

**PUBLIC HEARING FOR THE
SILVERMINE VILLAGE
55+ SENIOR DEVELOPMENT**

**PRESENTATION TO THE
PLANNING BOARD**

WEDNESDAY MARCH 20, 2019

SILVERMINE VILLAGE DEVELOPMENT TEAM

Tom Frangos

Jeff Londres

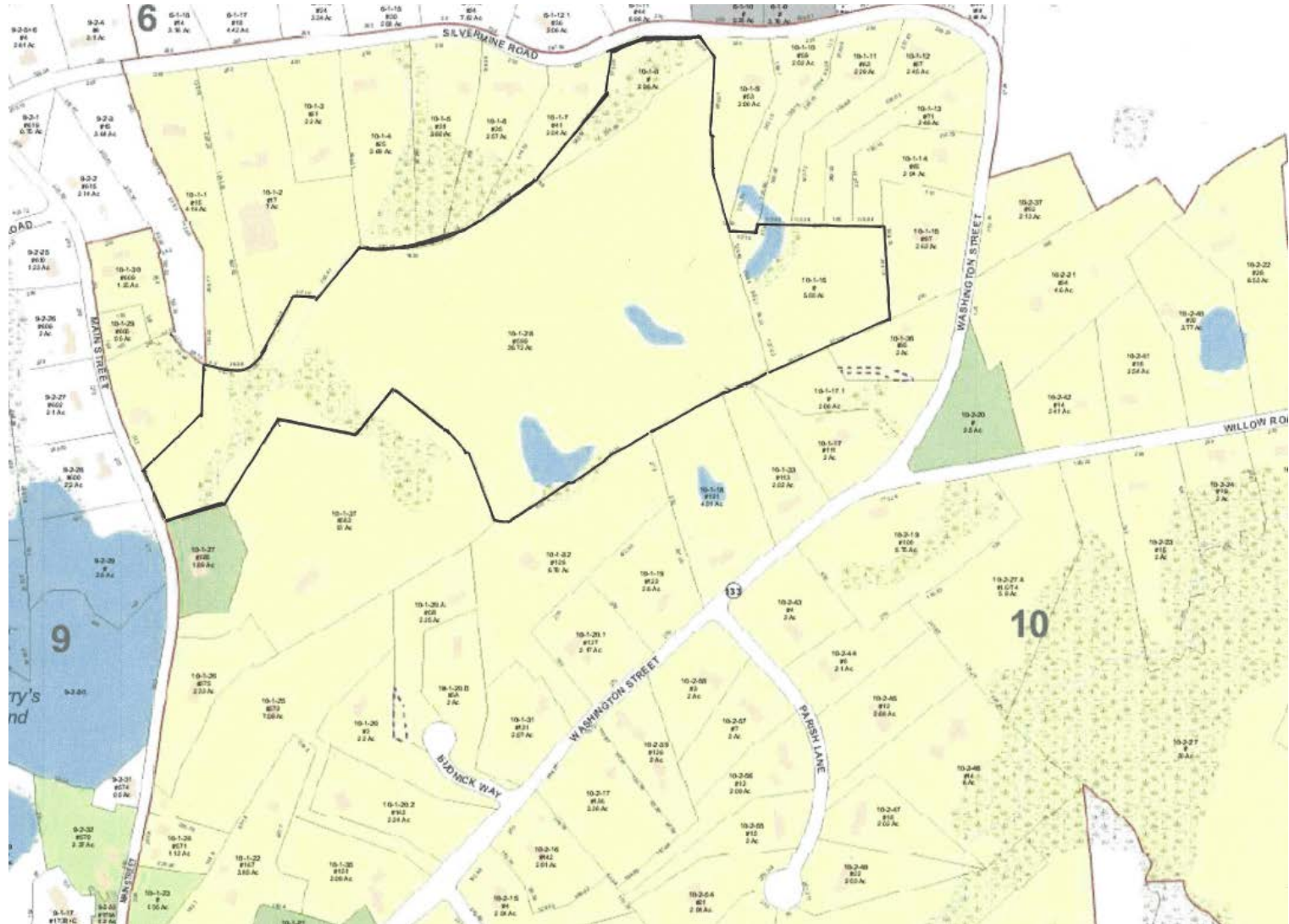
Stephanie Jones

Hancock Associates

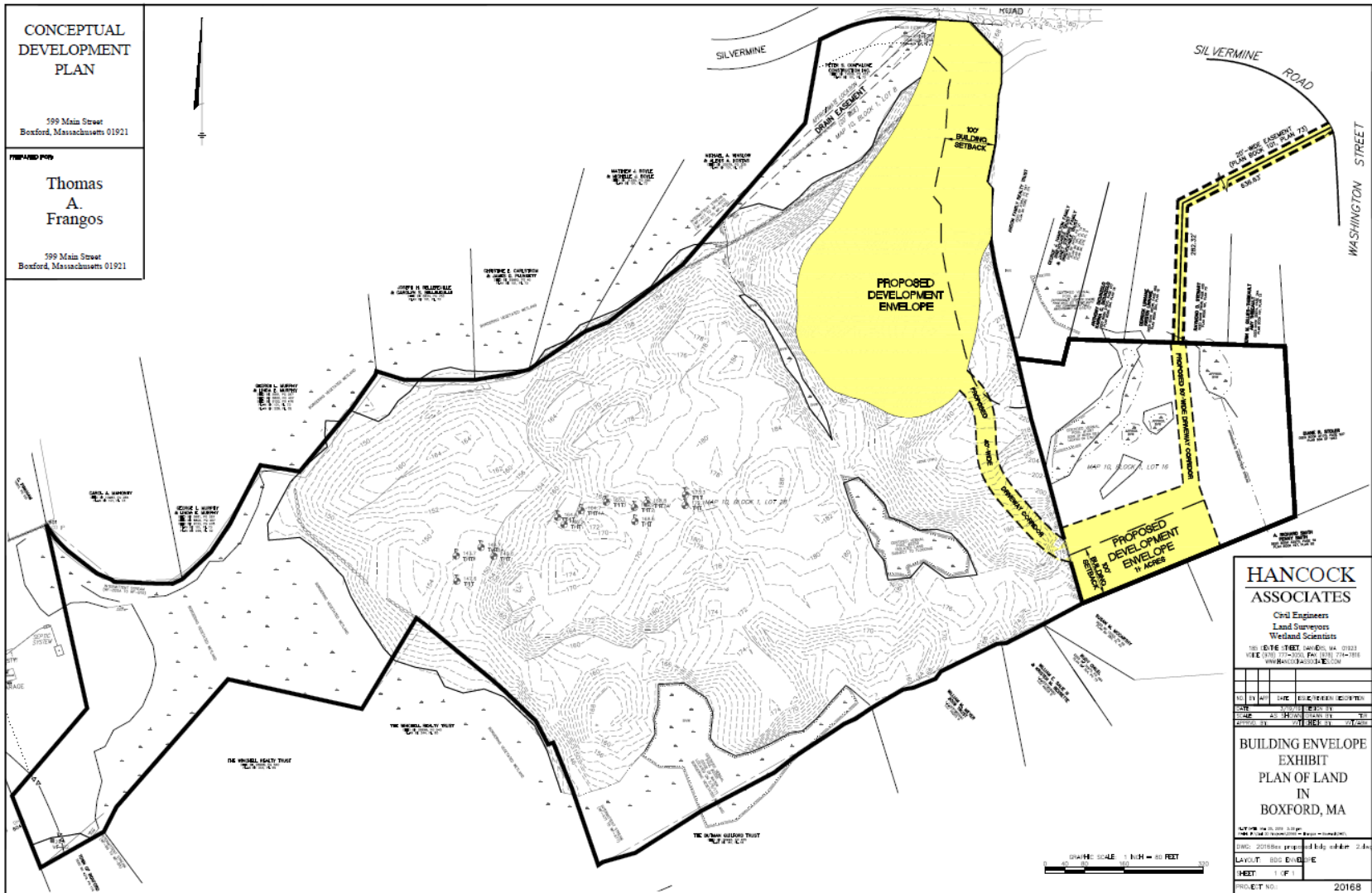
**THE WARRANT ARTICLE IS TO
REZONE THE MENTIONED PARCEL OF LAND FROM
R-A (RESIDENTIAL-AGRICULTURE) DISTRICT TO
EH (ELDERLY HOUSING) DISTRICT.**

SILVERMINE VILLAGE DEVELOPMENT

LOCUS MAP



SILVERMINE VILLAGE



37 OF 43 ACRES (86%) TO BE HELD IN CONSERVATION FOR PASSIVE RECREATION

ONLY 6 OF 43 ACRES (14%) TO BE DEVELOPED

ACTIVITY TO DATE

**Natural Heritage Has Reviewed The Property, Made
Recommendations For A Buildable Area And Has
Committed To A Letter Of Intent**

**Conservation Commission Has Approved The Wetland
Delineations**

The Land Has Been Perked

**Informal Presentations Before The Planning Board,
Board of Selectmen And The Board Of Health**

PROPOSED DEVELOPMENT

(PENDING TOWN VOTE AND REGULATORY APPROVAL)

Location: Silvermine Road, West Boxford 43 +/- Acres

Unit Size: Approximately 800 To 1500 Sq. Ft.

