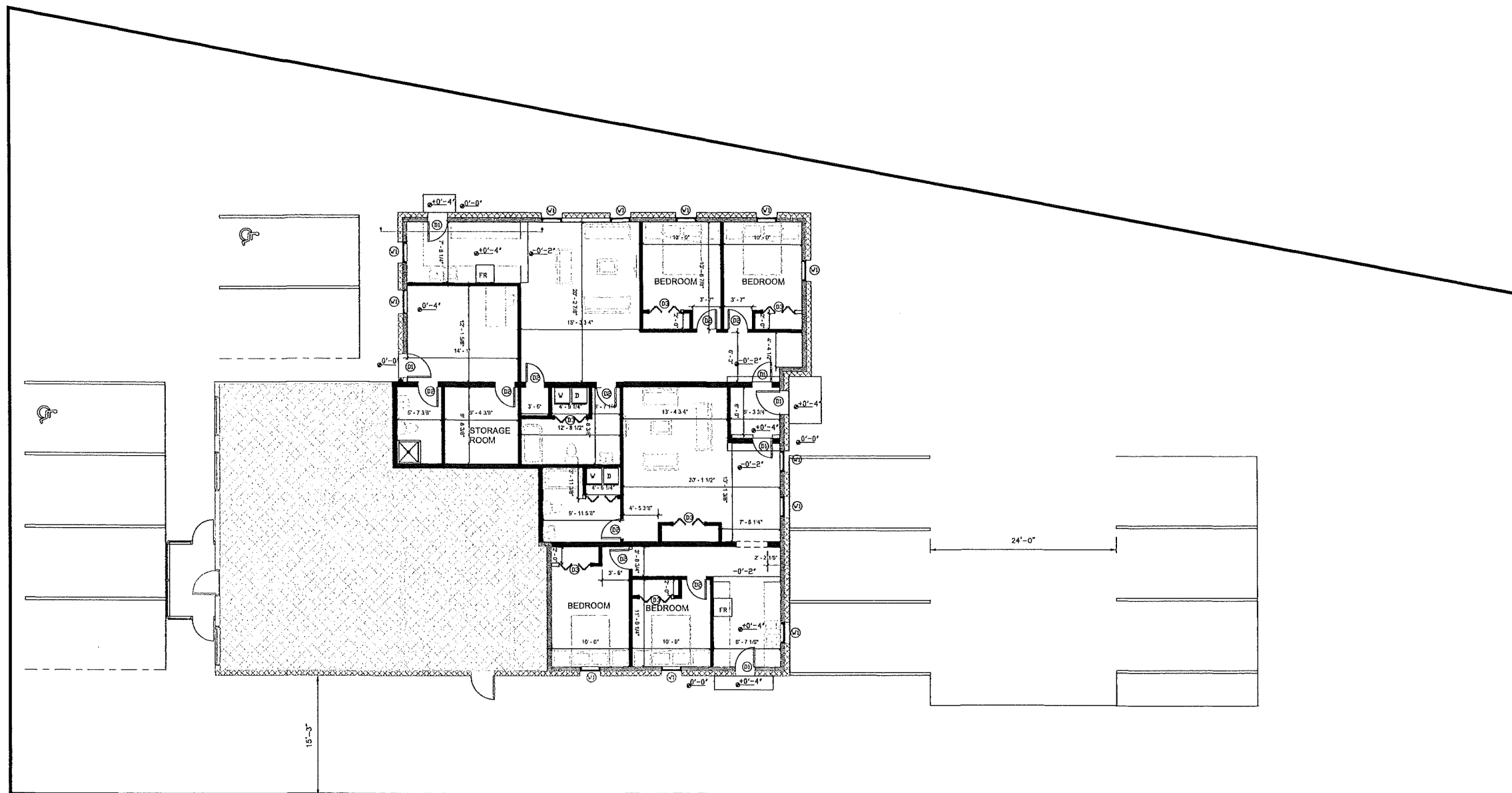
C & N PIZZA RESTAURANT

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A1



PROPOSED LAYOUT
SCALE: 1/16"=1'-0"



