



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

www.boxborough-ma.gov

APPLICATION

1. Location of property: Assessor's Map 19 Parcel 19-136-000
Street Number 432 Street Name Stow Road
Zoning district: AR
Within 100' of wetlands and filing with Conservation Commission ☐ yes ☒ N/A

Printed Name

Address

Phone

2. Owner(s): Rebecca and Stefano Caprara 432 Stow Road, Boxborough, MA 01719 617-999-9859

Owner(s): _____

3. Applicant: Rebecca and Stefano Caprara 432 Stow Road, Boxborough, MA 01719 617-999-9859

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

5. Applicable Section(s) of the Zoning Bylaw: Section 4200 - Alteration of preexisting nonconforming structure.
(Specifically list each ZBL Section.)

6. Nature and justification of request: Home addition ~ 1200sf to replace existing breezeway and connect existing home to existing garage. We would like additional space to create a "forever" home for our family at the current property location. Proposed alteration results in less than 100% increase of current Gross Area sf and does not further encroach on any existing setbacks.
- See attached plans, images and photos for details.

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.

[Signature]
Property Owner's Signature (REQUIRED)

06/21/21
Date

[Signature]
Property Owner's Signature (REQUIRED)

06/21/21
Date

Applicant's Signature (if different from owner)

Date

TOWN OF BOXBOROUGH
Office of the Board of Assessors
29 Middle Road
Boxborough, MA 01719
(978) 264-1720
jgreeno@boxborough-ma.gov

Date: 06/18/2021

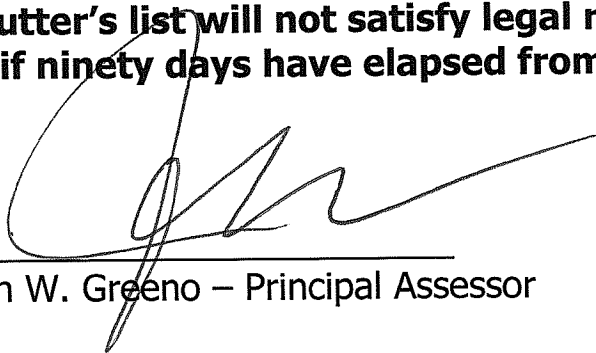
Map: 19 Parcel: 136 Lot: 000

Address: 432 Stow Road

CERTIFICATION OF ABUTTERS

Abutters are within 300 feet of any requested parcel's lot lines. We hereby certify that the enclosed list includes the name and addresses of all parties taken from the Board of Assessor's Real Estate property files per the deeds received as of 03/30/2021. It is with interest under MGL Chapter 40A, Section 11 as amended to the best of our knowledge and belief.

This abutter's list will not satisfy legal requirements for notice, if ninety days have elapsed from the date of request.



Jonathan W. Greeno – Principal Assessor



300 foot Abutters List Report

Boxborough, MA

June 21, 2021

Subject Property:

Parcel Number: 19-136-000
CAMA Number: 19-136-000
Property Address: 432 STOW ROAD

Mailing Address: CAPRARA REBECCA CAPRARA
STEFANO
432 STOW ROAD
BOXBOROUGH, MA 01719

Abutters:

Parcel Number: 19-026-000
CAMA Number: 19-026-000
Property Address: 1 CHESTER ROAD

Mailing Address: WYLIE DEREK C TOOMEY MARILYN A
1 CHESTER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 19-027-000
CAMA Number: 19-027-000
Property Address: 407 STOW ROAD

Mailing Address: MAKER SARAH H, TRUSTEE 2016
SARAH H MAKER TRUST
407 STOW ROAD
BOXBOROUGH, MA 01719

Parcel Number: 19-030-000
CAMA Number: 19-030-000
Property Address: 13 TAMARACK LANE

Mailing Address: LOONIE SUZANNE LOONIE JOHN R
13 TAMARACK LANE
BOXBOROUGH, MA 01719

Parcel Number: 19-081-000
CAMA Number: 19-081-000
Property Address: 38 TAMARACK LANE

