



# BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

[www.boxborough-ma.gov](http://www.boxborough-ma.gov)

## APPLICATION

1. Location of property: Assessor's Map 14 Parcel 14-064-000  
Street Number 564 Street Name BURROUGHS ROAD  
Zoning district: AR -- AGRICULTURAL-RESIDENTIAL  
Within 100' of wetlands and filing with Conservation Commission [ ] yes [✓] N/A

Printed Name

Address

Phone

2. Owner(s): CHRISTOPHER LOUGHLIN 564 BURROUGHS RD, BOXBOROUGH MA (978) 635-0019

Owner(s): CAROL DIONNE 564 BURROUGHS RD, BOXBOROUGH MA (978) 635-0019

3. Applicant: (SAME) loughlin.dionne@comcast.net

4. Nature of relief sought: Variance ☒ Special Permit ☒ Comprehensive Permit ☐  
Amend Existing Decision ☐ Appeal of an Official's Decision ☐

5. Applicable Section(s) of the Zoning Bylaw: SECTION 5002 - DIMENSIONAL REQUIREMENTS / SCHEDULE 4200  
(Specifically list each ZBL Section.) 2015 - PETITIONS - SETBACK Pre existing non conforming

6. Nature and justification of request: (SEE ATTACHED PAGES)  
(Attach additional pages if necessary.)

7. State the name of any person(s) authorized to represent you before the Board.

8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" and that the proposed project is accurately represented in the statements made in this application.

I hereby request a hearing before the Board of Appeals with reference to the above application.

Christopher Loughlin

FEBRUARY 15, 2021

Property Owner's Signature (REQUIRED)

Date

Carol Dionne

2-13-2021

Property Owner's Signature (REQUIRED)

Date

Applicant's Signature (if different from owner)

Date

RECEIVED

RECEIVED

FEB 17 2021

## 6. Nature and Justification of Request:

We are seeking to replace an existing portion of our house that is in need of repair, poorly insulated, and built upon posts with a new addition on top of a full foundation.

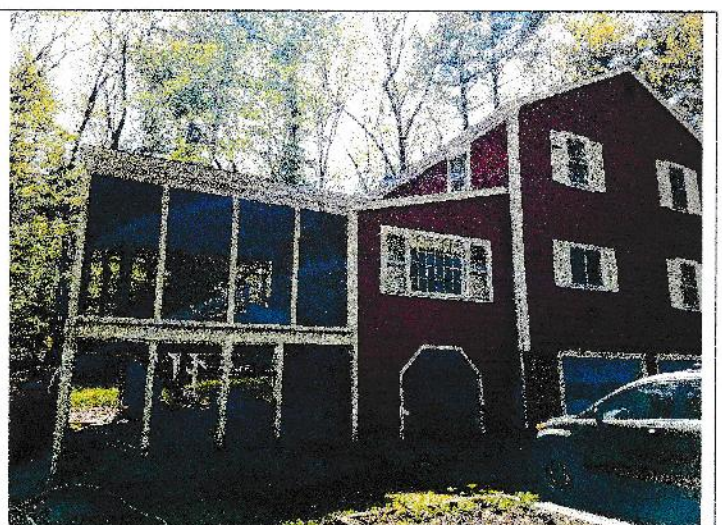
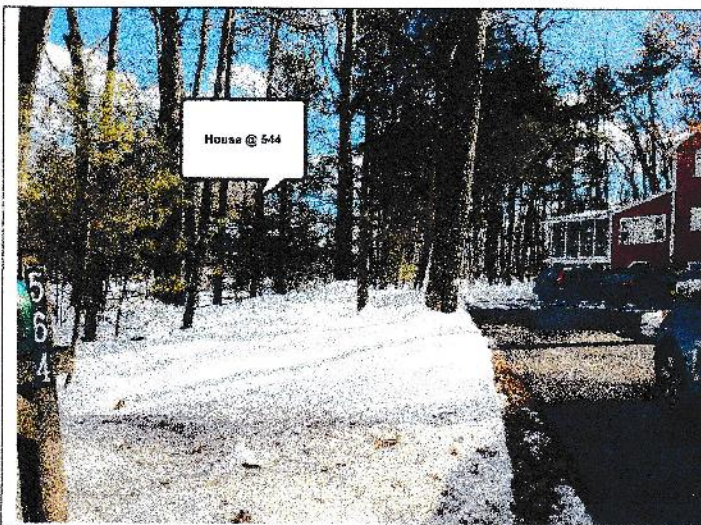
According to documents we acquired with the purchase of the house in 1994, the portion of the house we seek to rebuild was said to be 45 ft off the side lot line. Given that information we thought we'd be well within the setback requirements when we hired a builder to draw up plans. A recent lot survey, conducted as part of applying for a building permit, has shown this not to be the case. We were surprised to learn that about half of the existing porch is out of compliance with the 30 ft setback requirement. The porch was built in 1977 by a previous owner according to the documents filed with the town's building department (see documents in package).

We are seeking approval to replace the portion of the house that is out of compliance with a new structure that would sit, roughly, in the same footprint. The new structure would not impose on our neighbors any more than the current structure does. That side of our lot is separated from the neighbor's yard by a stretch of woods. In addition, the neighboring house (at 544 Burroughs Rd) is set further back in the lot than ours, so the houses are some distance apart. See photos below.

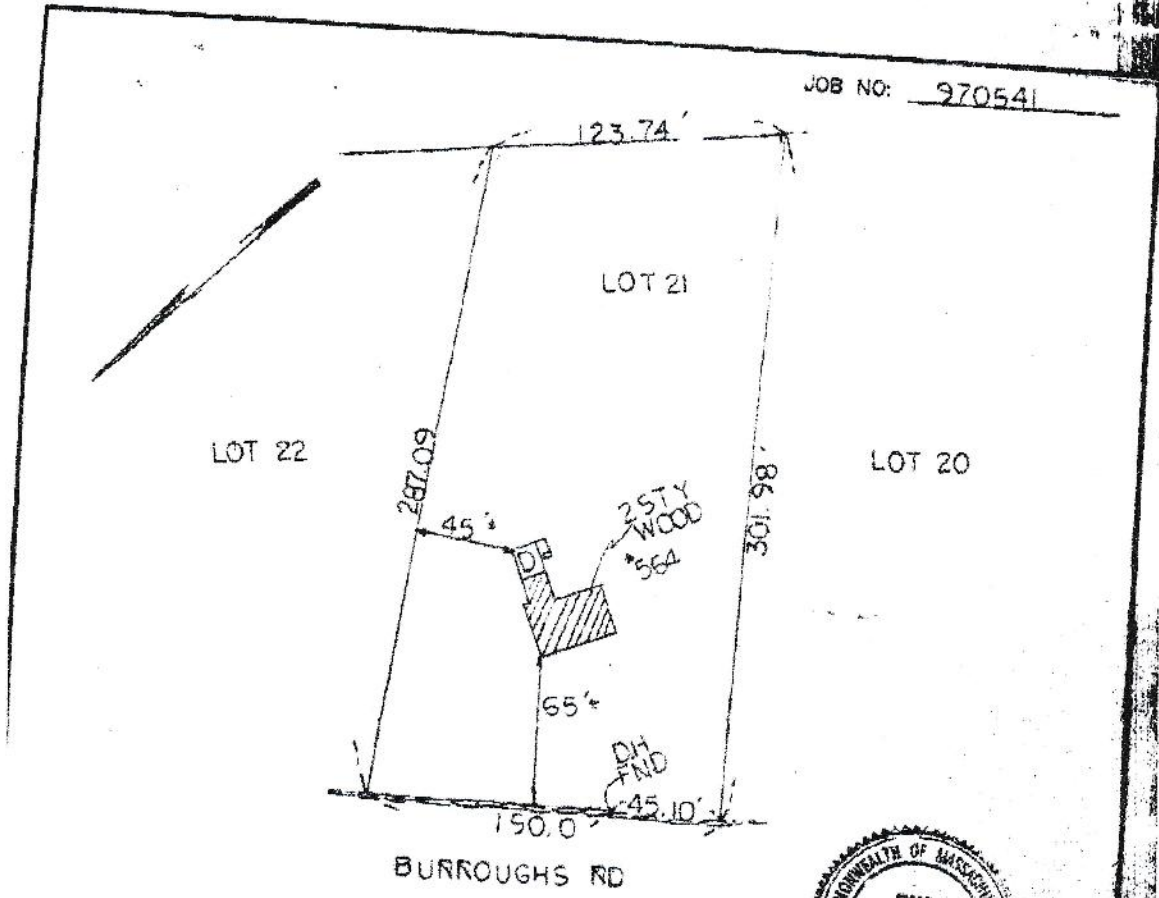
We have given some thought to other renovation designs, in order to stay in compliance with the set back requirements, but none meet our needs adequately. We are somewhat hampered by the current location and orientation of the house in the lot (it sits at an angle to the street), the slope in the back yard and the gas line that comes into the rear corner of the house on the opposite side. We would like to stay in this house as we've enjoyed living in Boxborough and being an active member of the community. But to meet our current needs and to address the inadequacies of the current family room (which is on posts enclosed by siding), we decided the best solution is to rebuild that portion of the house upon a full foundation.

