

**Zoning Board of Appeals
Special Permit Application**

for

**Town Map 15, Parcel 84
70 Summer Road
Boxborough, MA 01719**

Applicant: Robert Doughty
 70 Summer Road
 Boxborough, MA 01719

Date: March 26, 2025

SM-7630

Stanski and McNary, Inc.
Engineering - Planning - Surveying
1000 Main Street Acton, MA 01720 (978) 263-8585

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Plans Prepared by Stamski and McNary, Inc.

 A. Assessor's Card

 B. Proposed Plot Plan

Dated: March 20, 2025

Zoning Board of Appeals Application



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 15 Parcel 84
Street Number 70 Street Name Summer Road
Zoning district: Agricultural/Residential
Within 100' of wetlands and filing with Conservation Commission yes [] N/A

Printed Name

Address

Phone

2. Owner(s): Robert Doughty 70 Summer Road, Boxborough, MA 978-263-2636

Owner(s): _____

3. Applicant: Robert Doughty 70 Summer Road, Boxborough, MA 01719 978-263-2636

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: 4.3.3
(Specifically list each ZBL Section.)

6. Nature and justification of request: The project includes teardown of existing nonconforming dwelling and garage.
(Attach additional pages if necessary.)

The existing dwelling and garage are located 27.3' and 12.5' respectively from the front yard lot line where a 40' setback
is required. The proposed dwelling is proposed no closer to the front yard lot line than the existing house and represents
a 7.4% decrease in total Gross Floor Area on the lot.

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

Montgomery Nsamba - Stamski and McNary, Inc.

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.

Robert S. Doughty
Property Owner's Signature (REQUIRED)

March 26, 2025
Date

Robert S. Doughty
Property Owner's Signature (REQUIRED)

MARCH 26, 2025
Date

Applicant's Signature (if different from owner)

Date

Letter to Zoning Board of Appeals

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.

March 26, 2025

Town of Boxborough
Zoning Board of Appeals
29 Middle Road
Boxborough, MA 01719

Re: Special Permit Application

70 Summer Road
Map 15, Parcel 84

Members of the Board:

On behalf of our client, Robert Doughty, we hereby request a special permit in accordance with the Boxborough Zoning Bylaw, Section 4.3.3 under Section 4.3 Nonconforming Uses and Structures. The Bylaw further reads as follows:

4.3.3 *No change, alteration, or extension of any nonconforming use or structure shall result in an extension of the structure or an increase in the use to more than 100% in excess of the gross floor area of the structure or of the total area of the use existing or begun when this Bylaw was adopted.*

The project site is located in the AR Zoning District in which the minimum Lot Area is 60,000 s.f. The subject parcel has an area of 64,295 s.f. The lot currently contains an existing dwelling, garage, a dirt driveway, green house, sheds, stone walkway, concrete walkway, and concrete pavers. The existing dwelling and garage are located within the front yard setback at 27.3'±, and 12.5'± from the lot line respectively, where the required setback is 40' wherein lies the nonconformity.

The proposed work involves demolishing the existing dwelling, garage, and removing the dirt driveway, greenhouse, stone walkway, concrete walkway, and concrete pavers. A new dwelling is proposed, positioned 27.3'± from the front yard lot line. This location is chosen to minimize disturbance within the 100-foot Buffer Zone/ALRA without extension of nonconforming use on the lot. The proposed building represents a 7.4% decrease in the total Gross Floor area on site.

The existing and proposed Gross Floor area is summarized in the following table:

	Existing (S.F.)	Proposed (S.F.)	Change (S.F.)
First Floor	1,092	1,284	192
3/4 Story	1,066	0	-1,066
Basement Floor	771	1,284	513
Enclosed Porch	161	252	91
Open Porch	6	0	-6
Garage	572	576	4
Total	3,668	3,396	-272
Total Change (%)		-7.4%	

