

Kathleen A. Vorce

555 Liberty Square Road, Boxborough, MA 01719

978- [REDACTED]

December 1, 2025

DELIVERED BY HAND

RECEIVED

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

RECEIVED

DEC 01 2025

DEC - 1 2025

Zoning Board of Appeals  
Town of Boxborough

RE: Special Permit Application for ~~Conversion~~ to Two-Family

TOWN CLERK  
TOWN OF BOXBOROUGH

Dear Board Members,

Enclosed please find an altered "Application" from the Planning Board site. Hours of searching failed to locate a similar "Application" for the ZBA.

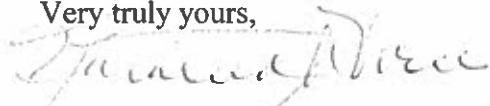
Accompanying the Application is an 8-1/2 by 11" hand-drawn sketch of the floor plan, an engineer-certified tape survey used for the original mortgage and a 2025 engineer topo prepared by Dillis and Roy for septic revision purposes. Eight (8) copies are provided and waivers are requested for all other prescribed engineered drawings. Underpinning the request for waivers is the fact **there will be NO construction**. A check for the \$200 permit fee is included.

In support of the Application please note:

1. The house is listed by the Assessor and the Historical Commission as "1890's" and therefore predates the earliest version of today's Zoning Bylaw provision 4.1.3a (footnote 13).
2. The Code Enforcement Officer has made an on-site inspection and approved the design for safety
3. Jim Gareffi has permitted a septic revision that will be in place by the time you hold a hearing on this application. Jim has also taken prescribed water samples and test results from Nashoba Analytical are in his possession.
4. The portion of the house originally intended as an ADU is 944 square feet and outlined in bold on the floorplan. After the Town's adoption of the State provisions including the unrealistic 900 square foot limitation, the applicant is left with no immediate alternative and further delay is unacceptable.
5. Simultaneous with the submission of this Application a request for an abutters list is being made.

Your prompt attention to this Application is appreciated.

