



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 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 AND 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

[Signature] ATTY

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

Owner's Name same

Owner's Address _____

Owner's Phone# _____

Signature: _____

Checklist of items to be submitted with application.

1. X Application Form (x2)
2. X Application Fee (please refer to Fee Schedule)
3. _____ Project Review Fee (please refer to Fee Schedule) & Completed W-9
4. X Tax Status Application Form
5. X Plans (See applicable Zoning Bylaws for Specific Requirements)
6. X 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:

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 STRUTURE(s)	1,000	S.F.	
PROPOSED STRUCTURE(s)		S.F.	
TOTAL # OF PARKING SPACED REQUIRED:			
TOTAL # OF PARKING SPACES PROPSED:	20		

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

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

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: _____

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

Philip C. Nessralla, Jr. atty for

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:

Received by the Town Clerk:

Date: _____

Time: _____

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

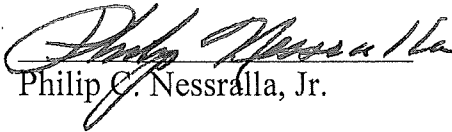
TELEPHONE (508) 583-1030
FACSIMILE (508) 584-0543

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.

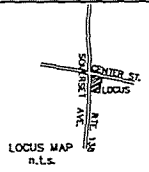
THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OBTAINED FROM EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



STEPHEN T. GILBERT, PLS DATE
MASSACHUSETTS REG. NO. 30687

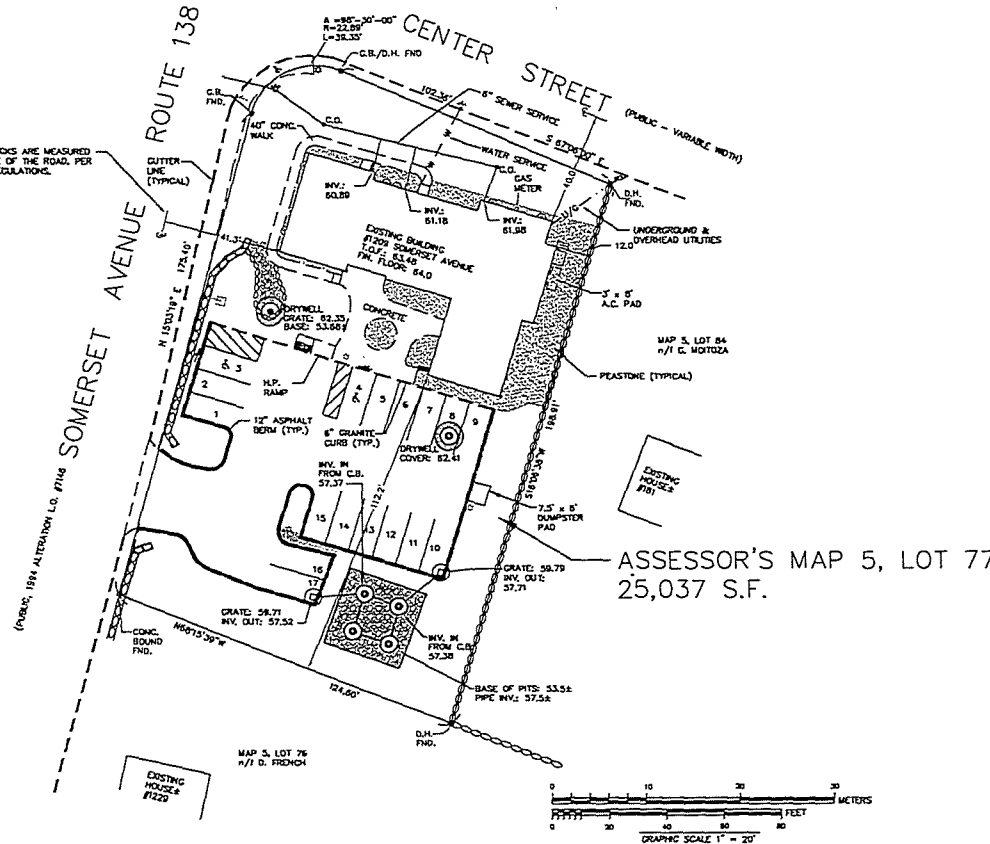
I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, PURSUANT TO CHAPTER 183A OF THE MASSACHUSETTS GENERAL LAWS. OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

