



**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

**TOWN OF DIGHTON**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given the Dighton Zoning Board of Appeals will conduct a Public Hearing at **Town Hall, 979 Somerset Avenue, Lower Level, Dighton, MA** on **Tuesday, October 28, 2025** at **7:00 PM** on the Variance Application of THOMAS RANSLEY for property located at 2158 WATER STREET, being shown as Assessors Map 20, Lot 57, pursuant to SECTION 2620 TABLE OF DIMENSIONAL REQUIREMENTS (APPENDIX B) of the Town of Dighton's Zoning By-Law in order to CONSTRUCT A GARAGE WITH A SIDE SETBACK OF FIVE (5) FEET.

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@digton-ma.gov](mailto:keasterday@digton-ma.gov).

DIGHTON ZONING BOARD OF APPEALS  
Zachary Caron, Chairman

**RECEIVED**

Town Clerk-Dighton, MA

SEP 08 2025

Time: 12:42 PM

By: SC



04-5

**TOWN of DIGHTON**  
**ZONING BOARD of APPEALS**

1111 Somerset Avenue, Dighton, MA. 02715

(508) 669-6431, Ext 114

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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 Appendix B Table of Dimensional Regulations

of the Town of Dighton's Zoning Bylaws (Be specific)

☐ Special Permit from section (s) \_\_\_\_\_

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:

The construction of a 24 ft. x 30 ft. garage.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Property is Located at (Address) 2158 Water Street Dighton / North  
Dighton MA. and is known as Map# 20 Lot# 57

**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 01/14/1981 and is recorded in book 28724 . Page 51 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:

Type/ print name clearly: Thomas Ransley

Telephone: \_\_\_\_\_

Address: 2158 Water Street 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**

Town Clerk-Dighton, MA

SEP 04 2025

**RECEIVED**

SEP - 8 2025

By: Dighton Planning Board

*Zoning* *(Signature)*

Time: 12:41 PM

By: (Signature)

Dighton Zoning Board Appeals 2018



**NORTHCOUNTY  
GROUP INC.**

12 Taunton Green, Suite #204  
Taunton, MA 02780

Phone 800.946.1575  
Fax 800.946.1575

Wednesday, August 27, 2025  
Zoning Board of Appeals  
1111 Somerset Ave.  
Town of Dighton, MA.

RE.: Variance from Appendix B Table of Dimensional Regulations.

Dear Dighton Zoning Board of Appeals:

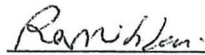
Northcounty Group, Inc., represents Thomas Ransley, in filing for a dimensional variance for a proposed 24'x30' two-car garage at 2158 Water Street.

A variance is requested from Appendix B Table of Dimensional Regulations for a garage with a proposed side setback of 5 ft. instead of the required 15 ft. The hardship caused to require a variance to be filed is the shape of the lot being a pie shaped lot. The existing nonconforming lot with a nonconforming single-family house was built circa 1950's. Prior to the issuance of the Dighton Zoning Ordinance. Mr. Ransley has been residing at 2158 Water Street since the late 1970s and purchased the house in 1981. The proposed garage is not a detriment to the neighborhood since the property is surrounded by single-family houses. Mr. Ransley also has support of his neighbors.

Should you have any questions, please call me at your earliest convenience.

Sincerely,

**NORTHCOUNTY GROUP, INC.**



Rami Sidani,  
Project Engineer



Return Document to:

Thomas S. Ransley, Trustee  
Dighton Water Street Realty Trust  
2158 Water Street  
Dighton MA 02764

Number of Pages: 2

\*\*\* Electronic Recording \*\*\*

Doc# 00001943

Bk: 28724 Pg: 51 Page: 1 of 2

Recorded: 01/23/2024 11:16 AM

ATTEST: Barry J. Amaral, Register

Bristol County North Registry of Deeds

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MASSACHUSETTS EXCISE TAX

Bristol County ND ROD 001

Date: 01/23/2024 11:16 AM

Ctrl#

Fee: \$.00 Cons: \$10.00

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**QUITCLAIM DEED**

Property/Grantee Address: 2158 Water Street, Dighton, MA 02764

I, Thomas S. Ransley, of the Town of Dighton, County of Bristol, Massachusetts, for consideration paid and in full consideration of TEN (\$10.00) DOLLARS, grant to myself, Thomas S. Ransley, as Trustee of Dighton Water Street Realty Trust, established u/d/t dated January 23, 2024, the terms of which are set forth in that Trustee's Certificate Pursuant to M.G.L. c. 184, § 35, filed with Bristol County North District Registry of Deeds immediately prior hereto, having an address of 2158 Water Street, Dighton, Massachusetts 02764,