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

George Dimakarakos, P.E.,

Current Deed



2009 00178210

Bk: 53513 Pg: 301 Doc: DEED
 Page: 1 of 2 09/09/2009 10:04 AM

0-2
 property address: 70 Summer Road, Boxborough, MA

WARRANTY DEED

We, **Robert S. Doughty and Gertrude Ann Doughty**, husband and wife, both of Boxborough, Massachusetts,

for Consideration paid, and in full consideration of \$1.00,

grant an undivided one-half (1/2) interest to **Robert S. Doughty, Trustee of the Robert S. Doughty Investment Trust**, under a Declaration of Trust of even date and evidenced by a Trustee's Certificate pursuant to M.G.L. c 184 §35 recorded herewith, and an undivided one-half (1/2) interest to **Gertrude Ann Doughty, Trustee of the Gertrude Ann Doughty Investment Trust**, under a Declaration of Trust of even date and evidenced by a Trustee's Certificate pursuant to M.G.L. c 184 §35 recorded herewith, both of 70 Summer Road, Boxborough, Massachusetts 01719

with **WARRANTY COVENANTS**

A certain parcel of land with the buildings thereon located on the EASTERLY side of Summer Road (also known as Cross Road and Maple Street, Boxborough, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the NORTHWEST corner of the premises at a point on the EASTERLY side of said Summer Street, thence running SOUTHEASTERLY along land now or formerly of Arthur E. Davis, Jr., one hundred eighty (180) feet, thence turning and running SOUTHERLY along said land now or formerly of Arthur E. Davis, Jr., four hundred (400) feet to a stone wall at land now or formerly of John H. Coffey, thence turning and running along said wall NORTH 42° 41' WEST, one hundred seventy eight and 5/10 (178.5) feet to said Summer Street, thence turning and running NORTHERLY along the EASTERLY side of Summer Street, three hundred seventy five (375) feet to the point of beginning.

RESERVING UNTO THE GRANTORS a **life estate**, to use and occupy said property.

Grantors, Robert S. Doughty and Gertrude Ann Doughty, having an ownership interest in the above-described property and occupying said premises as their principal residence, do hereby reserve the homestead estate protection under G.L. c.188 §1A declared by Declaration of Homestead, previously recorded.

Being the same premises conveyed to us by Otto Schou and Muriel P. Schou by deed dated May 26, 1965, and recorded with said Deeds in Book 10827, Page 317.

Witness our hands and seals, this eighteenth day of August, 2009.

Robert S. Doughty
Robert S. Doughty

Gertrude Ann Doughty
Gertrude Ann Doughty

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

August 18, 2009

On this eighteenth day of August, 2009, before me, the undersigned Notary Public, personally appeared **Robert S. Doughty and Gertrude Ann Doughty**, proved to me through satisfactory evidence of identification to be the people whose names are signed on the preceding or attached document, and acknowledged to me that each signed it voluntarily for its stated purpose.

Kate Downes
Kate Downes, Notary Public
My commission expires: 9/19/2014

Kate Downes
Attorney at Law
206 Ayer Road
P.O. Box 667
Harvard, MA 01451
(978) 821-5854

Certified Abutters List



TOWN OF BOXBOROUGH

Assessors

29 Middle Road

Boxborough, Massachusetts 01719

978-264-1721 • FAX 978-264-3127

assessor@boxborough-ma.gov

REQUESTER
OFFICE
TOWN BOARD

REQUEST FOR ABUTTERS

DATE OF REQUEST:

11/14/24

DATE LIST NEEDED:

11/25/24

PROPERTY
LOCATION:

70 SUMMER ROAD

MAP

15

LOT

84

BLOCK

PROPERTY
OWNER:

ROBERT DOUGHTY

REASON FOR LIST

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

RECEIVED

NOV 14 2024

Assessors
Boxborough, MA

RADIUS OF 300 FEET WILL BE USED FOR ALL ABUTTERS' LIST REQUEST

REQUESTER INFORMATION

NAME

PAUL KIRCHNER

ADDRESS

1000 MAIN ST

ACTON, MA 01720

PHONE

978-263-8585 x 216

EMAIL

PFK@STAMSKIANDMCNARY.COM

OFFICE USE ONLY

DATE LIST PREPARED:

11/14/2024

FEES CHARGED:

\$24

AMOUNT PAID \$ 23.013

DATE PAID:

11/18/2024

CHECK # \$ 24

CASH

FEES SCHEDULE: \$1.00 PER NAME IF THE LIST IS FOR CONSERVATION COMMISSION, \$2.00 PER NAME OTHERWISE
\$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.



