TOWN OF DIGHTON
PLANNING BOARD

REGULAR MEETING/PUBLIC HEARING
Wednesday, July 1, 2026, 6:00 PM ~~7:00 PM~~
Town Hall, Lower Level
979 Somerset Ave, Dighton, MA 02715

Zoom Meeting Information
https://us06web.zoom.us/j/7446462815?pwd=Z0xZRUtkWjR5NEtYS0tBaEdzMU1YZz09&omn=83319635385
Meeting ID: 744 646 2815
Passcode: 651342
Phone: (646) 558-8656

*REVISED AGENDA

This is a public meeting being video and audio recorded for Cable Broadcast
*original meeting posted on June 8, 2026 10:21 AM

1. Call to Order
2. Pledge of Allegiance
3. Confirm Next Meeting Date: August 19, 2026
4. Business:
   a. REVIEW/DISCUSS/ACT:
      i. Proposed Amendment to Dighton's Subdivision Rules & Regulations Section 4320
      ii. Discuss Tabled Warrant Articles ~~Solar Moratorium~~ Presented at Annual Town Meeting on June 1, 2026
      iii. Recommendation to Disband the Stormwater Committee and Consolidate Stormwater Review Under Existing Regulatory Boards
      iv. Review and Closure of Various Stale Chapter 53G Accounts
      v. Bell Farm Estates, LLC, 0 Milk Street and 0 Council Oak Way (Map 17, Lots 109, 135 and 208), Definitive Subdivision Extension Request
   b. PUBLIC HEARING:
      i. Trinity Solar, LLC, 1205 Briggs Street (Map 8, Lot 90), Special Permit and Site Plan Review
      ii. Antone P Roderick, 128 Hart Street (Map 20, Lot 100-1), Definitive Subdivision Application
5. Approval of Meeting Minutes: June 3, 2026
6. Correspondence
7. Public Input
8. Adjournment

a. REVIEW/DISCUSS/ACT:
   i. Proposed Amendment to Dighton's Subdivision Rules & Regulations Section 4320

Collector streets:	5 feet
Secondary Streets:	5 feet
Minor Streets*:*	*4* feet

4272. Shoulders shall be pitched at three-eighths (3/8) inch to the foot towards the curb or swale.

4273. Shoulders shall have an eight (8) inch gravel foundation, four (4) inches of topsoil (after rolling), and be planted in accordance with Section 4530.

4300. STORMWATER MANAGEMENT.

4305. General. Storm drains, culverts, swales, detention basins, and related facilities shall be designed to permit the unimpeded flow of all natural water courses, to ensure adequate drainage at all low points along streets, to control erosion, and to intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area being drained. Where determined to be appropriate to the Board, storm water may be carried on the surface of the ground and recharged (herein, "open drain system") rather than piped to surface water (herein, "closed drain system"). Peak storm discharge rate at the boundaries of the subdivision in a twenty-five (25) year frequency storm shall be no higher following development than prior to development. In a FEMA flood plain, drainage *and* stormwater management improvements shall be provided to reduce exposure to flood hazards and mitigate potential flood impacts. Current state Department of Environment Protection Stormwater Management Policy and current United States Environmental Protection Agency (USEPA) Construction Requirements must be considered when designing above mentioned systems. USEPA Phase II Regulations which became effective March 10, 2003 *and subsequent modifications* shall also be incorporated in the design.

4310. Design Standards. All stormwater management systems shall be designed in accordance with the Massachusetts Department of Environmental Protection's Stormwater Management Policy and the Dighton Board of Health Storm Water Detention/Retention Regulations. All stormwater management and infiltration systems shall be designed and certified by a Massachusetts Registered Professional Engineer.

***4311*. Full Build Out.** Storm water run-off calculations for proposed conditions should use general land use conditions that assume full build out within the existing zoning requirements. Less conservative values may be applied to determine peak storm discharge rate when coupled with enforceable land use restrictions.

***4312*. Location of Detention, Retention and Infiltration Basins.** Detention, retention and infiltration basins shall be located on a separate parcel, and shall not be located on a lot to be conveyed for building purposes. Such parcel shall have not less than 30' of frontage so as to eliminate the need for easements across lots to reach said detention basin. *No detention, retention*

or infiltration basin shall be located within fifty (50') feet of any perimeter lot line, being those lot lines that existed prior to the submission of the subdivision application.

4313. **Maintenance Guarantee.** A Maintenance Guarantee for all storm drains, culverts, swales, detention basins and related facilities may be required as referred to in Section 3500. This may be executed as a condition before final approval of a Definitive Plan.

4314. Outlet Inverts. If a stormwater facility discharges to a down gradient wetland, the outlet inverts for detention, retention or infiltration systems shall be a minimum of six (6) inches above the highest elevation of the down gradient wetland.

4320. The use of aboveground or open stormwater detention, retention or infiltration facilities is prohibited unless a variance is granted by the Dighton Board of Health. Should a variance be granted, then any aboveground or open detention, infiltration or retention system shall conform to the following. Documentation for requirements in sections 4321 through 4327 inclusive must be provided.

4321. All aspects of detention basins shall be designed with safety in mind. Fences or landscaping used for safety or screening shall not unreasonably inhibit emergency access or maintenance.

4322. The stored runoff must drain/or percolate dry within twenty-four (24) hours of the end of a steady rain.

4323. The bed of the basin must be at least two (2') feet above the normal high ground water table. Seasonal high ground water elevations at the detention basin site must be documented.

4324. Basins shall be no more than three (3') feet deep based on the average bottom depth. One (1) foot of freeboard should be provided from the highest designed water level.

4325. Within the basin, there shall be a channel with a one percent (1%) grade from the inlet(s) to the outlet, the channel line being eight (8') foot wide, six (6") inch deep circular swale constructed of sod, or when velocities dictate, six (6") inch to twelve (12") inches of mixed riprap stone.

4326. The bottom of the basin shall have a two percent (2%) (minimum) slope to the channel.

4327. Side slopes shall have a slope of five (5') feet horizontal to one (1') foot vertical or flatter and the overall shape of the basin shall fit the topography as nearly as possible.

4330. Underground or closed detention or infiltration systems shall be designed and constructed in accordance with the requirements of Sections 4300, 4310, 4311, 4312, 4313, 4314 and the following.

4331. Underground detention system may include infiltration if the applicant can demonstrate that the infiltration of stormwater will not impact groundwater quality and will not impact groundwater elevations or flows in down gradient properties. Infiltration of stormwater runoff will not be allowed for areas that receive stormwater runoff from areas with land uses with higher pollutant loads as defined by the Massachusetts DEP Stormwater Management Policy or in recharge areas of groundwater drinking water supply.

4332. Underground basins and facilities shall be provided with a sediment forebay or other pretreatment device designed to capture coarse particulate pollutants and when necessary oil and grease from the contributing watershed.

4333. Site conditions shall be investigated to confirm that underground systems will have a minimum separation of two (2) feet from the seasonal high groundwater elevation or bedrock/ledge.

4334. Soil characteristics shall be determined by testing at the location of the basin. One soil boring or test pit shall be provided for every 5,000 square feet of detention basin area, with a minimum of three borings/test pits for each infiltration area. Infiltration rates shall be based on falling head permeability tests or infiltration rates consistent with MA DEP guidance. If field test are performed, the design of the infiltration area shall be based on the slowest rate obtained from the field testing. The tests shall be observed by the Boards representative.

4335. Underground facilities shall have an emergency outlet capable of bypassing the 100-year flow without damage to the drainage system or backup into the stormwater collection system.

4336. Header systems shall be provided for the collection and cleanout of sediments.

4337. Access and maintenance ports shall be provided to allow the inspection of the entire underground system and removal of accumulated sediments.

4340. Storm Drains.

4341. Storm drains and culverts shall be no less than twelve (12") inches inside diameter and shall be of greater size if required by design considerations. All drains shall have a minimum *of three (3') feet cover*. Pipe approved by the Massachusetts Highway Department (MHD) shall be installed in accordance with MHD requirements. The subdivider shall specify the class of pipe to be used.

4342. Proper connections shall be made with any existing drains in adjacent streets or easements where they may exist and prove adequate to accommodate the drainage flow from the subdivision, and in the absence of such facilities, or the adequacy of the same, it shall be the responsibility of the developer to extend drains from the subdivision as required a manner determined by the Department of Public Works, or Planning Board.

4343. The Board may require side drains during construction. Six (6") inch sub drains, five (5') feet off the sideline may be required in cuts over three (3') feet.

4350. Catch Basins/Manholes. Catch basins shall be provided with grates installed and approved as to design by the Board and shall be located in pairs, one on each side of the roadway, at all low points or sags in the roadway, at intervals of not more than two hundred fifty (250) feet on continuous grades of the roadway, not more than two hundred (200) feet to either side of a high point, at or near the corners of the roadway at intersecting streets, and at the end of cul-de-sacs if pitched toward the end or at the neck if pitched toward the neck. Manholes shall be provided at changes in direction, whenever there is a change in size of pipe, and so as to eliminate the draining of one basin into another basin. Catch basins and manholes shall be constructed with preformed materials or, if required by depth of reinforced concrete, and shall have a four (4') foot deep sump. A typical detail shall be provided.

4360. Certificate of Occupancy. No certificate of occupancy shall be issued for any dwelling unit in a subdivision until the storm water management system is fully operational.

From: Jeff Carvalho
To: Kerrie Easterday
Cc: Christopher Cunha; Daniel Higgins; Joseph Figueiredo, Clerk; Leonard Hull (leonard.hull@icloud.com); Nancy Goulart
Subject: Re: SubDiv Rules & Regs Change Proposal
Date: Tuesday, June 16, 2026 9:44:24 PM

Kerrie,

Potential language could change from:

The use of aboveground or open stormwater detention, retention or infiltration facilities is prohibited unless a variance is granted by the Dighton Board of Health. Should a variance be granted, then any aboveground or open detention, infiltration or retention system shall conform to the following. Documentation for requirements in sections 4321 through 4327 inclusive must be provided.

.

To the following:

The use of aboveground or open stormwater detention, retention or infiltration facilities is **permitted**. ~~prohibited unless a variance is granted by the Dighton Board of Health. Should a variance be granted, then~~ **Any** aboveground or open detention, infiltration or retention system shall conform to the following. Documentation for requirements in sections 4321 through 4327 inclusive must be provided.

Jeff

_____

Jeff Carvalho
Planning Board, Chairman

Town of Dighton
979 Somerset Ave
Dighton, MA 02715
jcarvalho@dighton-ma.gov
https://www.dighton-ma.gov/283/Planning-Board

From: Kerrie Easterday
Sent: Monday, June 1, 2026 08:20
To: Jeff Carvalho
Cc: Christopher Cunha; Daniel Higgins; Joseph Figueiredo, Clerk; Leonard Hull

From: Nancy Goulart
To: Jeff Carvalho; Kerrie Easterday
Cc: Christopher Cunha; Daniel Higgins; Joseph Figueiredo, Clerk; Leonard Hull (leonard.hull@icloud.com)
Subject: Re: SubDiv Rules & Regs Change Proposal
Date: Sunday, June 21, 2026 3:12:00 PM

Jeff,
Looks good to me. We should be able to get this amendment approved even if the selectmen do not separate the SWC from the BOH.
I am waiting to find out when the BOH's request for separation from the SWC is on BOS's agenda. It would be good if the PB (or at least you) could attend that meeting to support the separation.
Thanks.
Nancy

> On 06/16/2026 9:44 PM EDT Jeff Carvalho <jcarvalho@dighton-ma.gov> wrote:
>
> Kerrie,
>
> ***Potential language could change from:***
>
> The use of aboveground or open stormwater detention, retention or infiltration facilities is prohibited unless a variance is granted by the Dighton Board of Health. Should a variance be granted, then any aboveground or open detention, infiltration or retention system shall conform to the following. Documentation for requirements in sections 4321 through 4327 inclusive must be provided.
>
> .
>
> ***To the following:***
>
> The use of aboveground or open stormwater detention, retention or infiltration facilities is **permitted**. ~~prohibited unless a variance is granted by the Dighton Board of Health. Should a variance be granted, then~~ **Any** aboveground or open detention, infiltration or retention system shall conform to the following. Documentation for requirements in sections 4321 through 4327 inclusive must be provided.

Jeff

_____

Jeff Carvalho

Planning Board, Chairman

Town of Dighton

979 Somerset Ave

Dighton, MA 02715

jcarvalho@dighton-ma.gov

https://www.dighton-ma.gov/283/Planning-Board

ii. Discuss Tabled Warrant Articles Presented at Annual Town Meeting on June 1, 2026

From:	Jeff Carvalho
To:	Kerrie Easterday
Cc:	Christopher Cunha; Daniel Higgins; Leonard Hull (leonard.hull@icloud.com); Joseph Figueiredo, Clerk; Ralph Vitacco; Leeanne Kerwin; Board of Selectmen
Subject:	Public Statement Regarding Articles 19 and 20 at the Annual Town Meeting
Date:	Monday, June 15, 2026 8:37:09 PM

Kerrie,

I would like to read the following letter into public record at the upcoming 1 July 2026 PB meeting. This can be part of either the correspondence section or as a modification to the Solar Moratorium agenda item.

Town of Dighton,

I want to address the outcome of Articles 19 and 20 at the Annual Town Meeting on 1 June 2026 and provide clarity for residents who have reached out with questions about what occurred. As a reminder, Article 19 was the Conservation Subdivision Bylaw Amendment and Article 20 was the Solar Moratorium.

Both articles were the result of extensive work with Article 19 extending over multiple years, involving collaboration with SRPEDD, the Planning Board, and other Town departments. Drafts were circulated widely, and multiple opportunities for review and comment were provided throughout the process.

At the annual town meeting, statements were made during discussion of these articles that did not align with the documented timeline, the review process, or the verified data used in the articles. Because a motion to table was made immediately afterward, there was no opportunity to correct the record or provide clarification before the Town acted.

The result is that two important articles—designed to protect Dighton from unplanned development and strengthen our regulatory framework—were tabled without the benefit of full and accurate information. This outcome has real implications for the Town's ability to manage growth and safeguard our long-term planning goals.

My purpose in making this statement is not to assign motives or engage in personal criticism. Rather, it is to ensure that residents understand the facts, the process that was followed, and the importance of these articles to Dighton's future. Transparency matters, and so does the integrity of our deliberative process.

I remain committed to bringing forward accurate information, supporting open and fair discussion, and ensuring that when these articles return to Town Meeting, voters have the clear, factual context needed to make an informed decision.

If any resident has questions about the articles, the process, or the underlying data, the planning board is available to provide documentation and answer questions.

Respectfully,

Jeff Carvalho
Planning Board, Chairman

Town of Dighton
979 Somerset Ave
Dighton, MA 02715
jcarvalho@dighton-ma.gov
https://www.dighton-ma.gov/283/Planning-Board

iii. Recommendation to Disband the Stormwater Committee and Consolidate Stormwater Review Under Existing Regulatory Boards

TOWN OF DIGHTON

PLANNING BOARD
979 SOMERSET AVENUE
DIGHTON, MA 02715

MEMORANDUM

TO: Board of Selectmen

CC: Board of Health, Town Administrator

FROM: Planning Board

DATE: June 19, 2026

RE: Recommendation to Disband the Stormwater Committee and Consolidate Stormwater Review Under Existing Regulatory Boards

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Recommendation

After a review of the Town of Dighton's stormwater permitting workflow, and following consultation with our Town Engineering Consultant, Weston & Sampson, the Planning Board recommends that the Board of Selectmen disband the Stormwater Committee and transition all stormwater review and permitting responsibilities to the Planning Board and Conservation Commission, consistent with the structure already contemplated in the Town's existing stormwater bylaws.

This recommendation is driven by operational inefficiencies, regulatory misalignment, and the need to modernize Dighton's stormwater administration to match best practices across the Commonwealth.

1. Inefficiencies and Structural Problems With the Current Stormwater Committee

The Planning Board's review of recent development applications identified several systemic issues:

- The Stormwater Committee is composed of appointed volunteers with limited technical stormwater expertise, resulting in inconsistent review quality and avoidable delays.
- Applicants must navigate multiple, uncoordinated departments, often receiving conflicting or duplicative instructions.

- The Committee's placement under the Board of Health is highly irregular and does not reflect the structure used in other Massachusetts municipalities.
- Only a small number of stormwater applications are reviewed each year, yet the process still creates unnecessary bottlenecks.

Weston & Sampson confirmed that no comparable community in Massachusetts uses a separate volunteer stormwater committee. Stormwater review is universally handled by either the Planning Board, the Conservation Commission, or a single administrative authority supported by professional engineering review.

2. Alignment With Best Practices, Existing Bylaws, and MS4 Requirements

Dighton already has a well-established engineering review process through Weston & Sampson, which currently supports both the Planning Board and Conservation Commission. Consolidating stormwater review under these two regulatory bodies would:

- Eliminate redundant steps in the permitting process
- Ensure consistent application of federal, state, and local stormwater standards
- Provide applicants with a single, predictable point of contact
- Utilize the Town's engineering consultant for pre-construction review, post-construction monitoring, and technical compliance

This consolidation also aligns with the Town's obligations under the EPA MS4 Permit, which requires:

- Annual reporting
- Public outreach and education
- Post-construction monitoring
- Documentation of stormwater management activities

Weston & Sampson is already involved in drafting the Town's Annual MS4 Report and is well positioned to support the additional technical and administrative responsibilities associated with a consolidated stormwater program. This makes the proposed transition a natural extension of existing work.

The ongoing stormwater bylaw update provides a timely opportunity to clarify and reaffirm the Planning Board's and Conservation Commission's roles, ensuring the bylaw focuses on regulatory standards rather than administrative structure.

3. Recommended Administrative Structure Going Forward

The Planning Board recommends the following:

1. Disband the Stormwater Committee

2. Assign stormwater permitting authority as follows:
    - Planning Board for projects requiring site plan review or subdivision approval
    - Conservation Commission for projects triggering wetlands jurisdiction or falling within their regulatory purview
3. Establish a single administrative point of contact—likely the Building Commissioner's office once filled—to coordinate application intake and ensure applicants receive a unified list of required permits, with costs, at the outset.
4. Expand Weston & Sampson's scope to include:
    - Pre-application guidance
    - Technical review
    - Construction monitoring
    - Post-construction compliance verification
    - Preparation of the Annual MS4 Report to the EPA
5. Incorporate these changes into the ongoing stormwater bylaw update to ensure clarity, consistency, and long-term administrative stability.

This structure mirrors the model used by nearly all Massachusetts communities and will significantly improve efficiency, clarity, and compliance.

4. Conclusion and Requested Actions

The Planning Board respectfully requests that the Board of Selectmen act to:

- Formally disband the Stormwater Committee
- Reassign stormwater review and permitting responsibilities to the Planning Board and Conservation Commission, supported by the Town's engineering consultant and a centralized administrative point of contact
- Distribute MS4 outreach and education responsibilities among existing boards and committees, consistent with EPA requirements

These changes will streamline the permitting process, reduce applicant confusion, eliminate redundant steps, and align Dighton with statewide best practices.

The Planning Board stands ready to assist with transition planning, bylaw language updates, and public communication materials.

Respectfully,
Jeff Carvalho
Planning Board, Chairman

Town of Dighton
979 Somerset Ave
Dighton, MA 02715

iv. Review and Closure of Various Stale Chapter 53G Accounts

PLANNING BOARD
53G ACCOUNTS TO CLOSE

GENERAL LEDGER NUMBER	GENERAL LEDGER NAME	BALANCE (as of 4/30/2026)	ENDING BALANCE	NOTES
240-358-175-3580-3188-40	2276 CEDAR STREET	-1,123.14		2/7/2024 Withdrawn
240-358-175-3580-3199-40	1886 COUNTY ST-TRUCK & IRON	-3,269.71		2/7/2024 Withdrawn
240-358-175-3580-3611-40	PB WELLINGTON ACRES 53G	-561.35		Completed 2021 Road Accpt 11/1/2021
240-358-175-3580-3612-40	PB WELLINGTON ST SUBDIVISION 53G	-3,890.28		10/3/2019 Denied
240-358-175-3580-3635-40	PB-1050 WILLIAMS ST (MAP 7 LOT 1) 53G	-0.12		8/30/2022 Approved
240-358-175-3580-3955-40	ELM STREET ESTATES 53G	-516.22		Completed 2018 Road Accpt 10/15/2018
240-358-175-3580-3971-40	PB 1 CONNECTIONCCORP 53G	-1,167.99		8/21/2019 Approved
240-358-175-3580-3975-40	PB KNOTTY PINE ESTATES 53G	-655.60		Completed 2020 Road Accpt 11/16/2020
240-358-175-3580-3976-40	PB - NICKERSON RETREAT LOT 53G	-505.13		10/2/2019 Approved
240-358-175-3580-4004-40	PB JOHN DUVALLY 53G	-137.55		0 Maple & 0 Oak Retreat Lots 6/27/2019 Approved
240-358-175-3580-4009-40	1543 CEDAR ST FARROW/ISAKSEN SOLAR 53G	-1,501.09		small-scale solar 8/16/2023 Approved
240-358-175-3580-4015-40	HAWTHORNE DEVELOPMENT 53G	-305.02		Medical Office Building Old Somerset Ave 2006 Approved
240-358-175-3580-4025-40	PB OLD WILLIAMS ESTATES 53G	-461.18		7/31/2007 Approved Expired 10/17/2021
240-358-175-3580-4036-40	PB HUNTERS HILL SILVERTOWN 53G	-299.36		5/21/2014 Denied
240-358-175-3580-4070-40	CEDAR ESTATES 53G	-2,805.18		Completed 2021 Road Accept 11/1/2021
240-358-175-3580-4096-40	PB - RODERICK - 0 WILLIAMS ST 23-1	-330.56		3/3/2022 Denied
240-358-175-3580-4097-40	PB - PURE OASIS LLC 53G	-1,001.78		5/31/2022 Approved
240-358-175-3580-4098-40	SUNRUN INSTALLATION 53G	-0.85		2154 Horton St 10/5/2022 withdrawn
240-358-175-3580-4119-40	PB-0 WILLIAMS ALMEIDA RIDGE M21L20	-60.49		8/20/2025 Approved
240-358-175-3580-4126-40	86 MAIN ST 53G MAP17 LOT 1	-562.94		10/15/2025 Approved
240-358-175-3580-4132-40	1965 COUNTY ST 53G (M17L32)	-100.57		12/9/2025 Approved

v. Bell Farm Estates, LLC, 0 Milk Street and 0 Council Oak Way (Map 17, Lots 109, 135 and 208), Definitive Subdivision Extension Request

BELL FARM ESTATES LLC
843 Main Street
Dighton, Massachusetts 02715

June 24, 2026

Town of Dighton Planning Board
979 Somerset Avenue
Dighton, Massachusetts 02715

RE: Request for Extension of Time for Planning Board Endorsement
Definitive Subdivision Plan — "Bell Farm Estates"
0 Milk Street & 0 Council Oak Way
Assessors Map 17, Lots 109, 135 and 208
Dighton, Massachusetts

To the Honorable Members of the Dighton Planning Board:

Please accept this correspondence on behalf of Bell Farm Estates LLC, the owner and applicant for the above-referenced Definitive Subdivision Plan known as **Bell Farm Estates**, located at **0 Milk Street and 0 Council Oak Way, Dighton, Massachusetts**.

The Form T for the Definitive Subdivision Plan was stamped and dated by the Town Clerk on **January 5, 2026**. Based upon the six-month period provided for Planning Board endorsement, the current endorsement deadline would be **July 6, 2026**.

Bell Farm Estates LLC had intended to have all required documents submitted by July 7, 2026, in order to be placed on the Planning Board's July 15, 2026 meeting agenda. However, after speaking with Keri, the Planning Board Administrator, it was determined that the endorsement materials must first be reviewed by Town Counsel prior to being placed before the Board for endorsement.

Accordingly, Bell Farm Estates LLC respectfully requests a **six-month extension of time** for the Planning Board's endorsement of the Definitive Subdivision Plan. This extension is being requested as a procedural formality to preserve the approval and allow sufficient time for the required Town Counsel review and Planning Board endorsement process.

Bell Farm Estates LLC is actively finalizing the required documents and anticipates submitting all remaining endorsement materials within the next **seven to ten business days** for Town Counsel's review. Provided the documents are in order, Bell Farm Estates LLC respectfully requests to be placed on the Planning Board's August meeting agenda for consideration of endorsement.

This request is not intended to delay the project. Rather, it is being submitted to ensure that all required documents are properly reviewed and processed in accordance with the Town's procedures prior to endorsement.

Thank you for your attention to this matter. Bell Farm Estates LLC respectfully requests that the Planning Board grant the requested extension.

Respectfully submitted,

BELL FARM ESTATES LLC

By: _____

Carl Rebello, Manager

843 Main Street
Dighton, MA 02715

Phone: 508-328-4723

Email: info@bellfarmestates.com

b. PUBLIC HEARING:

i. Trinity Solar, LLC, 1205 Briggs Street (Map 8, Lot 90), Special Permit and Site Plan Review

From: Alyssa Bonenfant
To: Kerrie Easterday
Cc: Permits Wareham
Subject: Withdrawal Request | RE: 1205 Briggs St. Dighton, MA
Date: Tuesday, June 23, 2026 8:35:45 AM
Attachments: RSImage-1624087.png

Good morning,

This serves as an official request to withdraw, without prejudice, our application for the ground-mounted solar project proposed at 1205 Briggs St. At this time, additional factors are at play & the project is currently paused until it can be reevaluated. Should there be any questions, please feel free to contact us at (508) 291-0007.