**WITH QUITCLAIM COVENANTS,**

The land in Dighton, Bristol County, Massachusetts, on the northwesterly side of Water Street, bounded and described as follows:

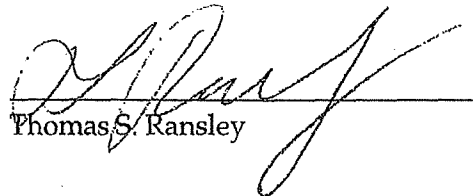
Beginning at the northeasterly corner of the described premises at a stone bound in the northwesterly line of Water Street it being the southeasterly corner of land of Arnold B. and Ellen B. Shaw and running thence by the northwesterly line of Water Street South 27° 31' West 19.77 feet; thence by a curve to the right having a radius of 111.69 feet a distance of 94.02 feet; thence by the northerly line of Water Street South 75° 45' West 40.44 feet to an iron stake; thence by land of Charles R. Briggs North 20° 46' West 235.76 feet; thence of land formerly of Dwight F. Lane and land of Arnold B. and Ellen B. Shaw South 56° 11' East 244.90 feet to the point of beginning.

Being the same premises conveyed to Grantor by deed of Arnold B. Shaw and Ellen B. Shaw, dated January 14, 1981, and recorded on January 16, 1981 with the Bristol County North District Registry of Deeds in Book 2076, Page 26.

NO TITLE SEARCH WAS CONDUCTED IN CONNECTION WITH THIS CONVEYANCE.

The consideration for this transfer being less than \$100.00, state excise stamp tax is not required.

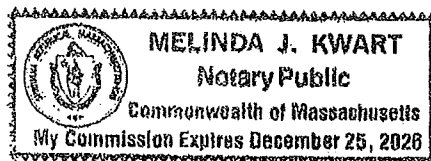
WITNESS my hand and seal this 23 day of January, 2024.

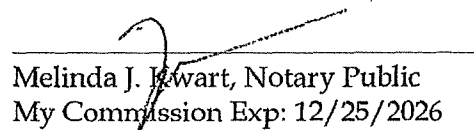
  
Thomas S. Ransley

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 23 day of January, 2024, before me, the undersigned notary public, personally appeared Thomas S. Ransley, and proved to me through satisfactory evidence of identification, which was his MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily in the aforesaid capacity for its stated purpose.



  
Melinda J. Kwart, Notary Public  
My Commission Exp: 12/25/2026

We, Arnold B. Shaw and Ellen B. Shaw, husband and wife, both  
of Dighton, Bristol County, Massachusetts

being ~~summarized~~, for consideration paid, and in full consideration of TWENTY-THOUSAND AND  
00/100 (\$20,000.00) Dollars  
grant to Thomas S. Ransley, individually,

of 2158 Water Street, Dighton, Massachusetts with quitclaim covenants  
theland in Dighton, Bristol County, Massachusetts, on the northwesterly  
side of Water Street, ~~bounded and described as follows:~~ bounded and described  
as follows:

Beginning at the northeasterly corner of the described premises  
at a stone bound in the northwesterly line of Water Street it being  
the southeasterly corner of land of Arnold B. and Ellen B. Shaw and  
running thence by the northwesterly line of Water Street South 27°  
31' West 19.77 feet; thence by a curve to the right having a radius  
of 111.69 feet a distance of 94.02 feet; thence by the northerly line  
of Water Street South 75° 45' West 47.44 feet to an iron stake; thence  
by land of Charles R. Briggs North 2° 46' West 235.76 feet; thence  
by land formerly of Dwight F. Lane and land of Arnold B. and Ellen B.  
Shaw South 56° 11' West 244.90 feet to the point of beginning.

Being the same premises conveyed to these grantors by deed of  
Dwight F. Lane dated September 16, 1953 recorded with Bristol County  
North District Registry of Deeds 1109, Page 91.

