



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, Lower Level
979 Somerset Ave, Dighton, MA
January 21, 2026 at 7:00 PM

In accordance with the provisions of MGL Chapter 40A, Section 9, the Dighton Planning Board will conduct a Public Hearing on the petition of Tyla Gooch and Brad Staples for the construction of a new 4-bay commercial contractor garage with associated parking located at 553 and 543 Center Street, Dighton shown as Dighton Assessor's Map 13, Lots 42 & 42a pursuant to Sections 4900, 5300 and 5400 of the Town of Dighton Zoning Bylaws. Said property is located in a Residential and Agricultural 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
in Clerk-Dighton, MA

JAN 05 2026

Time: 12:01 PM
By: SC



80-25

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

PETITIONER: TYLA GOOCH & BRAD STAPLES

NAME:

ADDRESS: 11 SANFORD ST, BERKLEY, MA

LOCATION (from Assessors' Office)

PLAT AND MAP 13, LOT 42 & 42A
LOT NOS.

| | |
|--------------|-------------------------|
| PRESENT | First Record Date |
| ZONING | 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: PROPOSED MIXED USE
SUBJECT PROPERTY ADDRESS: 553 CENTER STREET
ASSESSOR'S MAP/LOT(s): 13, LOT 42 & 42A
ALL APPLICABLE ZONING DISTRICT: R1 / MIXED USE OVERLAY
TITLE OF PLAN: PROPOSED MIXED USE
PLAN DATED: 7-21-25

DESCRIBE WHAT IS PROPOSED FOR THIS PROPERTY:
EXISTING HOME TO REMAIN, NEW 4-BAY COMMERCIAL CONTRACTOR GARAGE

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

SECTION 4900: MIXED USE OVERLAY

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

SEE ATTACHED ZONING DETERMINATION LETTER

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:

RECEIVED

Date: _____

Time: _____

Signature: DEC - 2 2025

By: Dighton Planning Board

Applicant's Name

Applicant's Address

TYLA GOOCH

11 SANFORD ST

BERKLEY, MA

508-345-6385

Tyla b Gooch

Applicant's Phone #

Signature:

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

Owner's Name

Owner's Address

Received by the Town Clerk:

Date: _____

Time: _____

Signature: _____

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)

RECEIVED

in Clerk-Dighton, MA

JAN 05 2026

Time: 12:00 Pm

By: SC



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

20-25

PETITIONER: TYLA GOOCH & BRAD STAPLES

NAME:

ADDRESS: 11 SANFORD ST, BERKLEY, MA

LOCATION (from Assessors' Office)

PLAT AND MAP 13, LOT 42 & 42A
LOT NOS.

| | |
|--------------|-------------------------|
| PRESENT | First Record Date |
| ZONING | 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: PROPOSED MIXED USE

PLAN DATED: 7-21-2025

SUBJECT PROPERTY ADDRESS: 553 CENTER STREET

ASSESSOR'S MAP/LOT(s): 13, LOT 42 & 42A

ALL APPLICABLE ZONING DISTRICTS: R1 / MIXED USE OVERLAY

PROPOSED USES FOR THIS PROPERTY:

EXISTING SINGLE FAMILY HOME TO REMAIN, NEW 4-BAY COMMERCIAL

CONTRACTOR GARAGE

TOTAL LOT AREA: 56,747 TOTAL FRONTAGE: 297.8'

EXISTING STRUCTURE(s) 2,070 S.F. (1,418 SF EXISTING

PROPOSED STRUCTURE(s) 5,000 S.F. STRUCTURES TO REMAIN)

TOTAL # OF PARKING SPACES REQUIRED: 2 (EXIST RESIDENTIAL), TBD PROPOSED

TOTAL # OF PARKING SPACES PROPOSED: 2 EXIST + 20 PROPOSED

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

SPECIAL PERMIT APPLICATION/FEES PURSUANT TO THE 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

Received by the Planning Board:
Date: DEC - 2 2025
Time: _____
Signature: By: Dighton Planning Board

Applicant's Name TYLA GOOCH
Applicant's Address 11 SANFORD ST
Applicant's Phone # 508-345-6385
Signature: Tyla b Gooch