300 feet Abutters List Report

Boxborough, MA
November 14, 2024

Subject Property:

Parcel Number: 15-084-000
CAMA Number: 15-084-000
Property Address: 70 SUMMER ROAD

Mailing Address: DOUGHTY ROBERT S, TRUSTEE
DOUGHTY GERTRUDE ANN, TRUSTEE
70 SUMMER ROAD
BOXBOROUGH, MA 01719

Abutters:

Parcel Number: 15-079-000
CAMA Number: 15-079-000
Property Address: 34 MASSACHUSETTS AVENUE

Mailing Address: OLYMPUS REALTY INC
PO BOX 645
ACTON, MA 01720

Parcel Number: 15-083-000
CAMA Number: 15-083-000
Property Address: 126 MASSACHUSETTS AVENUE

Mailing Address: VORCE RAYMOND M., JR C/O
RAYMOND VORCE III
PO BOX 854
NEW CASTLE, NH 03854

Parcel Number: 15-086-000
CAMA Number: 15-085-000
Property Address: SUMMER ROAD

Mailing Address: SUMMERFIELD COMMUNITY CORP
126 SUMMER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-086-000
CAMA Number: 15-085-101
Property Address: 80 SUMMER ROAD

Mailing Address: SILVA ELEANOR
80 SUMMER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-085-000
CAMA Number: 15-085-102
Property Address: 82 SUMMER ROAD

Mailing Address: NIELSEN OLE C NIELSEN CONNIE L
82 SUMMER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-085-000
CAMA Number: 15-085-203
Property Address: 84 SUMMER ROAD

Mailing Address: DWYER WAYNE M. TTE DWYER-SHALE
FAMILY REVOCABLE TRUST
84 SUMMER ROAD UNIT 84
BOXBOROUGH, MA 01719

Parcel Number: 15-085-000
CAMA Number: 15-085-204
Property Address: 86 SUMMER ROAD

Mailing Address: BIEHL HENRIETTA M, TRUSTEE
HENRIETTA M BIEHL TRUST
86 SUMMER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-085-000
CAMA Number: 15-086-306
Property Address: 92 SUMMER ROAD

Mailing Address: MACLEOD SHIRLEY A
92 SUMMER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-086-000
CAMA Number: 15-086-307
Property Address: 94 SUMMER ROAD

Mailing Address: ANSALDI APRIL J.
94 SUMMER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-086-000
CAMA Number: 15-086-408
Property Address: 96 SUMMER ROAD

Mailing Address: JEAN DURBANO FAMILY TRUST
DURBANO TODD S. TRUSTEE
96 SUMMER ROAD
BOXBOROUGH, MA 01719



www.cai-tech.com



300 feet Abutters List Report

Boxborough, MA
November 14, 2024

Parcel Number: 15-098-000
CAMA Number: 15-098-000
Property Address: 45 SUMMER ROAD

Mailing Address: ERICKSON DAVID C. ERICKSON JANICE M.
2 MOHAWK DRIVE
ACTON, MA 01720

Parcel Number: 15-099-000
CAMA Number: 15-099-000
Property Address: 23-25 SUMMER ROAD

Mailing Address: SONNER KENNETH / KAREN SONNER JOHN
23 SUMMER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-130-000
CAMA Number: 15-130-000
Property Address: 27 PINE HILL ROAD

Mailing Address: PAVLOV ALEXEY PAVLOVA
ALEXANDRA
27 PINE HILL ROAD
BOXBOROUGH, MA 01719

THIS IS A CERTIFIED ABUTTERS LIST FROM THE
TOWN OF BOXBOROUGH. WE CERTIFY THAT ALL
THE NAMES AND ADDRESSES OF ALL
PROPERTY OWNERS ARE ACCURATE TO
THE BEST OF OUR KNOWLEDGE.