Thank you,
Trinity Solar

Alyssa Bonenfant
Applications Supervisor
T: (508) 291-0007 ext. 1210
Wareham Office: 20 Patterson Brook Road, Unit 1 | West Wareham, MA 02576
www.Trinity-Solar.com

From:	Jeff Carvalho
To:	Kerrie Easterday; Christopher Cunha; Joseph Figueiredo, Clerk; Daniel Higgins; Leonard Hull (leonard.hull@icloud.com)
Cc:	Jeff Carvalho
Subject:	Briggs Street RoW Designation
Date:	Saturday, May 23, 2026 9:12:04 PM
Attachments:	BriggsRoWText.png

Team,

The applicant for the small scale solar project on Briggs street appeared before the PB this last week to work through a number of abutter's concerns. Once such concern regarded the applicant's use of a 12' Right of Way (RoW) allowing the applicant to pass to and from his property to Briggs Street. The abutter made a claim that the defined RoW is measured from the southern most property line and the applicant is in violation because the finished surface in-use by the applicant extends beyond 12' from the property line (per pictures taken and provided by the abutter).

Upon review of the original paperwork, the RoW is defined as, "...a right of way for passing to and fro between Briggs Street and their said adjoining land in and over a strip of land in said Dighton on the easterly side of Briggs Street twelve (12) feet in width...including the right to put a maintain the surface of said strip of land in a suitable condition for its use as a way"

The document states plainly that this is a RoW 12' in width but does not define the starting point on the southerly side as the properly line. The only definition is that a 12' strip of land is provided for access and the applicant has the right to maintain a surface to pass along this RoW.

In conclusion, the abutter is incorrect in their definition of the RoW and therefore must halt all efforts to restrict the applicants use of this passage.

I've attached an excerpt from the original RoW document to this email for reference.

Regards,
Jeff Carvalho_____
Jeff Carvalho
Planning Board, Chairman

~~husband and wife~~, for consideration paid, grant to
Eugene Perry and Mary Perry, husband and wife, both
of Dighton, Bristol County, Massachusetts. with quitclaim covenants,
as appurtenant to the grantees' adjoining land, a right of way for pass-
~~the same~~ ing to and fro between Briggs Street and their said adjoining
land in and over a strip of land in said Dighton on the easterly side
[Description and encumbrances, if any]
of Briggs Street, twelve (12) feet in width, bounded and described as
follows: westerly by said Briggs Street twelve (12) feet, southerly by
land of Hathaway about one hundred and forty-six (146) feet, easterly
by land of the grantees twelve (12) feet, and northerly by land of the
grantor about one hundred and forty-six (146) feet; including the right
to put and maintain the surface of said strip of land in a suitable con-
dition for its use as a way.

From:	Robbin
To:	Kerrie Easterday; Mark Cornell; William McGrady
Cc:	Todd - Neighbor; lynn.nelson04@gmail.com
Subject:	Request for Public Record Inclusion and Formal Objection Regarding Proposed Ground-Mounted Solar Installation at 1205 Briggs Street
Date:	Friday, May 29, 2026 4:07:00 PM

May 29, 2026

Dighton Planning Board
Town of Dighton
979 Somerset Avenue
Dighton, MA 02715

RE: Request for Public Record Inclusion and Formal Objection Regarding Proposed Ground-Mounted Solar Installation at 1205 Briggs Street

Dear Members of the Planning Board,

We would first like to thank the Planning Board for conducting the recent site visit to observe the proposed project area from the public way and neighboring properties (including the neighboring horse farm), to review the access conditions associated with the property, and to view the significant tree removal already completed in preparation for the proposed ground-mounted solar array. We appreciate the Board taking the time to better understand the visibility, site constraints, neighborhood context, and existing conditions associated with this application.

Please accept this correspondence, together with our prior submissions, comments, communications, and attached prior special permit materials regarding this matter, as part of the official public record concerning the pending application for a ground-mounted solar installation at 1205 Briggs Street.

We respectfully request that the Planning Board carefully consider the cumulative impacts of this proposal in light of the property's existing nonconforming conditions, prior permit history, existing easement burdens, and the Board's obligations under Massachusetts General Laws Chapter 40A and the Town Zoning Bylaw to protect neighboring residential and agricultural properties and preserve the intent and purpose of the zoning district.

This property is already a nonconforming lot that relies upon an overburdened shared right-of-way servicing multiple uses, including multifamily occupancy and associated vehicle traffic. The proposed installation would further intensify use and impacts on a constrained parcel that has already exceeded the spirit and intent of typical residential development standards within this district.

Under Massachusetts General Laws Chapter 40A, Section 9, the Planning Board has the authority and responsibility to impose conditions, safeguards, and limitations necessary to ensure that special permits are in harmony with the general purpose and intent of the zoning bylaw and will not adversely impact the neighborhood or

adjoining properties.

Further, while Massachusetts General Laws Chapter 40A, Section 3 limits unreasonable prohibitions on solar energy systems, the statute expressly preserves the authority of municipalities to impose reasonable regulations concerning the placement, dimensional requirements, screening, setbacks, and neighborhood compatibility of such systems.

Accordingly, we respectfully ask the Board to require the applicant to demonstrate why this system cannot reasonably be located:

1. In the rear yard of the property; and/or
2. On existing roof structures.

To date, no sufficient explanation has been provided as to why a front-yard installation is necessary on this already constrained parcel, leaving front yards of neighboring properties and views from the public way exposed to this array year-round.

We also ask the Board to consider the **history and conditions associated with the prior special permit attached to this property**. That approval addressed creation of a lot with insufficient frontage, and the Board specifically required that access be provided via an “entrance to Middle Street,” rather than permitting development to rely upon the Briggs Street right-of-way. It was our understanding, based upon both that approval and representations similarly made to us when pursuing our own building considerations, that the right-of-way was not to serve as the basis for development access in lieu of compliant frontage. To our understanding, that condition was never conformed with, and the property is now regularly accessed through the already overburdened Briggs Street right-of-way instead.

Accordingly, we respectfully request consistent enforcement of prior special permit conditions and uniform application of zoning bylaw standards applicable to all property owners, and ask the Board to carefully consider whether the present application and existing site conditions remain consistent with those prior determinations and the intent of Massachusetts General Laws Chapter 40A and the Town Zoning Bylaw.

This history is directly relevant to the Board’s present review under Massachusetts General Laws Chapter 40A, particularly where additional discretionary relief is now being sought for an already constrained and nonconforming parcel.

The proposal also appears inconsistent with the dimensional intent and neighborhood protection purposes of the zoning bylaw governing front-yard placement and setbacks, including the required fifty-five (55) foot setback applicable to this district.

Under standard zoning definitions utilized pursuant to Chapter 40A, a front yard is recognized as the open area extending between the street or legal frontage serving the property and the principal structure. Here, the property’s legal address and

access are derived from Briggs Street and the associated frontage/right-of-way configuration. As proposed, the array appears situated between the frontage serving the property and the principal structure, thereby functioning as a front-yard system in both practical and visual effect.

Massachusetts General Laws Chapter 41, Section 81L further defines frontage requirements relative to adequate access and public safety purposes. Given that this parcel relies upon a constrained shared easement/right-of-way rather than conventional frontage, heightened scrutiny should be applied before authorizing additional intensification of use through special permit relief.

We further request that the Board carefully evaluate the permanent visual and neighborhood impacts associated with placing a 60+ foot, 12 foot tall, ground-mounted array in a highly visible front-yard location within a residential and agricultural area. Although the applicant's representatives indicated that ongoing operational activity may be minimal, **the visual impact of the installation itself would remain year-round for neighboring properties and from the public way**. The scale, visibility, clearing, and placement of the array appear inconsistent with the existing residential and agricultural character of the neighborhood and further intensify use of this already constrained parcel.

The Planning Board has an independent obligation under Chapter 40A and the local zoning bylaw to ensure that any special permit:

- Is in harmony with the general purpose and intent of the zoning bylaw;
- Does not create nuisance or adverse impacts upon abutting properties;
- Protects neighborhood character;
- Preserves the residential and agricultural nature of the area;
- Does not overburden existing access ways or easements; and
- Does not substantially derogate from the intent and purpose of the zoning bylaw.

At this time, we do not believe the applicant has sufficiently demonstrated that this proposal satisfies those standards or that the requested special permit would adequately protect neighboring properties and the surrounding residential and agricultural neighborhood.

We also respectfully request that the Board require the applicant to demonstrate that the proposed system is appropriately sized for the actual energy needs of the residence and accessory uses located on the property. Given the scale and visibility of the proposal, confirmation should be provided that the system is reasonably proportionate to the residential use of the site and not excessive relative to the intended use permitted within this zoning district.

If the Board considers approval of any portion of this application, we request substantial conditions and buffering requirements consistent with the Board's obligations under Chapter 40A and the zoning bylaw to protect adjoining properties and neighborhood character. Such conditions should include, but not be limited to:

- Year-round vegetative screening from neighboring residential and agricultural properties and from the right-of-way;
- Maintenance requirements for all screening and landscaping;
- Limitations on construction access and staging within the easement/right-of-way;
- Restrictions preventing future expansion beyond the approved footprint;
- Ongoing compliance monitoring and enforcement provisions; and
- Any additional safeguards necessary to minimize visual and operational impacts on neighboring properties.

Importantly, we remain deeply concerned regarding the precedent established when additional special permits are granted despite prior special permit conditions not being fully complied with or enforced.

During prior hearings, concerns were raised regarding previous approvals associated with this property and the applicant's compliance history. The integrity of the special permit process depends upon meaningful enforcement of prior conditions before additional discretionary relief is granted.

Massachusetts General Laws Chapter 40A grants the Planning Board broad discretionary authority when evaluating special permits. That authority necessarily includes consideration of prior compliance history, neighborhood impacts, and whether granting additional relief would substantially derogate from the intent and purpose of the zoning bylaw.

Failure to address prior noncompliance before issuing new approvals undermines public confidence in the permitting process and creates an unfair burden upon neighboring property owners who are entitled to rely upon the protections of the zoning bylaw and prior Board decisions.

We respectfully request that the Planning Board:

- Require the applicant to pursue a **rear-yard** or **rooftop alternative**;
- Require strict compliance with all front-yard and setback requirements;
    - Including enforcement of the required fifty-five (55) foot setback;
- Evaluate whether the proposed system is appropriately sized for the property;

- Consider the cumulative burden on the already overextended right-of-way and nonconforming lot conditions;
- Impose substantial buffering and screening requirements consistent with the residential and agricultural character of the neighborhood;
- Address prior compliance concerns before granting any additional special permit relief; and
- Enter this letter, together with our prior submitted correspondence to the Board, into the official public record.

Thank you for your consideration and attention to these important issues.

Respectfully submitted,

Mark Cornell
Robbin Cornell
1193 Briggs St

TOWN OF DIGHTON

DIGHTON, MASS.

COPY

September 19, 1985

Kevin J. Souza
192 Main Street
Dighton, MA 02715

RE; Variance Kevin Souza
Property owner Alice Souza
Location: Middle St. Lot#4

Dear Mr. Souza,

This letter is to inform you that your request for a variance to create lots with insufficient frontage has been approved as follows:

PLAN B

Plan B marked in red, with entrance to Middle Street is approved.

This variance must be acted upon within 1 year of the date of submitting the appeals decision to the Town Clerk. Please obtain all the necessary permits needed to continue building. Contact our office if you have any further questions.

Very truly yours,

BOARD OF APPEALS

Eleanor N. Dupont

Eleanor N. Dupont
Secretary to the Board

enc: 2

Mark Cornell
1193 Briggs Street
Dighton, MA 02715

May 18, 2026

Town of Dighton Planning Board
979 Somerset Avenue
Dighton, MA 02715

Re: Concerns Regarding Proposed Ground-Mounted Solar Array
1205 Briggs Street (Map 8, Lot 90)

Dear Members of the Planning Board,

We are writing as direct abutters to submit our concerns regarding the proposed 24.6 kW ground-mounted solar installation at 1205 Briggs Street.

We also respectfully note that this matter has now required a subsequent continuation. While we appreciate the Board's efforts and consideration, we have not yet been provided a meaningful opportunity to fully engage in discussion on the record on two separate occasions. We raise this respectfully, as our intent is solely to participate constructively in the review process.

At the outset, we would like to thank the Board for continuing the public hearing after it was identified that we did not initially receive proper certified notice as direct abutters due to a letter addressing issue.

We also understand that the continuation was based upon several outstanding procedural and plan-review items identified by the Board, including:

- the absence of a representative from Trinity Solar at the hearing,
- our request for additional time to review the plans once we became aware of the hearing through neighboring property owners approximately 24 hours prior to the initial hearing,
- the Board of Health's request for updated plans reflecting sewage disposal components, and
- the dimensional concern identified under Section 4658(b) of the Dighton Zoning Bylaws regarding the submitted plan's apparent 99.6± foot distance to an abutting dwelling where a minimum 100-foot setback is required.

We appreciate the opportunity to now place our concerns formally on the record and to participate meaningfully in the review process.

We also appreciate the Board's response regarding our earlier correspondence to Chief Maguy. We would like to respectfully clarify that our intent has never been to raise private easement disputes or property-right disagreements. In the decades we have owned and maintained this property, we have never previously raised concerns regarding use of the accessway. Our

concerns arise specifically due to the scale of the proposed project, the associated construction activity, ongoing service access requirements, and the practical site access limitations associated with this particular installation.

To date, these access-related concerns appear to have been passed between departments. Initially raised as a safety concern to the Fire Department, we were advised that access and driveway considerations fall within the Planning Board review process, while prior correspondence from the Planning Board indicated that certain right-of-way matters may fall outside the Board's scope of review. Accordingly, we respectfully request clarification regarding how these legitimate access, construction feasibility, and site logistics concerns will ultimately be evaluated as part of the Special Permit and Site Plan Review process.

We fully support reasonable residential renewable energy use. Our **concerns relate specifically to the scale, placement, access limitations, dimensional questions, visual impacts, construction logistics, and neighborhood impacts associated with this particular proposal.** We also wish to clarify that we fully support and actively participate in roof-mounted solar programs, and our concerns are not with solar development generally, but rather with the specific configuration, placement, and ground-mounted scale proposed here.

Additionally, as a licensed Construction Supervisor and practicing Construction Superintendent with experience reviewing construction layouts, site logistics, and project access constraints, we believe it is important that the practical realities of construction staging, equipment movement, grading assumptions, and long-term service access be fully evaluated prior to any approval decision.

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1. Dimensional Compliance and Setback Verification

We understand that the apparent 99.6± foot setback shown on the submitted plans was discussed during the initial hearing and was one of the reasons additional review and continuation were deemed appropriate.

Section 4658(b) of the Dighton Zoning Bylaws requires that small-scale ground-mounted solar systems be located at least 100 feet from any dwelling on another parcel. Based upon the submitted plans, the proposed array appears to fall short of that requirement.

We also understand that portions of the setback measurements were field-checked manually during the initial review process, with the homeowner taking part in the measurement, rather than through certified surveyed verification. Given the extremely narrow dimensional margin involved, we respectfully believe professionally certified measurements are warranted prior to any approval decision.

In addition, the plans appear to inconsistently identify the orientation of the dwelling relative to Briggs Street, which may affect setback interpretation and should be clarified before any final determination is made.

Because these dimensional questions directly affect compliance with the bylaw, we respectfully request:

- certified surveyed verification of all setbacks to abutting dwellings and structures,
- clarification of dwelling orientation and applicable yard setbacks, and
- submission of revised plans, if necessary, to accurately reflect field conditions.

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2. Scale, Placement, and Neighborhood Compatibility

The proposed installation consists of approximately:

- 60 photovoltaic panels,
- a 24.6 kW system,
- multiple inverter and disconnect components, and
- a substantial ground-mounted support structure approximately 62 feet in length and approximately 12 feet in height.

While we understand that solar systems are encouraged under Massachusetts law and local bylaws, and while we fully support roof-mounted solar development, we remain concerned that **the scale and placement of this ground-mounted system may not be compatible with the surrounding residential character, particularly given its proximity to abutting homes, animals, and neighboring residential properties.**

The proposed installation represents a significantly larger system footprint than what is typically associated with a customary accessory residential installation in the surrounding area.

In addition, substantial clearing activity has already occurred on the property for this system, which would make it **clearly visible from the public roadway**, along the side of our driveway, from our front yard and front porch, from **within our home**, and from surrounding abutting properties. **Given the scale and visibility of both the clearing and the proposed installation area, we respectfully believe additional screening and buffering details are necessary for the Board to fully evaluate neighborhood impacts.**

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3. Access Constraints and Construction Feasibility

Access to the property is provided exclusively through a narrow 12-foot-wide access corridor serving the site.

Given the scale of the proposed installation and the physical constraints of the accessway, we continue to have concerns regarding:

- construction vehicle access,
- equipment staging,
- trenching activities,
- emergency access capability,
- ongoing maintenance access, and
- protection of surrounding properties during construction activities.

These concerns are not theoretical. Based on field observations and measurements submitted to the Fire Chief and subsequently to the Board, portions of the currently traveled path appear to extend beyond the apparent limits of the existing 12-foot-wide access area by approximately 5 feet in certain locations. Regardless of ownership interpretation, this raises legitimate concerns regarding the actual usable width available for construction vehicles, equipment movement, trenching operations, and long-term service access associated with the proposed project.

Given that these concerns involve construction access and installation logistics, we respectfully request that Trinity Solar provide a direct written response addressing:

- construction staging plans,
- equipment access routes,
- trenching and material delivery logistics,
- measures to prevent impacts to adjacent properties, and
- long-term service and maintenance access expectations.

We further respectfully request that **any approval include a condition requiring installation of a clearly defined physical construction barrier or delineation identifying the actual limits of the 12-foot right-of-way prior to the start of construction, maintained throughout construction activities, and preserved upon project completion** in order to protect adjacent property areas during all construction and equipment access activities.

---

4. Site Plan, Screening, and Topography Concerns

While screening requirements are specifically referenced under Sections 4654 and 4655 of the Dighton Zoning Bylaws, including provisions requiring visual mitigation of impacts to abutting properties through landscaping, vegetation, fencing, or similar measures, the submitted plans do not appear to contain a detailed landscaping or vegetative screening plan identifying:

- plant species,
- planting density,
- mature screening height, or
- long-term maintenance requirements.

Additionally, portions of the application materials appear to rely upon assumed grade conditions without clearly depicting existing topography, existing and proposed contours, or detailed grading impacts. Sheet PV-3 explicitly notes that array height dimensions assume level grade

and provides no topographic data, which limits the Board's ability to evaluate the true visual impact of the installation. Because neighboring properties sit at higher elevations than the proposed installation area, **effective screening of a 12-foot-high system may be difficult to achieve and may materially affect neighborhood character.**

We also note that portions of the application and supporting materials appear incomplete with respect to required zoning submissions under Sections 5300 and 5400 of the Dighton Zoning Bylaws, including the following critical deficiencies:

Missing Content under Section 5400 (Site Plan Review)

Section 5400 requires stamped engineering-level site plan detail. The submitted plans omit:

- **Missing Topography/Grading:** No existing or proposed contours are shown. Without grading data, the Board cannot properly evaluate the stated 12-foot structure height impact on surrounding viewsheds.
- **No Staging or Construction Plan:** There is no identified construction staging area, truck access layout, trench spoil storage plan, or equipment laydown area, despite reliance on a constrained 12-foot access corridor.
- **Incomplete Locus Data:** The Site Plan Review application form (Page 4) leaves Total Lot Area, Existing Structure S.F., and Total Frontage fields blank, rendering the application technically incomplete.

Failure to Meet Special Permit Criteria under Section 5300

Under Section 5300, the applicant must demonstrate that the project will not adversely affect neighborhood character or municipal services. The submission provides only a single statement requesting approval for a ground-mounted solar installation, with no supporting findings or evidence addressing:

- compatibility with neighborhood character,
- visual impact of a 62-foot-long, 12-foot-high structure, or
- impact on surrounding residential properties.

A conclusory statement alone does not satisfy the evidentiary burden required under Section 5300.

Given the visibility, size, and proximity of the proposed installation, we respectfully believe additional information regarding:

- visual screening,
- existing and proposed grades,
- construction staging,
- site buffering, and
- long-term maintenance impacts

would assist the Board in evaluating **neighborhood compatibility and site impacts** under the applicable Special Permit and Site Plan Review criteria, including Sections 5300 and 5400 of the Dighton Zoning Bylaws.

Conclusion

At minimum, we respectfully believe the current record contains unresolved dimensional, screening, construction logistics, access, and site feasibility questions that warrant additional clarification and professionally verified measurements prior to any approval decision.

We respectfully request that the Board:

- require professionally verified setback measurements,
- require clarification of the site layout and dwelling orientation,
- request a direct response from Trinity Solar regarding construction and access logistics,
- require detailed screening and landscaping information, and
- consider construction protection measures for surrounding properties as a condition of any approval.

We appreciate the opportunity to provide input and respectfully request that this correspondence be included as part of the official public record.

Sincerely,

Mark Cornell
Robbin Cornell

ii. Antone P Roderick, 128 Hart Street (Map 20, Lot 100-1), Definitive Subdivision Application

Weston & Sampson
100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

June 17, 2026

Dighton Planning Board
c/o Kerrie Easterday, Office Manager
979 Somerset Avenue
Dighton, MA 02715

Re: **Peer Review – Definitive Subdivision Application – Hart's Memory**
Hart's Memory Off Hart Street (Map 20, Lot 100-1)
SECOND REVIEW

Dear Planning Board:

In accordance with your request, Weston & Sampson is pleased to provide this second review of the above-referenced application. The purpose of this letter report is to provide comments on the proposed project as it currently relates to regulatory compliance with the applicable sections of the Zoning Bylaws of the Town of Dighton Massachusetts (June 9, 2025), the Town of Dighton Subdivision Rules and Regulations (August 19, 2020) and the Massachusetts Stormwater Handbook as promulgated under 310 CMR 10.00. We conducted our first review of this application and provided comments in a letter dated April 27, 2026. This second review has been conducted based on additional materials provided to us on May 19, 2026, including revised plans and supporting by Zenith Consulting Engineers, LLC on behalf of Antone P. Roderick the "Owner." According to the "Letter to the Planning Board" Definitive Subdivision Application, this project proposes the following elements:

Project Overview

- The site is 27.8 acres.
- Proposal for a 2-lot residential subdivision (2 single-family homes).
- Site zoned Residential & Agricultural District.
- The existing barn and surrounding improvements will remain and will be located on a separate "remaining land" parcel, which is not part of the proposed subdivision.
- The site is not located within a FEMA Special Flood Hazard Area (Zone X).
- Access provided via existing gravel driveways from #730 and #734 Hart Street.
- Proposed roadway is a private "T"-turnaround road serving both lots.
- A Homeowners Association (HOA) will be established for roadway and drainage maintenance.
- The site is subject to an existing utility easement held by Montaup Electric Company.
- Project includes limited infrastructure improvements associated with subdivision, including Driveway access, Grading, Stormwater management system (detention/wetland basin), Utility connections.
- Infrastructure is anticipated to be privately owned and maintained.
- All lots to be serviced by individual septic systems (no municipal sewer).
- The site consists primarily of wooded vegetation with limited existing disturbance.
- Environmental features include Bordering Vegetated Wetlands (BVW) located along portions of the site.
- Topography varies moderately across the site, directing drainage toward onsite resource areas.
- Stormwater runoff generally flows toward onsite wetlands, with proposed management through a detention basin.
- The site is not located within mapped Priority Habitat or ACEC areas.
- Remaining areas will be maintained as natural vegetation, landscaped areas, or open space.

As part of our initial review, Weston & Sampson reviewed the following documents submitted by the applicant.

- Application for Approval of Definitive Subdivision, dated February 04, 2026.
- A plan set entitled "Definitive Subdivision, Hart Street Zenith Consulting Engineers, LLC, dated February 12, 2026.

- A document entitled “Stormwater Management Report,” Zenith Consulting Engineers, LLC, dated February 12, 2026.
- A document entitled “Development Impact Statement,” Zenith Consulting Engineers, LLC, dated February 12, 2026.
- Subdivision Waiver Request “Form R”, 11 form, dated February 25 2026.

As part of our second review, Weston & Sampson reviewed the following documents submitted by the applicant.

- A plan set entitled “Definitive Subdivision, Hart Street Zenith Consulting Engineers, LLC, dated May 07, 2026.
- A document entitled “Stormwater Management Report,” Zenith Consulting Engineers, LLC, dated April 30, 2026.
- Subdivision Waiver Request “Form R”, 11 form, dated May 07, 2026.
- A document entitled "Response Letter," Zenith Consulting Engineers, LLC, dated May 07, 2026.

As part of our initial review applicant requested 20 waivers.

