



# TOWN OF DIGHTON ZONING BOARD OF APPEALS

Zachary Caron, Chairman  
Gregory Logan, Vice Chairman  
Jonathan Gale, Clerk  
Susan Gray Pritchard, Member  
David Phillips, Member  
Alys Vincent, Member

REGULAR MEETING/PUBLIC HEARING  
Tuesday, June 23, 2026, 7:00 PM  
Town Hall, Lower Level  
979 Somerset Ave, Dighton, MA 02715

RECEIVED  
in Clerk-Dighton, MA

JUN 23 2026

Time: 11:55 AM

By: 

### Zoom Meeting Information

Join Zoom Meeting

<https://us06web.zoom.us/j/7446462815?pwd=Z0xZRUtkWjR5NEtYS0tBaEdzMU1Yz09&omn=86751703218>

Meeting ID: 744 646 2815

Passcode: 651342

Phone: (646) 558 8656

### **\*REVISED AGENDA**

\*original meeting posted on June 8, 2026 8:28 AM

1. Call to Order
2. Pledge of Allegiance
3. Organize the Board
4. Confirm Next Meeting Date: Tuesday, July 28, 2026
5. REVIEW/DISCUSS/ACT:
  - i. Stonegate Landing LLC, Westerly Side of Somerset Avenue (Map 9), Status Update of Phase 1
  - ii. End of Year Budget Transfer Request Form(s) from the Planning Board and Health Insurance
6. Correspondence
7. Public Input
8. Approval of Meeting Minutes: March 24, 2026
9. EXECUTIVE SESSION: Under Massachusetts General Law, Chapter 30A, Section 21 (a)(1)(3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have detrimental effect on the bargaining or litigating position of the public body and the chair so declares.
  - i. Strawberry Fields vs. Town of Dighton
10. Adjournment

*This is a public meeting being video and audio recorded for Cable Broadcast*

\*\*This Agenda is subject to revisions and additions up until meeting time\*\*

"The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law".

5. REVIEW/DISCUSS/ACT:

- i. Stonegate Landing LLC, Westerly Side of Somerset Avenue (Map 9), Status Update of Phase 1

**From:** [Kerrie Easterday](#)  
**To:** [ARCHITECTSstudioONEcorporation](#); [Jeff Tardanico](#); [Jeff Tardanico](#); [Larry Silva](#); [nmollo@gmail.com](#); [Paul E. Cusson \(Paul@DelphicAssociates.com\)](#); [Richard Federoff](#)  
**Subject:** RE: Stonegate Landing Status and Outstanding Balance  
**Date:** Monday, June 22, 2026 11:51:07 AM  
**Importance:** High

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Good morning Richard,

Please be advised that Highway Superintendent Thomas Ferry has confirmed that the pothole has been repaired.

Additionally, the Board will be discussing the outstanding balance of \$8,071.38 at its regularly scheduled meeting tomorrow, June 23, 2026, at 7:00 PM. As such, it is important that you either attend the meeting or provide a status update regarding when payment is expected.

Thank you in advance for your prompt attention and cooperation in this matter.

**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:** [Tom Ferry](#)  
**To:** [Kerrie Easterday](#)  
**Cc:** [Heather Nicora](#)  
**Subject:** RE: Stonegate Pothole  
**Date:** Thursday, June 11, 2026 10:14:16 AM

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Kerrie

The pothole has indeed been patched with what appears to be cement. This is fine for temporarily but cement expands differently than the asphalt and may fail earlier than a permanent resolution has been reached.

Tom F

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**From:** Kerrie Easterday <[keasterday@dighton-ma.gov](mailto:keasterday@dighton-ma.gov)>  
**Sent:** Wednesday, June 10, 2026 9:50 AM  
**To:** Tom Ferry <[tferry@dighton-ma.gov](mailto:tferry@dighton-ma.gov)>  
**Cc:** Heather Nicora <[hnicora@dighton-ma.gov](mailto:hnicora@dighton-ma.gov)>  
**Subject:** FW: Stonegate Pothole

Good morning Tom. Can you please confirm that this is all set.

