



TOWN OF DIGHTON
ZONING BOARD OF APPEALS
979 SOMERSET AVENUE
DIGHTON, MA 02715
TEL: (508) 669-6431, EXT. 114

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

TOWN OF DIGHTON
NOTICE OF PUBLIC HEARING

Notice is hereby given the Dighton Zoning Board of Appeals will conduct a Public Hearing at **Town Hall, 979 Somerset Avenue, Lower Level, Dighton, MA** on **Tuesday, October 28, 2025** at **7:00 PM** on the Variance Application of THOMAS RANSLEY for property located at 2158 WATER STREET, being shown as Assessors Map 20, Lot 57, pursuant to SECTION 2620 TABLE OF DIMENSIONAL REQUIREMENTS (APPENDIX B) of the Town of Dighton's Zoning By-Law in order to CONSTRUCT A GARAGE WITH A SIDE SETBACK OF FIVE (5) FEET.

Any person(s) interested or wishing to be heard on this matter should attend this hearing. Copies of the application are available in the Zoning Board of Appeals office, the Dighton Zoning Board of Appeals website, or, upon request, can be viewed by email by calling (508) 669-6431, ext. 114 or emailing keasterday@dighton-ma.gov.

DIGHTON ZONING BOARD OF APPEALS
Zachary Caron, Chairman

RECEIVED
Town Clerk-Dighton, MA
SEP 08 2025
Time: 12:42 PM
By: SC



04-15

TOWN of DIGHTON

ZONING BOARD of APPEALS

1111 Somerset Avenue, Dighton, MA. 02715

(508) 669-6431, Ext 114

To the Zoning Board of Appeals of the Town of Dighton: **Application Fee \$750.00/each**

The undersigned hereby petitions for a public hearing on the action checked below:

Variance from section(s)/parts Appendix B Table of Dimensional Regulations

of the Town of Dighton's Zoning Bylaws (Be specific)

Special Permit from section (s)

of the Town of Dighton's Zoning Bylaws (Be specific)

Appeal decision of Building Commissioner to (grant/ deny) permit. (Attach decision)

Nature of the Request is to allow:

The construction of a 24 ft. x 30 ft. garage.

The Property is Located at (Address) 2158 Water Street Dighton / North
Dighton MA. and is known as Map# 20 Lot# 57

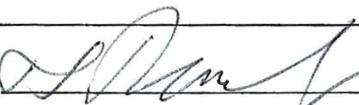
The Petitioner will attach hereto the following:

- 1. Reasons for the Petition
- 2. Legal description of the premise (including most recent deed of property)
- 3. Site Plans: the subject property must be drawn to scale, accurate and shall include (but not limited to) to following information; all property lines with distances, all buildings located on the site, with distances to the property lines, any wetlands all parking and impervious surfaces, all proposed changes, lot area, frontage and abutters. Detailed and accurate plans (2 Full Size and 7 11x17), which includes measurements, heights, landmarks, etc, should be provided. If request involves a lack of frontage, the plans will require a review before the Planning Board and Conservation Committee as well.
- 4. A Check for \$750 for each Variance, Special Permit and/or Appeal. The application fee(s) check should be made out to the 'Town of Dighton'.
- 5. Tax Status Application Form which should be cleared and stamped by the Treasurers Department

- 6. Extension of Time Form
- 7. In the event of an appeal of the Building Commissioner's Decision, decision must be attached.
- 8. In the event that any other approvals have been issued on the property, such decision(s) shall be included as part of the application.
- 9. The Petitioners interest is set out as follows:
 - A. The owner of said land acquired legal title to the property on 01/14/1981 and is recorded in book 28724 . Page 51 of Bristol County Registry of Deeds.
 - B. State whether you are the owner, or whether you have a lease, purchase and sale agreement etc. (giving dates and other pertinent information)

Owner _____

If represented by counsel, please enter name, address and phone number:

*Petitioner Signature: 

Type/ print name clearly: Thomas Ransley

Telephone: _____

Address: 2158 Water Street

City: Dighton

State: MA

Zip Code 02715

If Petitioner is not the owner, Owner shall affix assent here:

Owner Signature: _____

Type/ print name clearly: _____

Telephone: _____

Address: _____ City: _____

State: _____ Zip Code: _____

Reviewed by Signature: (Chairman) _____

Reviewed by Signature: (Office Manager) _____

RECEIVED

RECEIVED

Town Clerk-Dighton, MA

SEP 8 2025

SEP 04 2025

By: Dighton Planning Board

Zoning *10*

Time: 12:41 PM

By: SC

Dighton Zoning Board Appeals 2018

**NORTHCOUNTY
GROUP INC.**

12 Taunton Green, Suite #204
Taunton, MA 02780

Phone 800.946.1575
Fax 800.946.1575

Wednesday, August 27, 2025
Zoning Board of Appeals
1111 Somerset Ave.
Town of Dighton, MA.