Received by the Town Clerk:
Date: _____
Time: _____
Signature: _____

Owner's name, address and signature for authorization
(if other than applicant)
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. Completed Receipt for Special Permit Application/Site Plan Review (within 3 working days of the submittal date)

RECEIVED
in Clerk-Dighton, MA

JAN 05 2026
Time: 12:00 PM
By: SC



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: 7-21-25

Requested by:

Name: TYLA GOOCH

Address: 11 SANFORD ST, BERKLEY

Telephone Number: 508-345-6385

Assessed Owner: TYLA GOOCH & BRAD STAPLES

Current Owner:

(If different from the Assessed owner)

Scope of Work: MIXED USE / SITE PLAN REVIEW APPLICATION

Property Address: 553 CENTER STREET

To Be Completed and Initiated by the Assessors Office

Assessor's Reference (M&L): 13-42-000A 12/31/25 *MS.*

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.

Tyler Gooch _____ Petitioner

For Office use only:

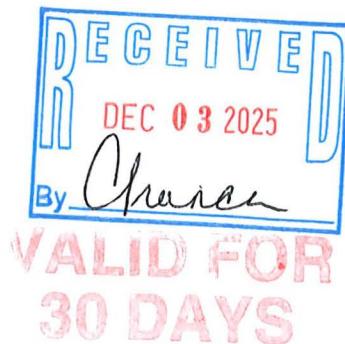
Tax Office Initials CF

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.



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: 7-21-25

Requested by:

Name: TYLA GOOCH

Address: 11 SANFORD ST, BERKLEY

Telephone Number: 508-345-6385

Assessed Owner: TYLA GOOCH & BRAD STAPLES

Current Owner:

(If different from the Assessed owner)

Scope of Work: MIXED USE / SITE PLAN REVIEW APPLICATION

Property Address: 543 CENTER STREET

To Be Completed and Initiated by the Assessors Office

Assessor's Reference (M&L): 13-42-0 12/31/25 M8.

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.

Lydia Gooch Petitioner

For Office use only:

Tax Office Initials CF

Real Estate

Amt. Due 0

Personal Property

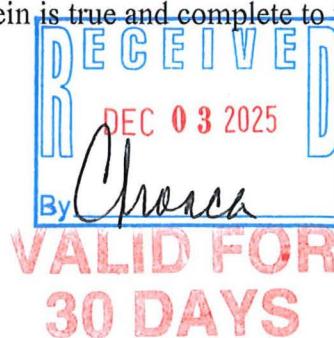
Amt. Due 0

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.



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

PETITIONER: TYLA GOOCH & BRAD STAPLES

NAME:

ADDRESS: 11 SANFORD ST, BERKLEY, MA

LOCATION (from Assessors' Office)

PLAT AND MAP 13 LOTS 42 & 42A
LOT NOS.

PRESENT

First Record Date

ZONING

Planning Board Use Only

DATE OF THIS
DOCUMENT

File:

Title:

RECEIPT FOR
SPECIAL PERMIT APPLICATION/SITE PLAN REVIEW

Application for approval for a Special Permit Application/Site Plan Review entitled:

PROPOSED MIXED USE

Located at: 553 CENTER STREET

has been made for approval to the Dighton Planning Board, and for which comments are requested by the following town agencies:

6TH
Received by the DIGHTON BOARD OF HEALTH
(Approval necessary in 45 days)

for the Dighton Board of Health
Date: 12/2/25

Received by the DIGHTON CONSERVATION
COMMISSION for review

for Dighton Conservation Commission
Date: 12/2/2025

Received by the DIGHTON WATER DISTRICT
or NORTH-DIGHTON-WATER-DISTRICT for review
(whichever applies)

for Dighton Water District
Date: 12/2/25

Received by the DIGHTON FIRE DEPARTMENT

for the Dighton Fire Department
Date: 12-2-25

Received by the DIGHTON BOARD OF
ASSESSORS for review

for Dighton Board of Assessors
Date: 12-2-2025

Received by the DIGHTON POLICE
DEPARTMENT for review

for Dighton Police Department
Date: 12/2/25

Received by the BUILDING COMMISSIONER
for review

for Building Commissioner
Date: 12/2/25

This receipt is to be returned to the Dighton Planning Board by the person named above as submitting the copy of the application described within three (3) working days of the submittal date.