- Section 3320.j - *Existing and proposed topography with two (2) foot contours based on the U.S.G.S. datum, or at a suitable interval as required by the Board. All buildings and physical features of abutting property that are within fifty (50) feet of the boundary must be shown.*
- *Section 3320.aa - An engineer's estimate of materials with quantities required to construct roadway, utilities and appurtenances for plan as submitted.*
- *Section 4227 - Property lines at street intersections shall be rounded or cut back to provide for a curb radius of not less than twenty-five (25) feet.*
- *Section 4251 - A dead-end street, whether temporary or permanent, shall not have a length in excess of 600 feet from the traveled edge of the intersecting street to the furthest traveled edge of the dead-end street, unless the Board specifically waives this provision due to unusual topography or other conditions. Dead end streets shall have a minimum length of 400 feet.*
- *Section 4253 - Dead-end streets shall be provided at the closed end with a circular cul-de-sac having a minimum radius of fifty-seven (57) feet and a maximum radius of sixty-eight(68) feet.*
- *Section 4261 - Each street shall be constructed on the centerline of the right of way; the centerline of the paved surface shall coincide with the centerline of the right of way. Pavement specifications shall be shown on detailed plans submitted with the Definitive Plan.*
- *Section 4268 - Application on Permanent Surface. A permanent type pavement of Class I Bituminous Concrete, Type I-1 shall be placed in strict accordance with the, Massachusetts Highway Department Standard Specifications Section 460.0 through 460.62. Said pavement shall be laid in two (2) courses, consisting of two and one-half (2.5) inches compacted thickness of base mixture and one and one-half (1.5) inch compacted thickness of top mixture. The completed pavement shall have a uniform compacted thickness of four (4) inches. No permanent surface will be applied after November 1st unless authorized in writing by the Board.*
- *Section 4271 - Roadways shall have shoulders in conformance with the following widths:*

Collector streets:	*5 feet*
Secondary Streets:	*5 feet*
Minor Streets:	*4 feet*

- *Section 4312 - Location of Detention, Retention and Infiltration Basins. Detention, retention and infiltration basins shall be located on a separate parcel and shall not be located on a lot to be conveyed for building purposes. Such parcel shall have not less than 30' of frontage so as to eliminate the need for easements across lots to reach said detention basin. No detention, retention or infiltration basin shall be located*

within fifty (50') feet of any perimeter lot line, being those lot lines that existed prior to the submission of the subdivision application.

- *Section 4322 - The stored runoff must drain/or percolate dry within twenty-four (24) hours of the end of a steady rain.*
- *Section 4323 - The bed of the basin must be at least two (2') feet above the normal high ground water table. Seasonal high ground water elevations at the detention basin site must be documented.*
- *Section 4324 - Basins shall be no more than three (3') feet deep based on the average bottom depth. One (1) foot of freeboard should be provided from the highest designed water level.*
- *Section 4325 - Within the basin, there shall be a channel with a one percent (1%) grade from the inlet(s) to the outlet, the channel line being eight (8') foot wide, six (6") inch deep circular swale constructed of sod, or when velocities dictate, six (6") inch to twelve (12") inches of mixed riprap stone.*
- *Section 4326 - The bottom of the basin shall have a two percent (2%) (minimum) slope to the channel.*
- *Section 4327 - Side slopes shall have a slope of five (5') feet horizontal to one (1') foot vertical or flatter and the overall shape of the basin shall fit the topography as nearly as possible.*
- *Section 4510 - Sidewalks.*
- *Section 4530 - Plantings.*
- *Section 4540 - Curbing and Berms. Bituminous concrete cape cod berms shall be installed on both sides of all roadways in conformity with the "typical roadway cross-section," appended hereto, except where waived by the Board where open drainage systems are being relied upon, and except at intersections with state-numbered highways or collector streets, where vertical sloped granite curbing will be required.*
- *Section 4564 - Two major rear corners of each lot shall be marked with iron rods. Iron rods shall be three-quarter (3/4) inch iron rod set to a depth of not less than eighteen (18) inches below finished grade and shall be set flush to grade.*

As part of our second review applicant requested one additional waiver.

- *Section 4230 - The minimum width of streets shall conform to the following*

  Minor Streets: ***Forty*** *(40) feet right of way*
  Twenty (20) feet of pavement

The format of each of the reviewed subject areas includes the applicable standard and enforceable policy in italicized text, our evaluation and analysis in plain bold text, and requests for action by us to the applicant in underlined text. Subject areas reviewed include the following:

1. General Bylaw Compliance
2. Definitive Subdivisions
3. Utility, Stormwater Management and Project Constructability

Many of the comments, which were made in our initial peer review letter (April 27, 2026), have been addressed by the applicant and confirmed as addressed by the Town's Planning Board Chair (see attached Planning Board Chair Review). Only comments requiring further attention, missing information, or additional verification are included below.

Section 4300 Stormwater Management

4334. *Soil characteristics shall be determined by testing at the location of the basin. One soil boring or test pit shall be provided for every 5,000 square feet of detention basin area, with a minimum of three borings/test pits for each infiltration area. Infiltration rates shall be based on falling head permeability tests or infiltration rates consistent with MA DEP guidance. If field test is performed, the design of the infiltration area shall be based on the slowest rate obtained from the field testing. The tests shall be observed by the Boards representative.*

WSE COMMENT: The engineer has provided test pit information in the plans. Test pits are located within close proximity of the proposed soil absorption systems for wastewater disposal. We note the following:

- The engineer has claimed that onsite soils are classified as Hydrologic Soil Group D based upon NRCS soil survey mapping and this is used as a reason for rejecting infiltration BMPs for use on this site. However, all of the soil logs for this site indicate that existing soils consist of Sandy Loam, which is classified as Hydrologic Soil Group B and is an acceptable soil type for the siting of stormwater infiltration BMPs. Where site-specific soil test pits are performed, the data from such pits should take precedence over NRCS mapping.

WSE COMMENT: The engineer has stated that hydrologic soil groups are not necessarily linked to the C layer soil textures shown in the test pits and is referring to the Soil Report (NRCS) to determine the hydrological soil group (HSG). NRCS soil mapping is a useful resource for preliminary planning, screening, and estimating site soil conditions for surficial hydrology calculations. However, for final design purposes specifically related to underground stormwater infiltration, it is generally required by the MA Stormwater Handbook that the engineer relies on site-specific subsurface investigations (i.e. test pits), as these provide a more accurate representation of existing field conditions. Based on our review of the information provided, all test pits conducted on the site indicate the presence of sandy loam soils. In accordance with the Massachusetts Stormwater Handbook, sandy loam soils are generally classified as HSG B, which is considered suitable for the use of infiltration-based stormwater management practices, provided all other applicable design criteria, including groundwater separation requirements are satisfied. Given that the field-observed soil conditions appear to support the use of infiltration BMPs, the only probable factor that could make infiltration BMPs impractical for the site would be the presence of high groundwater. Test pits appear to indicate consistent seasonal high groundwater depths across the site at 30 inches below ground surface. The ground surface is sloping, with the groundwater profile apparently following topography. We acknowledge that this groundwater condition would make it difficult to provide stormwater infiltration BMPs. The implications of this condition are further discussed under Standard 3 of the MA Stormwater Handbook below.

- No test pits were provided within the footprint of the proposed stormwater basin. This may be critical to determining whether a permanent pool can be sustained within the stormwater BMP, which is important for the type of stormwater BMP proposed.

WSE COMMENT:

The engineer stated that the USGS “Thornthwaite Software” was used to evaluate the monthly water budget. The engineer further noted that the Massachusetts Stormwater Handbook states that “drying periods longer than two months adversely affect the richness of the plant community; therefore, the water budget should confirm that drying periods do not exceed two months.”

Based on our review of the calculations provided, the analysis indicates two dry periods: January through February and July through August. Neither period exceeds two consecutive months, and therefore the results appear to support the engineer’s conclusion regarding drying duration.

However, upon a detailed review of the Thornthwaite analysis, the proposed design raises concerns because the micropool is predicted to be dry during both winter and summer periods. As a result, the micropool may not function as a true permanent pool, even though the modeled dry periods do not individually exceed two consecutive months. In our opinion, the seasonal recurrence of these drying periods is significant. The occurrence of dry conditions during both January–February and July–August suggests that the water balance is marginal and that the BMP may function more like an extended detention basin with a periodically wet sump rather than a true wet basin or micropool system.

We recommend that the engineer evaluate modifications to improve the long-term viability of the micropool, such as increasing pool depth, installing a liner, reducing exfiltration, intercepting groundwater, increasing the

contributing drainage area, or implementing other measures that would maintain the permanent pool through seasonal dry periods. Alternatively, the engineer may consider discontinuing reliance on wet basin/micropool treatment credits and instead classify the practice as a dry extended detention basin, with appropriate pretreatment and water quality treatment provided through other BMPs.

- The cross section of the proposed stormwater basin indicates a normal pool elevation at 80.0 and a bottom elevation at 78.0. The test pits that are in closest proximity to the proposed stormwater basin indicate seasonal high groundwater at elevations ranging from 76.6 to 79.7, with actual observed weeping elevations at the time that the test pits were performed at elevations ranging from 72.8 to 75.2. If the test pit information is representative of the groundwater elevations likely to be encountered at the stormwater basin, it appears that a year-round permanent pool in the basin will not be sustainable, and that there will be periods when the basin is completely dry.

WSE COMMENT:

The Massachusetts Stormwater Handbook requires that stormwater wetlands and pocket wetlands maintain sufficient hydrology to support both the permanent pool and wetland vegetation. The engineer has provided a Thornthwaite Monthly Water Balance analysis indicating that adequate annual water availability exists to sustain the proposed wetland system.

However, based on our review of the test pit data, the observed groundwater elevation appears to be approximately 3 feet below the proposed basin bottom, despite the test pits having been performed outside of the modeled dry periods. As groundwater levels would be expected to be lower during the identified dry periods, it is unclear how the proposed pocket wetland will maintain the permanent pool and wetland hydrology necessary for proper function. We are also concerned that multiple recurring dry-out events in the basin as modeled in the submitted Thornthwaite analysis will significantly stress the vegetation and may result in plant mortality that impairs the anticipated functioning of the stormwater wetlands. We recommend that the engineer provide additional justification demonstrating that the proposed system will remain adequately hydrated throughout the year and that the proposed plantings can tolerate recuring dry-out events. Alternatively, the applicant may wish to redesign the system to intercept groundwater year-round and eliminate these concerns.

- For the design of pocket wetlands, the MA Stormwater Handbook states, "To maintain adequate water levels, excavate pocket wetlands to the groundwater table. Pocket wetlands that are supported exclusively by stormwater runoff generally will have difficulty maintaining marsh vegetation during normal dry periods each summer." While the proposed stormwater basin appears to penetrate the seasonal high groundwater elevation, the information provided does not make it clear whether the basin will penetrate the more typical year-round groundwater table.

WSE COMMENT: Please refer to the previous comment for this standard.

4335. Underground facilities shall have an emergency outlet capable of bypassing the 100-year flow without damage to the drainage system or backup into the stormwater collection system.

WSE COMMENT: The engineer has designed a basin that will discharge stormwater during the 100-year storm event using an outlet pipe discharging to a stone splash pool which also functions as a level spreader. Calculations were not found in the submission showing sizing for the stone in the splash pool and spillway, or the velocity of the overflow at the level spreader to show that velocities leaving the level spreader do not create scour. We recommend that the engineer address this.

WSE COMMENT: The engineer indicated that the discharge velocity from the basin outlet pipe is approximately 4.08 fps, as documented in the revised HydroCAD calculations. This velocity falls within the generally accepted

range of 3 to 5 fps to minimize the potential for scour. Additionally, the engineer replaced the previously proposed splash pool with a riprap apron and provided supporting riprap sizing calculations in the revised drainage report. This comment has been addressed.

4400 Municipal Services

4430. Street Lighting. Street lighting shall be provided for those locations where the Planning Board, following consultation with the Selectmen and Municipal Light Board, recommends that the Town maintain lighting. Facilities shall be provided in accordance with the Municipal Light Department's specifications.

WSE COMMENT: No street lighting has been proposed as part of this project. The access to the two new lots is private, and may not warrant the inclusion of streetlights. The board may wish to consult with the Municipal Light Board to determine whether street lighting is desirable in this area, particularly at the intersection of the new access road with Hart Street.

WSE COMMENT: the engineer stated that after discussion with the board at the 5-6-26 meeting, the applicant would like to propose a new utility pole at the intersection to have a streetlight as well as driveway lanterns at each house. This comment has been addressed.

4560. Monuments.

4561 4562 4563. Monuments shall be installed at all street intersections; at all points of change in direction of curvature of the streets.

WSE COMMENT: The submitted plans do not clearly indicate the location of monuments at street intersections or points of curvature. Symbology is shown for geometry points of the new street layout using symbology for "existing" drill holes and concrete bounds, with no notes indicating new monumentation. We recommend that the engineer revise the plans to clarify proposed monumentation.

WSE COMMENT: The engineer edited the proposed bound points to differ from the existing bound style, and this symbol has been added to the legend on the cover sheet. Notes have been added to each of the 8 proposed rebar points, which include 4 corners of the proposed drainage. This comment has been addressed.

Massachusetts Stormwater Handbook

Standard 3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

WSE COMMENT: No on-site recharge is proposed. See comments under Section 4334 above. The engineer should address the comments under that section, which may impact compliance with this standard. We recommend that the engineer confirm on the basis of those comments whether or not infiltration is truly infeasible for the site.

WSE COMMENT: The engineer stated that given on-site soils are rated as HSG D, the presence of high seasonal groundwater, limiting setback requirements and relatively small project size, it is reasonable not to propose any recharge devices on the site. As discussed further above, we believe that while the surficial soils onsite could be classified as HSG D for hydrology purposes, subsurface soils cannot be similarly classified for purposes of

evaluating the potential for siting infiltration BMPs. That being said, the engineer has presented other information indicating shallow groundwater which would make construction of a level basin for infiltration problematic. If the engineer wishes to request a waiver on this basis, we offer no objection.

General Comments

WSE COMMENT: On the Roadway Profile Plan & Site Details Sheet, the Pocket Wetland / Constructed Stormwater Basin cross-section detail we recommend that the engineer should include a plan view line that corresponds exactly to the profile view location, as it is currently unclear where the section is taken.

WSE COMMENT: The engineer stated that the Pocket Wetland/Constructed Stormwater Basin cross-section detail is intended to be a general detail and not a true representation of the proposed basin. However, we believe the detail may be misleading, as the micro pool shown at Elevation 78.00 is depicted significantly lower than the sediment forebay bottom, which is also labeled at Elevation 78.00. We recommend that the engineer revise the detail as necessary to more accurately reflect the intended design and avoid potential confusion during plan review and construction.

Waiver Requested

Section 4312

Waiver 1: Location of Detention, Retention and Infiltration Basins. Detention, retention and infiltration basins shall be located on a separate parcel and shall not be located on a lot to be conveyed for building purposes. Such parcel shall have not less than 30' of frontage so as to eliminate the need for easements across lots to reach said detention basin.

Waiver 2: No detention, retention or infiltration basin shall be located within fifty (50') feet of any perimeter lot line, being those lot lines that existed prior to the submission of the subdivision application.

WSE COMMENT: The engineer has requested a waiver to allow a drainage basin with an easement rather than a separate lot, stating that the proposed road and drainage structures will remain private. WSE offers no objection to this waiver. The board should consider whether this waiver adequately meets the interests of the town in the event that the system needs to be accessed by the town for inspection or other compliance activities.

WSE COMMENT: The engineer has previously requested a waiver to allow drainage basin with an easement rather than a separate lot. This item remains a discretionary consideration for the board.

Section 4510

4511. Required Locations. Sidewalks within street rights-of-way shall be provided as follows:

Collector streets: Both sides

Secondary streets: One side

Minor streets: One side

WSE COMMENT: The applicant has requested a waiver from Section 4511 to allow the proposed minor street to be constructed without sidewalks. The request is based on the absence of existing sidewalks along Hart Street. Given the limited scale of the subdivision and existing roadway context, we have no objection to the requested waiver.

WSE COMMENT: The applicant has previously requested a waiver from this standard. We offer no objection to this waiver request.

4540. Curbing and Berms. Bituminous concrete cape cod berms shall be installed on both sides of all roadways in conformity with the "typical roadway cross-section," appended hereto, except where waived by the Board where open drainage systems are being relied upon, and except at intersections with state-numbered highways or collector streets, where vertical sloped granite curbing will be required.

WSE COMMENT: The applicant has requested a waiver from this standard. We offer no objection to this waiver request.

WSE COMMENT: The applicant has previously requested a waiver from this standard. We offer no objection to this waiver request.

Weston & Sampson appreciates the opportunity to present our findings. Please contact me if you have any questions. I may be reached at (401) 497-6705 or riordanj@wseinc.com.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

M. James Riordan, LEED AP
Principal Planner

James I. Pearson, PE
Technical Leader

From: Jeff Carvalho
To: Tina Bragga; Kerrie Easterday
Cc: Leonard Hull; Daniel Higgins; Christopher Cunha; Joseph Figueiredo, Clerk
Subject: Re: Bell Farm/Hart"s Memory
Date: Friday, June 26, 2026 12:45:16 PM

Tina,

The Planning Board never requested a streetlight anywhere, but instead asked the if the ELD could share their opinion on the lighting needs for this development application. Does the determination already provided conclude the ELD's opinion on this matter?

Jeff

_____

Jeff Carvalho
Planning Board, Chairman

Town of Dighton
979 Somerset Ave
Dighton, MA 02715
jcarvalho@dighton-ma.gov
https://www.dighton-ma.gov/283/Planning-Board

From: Tina Bragga
Sent: Friday, June 26, 2026 8:57:58 AM
To: Jeff Carvalho; Kerrie Easterday
Cc: Leonard Hull; Daniel Higgins; Christopher Cunha; Joseph Figueiredo, Clerk
Subject: RE: Bell Farm/Hart's Memory

Good Morning Jeff,
Home would install a private light with electric run to each homeowner. Tony Roderick had stated that the Planning Board requested a streetlight 100 to 150' down Hart's Memory street and that this street was not going to be a town accepted street.
The Electric District does not approve streetlights on private property.
Thank you,

Tina Bragga
Clerk/Treasurer
Dighton Electric District

508-824-9390
508-823-8372 Fax

From: Jeff Carvalho <jcarvalho@dighton-ma.gov>
Sent: Thursday, June 25, 2026 5:02 AM
To: Kerrie Easterday <keasterday@dighton-ma.gov>; Tina Bragga <tbragga@dighton-ma.gov>
Cc: Leonard Hull <leonard.hull@icloud.com>; Daniel Higgins <zeno2944@hotmail.com>; Christopher Cunha <chriscunha21@gmail.com>; Joseph Figueiredo, Clerk <joe.fig@icloud.com>
Subject: Re: Bell Farm/Hart's Memory

Tina,

Please clarify the statement in your June 23, 2026 letter that states, "The Board stated a single light post back to each house would be acceptable."

Thank you,
Jeff

_____

Jeff Carvalho
Planning Board, Chairman

Town of Dighton
979 Somerset Ave
Dighton, MA 02715
jcarvalho@dighton-ma.gov
https://www.dighton-ma.gov/283/Planning-Board

From: Kerrie Easterday
Sent: Wednesday, June 24, 2026 14:12
To: Christopher Cunha; Daniel Higgins; Jeff Carvalho; Joseph Figueiredo, Clerk; Kerrie Easterday; Leonard Hull
Subject: FW: Bell Farm/Hart's Memory

FYI

FRAUD ALERT – FAKE APPLICATION FEE REQUESTS

The Town of Dighton has been made aware of a fraudulent scheme targeting applicants with fake requests for application fee payments. These emails and invoices are NOT from the Town of Dighton. All application fees are handled in person at the Town Hall. Do not pay any invoices or respond to these fraudulent emails and contact the Planning Board and Zoning Board directly.

Kerrie J Easterday, Department Manager
Planning Board & Zoning Board of Appeals
508-669-6431, ext. 114

From: Tina Bragga <tbragga@dighton-ma.gov>
Sent: Wednesday, June 24, 2026 12:51 PM
To: Kerrie Easterday <keasterday@dighton-ma.gov>
Subject: Bell Farm/Hart's Memory

Hi Kerrie,

Attached are votes from the Electric Light Board meeting of June 10th in regard to Bell Farm and Hart's Memory subdivisions. I have also attached the new Water Moratorium which has been extended another year. The moratorium was voted and approved at the June 16th Commissioners meeting, I am just waiting on the Boards signatures. As soon as I have the Boards signature I will send you a copy.
Thanks,

Tina Bragga
Clerk/Treasurer
Dighton Water District
192 William Street
North Dighton, MA 02764
508-824-9390
508-823-8372 Fax

From: Kerrie Easterday
To: Tina Bragga
Subject: RE: Bell Farm and Memory Lane
Date: Wednesday, May 27, 2026 1:32:00 PM
Attachments: Legal Notice.pdf

Good afternoon Tina!

Bell Farms: I have attached a copy of the abutter notification for a public hearing that I use. If this is not correct let me know

Memory Lane:
It sounds like there may be a bit of confusion regarding this matter. Tony has proposed the installation of driveway lights in lieu of a street light.

Initially, the Planning Board expressed concern because:

1. a waiver has been requested for the installation of sidewalks; and
2. the area is relatively dark, raising public safety concerns for the Board.

To that end, the Board is simply seeking the District's opinion regarding the use of driveway lights versus the installation of a street light.

For your awareness, the driveway lights would be the responsibility of the homeowner pursuant to a homeowner's agreement.

Please feel free to contact me should you have any questions or require additional information.

Thank you,

Kerrie J Easterday, Department Manager
Planning Board & Zoning Board of Appeals
508-669-6431, ext. 114

From: Tina Bragga <tbragga@dighton-ma.gov>
Sent: Wednesday, May 27, 2026 1:09 PM
To: Kerrie Easterday <keasterday@dighton-ma.gov>
Subject: Bell Farm and Memory Lane

Hi Kerrie,
Couple questions for you.
First Bell Farms. The Electric Board ask that I send notices to the abutters in regards to the street lights that are proposed for the subdivision. Do you have a sample letter that you send to abutters that you could send me a copy of? Just so I have an idea.

Second Memory Lane. Tony told the Electric board that the Town is requiring he put up at light on Memory Lane. He stated that this light would be 150 feet off of Hart Street down the lane. He told the Board that this is going to be a private way, the Town will not be taking over. If this is correct? Electric District does not put up street lights on private ways. He also stated that there is currently no street lights on this section of Hart, lights end at Elm Street. I have reached out to National Grid in regard to possibly extending.

Thanks for your help,

Tina Bragga
Clerk/Treasurer
Dighton Water District
192 William Street
North Dighton, MA 02764
508-824-9390
508-823-8372 Fax

From: Nancy Goulart
To: Jeff Carvalho
Cc: Kerrie Easterday; Tom Ferry
Subject: W&S comments on Hart"s Memory sated June 17, 2026
Date: Friday, June 26, 2026 1:10:49 PM

Jeff,
I reviewed the W&S comments.
Waiver request on Page 7, Sec. 4312, since this is "...*a discretionary consideration for the board...,"* please keep in mind that stormwater facilities (basins, swales, etc.) are subject to annual inspections (including sampling and testing should the need arise) and therefore, should be accessible to the town (and its agents). The owners of these two homes need to know of that requirement so that there will not be concerns about trespassing when inspections occur. I have no comments on the proposed locations for basins and rely on W&S for that, but access is important.
I am interested in responses from Zenith to the June 17 comments from W&S.
Thanks.
Nancy

7/1/2026 Meeting Notes for Planning Board/ Weston & Sampson & Hart's Memory Lane

Meeting summary

Quick recap

This meeting focused on addressing technical concerns regarding a stormwater basin project, specifically discussing water balance issues and hydrologic soil group classifications. The team debated whether to install a liner in the basin to better retain moisture during the two-month drying period identified by the Thornthwaite, ultimately agreeing to place the liner up to elevation 80.5 around the entire basin to maintain consistent moisture levels for the planned vegetation. The discussion then shifted to clarifying the hydrologic soil group classification, where James and Jim explained that while the test pits showed sandy loam soils that would typically be classified as Group B, the site's proximity to seasonal high groundwater and challenging topography made infiltration impractical, requiring a waiver request based on practical considerations rather than soil type alone. The team agreed to update the drainage report to better explain the rationale for the waiver request, maintaining the C and D soil classification while addressing the site-specific challenges that preclude infiltration basin construction.

Next steps

Tom

- Update the stormwater basin detail to include a liner extending up to elevation 80.5 around the entire basin, except for the corner where groundwater is expected to enter.
- Update the stormwater report narrative to clarify the waiver request for infiltration, explaining that while surficial soils are classified as C&D for hydrology, a narrow lens of better soil exists but is impractical for infiltration due to groundwater proximity and site topography.

Summary

Meeting Preparation and Technical Setup

The meeting participants, including Tom, Town, James, and Jim, gathered to discuss a single key issue, with the goal of reaching a solution efficiently. Town mentioned that the meeting would be recorded for planning board members to review before an upcoming evening meeting. The group waited for additional participants to join and worked through technical details, such as enabling screen sharing capabilities, before confirming readiness to begin the main discussion.

Basin Liner Water Retention Discussion

Tom proposed adding a liner to the basin to better retain water, suggesting methods like a 6-inch silt layer, HDPE liner, or bentonite. Jim expressed uncertainty about whether the liner would effectively hold water throughout the desired period. James questioned the reliability of groundwater interception, noting that test pit data showed varying groundwater levels and weeping elevations. Tom acknowledged that the Thornthwaite method only accounts for rainfall and not groundwater interception, suggesting the liner would help retain stormwater during the marginal two-month drying period.