RE.: Variance from Appendix B Table of Dimensional Regulations.

Dear Dighton Zoning Board of Appeals:

Northcounty Group, Inc., represents Thomas Ransley, in filing for a dimensional variance for a proposed 24'x30' two-car garage at 2158 Water Street.

A variance is requested from Appendix B Table of Dimensional Regulations for a garage with a proposed side setback of 5 ft. instead of the required 15 ft. The hardship caused to require a variance to be filed is the shape of the lot being a pie shaped lot. The existing nonconforming lot with a nonconforming single-family house was built circa 1950's. Prior to the issuance of the Dighton Zoning Ordinance. Mr. Ransley has been residing at 2158 Water Street since the late 1970s and purchased the house in 1981. The proposed garage is not a detriment to the neighborhood since the property is surrounded by single-family houses. Mr. Ransley also has support of his neighbors.

Should you have any questions, please call me at your earliest convenience.

Sincerely,

NORTHCOUNTY GROUP, INC.

Rami Sidani

Rami Sidani,
Project Engineer



Return Document to:

Thomas S. Ransley, Trustee
Dighton Water Street Realty Trust
2158 Water Street
Dighton MA 02764

Number of Pages: 2

MASSACHUSETTS EXCISE TAX

Bristol County ND ROD 001

Date: 01/23/2024 11:16 AM

Ctrl#

Fee: \$0.00 Cons: \$10.00

QUITCLAIM DEED

I, Thomas S. Ransley, of the Town of Dighton, County of Bristol, Massachusetts, for consideration paid and in full consideration of TEN (\$10.00) DOLLARS, grant to myself, Thomas S. Ransley, as Trustee of Dighton Water Street Realty Trust, established u/d/t dated January 23, 2024, the terms of which are set forth in that Trustee's Certificate Pursuant to M.G.L. c. 184, § 35, filed with Bristol County North District Registry of Deeds immediately prior hereto, having an address of 2158 Water Street, Dighton, Massachusetts 02764,

WITH QUITCLAIM COVENANTS,

The land in Dighton, Bristol County, Massachusetts, on the northwesterly side of Water Street, bounded and described as follows:

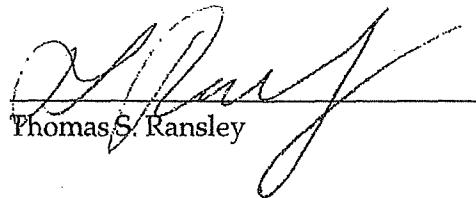
Beginning at the northeasterly corner of the described premises at a stone bound in the northwesterly line of Water Street it being the southeasterly corner of land of Arnold B. and Ellen B. Shaw and running thence by the northwesterly line of Water Street South 27° 31' West 19.77 feet; thence by a curve to the right having a radius of 111.69 feet a distance of 94.02 feet; thence by the northerly line of Water Street South 75° 45' West 40.44 feet to an iron stake; thence by land of Charles R. Briggs North 20° 46' West 235.76 feet; thence of land formerly of Dwight F. Lane and land of Arnold B. and Ellen B. Shaw South 56° 11' East 244.90 feet to the point of beginning.

Being the same premises conveyed to Grantor by deed of Arnold B. Shaw and Ellen B. Shaw, dated January 14, 1981, and recorded on January 16, 1981 with the Bristol County North District Registry of Deeds in Book 2076, Page 26.

NO TITLE SEARCH WAS CONDUCTED IN CONNECTION WITH THIS CONVEYANCE.

The consideration for this transfer being less than \$100.00, state excise stamp tax is not required.

WITNESS my hand and seal this 23 day of January, 2024.

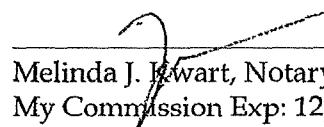
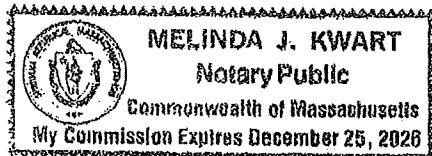


Thomas S. Ransley

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 23 day of January, 2024, before me, the undersigned notary public, personally appeared Thomas S. Ransley, and proved to me through satisfactory evidence of identification, which was his MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily in the aforesaid capacity for its stated purpose.



