



# TOWN OF DIGHTON

PLANNING BOARD

979 SOMERSET AVENUE  
DIGHTON, MA 02715

Tel: (508) 669-6431, Ext. 114  
Fax: (508) 669-4509

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

## TOWN OF DIGHTON NOTICE OF PUBLIC HEARING

Town Hall

979 Somerset Ave, Lower Level, Dighton, MA  
October 15, 2025 at 7:00 PM

Notice is hereby given the Dighton Planning Board will conduct a public hearing per MGL Ch. 40A, Section 9 on the Special Permit and Site Plan Review Application(s) by Allyce Sullivan of Somerset Ave Property, LLC at 1209 Somerset Avenue being shown as Assessors Map 5, Lot 77 pursuant to Sections 4900, 5000, 5300 and 5400 of the Town of Dighton Zoning Bylaws, to allow the existing second floor space to be used for residential purposes above a commercial building. Said property is located in a Residential and Agricultural District, Village Overlay District, Industrial Overlay District and Mixed-Use Overlay District.

Copies of the application and plan may be requested by email at [keasterday@dighton-ma.gov](mailto:keasterday@dighton-ma.gov) or by visiting the Town of Dighton Planning Board's website. Any person wishing to be heard on the above application should appear at the time and place designated for the public hearing.

DIGHTON PLANNING BOARD  
Jeffrey Carvalho, Chairman

**RECEIVED**

Town Clerk-Dighton, MA

SEP 29 2025

Time: 10:04 AM  
By: SC



# TOWN OF DIGHTON

PLANNING BOARD  
979 SOMERSET AVENUE  
DIGHTON, MA 02715

16-25

PETITIONER: Somerset Ave Property LLC

NAME: Allyce Sullivan

ADDRESS:

1209 Somerset Avenue

LOCATION (from Assessors' Office) 1209 Somerset Avenue

PLAT AND

LOT NOS. 005.0-0077-0000.0

PRESENT

First Record Date

ZONING Commercial

Planning Board Use Only

DATE OF THIS

FILE:

DOCUMENT

TITLE:

## APPLICATION FOR SPECIAL PERMIT

File two (2) completed copies of this application. One (1) copy with the Planning Board and one (1) copy with the Town Clerk in accordance with the Zoning Bylaws. The filing fee as calculated by Appendix A, made payable to the Town of Dighton.

To the Dighton Planning Board:

PROJECT NAME:

SUBJECT PROPERTY ADDRESS: 1209 Somerset Avenue

ASSESSOR'S MAP/LOT(s): 005.0-0077-0000.0

ALL APPLICABLE ZONING DISTRICT: Commercial

TITLE OF PLAN: Somerset Ave Property, LLC

PLAN DATED: June 6, 2011

DESCRIBE WHAT IS PROPOSED FOR THIS PROPERTY:

Allow existing second floor space to be used for residential purposes above a commercial building.

STATE THE EXACT NATURE OF ACTION OR RELIEF REQUESTED BY THIS APPLICATION AND CITE THE APPLICABLE BYLAW(s) AND/OR BYLAW SECTION(s):

The Applicant seeks a Special Permit pursuant to Section 5040, Subsection B.8 (mixed use infill). The Special Permit will allow use of vacant existing space in a mixed use area to be utilized for residential use.

DESCRIBE HOW THIS APPLICATION MEETS THE CRITERIA FOR A SPECIAL PERMIT AS DESCRIBED IN THE APPLICABLE SECTION(s) OF THE DIGHTON ZONING BYLAWS:

Allowing a residential use in a mixed area of commercial and residential properties does not derogate from the orderly development of the zone and would not be detrimental to the surrounding neighborhood.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION ON THIS APPLICATION AND PLANS SUBMITTED HEREWITH IS CORRECT, AND THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE PROVISIONS OF STATUTES, REGULATIONS AND BYLAWS TO THE BEST OF HIS/HER KNOWLEDGE.

THE ABOVE IS SUBSCRIBED TO AN EXECUTED BY THE UNDERSIGNED UNDER THE PENALTIES OF PERJURY IN ACCORDANCE WITH M.G.L. Ch. 268, §1-A.