Basin Liner Placement Discussion

Tom and James discussed the placement of a liner in a basin, with Tom suggesting it be placed in the lower half and only on one side to allow groundwater entry. James proposed a different approach, suggesting the liner go above the 80 contour line around the entire basin to create a "bathtub effect" while still allowing groundwater to enter during high water periods. Jim agreed with James's approach, though the exact frequency and duration of high groundwater levels remained uncertain.

Micropool Plant Survival Discussion

The group discussed concerns about plant survival in a micropool with a potential liner installation. Jim expressed worry about plants drying out during both winter and summer periods, potentially causing stress or mortality. Tom explained that plant maintenance would be covered under the O&M plan, which requires inspection and replanting twice yearly for the first three years, and noted that the liner should help retain moisture during the summer dry period based on Thornthwaite runoff data. The discussion concluded with agreement that a three-year inspection period was appropriate, with maintenance to be handled by a private homeowner's association.

Elevation and Soil Classification Discussion

Tom proposed lining up to elevation 80.5 to cover a pool, which James and Jim agreed to. Tom explained that Thornthwaite's calculations don't account for factors like liners or groundwater, so only a plan update would be needed. The discussion then shifted to hydrologic soil groups, where Tom explained they follow NRCS mapping unless site conditions differ significantly, and noted that soil group classifications depend on site-specific conditions including groundwater and slope. James began to clarify the distinction between using soil conditions for runoff calculations versus designing infiltration BMPs.

Infiltration Basin Design Challenges

The team discussed technical aspects of designing infiltration basins for a site with sandy loam soils. James explained that while the sandy loam soil would technically allow for infiltration, the site's proximity to seasonal high groundwater and slope make it impractical to build an infiltration basin. They agreed that the appropriate approach would be to request a waiver based on the inability to achieve the required 2-foot separation from seasonal high groundwater, rather than reclassifying the soil from C/D to B group. Tom agreed to update the drainage report to clearly explain these technical nuances and memorialize the final submission with the correct approach.

Zenith Consulting Engineers, LLC

3 Main Street Lakeville, MA 02347
(508) 947-4208 - www.zcellc.com

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

July 1, 2026

Dighton Planning Board
979 Somerset Avenue
Dighton, MA 02715

RE: Hart's Memory Definitive Subdivision off Hart Street

Dear Board Members,
We are in receipt of the engineering review letter from Weston & Sampson (W&S), dated June 17, 2026. This letter is written to respond to each of the open comments in that letter (closed items omitted). Revised plans and drainage report reflecting all revisions have been attached. The W&S comments are presented below immediately followed by our response to the comment. Comments that did not require a response or any action have been omitted from this document.

ZONING BY-LAW

4334. W&S: The engineer has provided test pit information in the plans. Test pits are located within close proximity of the proposed soil absorption systems for wastewater disposal. We note the following:

- **The engineer has claimed that onsite soils are classified as Hyrdologic Soil Group D based upon NRCS soil survey mapping and this is used as a reason for rejecting infiltration BMPs for use on this site. However, all of the soil logs for this site indicate that existing soils consist of Sandy Loam, which is classified as Hydrologic Soil Group B and is an acceptable soil type for the siting of stormwater infiltration BMPs. Where site-specific soil test pits are performed, the data from such pits should take precedence over NRCS mapping.**

Response 5-7-26: Hydrologic soil groups are not necessarily linked to the C layer soil textures shown in the test pits. As shown in the Soil Report in the Drainage Report, the subject soil is "Woodbridge fine sandy loam" which is assigned to HSG C/D. The soil profile for this soil type shows that the C layer is a "gravelly fine sandy loam" (see attached). Volume 3 Chapter 1 of the Stormwater Handbook also indicates that hydrologic soil groups are determined by the surface soil layers (top 60") not only the C layer. Qualified soil scientists classified the soils in the soil survey. Speaking from our understanding of runoff the thick organic A layer (12-18") and presence of high water table (30" below grade) will likely increase the amount of runoff from the site versus a site with a typical 6-8" A layer or a lower groundwater table. For these reasons we hereby request the use of the soil classifications shown on the NRCS maps.

W&S 6-17-26: The engineer has stated that hydrologic soil groups are not necessarily linked to the C layer soil textures shown in the test pits and is referring to the Soil Report (NRCS) to determine the hydrological soil group (HSG). NRCS soil mapping is a useful resource for preliminary planning, screening, and estimating site soil conditions for surficial hydrology calculations. However, for final design purposes specifically related to underground stormwater infiltration, it is generally required by the MA Stormwater Handbook that the engineer relies on site-specific subsurface investigations (i.e. test pits), as these provide a more accurate representation of existing field conditions. Based on our review of the information provided, all test pits conducted on the site indicate the presence of sandy loam soils.

In accordance with the Massachusetts Stormwater Handbook, sandy loam soils are generally classified as HSG B, which is considered suitable for the use of infiltration-based stormwater management practices, provided all other applicable design criteria, including groundwater separation requirements are satisfied. Given that the field-observed soil conditions appear to support the use of infiltration BMPs, the only probable factor that could make infiltration BMPs impractical for the site would be the presence of high groundwater. Test pits appear to indicate consistent seasonal high groundwater depths across the site at 30 inches below ground surface. The ground surface is sloping, with the groundwater profile apparently following topography. We acknowledge that this groundwater condition would make it difficult to provide stormwater infiltration BMPs. The implications of this condition are further discussed under Standard 3 of the MA Stormwater Handbook below.

Response 7-1-26: A common understanding was found during a Zoom meeting on 7-1-26 with Tom Morris of ZCE, James Riordan and James Pearson of W&S. The drainage report has been revised to better outline the reason for the proposal to have no recharge on the site. "The recharge requirement only needs to be met to the nearest extent practicable when the project is located in an area of HSG D soils. Although the underlying soil texture (sandy loam), shown in the on-site soil logs, does support infiltration there are other limiting factors that make it not practicable for this site; the presence of high groundwater, the slope across the site and the limited land area with the required setbacks to wetlands, buildings and septic leaching fields does not give any practical option to provide recharge on the site."

- **No test pits were provided within the footprint of the proposed stormwater basin. This may be critical to determining whether a permanent pool can be sustained within the stormwater BMP, which is important for the type of stormwater BMP proposed.**

Response 5-7-26: A program available from USGS has been used to determine the monthly water budget using the Thornthwaite method, as directed by the Stormwater Handbook. The precipitation and temperature data is a monthly average from 1991 to 2020 provided by NOAA. The Stormwater Handbook states that "drying periods of longer than two months adversely affect the richness of the plant community, so make sure that the water budget confirms that the drying time will not exceed two months". The calculation shows two dry periods; January-February and July-August. Neither of these periods are longer than two months and therefore meet the requirements of the Stormwater Handbook. Beyond this January and February are within the dormant cycle of plant life.

W&S 6-17-26: The engineer stated that the USGS "Thornthwaite Software" was used to evaluate the monthly water budget. The engineer further noted that the Massachusetts Stormwater Handbook states that "drying periods longer than two months adversely affect the richness of the plant community; therefore, the water budget should confirm that drying periods do not exceed two months."

Based on our review of the calculations provided, the analysis indicates two dry periods: January through February and July through August. Neither period exceeds two consecutive months, and therefore the results appear to support the engineer's conclusion regarding drying duration.

However, upon a detailed review of the Thornthwaite analysis, the proposed design raises concerns because the micropool is predicted to be dry during both winter and summer periods. As a result, the micropool may not function as a true permanent pool, even though the modeled dry periods do not individually exceed two consecutive months. In our opinion, the seasonal recurrence of these drying periods is significant. The occurrence of dry conditions during both January–February and July–August suggests that the water balance is marginal and that the BMP may function more like an extended detention basin with a periodically wet sump rather than a true wet basin or micropool system.

We recommend that the engineer evaluate modifications to improve the long-term viability of the micropool, such as increasing pool depth, installing a liner, reducing exfiltration, intercepting groundwater, increasing the contributing drainage area, or implementing other measures that would maintain the permanent pool through seasonal dry periods. Alternatively, the engineer may consider discontinuing reliance on wet basin/micropool treatment credits and instead classify the practice as a dry extended detention basin, with appropriate pretreatment and water quality treatment provided through other BMPs.

Response 7-1-26: A liner has been added to the basin detail specifying a 6" layer of silt loam or finer soil, pvc/hdpe liner, bentonite liner or similar approved method. This liner will be provided below elevation 80.5 to help retain stormwater that enters the basin below the normal pool elevation of 80.0. The liner along with the water balance shown in the Thornthwaite calculation should provide adequate moisture for the wetland plants to survive throughout the year.

- **The cross section of the proposed stormwater basin indicates a normal pool elevation at 80.0 and a bottom elevation at 78.0. The test pits that are in closest proximity to the proposed stormwater basin indicate seasonal high groundwater at elevations ranging from 76.6 to 79.7, with actual observed weeping elevations at the time that the test pits were performed at elevations ranging from 72.8 to 75.2. If the test pit information is representative of the groundwater elevations likely to be encountered at the stormwater basin, it appears that a year-round permanent pool in the basin will not be sustainable, and that there will be periods when the basin is completely dry.**

Response 5-7-26: Even assuming the groundwater does not feed the basin the calculation from the previous response shows that the basin will receive enough water through the year as required by the Stormwater Handbook.

W&S 6-17-26: The Massachusetts Stormwater Handbook requires that stormwater wetlands and pocket wetlands maintain sufficient hydrology to support both the permanent pool and wetland vegetation. The engineer has provided a Thornthwaite Monthly Water Balance analysis indicating that adequate annual water availability exists to sustain the proposed wetland system.

However, based on our review of the test pit data, the observed groundwater elevation appears to be approximately 3 feet below the proposed basin bottom, despite the test pits having been performed outside of the modeled dry periods. As groundwater levels would be expected to be lower during the identified dry periods, it is unclear how the proposed pocket wetland will maintain the permanent pool and wetland hydrology necessary for proper function. We are also concerned that multiple recurring dry-out events in the basin as modeled in the submitted Thornthwaite analysis will significantly stress the vegetation and may result in plant mortality that impairs the anticipated functioning of the stormwater wetlands. We recommend that the engineer provide additional justification demonstrating that the proposed system will remain adequately hydrated throughout the year and that the proposed plantings can tolerate recuring dry-out events. Alternatively, the applicant may wish to redesign the system to intercept groundwater year-round and eliminate these concerns.

Response 7-1-26: See previous response which was an agreed upon solution during the previously mentioned Zoom call.

- **For the design of pocket wetlands, the MA Stormwater Handbook states, "To maintain adequate water levels, excavate pocket wetlands to the groundwater table. Pocket wetlands that are supported exclusively by stormwater runoff generally will have difficulty maintaining marsh vegetation during normal dry periods each summer." While the proposed stormwater basin appears to penetrate the seasonal high groundwater elevation, the information provided does not make it clear whether the basin will penetrate the more typical year-round groundwater table.**

Response 5-7-26: See previous response.

W&S 6-17-26: Please refer to the previous comment for this standard.

Response 7-1-26: See previous response.

MASSACHUSETTS STORMWATER HANDBOOK

Standard 3: Recharge to Groundwater

W&S: No on-site recharge is proposed. See comments under Section 4334 above. The engineer should address the comments under that section, which may impact compliance with this standard. We recommend that the engineer

confirm on the basis of those comments whether or not infiltration is truly infeasible for the site.

Response 5-7-26: See response under section 4334 above. Given the on-site soils are rated as HSG D, the presence of high seasonal groundwater, limiting setback requirements and relative small project size we believe it is reasonable to not propose any recharge devices on the site.

W&S 6-17-26: The engineer stated that given on-site soils are rated as HSG D, the presence of high seasonal groundwater, limiting setback requirements and relatively small project size, it is reasonable not to propose any recharge devices on the site. As discussed further above, we believe that while the surficial soils onsite could be classified as HSG D for hydrology purposes, subsurface soils cannot be similarly classified for purposes of evaluating the potential for siting infiltration BMPs. That being said, the engineer has presented other information indicating shallow groundwater which would make construction of a level basin for infiltration problematic. If the engineer wishes to request a waiver on this basis, we offer no objection.

Response 7-1-26: See response under Zoning Section 4334.

GENERAL COMMENTS

- **W&S: On the Roadway Profile Plan & Site Details Sheet, the Pocket Wetland / Constructed Stormwater Basin cross-section detail we recommend that the engineer should include a plan view line that corresponds exactly to the profile view location, as it is currently unclear where the section is taken.**

Response 5-7-26: The detail is general, not a true cross-section of the exact basin proposed. The elevations shown on Sheet G correspond to different treatment zones shown on the detail.

W&S 6-17-26: The engineer stated that the Pocket Wetland/Constructed Stormwater Basin cross-section detail is intended to be a general detail and not a true representation of the proposed basin. However, we believe the detail may be misleading, as the micro pool shown at Elevation 78.00 is depicted significantly lower than the sediment forebay bottom, which is also labeled at Elevation 78.00. We recommend that the engineer revise the detail as necessary to more accurately reflect the intended design and avoid potential confusion during plan review and construction.

Response 7-1-26: The cross-sectional detail has been revised to show the forebay at the same lower elevation as the micropool.

Revised design plans and drainage report reflecting the items detailed in this letter are attached. Should you have any questions, please do not hesitate to contact our office at 508-947-4208 or email nyles@zcell.com.

Sincerely,
Zenith Consulting Engineers, LLC.

Tom Morris, P.E.
Senior Engineer

Development Impact Statement

Residential Subdivision

"Hart's Memory"

Off Hart Street

Dighton, Massachusetts

February 12, 2026

Revised July 1, 2026

Prepared for:

Antone P. Roderick

2835 County Street

Dighton, MA 02715

Prepared by:

Zenith Consulting Engineers, LLC

3 Main Street

Lakeville, MA 02347

ZCE

Zenith Consulting Engineers, LLC

COMMONWEALTH OF MASSACHUSETTS

THOMAS MORRIS CIVIL No. 55382 REGISTERED PROFESSIONAL ENGINEER

7-1-26

The Town of Dighton requires a Development Impact Statement to evaluate the projected impact of the proposed facility on the town and the project vicinity. This Development Impact Statement has been prepared in accordance with Section 334 of the Town of Dighton Subdivision Rules and Regulations.

The project site is located Assessor's Map 20 Lot 100-1 on Hart Street. The parcel contains 27.8 acres of total area with 4.1 acres of contiguous upland in the southeast corner. This upland area is largely a cleared field with two separate frontages along Hart Street. The eastern entrance has a horseshoe-like driveway with a barn (#728 Hart Street) and the western entrance has a 20' wide gravel access to the field (between #730 and #734 Hart Street). The upland area slopes generally north, away from Hart Street, to a large wetland system along the edge of the field.

It is proposed to create a two-lot single-family residential subdivision, which will extend from the existing gravel access between #730 and #734 Hart Street. This roadway will have a "T" turnaround and will remain private. A homeowner's association will be created to maintain the road and drainage system. The barn and surrounding improvements, which will be on a third parcel of "remaining land", are not proposed to change. The soils in the project area have passed percolation tests for septic systems, but are tight and silty glacial till with high groundwater at approximately 2.5'. As described in the provided Drainage Report, this makes it impractical to recharge runoff and has led the proposed drainage controls to be designed for treatment and detention rather than infiltration. A pocket wetland drainage basin is proposed to treat and detain runoff from the proposed gravel road and paved driveways, as well as runoff from some of the existing improvements at #728 and #730 Hart Street. The extension of the access road will essentially be at existing grade, but the houses and septic fields will require fill material to provide the required separation to the high groundwater elevation. Ultimately the runoff will end up in the surrounding wetland as is does under existing conditions.

The proposed houses will have private on-site septic systems and underground electric services. One house will have a town water service from an existing stub on Hart Street and the other is proposed to utilize an existing well about 95' beyond the wetland line. A temporary wetland disturbance is proposed which will be restored as detailed on the plan set. Trash will be disposed of in individual bins that will be picked up by a private disposal company. There is an existing fire hydrant on Hart Street at the intersection with the proposed road which is about 400' from the proposed homes.

An erosion and sediment control plan has been created for the proposed development which includes measures to protect the bordering vegetated wetlands from construction related impacts. This plan includes the use of silt sock to control the migration of sediment during construction. All disturbed areas outside of the proposed impervious areas will be landscaped or loamed and seeded. A NPDES permit will be obtained prior to construction which will further detail the required erosion and sedimentation controls and procedures.

Very little traffic will be generated by two single-family homes. Common trip data states that a single-family home creates 1 trip in the peak hour and 10 trips throughout the day. Given the low volume of proposed traffic it is anticipated that the level of service on Hart Street and at the surrounding intersections will not be decreased by the proposed project as opposed to the no-build alternative. The proposed access location has good visibility in both directions along Hart Street. There are no sight obstructions in either direction and the stopping site distance is more than adequate in both directions.

The national average says there is one school aged child for every three housing units. Rounding up, the two proposed houses would statistically add one child to the town's school system, which does not create a substantial impact. The addition of two new homes would also have little impact to emergency services.

Stormwater Management Report

Residential Subdivision

"Hart's Memory"

Off Hart Street

Dighton, Massachusetts

February 12, 2026

Revised July 1, 2026

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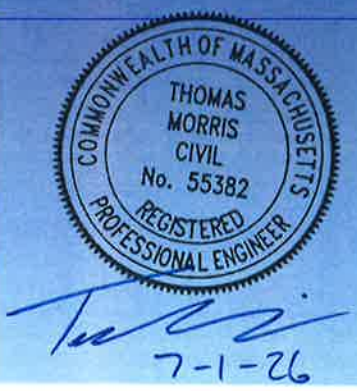

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NARRATIVE

STORMWATER NARRATIVE
Residential Subdivision – Hart Street Dighton, Massachusetts

The existing site of the proposed improvements is an open field. There is an existing barn on the east side of the property and an existing gravel access on the west side which accesses the field. The upland soils are classified by online mapping as hydrologic soil group C/D which is consistent with soil conditions witnessed in test pits performed on-site (see soil report attached and soil logs on plan set).

The proposed project includes the creation of a right of way and two new lots on the west side of the upland area. The existing barn will remain on the "remaining land" which is approximately eight acres. The existing gravel access will be extended through the proposed right of way which will split to the two proposed lots. A drainage system is proposed consisting of swales and a pocket wetland basin which will treat and reduce the peak rate of runoff when compared to the existing condition.

STANDARD 1 - UNTREATED STORM WATER

Standard 1 recommends that no new storm water conveyance, such as storm drain outfalls, discharge untreated storm water directly to wetlands or waterways of the Commonwealth. Flows from woods, fields, and other undeveloped areas are to be considered uncontaminated, however, runoff from paved road surfaces should receive treatment prior to discharge.

In designing this project, provisions have been made so that the runoff from all proposed gravel and paved surfaces will receive proper treatment prior to discharge. This collected runoff will receive treatment utilizing the proposed Best Management Practice (BMP) measures as further described under the discussions for Standards 2 through 9. Through the collection and treatment of all runoff from paved areas, DEP Standard 1 is satisfied.

STANDARD 2 - POST DEVELOPMENT PEAK DISCHARGE RATES

Standard 2 prescribes that storm water management systems be implemented in order to ensure that post-development peak rates of discharge do not exceed existing rates of runoff for standard 2-year and 10-year design storms. In addition, the pre and post peak rates for the 100-year storm must be evaluated to assure that there will not be increased off-site flooding. Hydrologic calculations have been conducted in designing the storm water control measures to ensure that this standard is satisfied.

HydroCAD version 10.20, a computer aided design program, was selected for modeling the hydrology and hydraulics of storm water runoff for the site and its contributing drainage area. This program utilizes the latest techniques to predict the consequences of any given storm event and to verify that the drainage system is adequate to meet the performance standards for the area under consideration. The HydroCAD computer model uses TR-20 and TR-55 methodologies to generate runoff hydrographs and perform hydraulic routings through the modeled project.

Runoff hydrographs were generated for each subcatchment area. For both pre-development and post-development, all paved areas, roof areas and lawn areas were considered in determining composite runoff curve numbers for each subcatchment. The soils within the development area of this project are described as hydrologic soils group C/D, according to the U.S.D.A. Soil Conservation Service mapping.

The attached Drainage Summary tabulates the fact that the post-development runoff rate is less than the pre-development rate of runoff for all design storm events. As such, the drainage system successfully moderates the flow for the full range of design storms and this standard is met.

STANDARD 3 - RECHARGE TO GROUNDWATER

Standard 3 of the DEP Stormwater Policy prescribes that the storm water runoff volume to be recharged to groundwater should be determined using existing soil. According to the U.S.D.A. Soil Conservation Service mapping, the surficial soils are Hydrologic Soil Groups C/D. The D designation will be used for this site as the soils existing in their natural undrained state. The DEP Stormwater Policy requires that a certain volume of runoff be infiltrated to groundwater based on the type of soil present and the amount of impervious area being generated by the proposed development. For Type D soils, the recharge rate has been established to be 0.10 inches.

The amount of impervious area over D soils is 13,635 sf. So, the required volume of recharge is:

13,635 sf x 0.1 in = 114 cf

The recharge requirement only needs to be met to the nearest extent practicable when the project is located in an area of HSG D soils. Although the underlying soil texture (sandy loam), shown in the on-site soil logs, does support infiltration there are other limiting factors that make it not practicable for this site; the presence of high groundwater, the slope across the site and the limited land area with the required setbacks to wetlands, buildings and septic leaching fields does not give any practical option to provide recharge on the site.

STANDARD 4 - REMOVAL OF 80% OF TOTAL SUSPENDED SOLIDS

The proposed pocket wetland basin has been designed to meet the objective of removing 80% of the average annual load of total suspended solids as demonstrated in the following table:

A BMP	B TSS Removal Rate*	C Starting TSS Load**	D Amount Removed (BxC)	E Remaining load (C-D)
Pocket Wetland Basin w/ Pre-Treatment (Forebay)	80%	1.00	0.80	0.20
TOTAL TSS REMOVAL			**0.80 x 100 = 80% Removal**	

** Equals remaining load from previous BMP (E)

* TSS Removal Rates As Published in the DEP Storm Water Policy Handbook (3/97)

Water Quality Volume Required

V(wq) = D(wq) x (1 ft / 12 in) x A(imp)

V(wq) = required water quality volume in cubic feet

D(wq) = water quality depth (0.5 in)

A(imp) = total impervious area in square feet

V(wq) = 0.5" x (1' / 12") x 13,635 s.f. = 568 c.f.

Water Quality Volume Provided

Volume provided below pool elevation of pocket wetland (78' - 80')

2,094 c.f. (see HydroCAD calcs)

STANDARD 5 - USES WITH HIGHER POTENTIAL POLLUTANT LOADS

The DEP Storm Water Management Policy - Standard 5 requires that storm water discharges with higher potential pollutant loads, such as gas stations, be provided with specific BMP's. The use of infiltration practices for these discharges prior to pretreatment is prohibited. This development is not considered a use with a higher potential pollutant load. As such, this standard is satisfied.

It should be noted that a Source Control and Pollution Prevention Plan are included in the Operations and Maintenance Plan.

STANDARD 6 - STORM WATER DISCHARGES TO CRITICAL AREAS

Standard 6 of the DEP Storm water Policy seeks to protect critical areas. Critical areas are specifically designated Outstanding Resource Waters (ORW's) such as shell fish beds, swimming beaches, cold water fisheries and recharge areas for public water supplies. Such areas require the use of specific BMP's. This project is not located within an area designated as a critical area. Therefore, this standard is satisfied.

STANDARD 7 - REDEVELOPMENT OF PREVIOUSLY DEVELOPED SITES

Standard 7 applies to sites which have been previously developed and are being redeveloped. Diminished performance of BMP's is allowed in these areas. This project is not a re-development.

STANDARD 8 - EROSION AND SEDIMENT CONTROL

Erosion and sediment control measures have been developed for this project and are included in the construction set of drawings. These plans show the proposed locations for erosion control devices. The following supplemental provisions are also a part of this plan.

Erosion and Sedimentation Control measures which are proposed to be implemented during construction include the installation of silt sock and a stone construction entrance to limit siltation from construction equipment tires in the roadways.

· Erosion control devices such as silt fence, haybales and silt socks shall be inspected after every major rainfall runoff event (over 1½" depth of precipitation). All damaged or

misaligned devices shall be immediately repaired. Silt shall be immediately removed from all areas of the silt fence when depth of accumulation exceeds 4 inches.

- Out falls shall be inspected after every major rainfall runoff event (over 1½" depth of precipitation).

- All exposed construction areas will be stabilized upon completion in order to minimize the time that these areas are unstabilized.

With the full impact of the measures presented on the Erosion and Sedimentation Control Plans, along with the provisions stipulated above, Standard 8 will be satisfied.

STANDARD 9 - OPERATIONS AND MAINTENANCE PLAN

Standard 9 of the DEP Storm Water Policy prescribes the adoption of a formal operation and maintenance plan to ensure that the storm water management systems function properly as designed. The proposed Operations and Maintenance Plan is attached in an appendix to this report. The plan includes Stormwater operations and Maintenance procedures, Construction Period Pollution Control measures and a Source Control and Pollution Prevention Plan.