Office of the Board of Assessors

11/14/2024
Date



ANSALDI APRIL J.
94 SUMMER ROAD
BOXBOROUGH, MA 01719

MACLEOD SHIRLEY A
92 SUMMER ROAD
BOXBOROUGH, MA 01719

VORCE RAYMOND M., JR
C/O RAYMOND VORCE III
PO BOX 854
NEW CASTLE, NH 03854

ASHOK ABHIMANYU
RAO SPURTHI
32 PINE PASTURE RUN
BOXBOROUGH, MA 01719

NIELSEN OLE C
NIELSEN CONNIE L
82 SUMMER ROAD
BOXBOROUGH, MA 01719

WELCH GAIL L.
WELCH MURRAY M., IV
33 PINE PASTURE RUN
BOXBOROUGH, MA 01719

BIEHL HENRIETTA M, TRUSTE
HENRIETTA M BIEHL TRUST
86 SUMMER ROAD
BOXBOROUGH, MA 01719

OLIVER DONALD S.
104 SUMMER ROAD
BOXBOROUGH, MA 01719

WU LINGHUA
XU GUANLUN
117 SUMMER ROAD
BOXBOROUGH, MA 01719

DWYER WAYNE M. TTE
DWYER-SHALE FAMILY REVOC
84 SUMMER ROAD
UNIT 84
BOXBOROUGH, MA 01719

OLYMPUS REALTY INC
PO BOX 645
ACTON, MA 01720

ZHANG EDDIE
98 SUMMER ROAD
BOXBOROUGH, MA 01719

ERICKSON DAVID C.
ERICKSON JANICE M.
2 MOHAWK DRIVE
ACTON, MA 01720

PAVLOV ALEXEY
PAVLOVA ALEXANDRA
27 PINE HILL ROAD
BOXBOROUGH, MA 01719

FROMER DOLORES E.
106 SUMMER ROAD
BOXBOROUGH, MA 01719

RAKAUSKAS PETER F
RAKAUSKAS LAURA L
89 SUMMER ROAD
BOXBOROUGH, MA 01719

HEALY THERESA
102 SUMMER ROAD
Boxborough, MA 01719

SEIZ APRIL
112 SUMMER ROAD
BOXBOROUGH, MA 01719

HOLT LISA M.
HOLT TIMOTHY D.
20 PINE PASTURE RUN
BOXBOROUGH, MA 01719

SILVA ELEANOR
80 SUMMER ROAD
BOXBOROUGH, MA 01719

JEAN DURBANO FAMILY TRUST
DURBANO TODD S. TRUSTEE
96 SUMMER ROAD
BOXBOROUGH, MA 01719

SONNER KENNETH / KAREN
SONNER JOHN
23 SUMMER ROAD
BOXBOROUGH, MA 01719

LARSON LINDA M.
100 SUMMER ROAD
BOXBOROUGH, MA 01719

SUMMERFIELD COMMUNITY COR
126 SUMMER ROAD
BOXBOROUGH, MA 01719

Assessor's Card

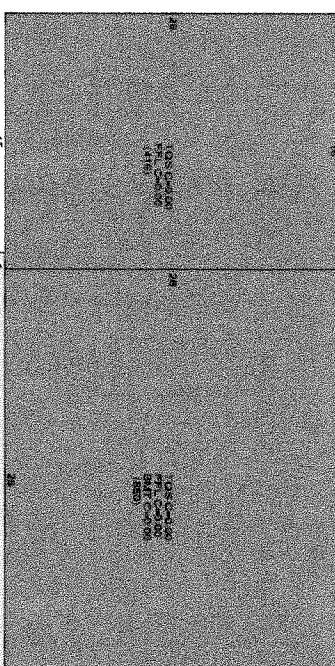
Parcel ID 15-084-000
Exterior Information