### **FRAUD ALERT – FAKE APPLICATION FEE REQUESTS**

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**From:** Richard Feodoroff <[rfeodoroff@icloud.com](mailto:rfeodoroff@icloud.com)>  
**Sent:** Wednesday, June 10, 2026 7:47 AM  
**To:** Kerrie Easterday <[keasterday@dighton-ma.gov](mailto:keasterday@dighton-ma.gov)>; Tom Ferry <[tferry@dighton-ma.gov](mailto:tferry@dighton-ma.gov)>  
**Subject:** Stonegate Pothole

Done, Yesterday 5:30 pm.

**From:** [Richard Feodoroff](#)  
**To:** [Kerrie Easterday](#); [Tom Ferry](#)  
**Subject:** Stonegate Pothole  
**Date:** Wednesday, June 10, 2026 7:47:23 AM

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Done, Yesterday 5:30 pm.



Sent from my iPhone

**From:** [Kerrie Easterday](#)  
**To:** [ARCHITECTSstudioONEcorporation](#); [Jeff Tardanico](#); [Jeff Tardanico](#); [Larry Silva](#); [nmollo@gmail.com](#); [Paul E. Cusson \(Paul@DelphicAssociates.com\)](#); [Richard Federoff](#)  
**Cc:** [Heather Nicora](#); [Tom Ferry](#)  
**Subject:** RE: Stonegate Landing Status and Outstanding Balance  
**Date:** Tuesday, June 9, 2026 9:47:58 AM  
**Importance:** High

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Good morning Richard,

As referenced in the voicemail left today at approximately 9:35 a.m., it is requested that the pothole located at the intersection of Route 138 and the Stonegate Landing entrance be repaired. This is the same pothole brought to your attention in 2024, and it has since reopened and grown significantly in size.

The deteriorated condition of the roadway presents a safety concern for motorists entering the development, as vehicles are required to maneuver around the pothole to avoid damage.

Additionally, the Board is requesting **immediate payment** of the outstanding balance of **\$8,071.38** for unpaid invoices.

Please provide an update regarding both the outstanding payment and the anticipated timeline for completing the roadway repair.

Thank you for your IMMEDIATE attention to these matters.

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**From:** Kerrie Easterday <keasterday@dighton-ma.gov>

**Sent:** Monday, June 8, 2026 11:06 AM

**To:** ARCHITECTSstudioONEcorporation <architec77@aol.com>; Jeff Tardanico

<dynocorpoffice@gmail.com>; Jeff Tardanico <jptger@gmail.com>; Larry Silva <larrys@silvaeng.com>; nmollo@gmail.com; Paul E. Cusson (Paul@DelphicAssociates.com) <Paul@DelphicAssociates.com>; Richard Federoff <ROF@Oscarsquared.com>

**Subject:** RE: Stonegate Landing Status and Outstanding Balance

**Importance:** High

Richard,

As referenced in the voicemail I left earlier today at approximately 11:00 a.m., the Board is requesting **immediate payment** of the outstanding balance of **\$8,071.38** for unpaid invoices.

As previously discussed, the Board understood that payment in full would be made upon the sale of your property in Easton, Massachusetts. Additionally, the Board considered and was amenable to your request to defer payment of the remaining balance until the filing of a modification to the Comprehensive Permit through the public hearing process. However, since our meeting on March 25, 2026, the Board has received no further communication regarding either the proposed sale of the property or the anticipated modification petition.

Please be advised that the Board's willingness to accommodate this payment arrangement was based upon the understanding that the filing of the modification petition was forthcoming.

Accordingly, I wish to confirm that, pursuant to the vote of the Zoning Board at its January 26, 2026 meeting, a lien will be placed on the property if payment is not received by June 30, 2026.

At your earliest convenience, please provide an update regarding:

- \* The status of the sale of the property;
- \* The status of the anticipated Comprehensive Permit modification petition;
- and
- \* The expected timeline for satisfying the outstanding balance.

Your immediate attention to this matter is requested and appreciated.

Thank you.