DRAINAGE SUMMARY

Residential Subdivision
Hart Street
Dighton, Massachusetts

Drainage Summary

Storm Event	Pre-Development Q_{max}(cfs)	Post-Development Q_{max}(cfs)
2 Yr (3.4”)	5.66	4.12
10 Yr (4.8”)	9.68	7.37
25 Yr (5.6”)	12.04	9.24
100 Yr (7.0”)	16.21	12.42

SOIL REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Bristol County, Massachusetts, Northern Part

January 16, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group

Map Scale: 1:1,650 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bristol County, Massachusetts, Northern Part
Survey Area Data: Version 18, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	D	1.0	14.2%
306B	Paxton fine sandy loam, 0 to 8 percent slopes, very stony	C	0.1	2.1%
311B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	C/D	5.7	83.7%
Totals for Area of Interest			**6.8**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

ILLICIT DISCHARGE STATEMENT

Zenith Consulting Engineers, LLC

3 Main Street Lakeville, MA 02347
(508) 947-4208 - www.zcellc.com

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

ILLICIT DISCHARGE STATEMENT
(STANDARD #10)

RE: Hart Street Residential Subdivision, Dighton, MA

Standard 10 of the Massachusetts Stormwater Handbook prohibits illicit discharges to stormwater management systems. The following is an illicit discharge compliance statement based on existing conditions and design conditions for the proposed project.

EXISTING CONDITIONS

The existing site of the proposed improvements is an open field. Based on all the information available to the undersigned, and therefore, to the best of my knowledge, there are no current illicit discharges to the storm drainage system. If during construction, an illicit discharge is discovered, it shall be removed immediately.

PROPOSED DESIGN

The proposed project design does not include any illicit discharges. There are no points in the proposed storm drainage system where illicit discharges are likely to occur.

I hereby certify that the preceding is accurate.

Antone P. Roderick

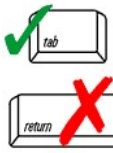
DEP STORMWATER CHECKLIST

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

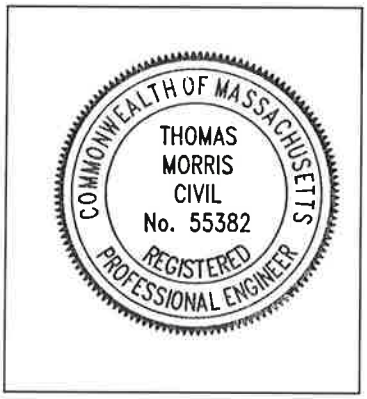
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



2-12-26

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☒ New development

☐ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☐ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of “country drainage” versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☒ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☐ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☒ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☒ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

☒ Site is comprised solely of C and D soils and/or bedrock at the land surface

☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000

☐ Solid Waste Landfill pursuant to 310 CMR 19.000

☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☒ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

RIP-RAP SIZING CALCULATION

Zenith Consulting Engineers, LLC

3 Main Street Lakeville, MA 02347
(508) 947-4208 - www.zcellc.com

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

RIP-RAP AT PIPE OUTLET CALCULATIONS

Rip-rap stone sizes available

6" (R-4)
9" (R-5)
12" (R-6)
18" (R-7)

Rip-rap stone sizing (d_{50})

$d_{50} = (0.02/T_W) \times (Q/PD)^{1.33}$

T_W = Tailwater above invert (if TW < (0.4 x PD) or if it is unknown, then use 0.4 x PD (ft))

Q = flow (taken from 100-year HydroCAD calculations)

From Basin Outlet Pipe: 7.21 cfs (18" dia)

PD = Pipe diameter (ft)

From Basin Outlet Pipe

$d_{50} = (0.02/0.4) \times (7.21/1.5)^{1.33} = 0.40$ ft = 4.8 in Use 6" (R-4) Rip-Rap

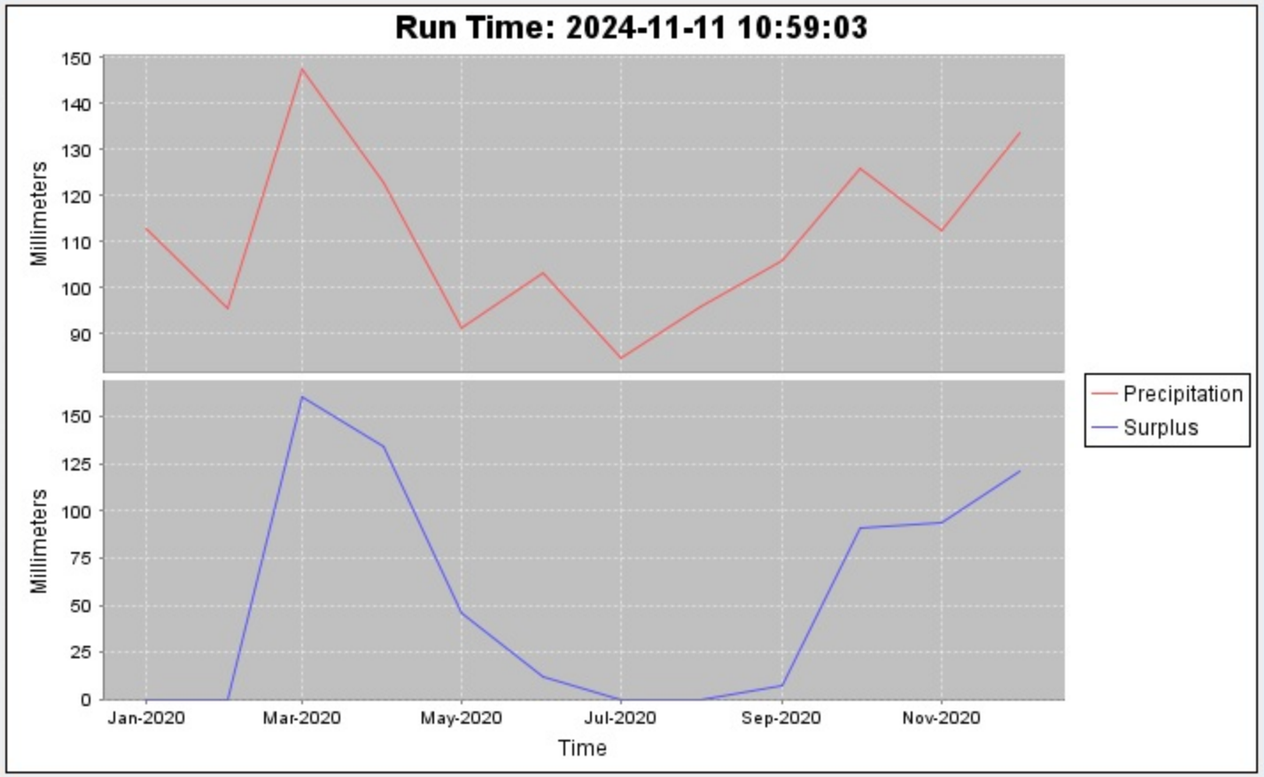
THORNTHWAITE WATER BALANCE

The following calculation was performed with a program available from USGS to determine the monthly water budget using the Thornthwaite method, as directed by the Stormwater Handbook. The precipitation and temperature data is a monthly average from 1991 to 2020 provided by NOAA.

The Stormwater Handbook states that “drying periods of longer than two months adversely affect the richness of the plant community, so make sure that the water budget confirms that the drying time will not exceed two months”. The calculation shows two dry periods; January-February and July-August. Neither of these periods are longer than two months and therefore meet the requirements of the Stormwater Handbook. It is also worth noting that January and February are within the dormant cycle of plant life. Because the calculation shows marginal compliance with the regulation and the basin may not receive groundwater flow during these times it is proposed to add an impervious liner below the permanent pool to aid in water retention.

Date	PET	P	P-PET	Soil Moisture	AET	PET-AET	Snow Storage	Surplus	ROtotal
Jan-2020	11.1	112.8	-11.1	141.7	8.3	2.8	112.8	0.0	12.7
Feb-2020	13.2	95.5	-13.2	132.3	9.4	3.9	208.3	0.0	6.3
Mar-2020	23.4	147.3	228.1	200.0	23.4	0.0	104.2	160.4	83.4
Apr-2020	40.9	122.7	133.8	200.0	40.9	0.0	52.1	133.8	108.6
May-2020	71.4	91.2	45.8	200.0	71.4	0.0	26.0	45.8	77.2
Jun-2020	103.7	103.1	12.4	200.0	103.7	0.0	13.0	12.4	44.8
Jul-2020	126.2	84.6	-35.1	164.9	126.2	-0.0	6.5	0.0	22.4
Aug-2020	104.0	95.8	-1.7	163.6	103.7	0.3	0.0	0.0	11.2
Sep-2020	62.1	105.9	43.8	200.0	62.1	0.0	0.0	7.4	9.3
Oct-2020	34.5	125.7	91.2	200.0	34.5	0.0	0.0	91.2	50.3
Nov-2020	18.7	112.5	93.8	200.0	18.7	0.0	0.0	93.8	72.1
Dec-2020	12.7	133.6	120.9	200.0	12.7	0.0	0.0	120.9	96.5

Thornthwaite Data Plot



USGS science for a changing world

Thornthwaite Monthly Water Balance

MMS Bringing Modeling to the People

Input Parameters

Runoff Factor: 50 % (0 25 50 75 100)

Direct Runoff Factor: 0 % (0 25 50 75 100)

Soil-Moisture-Storage Capacity: 200 Millimeters (0 500 1000 1500)

Latitude of Location: 42 Degrees of Latitude (-90 -60 -30 0 30 60 90)

Rain Temperature Threshold: 0.0 Degrees Celsius (0.0 1.0 2.0 3.0 4.0 5.0)

Snow Temperature Threshold: 0.0 Degrees Celsius (-15.0 -12.0 -9.0 -6.0 -3.0 0.0)

Maximum Melt Rate: 50 % (0 25 50 75 100)

Input File

C:\Users\tmorris\Desktop\thorn\Middleborough input.file

Output Plots

- ○ Actual ET
- ○ Direct Runoff
- ○ Potential ET
- ○ Potential ET - Actual ET
- ◉ Precipitation
- ○ Precip - Pot ET
- ○ Runoff
- ○ Snow Storage
- ○ Snow Melt
- ◉ Soil Moisture Storage
- ◉ Surplus
- ○ Temperature

Run

Run Thornthwaite Model

PRE-DEVELOPMENT CALCULATIONS

2 Year 3.40"
10 Year 4.80"
25 Year 5.60”
100 Year 7.00"

PRE-DEVELOPMENT DRAIN BOUNDARY PLAN

LOT 2
N/F
FARO
PARCEL 20-100-2

LOT 3
N/F
BABITT
PARCEL 20-100-3

HART STREET

WETLAND

WF-1-104
WF-1-103
WF-1-102
WF-1-101
WF-1-100
WF-A14
WF-A13
WF-A12
WF-A11
WF-A10
WF-A9
WF-A8
WF-A7
WF-A6

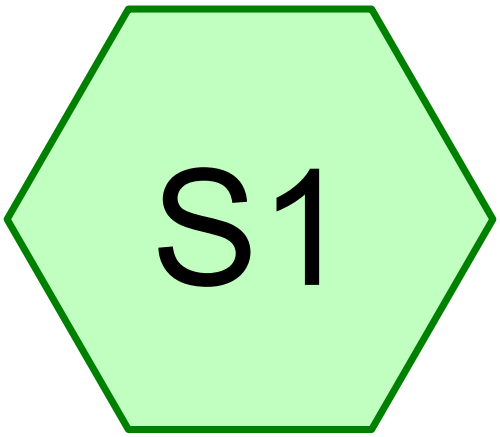
S1

TIME OF CONCENTRATION

APPROXIMATE EXISTING ACCESS EASEMENT

MAP:20 LOT:100-1

GRAPHICS SCALE
1 inch = 40 feet
0 40 80 120



Existing site

Subcat Reach Pond Link

Routing Diagram for Elm Street Dighton Pre
Prepared by Zenith Consulting Engineers LLC, Printed 1/23/2026

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 yr	Type III 24-hr		Default	24.00	1	3.40	2
2	10 yr	Type III 24-hr		Default	24.00	1	4.80	2
3	25 yr	Type III 24-hr		Default	24.00	1	5.60	2
4	100 yr	Type III 24-hr		Default	24.00	1	7.00	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.895	80	>75% Grass cover, Good, HSG D (S1)
0.309	96	Ex Gravel (S1)
0.065	98	Ex Pavement (S1)
0.055	98	Ex Roof (S1)
3.324	**82**	**TOTAL AREA**

Summary for Subcatchment S1: Existing site

Runoff = 5.66 cfs @ 12.15 hrs, Volume= 0.471 af, Depth= 1.70"
Routed to nonexistent node 1P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 2 yr Rainfall=3.40"

	Area (sf)	CN	Description
	126,105	80	>75% Grass cover, Good, HSG D
*	2,820	98	Ex Pavement
*	13,465	96	Ex Gravel
*	2,395	98	Ex Roof
	144,785	82	Weighted Average
	139,570		96.40% Pervious Area
	5,215		3.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	50	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.43"
4.5	465	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.6	515	Total			

Summary for Subcatchment S1: Existing site

Runoff = 9.68 cfs @ 12.15 hrs, Volume= 0.803 af, Depth= 2.90"
Routed to nonexistent node 1P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 10 yr Rainfall=4.80"

	Area (sf)	CN	Description
	126,105	80	>75% Grass cover, Good, HSG D
*	2,820	98	Ex Pavement
*	13,465	96	Ex Gravel
*	2,395	98	Ex Roof
	144,785	82	Weighted Average
	139,570		96.40% Pervious Area
	5,215		3.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	50	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.43"
4.5	465	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.6	515	Total			

Summary for Subcatchment S1: Existing site

Runoff = 12.04 cfs @ 12.14 hrs, Volume= 1.003 af, Depth= 3.62"
Routed to nonexistent node 1P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 yr Rainfall=5.60"

	Area (sf)	CN	Description
	126,105	80	>75% Grass cover, Good, HSG D
*	2,820	98	Ex Pavement
*	13,465	96	Ex Gravel
*	2,395	98	Ex Roof
	144,785	82	Weighted Average
	139,570		96.40% Pervious Area
	5,215		3.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	50	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.43"
4.5	465	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.6	515	Total			

Summary for Subcatchment S1: Existing site

Runoff = 16.21 cfs @ 12.14 hrs, Volume= 1.362 af, Depth= 4.92"
Routed to nonexistent node 1P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100 yr Rainfall=7.00"

	Area (sf)	CN	Description
	126,105	80	>75% Grass cover, Good, HSG D
*	2,820	98	Ex Pavement
*	13,465	96	Ex Gravel
*	2,395	98	Ex Roof
	144,785	82	Weighted Average
	139,570		96.40% Pervious Area
	5,215		3.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	50	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.43"
4.5	465	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.6	515	Total			

POST-DEVELOPMENT CALCULATIONS

2 Year 3.40"
10 Year 4.80"
25 Year 5.60”
100 Year 7.00"

POST-DEVELOPMENT DRAIN BOUNDARY PLAN

LOT 2
N/F
FARO
PARCEL 20-100-2

LOT 3
N/F
BABITT
PARCEL 20-100-3

LOT 4

LOT 5

WETLAND

STREET

HART

BASIN

S1

S2

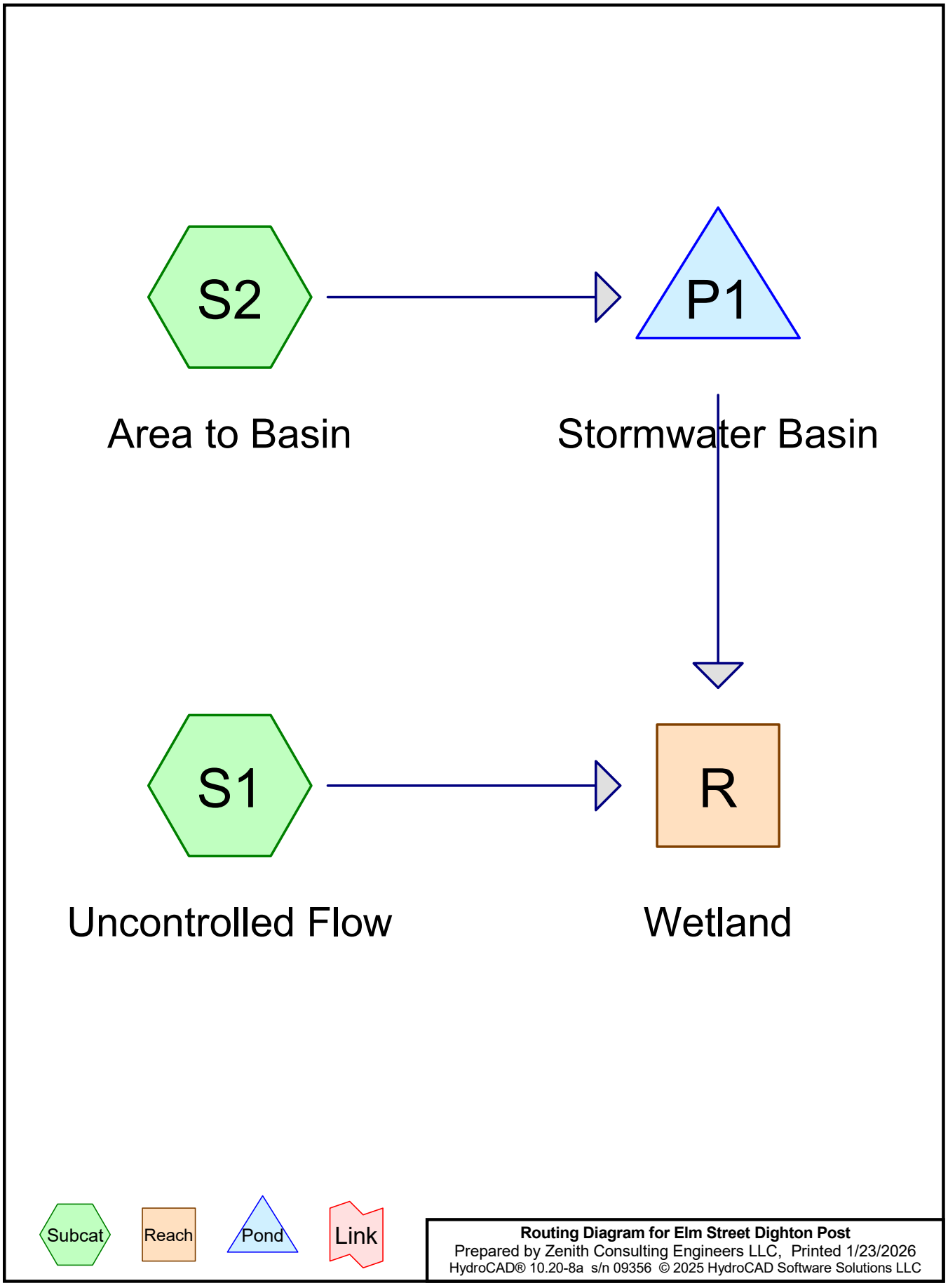
WF-1-104
WF-1-103
WF-1-102
WF-1-101
WF-1-100
WF-A14
WF-A13
WF-A12
WF-A11
WF-A10
WF-A9
WF-A8
WF-A7
WF-A6

TIME OF CONCENTRATION

APPROXIMATE EXISTING ACCESS EASEMENT

REMAINING LAND OF
MAP:20 LOT:100-1

GRAPHICS SCALE
1 inch = 40 feet
0 40 80 120



Routing Diagram for Elm Street Dighton Post
Prepared by Zenith Consulting Engineers LLC, Printed 1/23/2026

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 yr	Type III 24-hr		Default	24.00	1	3.40	2
2	10 yr	Type III 24-hr		Default	24.00	1	4.80	2
3	25 yr	Type III 24-hr		Default	24.00	1	5.60	2
4	100 yr	Type III 24-hr		Default	24.00	1	7.00	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.612	80	>75% Grass cover, Good, HSG D (S1, S2)
0.058	98	Basin Bottom (S2)
0.309	96	Ex Gravel (S2)
0.065	98	Ex Pavement (S2)
0.055	98	Ex Roof (S2)
0.098	96	Prop Gravel (S2)
0.050	98	Prop Pavement (S2)
0.077	98	Prop Roof (S1, S2)
3.324	**84**	**TOTAL AREA**

Summary for Subcatchment S1: Uncontrolled Flow

Runoff = 2.38 cfs @ 12.09 hrs, Volume= 0.170 af, Depth= 1.63"
Routed to Reach R : Wetland

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 2 yr Rainfall=3.40"

	Area (sf)	CN	Description
	52,460	80	>75% Grass cover, Good, HSG D
*	1,965	98	Prop Roof
	54,425	81	Weighted Average
	52,460		96.39% Pervious Area
	1,965		3.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment S2: Area to Basin

Runoff = 4.15 cfs @ 12.13 hrs, Volume= 0.334 af, Depth= 1.93"
Routed to Pond P1 : Stormwater Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 2 yr Rainfall=3.40"

	Area (sf)	CN	Description
*	2,510	98	Basin Bottom
*	2,170	98	Prop Pavement
*	1,405	98	Prop Roof
*	4,255	96	Prop Gravel
	61,340	80	>75% Grass cover, Good, HSG D
*	2,820	98	Ex Pavement
*	13,465	96	Ex Gravel
*	2,395	98	Ex Roof
	90,360	85	Weighted Average
	79,060		87.49% Pervious Area
	11,300		12.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	50	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.43"
2.8	290	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	55	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	50	0.0850	2.04		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
9.6	445	Total			

Summary for Reach R: Wetland

Inflow Area = 3.324 ac, 9.16% Impervious, Inflow Depth = 1.81" for 2 yr event
Inflow = 4.12 cfs @ 12.13 hrs, Volume= 0.503 af
Outflow = 4.12 cfs @ 12.13 hrs, Volume= 0.503 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Summary for Pond P1: Stormwater Basin

Inflow Area = 2.074 ac, 12.51% Impervious, Inflow Depth = 1.93" for 2 yr event
Inflow = 4.15 cfs @ 12.13 hrs, Volume= 0.334 af
Outflow = 2.73 cfs @ 12.27 hrs, Volume= 0.333 af, Atten= 34%, Lag= 7.9 min
Primary = 2.73 cfs @ 12.27 hrs, Volume= 0.333 af
Routed to Reach R : Wetland

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Starting Elev= 80.00' Surf.Area= 2,510 sf Storage= 2,094 cf
Peak Elev= 81.04' @ 12.27 hrs Surf.Area= 3,175 sf Storage= 5,056 cf (2,963 cf above start)

Plug-Flow detention time= 148.4 min calculated for 0.285 af (85% of inflow)
Center-of-Mass det. time= 55.6 min (882.3 - 826.8)

Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	12,619 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	20	0	0
79.00	465	243	243
79.50	2,215	670	913
80.00	2,510	1,181	2,094
81.00	3,145	2,828	4,921
82.00	3,835	3,490	8,411
83.00	4,580	4,208	12,619

Device	Routing	Invert	Outlet Devices
#1	Primary	80.00'	**18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 80.00' / 80.00' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=2.73 cfs @ 12.27 hrs HW=81.04' (Free Discharge)
1=Culvert (Barrel Controls 2.73 cfs @ 2.93 fps)

Summary for Subcatchment S1: Uncontrolled Flow

Runoff = 4.11 cfs @ 12.09 hrs, Volume= 0.293 af, Depth= 2.81"
Routed to Reach R : Wetland

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 10 yr Rainfall=4.80"

	Area (sf)	CN	Description
	52,460	80	>75% Grass cover, Good, HSG D
*	1,965	98	Prop Roof
	54,425	81	Weighted Average
	52,460		96.39% Pervious Area
	1,965		3.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment S2: Area to Basin

Runoff = 6.81 cfs @ 12.13 hrs, Volume= 0.550 af, Depth= 3.18"
Routed to Pond P1 : Stormwater Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 10 yr Rainfall=4.80"

	Area (sf)	CN	Description
*	2,510	98	Basin Bottom
*	2,170	98	Prop Pavement
*	1,405	98	Prop Roof
*	4,255	96	Prop Gravel
	61,340	80	>75% Grass cover, Good, HSG D
*	2,820	98	Ex Pavement
*	13,465	96	Ex Gravel
*	2,395	98	Ex Roof
	90,360	85	Weighted Average
	79,060		87.49% Pervious Area
	11,300		12.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	50	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.43"
2.8	290	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	55	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	50	0.0850	2.04		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
9.6	445	Total			

Summary for Reach R: Wetland

Inflow Area = 3.324 ac, 9.16% Impervious, Inflow Depth = 3.04" for 10 yr event
Inflow = 7.37 cfs @ 12.13 hrs, Volume= 0.842 af
Outflow = 7.37 cfs @ 12.13 hrs, Volume= 0.842 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Summary for Pond P1: Stormwater Basin

Inflow Area = 2.074 ac, 12.51% Impervious, Inflow Depth = 3.18" for 10 yr event
Inflow = 6.81 cfs @ 12.13 hrs, Volume= 0.550 af
Outflow = 4.72 cfs @ 12.25 hrs, Volume= 0.550 af, Atten= 31%, Lag= 6.8 min
Primary = 4.72 cfs @ 12.25 hrs, Volume= 0.550 af
Routed to Reach R : Wetland

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Starting Elev= 80.00' Surf.Area= 2,510 sf Storage= 2,094 cf
Peak Elev= 81.43' @ 12.25 hrs Surf.Area= 3,439 sf Storage= 6,322 cf (4,228 cf above start)

Plug-Flow detention time= 106.3 min calculated for 0.502 af (91% of inflow)
Center-of-Mass det. time= 43.1 min (855.6 - 812.5)

Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	12,619 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	20	0	0
79.00	465	243	243
79.50	2,215	670	913
80.00	2,510	1,181	2,094
81.00	3,145	2,828	4,921
82.00	3,835	3,490	8,411
83.00	4,580	4,208	12,619