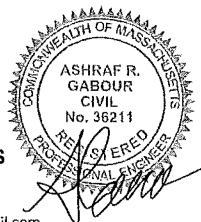
www.orkllc.com



GABOUR ENGINEERING SERVICES

102 ROLLING MEADOW DR.
HOLLISTON, MA 01746

TEL (508) 208-9510 EMAIL: agabour@gmail.com



No.	Description	Date

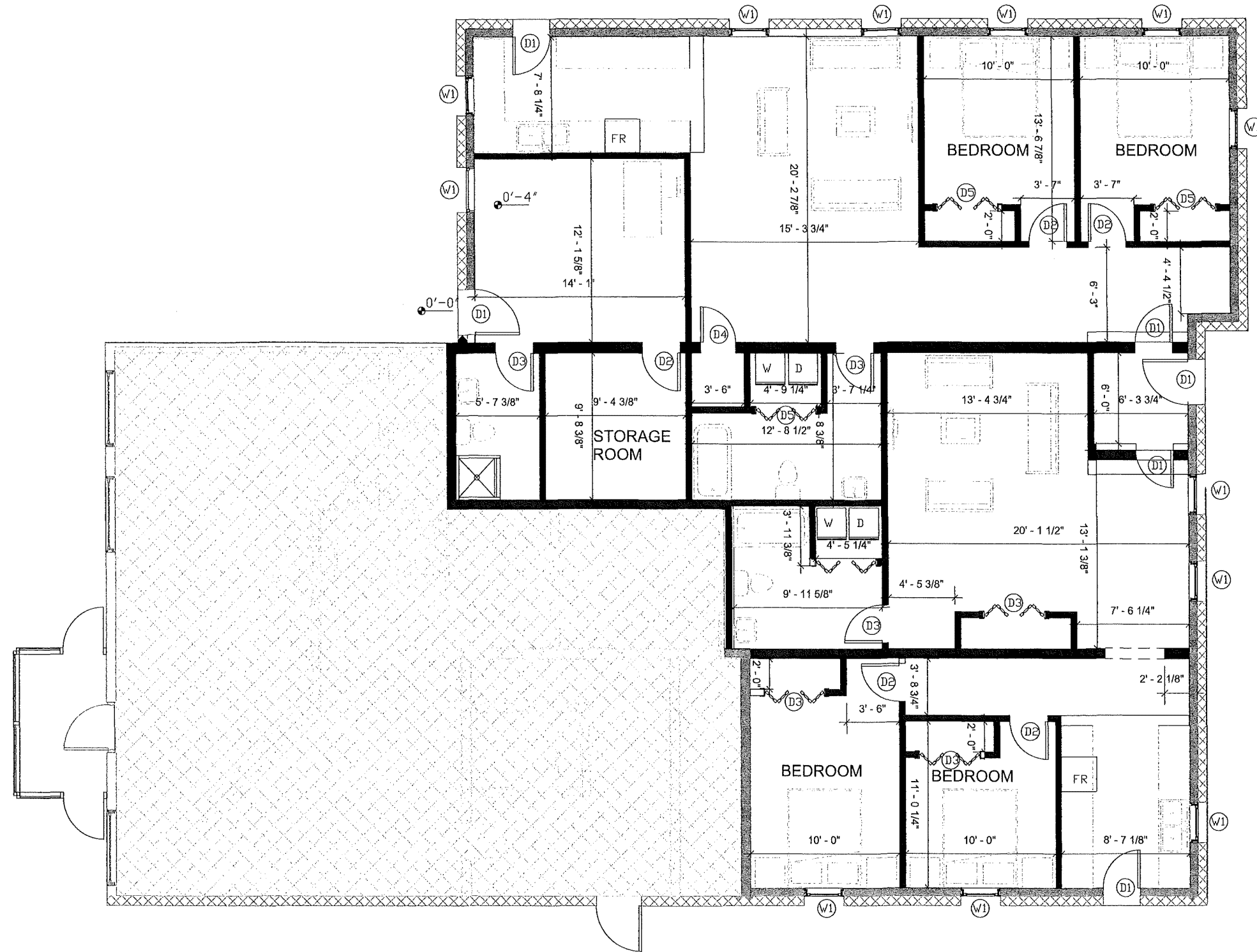
C & N PIZZA RESTAURANT

1965 COUNTY ST.
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PROPOSED ADDITIONS

Project number	024-004
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A2



DOOR SCHEDULE		
DOOR NO	SIZE	LOCATION
D-1	36' X 80'	Exterior Door
D-2	30' X 80'	Bedroom Door
D-3	30' X 80'	Bathroom Door
D-4	28' X 80'	Closet Door
D-4	(2) 24' X 80'	Closet Bifold Door

WINDOW SCHEDULE			
WINDOW NUMBER	UNIT SIZE DIM W X H	QUANTITY	DESCRIPTION / HADWARE
W-1	3' -0" X 3' -0"	xx	ANDERSEN 30120

INTERIOR WALLS 2"X4" @16" (TYP)

NOTE: Use (2)-2"x10" Header above all Windows (Typ)

ANDERSEN 400 SERIES DOUBLE-HUNG Low E-4
(Typical For all Windows)
Hardware Finish- Estate Collection
Exterior Color White
Interior Color Pine

