



TOWN OF DIGHTON
ZONING BOARD OF APPEALS
979 SOMERSET AVENUE
DIGHTON, MA 02715
TEL: (508) 669-6431, EXT. 114

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

LEGAL NOTICE
DIGHTON ZONING BOARD OF APPEALS

Notice is hereby given the Dighton Zoning Board of Appeals will conduct a Public Hearing at **Old Town Hall, 1111 Somerset Avenue, Dighton, MA** on **Tuesday, May 27, 2025 at 7:00 PM** on the Special Permit and Variance Application of MICHELLE WHITE for property located at 2771 WILLIAMS STREET, being shown as Assessors Map 19, Lot 14, pursuant to SECTION 2230. USE REGULATION SCHEDULE and SECTION VI DEFINITIONS of the Town of Dighton's Zoning By-Law in order TO HAVE A COMMERCIAL KENNEL IN A RESIDENTIAL/AGRICULTURAL DISTRICT ON A PROPERTY LESS THAN TWO (2) ACRES OF LAND. Said property is located in a Residential/Agricultural District.

Any person(s) interested or wishing to be heard on this matter should attend this hearing. Copies of the application are available in the Zoning Board of Appeals office, the Dighton Zoning Board of Appeals website, or, upon request, can be viewed by email by calling (508) 669-6431, ext. 114 or emailing keasterday@dighton-ma.gov.

DIGHTON ZONING BOARD OF APPEALS
Zachary Caron, Chairman

RECEIVED
Town Clerk-Dighton, MA

MAY 12 2025

Time: 10:32 AM
By: SC



02-25

TOWN of DIGHTON

ZONING BOARD of APPEALS

1111 Somerset Avenue, Dighton, MA. 02715

(508) 669-6431, Ext 114

To the Zoning Board of Appeals of the Town of Dighton: **Application Fee \$750.00/each**

The undersigned hereby petitions for a public hearing on the action checked below:

Variance from section(s)/parts _____

of the Town of Dighton's Zoning Bylaws (Be specific)
 Special Permit from section (s) 2230 _____

of the Town of Dighton's Zoning Bylaws (Be specific)
 Appeal decision of Building Commissioner to (grant/ deny) permit. (Attach decision)

Nature of the Request is to allow:

See "Attachment A"

The Property is Located at (Address) 2117 Williams St Dighton / North
Dighton MA. and is known as Map# 19 Lot# 14

The Petitioner will attach hereto the following:

- 1. Reasons for the Petition
- 2. Legal description of the premise (including most recent deed of property)
- 3. Site Plans: the subject property must be drawn to scale, accurate and shall include (but not limited to) to following information; all property lines with distances, all buildings located on the site, with distances to the property lines, any wetlands all parking and impervious surfaces, all proposed changes, lot area, frontage and abutters. Detailed and accurate plans (2 Full Size and 7 11x17), which includes measurements, heights, landmarks, etc, should be provided. If request involves a lack of frontage, the plans will require a review before the Planning Board and Conservation Committee as well.
- 4. A Check for \$750 for each Variance, Special Permit and/or Appeal. The application fee(s) check should be made out to the 'Town of Dighton'.
- 5. Tax Status Application Form which should be cleared and stamped by the Treasurers Department

6. Extension of Time Form

7. In the event of an appeal of the Building Commissioner's Decision, decision must be attached.

8. In the event that any other approvals have been issued on the property, such decision(s) shall be included as part of the application.

9. The Petitioners interest is set out as follows;

A. The owner of said land acquired legal title to the property on 7/28/2020 and is recorded in book 26140 . Page 299 of Bristol County Registry of Deeds.

B. State whether you are the owner, or whether you have a lease, purchase and sale agreement etc. (giving dates and other pertinent information)

Owner

If represented by counsel, please enter name, address and phone number:

Petitioner Signature: Michelle White

Type/ print name clearly: Michelle White

Telephone: 508-838-6495 White10874@msn.com

Address: 2117 Williams St City: Dighton

State: MA Zip Code: 02715

If Petitioner is not the owner, Owner shall affix assent here:

Owner Signature: _____

Type/ print name clearly: _____

Telephone: _____

Address: _____ City: _____

State: _____ Zip Code: _____

Reviewed by Signature: (Chairman) _____

Reviewed by Signature: (Office Manager) _____

RECEIVED

MAY - 6 2025

By: Dighton Planning Board

*Zoning
(initials)*

RECEIVED

Town Clerk-Dighton, MA

MAY 07 2025

At 2:43 PM

By: SC

Dighton Zoning Board Appeals 2018

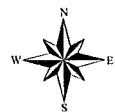
I am seeking to be zoned as a commercial kennel in a residential/agricultural district. I need this status so I may obtain a Home Business License in the Town of Dighton.

My home business would be called The Happy Doodle Doo Club, an exclusive playgroup for Doodles. Only up to four Doodles would be permitted for each 2.5-hour time slot. The time slots are Monday through Friday, 6:00 pm-8:30 pm, and Saturdays from 12:00 pm- 2:30 pm. As the playgroup hours would be after rush hour, we don't expect any impact regarding traffic flow during the week. Additionally, there would only ever be up to four cars per time slot, and they would be staying for no more than 5 minutes for drop-off and pick-up.