Device	Routing	Invert	Outlet Devices
#1	Primary	80.00'	**18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 80.00' / 80.00' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=4.72 cfs @ 12.25 hrs HW=81.43' (Free Discharge)
1=Culvert (Barrel Controls 4.72 cfs @ 3.50 fps)

Summary for Subcatchment S1: Uncontrolled Flow

Runoff = 5.14 cfs @ 12.09 hrs, Volume= 0.367 af, Depth= 3.52"
Routed to Reach R : Wetland

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 yr Rainfall=5.60"

	Area (sf)	CN	Description
	52,460	80	>75% Grass cover, Good, HSG D
*	1,965	98	Prop Roof
	54,425	81	Weighted Average
	52,460		96.39% Pervious Area
	1,965		3.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment S2: Area to Basin

Runoff = 8.34 cfs @ 12.13 hrs, Volume= 0.679 af, Depth= 3.93"
Routed to Pond P1 : Stormwater Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 yr Rainfall=5.60"

	Area (sf)	CN	Description
*	2,510	98	Basin Bottom
*	2,170	98	Prop Pavement
*	1,405	98	Prop Roof
*	4,255	96	Prop Gravel
	61,340	80	>75% Grass cover, Good, HSG D
*	2,820	98	Ex Pavement
*	13,465	96	Ex Gravel
*	2,395	98	Ex Roof
	90,360	85	Weighted Average
	79,060		87.49% Pervious Area
	11,300		12.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	50	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.43"
2.8	290	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	55	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	50	0.0850	2.04		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
9.6	445	Total			

Summary for Reach R: Wetland

Inflow Area = 3.324 ac, 9.16% Impervious, Inflow Depth = 3.77" for 25 yr event
Inflow = 9.24 cfs @ 12.12 hrs, Volume= 1.045 af
Outflow = 9.24 cfs @ 12.12 hrs, Volume= 1.045 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Summary for Pond P1: Stormwater Basin

Inflow Area = 2.074 ac, 12.51% Impervious, Inflow Depth = 3.93" for 25 yr event
Inflow = 8.34 cfs @ 12.13 hrs, Volume= 0.679 af
Outflow = 5.80 cfs @ 12.24 hrs, Volume= 0.678 af, Atten= 30%, Lag= 6.7 min
Primary = 5.80 cfs @ 12.24 hrs, Volume= 0.678 af
Routed to Reach R : Wetland

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Starting Elev= 80.00' Surf.Area= 2,510 sf Storage= 2,094 cf
Peak Elev= 81.63' @ 12.24 hrs Surf.Area= 3,580 sf Storage= 7,043 cf (4,949 cf above start)

Plug-Flow detention time= 93.4 min calculated for 0.630 af (93% of inflow)
Center-of-Mass det. time= 39.0 min (845.6 - 806.5)

Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	12,619 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	20	0	0
79.00	465	243	243
79.50	2,215	670	913
80.00	2,510	1,181	2,094
81.00	3,145	2,828	4,921
82.00	3,835	3,490	8,411
83.00	4,580	4,208	12,619

Device	Routing	Invert	Outlet Devices
#1	Primary	80.00'	**18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 80.00' / 80.00' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=5.80 cfs @ 12.24 hrs HW=81.63' (Free Discharge)
1=Culvert (Barrel Controls 5.80 cfs @ 3.76 fps)

Summary for Subcatchment S1: Uncontrolled Flow

Runoff = 6.95 cfs @ 12.09 hrs, Volume= 0.500 af, Depth= 4.81"
Routed to Reach R : Wetland

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100 yr Rainfall=7.00"

	Area (sf)	CN	Description
	52,460	80	>75% Grass cover, Good, HSG D
*	1,965	98	Prop Roof
	54,425	81	Weighted Average
	52,460		96.39% Pervious Area
	1,965		3.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment S2: Area to Basin

Runoff = 11.02 cfs @ 12.13 hrs, Volume= 0.908 af, Depth= 5.25"
Routed to Pond P1 : Stormwater Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100 yr Rainfall=7.00"

	Area (sf)	CN	Description
*	2,510	98	Basin Bottom
*	2,170	98	Prop Pavement
*	1,405	98	Prop Roof
*	4,255	96	Prop Gravel
	61,340	80	>75% Grass cover, Good, HSG D
*	2,820	98	Ex Pavement
*	13,465	96	Ex Gravel
*	2,395	98	Ex Roof
	90,360	85	Weighted Average
	79,060		87.49% Pervious Area
	11,300		12.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	50	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.43"
2.8	290	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	55	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	50	0.0850	2.04		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
9.6	445	Total			

Summary for Reach R: Wetland

Inflow Area = 3.324 ac, 9.16% Impervious, Inflow Depth = 5.08" for 100 yr event
Inflow = 12.42 cfs @ 12.11 hrs, Volume= 1.408 af
Outflow = 12.42 cfs @ 12.11 hrs, Volume= 1.408 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Summary for Pond P1: Stormwater Basin

Inflow Area = 2.074 ac, 12.51% Impervious, Inflow Depth = 5.25" for 100 yr event
Inflow = 11.02 cfs @ 12.13 hrs, Volume= 0.908 af
Outflow = 7.21 cfs @ 12.26 hrs, Volume= 0.908 af, Atten= 35%, Lag= 7.5 min
Primary = 7.21 cfs @ 12.26 hrs, Volume= 0.908 af
Routed to Reach R : Wetland

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Starting Elev= 80.00' Surf.Area= 2,510 sf Storage= 2,094 cf
Peak Elev= 82.01' @ 12.26 hrs Surf.Area= 3,842 sf Storage= 8,446 cf (6,352 cf above start)

Plug-Flow detention time= 78.8 min calculated for 0.860 af (95% of inflow)
Center-of-Mass det. time= 34.3 min (832.8 - 798.4)

Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	12,619 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	20	0	0
79.00	465	243	243
79.50	2,215	670	913
80.00	2,510	1,181	2,094
81.00	3,145	2,828	4,921
82.00	3,835	3,490	8,411
83.00	4,580	4,208	12,619

Device	Routing	Invert	Outlet Devices
#1	Primary	80.00'	**18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 80.00' / 80.00' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=7.21 cfs @ 12.26 hrs HW=82.01' (Free Discharge)
1=Culvert (Barrel Controls 7.21 cfs @ 4.08 fps)

OPERATIONS AND MAINTENANCE PLAN

OPERATIONS AND MAINTENANCE PLAN
Residential Subdivision - Hart Street Dighton, MA

The following is the proposed operation and maintenance plan for the storm water management systems at the proposed residential subdivision located on Hart Street in Dighton, MA:

· Owner: Antone P. Roderick
2835 County Street
Dighton, MA 02715

· Parties responsible for Operation and Maintenance:
Same as above

CONTENTS

1. Stormwater Management Systems Operations and Maintenance Plan
2. Construction Period Pollution Prevention Plan
3. Source Control and Long-term Pollution Prevention Plan

STORMWATER MANAGEMENT SYSTEMS
OPERATIONS AND MAINTENANCE PLAN
Residential Subdivision - Hart Street Dighton, MA

The storm water management facilities were designed to require little or no intervention in the operation and to require little or no maintenance once the project is built and stable vegetative cover is established. However, the drainage improvements shall be subject to the following maintenance schedule:

Sediment Forebay

At a minimum, inspect sediment forebays monthly and clean them out at least four times per year. Stabilize the floor and sidewalls of the sediment forebay before making it operational, otherwise the practice will discharge excess amounts of suspended sediments. When mowing grasses, keep the grass height no greater than 6 inches. Set mower blades no lower than 3 to 4 inches. Check for signs of rilling and gullying and repair as needed. After removing the sediment, replace any vegetation damaged during the clean-out by either **reseeding or resodding. When reseeding, incorporate practices such as hydroseeding with a tackifier, blanket,** or similar practice to ensure that no scour occurs in the forebay, while the seeds germinate and develop roots.

Constructed Stormwater Wetland - Pocket Wetland

Carefully observe the constructed stormwater wetland system over time. In the first three years after construction, inspect the constructed stormwater wetlands twice a year during both the growing and non-growing seasons. During these inspections, record and map the following information:

- The types and distribution of the dominant wetland plants in the marsh;
- The presence and distribution of planted wetland species;
- The presence and distribution of invasive wetland species (invasives must be removed);
- Indications that other species are replacing the planted wetland species;
- Percentage of standing water that is unvegetated (excluding the deep water cells which are not suitable for emergent plant growth);
- The maximum elevation and the vegetative condition in this zone, if the design elevation of the normal pool is being maintained for wetlands with extended zones;
- Stability of the original depth zones and the micro-topographic features; and
- Accumulation of sediment in the forebay and micropool; and survival rate of plants (cells with dead plants must be replanted)

Swale

Inspect drainage swale the first few months after construction to make sure that there is no rilling or gullying, and that vegetation in the channels is adequate. Thereafter, inspect the channel twice a year for slope integrity, soil moisture, vegetative health, soil stability, soil compaction, soil erosion, ponding, and sediment accumulation.

Regular maintenance tasks include mowing, fertilizing, liming, watering, pruning, weeding, and pest control. Mow swale at least once per year. Do not cut the grass shorter than three to four inches. Keep grass height under 6 inches to maintain the design depth necessary to serve as a conveyance. Do not mow excessively, because it may increase the design flow velocity.

Remove sediment and debris manually at least once per year. Re-seed periodically to maintain the dense growth of grass vegetation. Take care to protect drainage swale from snow removal procedures and off-street parking.

Non-periodic Inspection

The storm water management system shall be inspected after two years of full operation by a Registered Professional Civil Engineer to confirm its adequacy. The inspection shall include an examination of all components of the system including the drainage basin and swales.

Annual Budget

The estimated annual budget for the O & M is $1,500.

OPERATION AND MAINTENANCE PLAN LOG FORM

Refer to Site Plan for details on the drainage system. Use Log Form that follows as required upon completion of inspections and maintenance tasks, and file.

Residential Subdivision - Hart Street Dighton, MA
Drainage System

STORMWATER BMP'S

STRUCTURE	DATE INSPECTED	SEDIMENT BUILDUP (YES/NO)	IF SEDIMENT BUILDUP, DATE CLEANED
SWALES			
SEDIMENT FOREBAY			
DRAINAGE BASIN			
SPILLWAY			
OTHER:			

Note: Sediment to be removed from catch basins once the depth reaches 24".

REQUIRED MAINTENANCE:

_____

_____

_____

_____

_____

TO BE PERFORMED BY:_____ ON_____

INSPECTION BY:_____ DATE_____

STORMWATER BMP LOCATION PLAN

HART STREET

LOT 2
N/F
FARO
PARCEL 20-100-2

LOT 3
N/F
BABITT
PARCEL 20-100-3

APPROXIMATE EXISTING ACCESS EASEMENT

BASIN

SWALE

SWALE

LOT 4

LOT 5

REMAINING LAND OF
MAP:20 LOT:100-1

WF-1-104
WF-1-103
WF-1-102
WF-1-101
WF-1-100
WF-A14
WF-A13
WF-A12
WF-A11
WF-A10
WF-A9
WF-A8
WF-A7
WF-A6

GRAPHICS SCALE
1 inch = 40 feet
0 40 80 120

CONSTRUCTION PERIOD POLLUTION PREVENTION PLAN
Residential Subdivision - Hart Street Dighton, MA

1.0 INTRODUCTION

It is proposed to extend the existing gravel road and construct two single-family homes with supporting infrastructure. Nearby wetlands must be protected from sedimentation and erosion during construction. The following erosion and sediment control program material management practices and spill control program have been developed to protect this area.

2.0 PRECONSTRUCTION MEASURES

Prior to the initiation of any construction, erosion control measures shall be installed as shown on the plans.

3.0 CONSTRUCTION PERIOD MEASURES

The following are the minimal measures required for erosion and sediment control, material handling and for spill control.

3.1 EROSION AND SEDIMENTATION CONTROL

The following measures shall be maintained throughout the site construction phase of the project.

Drainage Swale Haybale Check Dams

Haybales shall also be placed across any temporary ditches constructed by the contractor during construction to limit the transport of sediment into drainage systems and waterways.

Stabilized Construction Entrance

A temporary stabilized construction entrance shall be installed at the location shown on the erosion control plan. The purpose of the construction entrance is to remove sediment attached to vehicle tires and minimize its transport and deposition onto public road surfaces. The construction entrance shall be composed of a 6-inch thick (minimum) bed of 2-inch diameter crushed stone that extends a minimum of 50 feet. The construction entrance shall be a minimum of 24 feet wide. The crushed stone bed shall be removed and replenished as necessary to maintain the proper function.

Erosion and Sediment Control - Maintenance

The project general contractor shall have primary responsibility for implementing temporary and permanent controls described in the plan and shall be responsible for assuring Contractor compliance with contract documents including all erosion and sediment control measures.

· Damaged or deteriorated items shall be repaired or replaced immediately after

identification.

- The underside of haybales should be kept in close contact with the earth and reset as necessary.

- Silt Socks shall be inspected after every major rainfall runoff event (over ½" depth of precipitation) or every 14 days, whichever occurs first. All damaged or misaligned fences shall be immediately repaired. Silt shall be immediately removed from all areas of the silt fence when depth of accumulation exceeds 9 inches. Each report shall be documented on the form enclosed here-in.

- All exposed construction areas shall be stabilized upon completion in order to minimize the time that these areas are un-stabilized.

3.2 MATERIALS MANAGEMENT PRACTICES

The following are the material management practices that shall be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The Contractor's Superintendent shall be responsible for ensuring that these procedures are followed:

1. *Good Housekeeping*

   The following good housekeeping practices shall be followed on-site during construction:

   a. An effort shall be made to store only enough products required to do the job.
   b. All materials stored on-site shall be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers shall be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.
   c. Products shall be kept in their original containers with the original manufacturer's label in legible condition.
   d. Substances shall not be mixed with one another unless recommended by the manufacturer.
   e. Whenever possible, all of a product shall be used up before disposing the container.
   f. Manufacturer's recommendations for proper use and disposal shall be followed.
   g. The Contractor's Superintendent shall be responsible for daily inspections to ensure proper use and disposal of materials.

2. *Hazardous Substances*

   These practices shall be used to reduce the risks associated with Hazardous Substances. Material Safety Data Sheets (MSDS's) for each product with hazardous properties that is used at the Project shall be obtained and used for the proper management of potential wastes that may result from these products. An MSDS shall be posted in the immediate area where such product is stored and/or used and another copy of each MSDS shall be

maintained in the job trailer at the Project. Each employee who must handle a Hazardous Substance shall be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

a. Products shall be kept in original containers with the original labels in legible condition.
b. Original labels and MSDS's shall be procured and used for each product.
c. If surplus product must be disposed, manufacturer's and local/state/federal required methods for proper disposal must be followed.

3. *Hazardous Waste*

It is imperative that all Hazardous Waste be properly identified and handled in accordance with all applicable Hazardous Waste Standards, including the storage, transport and disposal of the Hazardous Wastes. There are significant penalties for the improper handling of Hazardous Wastes. It is important that the Site Superintendent seeks appropriate assistance in making the determination of whether a substance or material is a Hazardous Waste. For example, Hazardous Waste may include certain Hazardous Substances, as well as pesticides, paints, paint solvents, cleaning solvents, pesticides, contaminated soils, and other materials, substances or chemicals that have been discarded (or are to be discarded) as being out-of-date, contaminated, or otherwise unusable, and can include the containers for those substances; other materials and substances can also be or become Hazardous Wastes, however. The Contractor's Superintendent is also responsible for ensuring that all site personnel are instructed as to these Hazardous Waste requirements and also that the requirements are being followed.

4. *Product Specific Practices*

The following product specific practices shall be followed on the job site:

<u>Petroleum Products</u>

All on-site vehicles shall be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers which are clearly labeled. Petroleum storage tanks shall be located at minimum 100 linear feet from drainage ways, inlets and surface waters. Any petroleum storage tanks stored on-site shall be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Any mobile petroleum tank shall be parked in a vehicular service area surrounded by a berm that provides a containment volume that is equal to 110% of the volume of the largest tank. Containment must provide sufficient volume to contain expected precipitation and 110% volume of the largest tank. Accumulated rainwater or spills from containment areas are to be promptly pumped into a containment device and disposed properly by a licensed Hazardous Waste transporter. Drip pans shall

be provided for all dispensers. Any asphalt substances used on-site shall be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on the Erosion Control Plan by the Contractor once the locations have been determined.

Fertilizers

Fertilizers shall be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked in the soil to limit exposure to stormwater. The contents of any partially used bags of fertilizer shall be transferred to a sealable plastic bin to avoid spills.

Cleaning Solvents

All containers shall be tightly sealed and stored when not in use. Excess solvents shall not be discharged to the storm sewer system, but shall be properly disposed of according to manufacturer's instructions or state and federal regulations.

Concrete Wastes

Concrete trucks shall be allowed to wash out or discharge surplus concrete or drum wash water on the project site, but only in specifically designated diked and impervious washouts which have been prepared to prevent contact between the concrete wash and stormwater. Waste generated from concrete wash water shall not be allowed to flow into drainage ways, inlets, receiving waters or any location other than the designated concrete washout. Waste concrete may be poured into forms to make rip-rap or other useful concrete products. Concrete washouts shall be located at minimum 100 linear feet from drainage ways, inlets, surface waters and wetland resource areas.

The hardened residue from the concrete washout diked areas shall be disposed in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. Maintenance of the washout is to include removal of hardened concrete. Facility shall not be filled beyond 95% capacity and shall be cleaned out once 75% full unless a new facility is constructed. The Contractor's Superintendent shall be responsible for seeing that these procedures are followed. Saw-cut Portland Cement Concrete (PCC) slurry shall not be allowed to enter storm drains or watercourses. Saw-cut residue should not be left on the surface of pavement or be allowed to flow over and off pavement. Residue from saw-cutting and grinding shall be collected by vacuum and disposed of in the concrete washout facility.

5. Solid and Construction Wastes

All waste materials shall be collected and disposed of at an appropriate solid waste disposal area.

6. Sanitary Wastes

A minimum of one portable sanitary unit shall be provided for every ten (10) workers on the site. All sanitary waste shall be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

All sanitary waste units shall be located in an area where the likelihood of the unit contributing to stormwater discharges is negligible. Additional containment BMPs must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to stormwater discharges.

7. Contaminated Soils

Any contaminated soils (resulting from spills of hazardous substances or oil or discovered during the course of construction) which may result from construction activities shall be contained and cleaned up immediately in accordance with the procedures given in the Material Management Plan and in accordance with applicable state and federal regulations. Contaminated soils not resulting from construction activities, or which pre-existed construction activities, but which are discovered by virtue of construction activities, should be reported in the same manner as spills, but with sufficient information to indicate that the discovery of an existing condition is being reported. If there is a release that occurs by virtue of the discovery of existing contamination, this should be reported as a spill, if it otherwise meets the requirements for a reportable spill.

SOURCE CONTROL AND LONG-TERM POLLUTION PREVENTION PLAN
Residential Subdivision - Hart Street Dighton, MA

1.0 INTRODUCTION

The development of the above referenced facility has been designed to provide improved stormwater quality compared to existing conditions. In order for this to continue in the long term, it is necessary to implement the following Source Control and Pollution Prevention Plan.

2.0 RESPONSIBLE PARTY

Responsible Party: Antone P. Roderick
2835 County Street
Dighton, MA 02715

3.0 SOURCE CONTROL MEASURES

The most effective means of providing clean runoff is to prevent pollutants from coming into contact with the stormwater in the first place. This involves the following:

1. Keeping de-icing agents, fertilizers, stockpiles, etc. covered at all times. If practical, all such products shall be stored indoors or off-site.
2. All landscaping, fertilization and other grounds maintenance shall be done by professional groundkeepers who are trained at how to maintain the grounds.
3. Periodic parking lot sweeping program shall be implemented. This program shall include removal of windblown debris and litter from landscaped areas.
4. A supply of speedy dry type oil absorbent material shall be kept on-site to allow for the quick cleanup of minor spills.

4.0 SPILL PREVENTION AND RESPONSE PLAN

The Homeowner's Association shall train all personnel in the proper handling and cleanup of spilled Hazardous Substances or Oil. No spilled Hazardous Substances or Oil shall be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge shall be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose such contaminated stormwater. It shall be the responsibility of the Property Manager to be properly trained, and to train all personnel in spill prevention and cleanup procedures.

In order to prevent or minimize the potential for a spill of hazardous substances or oil to come into contact with stormwater, the following steps shall be implemented:

a. All hazardous substances or oil (such as pesticides, petroleum products, fertilizers, detergents, chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) shall be stored in a secure location, with their lids on, preferably under cover, when not in use.

b. The minimum practical quantity of all such materials shall be kept at the facility.

c. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, plastic and metal trash containers, etc.) shall be provided at the site.

d. Manufacturer's recommended methods for spill cleanup shall be clearly posted and site maintenance personnel shall be trained regarding these procedures and the location of the information and cleanup supplies.

e. It is the Homeowner Association's responsibility to ensure that all hazardous waste discovered or generated at the Project site are disposed properly by a licensed hazardous material disposal company. The Association is responsible for not exceeding hazardous waste storage requirements mandated by the EPA or state and local authority.

A spill contingency plan shall be implemented including the following provisions:

· Equipment necessary to quickly attend to inadvertent spills or shall be stored on-site in a secure but accessible location. Such equipment shall include:
  1. Safety goggles.
  2. Chemically resistant gloves and overshoe boots.
  3. Water and chemical fire extinguishers.
  4. Sand and shovels.
  5. Suitable absorbent materials.
  6. Storage containers.
  7. First aid equipment.

In the event of a spill of hazardous substances or oil, the following procedures must be followed:

a. All measures must be taken to contain and abate the spill and to prevent the discharge of the hazardous substance or oil to stormwater or off-site. (The spill area must be kept well ventilated and personnel must wear appropriate protective clothing to prevent injury from contact with the hazardous substances.)

b. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.

c. For spills greater than five (5) gallons of material immediately contact a Massachusetts Licensed Site Professional L.S.P. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill and proceed with prevention, containment and/or clean-up if so desired.

d. Spills of amounts that exceed reportable quantities of certain substances specifically mentioned in federal regulations 40 CFR 110, 40 CFR 117, and 40 CFR 302 must be immediately reported to the EPA National Response Center, Telephone (800) 242-8802.

The Homeowner's Association shall be the spill prevention and response coordinator. They shall designate the individuals who shall receive spill prevention and response training. These individuals shall each become responsible for a particular phase of prevention and response. The names of these personnel should be posted in the material storage area and in the property office.

5.0 SNOW AND ICE REMOVAL

Snow removal shall be primarily done by mechanical removal rather than chemical application. The judicious use of sand and salt without chemical additives is allowed in order to protect the safety of the public.

DEFINITIVE SUBDIVISION

"HART'S MEMORY" OFF HART STREET

DIGHTON, MASSACHUSETTS

SCHEDULE OF DRAWINGS		
SHEET ID	PLAN TITLE	LATEST REVISION DATE
C	COVER SHEET	7-1-26
X	EXISTING CONDITIONS PLAN	5-7-26
L	LOTTING PLAN	5-7-26
G	GRADING & UTILITY PLAN	5-7-26
P	ROADWAY PROFILE PLAN & SITE DETAILS	7-1-26
E	EROSION CONTROL PLAN	5-7-26

STANDARD ZONING REQUIREMENTS RESIDENCE AND AGRICULTURE	
LOT AREA*	35,000 S.F.
FRONTAGE*	175'
FRONT SETBACK**	55'
SIDE SETBACK	15'
REAR SETBACK	15'
BUILDING COVERAGE	25%
BUILDING HEIGHT	35' OR 2.5 STORIES

*AREA OF 43,560 S.F. AND FRONTAGE OF 250' REQUIRED WITHOUT WATER OR SEWER
**MEASURED FROM CENTERLINE OF RIGHT OF WAY

SITE NOTES:

1. THE SITE IS LISTED ON THE TOWN OF DIGHTON ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 20-100-1.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
   HORIZONTAL DATUM: MASS GRID
   VERTICAL DATUM: NAVD-88
3. BRISTOL COUNTY REGISTRY OF DEEDS:
   DEED REFERENCE: BOOK 28296 PAGES 164 & 169
   PLAN REFERENCE: BOOK 552 PAGE 14
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25005C0242G, MAP REVISED 7-16-14.
5. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
6. EASTERN WETLANDS SHOWN PER PLAN BOOK:530 PAGE:75. WESTERN WETLANDS SHOWN WERE FLAGGED BY ECO-SYSTEM SOLUTIONS.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
9. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
10. THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW).

CONSERVATION NOTES:

1. A NOTICE OF INTENT SHALL BE FILED WITH THE DIGHTON CONSERVATION COMMISSION FOR THE CONSTRUCTION OF THE PROPOSED POCKET WETLAND BASIN.
2. SEPARATE NOTICE OF INTENTS SHALL BE FILED FOR LOTS 4 & 5 FOR THE INDIVIDUAL SITE WORK INCLUDING HOUSES, GRADING AND UTILITIES.