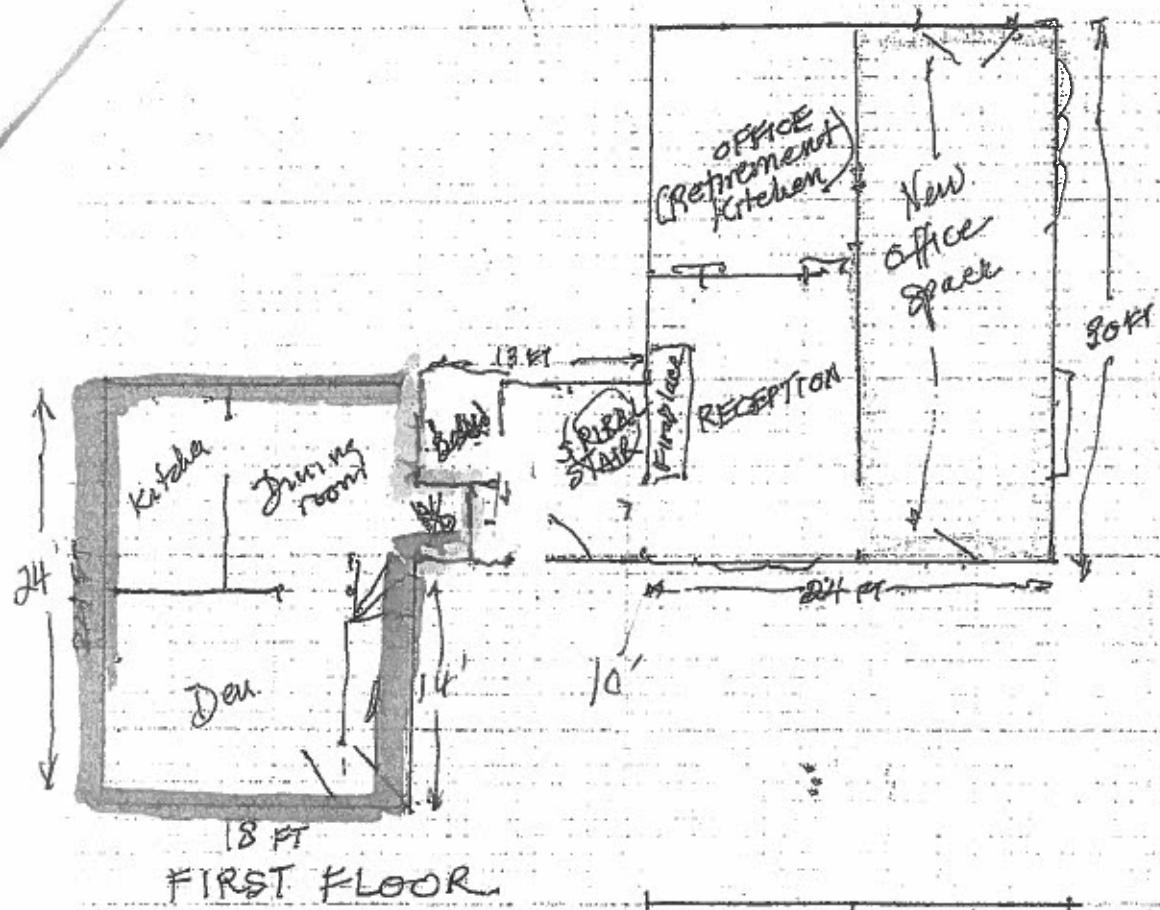
Very truly yours,



KATHLEEN A. VORCE

Enclosures as noted





FIRST FLOOR

5. Kicewall.

$$4-18' \longleftrightarrow 1-13$$

3474

Bed #3

A A  
CUB

SITTING  
AREA

مکالمہ

Bed #2

2 "O Babbie"

142

~~TOXIN  
OPEN  
TO BLOWN~~

CATALOGUE

CATWALK

1000

5111116  
5111116

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卷之三

1

newall

Knee wal

SECOND FLOOR

HOUSE OUTLET  
INV. IN=197.01-  
14.1 @ S=0.06

EXISTING  
HOUSE  
UNIT #1

**EXISTING  
HOUSE  
UNIT #2**

EXISTING 1,500 GALLON  
SEPTIC TANK  
INV. IN=196.16  
INV. OUT=195.94

EXISTING D-BOX  
INVERT IN = 195.38

EXISTING D-BOX  
WINTER 19578

**TOWN OF BOXBOROUGH**

Assessors

29 Middle Road

Boxborough, Massachusetts 01719

978-264-1721 • FAX 978-264-3127

klim@boxborough-ma.gov

REQUESTER   
OFFICE   
TOWN BOARD

**REQUEST FOR ABUTTERS**

DATE OF REQUEST:

12/1/2025

DATE LIST NEEDED:

ASAPPROPERTY  
LOCATION:555 Liberty Sq. Rd. BoxboroughMAP 10LOT 187BLOCK 000PROPERTY  
OWNER:Kathleen A. Voice**REASON FOR LIST**

- CONSERVATION COMMISSION
- ZONING BOARD OF APPEALS - *Special permit*
- PLANNING BOARD
- PRELIMINARY PLAN
- SITE PLAN
- DEFINITIVE PLAN
- SPECIAL PERMIT
- BOARD OF SELECTMEN
- OTHER \_\_\_\_\_

**RECEIVED**

DEC 01 2025

Assessors  
Boxborough, MA**RADIUS OF 300 FEET WILL BE USED FOR ALL ABUTTERS' LIST REQUEST****REQUESTER INFORMATION**

NAME

Kathleen A. Voice

ADDRESS

555 Liberty Sq Rd  
Boxborough MA 01719

PHONE

978

EMAIL

**OFFICE USE ONLY**

DATE LIST PREPARED:

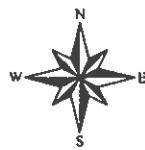
12/1/2025

FEE CHARGED:

\$70AMOUNT PAID \$ 20.00

DATE PAID:

12/8/2025CHECK # 735413 CASHFEE SCHEDULE: \$1.00 PER NAME IF THE LIST IS FOR CONSERVATION COMMISSION, \$2.00 PER NAME OTHERWISE  
\$10.00 MINIMUM  
\$30.00 MAXIMUMLIST IS VALID FOR SIX (6) MONTHS. TOWN ASSESSOR IS ALLOWED TEN (10) BUSINESS DAYS FROM DATE OF REQUEST TO PROVIDE  
CERTIFIED LIST OF ABUTTERS.