.W. Engineering
27 Jefferson Street
Taunton, MA 02780

.tel. 508.821.8245
info@w-civil.com

.1. Introduction

This document is to accompany a site plan review application for a proposed 4-bay garage at 553 Center Street in Dighton (the property).

.1-1. Existing Conditions

The site is currently developed with a single family home (trailer) with associated lawn, driveway, swimming pool, utilities, and cesspool. The rear of the property has a gravel driveway which crosses the site, accessing 563 Center Street.

.2. Proposed Project Description

The proposed project involves the removal of the existing structure, pool, and associated driveway then the construction of a new 4-bay garage with associated parking. The existing cesspool will be removed and a new Title 5 compliant septic system will be installed along with municipal water and gas services. Infiltration BMP~~¶~~ will be installed to comply with the stormwater regulations.

.3. Development Impact Statement

Section 4340 of the Town of Dighton Zoning Bylaw requires a development impact statement. The below sections describe the requested information:

Physical Environment

The general condition of the site is typical of a single family home site with associated yard. The topography slopes downward to the southwest, towards wetlands associated with the Sunken Brook. There are no significant viewpoints, historic features, trails or other notable features.

Surface Water and Subsurface Conditions

On November 22, 2024, Kenneth Thomson (Botanist, Wetland Scientist) delineated wetland resources associated with the property. Located directly to the west of the property, the Sunken Brook flows south with associated bordering vegetated wetlands (BVW). Located south of the property the brook enters the Segreganset River. Being a tributary to the Segreganset River, which is a class A water supply (314 CMR 4), the Sunken Brook has an associated Zone A (310 CMR 22), measured 200~~¶~~ from the bank. This coincides with the 200~~¶~~ riverfront. The BVW has an associated 100-foot buffer zone. The 100-year floodplain associated Sunken Brook has a elevation of 14 feet (NAVD 88) along with a ~~¶~~shaded zone X~~¶~~extends onto the site.

On-site soils are mapped as Charlton-Paxton fine sandy loams. On June 18, 2025, four test pits were excavated in the area of the proposed septic system. Medium sand subsoil was observed with a water table of about elevation 8 feet (NAVD 88).

No alterations of shorelines or wetlands are proposed. The on-site soils are well draining and have no limitation on the project. The proposed building will be serviced by a Title V compliant septic system and the paved surfaces will be infiltrated to MassDEP standards.

Circulation Systems.

The 4-bay garage has been provided with 16 spaces for a total of 20 spaces. Contractors utilizing the garage bays are expected to arrive in the morning, collect their tools and supplies, and spend the day servicing customers. The contractors would return at the end of the day before returning home. The contractor~~s~~ customers would not visit the garage or generate extra traffic. While ~~the contractor's garage~~ is not described in the ITE Trip Generation Manual, 11th Edition, the closest use would be ~~a small office~~ which generates 2.16 trips per 1,000 sf. For this 5,000 sf garage, it is estimated to see no more than 10.8 new vehicle trips at the peak hour.

Support Systems

Center street has an existing water line with hydrants. The building will be serviced by the existing water service at the property.

Sewage will be handled via an on-site sewage disposal system (i.e. septic system).

Given most of the business conducted will be off-site refuse will be minimum and will be handled by each tenant. There will be no hazardous materials requiring special precautions

No fuel or other flammables will be stored on-site. The building can be easily accessed on all sides and no special apparatus would be required to confront potential fires.

There are no residents of the proposed site and recreation facilities will no be provided.

There will be no impact on the student population of the school.

Phasing

The project will be conducted in one phase and is expected to take approximately 6 months to complete after start of construction.