Mailing Address: MINUTE MAN AIR FIELD, INC
302 BOXBOROUGH ROAD
STOW, MA 01775

Parcel Number: 19-082-000
CAMA Number: 19-082-000
Property Address: 22 TAMARACK LANE

Mailing Address: MINUTE MAN AIR FIELD, INC
302 BOXBOROUGH ROAD
STOW, MA 01775

Parcel Number: 19-083-000
CAMA Number: 19-083-000
Property Address: 8 TAMARACK LANE

Mailing Address: MINUTE MAN AIR FIELD, INC
302 BOXBOROUGH ROAD
STOW, MA 01775

Parcel Number: 19-084-000
CAMA Number: 19-084-000
Property Address: 505 STOW ROAD

Mailing Address: MINUTE MAN AIR FIELD, INC
302 BOXBOROUGH ROAD
STOW, MA 01775

Parcel Number: 19-133-000
CAMA Number: 19-133-000
Property Address: 338 STOW ROAD

Mailing Address: BOXBOROUGH TOWN OF
CONSERVATION COMMISSION
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

Parcel Number: 19-134-000
CAMA Number: 19-134-000
Property Address: 450 STOW ROAD

Mailing Address: BROWN LAWRENCE A BROWN NANCY
N
450 STOW ROAD
BOXBOROUGH, MA 01719

Parcel Number: 19-135-000
CAMA Number: 19-135-000
Property Address: 436 STOW ROAD

Mailing Address: BROWN LAWRENCE A BROWN NANCY
N
450 STOW ROAD
BOXBOROUGH, MA 01719



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6/21/2021

Page 1 of 2



300 foot Abutters List Report

Boxborough, MA
June 21, 2021

Parcel Number: 19-137-000
CAMA Number: 19-137-000
Property Address: 426 STOW ROAD

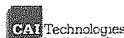
Mailing Address: MISRO SEETHARAM MISRO RAKHI
426 STOW ROAD
BOXBOROUGH, MA 01719

Parcel Number: 19-138-000
CAMA Number: 19-138-000
Property Address: 400 STOW ROAD

Mailing Address: BAHADUR ALI N
400 STOW ROAD
BOXBOROUGH, MA 01719

Parcel Number: 19-145-000
CAMA Number: 19-145-000
Property Address: 379 STOW ROAD

