



Dighton Time: 2:21 PM
Town Clerks Office
Notice of Posting Date: 1/19/23
(CMA)

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

PLANNING BOARD
Public Hearing/Regular Meeting

Wednesday, January 4, 2023
Old Town Hall

1111 Somerset Ave, Dighton, MA 02715

Video and audio of the meeting is available on Comcast Local TV9 or on the Town of Dighton Planning & Land Use YouTube Channel.

Meeting was called to order by Chairman Jeff Carvalho at 7:02 PM. Member Christopher Cunha was absent.

The Pledge of Allegiance was recited.

The Board determined that the next schedule meeting/public hearing is January 18, 2023 at 7:00 PM.

REVIEW/DISCUSS/ACT: Wellington Acres Homeowners Assoc., re: status of development assessment(s), turnover and proposed draft Homeowners Association Agreement Amendment

The Board read into record Attorney John Zajack's email dated December 22, 2022 requesting a continuation due to the fact that feedback from the Stormwater Committee has not been received.

Joseph Figueiredo motioned, Robert Woods seconded to continue the matter to January 18, 2023.

VOTE:	JEFF CARVALHO, CHAIRMAN	ABSTAINED
	ROBERT WOODS, VICE CHAIRMAN	AYE
	JOSEPH FIGUEIREDO, CLERK	AYE
	DANIEL HIGGINS, MEMBER	AYE

REVIEW/DISCUSS/ACT: Center Street Woods Subdivision (Map 9, Lots 57 & 152) Request for Minor Modification

Richard Bessett, Maris Development, LLC appeared before the Board seeking a minor modification to the Center Street Woods Definitive Subdivision approved on January 4, 2006. Mr. Bessette seeks the following waivers:

- 1) To set the Maris Lane control points which are the points of curvature and points of tangency as granite bounds flush with the ground.
- 2) To set the front corners of the lots along Maris Lane's sideline as 2-foot long reinforcing bars (rebars) with plastic caps on the side of the road that has sidewalk, and without plastic caps on the side of the road that does have sidewalks.
- 3) Install rebars along the lot sidelines at the back corners of the lots with a conservation restriction.

Mr. Bessett noted that the purpose of the request is to distinguish which monuments are lot corners and which are street monuments. All monuments will be clearly labeled on the final as-built plan.

Member Joseph Figueiredo, recognizing that Mr. Bessett inherited problems within the development, noted his displeasure with the grading that took place within the development. Mr. Bessett responded that he intends to regrade certain properties in the spring, however, he noted that homeowners located at 15 Maris Lane will not allow him on the property. Vice Chairman Robert Woods noted that the homeowners at 15 Maris Lane would like to see things rectified and will assist in the matter.

Joseph Figueiredo motioned, Daniel Higgins seconded to approve the minor modification request of November 22, 2022, including no plastic caps on the rebars on the side of the road that has sidewalks, so long as, it will be flush with the sidewalk.

VOTE: JEFF CARVALHO, CHAIRMAN AYE
 ROBERT WOODS, VICE CHAIRMAN AYE
 JOSEPH FIGUEIREDO, CLERK AYE
 DANIEL HIGGINS, MEMBER AYE

Forest Hills Estates, Special Permit Conservation Subdivision (M 3, L 28, 33 & 78)

The Board received and read into record an email from Joshua Glass dated December 20, 2022 requesting a continuation to January 18, 2023. The Board determined to continue to February 1, 2023.

Robert Woods motioned, Joseph Figueiredo seconded to continue the public hearing to February 1, 2023.

VOTE: JEFF CARVALHO, CHAIRMAN AYE
 ROBERT WOODS, VICE CHAIRMAN AYE
 JOSEPH FIGUEIREDO, CLERK AYE
 DANIEL HIGGINS, MEMBER AYE

Approval of Meeting Minutes

Joseph Figueiredo motioned, Daniel Higgins seconded approve the meeting minutes of December 7, 2022.

VOTE: JEFF CARVALHO, CHAIRMAN AYE
 ROBERT WOODS, VICE CHAIRMAN AYE
 JOSEPH FIGUEIREDO, CLERK AYE
 DANIEL HIGGINS, MEMBER AYE

Correspondence

An email dated December 7, 2022 from Jim Brencic, Director of Construction of Clearway Energy on the status of the solar project located at 0 Williams Street (Map 11, Lots 8-01 and 9).

Public Input

Evan Watson of W. Engineering, LLC appeared before the Board to present a preliminary concept plan for property located at 0 Williams Street (Map 12, Lot 30-4). The front of the property is zoned Residential/Mixed Use and the rear of the property is zoned Industrial. The applicant proposes to install a non-residential right-of-way or a subdivision road to provide access to the industrial area for cannabis cultivation in greenhouses. The applicant will be seeking several waivers, such as, road width and sidewalk. At this time, Mr. Watson was seeking input from the Board.

The Board noted that they were not ready to provide any input until further research is completed. It was suggested that Mr. Watson reach out to the Building Commissioner.

Adjournment

Robert Woods motioned, Joseph Figueiredo seconded to adjourn at 7:53 PM.

VOTE:	JEFF CARVALHO, CHAIRMAN	AYE
	ROBERT WOODS, VICE CHAIRMAN	AYE
	JOSEPH FIGUEIREDO, CLERK	AYE
	DANIEL HIGGINS, MEMBER	AYE

Respectfully submitted,
Kerrie J Easterday
Office Manager
Planning Board

List of Documents Presented at Meeting:

1. Proposed Concept Plan prepared by W. Engineering, LLC for 0 Williams St (Map 12, Lot 30-4)