Condo Information

Comments
ORIGINALLY SUMMER CAMP UNTIL 194

Sketch

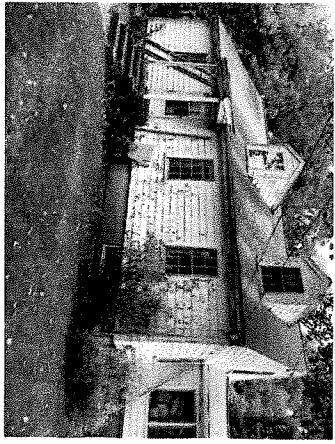
General Information		Bath Features	
Year Blt	1947	Eff Yr	Full Bath
Alt LUC			Add Full
Juris			3/4 Bath
Con Mod			Add 3/4
C - AVERAGE(-)		1/2 Bath	0
Grade		Add 1/2	Ring
Year Blt	1947	Other Fix	0
Alt LUC		Kitchens	1
Juris		Add Kit.	0
Con Mod		Fireplaces	1
Other Features		WS Flues	0
Alt LUC			Ring
Juris			
Con Mod			
Type		Location	
Strt Hght	1T	Units	Tot Units
(LV) Units	1	Tot	1
Found	2 - CONC BLOCK	Floor	
Frame	1 - WOOD	% Own	
P. Wall	1 - WOOD SHING	Name	
Sec Wall	0		
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT SH		
Color	WHITE		
View			
Shape			
Bld Name			



10		6
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Interior Information					
Avg Ht / Fl					Grade Ft.
P. Int Wall 1 - DRYWALL					Other Feat
Sec Int Wall					NBH Mod
Partition T - TYPICAL					NBC Infl
P. Floor 3 - HARDWOOD					LUC Ft.
Sec Floor 4 - CARPET 40%					Adj Tot (FCN)
Bmt Floors 12 - CONCRETE					Total
Sub Floors					51.6% Depr %
Bmt Garage 0					
Comparable Sales					
Rng	Parcel ID	Type	Sale Date	Price	
3 - TYPICAL					
2 - TYPICAL					
Int Vs Ext S					
Heat Fuel 1 - OIL					
Heat 1 - FORCED H/A					
# Heat Sys 1					
Heated % 100	AC %				
Soil HW %	Ctr Vac %				
Com Wall %	Sprink %				
Avg Rng					Ind Val

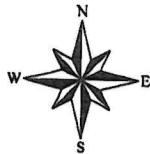
Sub Areas			
Code	Desc	Nbr	
FFL	1ST FLOOR		Lump Sum
TQS	3/4 STORY		Final Total
OPP	OPEN PORCH		Override Val
BMT	BASEMENT		
EFP	ENCL PORCH		
			Assmnt Fl.
			Assessed Val
			Total \$SF
			Undpr \$SF
			51.6%
Building Totals			
Parcel Totals			



Disclaimer: This Information is believed to be correct but is subject to change and is

Property: 1863 | Blk: 1890 | Seq: 1 | Year: 2025 | Data As Of Date: 02/20/2025 | User: klim | DB: Assess550BoxboroughMA