Mailing Address: ROBERTS, TR DAVID J ROBERTS, TR
MARLEE S
379 STOW ROAD
BOXBOROUGH, MA 01719



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6/21/2021

Page 2 of 2

432 Stow Rd
Boxborough, MA
Current Views



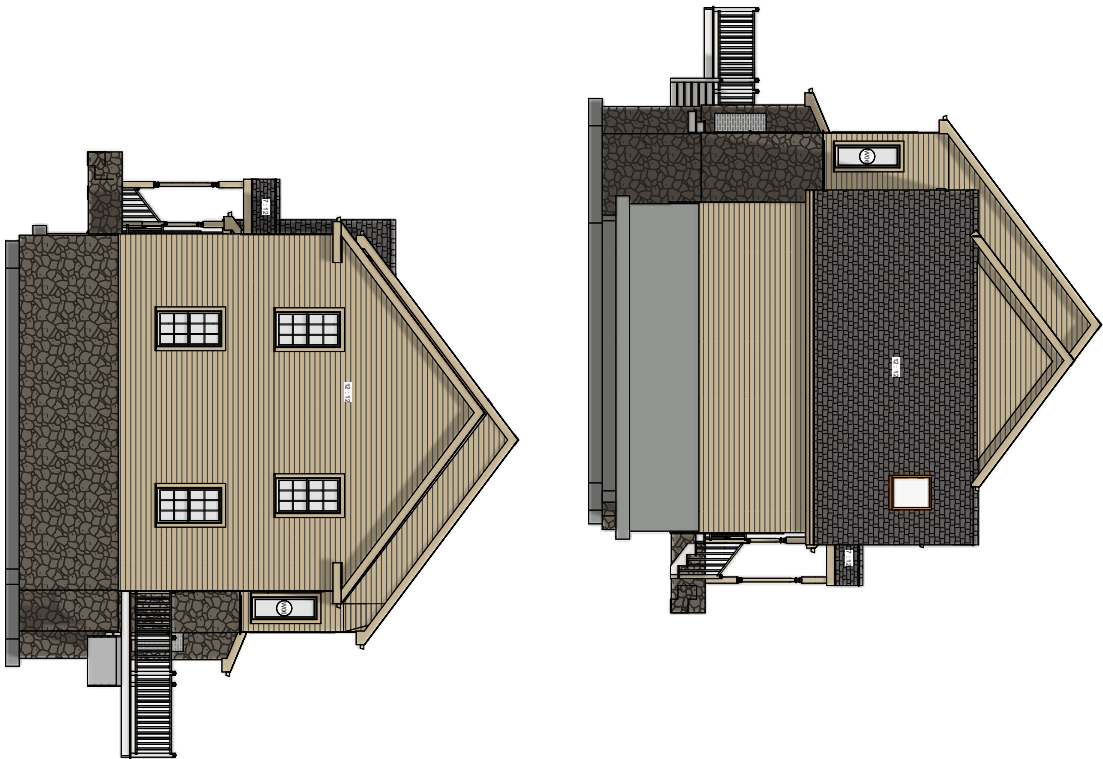
CAPRARA RESIDENCE
432 STOW ROAD
BOXBOROUGH, MASSACHUSETTS



FRONT & REAR ELEVATIONS



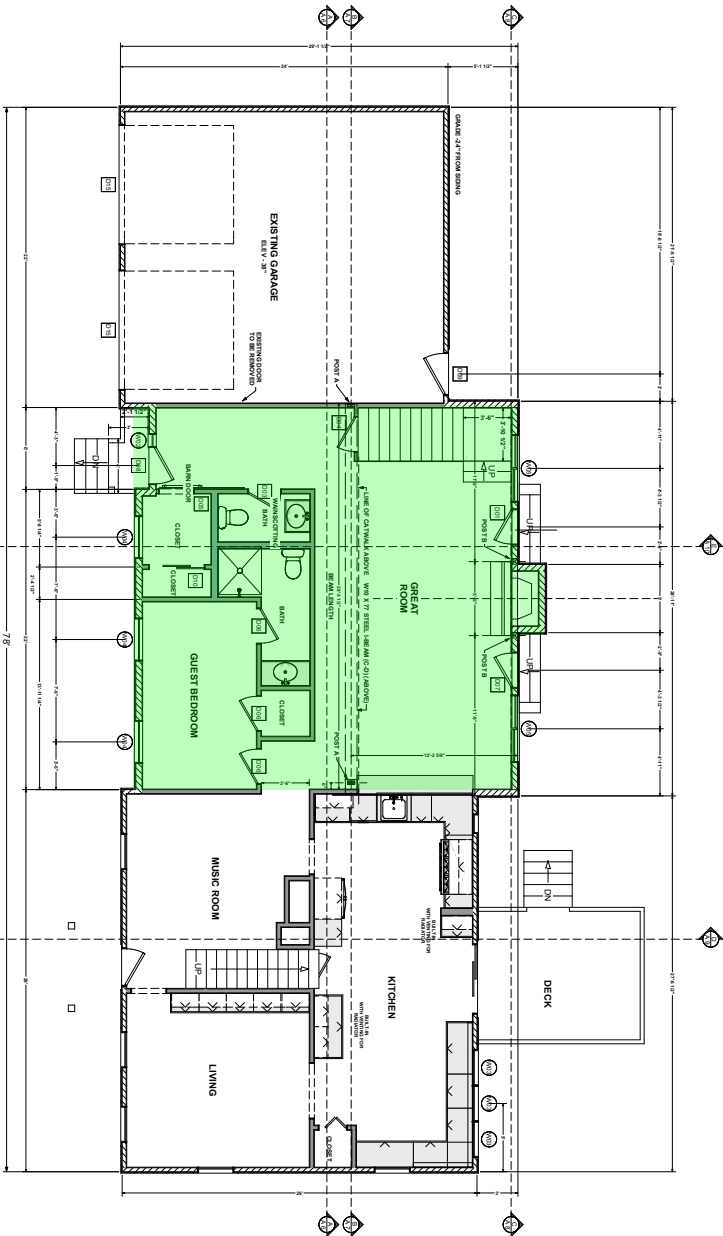
LEFT & RIGHT SIDE ELEVATIONS



NUMBER	QTY	FLOOR WIDTH	HEIGHT	RO	DESCRIPTION	MANUFACTURER	COMMENTS	FINISH	SIZE
D01	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D02	1	28"	80"	32 X 82 1/2"	HINGED 6 PANEL			R	
D03	1	30"	80"	32 X 82 1/2"	HINGED 6 PANEL			R	
D04	1	30"	80"	32 X 82 1/2"	HINGED 6 PANEL			R	
D05	1	30"	80"	32 X 82 1/2"	HINGED 6 PANEL			R	
D06	3	1	30"	32 X 82 1/2"	FULL VIEW GLASS			R	
D07	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D08	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D09	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D10	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D11	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D12	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D13	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D14	1	30"	80"	32 X 82 1/2"	FULL VIEW GLASS			R	
D15	2	1	114"	104 X 106"	GLASS DOOR			LA	

POST LEGEND	
B	6" X 3" X 2.50 RECTANGULAR TUBULAR STRUCTURAL STEEL
B	5" X 5" X .50 SQUARE TUBULAR STRUCTURAL STEEL

NUMBER	QTY	FLOOR WIDTH	HEIGHT	RO	DESCRIPTION	MANUFACTURER	COMMENTS
W01	3	0	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W02	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W03	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W04	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W05	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W06	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W07	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W08	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W09	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY
W10	3	1	32"	16"	32 1/2 X 16 1/2" FIXED GLASS	HARVEY	MALE STY



FIRST FLOOR PLAN

A 1

SHEET:

SCALE: 1/4" = 1'

