



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

**ZONING BOARD OF APPEALS
 Regular Meeting /Public Hearing**

Wednesday, April 26, 2023, 2023
 Prime Time Building
 1059 Somerset Ave, Dighton, MA 02715

Time: 10:59 am

By: [Signature]
Video and audio of the meeting is available to watch on Comcast Local TV9 or on the Town of Dighton Planning & Land Use YouTube Channel.

Meeting was called to order by Chairman Zachary Caron at 7:02 PM. Member David Phillips was absent.

The Pledge of Allegiance was recited.

The Board formally introduced themselves and determined the Zoning Board of Appeals regular meetings will take place on the fourth Tuesdays of every month at 7:00 PM at the Old Town Hall, 1111 Somerset Avenue, Dighton. The next meeting will be 7:00 PM, Tuesday, May 23, 2023.

Zachary Caron motioned, Gregory Logan seconded to set the new regular meeting date to the fourth Tuesday of every month.

VOTE:	ZACHARY CARON, CHAIRMAN	AYE
	GREGORY LOGAN, VICE CHAIRMAN	AYE
	JONATHAN GALE, CLERK	AYE
	SUSAN GRAY PRITCHARD, MEMBER	AYE
	ALYS VINCENT, MEMBER	AYE

REVIEW/DISCUSS/ACT: Eoghan Kelley of Stonebridge Homes, Inc., for Stoney Ridge Estates re: Release of Bond

Voting Members: Zachary Caron, Gregory Logan and Susan Gray Pritchard.

Jonathan Gale recused himself from the matter as he lives in Stoney Ridge Estates.

Eoghan Kelley appeared before the Board via ZOOM requesting a conditional approval to release the remaining bond and the Applicant's responsibility. It is believed all requirements have been completed at the site.

Attorney Mitchell, also appearing by ZOOM, confirmed final remaining conditions have been met by the Building Commissioner and the Board of Health, as well as, final information received today from Mr. Kelley. Atty. Mitchell will review, confirm and prepare a final approval letter for the Board this week. It would be Atty. Mitchell's recommendation to make a conditional vote approving the release of the bond and confirmation the developer has met their responsibilities under the comprehensive permit.

Jonathan Gale, Trustee of the Homeowners Association noted that there is a meeting scheduled for this week to give the final approval.

Vice Chairman Logan noted that this developer has done a great job in completing the project.

Zachary Caron motioned, Gregory Logan seconded to release the rest of the bond as a conditional approval once correspondence is received from Attorney Marguerite Mitchell confirming the developer has completed everything required.

VOTE:	ZACHARY CARON, CHAIRMAN	AYE
	GREGORY LOGAN, VICE CHAIRMAN	AYE
	SUSAN GRAY PRITCHARD, MEMBER	AYE

REVIEW/DISCUSS/ACT: Dighton Homes, LLC, for Dighton Woods Subdivision re: Release of Funds under the Performance Agreement

Voting Members: Jonathan Gale, Susan Gray Pritchard and Aly Vincent

Attorney Michael Khoury appeared via ZOOM 's seeking the release of funds under the Performance Agreement. However, earlier this week the Stormwater Committee submitted a letter asking the Board to hold off until they investigate a potential flooding issue at 700 Main Street, which is several blocks away. Atty. Khoury is willing to table the matter for 30 days pending the investigation.

A letter dated April 24, 2023 from the Stormwater Committee was read into record.

Attorney Marguerite Mitchell advised that in light of the fact that the Applicant is not opposed to the continuance, it would make sense that the Board continue the matter. Also noted, Atty. Khoury provided potential remaining paperwork involved with retaining \$5,000, so there is a possibility of closing out this project as well. As such, more review is required for the next scheduled meeting.

The Board will request the Stormwater Committee to have feedback in time for the next meeting. Atty. Khoury noted that his client has no knowledge of anything going on at Dighton Woods that would be impacting 700 Main Street and, as such, does not believe his client is responsible. Furthermore, Atty. Khoury requests that the Stormwater Committee be provided his letter of response to the matter and inform him of the next meeting so that he may attend.

Jonathan Gale motioned, Alys Vincent seconded to continue the matter to May 23, 2023.

VOTE:	JONATHAN GALE, CLERK	AYE
	SUSAN GRAY PRITCHARD, MEMBER	AYE
	ALYS VINCENT, MEMBER	AYE

PUBLIC HEARING: Special Permit: Jacqueline Dagraca Mota, 613 Park Street (Map 4, Lot 177)

Voting members: Zachary Caron, Gregory Logan and Alys Vincent.

Chairman Zachary Caron opened the public hearing and the public notice was read into record.

The Applicant, Jacqueline Dagraca, appeared before the Board seeking a special permit to renovate the garage into a preschool. Mrs. Dagraca is in the process of obtaining her license as director and lead teacher through the state and expects to have 20-25 children. Mrs. Dagraca presented a plot plan

and architectural plans representing the preschool. It was noted that the plans will be revised eliminating the pool to create a play area and the location of the door will change, as well as, verifying the elevations prior to connecting the additional building to the sewer line.

The following department responses were read into record: Board of Health Thomas Pilling dated April 4, 2023, Fire Chief Christopher Maguy dated April 24, 2023, High Superintendent Thomas Ferry dated April 24, 2023 and Sewer Commissioner Office Manager Diane Curtis dated April 25, 2023.

Abutter Anne O'Connor of 594 School Street appeared before the Board not objecting to the daycare, however, was inquiring what she was doing with the paper road. The Applicant noted that the Special Permit will not affect the paper road. Mrs. O'Connor wished them luck.

Jonathan Gale noted, as ADA coordinator, that handicap parking will be required.

The Board expressed support for the special permit, however, it was noted that the property has a shared driveway with abutter Thomas and Suzanne Ross that should be addressed with the Fire Chief and the Building Commissioner, as well as, a parking plan.

Zachary Caron motioned, Gregory Logan seconded to continue the public hearing to May 23, 2023.

VOTE:	ZACHARY CARON, CHAIRMAN	AYE
	GREGORY LOGAN, VICE CHAIRMAN	AYE
	ALYS VINCENT, MEMBER	AYE

PUBLIC INPUT

None.

CORRESPONDENCE

None.

Approval of Meeting Minutes

Alys Vincent motioned, Susan Gray Pritchard seconded to approve the meeting minutes of March 22, 2023.

VOTE:	ZACHARY CARON, CHAIRMAN	AYE
	GREGORY LOGAN, VICE CHAIRMAN	AYE
	JONATHAN GALE, CLERK	AYE
	SUSAN GRAY PRITCHARD, MEMBER	AYE
	ALYS VINCENT, MEMBER	AYE

Adjournment

Alys Vincent motioned, Gregory Logan seconded to adjourn at 8:18 PM.

VOTE:	ZACHARY CARON, CHAIRMAN	AYE
	GREGORY LOGAN, VICE CHAIRMAN	AYE
	JONATHAN GALE, CLERK	AYE
	SUSAN GRAY PRITCHARD, MEMBER	AYE

ALYS VINCENT, MEMBER

AYE

Respectfully submitted,
Kerrie J Easterday Office Manager
Planning Board & Zoning Board of Appeals

List of Documents Presented: