




TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715
Tel: (508) 669-6431, Ext. 114
Fax: (508) 669-4509

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

RECEIVED

Town Clerk-Dighton, MA

JAN 22 2024

Time: 10:05 AM
By: 

LEGAL NOTICE
DIGHTON PLANNING BOARD
FEBRUARY 21, 2024
Old Town Hall
111 Somerset Avenue
Dighton, MA 02715

In accordance with the provision of Chapter 41, Section 81T, M.G.L., the Planning Board will hold a public hearing on the application of SSS Irrevocable Trust for the approval of a Residential Definitive Subdivision Plan located at 400 Country Hill Drive, North Dighton being shown as Assessors Map 9, Lots 17-12 containing 14.251± acres of land. The applicant proposes a 2-lot subdivision located in a Residential/Agricultural District. All interested persons should attend the hearing.

Copies of the plans are available for inspection in the Planning Board Office, 979 Somerset Ave, Dighton, MA during normal business hours.

DIGHTON PLANNING BOARD
Jeff Carvalho, Chairman



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

01-24

PETITIONER: SSS Irrevocable Trust
NAME: Joseph Figuerido
ADDRESS: 400 Country Hill Dr. N. Dighton, MA 02764

LOCATION (from Assessors' Office) 400 Country Hill Drive
PLAT AND Map 9
LOT NOS. Lot 17-12

PRESENT Residence - Agriculture, mixed use First Record Date
ZONING overlay Planning Board Use Only

DATE OF THIS File:
DOCUMENT Title:

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

File three (3) completed copies of this application. One (1) copy with the Planning Board, one (1) copy with the Town Clerk and one (1) copy with the Board of Health in accordance with the Rules and Regulations Governing Subdivisions.

To the Dighton Planning Board:

The undersigned, being the applicant as defined under Chapter 41, §81L, for approval of a proposed subdivision shown on a plan entitled: Definitive Subdivision

by Zenith Cons. Eng., LLC dated Jan. 16, 2024 and described as follows: See plan set

located 400 Country Hill Drive

number of lots proposed 2, total acreage of tract 14.251 Ac.

hereby submits said plan as a **DEFINITIVE** plan in accordance with the Rules and Regulations of the Dighton Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Joseph + Maria C. Figuerido

by deed dated _____ and recorded in the Bristol County District Registry of Deeds Book 25819, Page 275, registered in the Bristol County Registry District of the Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following: _____

Said plan has () has not (✓) evolved from a preliminary plan submitted to the Board on _____, 20____ and approved (with modifications) () (disapproved) () on _____, 20____.

The undersigned hereby applies for the approval of said **DEFINITIVE** plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Received by the Planning Board
Date: _____
Time: JAN 18 2024
Payment Received: _____
Signature: By: Dighton Planning Board

RECEIVED

Received by the Town Clerk
Town Clerk-Dighton, MA
Date: _____
Time: JAN 18 2024
Payment Received: _____
Signature: _____ Time: 3:07 PM

Received by the Board of Health
By: SC
Date: _____
Time: _____
Signature: _____

Applicant's Name: Joseph Figueredo
Applicant's Address: 400 County Hill Dr
N. Dighton Ma 02264
Applicant's Phone#: 508 400 6649
Applicant's Email: Joe.Fig@Icloud.com
Signature: Joe Figueredo

Owner's name, address and signature for authorization (if other than applicant)
Owner's Name: Same
Owner's Address: _____
Signature: _____
Owner's Phone#: _____
Owner's Email: _____
Signature: _____

Checklist of items to be submitted with application.

1. ✓ Application Form (x3) and any other required forms on file with the Board
2. ✓ Plans (4 Prints) & electronic version in .pdf format
3. _____ Statements as required in Sections 3330 & 3340
4. ✓ Application Fee (please refer to Fee Schedule)
5. _____ Project Review Fee (please refer to Fee Schedule) & completed W-9
6. ✓ Certified Abutters List (obtained from the Assessor's Office)
7. ✓ Tax Status Application Form
8. ✓ Form M Receipt for Subdivision Plan

Note: The above checklist is only a recommendation. None of the above items can be required unless specifically required by the Planning Board's Rules and Regulations.



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
DATE OF THIS DOCUMENT	File: Title:

FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW A LOCUS MAP AT 1"=500' RATHER THAN 1"=1,000'. GREATER CLARITY OF THIS PARTICULAR SITE LOCATION IS ACHIEVED AT 1"=500'.

Subdivision Rules and Regulation Reference: SECTION 3320.b

Reason the waiver is requested: GREATER CLARITY OF THIS PARTICULAR SITE LOCATION IS ACHIEVED AT 1"=500'.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: _____



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
DATE OF THIS DOCUMENT	File: Title:

FORM R SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW USE OF NAVD-88 VERTICAL DATUM RATHER THAN THE U.S.G.S. DATUM

Subdivision Rules and Regulation Reference: SECTION 3320.j

Reason the waiver is requested: NAVD-88 IS THE STANDARD VERTICAL DATUM FOR STATE COORDINATES INCLUDING FLOOD DATA.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT ZONING	RESIDENCE & AGRICULTURE, MIXED USE OVERLAY	First Record Date Planning Board Use Only
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FORM R SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT FOR A STREET PROFILE VIEW

Subdivision Rules and Regulation Reference: SECTION 3320.r

Reason the waiver is requested: THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT ZONING	RESIDENCE & AGRICULTURE, MIXED USE OVERLAY	First Record Date
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		File:
		Title:

FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT FOR AN ENGINEER'S ESTIMATE OF MATERIALS WITH QUANTITIES REQUIRED TO CONSTRUCT THE ROADWAY, UTILITIES AND APPURTENANCES

Subdivision Rules and Regulation Reference: SECTION 3320.00

Reason the waiver is requested: THERE IS VERY LITTLE ROAD WORK PROPOSED AS THE EXISTING SITE ACCESS WILL BE UTILIZED.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: _____



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DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT ZONING	RESIDENCE & AGRICULTURE, MIXED USE OVERLAY	First Record Date Planning Board Use Only
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FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT FOR A STREET PROFILE VIEW

Subdivision Rules and Regulation Reference: SECTION 3320.dd

Reason the waiver is requested: THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



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PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
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FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT FOR A DEVELOPMENT IMPACT STATEMENT

Subdivision Rules and Regulation Reference: SECTION 3340

Reason the waiver is requested: THE PROPOSED PLAN IS FOR ONE SINGLE-FAMILY HOME AND ALL WORK IS PROPOSED OUTSIDE OF 100' FROM ANY WETLAND AREA.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-21

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

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FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT TO HAVE A MINIMUM CENTERLINE RADIUS OF 125 FEET

Subdivision Rules and Regulation Reference: SECTION 4224

Reason the waiver is requested: WHILE THE PROPOSED RIGHT OF WAY MEETS THIS REQUIREMENT, THE EXISTING ACCESS DRIVE, WHICH IS PROPOSED TO REMAIN, DOES NOT. THERE ARE TWO CURVES PRIOR TO THE EXISTING WETLAND CROSSING WHICH HAVE APPROXIMATELY 100' AND 90' CENTERLINE RADII.
Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY
ZONING First Record Date
Planning Board Use Only

DATE OF THIS
DOCUMENT File:
Title:

FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT TO HAVE A 100 FOOT TANGENT BETWEEN REVERSE CURVES

Subdivision Rules and Regulation Reference: SECTION 4226

Reason the waiver is requested: THE EXISTING ACCESS DRIVE, WHICH IS PROPOSED TO REMAIN, DOES NOT. THERE ARE REVERSE CURVES PRIOR TO THE EXISTING WETLAND CROSSING WHICH HAVE LITTLE TO NO TANGENT BETWEEN THEM.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
DATE OF THIS DOCUMENT	File: Title:

FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW A PAVEMENT WIDTH OF 12 FEET RATHER THAN 20 FEET

Subdivision Rules and Regulation Reference: SECTION 4230

Reason the waiver is requested: THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
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PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

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FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW THE PROPOSED DEAD-END STREET OFF AN EXISTING DEAD-END STREET
THAT IS GREATER THAN 600 FEET LONG

Subdivision Rules and Regulation Reference: SECTION 4251

Reason the waiver is requested: COUNTRY HILL DRIVE IS APPROXIMATELY 2,040 FEET LONG

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-21

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
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FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW A GRADE GREATER THAN 3% FOR THE LAST 100 FEET OF A DEAD-END STREET

Subdivision Rules and Regulation Reference: SECTION 4252

Reason the waiver is requested: A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
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FORM R SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW AN UNCONVENTIONAL TURN-AROUND AT THE END OF THE DEAD-END STREET

Subdivision Rules and Regulation Reference: SECTION 4253

Reason the waiver is requested: A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-21

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
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FORM R SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW A ROADWAY WITH A CENTERLINE THAT DOES NOT COINCIDE WITH THE RIGHT OF WAY CENTERLINE

Subdivision Rules and Regulation Reference: SECTION 4261

Reason the waiver is requested: THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT ZONING	RESIDENCE & AGRICULTURE, MIXED USE OVERLAY	First Record Date
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		Title:

FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW A GRAVEL SURFACE (SEE "TURN-AROUND SURFACE" NOTE ON THE GRADING & UTILITY SHEET) FOR THE PROPOSED TURN-AROUND RATHER THAN PAVEMENT

Subdivision Rules and Regulation Reference: SECTION 4268

Reason the waiver is requested: A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
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FORM R SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO ALLOW A ROADWAY WITH LESS THAN 4 FOOT SHOULDERS. THE EXISTING DRIVEWAY AT THE WETLAND CROSSING DOES NOT HAVE 4 FOOT WIDE SHOULDERS.

Subdivision Rules and Regulation Reference: SECTION 4271

Reason the waiver is requested: THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS. A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.

Alternatives to granting the waiver:

Impact of waiver denial on the project:

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law:

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



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PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
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LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
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FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT FOR A SIDEWALK ALONG THE PROPOSED STREET

Subdivision Rules and Regulation Reference: SECTION 4510

Reason the waiver is requested: ADDING A SIDEWALK WOULD GO AGAINST THE EFFORT TO AVOID WETLAND IMPACTS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
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PETITIONER: SSS IRREVOCABLE TRUST
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ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
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PRESENT ZONING	RESIDENCE & AGRICULTURE, MIXED USE OVERLAY	First Record Date
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		Title:

FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT FOR STREET TREES.

Subdivision Rules and Regulation Reference: SECTION 4530

Reason the waiver is requested: EXISTING VEGETATION IS TO REMAIN AND THE SITE IS VERY WELL ESTABLISHED ALONG THE EXISTING DRIVEWAY.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: _____



TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
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FORM R SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT FOR CURBING ALONG THE ROAD

Subdivision Rules and Regulation Reference: SECTION 4540

Reason the waiver is requested: THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE
ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision
Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-21

Subdivision: COUNTRY HILL DRIVE

Signed: 



TOWN OF DIGHTON
PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

PETITIONER: SSS IRREVOCABLE TRUST
NAME: JOSEPH FIGUERIDO
ADDRESS: 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764

LOCATION (from Assessors' Office) 400 COUNTRY HILL DRIVE NORTH DIGHTON, MA 02764
PLAT AND MAP 9
LOT NOS. LOT 17-12

PRESENT RESIDENCE & AGRICULTURE, MIXED USE OVERLAY ZONING	First Record Date Planning Board Use Only
DATE OF THIS DOCUMENT	File: Title:

FORM R
SUBDIVISION WAIVER REQUEST

Nature of Waiver: TO WAIVE THE REQUIREMENT FOR IRON RODS AT TWO MAJOR REAR CORNERS OF EACH LOT

Subdivision Rules and Regulation Reference: SECTION 4564

Reason the waiver is requested: LOT 1 HAS TWO LINES BOUNDED BY AN EXISTING STONEWALL. LOT 2 HAS ONE LINE BOUNDED BY AN EXISTING STONEWALL AND THE REAR LINE IS APPROXIMATELY 800 FEET FROM THE PROPOSED HOUSE.

Alternatives to granting the waiver: _____

Impact of waiver denial on the project: _____

Reasons this waiver is in the best interests of the town and consistent with the intent and purpose of the Subdivision Control Law: _____

Prepared by: ZENITH CONSULTING ENGINEERS, LLC

Date: 1-17-24

Subdivision: COUNTRY HILL DRIVE

Signed: 

* 43,560 S.F. AND 250' FRONTAGE REQUIRED FOR
LOTS WITHOUT MUNICIPAL WATER AND SEWER

SITE NOTES:

1. THE SITE IS LISTED ON THE TOWN OF DIGHTON ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 9-17-12.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
HORIZONTAL DATUM: MASS GRID
VERTICAL DATUM: NAVD-88
3. BRISTOL COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 25819 PAGE 275
PLAN REFERENCE: BOOK 244 PAGE 4
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBERS 25005C0232F & 25005C0251F. MAP REFERENCE: 7-13-15 RESPECTIVELY.
5. THE SITE IS PARTIALLY LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
6. THE WETLANDS SHOWN HEREON WERE DELINEATED BY STEVE CHMIEL.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
9. THE SITE IS PARTIALLY IN A ZONE A TO A SURFACE WATER SUPPLY AREA. ALL WORK FALLS OUTSIDE OF THIS AREA.
10. THE SITE IS PARTIALLY LOCATED IN A PUBLIC WATER SUPPLY WATERSHED OUTSTANDING RESOURCE WATER AREA (ORW). THIS BOUNDARY COINCIDES WITH THE TOWN'S "ZONE C" SURFACE WATER PROTECTION AREA.

CONSTRUCTION NOTES:

1. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY NOTICE TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN. IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
3. SITE TO BE SEIZED BY PRIVATE ON-SITE WASTE AND SEPTIC SYSTEM.
4. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H=20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
5. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALANT.
6. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
7. ALL WORK SHALL CONFORM TO THE TOWN OF DIGHTON RULES AND REGULATIONS.

STORMWATER:

FOR A SINGLE-FAMILY DWELLING, THE PROPOSED WORK IS NOT SUBJECT TO THE MASSACHUSETTS STORMWATER STANDARDS. THE PROPOSED PROJECT ALTERS 32,500± S.F. OF LAND AS SHOWN ON THESE PLANS. THIS FALLS BELOW THE 35,000 S.F. THRESHOLD FOR APPLICABILITY FOR THE TOWN'S STORMWATER REGULATIONS.

CONSERVATION:

NO WORK IS PROPOSED WITHIN 100' OF A WETLAND. NO FILING WITH THE CONSERVATION COMMISSION IS REQUIRED FOR THIS PROJECT, HOWEVER, IF ANY WORK IS TO BE DONE WITHIN 100' OF A WETLAND A FILING MUST BE MADE WITH THE CONSERVATION COMMISSION PRIOR TO THE COMMENCEMENT OF THE WORK.

WAIVER REQUESTS:

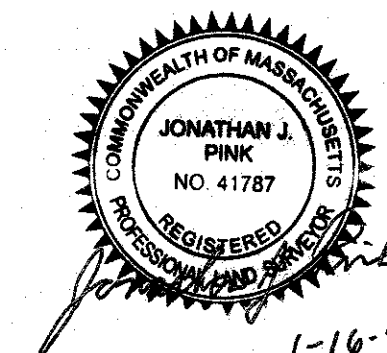
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF DIGHTON SUBDIVISION RULES AND REGULATIONS;

1. FROM SECTION 3320.0 TO ALLOW A LOCUS MAP AT 1"=500' RATHER THAN 1"=1,000'. GREATER CLARITY OF THIS PARTICULAR SITE LOCATION IS ACHIEVED AT 1"=500'.
2. FROM SECTION 3320.0 TO ALLOW USE OF NAVD-88 VERTICAL DATUM RATHER THAN THE U.S.G.S. DATUM. NAVD-88 IS THE STANDARD VERTICAL DATUM FOR STATE COORDINATES INCLUDING FLOOD DATA.
3. FROM SECTION 3320.0 TO WAIVE THE REQUIREMENT FOR A STREET PROFILE VIEW. THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.
4. FROM SECTION 3320.0a TO WAIVE THE REQUIREMENT FOR AN ENGINEER'S ESTIMATE OF MATERIALS WITH QUANTITIES REQUIRED TO CONSTRUCT THE ROADWAY, UTILITIES AND APPURTENANCES. THERE IS VERY LITTLE ROAD WORK PROPOSED AS THE EXISTING SITE ACCESS WILL BE UTILIZED.
5. FROM SECTION 3320.0d TO WAIVE THE REQUIREMENT FOR A STREET PROFILE VIEW. THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.
6. FROM SECTION 3340 TO WAIVE THE REQUIREMENT FOR A DEVELOPMENT IMPACT STATEMENT. THE PROPOSED PLAN IS FOR ONE SINGLE-FAMILY HOME AND ALL WORK IS PROPOSED OUTSIDE OF 100' FROM ANY WETLAND AREA.
7. FROM SECTION 4224 TO WAIVE THE REQUIREMENT TO HAVE A MINIMUM CENTERLINE RADIUS OF 125 FEET. WHILE THE PROPOSED RIGHT OF WAY MEETS THIS REQUIREMENT, THE EXISTING ACCESS DRIVE, WHICH IS PROPOSED TO REMAIN, DOES NOT. THERE ARE TWO CURVES PRIOR TO THE EXISTING WETLAND CROSSING WHICH HAVE APPROXIMATELY 100' AND 90' CENTERLINE RADIUS.
8. FROM SECTION 4226 TO WAIVE THE REQUIREMENT TO HAVE A 100 FOOT TANGENT BETWEEN REVERSE CURVES. WHILE THE PROPOSED RIGHT OF WAY MEETS THIS REQUIREMENT, THE EXISTING ACCESS DRIVE, WHICH IS PROPOSED TO REMAIN, DOES NOT. THERE ARE REVERSE CURVES PRIOR TO THE EXISTING WETLAND CROSSING WHICH HAVE LITTLE TO NO TANGENT BETWEEN THEM.
9. FROM SECTION 4230 TO ALLOW A PAVEMENT WIDTH OF 12 FEET RATHER THAN 20 FEET. THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.
10. FROM SECTION 4251 TO ALLOW THE PROPOSED DEAD-END STREET OFF AN EXISTING DEAD-END STREET THAT IS GREATER THAN 600 FEET LONG. COUNTRY HILL DRIVE IS APPROXIMATELY 2,040 FEET LONG.
11. FROM SECTION 4252 ALLOW TO AVOID A GRADE GREATER THAN 3% FOR THE LAST 100 FEET OF A DEAD-END STREET. A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.
12. FROM SECTION 4253 TO ALLOW AN UNCONVENTIONAL TURN-AROUND AT THE END OF THE DEAD-END STREET. A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.
13. FROM SECTION 4261 TO ALLOW A ROADWAY WITH A CENTERLINE THAT DOES NOT COINCIDE WITH THE RIGHT OF WAY CENTERLINE. THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.
14. FROM SECTION 4268 TO ALLOW A GRAVE SURFACE (SEE "TURN-AROUND SURFACE" NOTE ON THE GRADING & UTILITY SHEET) FOR THE PROPOSED TURN-AROUND RATHER THAN A GRADE SURFACE. A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.
15. FROM SECTION 4271 TO ALLOW A ROADWAY WITH LESS THAN 4 FOOT SHOULDERS. THE EXISTING DRIVEWAY AT THE WETLAND CROSSING DOES NOT HAVE 4 FOOT WIDE SHOULDERS. THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS. A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.
16. FROM SECTION 4510 TO WAIVE THE REQUIREMENT FOR A SIDEWALK ALONG THE PROPOSED STREET. ADDING A SIDEWALK WOULD GO AGAINST THE EFFORT TO AVOID WETLAND IMPACTS.
17. FROM SECTION 4530 TO WAIVE THE REQUIREMENT FOR STREET TREES.
18. FROM SECTION 4540 TO WAIVE THE REQUIREMENT FOR A SIDEWALK ALONG THE ROAD. THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO AVOID WETLAND IMPACTS.
19. FROM SECTION 4564 TO WAIVE THE REQUIREMENT FOR IRON RODS AT TWO MAJOR REAR CORNERS OF EACH LOT. LOT 1 HAS TWO LINES BOUNDED BY AN EXISTING STONEWALL. LOT 2 HAS ONE LINE BOUNDED BY AN EXISTING STONEWALL AND THE REAR LINE IS APPROXIMATELY 800 FEET FROM THE PROPOSED HOUSE.

This is a detailed street map of the Locus area in Taunton, Massachusetts. The map shows a network of streets including Tremont St, Lou Ln, Jennifer Ln, Country Hill Dr, Sandpiper Way, and Somerset Ave. A large area is outlined and labeled 'LOCUS'. The Taunton River is shown flowing through the area, with a 'MILE' marker. The map also indicates the locations of 'TAUNTON' and 'BERKLEY'. A north arrow is present in the top left corner.

LOCUS PLAN
SCALE: 1"=500'

**OWNER/APPLICANT
SSS IRREVOCABLE TRUST
400 COUNTRY HILL DRIVE
DIGHTON, MA 02764**



1-16-2.

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____ PREPARER _____




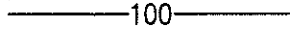

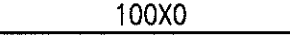



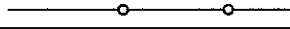

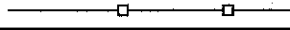

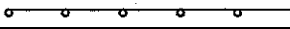

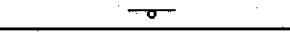


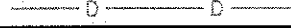
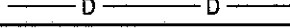

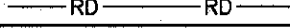






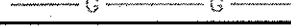
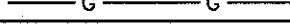

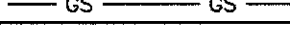
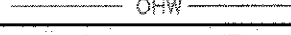
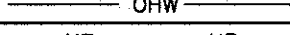

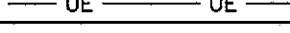





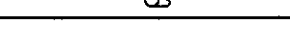
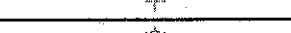
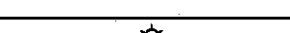

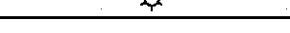







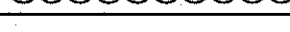
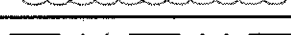
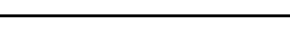

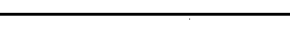

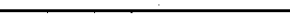



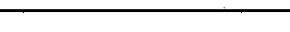






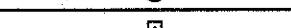
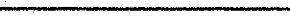


I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE DIGHTON PLANNING
BOARD WAS RECEIVED AND RECORDED ON
_____ AT THIS OFFICE, AND NO
APPEAL WAS RECEIVED DURING THE TWENTY (20)
DAYS NEXT AFTER SUCH RECEIPT OF RECORDING
OF SAID NOTICE.

TOWN CLERK, DIGHTON, MA _____ DATE _____

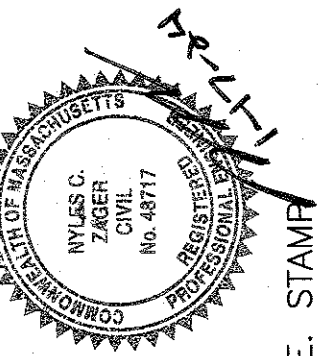
SUBJECT TO A PERFORMANCE COVENANT DATED _____
RUNNING WITH THE LAND, TO BE
DULY RECORDED WITH THIS PLAN BY OR FOR THE
OWNER OF RECORD.

DIGHTON PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____ ENDORSED: _____

EXISTING		DESCRIPTION	PROPOSED
		BUILDING	
		CONTOUR	
		SPOT GRADE	
		SILT FENCE/SILT SOCK	
		CHAINLINK FENCE	
		STOCKADE FENCE	
		GUARDRAIL	
		SIGN	
		TEST PIT	
		DRAINAGE PIPE	
		ROOF DRAIN PIPE	
		CATCH BASIN	
		DRAIN MANHOLE	
		FLARED END	
		GAS MAIN	
		GAS SERVICE	
		OVERHEAD WIRES	
		UNDERGROUND ELECTRIC	
		HANDHOLE	
		ELECTRIC METER	
		UTILITY POLE	
		GUY WIRE	
		LIGHT POLE	
		SEWER MANHOLE	
		WATER SERVICE	
		WELL	
		TREELINE	
		STONEWALL	
		WETLAND LINE	
		ZONE A BOUNDARY	
		NATURAL HERITAGE BOUNDARY	
		25' BUFFER	
		50' BUFFER	
		100' BUFFER	
		WETLAND FLAG	
		DRILL HOLE	
		CONCRETE ROUND	

JANUARY 16, 2024



P.E. STAMP

STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

A large, bold, black 'ZCE' logo is positioned on the left side of the advertisement. To its right, the words 'ZENITH' and '3 M' are stacked vertically in a smaller, bold, black font. Below the text, a stylized globe is depicted with latitude and longitude lines. A large, thin, black 'X' is drawn over the globe, extending from the corners of the page towards the center. The overall design is minimalist and high-contrast, using black and white.

SHEET NAME:	DATE:	REV.	DESCRIPTION	BY	APP.
DEFINITIVE SUBDIVISION PLAN COVER SHEET	1-16-24				
400 COUNTRY HILL DRIVE DIGHTON, MASSACHUSETTS	PROJECT NUMBER 1206-01-01				
	DRAWING SCALE				
SSS IRREVOCABLE TRUST 400 COUNTRY HILL DRIVE DIGHTON, MA 02764	CHECKED BY: NCZ				
	1" = 500'				
	APPROVED BY NCZ				
	SHEET ID C				

\\msbdc01\Users\Imorris\AppData\local\Temp\AcPublish_3512\Subdivision Plan - 400 Country Hill Dr - Dighton.dwg

ZONING SUMMARY TABLE RESIDENCE AND AGRICULTURE MIXED USE OVERLAY	
CRITERIA	REQUIRED
LOT AREA	35,000 S.F. 43,560 S.F.*
FRONTAGE	175' 250'*
FRONT BUILDING SETBACK	55'
SIDE BUILDING SETBACK	15'
REAR BUILDING SETBACK	15'
BUILDING HEIGHT	35'
BUILDING COVERAGE	25%

*43,560 S.F. AND 250' FRONTAGE REQUIRED FOR
LOTS WITHOUT MUNICIPAL WATER AND SEWER

DIGHTON PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED:

ENDORSED:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
CONFORMANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

DATE

PREPARER

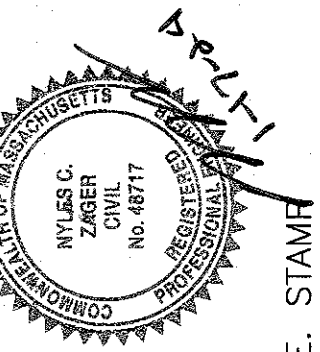
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TOWN CLERK, DIGHTON, MA

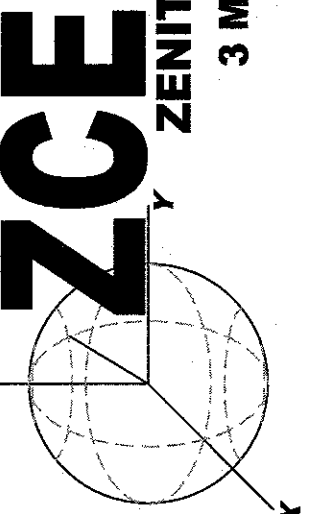
DATE

SUBJECT TO A PERFORMANCE COVENANT DATED
RUNNING WITH THE LAND, TO BE
DULY RECORDED WITH THIS PLAN BY OR FOR THE
OWNER OF RECORD.