553 Center St

Town of Dighton, MA

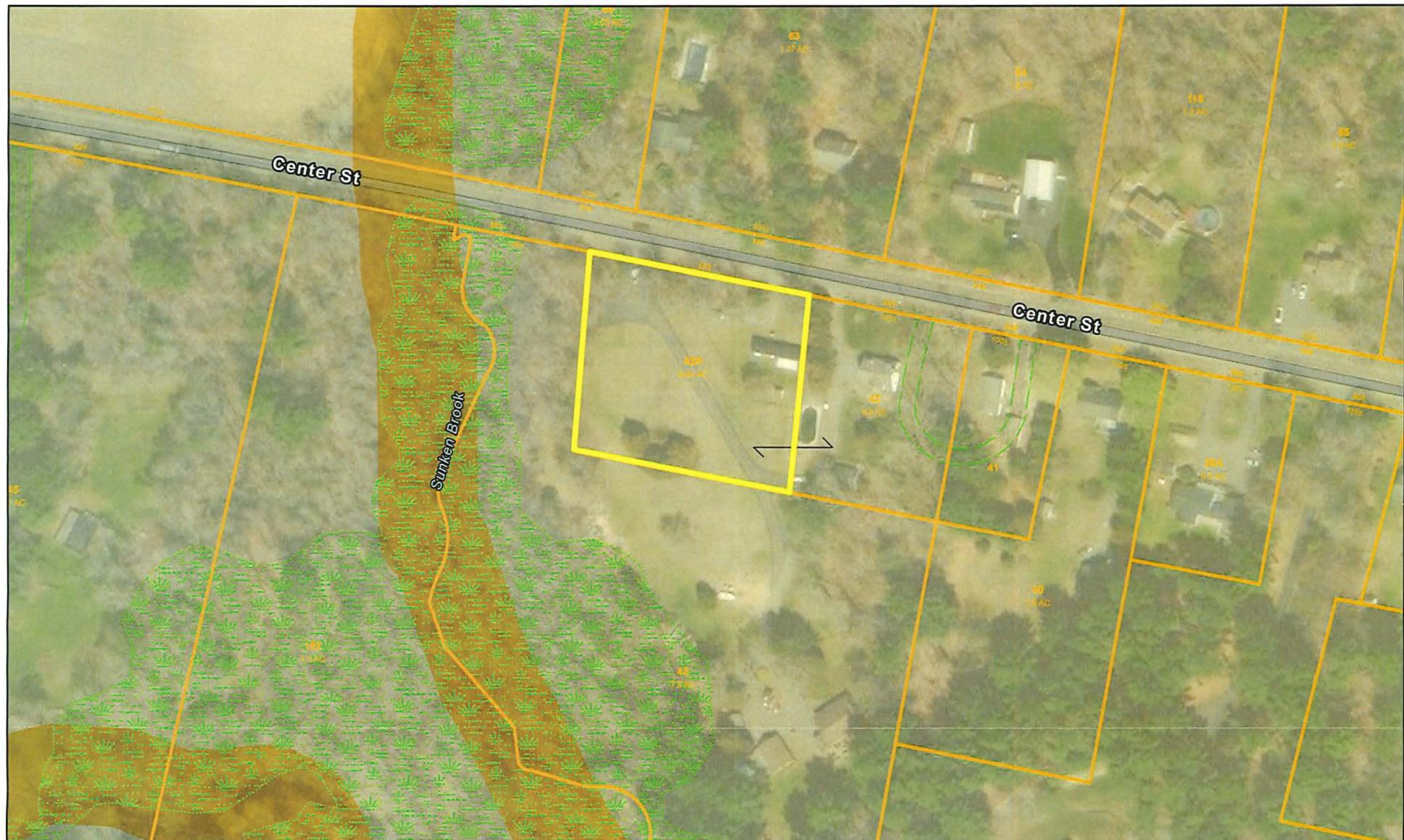
1 inch = 141 Feet

July 7, 2025

0 141 282 423



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



TOWN OF DIGHTON BUILDING COMMISSIONER

1111 SOMERSET AVENUE
DIGHTON, MA 02715
508-669-4524

DATE: September 8, 2025

Page 1 of 2

NOTICE OF ZONING DETERMINATION Property location: 533 Center Street, Dighton, MA

To the owners and designers of the proposed project for the above referenced Property:

I have made the determination that your proposed project consisting of residential and commercial uses are consistent with the intent of the Mixed Use Overlay By-Law (Section 4900) as written in the Dighton Zoning By-laws, by Special Permit and with Site Plan Approval from the Planning Board (Section 4970).