Boxborough, MA

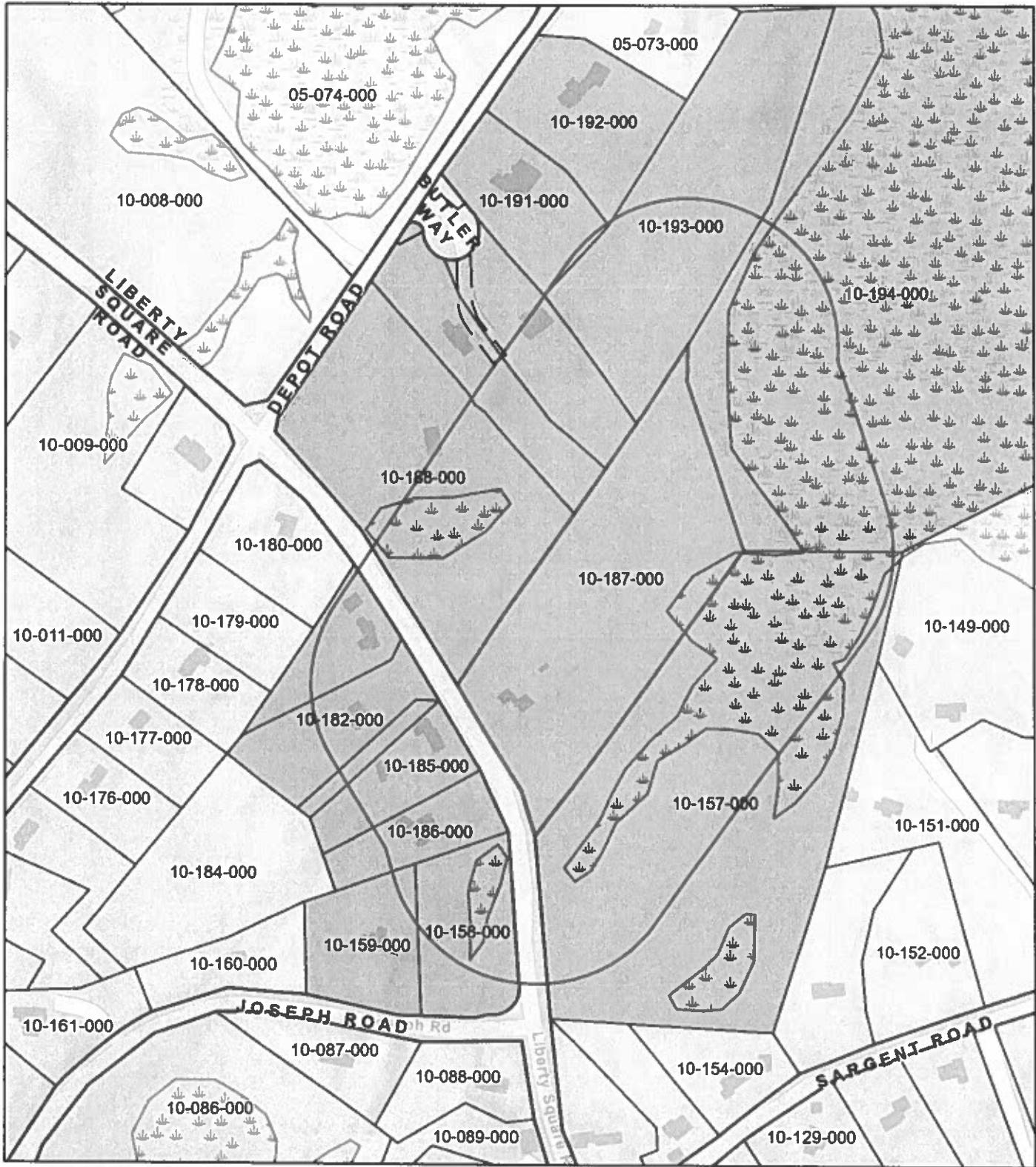
1 inch = 278 Feet

**CAI Technologies**  
Precision Mapping Geospatial Solutions

www.cai-tech.com

December 1, 2025

0 278 556 834



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.