Received by the Planning Board:

Date: RECEIVED

Time: \_\_\_\_\_

Signature: SEP 15 2025

By: Dighton Planning Board

Received by the Town Clerk:

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Signature: \_\_\_\_\_

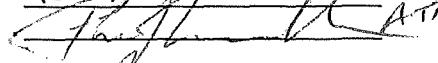
Applicant's Name

Applicant's Address

Applicant's Phone #

Signature:

Somerset Ave Property, LLC  
Allyce Sullivan  
1209 Somerset Avenue  
c/o Philip C. Nessralla, Jr  
(508) 583-1030



Owner's name, address and signature for authorization  
(if other than applicant)

same

Owner's Name

Owner's Address

Owner's Phone#

Signature:

Checklist of items to be submitted with application.

1.  Application Form (x2)
2.  Application Fee (please refer to Fee Schedule)
3.  Project Review Fee (please refer to Fee Schedule) & Completed W-9
4.  Tax Status Application Form
5.  Plans (See applicable Zoning Bylaws for Specific Requirements)
6.  Certified Abutters List
7.  Completed Receipt for Special Permit Application/Site Plan Review (within 3 working days of the submittal date)



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

PETITIONER: Somerset Ave Property LLC  
NAME: Allyce Sullivan  
ADDRESS: 1209 Somerset Avenue

---

LOCATION (from Assessors' Office) 1209 Somerset Avenue  
PLAT AND  
LOT NOS. 005.0-0077-0000.0

---

PRESENT	First Record Date
ZONING Commercial	Planning Board Use Only
DATE OF THIS	FILE:
DOCUMENT	TITLE:

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**APPLICATION FOR SITE PLAN REVIEW**

File two (2) completed copies of this application with the Planning Board and within three (3) days thereafter submit a copy to the Board of Health, Board of Appeals, Building Commissioner, Town Engineer and Conservation Commission in accordance with the Zoning Bylaws. The filing fee as calculated by the Fee Schedule, made payable to the Town of Dighton.

To the Dighton Planning Board:

TITLE OF PLAN: 1209 Somerset Avenue LLC

PLAN DATED: June 6, 2011

SUBJECT PROPERTY ADDRESS: 1209 Somerset Avenue

ASSESSOR'S MAP/LOT(s): 005.0077-0000.0

ALL APPLICABLE ZONING DISTRICTS: Commercial

PROPOSED USES FOR THIS PROPERTY:

The space is intended to be used as an apartment for an employee. It currently has all necessary features for residential use, bathrooms, separate access and egress. All utilities are in place.

TOTAL LOT AREA: .6 acres TOTAL FRONTAGE: 130ft.

EXISTING STRUCTURE(s) 1,000 S.F.

PROPOSED STRUCTURE(s)

TOTAL # OF PARKING SPACES REQUIRED:

TOTAL # OF PARKING SPACES PROPOSED: 20

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ATTACH A LIST OF VARIANCES REQUESTED, IF ANY. (Variances may require relief from the Zoning Board of Appeals)

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SPECIAL PERMIT APPLICATION/FEES PURSUANT TO THE FEE SCHEDULE, IF APPLICABLE, SHALL BE SUBMITTED IN CONJUNCTION WITH THIS SITE PLAN REVIEW APPLICATION.

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I HAVE READ SECTION 5400, SITE PLAN REVIEW OF THE DIGHTON ZONING BYLAWS, AND I AM SUBMITTING THIS APPLICATION WITH ACCOMPANYING PLANS AS REQUIRED. EXCEPT FOR THE ATTACHED LIST OF VARIANCES (IF ANY), IT IS MY BELIEF THAT THE PLANS COMPLY WITH SECTION 5400. I HAVE NOTIFIED TENANTS AND PARTIES (IF ANY) WHO HAVE AN INTEREST IN OR ARE AFFECTED BY THE PROPOSED PLAN.

Received by the Planning Board:  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Signature: \_\_\_\_\_

Somerset Ave Property LLC  
Applicant's Name Allyce Sullivan  
Applicant's Address 1209 Somerset Avenue  
c/o Philip C. Nessralla, Jr.  
Applicant's Phone # (508) 583-1030  
Signature: Philip C. Nessralla, Jr.