Melinda J. Kwart, Notary Public
My Commission Exp: 12/25/2026

We, Arnold B. Shaw and Ellen B. Shaw, husband and wife, both
 of Dighton, Bristol County, Massachusetts
~~do hereby make~~, for consideration paid, and in full consideration of TWENTY-THOUSAND AND
 00/100 (\$20,000.00) Dollars
 grant to Thomas S. Ronaley, individually,
 of 2158 Water Street, Dighton, Massachusetts with quitclaim covenants
 the land in Dighton, Bristol County, Massachusetts, on the northwesterly
 side of Water Street, ~~known as~~ bounded and described
 as follows:

Beginning at the northeasterly corner of the described premises
 at a stone bound in the northwesterly line of Water Street it being
 the southeasterly corner of land of Arnold B. and Ellen B. Shaw and
 running thence by the northwesterly line of Water Street South 27°
 31' West 19.77 feet; thence by a curve to the right having a radius
 of 111.69 feet a distance of 94.02 feet; thence by the northerly line
 of Water Street South 75° 45' West 40.44 feet to an iron stake; thence
 by land of Charles R. Briggs North 21° 46' West 235.76 feet; thence
 by land formerly of Dwight F. Lane and land of Arnold B. and Ellen B.
 Shaw South 56° 11' West 244.90 feet to the point of beginning.

Being the same premises conveyed to these grantors by deed of
 Dwight F. Lane dated September 16, 1953 recorded with Bristol County
 North District Registry of Deeds 1199, Page 91.

Witness our hand and seal this 14th day of January 1981.

Arnold B. Shaw
Ellen B. Shaw

The Commonwealth of Massachusetts
 Bristol ss. January 14 1981

Then personally appeared the above named Arnold B. Shaw and Ellen B. Shaw

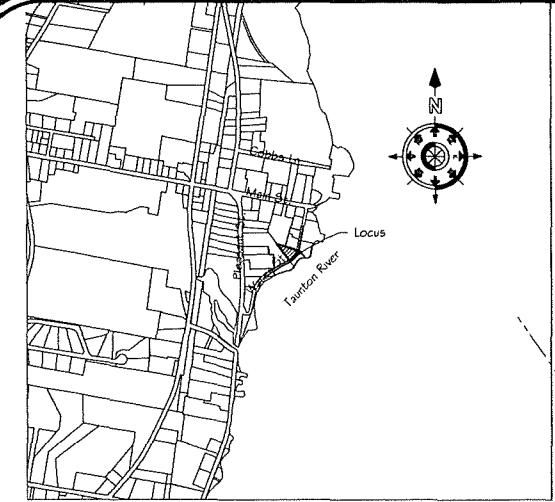
and acknowledged the foregoing instrument to be their free act and deed, before me

E. B. Shaw
 Notary Public — ~~jurat~~ ~~jurat~~

My commission expires August 11 1983

(Tenants — Tenants in Common.)

