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Town Clerk-Dighton, MA

OCT 21 2025



**Town of Dighton
Conservation Commission Minutes**
Regular Meeting
Thursday, May 15, 2025
Old Town Hall
Upper-Level Meeting Room
Dighton, MA 02715

Time: 10:20 AM
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, Abel Mariano, Robert Brimmer, Paul Reynolds and Agent Lisa Caledonia

Meeting starts with the Pledge of Allegiance

Welcome New Associate Member, Robert Brimmer

HEARINGS & POSSIBLE DELIBERATIONS

Review/Discuss/Act Continued 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# SE017-0520) Weston & Sampson provided a peer review. Agent relays that Bell Farm Estates requested a continuance until next meeting. Motion to continue this hearing until June 26, 2025 out forth by David Phillips, seconded by Jack Crawford –all present members in favor.

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Frank Luongo to construct a driveway to access a single residential home along with a point source discharge from a stormwater basin at 0 Horton Street (Map 10, Lots 28). A portion of the work falls within jurisdictional wetland resource areas. (MADEP File# SE017-0521) Attorney Robert Frederick's speaks on behalf of the Luongo's. He states this is a pre-existing lot and has been approved by zoning board. He presents a letter from the Highway Department and states BOH had sent an email. Agent reads out loud the letter from the Fire Department Chief. Plans have been adjusted to accommodate the 40' turn around requested by the Fire Department. A motion to issue an order of conditions and acceptance for this project put forth by David Phillips, seconded by Jack Crawford – all present members in favor.

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from T&A Realty Trust Antonio Almeida, Trustee "Almeida Ridge Residential Subdivision" to construct roadway,

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Motion to take 1070 Smith St out of order put forth by Paul Reynolds, seconded by David Phillips— all members in favor:

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 17th 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. A revised plan was received on 3/28/2025. At our 4/17/2025 meeting we reviewed and approved the plan with conditions as shown on plan notes. John DeSousa speaks; they are waiting for the rain to stop to prevent their machine getting stuck. Agent asks to be notified when the erosion controls go in so they can inspect them. Motion to take 880 Hart St out of order put forth by Paul Reynolds, seconded by David Phillips— all members in favor.

2470 Pleasant Street (Map 20, Lot 55) - Previous filling made to wetland on property. Agent sent a second certified letter on 4/10/2025. Agent received an email from property owner; he is working with Outback Engineering. Mitigation plan for the fill is in process.

710 Center Street (Map 9, Lot 154) - Violation (cutting & clearing) on the Conservation Restriction land observed. Follow-up letter sent out on 12/30/2024. No new updates.

880 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. A new plan was received on 5/7/2025. John DeSousa speaks; confirms plans for placards. Old cow pen will be removed and raked over. Motion to accept the plan put forth by Paul Reynolds, seconded by Abel Mariano — all members in favor.

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. Agent observed earthwork on the property on 5/7/2025. Agent emailed owner and consultants on 5/7/2025 to stop work. Motion to ratify the enforcement order put forth by Abel Mariano, seconded by Paul Reynolds –all members in favor. Niles Zager from Zenith Consulting Engineers speaks on updates at the property. The wetlands have been flagged, survey is done and they are ready to start working on a filing. Agent brought up to consultant a concern for vernal pools on the property. They are looking into this before filing to see how they need to adjust their plans. He addresses the concern of loom being delivered to the property and would like to

understand how this effects the other outstanding issues on the property so he can better consult with his clients on steps moving forward. Agent asks about Steve Chmiel the wetland scientist confirming whether or not there is a vernal pool on site. The owner is looking to move forward so they can fix the backyard and has concerns of their basement flooding. Jim Digits is looking for a plan that they can all agree on to move forward during next meeting.

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. Restoration work with erosion controls is underway. Abel Mariano went by the property and says the are doing a great job a cleaning up, contractor was working on the septic, silt socks are in place and slab in the back has been removed.

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. At our 4/17/2025 meeting we reviewed and approved the restoration plan. Robert Brimmer recuses himself. Mulch pile is to be removed.

260 Country Hill Drive (Map 9, Lot 17-19) Complaint received. New buffer zone violation observed on 4/9/2025. A site visit was conducted on 5/5/2025. Owner speaks, material is to be removed on the north side, seeding will be put down and plant Green Giants on east side of property.

662 Somerset Ave (Map 9, Lot 18) Complaint received. New wetland violations observed on 4/23/2025 at site visit. Agent spoke with owner, relayed concerns on the work being done on the property. Agent is going to work with him about planting aquatic plants.

2365 Elm Street (Map 20, Lot 91) Violations observed when Agent was on-site for site visit for building permit for shed. No new updates. Owner speaks; her husbands removed trees due to tree falling onto pool costing them \$13,000. They then hired a Roscitti Construction in September 14, 2023 to remove 16 trees that were hanging over back fence onto grass area. Many trees were rotten with no blooms. Agent requested the owners get their soil tested for wetland identification. Agent observed hydric soil, skunk cabbage and evidence of hydrology. They hired a wetland scientist and stated the test came back that it is not wetlands but it is due to trapped water and ledge that surround their property. Conservation concerns when looking at the area of the shed were the perceived cleared vegetation trees and observed a stormwater basin. The owners are willing to place the shed in another area. Agent will conduct a site visit once conservation receives the report.

2625 Lewis Street (Map 21, Lot 47C) New buffer zone violations observed on 5/8/2025. Agent conducted a site visited, witnessed flags but the property needed to be cleaned up. They agreed to put up placards and erosion controls.

OTHER BUSINESS

Review/Discuss/Act - Proposed warrant article for Conservation Revolving Fund Paul Reynolds will write up the warrant.

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Review/Discuss/Act- Meeting Minutes (November 21, 2024, March 20, 2025, April 17, 2025) Motion to accept November's minutes put forth by David Phillips, seconded by Abel Mariano – all members in favor.

Bills Payable - Review Bills Payable since last meeting Motion to take public input out of order out forth by David Phillips, seconded by Jack Crawford – all members in favor.

CORRESPONDENCE

Review/Discuss/Act: correspondence concern regarding Lewis Street. No new update.

Review/Discuss/Act: 3/10/2025 Memo received from BOH & Meeting on 5/20/2025 Meeting was changed to 1:00 pm via TA. The conservation commission are the ones who determine wetland lines.

PUBLIC INPUT

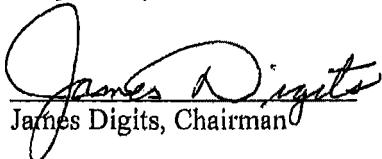
Resident of 670 Main St speaks next to 700 Main St to Steve Elderin. He states Agent came out a couple years ago due to neighbor filling in wetlands, he claims he is continuing to do so. He says his neighbor is filling in the stream, wet lands and skunk cabbage. Agent will request a site visit.

ADJOURNMENT

Motion to adjourn meeting put forth by Paul Reynolds, seconded by Jack Crawford – all members in favor.

The next Conservation Commission Meeting is Thursday, June 26th, 2025

Respectfully Submitted,


James Digits

James Digits, Chairman

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