FOR REGISTRY USE ONLY



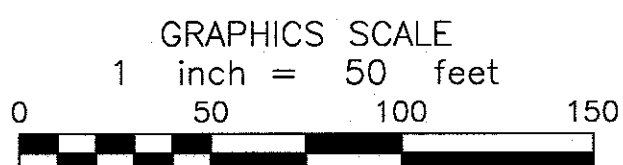
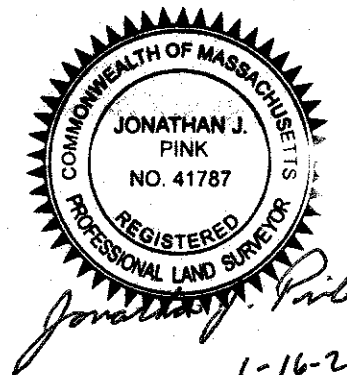
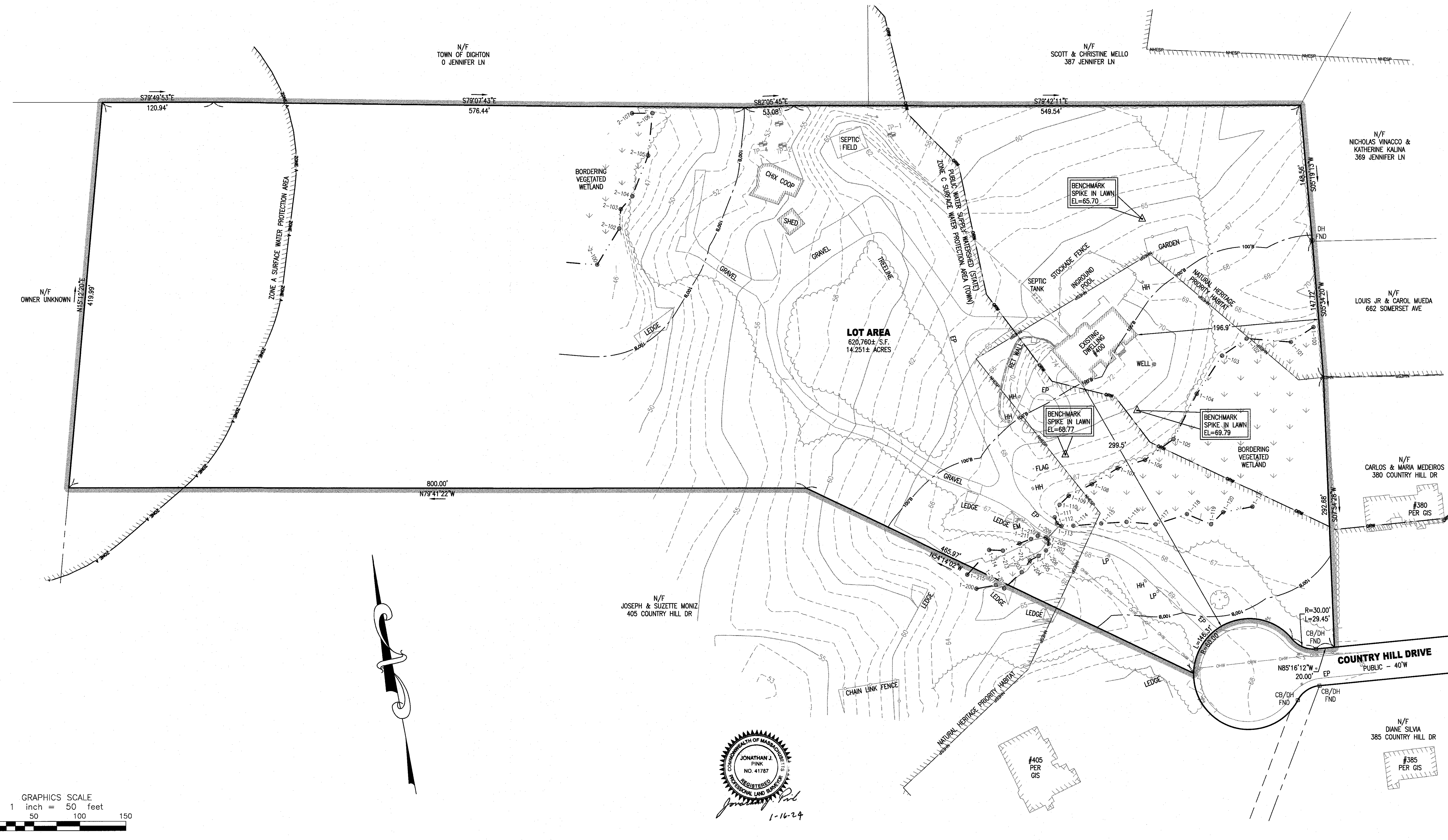
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.

DRAWN BY:	DATE:	1-16-24
DESIGNED BY:	PROJECT NUMBER:	1206-01-01
CHECKED BY:	DRAWING SCALE:	1" = 50'
APPROVED BY:	SHEET ID:	X

SHEET NAME:	DEFINITIVE SUBDIVISION PLAN EXISTING CONDITIONS PLAN
PROJECT SITE:	400 COUNTRY HILL DRIVE DIGHTON, MASSACHUSETTS
CLIENT INFO:	SSS IRREVOCABLE TRUST 400 COUNTRY HILL DRIVE DIGHTON, MA 02764



EROSION & SEDIMENT CONTROL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION TOWARD WETLANDS OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED FILTER SOCK DAM SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.

3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.

4. SEEDING MIXTURE FOR FINISHED GRASSSED AREAS WILL BE AS FOLLOWS:
KENTUCKY BLUE GRASS 45%
CREEPING RED FESCUE 45%
PERENNIAL RYEGRASS 10%

SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT.
PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.

5. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.

6. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.

7. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.

8. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.

9. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

10. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC AND ADJUTING PROPERTIES.

12. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.

13. FILTER SOCK SHALL BE USED ONLY AS A TEMPORARY MEASURE. WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.

14. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

15. EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE FOLLOWED BY THE GENERAL CONTRACTOR AND ANY/ALL SUB-CONTRACTORS.

16. ANY SLOPE GREATER THAN 3:1 SHALL BE STABILIZED WITH STUMP GRINDINGS (OR EQUIVALENT) AND INSPECTED ON A WEEKLY BASIS THROUGHOUT THE CONSTRUCTION PERIOD. ANY EROSION OR SLOPING DISCOVERED SHALL BE REPAIRED AND STABILIZED IMMEDIATELY. INSPECTIONS SHALL CONTINUE UNTIL THE SLOPE IS CONSIDERED FULLY STABILIZED.

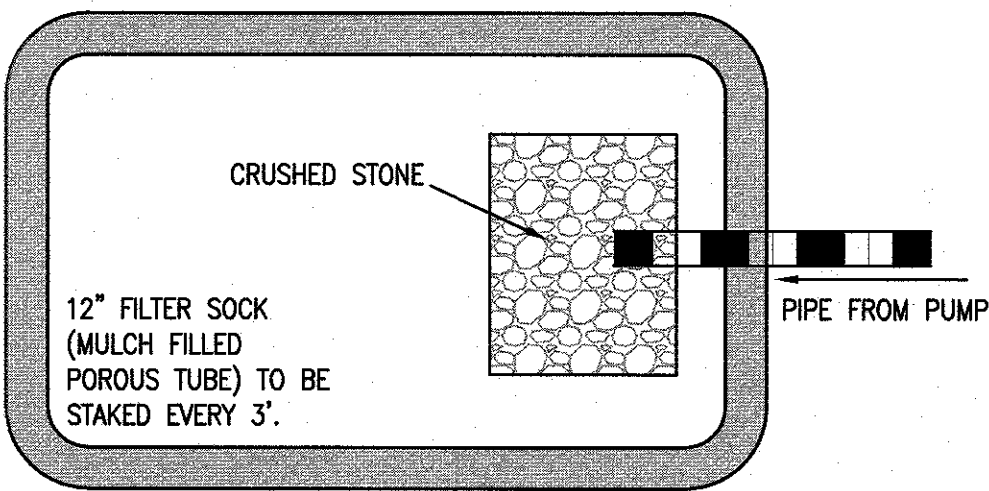
CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