DATE: 5/21/2021

FIRST FLOOR PLAN

CAPRARA RESIDENCE
432 STOW ROAD
BOXBOROUGH, MA

DRAWINGS: ED BUCKINGHAM	BY	DATE
REVISIONS		

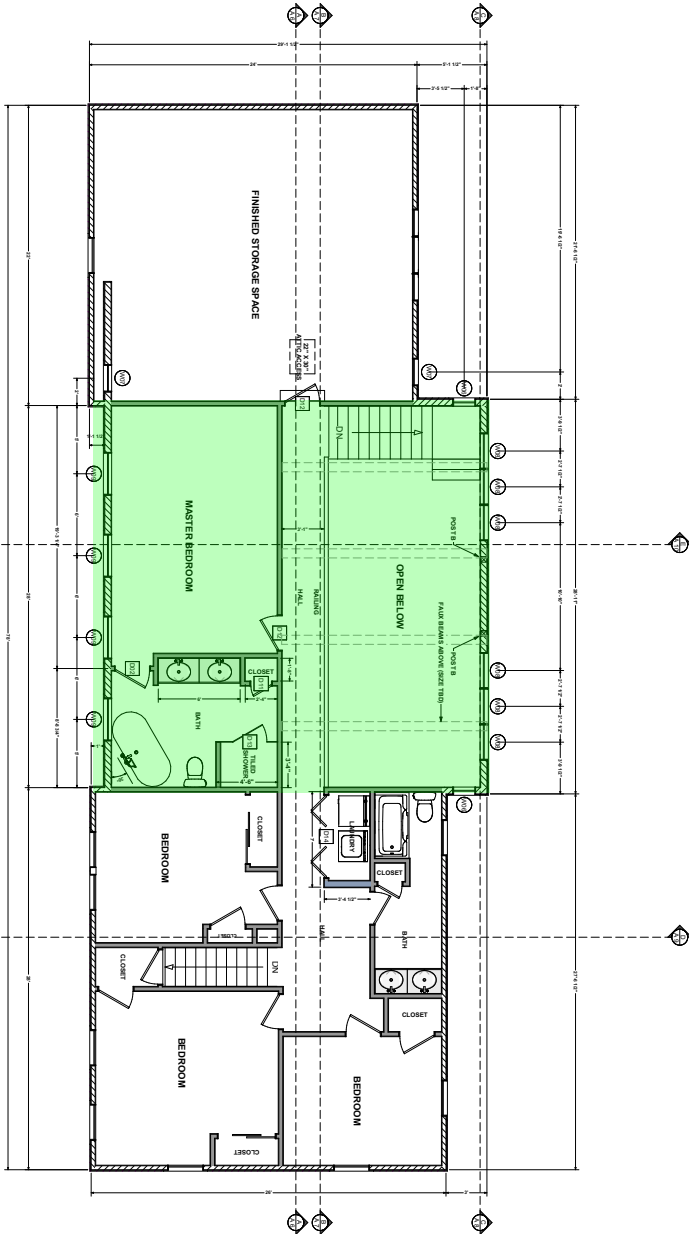
COLONIAL HOME DESIGN
1 DUTCHMAN LANE, WESTFORD, MA
978-692-0006
www.ColonialHomeDesign.com

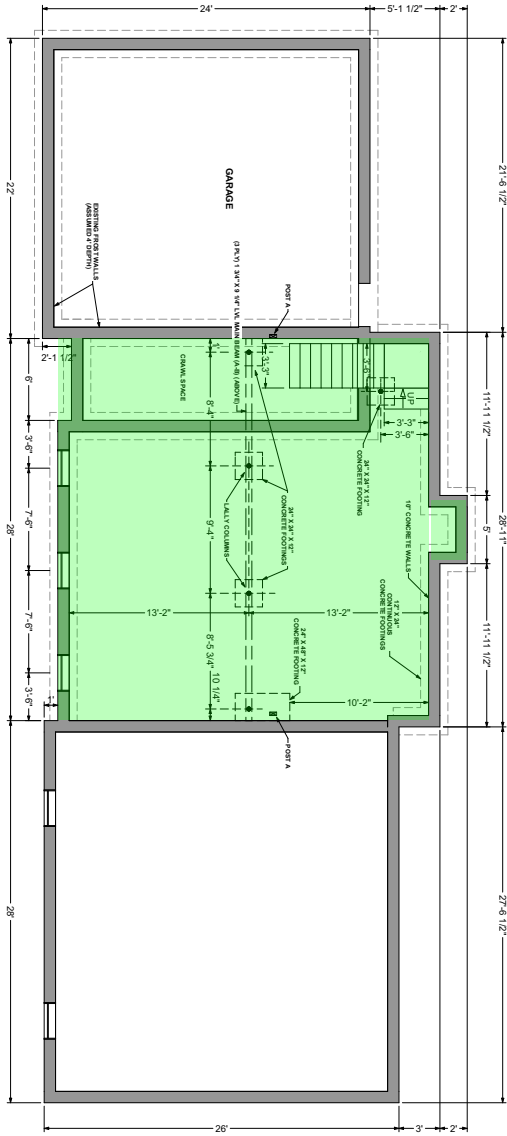
NUMBER	QTY	FLOOR WIDTH	HEIGHT	RO	DOOR SCHEDULE	DESCRIPTION	CODE	MANUFACTURER	COMMENTS	HINSE	SIZE
D01	1	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D02	1	28"	80"	32' X 82 1/2"		HINGED 6 PANEL					
D03	1	30"	80"	32' X 82 1/2"		HINGED 6 PANEL					
D04	1	30"	80"	32' X 82 1/2"		HINGED 6 PANEL					
D05	1	30"	80"	32' X 82 1/2"		HINGED 6 PANEL					
D06	3	1	30"	80"	32' X 82 1/2"	FULL VIEW GLASS					
D07	1	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D08	1	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D09	1	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D10	1	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D11	1	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D12	2	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D13	1	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D14	1	30"	80"	32' X 82 1/2"		FULL VIEW GLASS					
D15	2	1	11'4"	98"	10' X 10'	GARAGE DOOR					