# 300 feet Abutters List Report

Boxborough, MA  
December 01, 2025

## Subject Property:

Parcel Number: 10-187-000  
CAMA Number: 10-187-000  
Property Address: 555 LIBERTY SQUARE ROAD

Mailing Address: VORCE KATHLEEN A  
555 LIBERTY SQUARE ROAD  
BOXBOROUGH, MA 01719

## Abutters:

Parcel Number: 10-157-000  
CAMA Number: 10-157-000  
Property Address: 535 LIBERTY SQUARE ROAD

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

Parcel Number: 10-158-000  
CAMA Number: 10-158-000  
Property Address: 13 JOSEPH ROAD

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

Parcel Number: 10-159-000  
CAMA Number: 10-159-000  
Property Address: 35 JOSEPH ROAD

Mailing Address: GATESMAN ANDREW J. GATESMAN  
KRISTINE R.  
35 JOSEPH ROAD  
BOXBOROUGH, MA 01719

Parcel Number: 10-181-000  
CAMA Number: 10-181-000  
Property Address: 576 LIBERTY SQUARE ROAD

Mailing Address: BARNETT DAVID P BARNETT EILEEN  
576 LIBERTY SQUARE ROAD  
BOXBOROUGH, MA 01719

Parcel Number: 10-182-000  
CAMA Number: 10-182-000  
Property Address: 560 LIBERTY SQUARE ROAD

Mailing Address: DOWDY CHRISTOPHER R DOWDY  
PAMELA E  
560 LIBERTY SQUARE ROAD  
BOXBOROUGH, MA 01719

Parcel Number: 10-183-000  
CAMA Number: 10-183-000  
Property Address: 552 LIBERTY SQUARE ROAD

Mailing Address: MCCANN BRIAN C  
550 LIBERTY SQUARE ROAD  
BOXBOROUGH, MA 01719

Parcel Number: 10-185-000  
CAMA Number: 10-185-000  
Property Address: 550 LIBERTY SQUARE ROAD

Mailing Address: MCCANN BRIAN C  
550 LIBERTY SQUARE ROAD  
BOXBOROUGH, MA 01719

Parcel Number: 10-186-000  
CAMA Number: 10-186-000  
Property Address: 536 LIBERTY SQUARE ROAD

Mailing Address: NISTAS HOUDA HANKAOUI RACHID  
536 LIBERTY SQUARE ROAD  
BOXBOROUGH, MA 01719

Parcel Number: 10-187-000  
CAMA Number: 10-187-000  
Property Address: 555 LIBERTY SQUARE ROAD

Mailing Address: VORCE KATHLEEN A  
555 LIBERTY SQUARE ROAD  
BOXBOROUGH, MA 01719

Parcel Number: 10-188-000  
CAMA Number: 10-188-000  
Property Address: 599 LIBERTY SQUARE ROAD

Mailing Address: GREGSON KENNETH L JR GREGSON  
LYNDA  
599 LIBERTY SQUARE ROAD  
BOXBOROUGH, MA 01719



# 300 feet Abutters List Report

Boxborough, MA  
December 01, 2025

Parcel Number: 10-189-000  
CAMA Number: 10-189-000  
Property Address: 30 BUTLER WAY

Mailing Address: LEE TIANLIANG ZHENG LAN  
30 BUTLER WAY  
BOXBOROUGH, MA 01719

Parcel Number: 10-190-000  
CAMA Number: 10-190-000  
Property Address: 31 BUTLER WAY

Mailing Address: GULATI CHETAN GULATI NITIMA RANI  
31 BUTLER WAY  
BOXBOROUGH, MA 01719

Parcel Number: 10-191-000  
CAMA Number: 10-191-000  
Property Address: 450 DEPOT ROAD

Mailing Address: MARCELLA PAOLO MARCELLA LUCIA  
450 DEPOT ROAD  
BOXBOROUGH, MA 01719

Parcel Number: 10-192-000  
CAMA Number: 10-192-000  
Property Address: 440 DEPOT ROAD

Mailing Address: VENKATRAMAN SANJAY  
MUKUNDAPRIYA RAMANAN  
440 DEPOT ROAD  
BOXBOROUGH, MAA 01719

Parcel Number: 10-193-000  
CAMA Number: 10-193-000  
Property Address: 440 REAR DEPOT ROAD

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

Parcel Number: 10-194-000  
CAMA Number: 10-194-000  
Property Address: 535 REAR LIBERTY SQUARE  
ROAD

Mailing Address: BOXBOROUGH TOWN OF  
CONSERVATION COMMISSION  
29 MIDDLE 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.

*[Signature]* 12/1/2025  
Office of the Board of Assessors

Date



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12/1/2025

Page 2 of 2

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