The complete scope of the building project is to replace the family room and porch with a family room and office in the same location (a portion of which extends into the setback requirement) and a sunroom on the other side of the house. The location of the sunroom will be in compliance with the setback requirements. We've had discussions with Jim Garreffi of the Nashoba Board of Health in August 2020 regarding our septic system. At that time, he reviewed the new floor plan and stated our current septic system (installed in 2018) would be acceptable with stipulation that we file a "four bedroom" deed restriction. We are willing to comply with this requirement once the town approves our building plans.

Thank you for considering our request.



JOB NO: 970541



CERTIFIED TO: NORWEST MORTGAGE OF MASS INC.



THIS MORTGAGE INSPECTION WAS PREPARED SPECIFICALLY FOR MORTGAGE PURPOSES AND IS NOT TO BE RELIED UPON AS A SURVEY, NOR IS THIS PLAN TO BE USED TO OBTAIN BUILDING PERMITS, VARIANCES OR THE LIKE.

I CERTIFY THAT THE STRUCTURE \*564 SHOWN ON THIS PLAN WAS IN CONFORMANCE WITH THE LOCAL ZONING SETBACKS IN EFFECT AT THE TIME OF CONSTRUCTION OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAPTER 40A SECTION 7.

I CERTIFY THAT THE PARCEL SHOWN IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAPS FOR COMMUNITY #250184 DATED 9-15-78. FLOOD HAZARD AREA HAS BEEN DETERMINED BY SCALE. ACCURATE DETERMINATION CANNOT BE MADE UNLESS A VERTICAL CONTROL SURVEY IS PERFORMED.

### MORTGAGE LOAN INSPECTION

LOCATION: 564 BURROUGHS RD

BOXBOROUGH MA

SCALE: 1"=60' DATE: 9-9-97

REGISTRY: 50 MIDDLESEX

TITLE REFERENCE: BK: 1136 PG: 116

PLAN REFERENCE: PL \*2714D

COREY & DONAHUE, INC.

ENGINEERS & SURVEYORS  
198 CAMBRIDGE RD., WOBURN, MA 01801

1977 porch addition

VIII. ZONING PLAN EXAMINERS NOTES

DISTRICT

USE

FRONT YARD

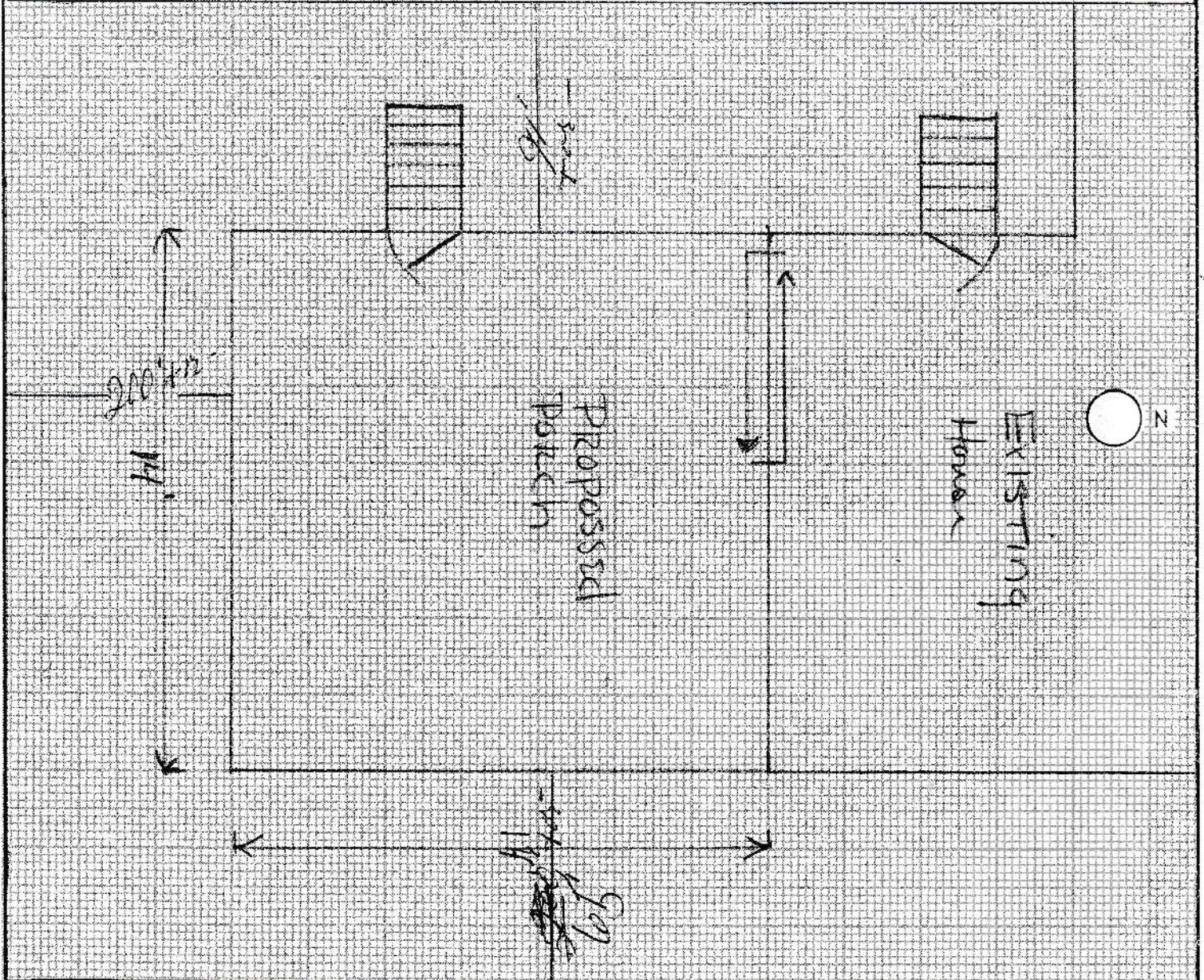
SIDE YARD

SIDE YARD

REAR YARD

NOTES

IX. SITE OR PLOT PLAN - For Applicant Use





**BOXBOROUGH BUILDING DEPARTMENT**

29 Middle Road, Boxborough, Massachusetts 01719

Phone: (978) 264-1726 • Fax: (978) 264-3127

[www.boxborough-ma.gov](http://www.boxborough-ma.gov)

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2-2-2021

Mr. John Canty  
322 Lincoln Street  
Marlborough, Ma.

RE: 564 Burroughs Road Boxborough, MA.