1 Garage Per Unit Plus Outside Parking

Estimated 50 Total Housing Units

Mix of 1 and 2 Bedrooms

Elevator for Multi-Story Buildings

Generator For Critical Infrastructure

Energy Efficient Design To Reduce Owners' Costs

Target Market: Middle Income, Regionally Competitive

**CONCLUSION
OF THE SILVERMINE VILLAGE
PRESENTATION**

***THANK YOU FOR YOUR TIME AND
ATTENTION***

QUESTIONS AND ANSWERS

PLEASE VOTE *YES*

**ENABLE BOXFORD SENIORS TO AGE
IN THEIR COMMUNITY**

PETER S. CONIFALONE
CONSTRUCTION INC.
1800 1st AVE. SUITE 100
PLAN 101, LOT 16

APPROXIMATE LOCATION
DRAIN EASEMENT
(20' WIDE)
MAP 10, BLOCK 1, LOT 8

100' BUILDING SETBACK

PROPOSED DEVELOPMENT ENVELOPE

MOON FAMILY REALTY TRUST
1800 1st AVE. SUITE 100
PLAN 101, LOT 16

20'-WIDE EASEMENT
(PLAN BOOK 101, PLAN 73)
656.63'

282.32'

PROPOSED 30' WIDE DRAINWAY CORRIDOR

PROPOSED 40' WIDE DRAINWAY CORRIDOR

MAP 10, BLOCK 1, LOT 16

PROPOSED DEVELOPMENT ENVELOPE
1+ ACRES

100' BUILDING SETBACK

SILVERMINE ROAD

WASHINGTON STREET

HANKY & STEWART
1800 1st AVE. SUITE 100
PLAN 101, LOT 16

AL. GILES-THRENT
1800 1st AVE. SUITE 100
PLAN 101, LOT 16

DIANE R. STOLER
1800 1st AVE. SUITE 100
PLAN 101, LOT 16

A. RICHARD SMITH
1800 1st AVE. SUITE 100
PLAN 101, LOT 16

11/11/11

1:1

180 182 184 186 188 190 192 194 196 198 200 202 204 206 208 210 212 214 216 218 220 222 224 226 228 230 232 234 236 238 240 242 244 246 248 250 252 254 256 258 260 262 264 266 268 270 272 274 276 278 280 282 284 286 288 290 292 294 296 298 300 302 304 306 308 310 312 314 316 318 320 322 324 326 328 330 332 334 336 338 340 342 344 346 348 350 352 354 356 358 360 362 364 366 368 370 372 374 376 378 380 382 384 386 388 390 392 394 396 398 400 402 404 406 408 410 412 414 416 418 420 422 424 426 428 430 432 434 436 438 440 442 444 446 448 450 452 454 456 458 460 462 464 466 468 470 472 474 476 478 480 482 484 486 488 490 492 494 496 498 500 502 504 506 508 510 512 514 516 518 520 522 524 526 528 530 532 534 536 538 540 542 544 546 548 550 552 554 556 558 560 562 564 566 568 570 572 574 576 578 580 582 584 586 588 590 592 594 596 598 600 602 604 606 608 610 612 614 616 618 620 622 624 626 628 630 632 634 636 638 640 642 644 646 648 650 652 654 656 658 660 662 664 666 668 670 672 674 676 678 680 682 684 686 688 690 692 694 696 698 700 702 704 706 708 710 712 714 716 718 720 722 724 726 728 730 732 734 736 738 740 742 744 746 748 750 752 754 756 758 760 762 764 766 768 770 772 774 776 778 780 782 784 786 788 790 792 794 796 798 800 802 804 806 808 810 812 814 816 818 820 822 824 826 828 830 832 834 836 838 840 842 844 846 848 850 852 854 856 858 860 862 864 866 868 870 872 874 876 878 880 882 884 886 888 890 892 894 896 898 900 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950 952 954 956 958 960 962 964 966 968 970 972 974 976 978 980 982 984 986 988 990 992 994 996 998 1000

HANCOCK
ASSOCIATES