Received by the Town Clerk:  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Signature: \_\_\_\_\_

Owner's name, address and signature for authorization  
(if other than applicant)  
Owner's Name same as above  
Owner's Address \_\_\_\_\_  
Owner's Phone# \_\_\_\_\_  
Signature: \_\_\_\_\_

Checklist of items to be submitted with application.

1.  Application Form (x2)
2.  Application Fee (please refer to Fee Schedule)
3.  Project Review Fee (please refer to Fee Schedule) & Completed W-9
4.  Tax Status Application Form
5.  Plans (See applicable Zoning Bylaws for Specific Requirements)
6.  Completed Receipt for Special Permit Application/Site Plan Review (within 3 working days of the submittal date)

LAW OFFICE OF  
**PHILIP C. NESSRALLA, JR.**  
1063 NORTH MAIN STREET  
BROCKTON, MASSACHUSETTS 02301-1542

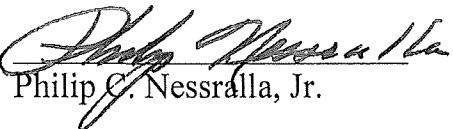
TELEPHONE (508) 583-1030  
FACSIMILE (508) 584-0543

MEMORANDUM

Re: Application of Somerset Ave Property LLC

The Applicant is Somerset Ave Property LLC, a dental office facility, managed and operated by Dr. Allyce Sullivan. The property is a long-standing and well-known facility within the town. It has been impeccably maintained both the structure and the grounds. There is a small portion of space on the second floor as reflected on the attached plans. The applicant seeks permission to utilize that area for residential use as an apartment. It is intended to be occupied by one of the dental facility's employees. The grounds have sufficient parking and such forms of offices operate by appointment only. The use will not be detrimental to the surrounding area and will also fulfill an existing need for residential use.

Respectfully submitted,



Philip C. Nessralla, Jr.

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



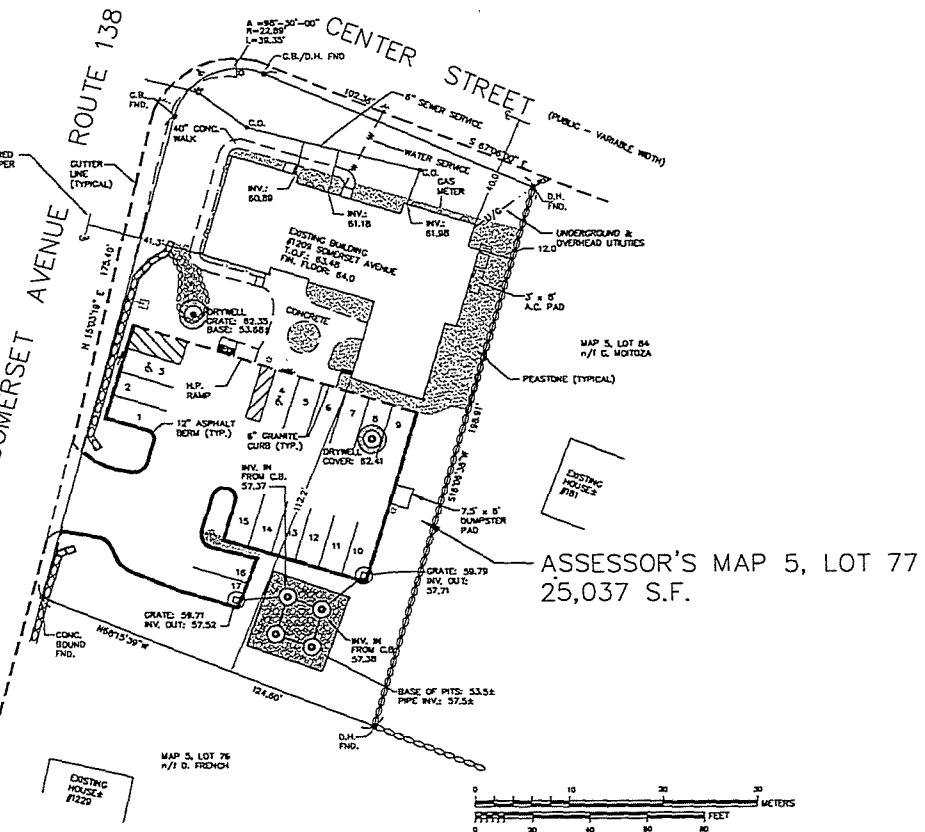
STEPHEN T. GILBERT, PLS  
MASSACHUSETTS REG. NO. 39687

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, PURSUANT TO CHAPTER 183A OF THE MASSACHUSETTS GENERAL LAWS. OWNERSHIP OR FOR HOW MANY ARE SHOWN.