Mr. Canty

This letter is in response to The Form of Intent emailed to the building department.  
The proposed addition would not comply with the setback requirements in an A-R zone. A  
variance from the Zoning Board of Appeals would be needed

Bentley Herget C.B.O.  
Building Commissioner/Zoning Enforcement Officer  
Town of Boxborough, Ma.  
Office: 978-264-1725  
Email: [bherget@boxborough-ma.gov](mailto:bherget@boxborough-ma.gov)



TOWN OF BOXBOROUGH  
Town Assessor  
29 Middle Road  
Boxborough, Massachusetts 01719  
978-264-1720 • FAX 978-264-3127  
sgenna@boxborough-ma.gov

REQUESTER ☒  
OFFICE ☐  
TOWN BOARD ☐

REC'D 2/4/21

**REQUEST FOR ABUTTERS**

DATE OF REQUEST: FEBRUARY 5, 2021 DATE LIST NEEDED: \_\_\_\_\_

PROPERTY LOCATION: 564 BURROUGHS RD, BOXBOROUGH, MA

MAP 14 LOT 064 BLOCK 000

PROPERTY OWNER: CHRISTOPHER LOUGHLIN & CAROL DIONNE

**REASON FOR LIST**

- ☐ CONSERVATION COMMISSION  
☒ ZONING BOARD OF APPEALS  
☐ PLANNING BOARD  
☐ PRELIMINARY PLAN  
☐ SITE PLAN  
☐ DEFINITIVE PLAN  
☐ SPECIAL PERMIT  
☐ BOARD OF SELECTMEN  
☐ OTHER \_\_\_\_\_

**RADIUS FOR ABUTTERS**

300 FEET ☒

IMMEDIATE ☒

OTHER ☐ \_\_\_\_\_

MUST BE 300 FT ☒

**REQUESTER INFORMATION**

NAME CHRISTOPHER LOUGHLIN & CAROL DIONNE  
ADDRESS 564 BURROUGHS RD  
BOXBOROUGH MA 01719  
PHONE (978) 635-0019 EMAIL LOUGHLIN.DIONNE@CONCERT.NET

**OFFICE USE ONLY**

DATE LIST PREPARED: 2/9/2021

FEE CHARGED: 10

DATE PAID: 2/11/21

AMOUNT PAID \$ 10

☒ CHECK # 1619

☐ CASH

FEE SCHEDULE: \$1.00 PER NAME  
\$10.00 MINIMUM  
\$30.00 MAXIMUM

LIST IS VALID FOR SIX (6) MONTHS. TOWN ASSESSOR IS ALLOWED TEN (10) BUSINESS DAYS FROM DATE OF REQUEST TO PROVIDE CERTIFIED LIST OF ABUTTERS.

2/10/2021

Zoning Board

10 Feet (Immediate)

564 Burroughs Road

14-064-000

*Erin Twomey*  
 Certified by Erin Twomey (Dept Asst)  
 Jonathan Greeno, Assessor

PARCEL ID	LOCATION	OWNER1	ADDRESS	CITY	STATE	ZIP
14-040-000	607 BURROUGHS ROAD	JOHNS GREGORY	607 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-041-000	581 BURROUGHS ROAD	MCKILLOP GERARD R	581 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-042-000	571 BURROUGHS ROAD	LYONS KEITH A	571 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-062-000	539 BURROUGHS ROAD	BIRON EMILE J	539 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-063-000	574 BURROUGHS ROAD	TIAN DONG	574 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-065-000	544 BURROUGHS ROAD	NELSON MARCIA ANNE	544 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-066-000	520 BURROUGHS ROAD	MAZZONE CHRISTINA M	520 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-067-000	237 STOW ROAD	CLARK WAYNE	237 STOW ROAD	BOXBOROUGH	MA	01719
14-068-000	257 STOW ROAD	MUKHERJEE ATISH	257 STOW ROAD	BOXBOROUGH	MA	01719
14-069-000	275 STOW ROAD	WARWICK ROBERT S	275 STOW ROAD	BOXBOROUGH	MA	01719
14-208-000	700 MASSACHUSETTS AVENUE	LYONS JOHN J, TR	571 BURROUGHS RD	BOXBOROUGH	MA	01719
19-139-000	287 STOW ROAD	SOILLIMO (COONEY) SUSAN	287 STOW ROAD	BOXBOROUGH	MA	01719
19-140-000	297 STOW ROAD	MCNEECE ROBERT W	297 STOW ROAD	BOXBOROUGH	MA	01719
19-141-000	315 STOW ROAD	BOHACHEWSKY ANDREW V	315 STOW ROAD	BOXBOROUGH	MA	01719
19-142-000	329 STOW ROAD	KAROLIS VASILIS	329 STOW ROAD	BOXBOROUGH	MA	01719
19-151-000	604 BURROUGHS ROAD	GROTBECK BRETT/KIMBERLY-TRUSTE	604 BURROUGHS ROAD	BOXBOROUGH	MA	01719
19-152-000	594 BURROUGHS ROAD	SEYMOUR ANN C	594 BURROUGHS ROAD	BOXBOROUGH	MA	01719



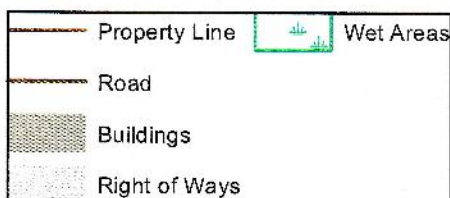
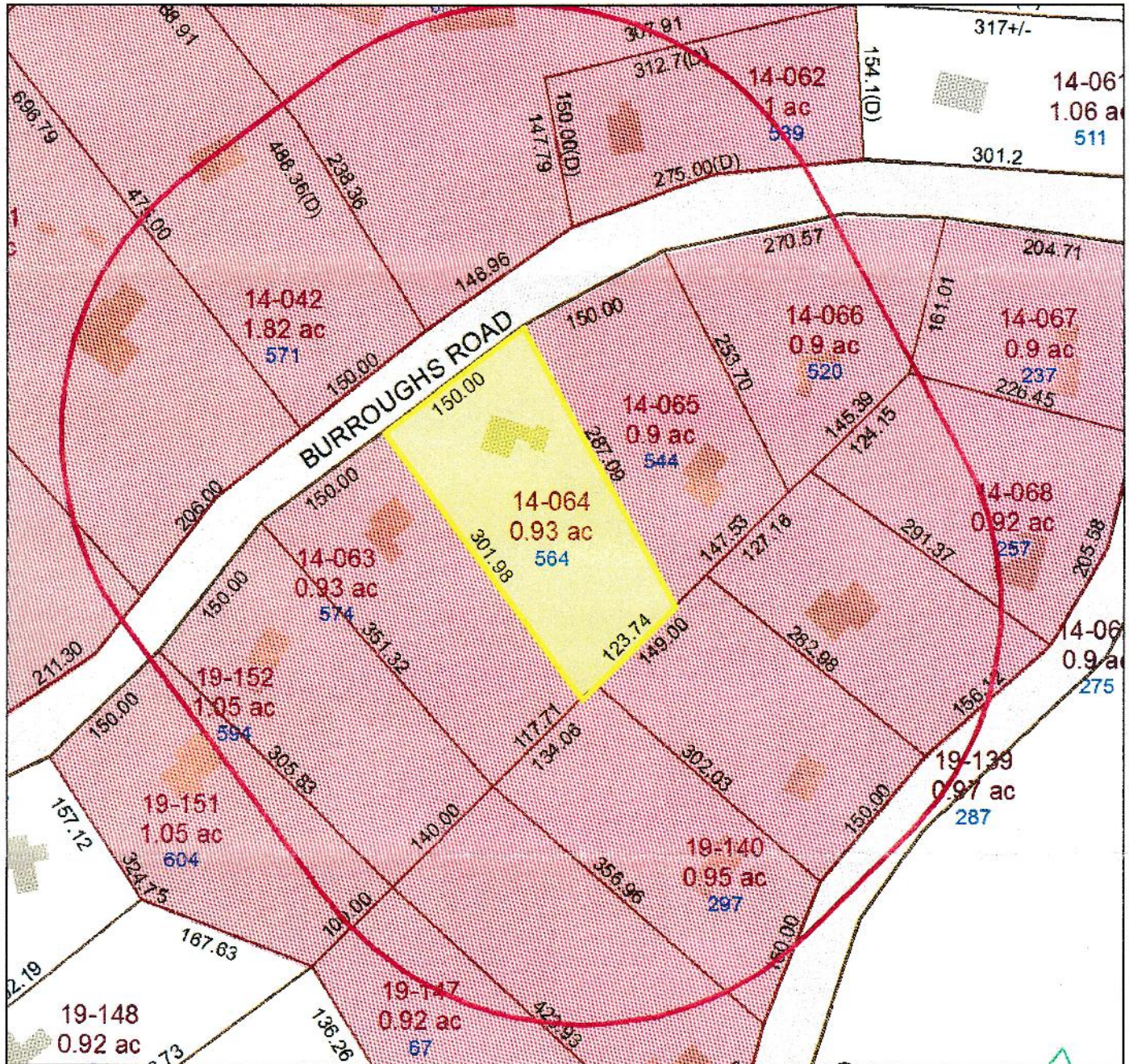
# 564 Burroughs