REC'D JAN 16 1981 AT 9:14 AM AND RECORDED



ZONING REQUIREMENTS

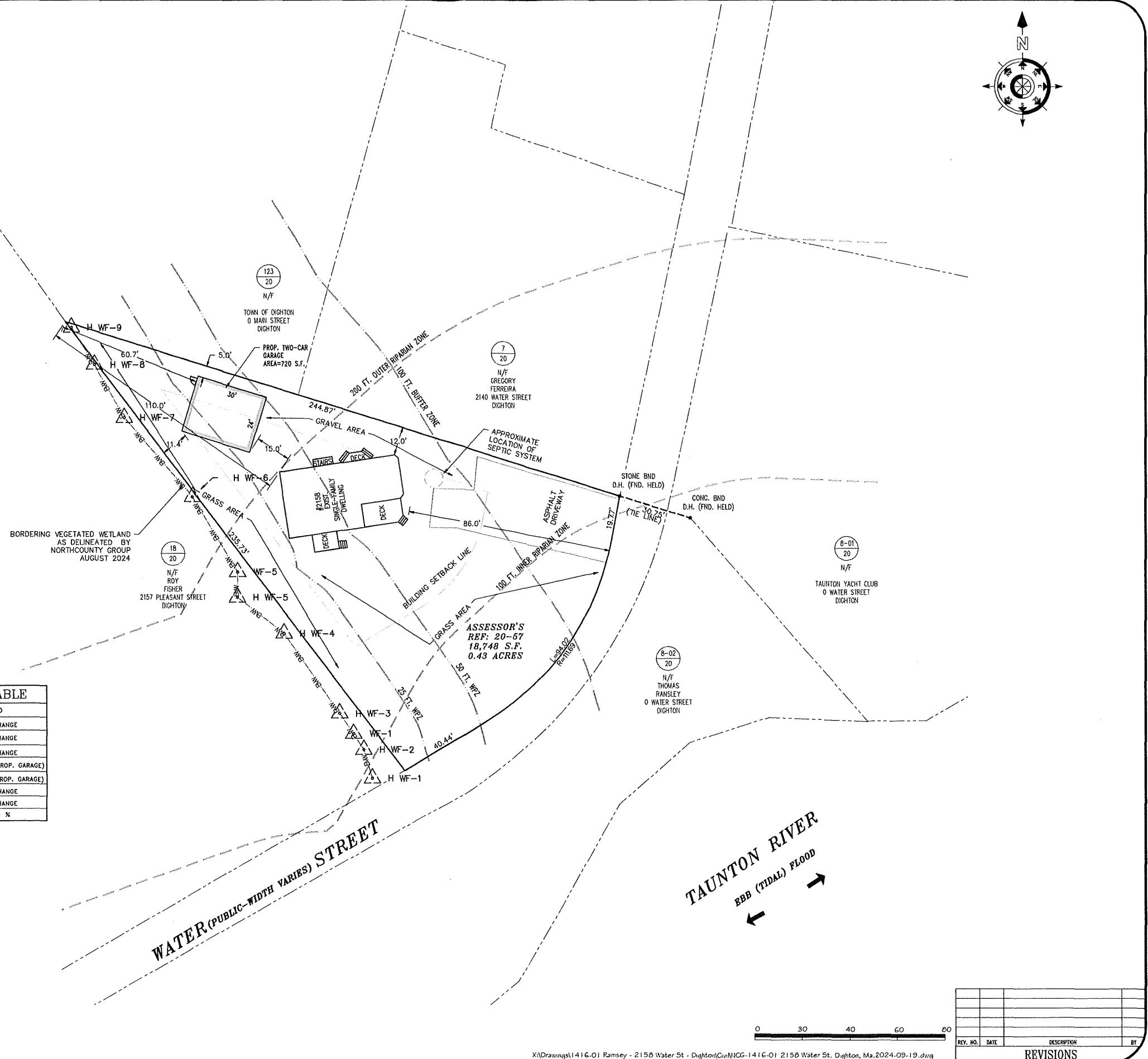
| | |
|---------------------------|---|
| Zone | Open Recreation and Conservation District |
| Minimum Area | 35,000 S.F. |
| Minimum Frontage | 175 ft. |
| Front Yard Setback | 55 ft. |
| Side Yard Setback | 15 ft. |
| Rear Yard Setback | 15 ft. |
| Maximum Building Coverage | 15% |

OWNER OF RECORD & APPLICANT:
THOMAS S. RANSLEY
2158 WATER STREET
Dighton, MA

Locus is shown as Map 20, Parcel 57

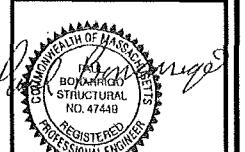
Record Deeds:
Book 20724/ Page 51
Plan on Record:
Book 3071 Page 43
Zone: Open Recreation and Conservation District

| DIGHTON ZONING ANALYSIS TABLE | | | |
|--|-------------|-------------|-------------------------|
| ZONE REQUIREMENTS - OPEN RECREATION & CONSERVATION | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | 35,000 S.F. | 18,748 S.F. | NO CHANGE |
| MINIMUM CONTIGUOUS FRONTAGE | 175 FT. | 154.23 FT. | NO CHANGE |
| MINIMUM FRONT YARD SETBACK | 55 FT. | 86.0 FT. | NO CHANGE |
| MINIMUM SIDE YARD SETBACK | 15 FT. | 12.0 FT. | 5 FT. (PROP. GARAGE) |
| MINIMUM REAR YARD SETBACK | 15 FT. | 110.0 FT. | 60.7 FT. (PROP. GARAGE) |
| MAXIMUM BUILDING HEIGHT IN STORIES | 2.5 | 1 | NO CHANGE |
| MAXIMUM BUILDING HEIGHT IN FEET | 35 | 15 | NO CHANGE |
| MAXIMUM BUILDING COVERAGE | 25 % | 8.3 % | 12.1 % |



NORTHCOUNTY GROUP, INC.
LAND PLANNING AND BUILDING LAYOUT PLANNING SERVICES
12 TAUNTON GREEN, SUITE 204, TAUNTON, MA 02780
TEL. (800) 946-1575, FAX (800) 946-1575

"SPECIALIZED DESIGN SERVICE TO MEET OUR CLIENTS NEEDS!"



Project:
"PROP. GARAGE"
Z.B.A. PLOT PLAN
2158 WATER STREET
DIGHTON, MASS.

Client:
Thomas Ransley

Scale: 1"=20'
Date: 08/05/2025
Drawn By: JDD/JD/RS
Job No. 1416-01
Sheet No.

1
1