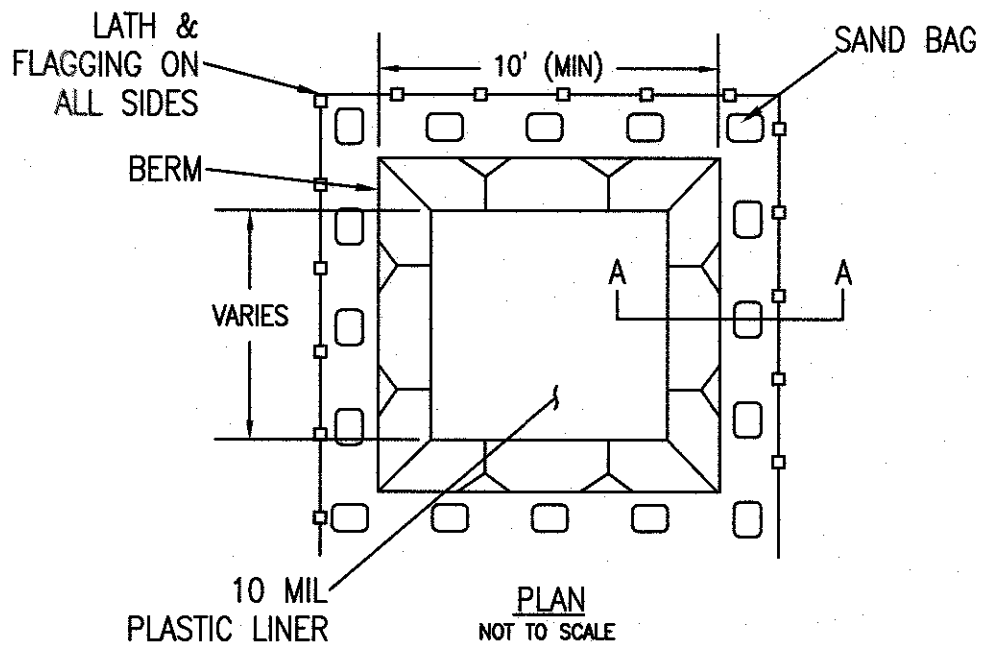
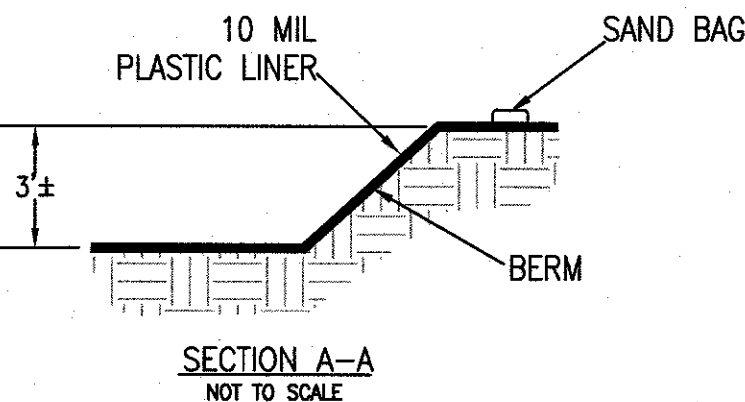
1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.

2. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.

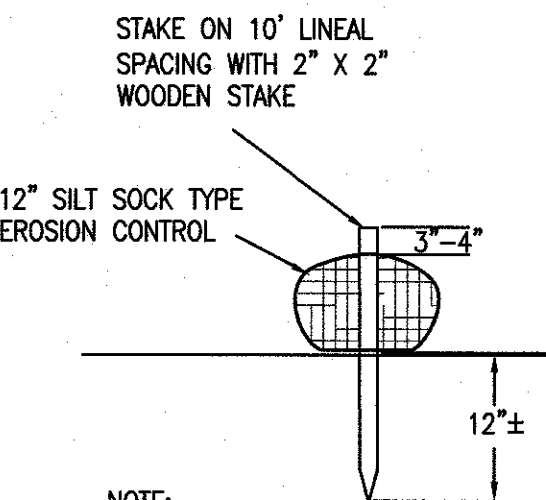
3. THIS SCHEDULE MUST BE ADHERED TO BY THE OWNER AND/OR CONTRACTOR.