Boxborough, MA

1 inch = 138 Feet



February 10, 2021



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

JOHNS GREGORY  
607 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

BIRON EMILE J  
539 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

MAZZONE CHRISTINA M  
520 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

WARWICK ROBERT S  
275 STOW ROAD  
BOXBOROUGH, MA 01719

MCNEECE ROBERT W  
297 STOW ROAD  
BOXBOROUGH, MA 01719

GROTBECK BRETT/KIMBERLY-TRUSTE  
604 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

MCKILLOP GERARD R  
581 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

TIAN DONG  
574 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

CLARK WAYNE  
237 STOW ROAD  
BOXBOROUGH, MA 01719

LYONS JOHN J, TR  
700 MASSACHUSETTS AVENUE  
BOXBOROUGH, MA 01719

BOHACHEWSKY ANDREW V  
315 STOW ROAD  
BOXBOROUGH, MA 01719

SEYMOUR ANN C  
594 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

LYONS KEITH A  
571 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

NELSON MARCIA ANNE  
544 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

MUKHERJEE ATISH  
257 STOW ROAD  
BOXBOROUGH, MA 01719

SOLLIMO (COONEY) SUSAN  
287 STOW ROAD  
BOXBOROUGH, MA 01719

KAROLIS VASILIS  
329 STOW ROAD  
BOXBOROUGH, MA 01719

PLAN SHOWING PROPOSED ADDITION  
PREPARED FOR  
CHRISTOPHER LOUGHLIN  
564 BURROUGHS ROAD  
BOXBOROUGH, MASSACHUSETTS  
FEBRUARY 8, 2021  
SCALE: 1 INCH = 30 FEET

JARVIS LAND SURVEY, INC  
29 GRAFTON CIRCLE  
SHREWSBURY, MA 01545  
TEL. (508) 842-8087  
FAX. (508) 842-0661  
EMAIL: KEVIN@JARVISLANDSURVEY.COM

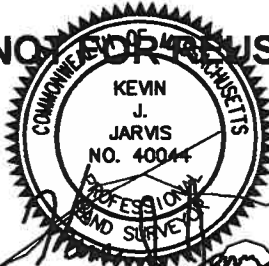
\*THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF  
SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED  
WITHOUT PERMISSION FROM THE SURVEYOR.