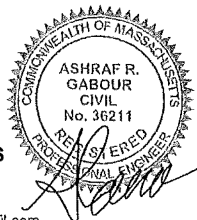
PROPOSED LAYOUT
SCALE: 1/8"=1'-0"



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No.	Description	Date

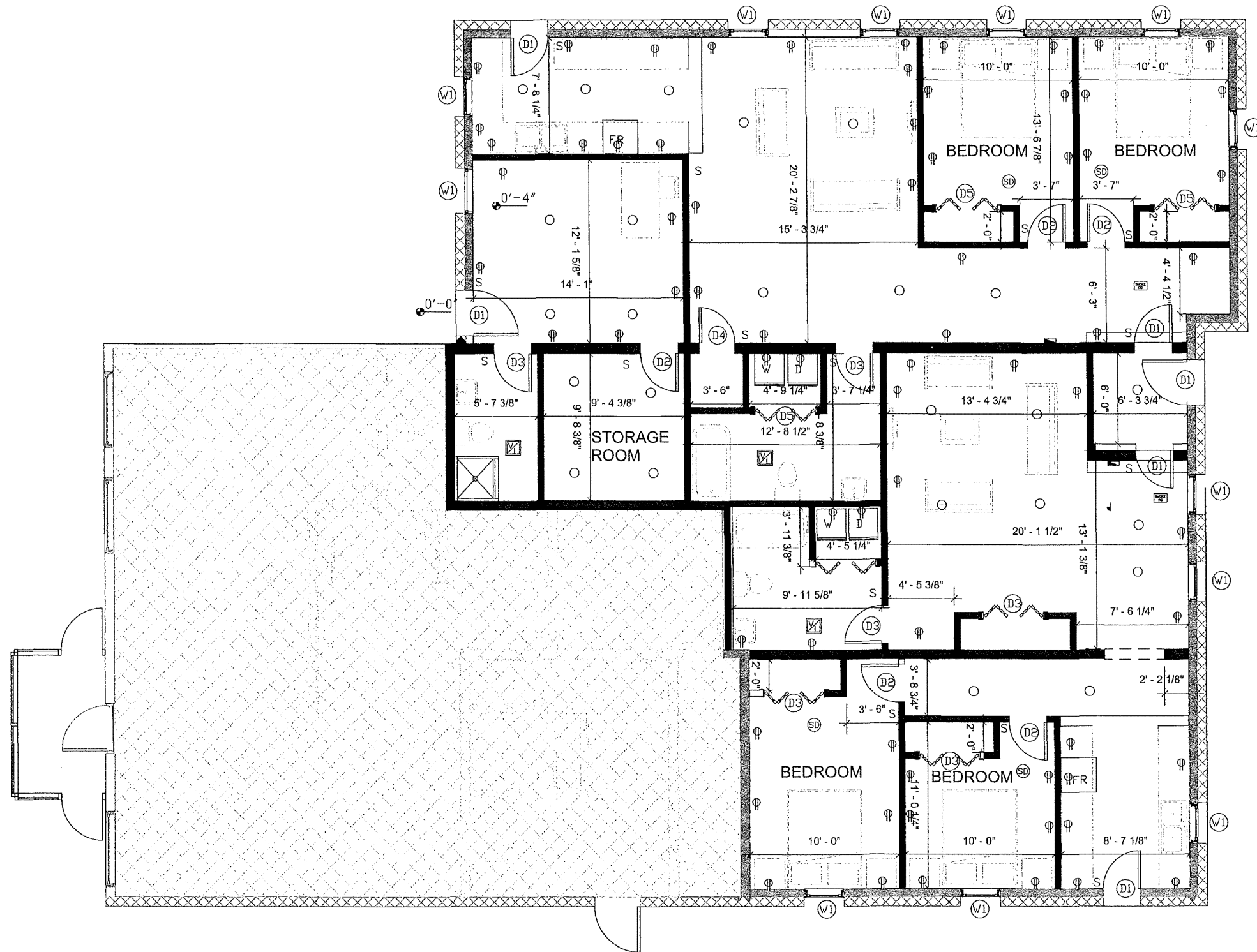
C & N PIZZA RESTAURANT

1965 COUNTY ST.
DIGHTON, MA 02715

PROPOSED ADDITIONS

Project number	024-004
Date	03/20/2025
Drawn by	KIRLOS SYFYEN
Checked by	ASHRAF GABOUR

A3



ELECTRIC SYMBOLS	DISCIPTION
(SD)	SMOKE DETECTOR
(C)	CARBON MONOXIDE ALARM SMOKE DETECTOR
(V)	CEILING VENT/LIGHT COMBINATION
[]	ELECTRIC PANEL
⊙	OUTLET
○	SURFACE LIGHT FIXTURE
S	LIGHT SWITCH