DEWATERING BASIN DETAIL
NOT TO SCALE



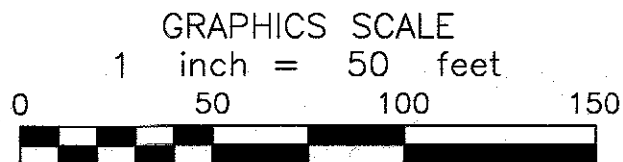
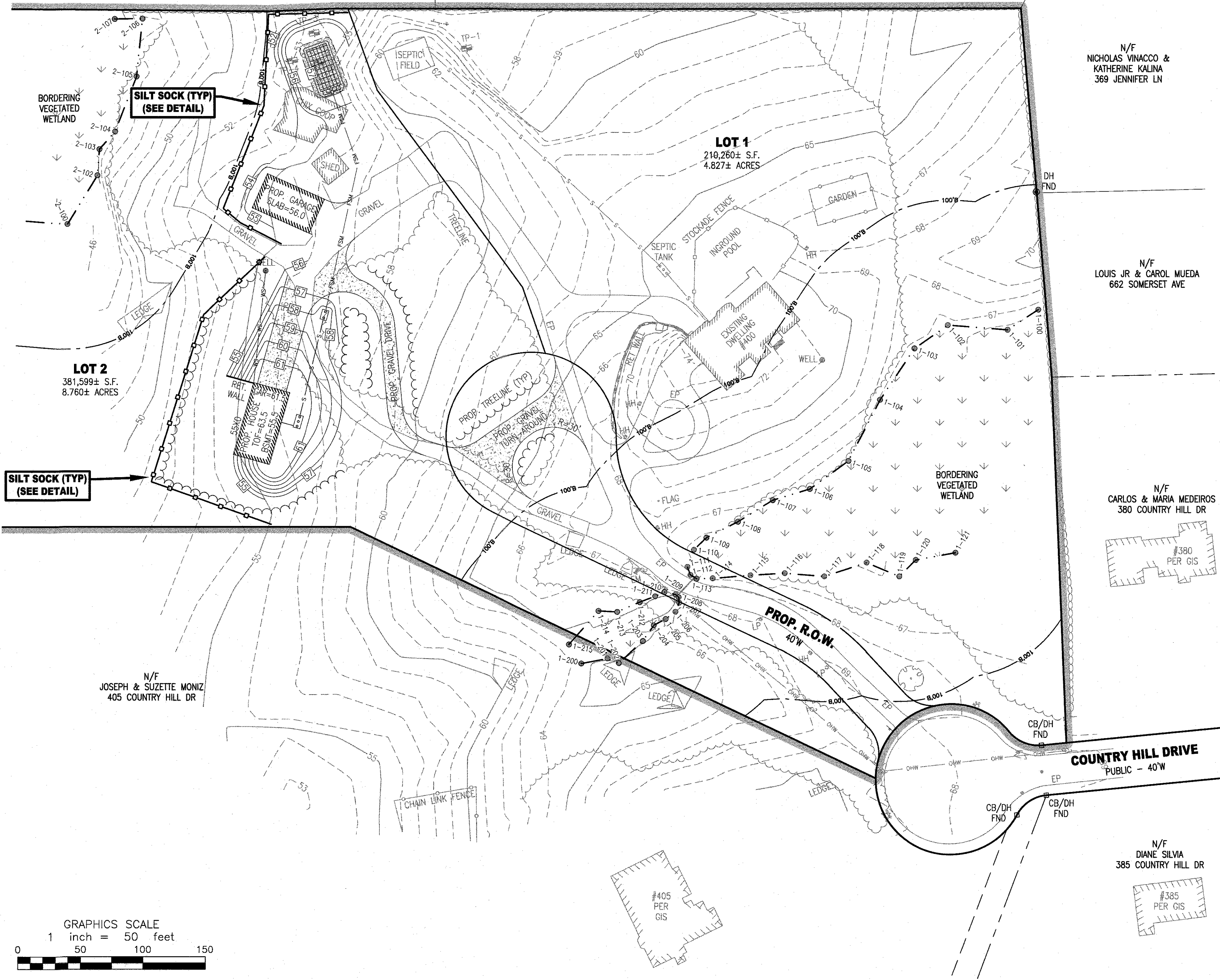
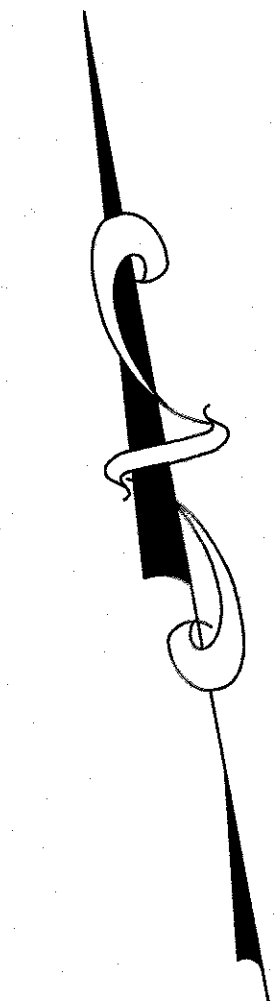
CONCRETE WASHOUT PIT DETAIL
NOT TO SCALE



NOTE:
SILT SOCK ONLY TO BE
PLACED AS SHOWN ON
THE "EROSION CONTROL
PLAN".

SILT SOCK DETAIL
NOT TO SCALE

ALL STOCKPILE, DEWATERING OR
OTHER CONSTRUCTION SUPPORT
ACTIVITY SHALL BE LOCATED
OUTSIDE OF THE 100' BUFFER
FROM THE WETLANDS SHOWN



DIGHTON PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED:

ENDORSED:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE

PREPARED

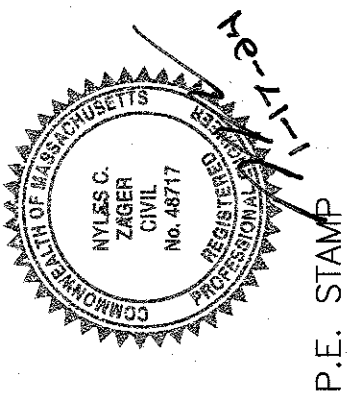
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE DIGHTON PLANNING BOARD WAS RECEIVED AND RECORDED ON AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, DIGHTON, MA

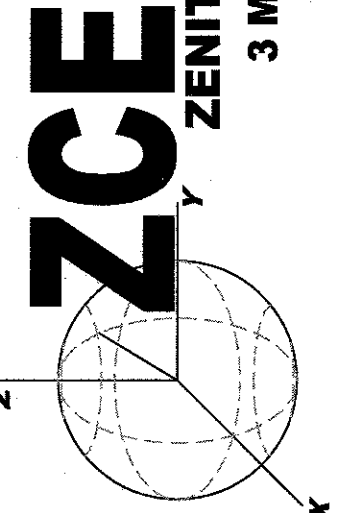
DATE

SUBJECT TO A PERFORMANCE COVENANT DATED RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

FOR REGISTRY USE ONLY



ZCE ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.
1	1-16-24	PROJECT NUMBER 1208-01-01		
2		DRAWING SCALE 1" = 50'		
3		SHEET ID E		

SHEET NAME:	DEFINITIVE SUBDIVISION PLAN
PROJECT SITE:	EROSION CONTROL PLAN
CLIENT INFO:	400 COUNTRY HILL DRIVE DIGHTON, MASSACHUSETTS SSS IRREVOCABLE TRUST 400 COUNTRY HILL DRIVE DIGHTON, MA 02764