RESERVED FOR REGISTRY USE

NOTE: ROAD SETBACKS ARE MEASURED TO THE CENTERLINE OF THE ROAD. REFER TO DODGEON ZONING REGULATIONS.

1984 ALTRADON.



1. THE PROPERTY LINE INFORMATION WAS TAKEN FROM A PLAN ENTITLED "LAND OWNED BY JOHN F. CRAWFORD TRUST IN Dighton, MASSACHUSETTS" DATED DECEMBER 16, 2005 BY E. OTIS DRAPER, RPLS., AND RECORDED IN THE BRISTOL COUNTY NORTH REGISTER OF DEEDS AS PLAN 104, PAGE 1.
2. THE UTILITIES LOCATED SHOWN ON THE PLAN HAS BEEN COMPLETED FROM SURFACE EVIDENCE AND RECORD PLANS. BEFORE ANY EXCAVATION WORK IS DONE, THE APPROPRIATE UTILITY COMPANY AND DIG-SAFE SHOULD BE CONTACTED.
3. THE NEW BUILDING HOUSES AN INSURANCE AGENCY AND TWO OFFICE USE UNITS.
4. 17 PARKING SPACES HAVE BEEN PROVIDED, INCLUDING 2 HANDICAP SPACES.
5. ALL DRAINAGE IS FROM THE ROAD INTO THE LOT.
6. THE PROPERTY IS SERVED BY TOWN WATER AND SEWER.
7. MASS DOT HAS ISSUED AN ACCESS PERMIT FOR THIS PROJECT. SEE PERMIT #10-2010-0366, DATED SEPTEMBER 30, 2010, RECORDED IN THE BRISTOL COUNTY HIGHWAY DEPARTMENT AS PLAN 104, PAGE 2.
8. THERE ARE NO WETLANDS LOCATED WITHIN 100' OF THIS PROPERTY.
9. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD OVERLAY DISTRICT.