POST LEGEND
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NUMBER	QTY	FLOOR WIDTH	HEIGHT	RO	WINDOW SCHEDULE	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
W01	3	0	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W02	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W03	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W04	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W05	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W06	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W07	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W08	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W09	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV
W10	3	1	32"	16"	32' X 16 1/2"	FIXED GLASS	2846	HARVEY	MALE SIV

SECOND FLOOR PLAN





DOOR SCHEDULE			
NUMBER	QTY	FLOOR WIDTH	HEIGHT
D01	1	30"	80"
D02	1	30"	80"
D03	1	30"	80"
D04	1	30"	80"
D05	1	30"	80"
D06	1	30"	80"
D07	1	30"	80"
D08	1	30"	80"
D09	1	30"	80"
D10	1	30"	80"
D11	1	30"	80"
D12	1	30"	80"
D13	1	30"	80"
D14	1	30"	80"
D15	1	30"	80"
DOOR SCHEDULE			
NUMBER	QTY	FLOOR WIDTH	HEIGHT
D01	1	30"	80"
D02	1	30"	80"
D03	1	30"	80"
D04	1	30"	80"
D05	1	30"	80"
D06	1	30"	80"
D07	1	30"	80"
D08	1	30"	80"
D09	1	30"	80"
D10	1	30"	80"
D11	1	30"	80"
D12	1	30"	80"
D13	1	30"	80"
D14	1	30"	80"
D15	1	30"	80"

POST LEGEND			
NUMBER	QTY	FLOOR WIDTH	HEIGHT
P01	1	30"	80"
P02	1	30"	80"
P03	1	30"	80"
P04	1	30"	80"
P05	1	30"	80"
P06	1	30"	80"
P07	1	30"	80"
P08	1	30"	80"
P09	1	30"	80"
P10	1	30"	80"
P11	1	30"	80"
P12	1	30"	80"
P13	1	30"	80"
P14	1	30"	80"
P15	1	30"	80"

WINDOW SCHEDULE			
NUMBER	QTY	FLOOR WIDTH	HEIGHT
W01	1	30"	80"
W02	1	30"	80"
W03	1	30"	80"
W04	1	30"	80"
W05	1	30"	80"
W06	1	30"	80"
W07	1	30"	80"
W08	1	30"	80"
W09	1	30"	80"
W10	1	30"	80"
W11	1	30"	80"
W12	1	30"	80"
W13	1	30"	80"
W14	1	30"	80"
W15	1	30"	80"

FOUNDATION PLAN

S 0

SCALE: 1/4" = 1'

DATE: 5/21/2021

FOUNDATION PLAN

CAPRARA RESIDENCE

432 STOW ROAD

BOXBOROUGH, MA

DRAWINGS: ED BUCKINGHAM

REVISIONS

BY

DATE

COLONIAL HOME DESIGN

1 DUTCHMAN LANE, WESTFORD, MA

978-692-0006

www.ColonialHomeDesign.com

432 Stow Rd.

This Page: Sketch to depict existing setbacks and location of proposed addition.

Lot 49:
426 Stow Rd.

Lot 49:
426 Stow Rd.

432

Stow Road