STEPHEN T. GILBERT, PLS DATE
MASSACHUSETTS REG. NO. 30687



RESERVED FOR REGISTRY USE
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

NOTE: ROAD SETBACKS ARE MEASURED TO THE CENTERLINE OF THE ROAD, PER DIGHTON ZONING REGULATIONS.



1. THE PROPERTY LINE INFORMATION WAS TAKEN FROM A PLAN ENTITLED "LAND OWNED BY JOHN F. CRAWFORD TRUST IN DIGHTON, MASSACHUSETTS" DATED DECEMBER 16, 2006 BY E. OTIS DYER, R.P.L.S., AND RECORDED IN THE BRISTOL COUNTY NORTH REGISTRY OF DEEDS PLAN BOOK 478, PAGE 54.
2. THE UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COMPILED 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. ALL SPACES ARE A MINIMUM OF 8.5' X 12'.
5. ALL DRAINAGE RUNS FROM THE ROADLINE 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 JS-2010-0368, DATED SEPTEMBER 30, 2010, RECORDED IN THE BRISTOL COUNTY NORTH REGISTRY OF DEEDS IN BOOK 19279, PAGE 256.
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: RESIDENCE & AGRICULTURE

BUILDING LOCATION PLAN

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

DATE: OCTOBER 2, 2014

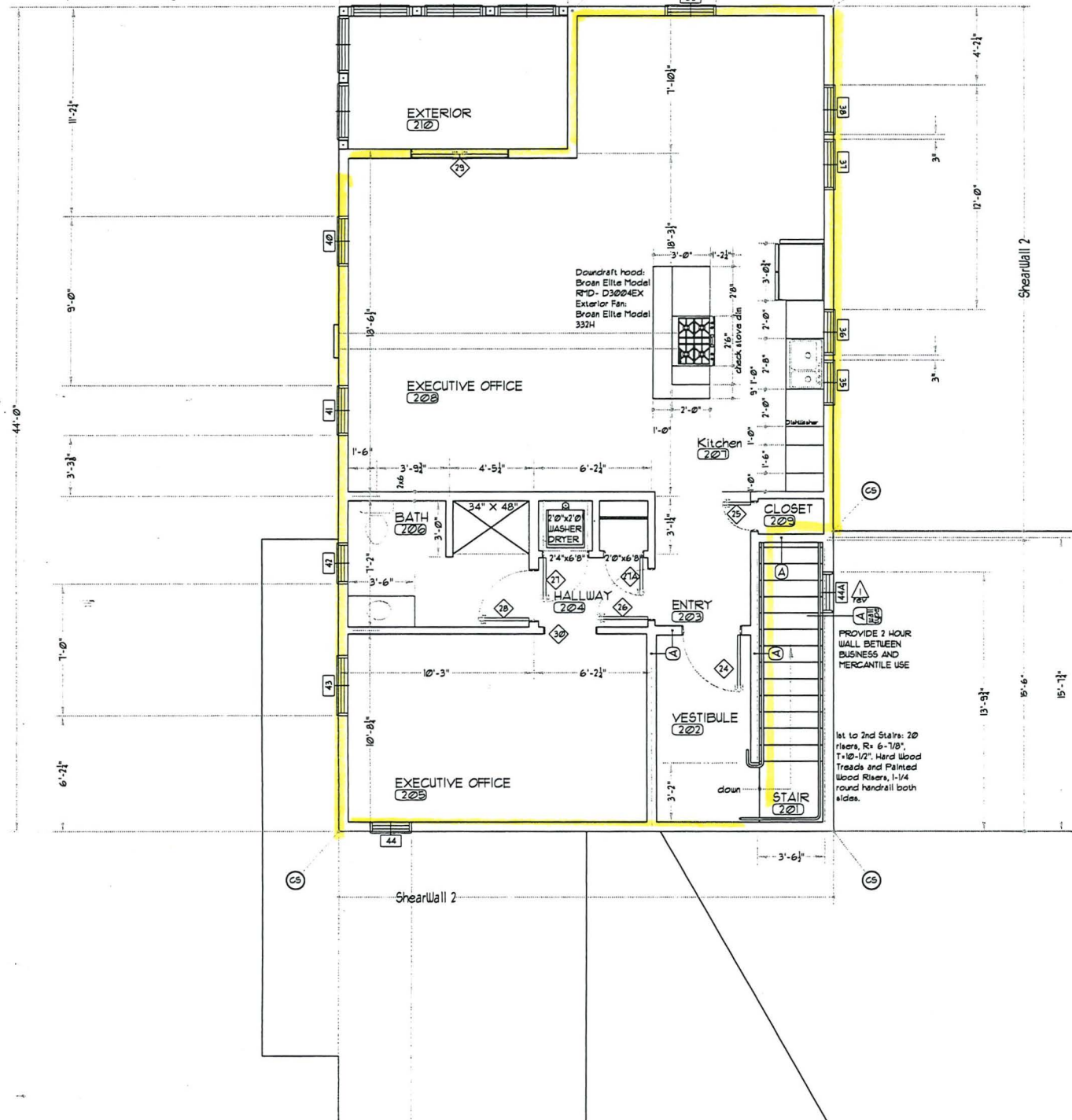
SFG ASSOCIATES, INC.
SENNA FITZGERALD GILBERT ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS TEL: (508) 948-5258
28 MAIN STREET, LAKEVILLE, MA 02347 TEL/FAX (508) 947-1090