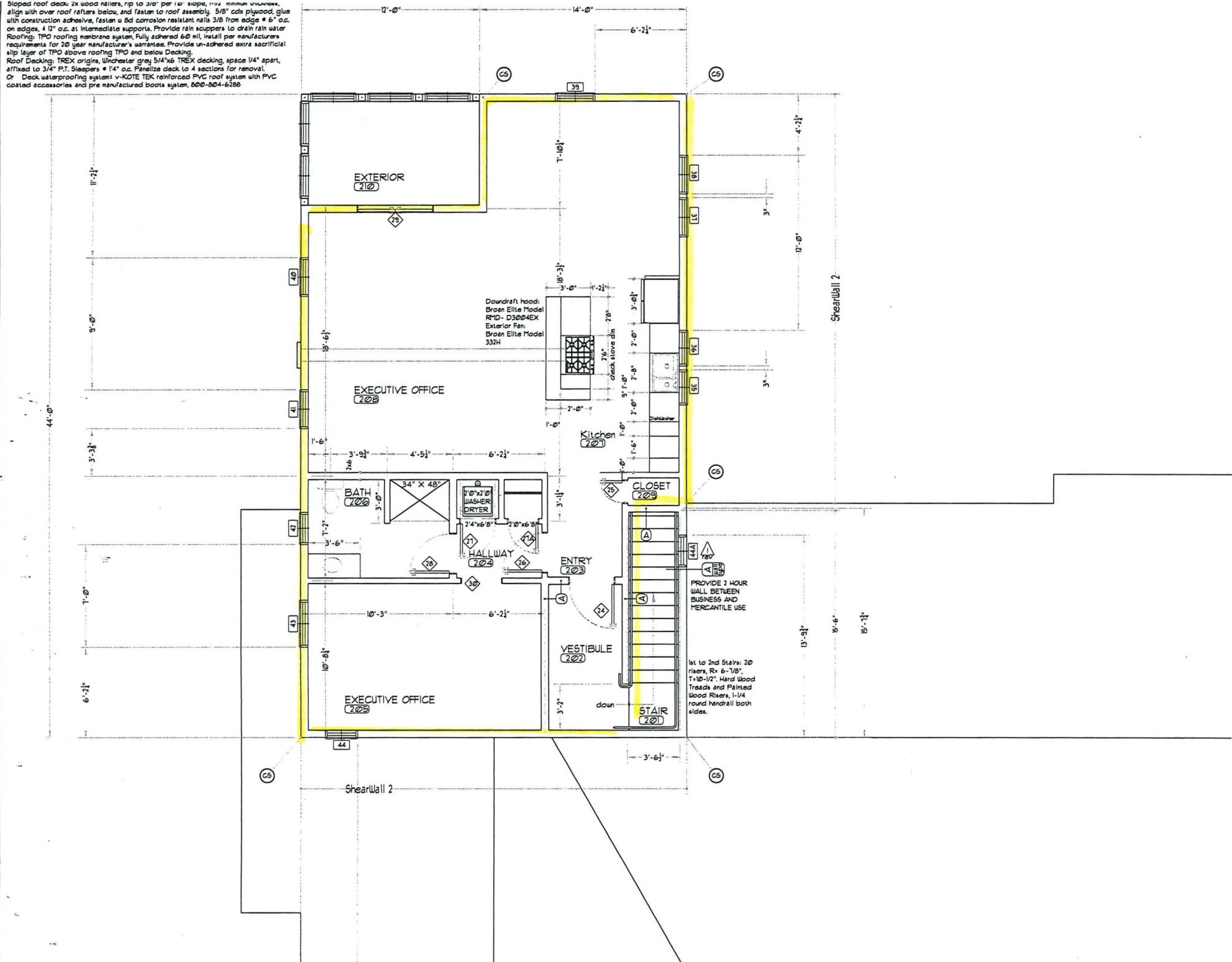
LOCUS: ASSESSOR'S MAP 5, LOT 77  
1209 SOMERSET AVENUE  
OWNER: 1209 SOMERSET AVE., LLC  
P.O. BOX 509  
TAUNTON, MA 02780  
DEED REF.: BOOK 17831, PAGE 89  
  