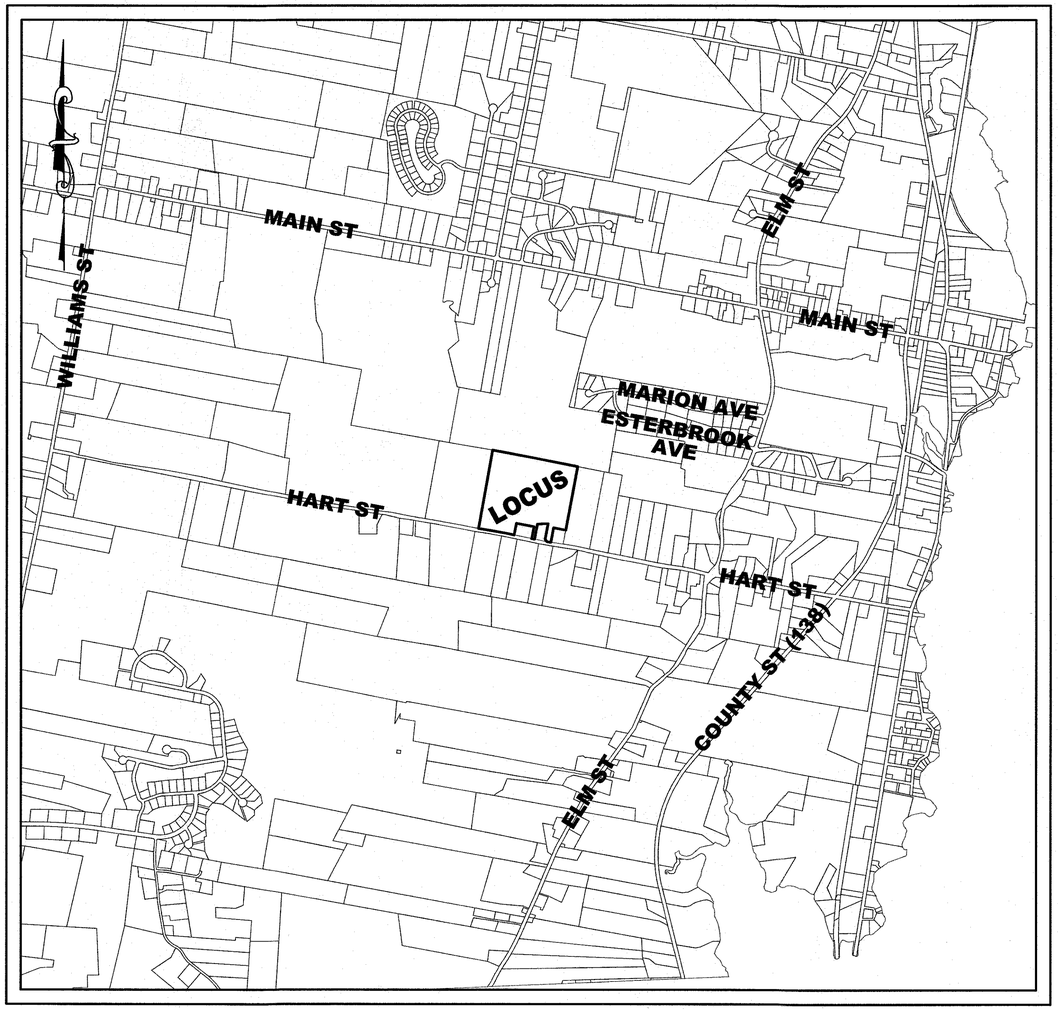
CONSTRUCTION NOTES:

1. A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
4. IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
5. SITE IS TO BE SERVICED BY ONE TOWN WATER SERVICE, ONE PRIVATE ON-SITE WELL AND TWO SEPTIC SYSTEMS.
6. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
7. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
8. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
9. ALL WORK SHALL CONFORM TO THE TOWN OF DIGHTON RULES AND REGULATIONS AS WELL AS THE CURRENT MASS DOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

WAIVER REQUESTS:

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF DIGHTON SUBDIVISION RULES AND REGULATIONS;

1. FROM SECTION 3320.j TO ALLOW USE OF NAVD-88 VERTICAL DATUM RATHER THAN THE U.S.G.S. DATUM. NAVD-88 IS THE STANDARD VERTICAL DATUM FOR STATE COORDINATES INCLUDING FLOOD DATA.
2. FROM SECTION 3320.aa TO WAIVE THE REQUIREMENT FOR AN ENGINEER'S ESTIMATE OF MATERIALS WITH QUANTITIES REQUIRED TO CONSTRUCT THE ROADWAY, UTILITIES AND APPURTENANCES.
3. FROM SECTION 4227 TO WAIVE THE REQUIREMENT FOR THE PROPOSED RIGHT-OF-WAY TO BE ROUNDED OR CUT BACK TO PROVIDE FOR A CURB RADIUS OF NOT LESS THAN 25'. THE ENTRANCE OF THE PROPOSED ROAD UTILIZES EXISTING PROPERTY LINES AND AN EXISTING GRAVEL ACCESS WITH LESS THAN 25' RADII.
4. FROM SECTION 4230 TO ALLOW A MINOR ROAD WIDTH LESS THAN 20'. THE NARROWEST EXISTING PORTION OF THE ROAD IS 16' WIDE AND WIDENS TO 20'. THE NEW PORTION OF THE ROAD WILL BE 20' WIDE.
5. FROM SECTION 4251 TO ALLOW A DEAD-END STREET THAT IS LESS THAN 400' LONG. 384' IS THE PROPOSED LENGTH.
6. FROM SECTION 4253 TO ALLOW AN UNCONVENTIONAL TURN-AROUND AT THE END OF THE DEAD-END STREET. A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.
7. FROM SECTION 4261 TO ALLOW A ROADWAY WITH A CENTERLINE THAT DOES NOT COINCIDE WITH THE RIGHT OF WAY CENTERLINE. THE EXISTING ACCESS TO THE SITE IS NOT PROPOSED TO BE ALTERED AS AN EFFORT TO LIMIT SITE DISTURBANCE.
8. FROM SECTION 4268 TO ALLOW A GRAVEL SURFACE. A LETTER FROM THE FIRE CHIEF INDICATES THE PROPOSED ROADWAY AND TURN-AROUND ARE ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS.
9. FROM SECTION 4271 TO ALLOW A ROADWAY WITH LESS THAN 4 FOOT SHOULDERS. THE EXISTING DRIVEWAY IS ABUTTED BY SPLIT RAIL FENCING AND A SHALLOW SWALE IS PROPOSED 2 FEET FROM A PORTION OF THE EDGE OF THE PROPOSED DRIVEWAY.
10. FROM SECTION 4312 TO ALLOW A DRAINAGE BASIN WITHIN AN EASEMENT RATHER THAN A SEPARATE LOT.
11. FROM SECTION 4312 TO ALLOW A DRAINAGE BASIN WITHIN 50' OF A PERIMETER LOT LINE (41.5' PROPOSED).
12. FROM SECTION 4322 TO WAIVE THE REQUIREMENT FOR A BASIN TO DRAIN DRY. THE PROPOSED BASIN UTILIZES A PERMANENT POOL TO PROVIDE STORMWATER TREATMENT.
13. FROM SECTION 4323 TO WAIVE THE REQUIREMENT FOR A BASIN TO BE AT LEAST 2' ABOVE SEASONAL HIGH GROUNDWATER. THE PROPOSED BASIN IN CUT INTO THE GROUNDWATER WHICH HELPS MAINTAIN A PERMANENT POOL FOR STORMWATER TREATMENT.
14. FROM SECTION 4324 TO WAIVE THE REQUIREMENT FOR A BASIN TO BE NO MORE THAN 3' DEEP.
15. FROM SECTION 4325 TO WAIVE THE REQUIREMENT FOR A BASIN TO HAVE A BOTTOM SLOPED FROM INLET TO OUTLET. THIS DOES NOT COINCIDE WITH THE CONSTRUCTION STANDARDS OF THE PROPOSED BASIN.
16. FROM SECTION 4326 TO WAIVE THE REQUIREMENT FOR A BASIN TO HAVE A BOTTOM SLOPED FROM INLET TO OUTLET. THIS DOES NOT COINCIDE WITH THE CONSTRUCTION STANDARDS OF THE PROPOSED BASIN.
17. FROM SECTION 4327 TO ALLOW 3:1 INTERIOR SLOPES WITHIN THE BASIN (6:1 REQUIRED).
18. FROM SECTION 4510 TO WAIVE THE REQUIREMENT FOR A SIDEWALK ALONG THE PROPOSED STREET.
19. FROM SECTION 4530 TO WAIVE THE REQUIREMENT FOR STREET TREES.
20. FROM SECTION 4540 TO WAIVE THE REQUIREMENT FOR CURBING ALONG THE ROAD.
21. FROM SECTION 4564 TO WAIVE THE REQUIREMENT FOR IRON RODS AT TWO MAJOR REAR CORNERS OF EACH LOT. THE REAR OF EACH LOT FALLS WITHIN A WETLAND.



LOCUS PLAN
SCALE: 1"=1,000'

OWNER/APPLICANT
ANTONE P. RODERICK
TRUSTEE OF BROADCOVE 28 TRUST
2835 COUNTY STREET
DIGHTON, MA 02715

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

7-1-26
DATE PREPARER

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE DIGHTON PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

_____
TOWN CLERK, DIGHTON, MA DATE

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

DIGHTON PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: ENDORSED:

_____
_____
_____
_____
_____
_____

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
--99-- / --100--	CONTOUR	100
100X0	SPOT GRADE	100X0
	SILT FENCE/SILT SOCK	
	CHAINLINK FENCE	
	STOCKADE FENCE	
	GUARDRAIL	
	SIGN	
	TEST PIT	
D D	DRAINAGE PIPE	D D
RD RD	ROOF DRAIN PIPE	RD RD
	CATCH BASIN	
	DRAIN MANHOLE	
	FLARED END	
G G	GAS MAIN	G G
GS GS	GAS SERVICE	GS GS
OHW	OVERHEAD WIRES	OHW
ETC	UNDERGROUND ELEC/TELE/CBL	ETC
	HANDHOLE	
	ELECTRIC METER	
	UTILITY POLE	
	GUY WIRE	
	LIGHT POLE	
	SEWER MANHOLE	
WS WS	WATER SERVICE	WS WS
W	WELL	W
	TREELINE	
	STONEWALL	
	WETLAND LINE	
ZONE A	ZONE A BOUNDARY	
NHESP	NATURAL HERITAGE BOUNDARY	
25'B	25' BUFFER	
50'B	50' BUFFER	
100'B	100' BUFFER	
WF10	WETLAND FLAG	
	DRILLHOLE	
	CONCRETE BOUND	■

FEBRUARY 12, 2026
REVISED JULY 1, 2026

P.E. STAMP 7-1-26

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.
1	5-7-26	PER REVIEW ENGINEER COMMENTS	TEM	NCZ
2	7-1-26	PER REVIEW ENGINEER COMMENTS	TEM	NCZ

DRAWN BY: ITEM
DESIGNED BY: ITEM
CHECKED BY: NCZ
APPROVED BY NCZ
DATE: 2-12-26
PROJECT NUMBER 0189-05-01
DRAWING SCALE 1" = 1,000'
SHEET ID C

SHEET NAME: DEFINITIVE SUBDIVISION PLAN COVER SHEET
PROJECT SITE: HART STREET DIGHTON, MASSACHUSETTS
CLIENT INFO: ANTONE P RODERICK 2835 COUNTY STREET DIGHTON, MASSACHUSETTS 02715

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SHEET NAME:	DEFINITIVE SUBDIVISION PLAN EXISTING CONDITIONS PLAN
PROJECT SITE:	HART STREET DIGHTON, MASSACHUSETTS
CLIENT INFO:	ANTONE P RODERICK 2835 COUNTY STREET DIGHTON, MASSACHUSETTS 02715
DRAWN BY: TEM	DATE: 2-12-26
DESIGNED BY: TEM	PROJECT NUMBER 0189-03-01
CHECKED BY: NCZ	DRAWING SCALE 1" = 60'
APPROVED BY NCZ	SHEET ID X

REV.	DATE	DESCRIPTION	BY	TEM	NCZ
1	5-7-26	PER REVIEW ENGINEER COMMENTS			

ZCE

ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

P.E. STAMP 5-7-26

THOMAS NORRIS CIVIL No. 55382 COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE 5-7-24 PREPARER

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE DIGHTON PLANNING BOARD WAS RECEIVED AND RECORDED IN MY OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, DIGHTON, MA DATE

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

DIGHTON PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____

ENDORSED: _____

_____

_____

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS THOMAS NORRIS No. 55382 REGISTERED PROFESSIONAL ENGINEER 5-7-26

GRAPHICS SCALE
1 inch = 60 feet
0 60 120 180

MAP 19 LOT 26 N/F NIKKLE

MONTAUP ELECTRIC COMPANY EASEMENT (APPROXIMATE LOCATION)

MAP 19 LOT 2 N/F WHITMORE

MAP 20 LOT 99 N/F CORY

MAP 20 LOT 100-1 227,784± S.F. 5.23± ACRES 177,404± S.F. CONTIGUOUS UPLAND

LOT 2 N/F PARCEL 20-100-2

LOT 3 N/F BABITT PARCEL 20-100-3

LOT 1 N/F PARCEL 20-100

HOUSE #734

HOUSE #730

HOUSE #710

EX. BARN #728

EX. DRIVE

GRAVEL DRIVE WITH PVC SPLIT RAIL FENCE ON EACH SIDE

APPROXIMATE CENTERLINE ACCESS EASEMENT

STONE BED

WELL

SEPTIC

GRAVEL

WATER SERVICE

EXISTING STONEWALL (TYP)

EX. STONEWALL (TYP)

ROW OF TREE PLANTINGS

BORDERING VEGETATED WETLAND FLAGGED BY ECO-SYSTEM SOLUTIONS (WF-A1 TO WF-A28 & MAHW-1 TO MAHW-14)

BORDERING VEGETATED WETLAND PER PLAN BK:530 PG:75 (WF-A1 TO WF-A14 & WF-1-100 TO WF-1-110)

100' OUTER BORDERING ZONE

100' INNER BORDERING ZONE

HART ST (PUBLIC - VAR. WIDTH)

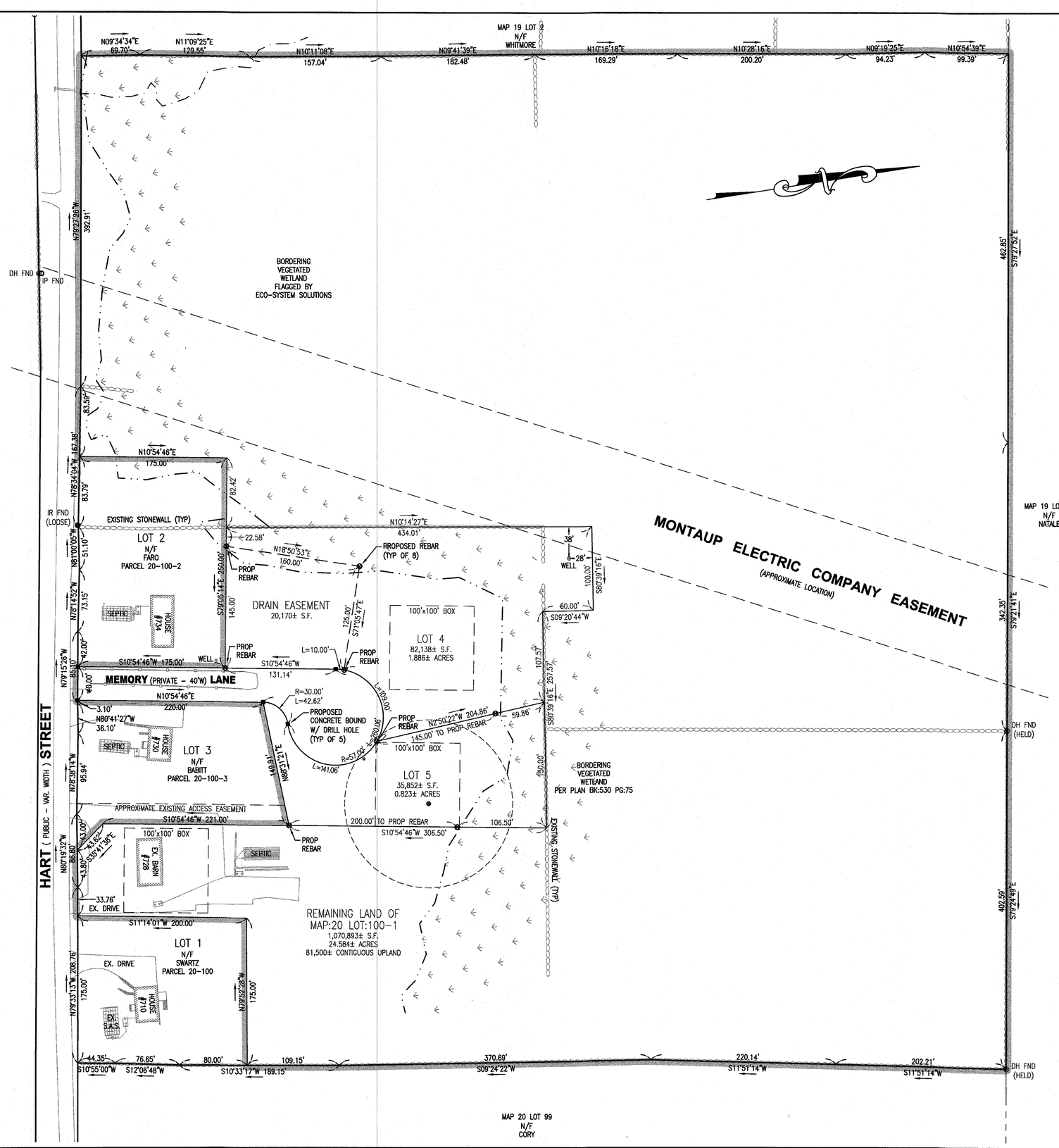
DH FND (HELD)

IR FND (LOOSE)

HYDRANT AND WATER STUB

BENCHMARK MAG NAIL EL=97.99

BENCHMARK MAG NAIL EL=101.02



DIGHTON PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: ENDORSED:

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

5-7-26

DATE PREPARER

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE DIGHTON PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, DIGHTON, MA DATE

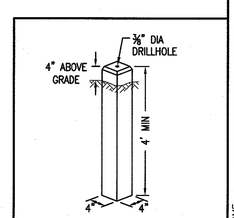
SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

ZONING REQUIREMENTS RESIDENCE AND AGRICULTURE	
LOT AREA*	35,000 S.F.
FRONTAGE*	175'
FRONT SETBACK**	55'
SIDE SETBACK	15'
REAR SETBACK	15'
BUILDING COVERAGE	25%
BUILDING HEIGHT	35' OR 2.5 STORIES

*AREA OF 43,560 S.F. AND FRONTAGE OF 250' REQUIRED WITHOUT WATER OR SEWER
**MEASURED FROM CENTERLINE OF RIGHT OF WAY

GRAPHICS SCALE
1 inch = 60 feet
0 60 120 180

COMMONWEALTH OF MASSACHUSETTS
JONATHAN J. PINK
NO. 41787
REGISTERED
PROFESSIONAL LAND SURVEYOR
5-7-26



CONCRETE BOUND DETAIL
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
THOMAS MORRIS
CIVIL
No. 55382
REGISTERED PROFESSIONAL ENGINEER
5-7-26

P.E. STAMP

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.
1	5-7-26	PER REVIEW ENGINEER COMMENTS	TEM	NCZ

DATE: 2-12-26
PROJECT NUMBER 0189-05-01
DRAWING SCALE 1" = 60'
SHEET ID L
DRAWN BY: TEM
DESIGNED BY: TEM
CHECKED BY: NCZ
APPROVED BY NCZ

SHEET NAME: **DEFINITIVE SUBDIVISION PLAN LOTTING PLAN**

PROJECT SITE: **HART STREET DIGHTON, MASSACHUSETTS**

CLIENT INFO: **ANTONE P RODERICK 2835 COUNTY STREET DIGHTON, MASSACHUSETTS 02715**

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NOTE
THE PROPOSED HOUSES, GRADING, AND SEPTIC SYSTEMS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO MINOR CHANGES. A DETAILED SEPTIC DESIGN PLAN SHALL BE PREPARED AND SUBMITTED TO THE DIGHTON BOARD OF HEALTH FOR APPROVAL PRIOR TO CONSTRUCTION. THE SEPTIC PLANS SHALL BE CONSISTENT WITH THE INTENT OF THIS PLAN INCLUDING MAINTENANCE OF PROPOSED DRAINAGE PATTERNS.

GRAVEL SURFACE
24" OF PROCESSED GRAVEL (M1.03.1) PLACED AND COMPACTED IN 8" LIFTS

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

5-7-26
DATE PREPARER

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE DIGHTON PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, DIGHTON, MA DATE

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

DIGHTON PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: ENDORSED:

FOR REGISTRY USE ONLY

COMMONWEALTH OF MASSACHUSETTS THOMAS MORRIS CIVIL No. 53382 REGISTERED PROFESSIONAL ENGINEER 5-7-26
P.E. STAMP

BENCHMARK MAG NAIL EL=87.99

BENCHMARK MAG NAIL EL=101.02

HART STREET

LOT 2
N/F
FARO
PARCEL 20-100-2

LOT 3
N/F
BABITT
PARCEL 20-100-3

REMAINING LAND OF MAP:20 LOT:100-1

LOT 4

LOT 5

HOUSE #734

HOUSE #730

WF-1-107
WF-1-106
WF-1-105
WF-1-104
WF-1-103
WF-1-102
WF-1-101
WF-1-100
WF-A14
WF-A13
WF-A12
WF-A11
WF-A10
WF-A9
WF-A8
WF-A7

DRAIN EASEMENT

POCKET WETLAND BASIN
TOP BERM=83.0
PERM POOL=80.0
(SEE DETAIL)

6" (R-4) RIP-RAP
30' - 18" HDPE
LAID FLAT INV=80.0

EMERGENCY SPILLWAY
EL=82.0

MICROPOOL

FOREBAY

GATE

4'H CHAIN LINK FENCE

EXISTING ROW OF TREE PLANTINGS TO REMAIN

EXISTING WELL 165'+ FROM PROPOSED SEPTIC FIELDS

EXISTING WELL 220'+ FROM PROPOSED SEPTIC FIELDS
A WATER SERVICE SHALL BE INSTALLED THROUGH WETLAND
(SEE EROSION CONTROL PLAN)

GARAGE SLAB=85.5

PROPOSED 4-BED HOUSE
TOF=86.5
BSMT=79.0

PAVED DRIVE

PROPOSED DRIVEWAY LANTERN

PROPOSED STOP SIGN

PROPOSED SIGN "NO PARKING"

PROPOSED SIGN "NO PARKING"

PROPOSED SIGN "NO PARKING"

EXISTING GRAVEL DRIVEWAY TO BE EXTENDED

PROPOSED UTILITY POLE WITH STREET LIGHT
UTILITY COMPANY TO DETERMINE FINAL LOCATION

PROPOSED UNDERGROUND ELECTRIC/TELEPHONE/CABLE

PROPOSED STREET SIGN

EXISTING HYDRANT

EXISTING WATER STUB

SWALE

GRADE TO DRAIN

BUILDING SETBACK LINE (TYP)

100' BUFFER FROM PROPOSED WELL

PROPOSED CONVENTIONAL SEPTIC FIELD AND RESERVE AREA (TYP)

PROPOSED WELL
TOWN WATER SERVICE SHALL BE INSTALLED WITHIN 1 YEAR OF THE END OF THE TOWN'S WATER MORATORIUM

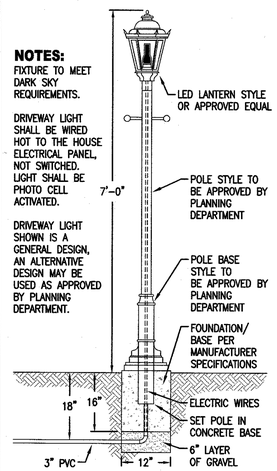
APPROXIMATE EXISTING ACCESS EASEMENT

GRAPHICS SCALE
1 inch = 20 feet
0 20 40 60

NOTES:
FIXTURE TO MEET DARK SKY REQUIREMENTS.

DRIVEWAY LIGHT SHALL BE WIRED HOT TO THE HOUSE ELECTRICAL PANEL, NOT SWITCHED. LIGHT SHALL BE PHOTO CELL ACTIVATED.

DRIVEWAY LIGHT SHOWN IS A GENERAL DESIGN, AN ALTERNATIVE DESIGN MAY BE USED AS APPROVED BY PLANNING DEPARTMENT.