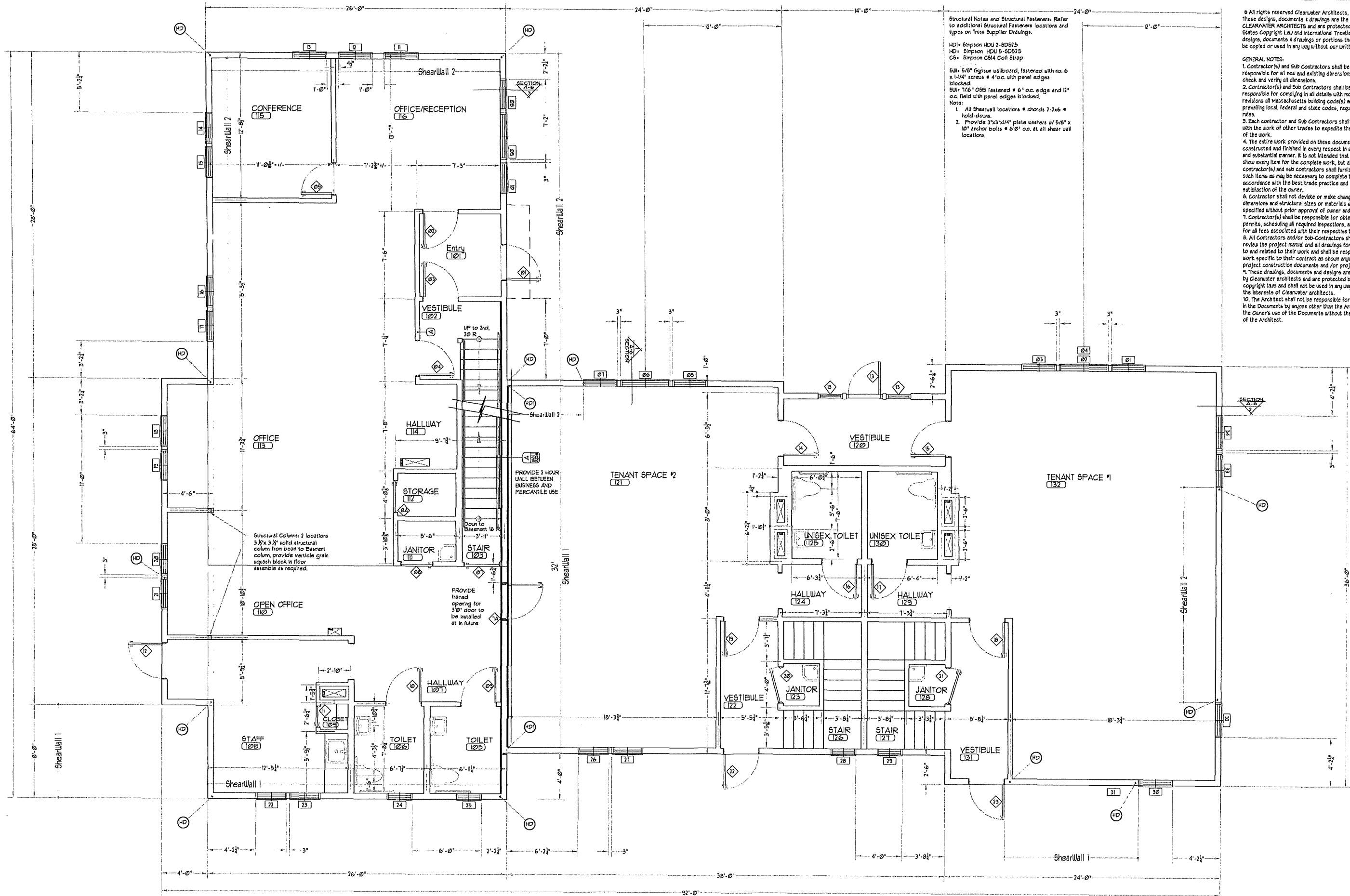
Sloped roof deck: 2x wood nailers, 1" to 3/8" per 1/4" slope, 1/4" minimum plywood, align with over roof rafters below, fasten to roof assembly. 5/8" x3" clear viscogel, glue with construction adhesive, fasten w/8d corrosion resistant nails 3/8 from edge & 6" o.c. on edges, 4 1/2" o.c. at intermediate supports. Provide rain gutters to drain rain water.

