



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

PLANNING BOARD
Regular Meeting
 Wednesday, May 17, 2023
 Old Town Hall

RECEIVED
 Town Clerk-Dighton, MA

1111 Somerset Ave, Dighton, MA 02715

JUN 22 2023

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

Meeting was called to order by Chairman Jeff Carvalho at 7:03 PM. Clerk Christopher Cunha and Member Joseph Figueiredo was absent.

The Pledge of Allegiance was recited.

The Board determined that the next scheduled meeting is June 21, 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
 Chairman Jeff Carvalho recused himself from the matter as he is an abutter.

Attorney John Mitchell, representing the Trustees of the Wellington Acres Homeowners Association, and Attorney John Zajack, representing the developer Wellington Acres, LLC, appeared before the Board seeking acceptance of the First Amended and Restated Declaration of Trust of the Wellington Acres Homeowners' Association Trust. Site visits relating to the septic field maintenance, maintenance of the stormwater basin and the fence around it conducted by the Stormwater Committee resulted in compliance. A special assessment to the members of the Association to raise \$13,000 within the year will be petitioned under Article 7 of the Trust.

Said Trust has been approved by Planning Board's counsel on July 6, 2022.

Robert Woods motioned, Daniel Higgins seconded to accept the Homeowners Association Agreement as amended.

VOTE:	DANIEL HIGGINS, VICE CHAIRMAN	AYE
	ROBERT WOODS, MEMBER	AYE

REVIEW OF ZONING BYLAW SECTION: 5400. Site Plan Review

Robert Woods motioned, Daniel Higgins seconded to table the matter until all members are present.

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

Approval of Meeting Minutes

Robert Woods motioned, Daniel Higgins seconded to table to the next meeting.

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

Correspondence

None.

Public Input

None.

Adjournment

Robert Woods motioned, Daniel Higgins seconded to adjourn at 7:20 PM.

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

Respectfully submitted,
Kerrie J Easterday
Office Manager
Planning Board

List of Documents Presented at Meeting: