

STAMSKI AND MCNARY, INC.

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May 12, 2025

Town of Boxborough
Conservation Commission
29 Middle Road
Boxborough, MA 01719

Re: Request for Waiver
70 Summer Road
Map 15/Parcel 84

Members of the Commission:

On behalf of our client, Robert Doughty, we request the following waivers to Boxborough's Regulations for the Wetland Bylaw that are necessary from the Conservation Commission for teardown of the existing single-family dwelling and construction of a new one for the referenced property.

The existing dwelling, greenhouse, concrete pavers, sheds, retaining wall, dirt driveway, lawn, and stone/concrete walks are either partially or entirely within the 100-foot Buffer Zone/ALRA. The proposed dwelling (105 s.f.±) and detached garage (32 s.f.±) are partially located within the 100-foot Buffer Zone/ALRA. The proposed dwelling and detached garage are 28'± from the front property line. The proposed location of the new dwelling and detached garage result in a decrease in disturbance within the 100-foot Buffer Zone/ALRA compared to the existing dwelling (521 s.f.±).

A special permit was approved by Boxborough's Zoning Board of Appeals to allow the new dwelling and detached garage to be located within the front yard setback. Five trees are to be removed, with stumps left in place; two of these trees are within the outer 25 feet of the wetlands. The tree removals are necessary because they are dead.

The existing dwelling, green house, retaining walls, concrete pavers, concrete/stone walks are to be removed within the 100-foot Buffer Zone/ALRA. Five trees are proposed to be planted in the area of the existing dirt driveway to replace the one to be cut down.

Boxborough Regulations for the Wetland Bylaw Waiver

2.5.3.1 - Permanent structures including but not limited to buildings, barns, garages, or structures attached to the same.

The proposed dwelling and detached garage are located within the outer 25 feet furthest from the resource area. The proposed dwelling and detached garage will occupy a total of 137 s.f. within the 100-foot Buffer Zone/ALRA, which is less than the area currently occupied by the existing dwelling. The proposed dwelling and detached are positioned as far as possible from the wetlands while adhering to the Town of Boxborough Zoning Bylaw. The Boxborough Zoning Board of Appeals granted a special permit allowing the proposed structures to be located within the front yard setback, thereby positioning them farther from the wetlands. Approximately 521 square feet of the existing dwelling will be removed from this outer 25 feet furthest from the resource area.

2.5.3.2 - Wells and waterline only when it can be shown that no other location outside the Adjacent Land Resource Area zone is possible due to other town regulations.

There are no wells proposed within the 100-foot Buffer Zone/ALRA, however a portion of the proposed waterline lies within the outer 25 feet furthest from the resource area.

- Grading required for roadways and house construction in the outer 25 feet furthest from the wetlands.

Grading necessary for the proposed dwelling and new sewage disposal system is limited within the outer 25 feet furthest from the resource area to maintain proper drainage onsite.

In accordance with the Boxborough's Regulations for the Wetland Bylaw, it is our belief that the granting of these waivers will provide the most environmentally sensitive design for this site.

Thank you for your attention to this matter, please call with any questions or concerns.

Respectfully,

Stamski and McNary, Inc.

Montgomery Nsamba

Montgomery Nsamba



George Dimakarakos, P.E.,