ASSESSORS MAP 14  
LOT 64

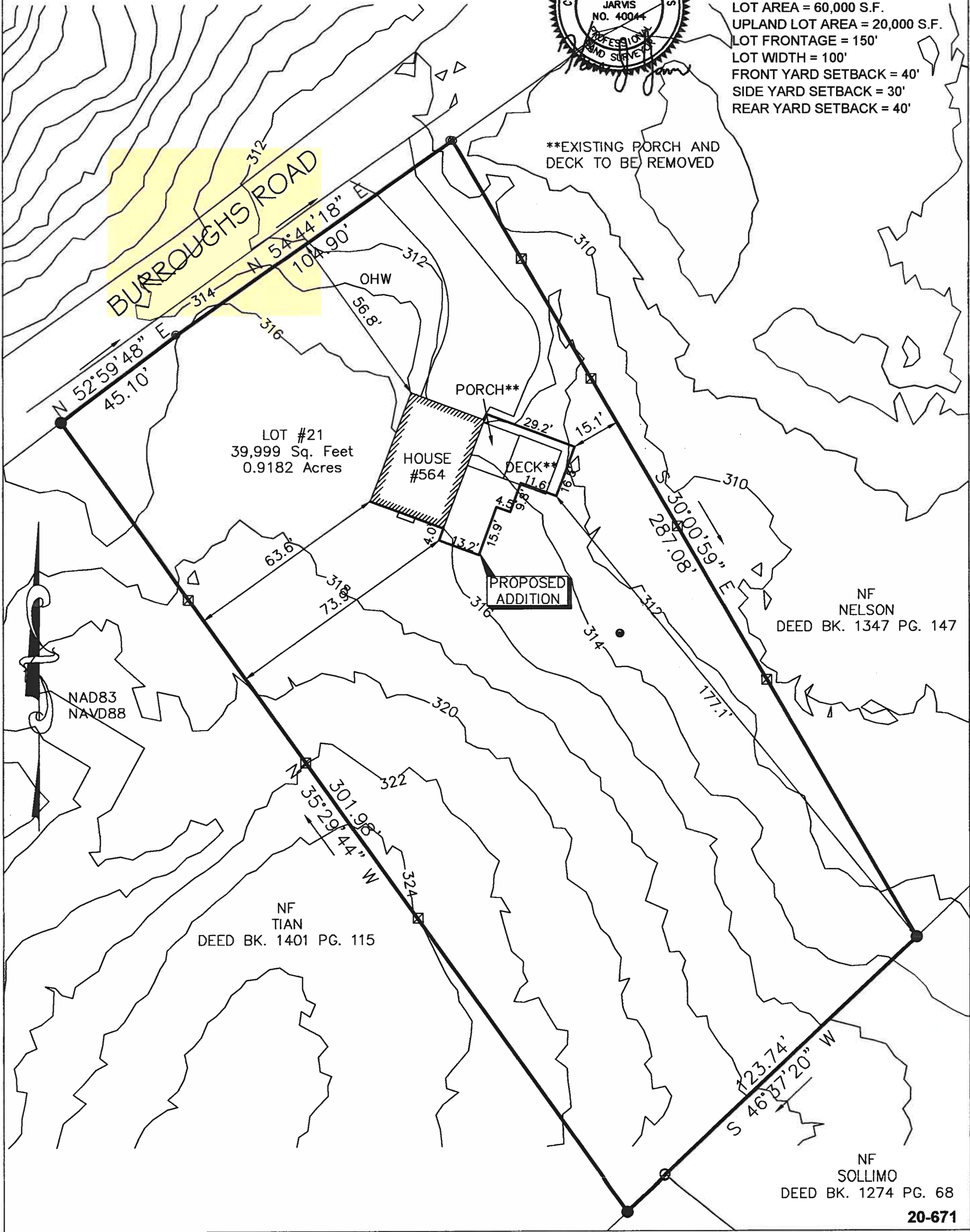
2-8-2021

\*NOT FOR REUSE

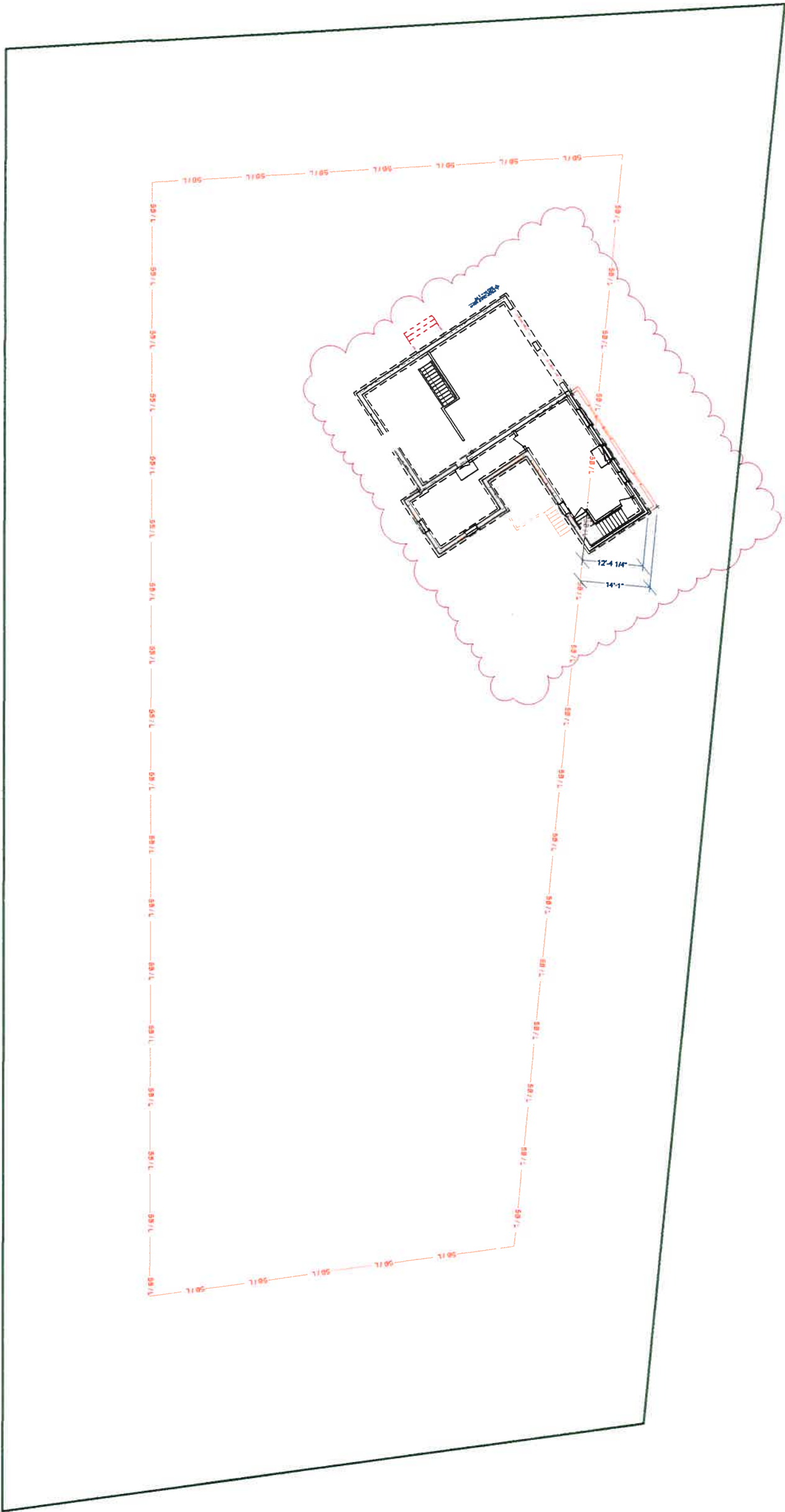
**ZONING DATA:**  
AGRICULTURAL-RESIDENTIAL  
LOT AREA = 60,000 S.F.  
UPLAND LOT AREA = 20,000 S.F.  
LOT FRONTAGE = 150'  
LOT WIDTH = 100'  
FRONT YARD SETBACK = 40'  
SIDE YARD SETBACK = 30'  
REAR YARD SETBACK = 40'



\*\*EXISTING PORCH AND  
DECK TO BE REMOVED



 **SITE PLAN**  
3/32 IN = 1 FT



**A1.1**

SHEET:

AS NOTED

SCALE:

2/8/2021

DATE:

DRAWINGS PROVIDED BY:  
**CANTY BROTHERS**  
Construction  
Specializing in Residential Construction