I find that commercial uses are allowed with a residential underlayment in the Mixed Use Overlay by Special Permit for the following reasons:

When the Mixed Use By-Law is read in its entirety, it becomes clear that the authors of the by-law placed emphasis when adding residential uses within existing business zones. However, the bylaw lacks direction on the reverse, adding business uses to current residential areas.

Clearly, when Section 4910 of the by-law is read, included here-in for reference, it is evident that the Purpose of the by-law was to promote both residential and business uses in either the underlying Residential or Business Districts. This determination is further proven when the Mixed Use Overlay District was superimposed upon the underlying Business and Residential Zoning Districts in varying locations throughout the Town.

I recall the discussions at the promulgation meetings, that the intent of this by-law was to specifically promote mixed use in many different locations throughout the community. Hence the reason we see Mixed Use Overlays, upon both Residential and Business zoning underlays.

The proposal by the Applicants for the property located at 533 Center Street, have clearly captured, the intent of the bylaw. With redeveloping the property to include a single family home, along with a new commercial structure, this property will transform into a true mixed use property.

Due to the lack of specific language anywhere in the bylaw regarding mixed use in Residential Zoning Districts; it is evident that a mixed use proposal in a residential district would only be allowed by Special Permit. This process will ensure that any mixed use proposals where neighboring properties are residential, abutters are given, if they so choose, an opportunity to be part of the discussion.

4910. Purpose.

The purposes of the Mixed Use Overlay District is to encourage redevelopment, full use of existing structures and infill development in the Business and Residential areas area in a manner that promotes compact building form, protects and enhances the value of land and buildings and provides for a variety of business and residential uses. The Mixed Use Overlay District seeks to encourage interaction among activities located within the area, to enhance business vitality, promote efficient use of land and building area, reduce vehicular traffic, ensure the compatibility with each other of the commercial and residential uses, ensure that the appearance and effects of buildings and uses are harmonious with both the existing business or residential character of the area in which they are located:



James D Aguiar, Jr.
Building Commissioner
Zoning Enforcement Officer

Via Email:
Cc: Town Administrator
Cc: Planning Board

PROPOSED MIXED USE
AT
553 CENTER STREET
IN
DIGHTON, MASSACHUSETTS
PREPARED FOR
TYLA GOOCH AND BRAD STAPLES



SCALE: 1" = 60'