ZONING: RESIDENTIAL & AGRICULTURE

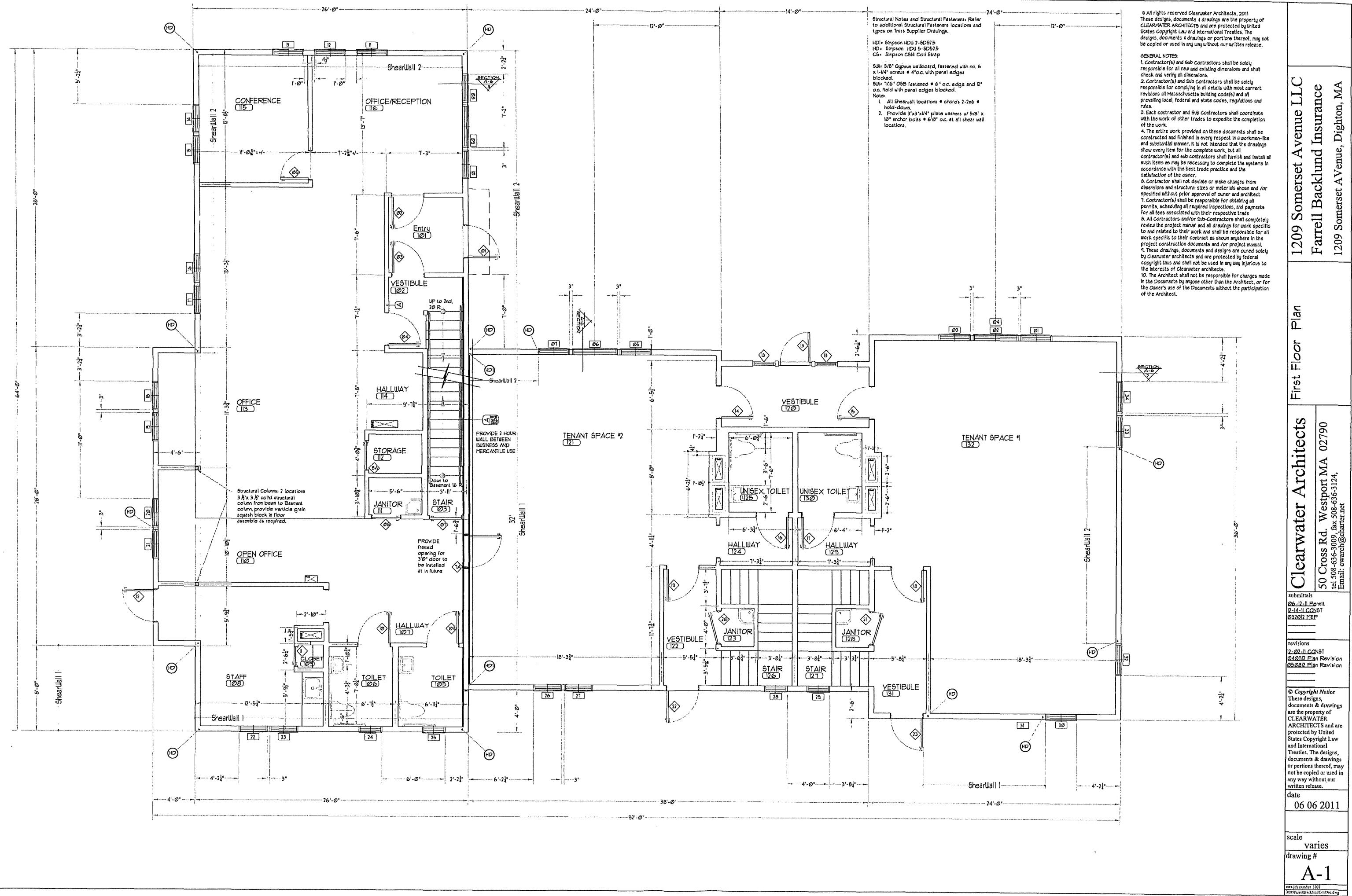
#### ZONING: RESIDENTIAL & AGRICULTURE

BUILDING LOCATION PLAN  
CONDOMINIUM PLAN  
OF  
1209 SOMERSET AVE. LLC  
IN  
DIGHTON, MA

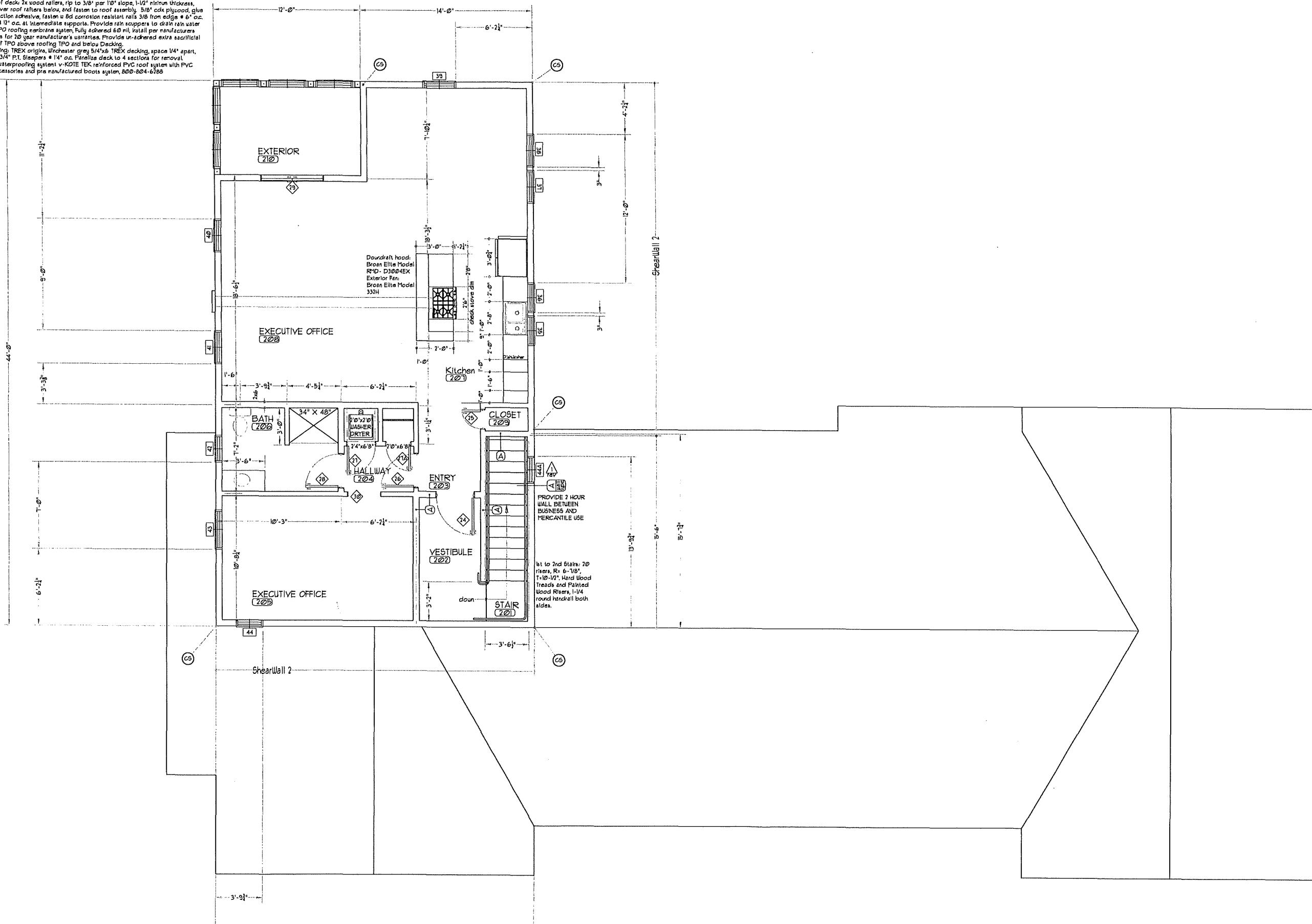
SPG ASSOCIATES, INC.  
SENNI, FITZGERALD, GILBERT ASSOCIATES  
CIVIL ENGINEERS & LAND SURVEYORS  
28 MAIN STREET, LAKEMAPLE, MA 02347  
TEL (508) 946-5258  
TEL/FAX (508) 947-1090

Step down roof deck 2x wood joists, rip to 3/8" per 12' slope, 1/4" minimum thickness, align with over roof rafters below, and fasten to roof assembly. 5/8" cdx plywood, glue with construction adhesive, fasten with 8d corrosion resistant nails 3/8" from edge & 6" on edges, 1/2" o.c. at intermediate supports. Provide rain scuppers to drain rain water. Roofing: TPO roofing membrane system, fully adhered 60 mil, install per manufacturers recommendations. TPO roof deck manufacturers do not allow adhered-exposed sacrificial film layer of TPO to be used with TPO and rigid Decking. Roof Decking: TRX original, Winchester gray 5/8" x 6'x 16' TRED decking, space 1/4" apart, arranged in 3/4" P.T. Sleepers 1/4" on center. Parallel deck in 4 sections for removal. Or: Deck waterproofing system v-KOTE TEK reinforced PVC roof system with PVC coated accessories and pre-manufactured bats, system #B204-6228.





Roof level deck construction:  
 Sloped roof deck, 4% slope, 1/8" clear up thickness, 1/8" per 1/8" slope, 1/8" clear up thickness, align with over roof rafters below, and fasten to roof assembly. 3/8" oak plywood, glue with construction adhesive, fasten 8d construction fastening nails 3/8" from edges & 1/2" on edges, 1 1/2" o.c. at intermediate supports. Provide 8d supports to drain rain water. Roofing: TPO roofing membrane system, fully adhered 60 mil, install per manufacturer's requirements for 10 year manufacturer's warranty. Provide un-adhered extra sacrificial slip layer of TPO above roofing TPO and below Decking.  
 Roof Decking: TREX original Winchester grey 5/4"x6" TREX decking, space 1/4" apart, affixed to 3/4" PT. Sleepers @ 14" o.c. Parallelize deck to 4 sections for removal.  
 Or: Deck waterproofing system v-KOTE TEK reinforced PVC roof system with PVC coated accessories and pre manufactured boots system, 800-824-6788