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**From:** Kerrie Easterday <[keasterday@digton-ma.gov](mailto:keasterday@digton-ma.gov)>

**Sent:** Thursday, April 30, 2026 10:03 AM

**To:** ARCHITECTSstudioONEcorporation <[architec77@aol.com](mailto:architec77@aol.com)>; Jeff Tardanico <[dynocorpoffice@gmail.com](mailto:dynocorpoffice@gmail.com)>; Jeff Tardanico <[jptger@gmail.com](mailto:jptger@gmail.com)>; Larry Silva <[larrys@silvaeng.com](mailto:larrys@silvaeng.com)>; [nmollo@gmail.com](mailto:nmollo@gmail.com); Paul E. Cusson ([Paul@DelphicAssociates.com](mailto:Paul@DelphicAssociates.com)) <[Paul@DelphicAssociates.com](mailto:Paul@DelphicAssociates.com)>; Richard Federoff <[ROF@Oscarsquared.com](mailto:ROF@Oscarsquared.com)>

**Subject:** RE: Stonegate Landing Status and Outstanding Balance

**Importance:** High

Richard:

The Board is requesting ***immediate payment*** in the amount of ***\$8,071.38*** for outstanding invoices (supporting documentation attached). As previously discussed, payment in full was expected upon the sale of your property in Easton, MA. While the Board discussed and was open to your request to pay the remaining balance at the time you filed for modification of the comprehensive permit (via a public hearing), it has heard nothing further from you about this plan, either, since you last met with me on March 25, 2026.

Please be advised that the Board's agreement with this payment plan assumed that the filing of a public hearing modification petition was imminent.

Thus, I want to confirm for you that the Zoning Board will place a lien on the property if payment is not received by June 30, 2026, as voted on by the Board at its meeting on January 26, 2026.

At your earliest convenience, kindly provide an update on the status of the sale, the status of your intended public hearing modification petition, and the anticipated timeline for payment.

Your prompt attention to this matter is appreciated.

Thank you,

**FRAUD ALERT – FAKE APPLICATION FEE REQUESTS**

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**From:** Kerrie Easterday  
**Sent:** Monday, March 9, 2026 11:25 AM  
**To:** Richard Feodoroff <[ROF@oscarsquared.com](mailto:ROF@oscarsquared.com)>  
**Subject:** Stonegate Landing Status and Outstanding Balance  
**Importance:** High

Richard,

This message serves as a follow-up to our prior correspondence (see below).

As noted previously, you indicated that you had been working with an experienced 40B developer, engineer, and architect and expected to be prepared to present a proposal within approximately two weeks. Please provide a current status update and confirm whether you remain on track to present a proposal. If so, please provide a specific date by which the Board can expect to receive it.

In addition, the Board requires an update regarding the **outstanding balance of \$11,818.97**, which remains due and payable. As previously discussed, payment was anticipated upon the sale of your property in Easton, MA. Please advise the current status of that sale and provide a firm timeline for payment.

Please provide your ***response no later than Tuesday, March 10, 2026.***

Kerrie J Easterday, Department Manager  
Planning Board & Zoning Board of Appeals  
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**From:** Kerrie Easterday <[keasterday@dighton-ma.gov](mailto:keasterday@dighton-ma.gov)>  
**Sent:** Thursday, February 12, 2026 2:43 PM  
**To:** Richard Feodoroff <[ROF@oscarsquared.com](mailto:ROF@oscarsquared.com)>  
**Subject:** RE: CORRECTION: Stonegate Landing Outstanding Balance  
**Importance:** High

Richard:

As stated below, you previously indicated that you have been working with an experienced 40B developer, engineer, and architect, and that you anticipated being ready to present a proposal within two weeks. Please provide a current status update, including whether you are on track to present a proposal and a specific date by which we can expect it.

Additionally, the Board requires a status update regarding the **outstanding balance of \$11,818.97**, which is currently due and payable. As previously discussed, payment was expected upon the sale of your property in Easton, MA. Please advise the current status of that sale and provide a firm timeline for payment.

Your immediate response is greatly anticipated.

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- ii. End of Year Budget Transfer Request Form from the Planning Board