322 Lincoln St  
Marlborough  
MA 01752  
781-893-8169  
CantyBrothers.com

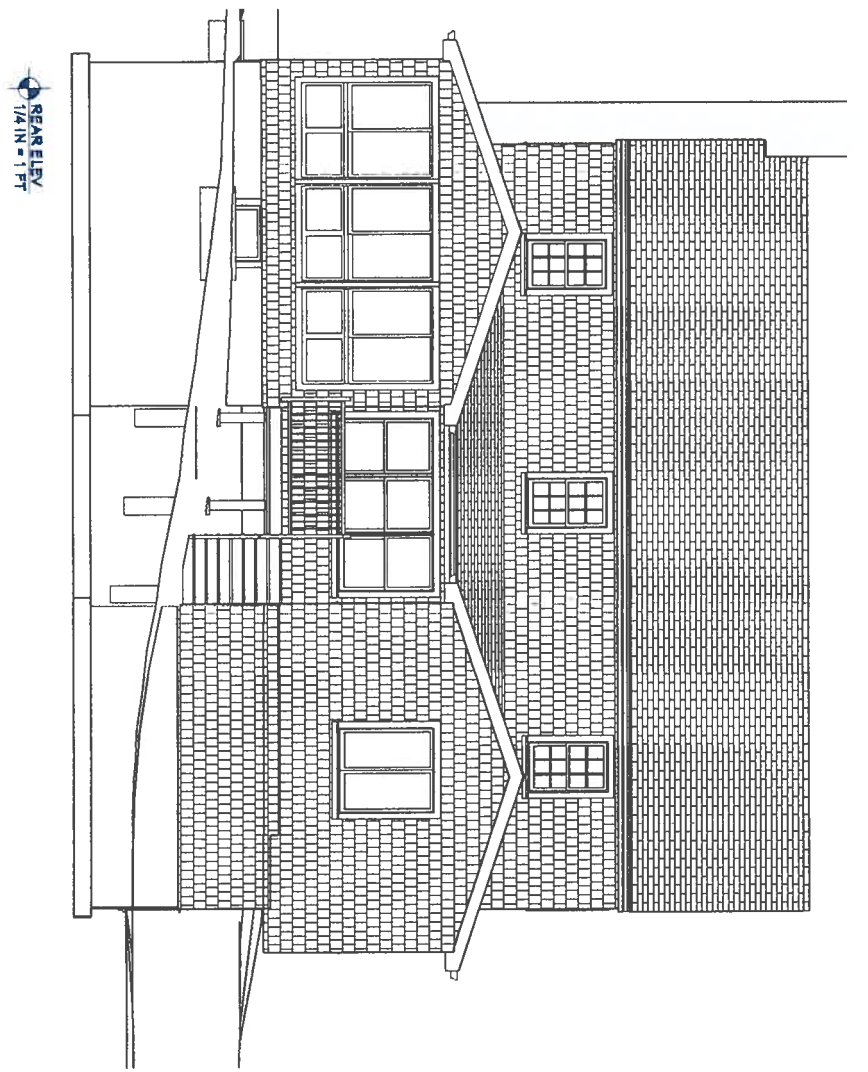
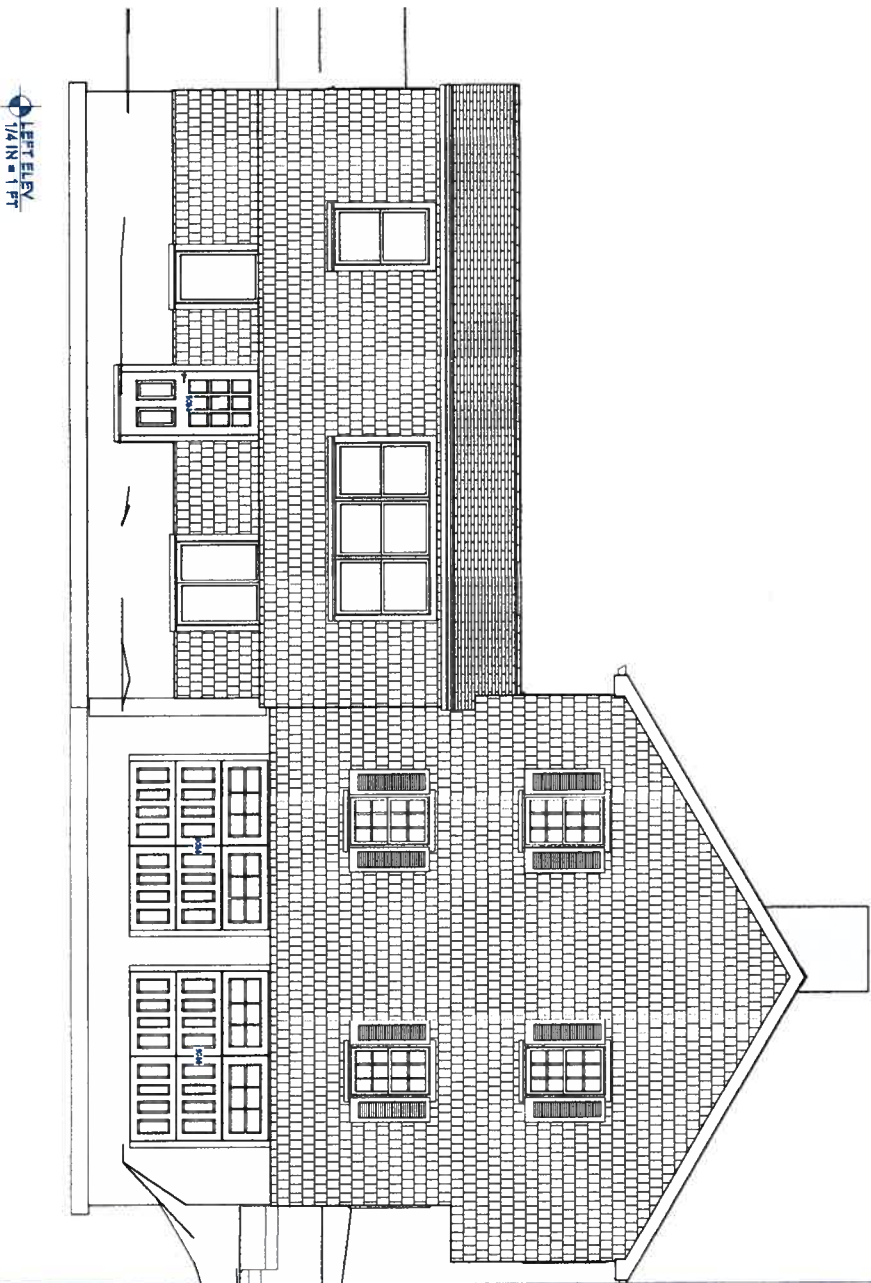
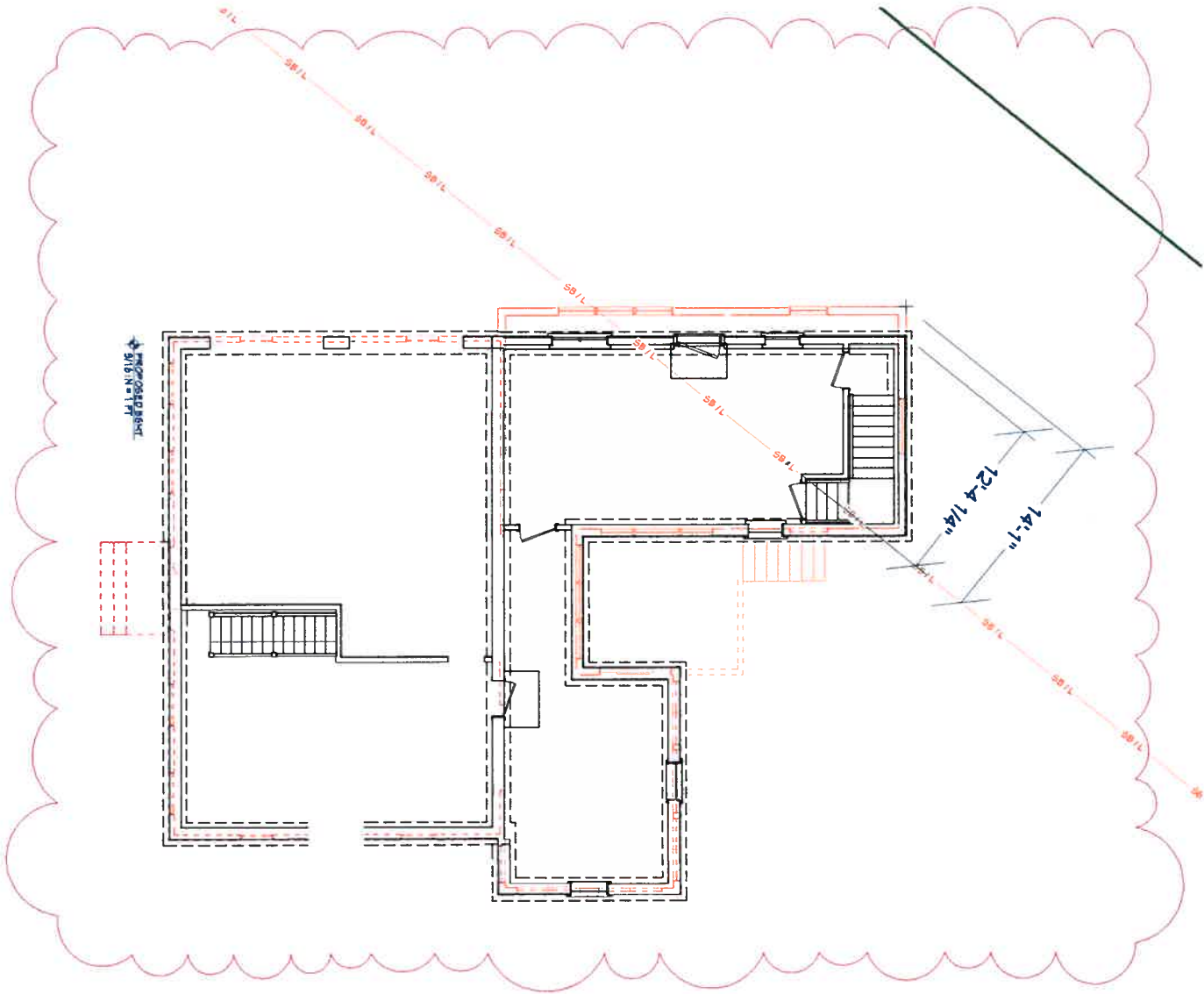
PROJECT DESCRIPTION:

Christopher Loughlin & Caroe Dionne  
564 Burroughs Rd  
Boxborough, MA 01719

SHEET TITLE:

**SITE PLAN**

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



A1.2

SHEET:

AS NOTED

SCALE:

2/8/2021

DATE:

**CANTY BROTHERS**  
Construction  
Specializing in Residential Construction

322 Lincoln St  
Marlborough  
MA 01752  
781-893-8169  
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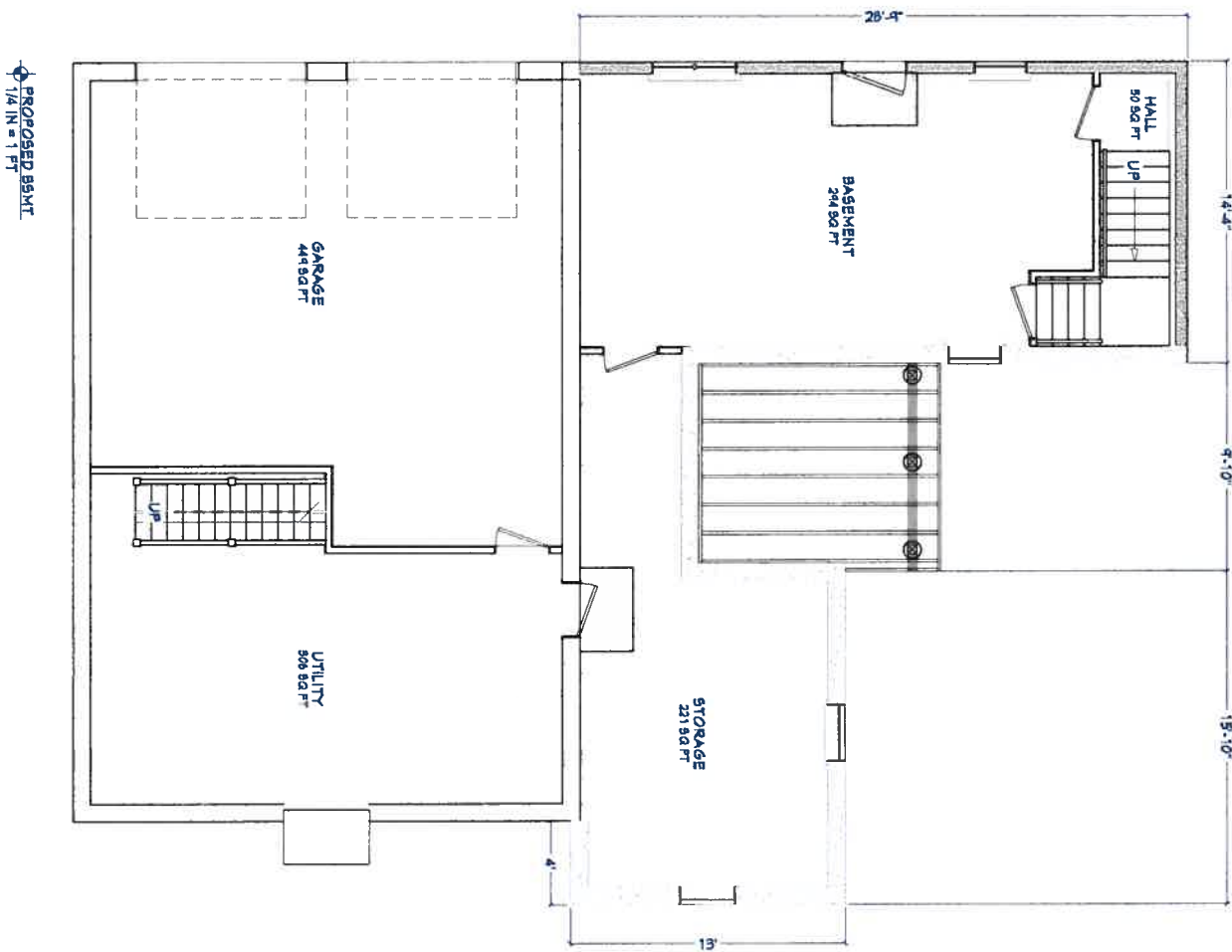
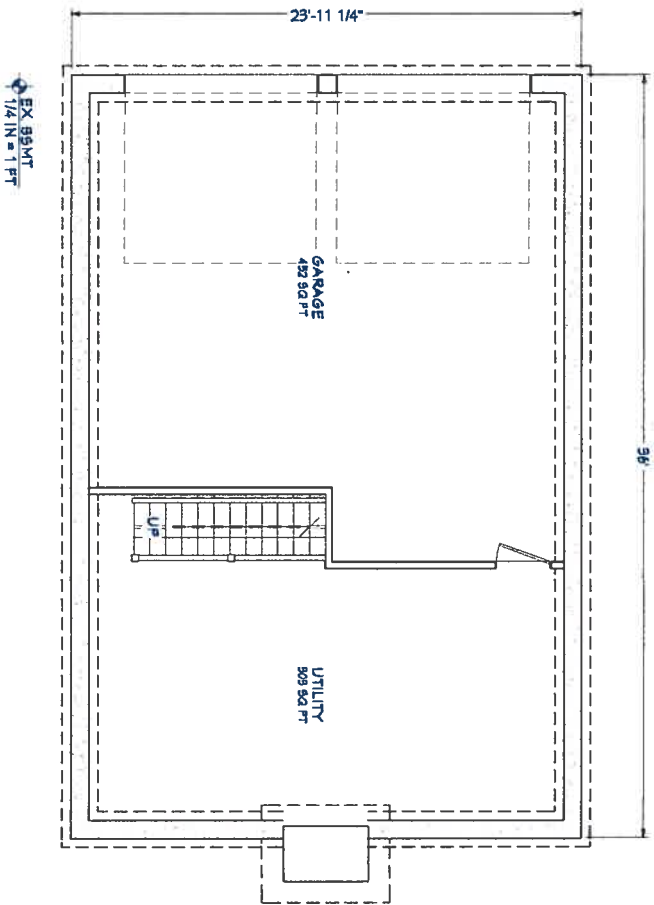
PROJECT DESCRIPTION:

Christopher Loughlin & Caroe Dionne  
564 Burroughs Rd  
Boxborough, MA 01719

SHEET TITLE:

**SITE PLAN**

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:

**BSMT FL PLAN**

PROJECT DESCRIPTION:

Christopher Loughlin & Caroe Dionne  
564 Burroughs Rd  
Boxborough, MA 01719

DRAWINGS PROVIDED BY:

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Specializing in Residential Construction

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Marlborough  
MA 01752  
781-893-8169  
CantyBrothers.com

DATE:

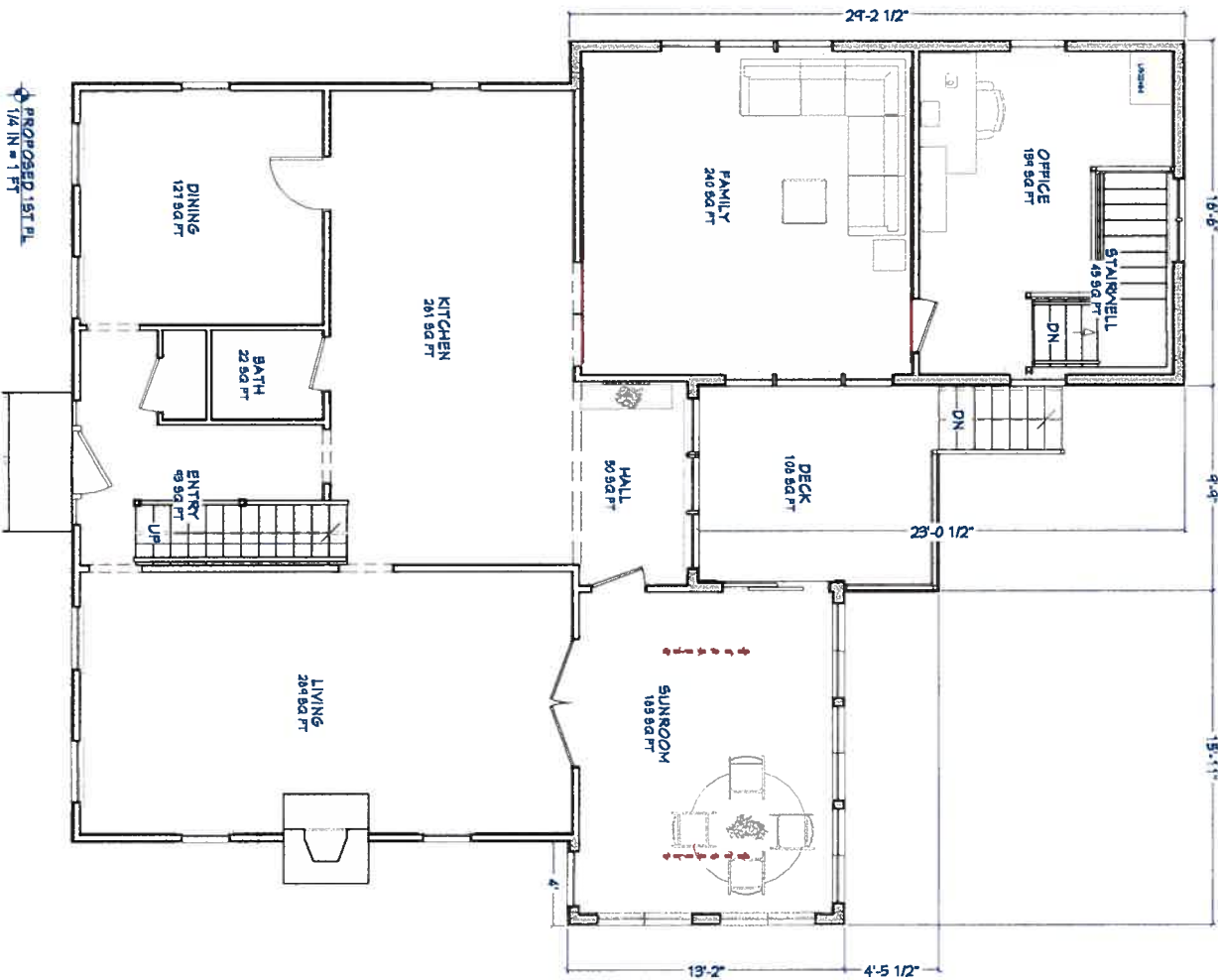
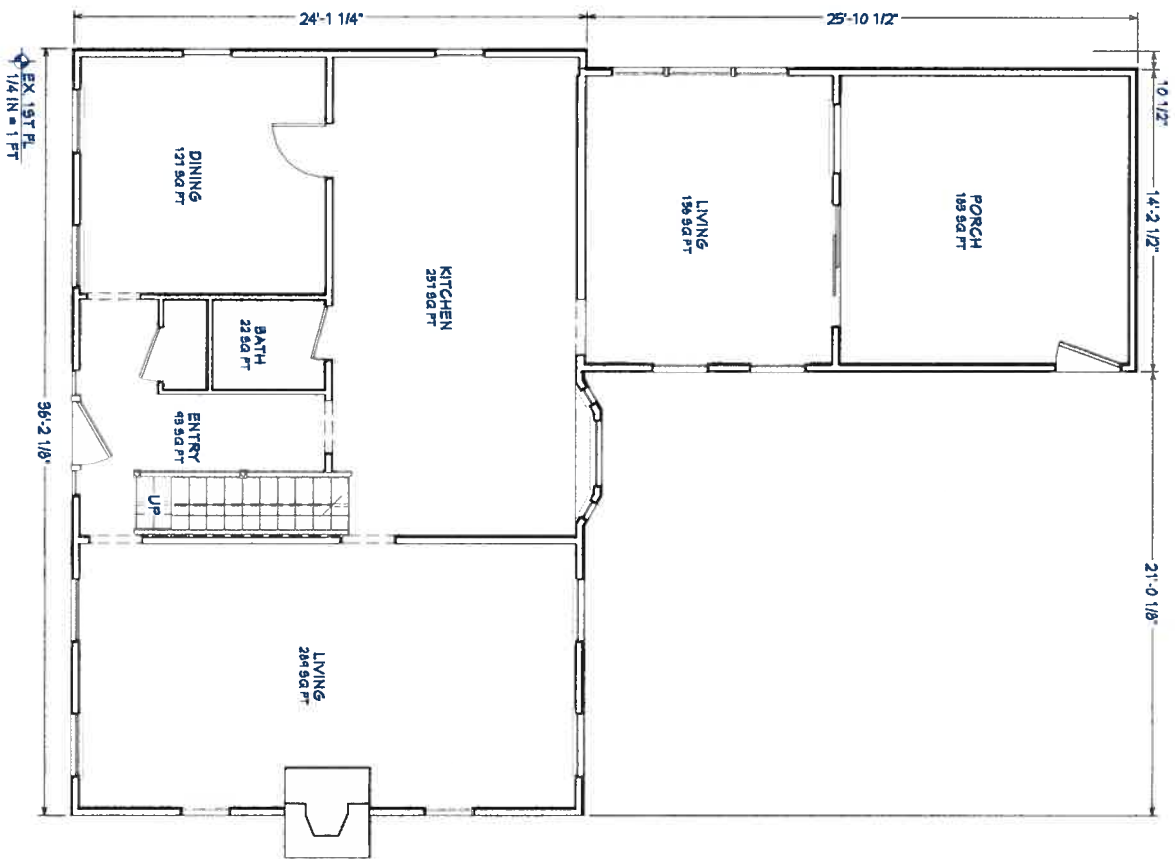
2/8/2021

SCALE:

AS NOTED

SHEET:

**A1.3**



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:

1ST FL PLAN

PROJECT DESCRIPTION:

Christopher Loughlin & Caroe Dionne  
564 Burroughs Rd  
Boxborough, MA 01719

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Specializing in Residential Construction

322 Lincoln St  
Marlborough  
MA 01752  
781-893-8169  
CantyBrothers.com

DATE:

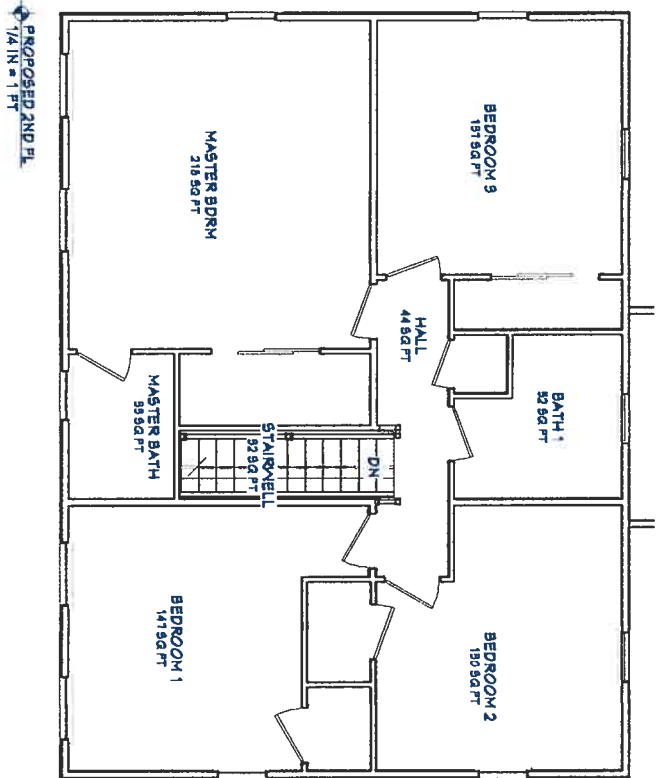
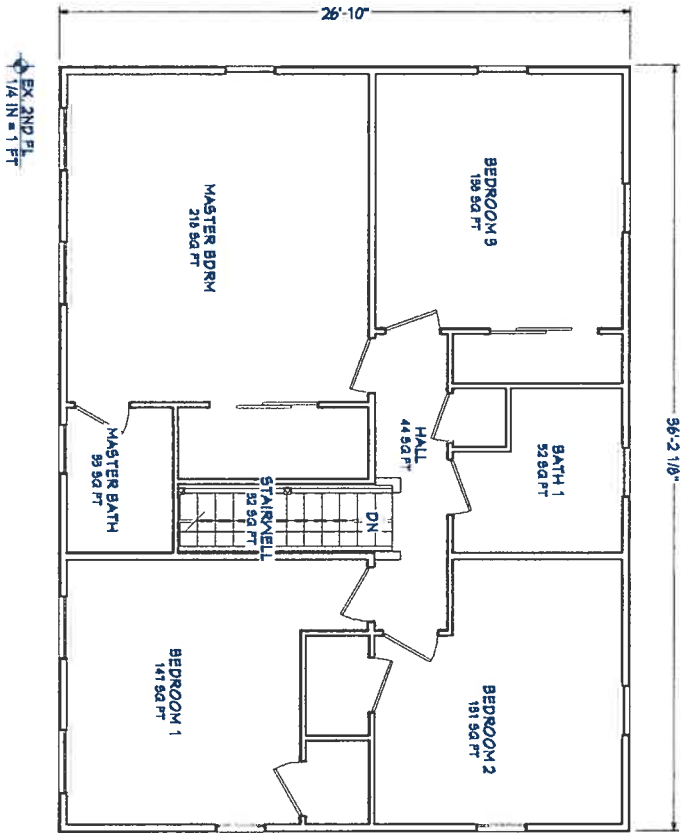
2/8/2021

SCALE:

AS NOTED

SHEET:

A1.4



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:

2ND FL PLAN

PROJECT DESCRIPTION:

Christopher Loughlin & Caroe Dionne  
564 Burroughs Rd  
Boxborough, MA 01719

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**CANTY BROTHERS**  
Construction  
Specializing in Residential Construction

322 Lincoln St  
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MA 01752  
781-893-8169  
CantyBrothers.com

DATE:

2/8/2021

SCALE:

AS NOTED

SHEET:

A1.5