Locus Map



Boxborough, MA

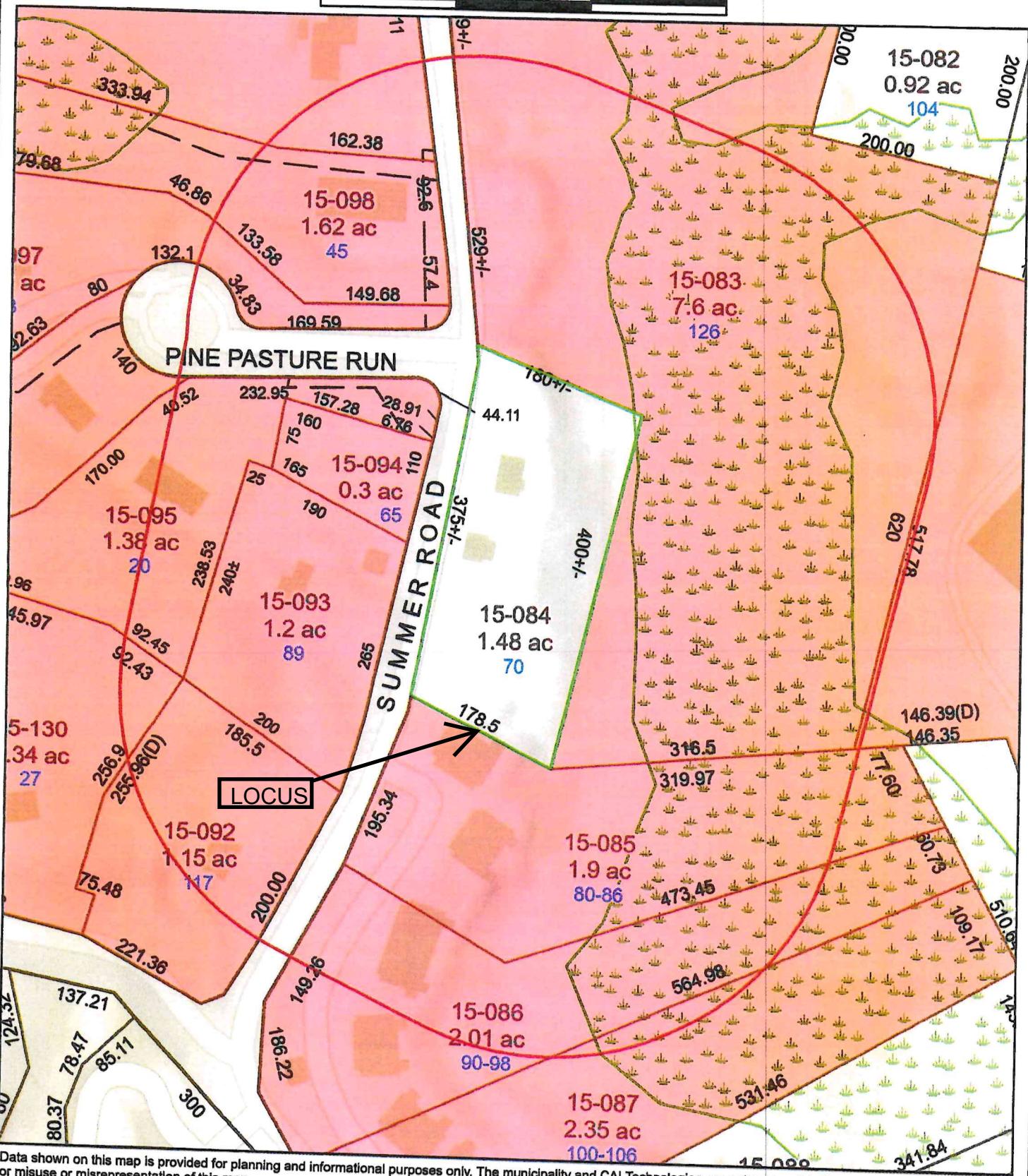
1 inch = 139 Feet

November 14, 2024

0 139 278 417

CAI Technologies
Precision Mapping. Geospatial Solutions

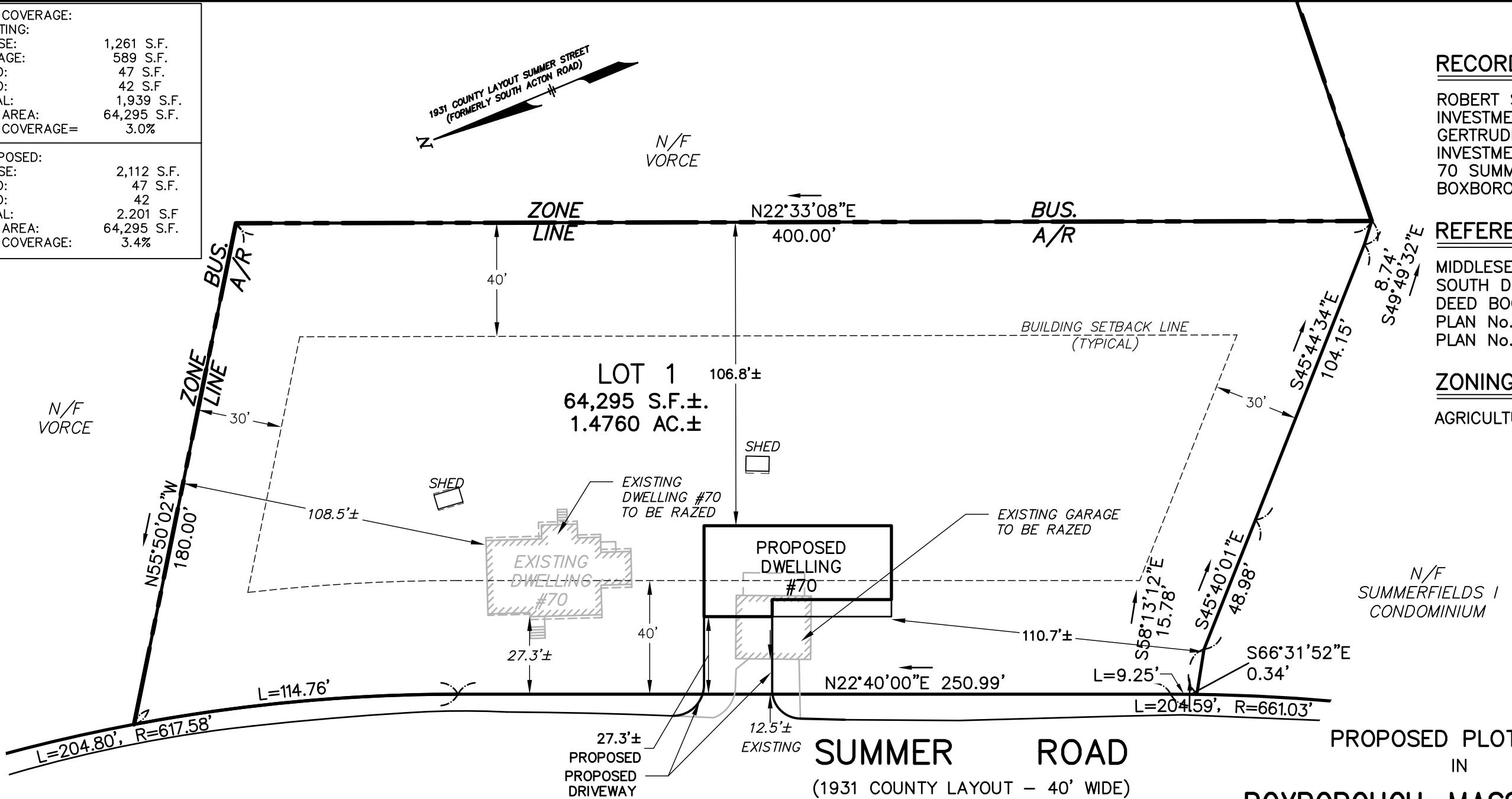
www.cai-tech.com



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.

**Plot Plan
By
Stamski and McNary, Inc.**

LOT COVERAGE:	
EXISTING:	
HOUSE:	1,261 S.F.
GARAGE:	589 S.F.
SHED:	47 S.F.
SHED:	42 S.F.
TOTAL:	1,939 S.F.
LOT AREA:	64,295 S.F.
LOT COVERAGE=	3.0%
PROPOSED:	
HOUSE:	2,112 S.F.
SHED:	47 S.F.
SHED:	42
TOTAL:	2,201 S.F.
LOT AREA:	64,295 S.F.
LOT COVERAGE:	3.4%



THE PROPOSED DWELLING ON THIS PROPERTY IS LOCATED AS SHOWN
AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN
ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY,
MASSACHUSETTS; MAP NUMBER 25017C0351 F DATED: JULY 7, 2014.

3/24/25

DATE REGISTERED PROFESSIONAL LAND SURVEYOR



PROPOSED PLOT PLAN
IN
BOXBOROUGH, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: DOUGHTY
SCALE: 1"=40' MARCH 20, 2024

STAMSKI AND MCNARY, INC.

STAMSKI AND MCNART, INC.
1000 MAIN STREET ACTON MASSACHUSETTS

ENGINEERING - PLANNING - SURVEYING

1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

7630.P.PPL.dwg) 70 Summer Road SM-7630