Roofing: TPO roofing membrane system, fully adhered 60 mil, install per manufacturer's requirements for 20 year manufacturer's warranty. Provide un-adhered extra sacrificial membrane over TPO.

Deck Dacking: TREX original, Winchester grey 5/4"x6" TREX decking, space 1/4" apart, affixed to 3/4" PT. Sleepers & 1" o.c. Panelize deck to 4 sections for removal.

Dr. Deck waterproofing system: w-KOTE TEK reinforced PVC roof system with PVC coated accessories and pre-manufactured boots system, 800-804-6788





1209 Somerset Avenue LLC
Farrell Backlund Insurance
1209 Somerset Avenue, Dighton, MA

First Floor Plan

Clearwater Architects

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

submittals
02-12-11 Permit
02-14-11 CONST
02-20-11 MEP

revisions
02-02-11 CONST
02-02-11 Plan Revision
02-02-11 Plan Revision

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date
06 06 2011

scale
varies
drawing #

A-1

crs: jsh: msp
1209 Somerset Avenue LLC.dwg

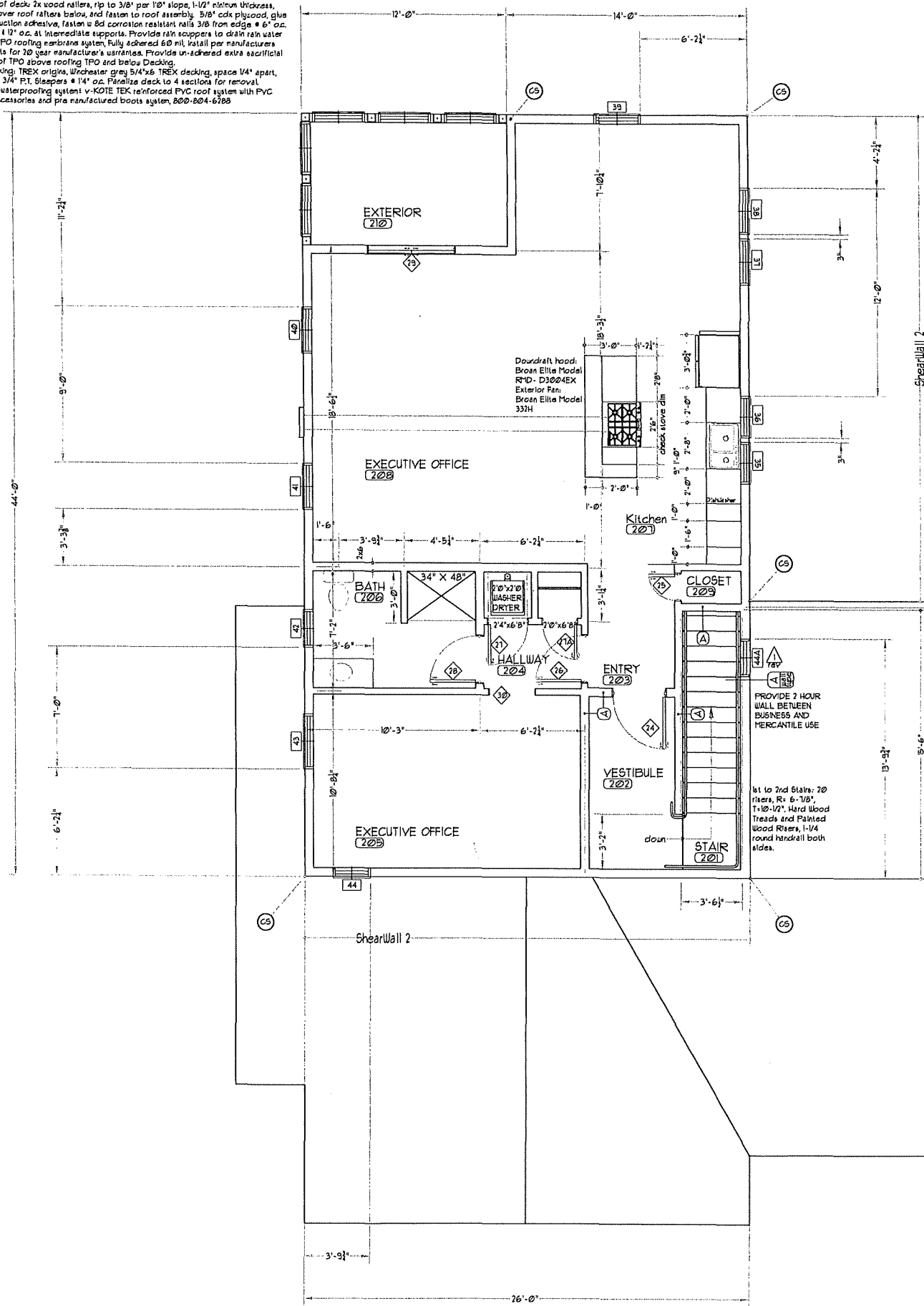
Roof Drainage Recommendations:

• All roof drains shall have 6" diameter cast iron or stainless steel rain gutters, up to 3/8" per 10' slope, 1-1/2" minimum thickness, align with over roof rafters below, and fasten to roof assembly, 5/8" x 6" aluminum U-bolts, glue with 117 oz. at intermediate supports. Provide rain sumpers to drain rain water.

• Roofing: TPO roofing membrane system, fully adhered 60 mil, install per manufacturer requirements for 30 year manufacturer's warranty. Provide un-adhered extra sacrificial layer of 30 mil TPO under roofing TPO and below decking.

• Decking: 3/4" thick solid SBR/ASA composite decking, space 1/4" apart, affixed to 3"x4" PT. Sleepers & 1/4" o.c. Parallel deck to 4 sections for removal.

