

# STAMSKI AND MCNARY, INC.

1000 Main Street  
Acton, Massachusetts 01720  
(978) 263-8585, FAX (978) 263-9883

## PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.  
GEORGE DIMAKARAKOS, P.E.

## ASSOCIATE

JONATHAN BOLLEN, P.L.S.

May 12, 2025

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

Re: **Wetland Permitting Plan**  
70 Summer Road  
Map 15/Parcel 84  
MassDEP# 113-594

Dear Members of the Commission,

On behalf of the applicant, Robert Doughty, a revised Wetland Permitting Plan and project narrative for referenced property are provided in response to the comments received at Boxborough's Conservation Commission hearing on March 5, 2025. We offer the following response:

The new dwelling has been relocated, and it is proposed 28'± from the front lot line, which is further from the lot line than the existing house. A proposed detached garage will partially lie within the 100-foot Buffer Zone/ALRA and is positioned 28'± from the front lot line. A special permit has been approved for the new location of the proposed dwelling and detached garage. The revised dwelling location will result in less disturbance within the 100-foot Buffer Zone/ALRA compared to the existing conditions. Additionally, the proposed well is relocated outside the 100-foot Buffer Zone/ALRA.

The table outlining the disturbance breakdown within the 100-foot Buffer Zone/ALRA has been updated. Additionally, the shed behind the existing dwelling is proposed to be removed. Five red maple trees are proposed to be planted in the area of the existing dirt driveway to replace five trees that are proposed to be removed within the 100-foot Buffer Zone/ALRA. In addition, a vegetable garden is proposed within the 100-foot Buffer Zone/ALRA.

The proposed sewage disposal system has been relocated and re-graded. It is located entirely outside the 100-foot Buffer Zone/ALRA. The grading for the proposed dwelling and onsite sewage disposal system is limited to the outer 25-feet furthest from the wetland. The approximate location of the existing cesspool has been shown on the revised wetland permitting plan and is proposed to be abandoned in accordance with Title 5, Section 15.354 "Abandonment of the system".

Lastly, the channel within the adjacent BVW has a watershed of approximately 0.13 square miles, therefore it does not have perennial characteristics per 310 CMR 10.58(2) a.1.c.i. See attached watershed map.

If you have any questions regarding this matter, please feel free to call.

Respectfully,

Stamski and McNary, Inc.



Montgomery Nsamba



George Dimakarakos, P.E.

CC: Mass DEP Central Regional Office