JULY 21, 2025

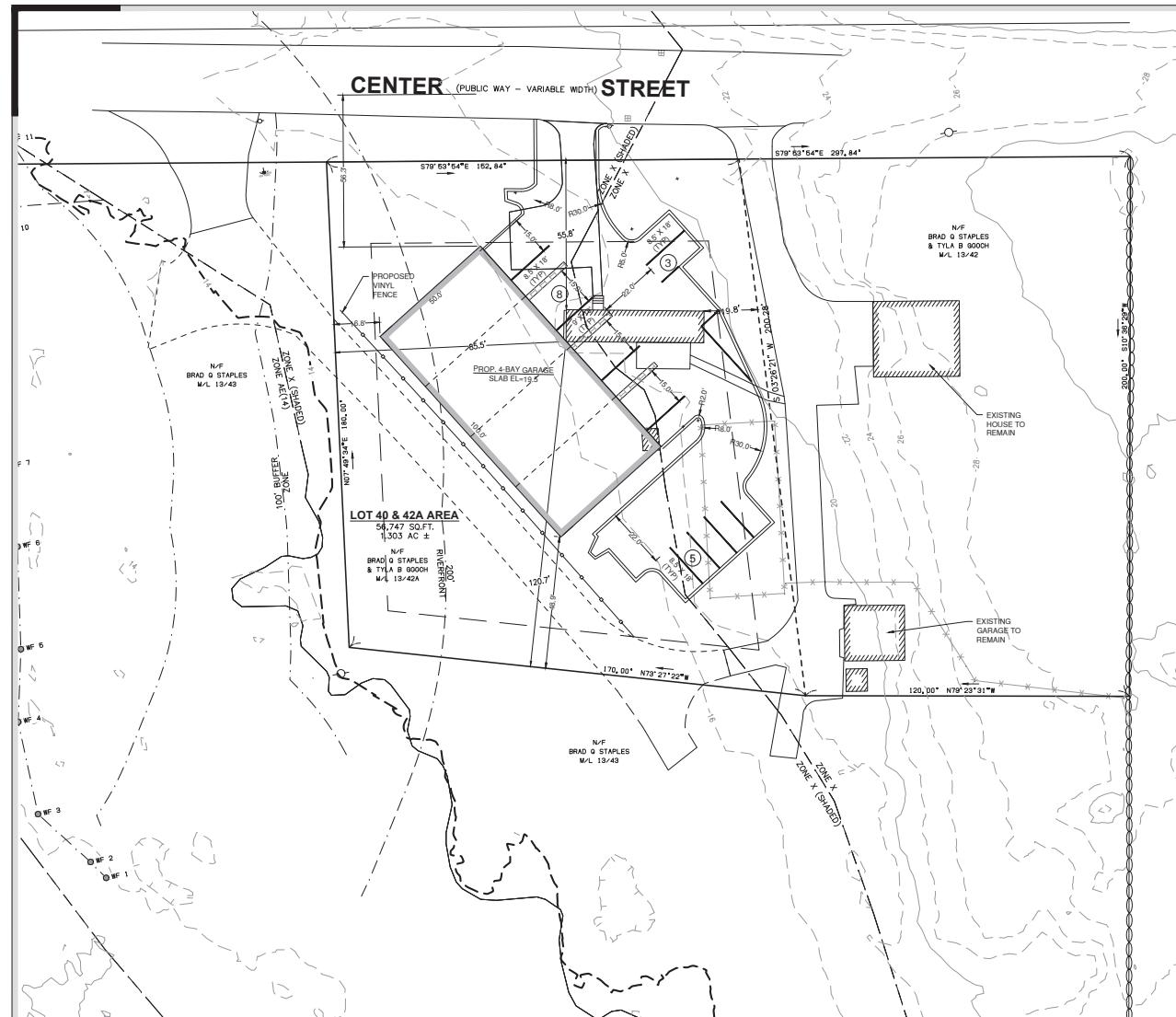
DESIGNED AND PREPARED BY



SCHEDULE OF DRAWINGS

| | |
|----------------------|--------|
| COVER SHEET | --- |
| EXISTING CONDITIONS | 1 OF 3 |
| SITE LAYOUT | 2 OF 3 |
| GRADING AND DRAINAGE | 3 OF 3 |





| ZONING TABLE | | |
|--|-----------|-----------|
| RESIDENCE & AGRICULTURAL / MIXED USE OVERLAY | | |
| CRITERIA | REQUIRED | PROPOSED |
| MIN. LOT AREA | 35,000 SF | 66,747 SF |
| MIN. LOT FRONTAGE | 175 FT | 297.8 FT |
| MIN. FRONT YARD ^a | 55 FT | 56.3 FT |
| MIN. SIDE YARD | 15 FT | 16.8 FT |
| MIN. REAR YARD | 15 FT | 48.9 FT |
| MAX. BUILDING HEIGHT | 35 FT | <35 FT |

*FRONT YARD MEASURED FROM CENTER OF R.O.W.

| PARKING SUMMARY | | | |
|-----------------|---------------------|----------------------|------------------------|
| USE | SIZE | PROVIDED | RATIO |
| GARAGE | 4 - BAYS : 5,000 SF | 16 + 4 INTERIOR = 20 | 5 / BAY : 4 / 1,000 SF |

SITE ADDRESS
55 CENTER ST
DIGHTON, MA
ASSESSOR'S REFERENCE
MAP 13 - LOTS 42 & 42A
CURRENT OWNER
BRAD STAPLES & VITA GOOCH
DEED REFERENCE
BK: 28074 PG: 73
ZONING DESIGNATION
R1 / MIXED USE OVERLAY
DATUM
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83 - MA
FEMA FLOODZONE DESIGNATION
ZONE X, AS SCALED FROM FIRM PANEL
EFF. DATE: JULY 16, 2016

NOTES:

3



J.W. ENGINEERING, LTD.
27 JEFFERSON STREET
TAUNTON, MA 02780
508-821-8200
www.jw-civil.com

W.
ENGINEERING

SH

2 OF 3