• Deck waterproofing system-v-KOTE TEK reinforced PVC roof system with PVC coated accessories and pre-manufactured boots system, 800-804-6788



1209 Somerset Avenue LLC
Farrell Backlund Insurance
1209 Somerset Avenue, Dighton, MA

Second Floor Plan

Clearwater Architects

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

submittals
06-12-11 Perm
12-14-11 CONST
032012 MEP

revisions
12-02-11 CONST
040912 Plan Revision
050812 Plan Revision

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written release.

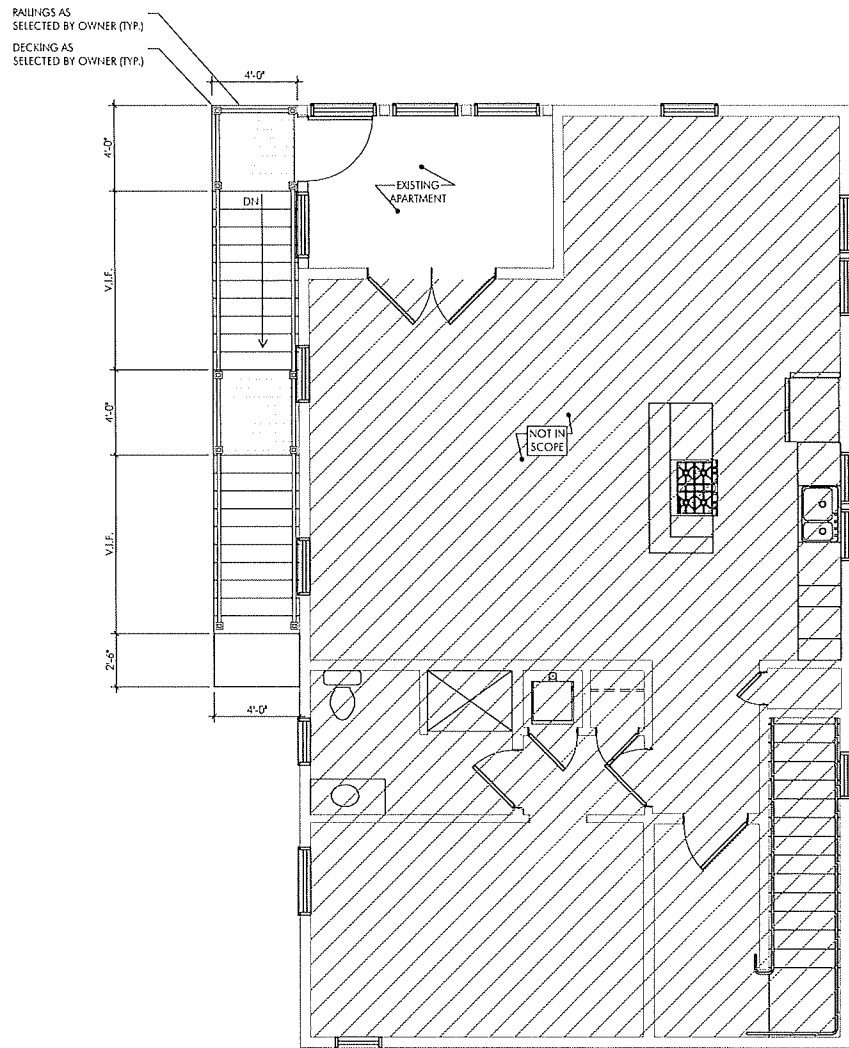
date	06 06 2011
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scale
varies

drawing #

A2

cwa job number 3007
3007FurrellBlacklandCenDoc.dwg



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

PROJECT:
SULLIVAN FAMILY DENTAL
1209 SOMERSET AVENUE
DIGHTON, MA 02764

PROJECT NUMBER: 25172

COLWELL
GROUP

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508-241-2122 F. 508-455-4466 WWW.COLWELGROUP.COM

STAMP:

ISSUE:	DATE:
PRELIMINARY DESIGN	09.10.2025

DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: BDR CHECKED BY: DMC

DRAWING TITLE:
PRELIMINARY DESIGN

DRAWING NUMBER:

A1.0