DRIVEWAY LIGHT POLE DETAIL
NOT TO SCALE

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

BY	APP.
TEM	NCZ

REV.	DATE	DESCRIPTION
1	5-7-26	PER REVIEW ENGINEER COMMENTS

DRAWN BY: TEM	DATE: 2-12-26
DESIGNED BY: TEM	PROJECT NUMBER 0189-05-01
CHECKED BY: NCZ	DRAWING SCALE 1" = 20'
APPROVED BY NCZ	SHEET ID G

SHEET NAME: **DEFINITIVE SUBDIVISION PLAN**
GRADING & DRAINAGE PLAN

PROJECT SITE: **HART STREET**
DIGHTON, MASSACHUSETTS

CLIENT INFO: **ANTONE P RODERICK**
2835 COUNTY STREET
DIGHTON, MASSACHUSETTS 02715

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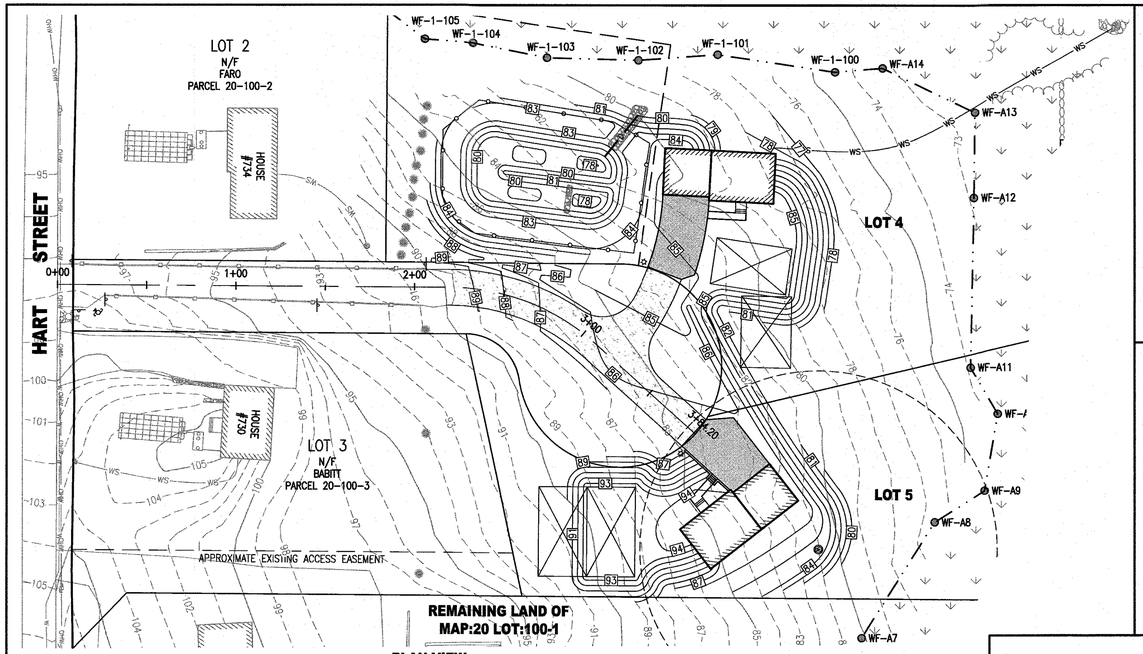
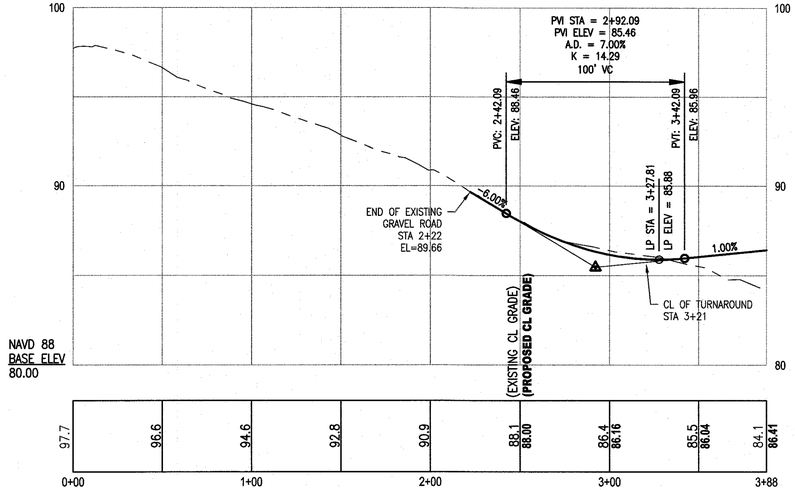


PLAN VIEW
SCALE: 1"=40'

GRAPHICS SCALE
1 inch = 40 feet
0 40 80 120

PROFILE VIEW

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



AASHTO DESIGN FOR INTERSECTION SIGHT DISTANCE

SPEED	SSD	LEFT TURN	RIGHT TURN
15	80	170	145
20	115	225	195
(25)	(155)	(280)	(240)
30	200	335	280
35	250	390	335
40	305	445	385

GRADE ADJUSTMENT

	DESIGN SPEED (MPH)					
GRADE %	15	20	25	30	35	40
−6	1.1	1.1	1.1	1.1	1.1	1.1
−5	1.0	1.0	1.1	1.1	1.1	1.1
−4	1.0	1.0	1.0	1.1	1.1	1.1
(−3 TO +3)	1.0	1.0	1.0	1.0	1.0	1.0
+4	1.0	1.0	1.0	1.0	1.0	0.9
+5	1.0	1.0	1.0	0.9	0.9	0.9
+6	1.0	1.0	0.9	0.9	0.9	0.9

REQUIRED SIGHT DISTANCES
LEFT TURN = 280 X 1.0 = 280'
RIGHT TURN = 240 X 1.0 = 240'

PROVIDED SIGHT DISTANCES (FIELD MEASURED)
LEFT TURN = 1,000'±
RIGHT TURN = 725'±

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

7-1-26
DATE PREPARER

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE DIGHTON PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, DIGHTON, MA DATE

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

DIGHTON PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: ENDORSED:

FOR REGISTRY USE ONLY

SOIL LOGS

DATE: 9-13-22
PERFORMED BY: TOM MORRIS, P.E./S.E., ZENITH CONSULTING ENGINEERS
WITNESSED BY: TODD PILLING, DIGHTON HEALTH AGENT

DEPTH (IN)	TP-18	ELEV (FT)
0	A SANDY LOAM	93.2
18	B SANDY LOAM	91.7
32	C SANDY LOAM	90.5
92		85.5

MOTTLES @ 32"
WEEPING @ NONE
ESHW EL = 90.5
PERC DEPTH: 32"–50"
PERC RATE: 8 MPI

DEPTH (IN)	TP-19	ELEV (FT)
0	A SANDY LOAM	92.5
18	B SANDY LOAM	91.0
30	C SANDY LOAM	90.0
104		83.8

MOTTLES @ 30"
WEEPING @ NONE
ESHW EL = 30.0
PERC DEPTH: 30"–48"
PERC RATE: 13 MPI

DEPTH (IN)	TP-20	ELEV (FT)
0	DISTURBED	90.2
50	C SANDY LOAM	86.0
100		81.9

MOTTLES @ 26"
WEEPING @ NONE
ESHW EL = 88.0
PERC DEPTH: NONE
PERC RATE: NONE

DEPTH (IN)	TP-21	ELEV (FT)
0	A SANDY LOAM	91.3
12	B SANDY LOAM	90.3
24	C SANDY LOAM	89.3
102		82.8

MOTTLES @ 24"
WEEPING @ NONE
ESHW EL = 89.3
PERC DEPTH: NONE
PERC RATE: NONE

SOIL LOGS

DATE: 8-18-25
PERFORMED BY: TOM MORRIS, P.E./S.E., ZENITH CONSULTING ENGINEERS
WITNESSED BY: GERRY BERNARD, DIGHTON HEALTH AGENT

DEPTH (IN)	TP-22	ELEV (FT)
0	A SANDY LOAM	79.1
12	B SANDY LOAM	78.1
30	C SANDY LOAM	76.6
96		71.1

MOTTLES @ 30"
WEEPING @ NONE
ESHW EL = 76.6
PERC DEPTH: 30"–48"
PERC RATE: 23 MPI

DEPTH (IN)	TP-23	ELEV (FT)
0	A SANDY LOAM	80.1
12	B SANDY LOAM	79.1
26	C SANDY LOAM	77.9
102		71.6

MOTTLES @ 26"
WEEPING @ 88"
ESHW EL = 77.9
PERC DEPTH: NONE
PERC RATE: NONE

DEPTH (IN)	TP-24	ELEV (FT)
0	A SANDY LOAM	81.2
14	B SANDY LOAM	80.0
28	C SANDY LOAM	78.9
108		72.2

MOTTLES @ 28"
WEEPING @ 96"
ESHW EL = 78.9
PERC DEPTH: 24"–42"
PERC RATE: 8 MPI

DEPTH (IN)	TP-25	ELEV (FT)
0	A SANDY LOAM	82.2
14	B SANDY LOAM	81.0
30	C SANDY LOAM	79.7
102		73.7

MOTTLES @ 30"
WEEPING @ 84"
ESHW EL = 79.7
PERC DEPTH: NONE
PERC RATE: NONE

SOIL LOGS

DATE: 9-8-25
PERFORMED BY: WILL CONNELLY, S.E., ZENITH CONSULTING ENGINEERS
WITNESSED BY: GERRY BERNARD, DIGHTON HEALTH AGENT

DEPTH (IN)	TP-26	ELEV (FT)
0	A SANDY LOAM	85.5
14	B SANDY LOAM	84.3
30	C SANDY LOAM	83.0
108		76.5

MOTTLES @ 30"
WEEPING @ NONE
ESHW EL = 83.0
PERC DEPTH: 28"–46"
PERC RATE: 29 MPI

DEPTH (IN)	TP-27	ELEV (FT)
0	A SANDY LOAM	87.1
16	B SANDY LOAM	85.8
30	C SANDY LOAM	84.6
98		78.9

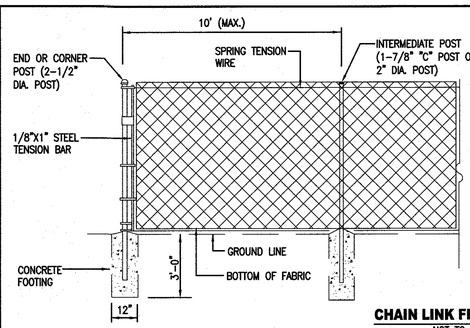
MOTTLES @ 30"
WEEPING @ NONE
ESHW EL = 84.6
PERC DEPTH: 28"–46"
PERC RATE: 5 MPI

DEPTH (IN)	TP-28	ELEV (FT)
0	A SANDY LOAM	86.2
18	B SANDY LOAM	84.7
32	C SANDY LOAM	83.5
96		78.2

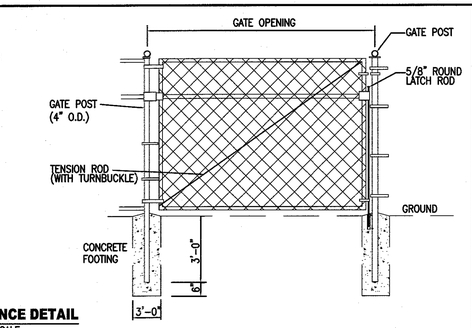
MOTTLES @ 32"
WEEPING @ 92"
ESHW EL = 83.5
PERC DEPTH: NONE
PERC RATE: NONE

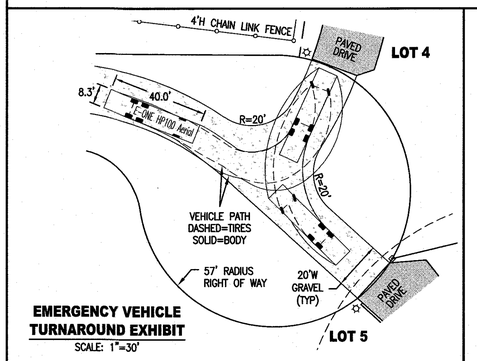
DEPTH (IN)	TP-29	ELEV (FT)
0	A SANDY LOAM	87.7
16	B SANDY LOAM	86.4
30	C SANDY LOAM	85.2
108		78.7

MOTTLES @ 30"
WEEPING @ NONE
ESHW EL = 85.2
PERC DEPTH: NONE
PERC RATE: NONE

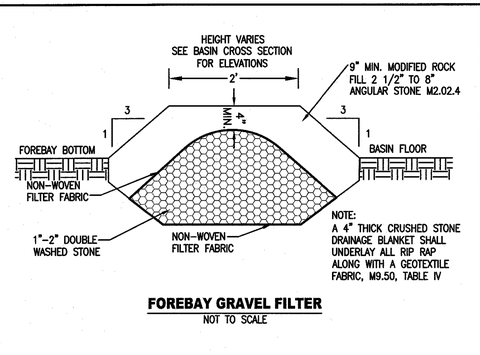


CHAIN LINK FENCE DETAIL
NOT TO SCALE

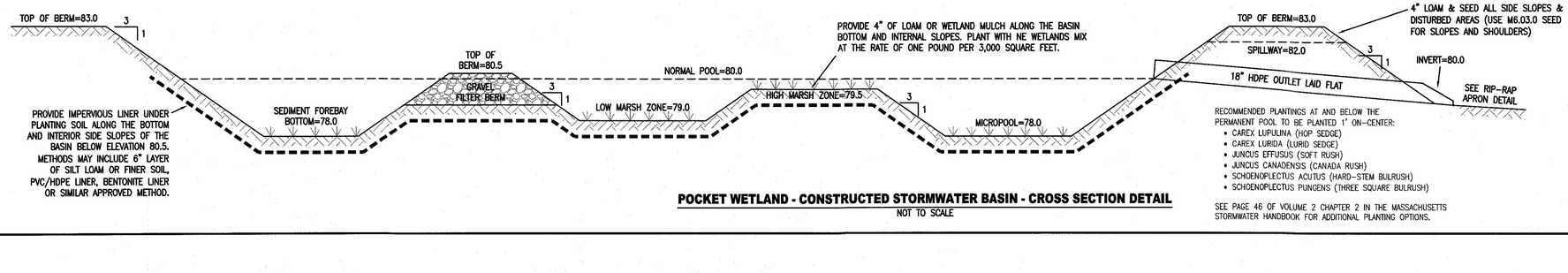




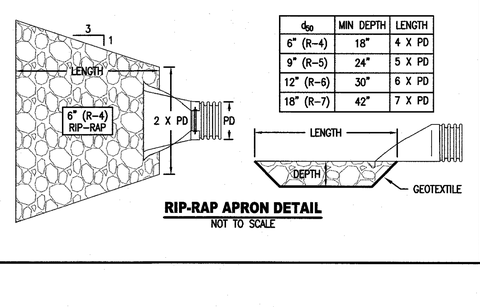
EMERGENCY VEHICLE TURNAROUND EXHIBIT
SCALE: 1"=30'



FOREBAY GRAVEL FILTER
NOT TO SCALE



POCKET WETLAND - CONSTRUCTED STORMWATER BASIN - CROSS SECTION DETAIL
NOT TO SCALE



d_{50}	MIN DEPTH	LENGTH
6" (R-4)	18"	4 X PD
9" (R-5)	24"	5 X PD
12" (R-6)	30"	6 X PD
18" (R-7)	42"	7 X PD

RIP-RAP APRON DETAIL
NOT TO SCALE

P.E. STAMP 7-1-26

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.
2	7-1-26	PER REVIEW ENGINEER COMMENTS	TEM	NCZ
1	5-7-26	PER REVIEW ENGINEER COMMENTS	TEM	NCZ

DATE: 2-12-26
PROJECT NUMBER 0189-05-01
DRAWING SCALE AS NOTED
SHEET ID P.

DRAWN BY: TEM
DESIGNED BY: TEM
CHECKED BY: NCZ
APPROVED BY NCZ

SHEET NAME: **DEFINITIVE SUBDIVISION PLAN**
ROADWAY PROFILE PLAN & SITE DETAILS

PROJECT SITE: **HART STREET**
DIGHTON, MASSACHUSETTS

CLIENT INFO: **ANTONE P RODERICK**
2835 COUNTY STREET
DIGHTON, MASSACHUSETTS 02715

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EROSION & SEDIMENT CONTROL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION TOWARD WETLANDS OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED FILTER SOCK DAM SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
4. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:

KENTUCKY BLUE GRASS	45%
CREEPING RED FESCUE	45%
PERENNIAL RYEGRASS	10%

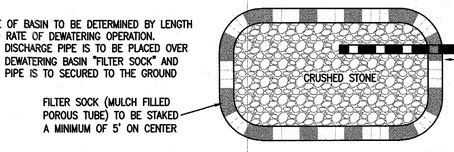
   SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.
5. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.
6. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
7. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.
8. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
9. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
10. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC AND ABUTTING PROPERTIES.
12. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.
13. FILTER SOCK SHALL BE USED ONLY AS A TEMPORARY MEASURE. WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.
14. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.
15. EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE FOLLOWED BY THE GENERAL CONTRACTOR AND AND ANY/ALL SUB-CONTRACTORS.
16. ANY SLOPE GREATER THAN 3:1 SHALL BE STABILIZED WITH STUMP GRINDINGS (OR EQUIVALENT) AND INSPECTED ON A WEEKLY BASIS THROUGHOUT THE CONSTRUCTION PERIOD. ANY EROSION OR SLUMPING DISCOVERED SHALL BE REPAIRED AND STABILIZED IMMEDIATELY. INSPECTIONS SHALL CONTINUE UNTIL THE SLOPE IS CONSIDERED FULLY STABILIZED.

CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE

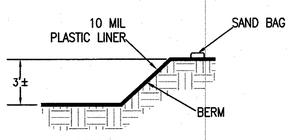
THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
2. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
3. THIS SCHEDULE MUST BE ADHERED TO BY THE OWNER AND/OR CONTRACTOR.

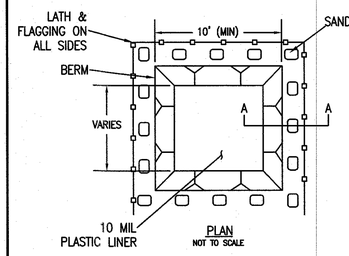
NOTES:
1. SIZE OF BASIN TO BE DETERMINED BY LENGTH AND RATE OF DEWATERING OPERATION.
2. THE DISCHARGE PIPE IS TO BE PLACED OVER THE DEWATERING BASIN "FILTER SOCK" AND THE PIPE IS TO SECURED TO THE GROUND



DEWATERING BASIN DETAIL
NOT TO SCALE

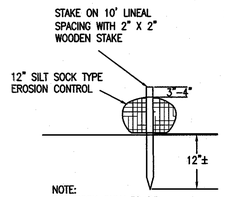


SECTION A-A
NOT TO SCALE



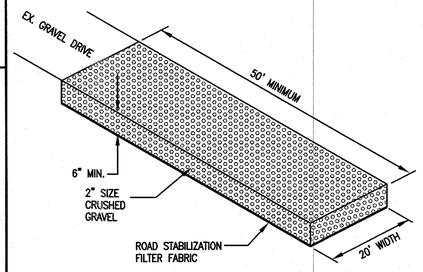
PLAN
NOT TO SCALE

CONCRETE WASHOUT PIT DETAIL
NOT TO SCALE



NOTE:
SILT SOCK ONLY TO BE PLACED AS SHOWN ON THE "EROSION CONTROL PLAN".

SILT SOCK DETAIL
NOT TO SCALE



ANTI-TRACKING PAD DETAIL
NOT TO SCALE

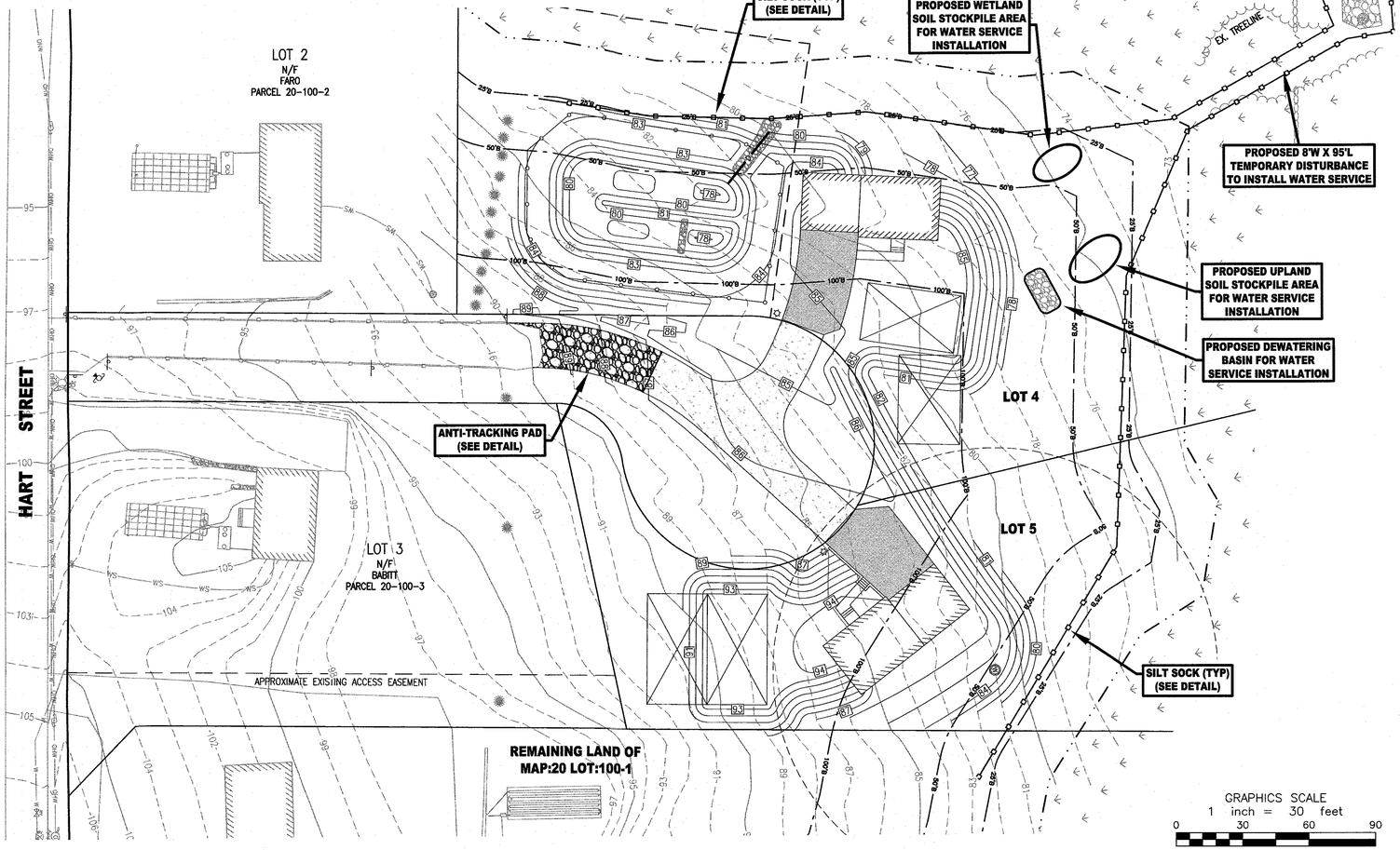
CONSERVATION NOTES:

1. A NOTICE OF INTENT SHALL BE FILED WITH THE DIGHTON CONSERVATION COMMISSION FOR THE CONSTRUCTION OF THE PROPOSED POCKET WETLAND BASIN.
2. SEPARATE NOTICE OF INTENTS SHALL BE FILED FOR LOTS 4 & 5 FOR THE INDIVIDUAL SITE WORK INCLUDING HOUSES, GRADING AND UTILITIES.

PROPOSED WATER SERVICE CONSTRUCTION SEQUENCE

1. CLEAR LOW BRUSH IN THE EXISTING PATH TO THE WELL.
2. REMOVE EXISTING STONE BED AROUND THE WELL.
3. DIG TRENCH FOR THE PROPOSED WATER SERVICE. THE SOIL REMOVED SHALL BE STOCKPILED IN THE UPLAND AREA AS SHOWN ON THIS PLAN.
4. AFTER INSTALLATION OF THE WATER SERVICE USE THE STOCKPILED SOIL TO BACKFILL THE TRENCH. THE SOIL EXCAVATED FROM THE WETLAND AND UPLAND SHALL BE USED TO BACKFILL THE TRENCH WITHIN RESPECTIVE AREAS.
5. PLANT WETLAND SEED MIX IN THE AREA OF THE TEMPORARY WETLAND DISTURBANCE AND ALLOW THE WETLAND TO RESTORE NATURALLY. THE UPLAND AREA SHALL BE SEEDED TO ESTABLISH A LAWN AREA SIMILAR TO THE EXISTING FIELD.

ALL NON-SPECIFIED STOCKPILES AND OTHER CONSTRUCTION SUPPORT ACTIVITY SHALL BE LOCATED OUTSIDE OF THE 100' BUFFER FROM THE WETLANDS SHOWN



DIGHTON PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: ENDORSED:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

5-7-26
DATE PREPARER

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE DIGHTON PLANNING BOARD WAS RECEIVED AND RECORDED ON AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, DIGHTON, MA DATE

SUBJECT TO A PERFORMANCE COVENANT DATED RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

FOR REGISTRY USE ONLY

COMMONWEALTH OF MASSACHUSETTS THOMAS MORRIS CHASE No. 55382 REGISTERED PROFESSIONAL ENGINEER 5-7-26
P.E. STAMP

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.
1	5-7-26	PER REVIEW ENGINEER COMMENTS	TEM	NCZ

DRAWN BY: TEM | DATE: 2-12-26
DESIGNED BY: TEM | PROJECT NUMBER 0169-05-01
CHECKED BY: NCZ | DRAWING SCALE 1" = 30'
APPROVED BY NCZ | SHEET ID E

SHEET NAME: DEFINITIVE SUBDIVISION PLAN
EROSION CONTROL PLAN

PROJECT SITE: HART STREET
DIGHTON, MASSACHUSETTS

CLIENT INFO: ANTONE P RODERICK
2835 COUNTY STREET
DIGHTON, MASSACHUSETTS 02715

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