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Town Clerk-Dighton, MA

JUL 01 2025



**Town of Dighton
Conservation Commission Minutes**
Regular Meeting
Thursday, March 20, 2025
Old Town Hall
Upper-Level Meeting Room
Dighton, MA 02715

Time: 2:42 pm
By: SC

Public Meeting Opens at 6:00 PM at the Old Town Hall, 1111 Somerset Ave. This meeting is video, and audio recorded for Cable Broadcast and Internet posting on “www.dighton-ma.gov”, and YouTube.

Present- Chairman Jim Digits, Jack Crawford, David Phillips, Paul Reynolds, Abel Mariano, Agent Lisa Caledonia

Meeting starts with the Pledge of Allegiance

HEARINGS & POSSIBLE DELIBERATIONS

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Tim Cusson of Parallel Products Solar Energy for construction at 2200 Lewis Street (Map 14, Lot 41) of two solar canopies and associated utilities. A portion of the work project falls within jurisdictional wetland resource areas. Peer review proposal received from Weston & Sampson. (MADEP File# SE017-0513). Applicant withdrew the application on 2/24/2025.

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Angela Lawrence at 418 Old Somerset Ave (Map 4, Lot 5) to raze an existing dwelling within the 100' buffer zone and construct a new single-family home and associated access and utilities. A portion of the work falls within jurisdictional wetland resource areas. (MADEP File# SE017-0517) Motion to accept the project put forth by member, seconded by member –all members in favor.

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Long Built Homes to construct a new single-family home at 0 Clubhouse Drive (Map 21, Lot R61) with utilities and associated access. A portion of the work falls within jurisdictional wetland resource areas. (MADEP File # \$E017-0515) Motion to accept the project put forth by member, seconded by member – all members in favor.

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Long Built Homes to construct a new single-family home at 0 Clubhouse Drive (Map 21, Lot R32) with utilities and associated access. A portion of the work falls within jurisdictional wetland resource areas. (MADEP File# SE017-0516) Motion to accept the project put forth by member, seconded by member – all members in favor.

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from Holly Grotta at 1325 Rebecca Road (Map 13, Lot 113) for a septic system repair, with associated site grading and disturbance within the buffer zone of a bordering vegetated wetland, and within the Riverfront area of the Segreganset River. (MADEP File# SE01 7-0518) Motion to continue due to needed review by Health Department put forth by member, seconded by member – all members in favor.

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from Ronald Oliveira to upgrade a subsurface sewage disposal system with associated grading at 1030 Oak Street (Map 6, Lot 27). A portion of the work is within jurisdictional wetland resource areas. (MADEP File# SE017-05XX) Motion to continue put forth by member, seconded by member – all members in favor.

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from Carl Rebello of Bell Farm Estates, LLC at 0 Milk Street & 0 Council Oak Way (Map 17, Lots 109, 135, & 208) for the construction of a 26-lot subdivision with associated roadway and infrastructure- "Bell Farm Estates". A portion of the work falls within jurisdictional wetland resource areas. (MADEP File# SE017-05XX). David Kelley speaks about their plans for the subdivision and the work falling under conservation's jurisdiction. The lot is 40 acres total. A peer review is needed and Weston and Sampson provided an estimate of \$8,440.

Review/Discuss/ Act New Hearing: Request for Determination of Applicability (RDA) application from David Tavares for 0 Horton Street (Map 10, Lot 112) to construct a single-family home and septic system outside the 100' buffer zone and to maintain an existing lawn and cart path within the buffer zone. Chris Andrade speaks; Lisa asks what kind of septic tank they want to install. He replies a raised bed septic system. The home was staked and a site visit was conducted.

Review/Discuss/Act New Hearing: Request for Determination of Applicability (RDA) application from Frank Luongo for confirmation of wetland line as shown on the plan to accompany an RDA filing at 0 Horton Street (Map 10, Lots 28 & 29). Motion to accept application put forth by member, seconded by member – all members in favor.

CERTIFICATE OF COMPLIANCE

None

ENFORCEMENT

Review/Discuss/Act-2371 County Street (Map 20, Lot 65) Proposed Mitigation Plan by Northcounty Group, Inc. revised 8/6/24. Received revised mitigation plan on 1/16/2024. Reviewed revised mitigation plan on 1/22/25. Some edits remain to comply with earlier requests. Consultant met with Agent and member to review plan. Further edits are necessary to comply with the agreed upon edits. Site visit with MassDEP scheduled for 3/6/2025, the result of the site visit is as follow: John DeSousa will deliver a revised plan by March 31st, 2025; The revised plan will undergo review at the April (April 17") Conservation Commission hearing and Implementation (work

begins) within two weeks of the final plan approval (Mid- April). Implementation shall begin within two weeks of the April 17th Conservation Commission hearing. The plan revisions were emailed to the consultant again on 3/12/2025.

2470 Pleasant Street (Map 20, Lot 55) - Previous filling made to wetland on property. Follow-up letter sent out on 12/30/24. Follow up email sent on 1/22/2025. Agent sent another email on 3/17/2025.

710 Center Street (Map 9, Lot 154)- Violation (cutting & clearing) on the Conservation Restriction land observed. Follow-up letter sent out on 12/30/24.

Hart Street (Map 19, Lot 2)- Multiple violations - Existing Conditions & Mitigation Plan by Northcounty Group, Inc. dated 10/16/24, revised 12/16/24 Site visit on 1/8/2025. MassDEP contacted us on 2/6/2025 to set up a site visit. Site visit with MassDEP scheduled for 3/6/2025, the result of the site visit is as follow: it was discussed John DeSousa will deliver a revised plan by April 30th, 2025; The revised plan will undergo review at the May Conservation Commission hearing; and Implementation (work begins) within two weeks of the final plan approval. John will deliver a revised plan by April 30th, 2025; The revised plan will undergo review at the May Conservation Commission hearing; and Implementation (work begins) within two weeks of the final plan approval.

1070 Smith Street (Map 10, Lot 15-2) Wetland violation (cutting & clearing) Follow-up letter sent out on 12/30/24. Zenith Consulting contacted me on 1/2/2025 that they are working on a filing coming to us soon.

1030 Oak Street (Map 6, Lot 27) Wetland violations (clearing, cutting, filling) Site visit with new owner (Oliveira Investments c/o Ronald Oliveira) on 11/12/24. NOV sent on 2/10/2025 via certified mail. Site visit scheduled for 3/18/24.

2134 Horton Street (Map 7, Lot 26-1) New wetland violation observed when on-site for a pre-application site visit for a shed. Owner will attend meeting. Site visit scheduled for 3/18/24.

OTHER BUSINESS

Review/Discuss/Act- Meeting Minutes (October 17, 2024 & February 20, 2025)

Bills Payable - Review Bills Payable since last meeting

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CORRESPONDENCE

Town Clerk-Dighton, MA

Review/Discuss/ Act: correspondence concern regarding Lewis Street

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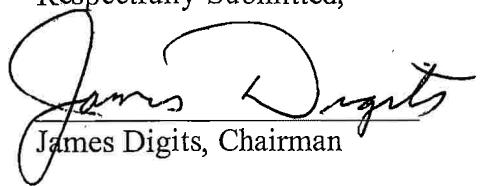
PUBLIC INPUT

Time: 2:42 PM
By: SC

ADJOURNMENT

The next Conservation Commission Meeting is Thursday, April 17th, 2025

Respectfully Submitted,



James Digits

James Digits, Chairman

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