Witness our hand and seal this 14 day of January 19 81

*Ellen B. Shaw*  
Ellen B. Shaw

The Commonwealth of Massachusetts

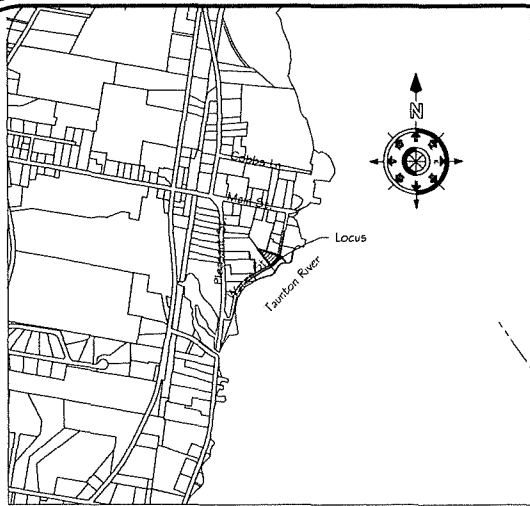
Bristol ss. January 14 19 81

Then personally appeared the above named Arnold B. Shaw and Ellen B. Shaw

and acknowledged the foregoing instrument to be their free act and deed, before me

*[Notary Seal]*  
Notary Public — *[Signature]*  
My commission expires August 11 19 83  
ants — Tenants in Common.)

RECD JAN 16 1981 AT 9-14 AM AND RECORDED



LOCUS PLAN  
Scale: 1"=1,000 Ft.

#### ZONING REQUIREMENTS

Zone	Open Recreation and Conservation District
Minimum Area	35,000 S.F.
Minimum Frontage	175 Ft.
Front Yard Setback	55 Ft.
Side Yard Setback	15 Ft.
Rear Yard Setback	15 Ft.
Maximum Building Coverage	15%

OWNER OF RECORD & APPLICANT:  
THOMAS S. RAMSLEY  
2158 WATER STREET  
DIGHTON, MA

Locus is shown as Map 20, Parcel 57

Record Deeds:  
Book 20724/ Page 51  
Plan on Record:  
Book 307/ Page 43  
Zone: Open Recreation and Conservation District

#### DIGHTON ZONING ANALYSIS TABLE

ZONE REQUIREMENTS - OPEN RECREATION & CONSERVATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	35,000 S.F.	18,748 S.F.	NO CHANGE
MINIMUM CONTIGUOUS FRONTAGE	175 FT.	154.23 FT.	NO CHANGE
MINIMUM FRONT YARD SETBACK	55 FT.	86.0 FT.	NO CHANGE
MINIMUM SIDE YARD SETBACK	15 FT.	12.0 FT.	5 FT. (PROP. GARAGE)
MINIMUM REAR YARD SETBACK	15 FT.	110.0 FT.	60.7 FT. (PROP. GARAGE)
MAXIMUM BUILDING HEIGHT IN STORIES	2.5	1	NO CHANGE
MAXIMUM BUILDING HEIGHT IN FEET	35	15	NO CHANGE
MAXIMUM BUILDING COVERAGE	25 %	8.3 %	12.1 %

BORDERING VEGETATED WETLAND  
AS DELINEATED BY  
NORTHCOUNTY GROUP  
AUGUST 2024

WATER (PUBLIC-WIDTH VARIES) STREET

TAUNTON RIVER  
EBB (TIDAL) FLOOD

0 30 40 60 80

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

**NORTHCOUNTY GROUP, INC.**  
LAND PLANNING AND BUILDING LAYOUT PLANNING SERVICES  
12 TAUNTON GREEN, SUITE 204, TAUNTON, MA. 02780  
TEL. (800) 946-1575, FAX (800) 946-1575



Project: **"PROP. GARAGE"**  
**Z.B.A. PLOT PLAN**  
**2158 WATER STREET**  
**DIGHTON, MASS.**  
Client: **Thomas Ramsley**

SCALE: 1"=20'

DATE: 08/05/2025

DRAWN BY: JDD/JD/RS

JOB NO. 1416-01

SHEET NO.

**1** OF **1**

"SPECIALIZED DESIGN SERVES TO MEET OUR CLIENTS' NEEDS"