The playgroup is limited to only Doodle breeds of dogs; i.e. Goldendoodle, Labradoodle, Bernedoodle, etc. There will never be any other breed of dog permitted, so there will never be any threat of danger from any aggressive or dangerous breeds. Doodles, by nature, are not prone to aggression.

There will be outdoor playtime in the fenced area of our backyard, which is outlined on the site map. Outdoor playtime will consist of free play, fun agility training, tennis ball launchers, kiddie pools, etc. Doodles need lots of mental stimulation so the backyard will be a place for them to be challenged intellectually, as well as physically. When they get tired, they will go indoors where they can rest on soft dog beds, get a good brushing, belly rubs, organic gourmet treats, and lots of personal attention.

Often, when people hear the word "kennel", it can evoke unpleasant mental images. Though I am requesting "kennel" status, this will not be a place to just have dogs come and stay. It will be a place where the ratio will be one person to two Doodles, so the Doodles can receive all the attention they want. Doodles love people even more than other dogs. They crave human interaction. So this will not be a "dumping place" for dogs. It will be like a Doodle Disney World!



Town of Dighton, MA

1 inch = 36 Feet

0 36 72 108



*** Electronic Recording ***
Doc# 00031906
Bk: 26140 Pg: 299 Page: 1 of 2
Recorded: 07/28/2020 03:04 PM
ATTEST: Barry J. Amaral, Register
Bristol County North Registry of Deeds

MASSACHUSETTS EXCISE TAX
Bristol County ND ROD 001
Date: 07/28/2020 03:04 PM
Ctrl# 082667 05038
Fee: \$1,824.00 Cons: \$399,900.00

QUITCLAIM DEED

I, **ANTONE P. RODERICK**, of Dighton, Bristol County, Massachusetts, for consideration of Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 (\$399,900.00) Dollars, grant to **DAVID J. WHITE and MICHELLE S. WHITE**, both of 2117 Williams Street, Dighton, MA, as husband and wife, tenants by the entirety

with *Quitclaim Covenants*,

The following lot of land with all buildings thereon, situated in said Dighton, bounded and described as follows:

The land with the buildings and improvements thereon situated in the Town of Dighton, Bristol County, Massachusetts, being shown as Parcel 4 on plan entitled "Approval Not Required Plan A.P. 19 Lot 14, 2117 Williams Street, Dighton, Massachusetts," dated March 22, 2017, prepared by Pro-Line Engineering, Inc. and recorded with the Bristol County North District Registry of Deeds in Plan Book 509, Page 53.

Said land is subject a Grant of Title 5 Bedroom Count Deed Restriction and Notice of MICROFAST DEP Certification recorded with the Bristol County North Registry of Deeds in Book 26031, Page 292.

For title reference see deed recorded with the Bristol County North District Registry of Deeds at Book 23470, Page 267.

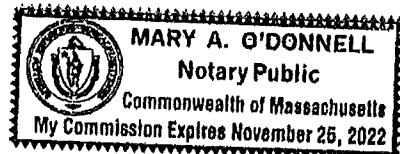
EXECUTED as a sealed instrument this 27th day of July, 2020.

Antone P. Roderick
ANTONE P. RODERICK

COMMONWEALTH OF MASSACHUSETTS
NORFOLK COUNTY, ss.

On the 27th day of July, 2020, before me personally appeared the above-named ANTONE P. RODERICK, proved to me through satisfactory evidence of identification, which was MA
driver's license or known by me to be the person executing the foregoing instrument, and he acknowledged said instrument by him so executed to be his voluntary free act and deed.

Mary A. O'Donnell
Notary Public
My Commission Expires:





Town of Dighton, Massachusetts

TAX STATUS APPLICATION FORM

In order to process your application request efficiently and promptly we ask that you provide us with the following information. **One form must be filled out completely for each parcel(s) owned by you and any other parties involved.**

Date of request: 4/29/25

Requested by:

Name: Michelle White

Address: 2117 Williams St

Telephone Number: 508-838-6495

Assessed Owner: Michelle White

Current Owner: Michelle White & David White
(If different from the Assessed owner)

Scope of Work: _____

Property Address: 2117 Williams St

To Be Completed and Initiated by the Assessors Office

Assessor's Reference (M&L): 19-14- 4/29/25 DL

If a developer or contractor is involved in this project then this section must be completed.

Contractor/Business Name _____ Business ID _____

Business Address _____ Phone Number _____

Contact person _____

(SIGNATURE REQUIRED TO COMPLETE TAX STATUS)

I hereby attest that all the information provided herein is true and complete to the best of my knowledge.

Petitioner

For Office use only:

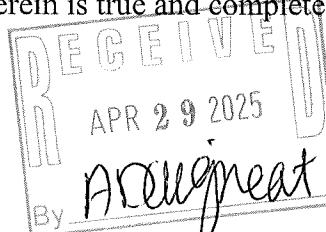
Tax Office Initials AJ

Real Estate Amt. Due 0

Personal Property Amt. Due 0

Motor Vehicle Amt. Due 0

Tax Title Amt. Due 0



*As part of Article XXVII of Dighton's bylaws, we have adopted MGL Chapter 40 Section 57 titled "Licenses & Permits of Delinquent Taxpayers".

Please Note: You must contact the office that is requesting the Tax Status Report for any questions or information relating to this form.