Clearwater Architects  
 50 Cross Rd. Westport MA 02790  
 tel: 508-636-3009, fax: 508-636-3124,  
 Email: cwarch@charter.net

submittals  
 06-12-11 Permit  
 12-14-11 CONST  
 032011 MEP

revisions  
 12-07-11 CONST  
 042011 Plan Revision  
 042011 Plan Revision

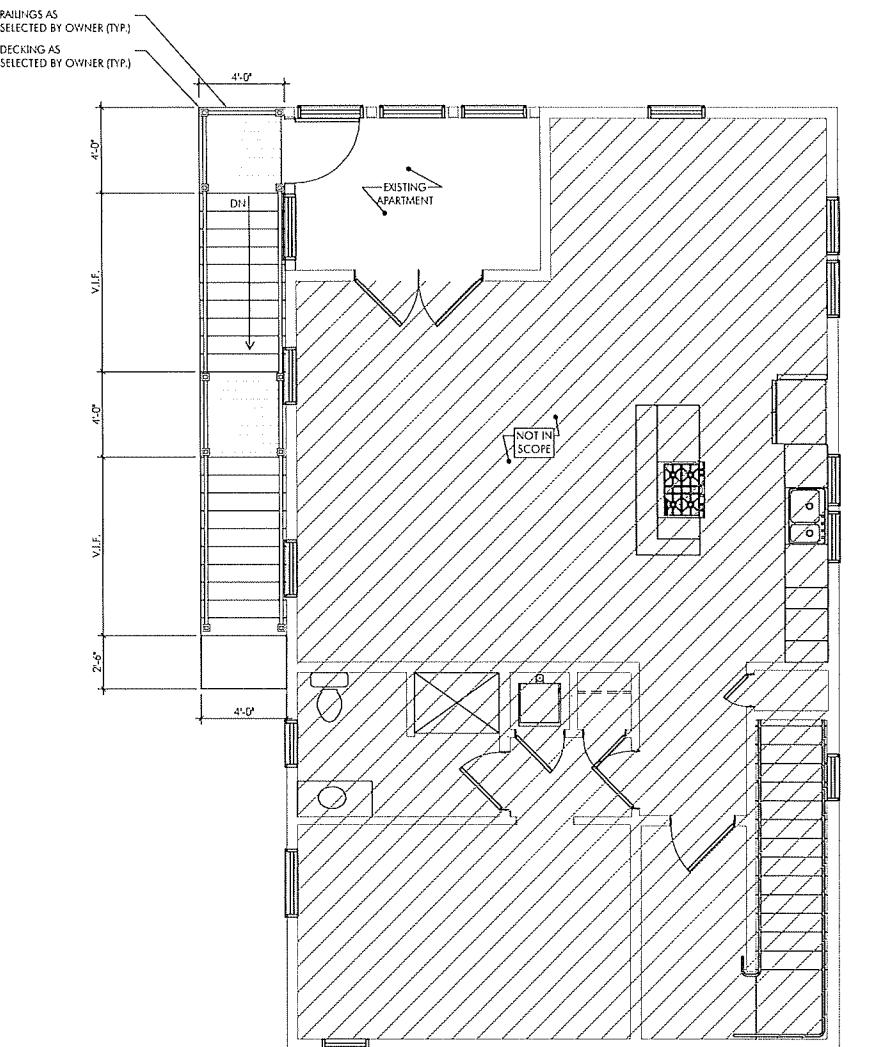
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 written release.

date  
 06 06 2011

scale  
 varies

drawing #  
 A2

dwg job number 3007  
 1007FinalBuild3dCcdDoc.dwg



PRELIMINARY DESIGN  
SCALE: 1/4" = 1'-0"

PROJECT:	SULLIVAN FAMILY DENTAL 1209 SOMERSET AVENUE Dighton, MA 02764	
PROJECT NUMBER:	25172	
<b>COLWELL GROUP</b> <small>132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035 P. 508.241.2122 F. 508.455.4466 WWW.COLWELLGROUP.COM</small>		
STAMP:		
ISSUE:	DATE:	
PRELIMINARY DESIGN	09.10.2025	
DRAWING SCALE: 1/4" = 1'-0"		
DRAWN BY: BDR	CHECKED BY: DMC	
DRAWING TIME		
PRELIMINARY DESIGN		
DRAWING NUMBER:		
A1.0		