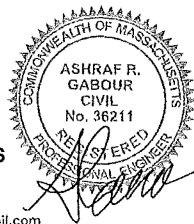
PROPOSED ELECTRICAL
LAYOUT
SCALE: 1/8"=1'-0"



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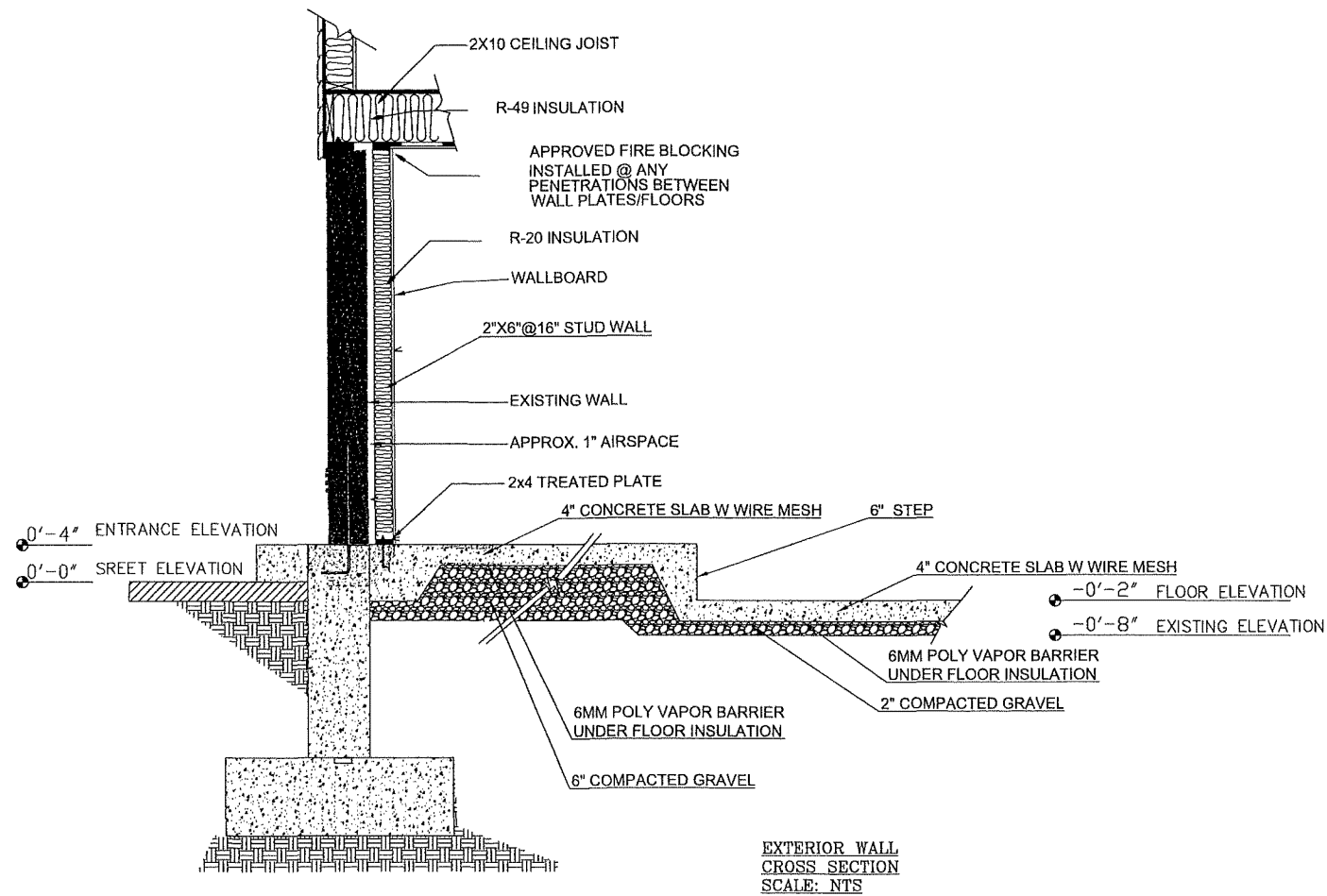
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C & N PIZZA RESTAURANT
1965 COUNTY ST.
DIGHTON, MA 02715

PROPOSED ADDITIONS

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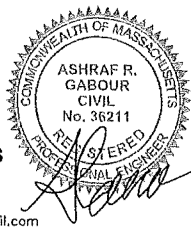
A4



www.ori LLC.com



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No.	Description	Date

C & N PIZZA RESTAURANT
1965 COUNTY ST.
DIGHTON, MA 02715

PROPOSED ADDITIONS

Project number 024-004
Date 03/20/2025
Drawn by KIRLOS SYFYEN
Checked by ASHRAF GABOUR

A5