

**BOXFORD HOUSING PARTNERSHIP**  
**And The**  
**SILVERMINE VILLAGE**  
**SENIOR DEVELOPMENT**

**PRESENTATION TO THE SELECTMEN**

**MONDAY JANUARY 28, 2019**

# **BOXFORD HOUSING PARTNERSHIP GOALS**

Assist Seniors To Age In Place

Affordable, Subsidized (CPA) Housing For Seniors With Low Income

## **MODERATELY PRICED HOUSING FOR SENIORS WITH MID-LEVEL INCOME**

Market Rate Housing For Seniors With No Income Restrictions

# **SILVERMINE VILLAGE TEAM**

**599 MAIN ST, LLC**

**Tom Frangos**

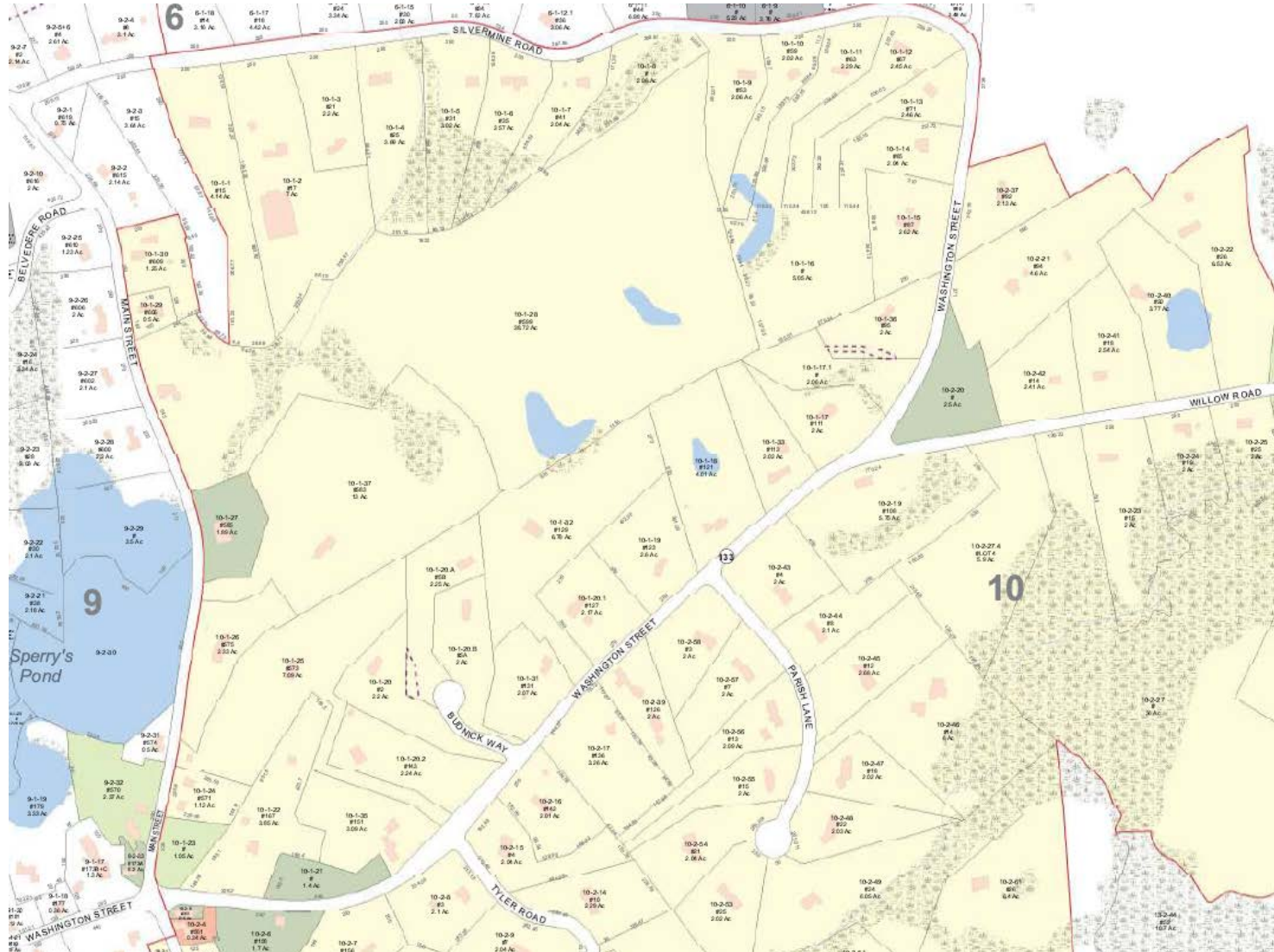
**Jeff Londress**

**Stephanie Jones**

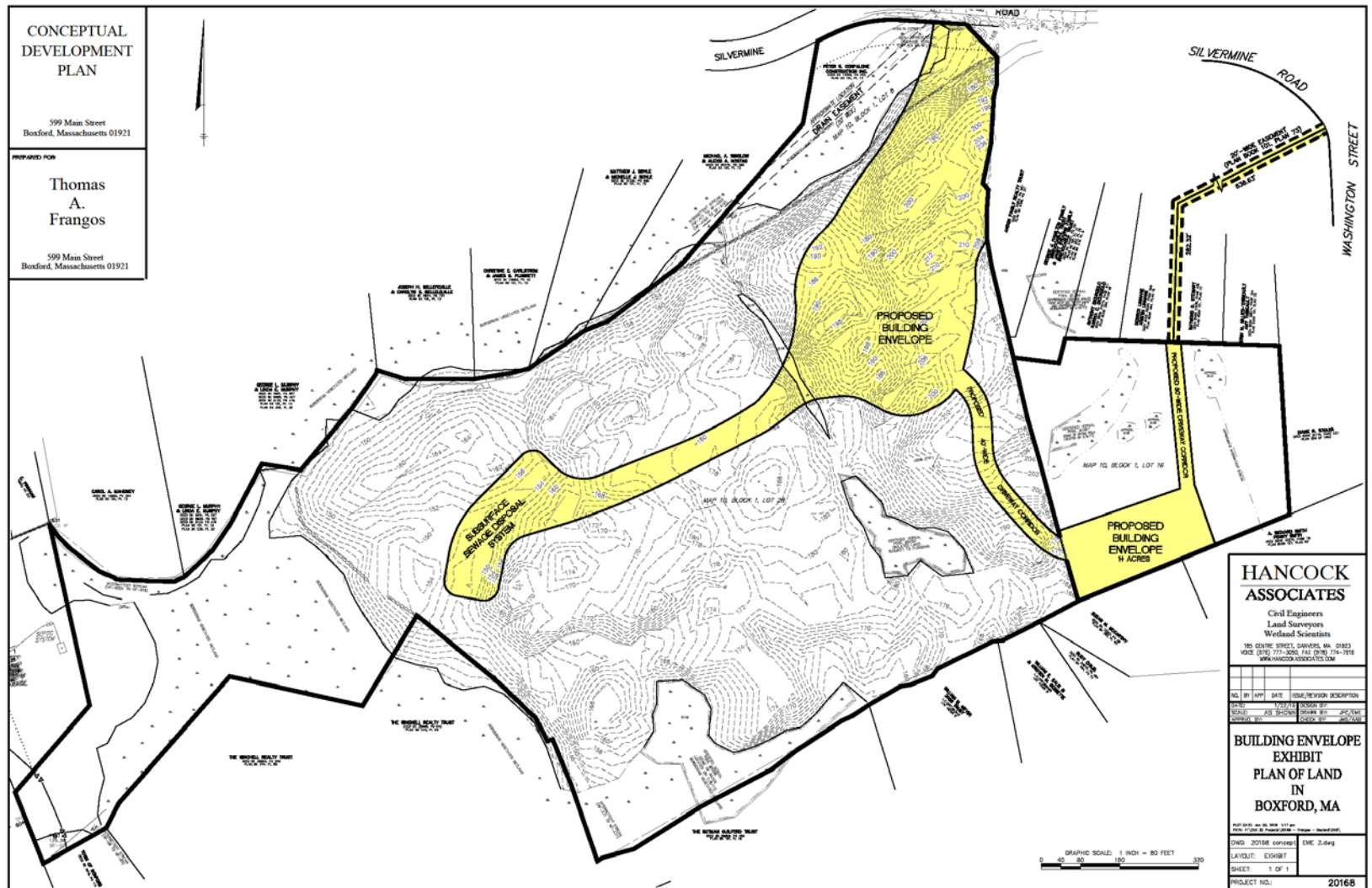
**Hancock Associates**

# SILVERMINE VILLAGE DEVELOPMENT

## LOCUS MAP



# SILVERMINE VILLAGE DEVELOPMENT





# SILVERMINE VILLAGE DEVELOPMENT

## ARIAL VIEW



# **DEVELOPMENT OVERVIEW**

**Location: Silvermine Road, West Boxford  
45 Acres**

**Estimated 44 Total Units In 5 Buildings**

**Unit Size: Approximately 1400 To 1600 Sq. Ft.**

**1 Garage Per Unit Plus Outside Parking**

**Elevator for Multi-Story Buildings**

**Generator For Critical Infrastructure**

**Energy Efficient Design To Reduce Maintenance  
And Condo Fees**

**Target Market: Middle Income, Regionally Competitive**

# **ACTIVITY TO DATE**

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

**Cons Com Has Approved The Wetland Delineations**

**The Land Has Been Perked**

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



**THE HOUSING PARTNERSHIP, IN CO-OPERATION  
WITH THE 559 MAIN ST, LLC,  
FORMALLY REQUEST THAT THE SELECTMEN PLACE  
AN ARTICLE ON THE TOWN WARRANT IN MAY TO  
SEE IF THE TOWN WILL VOTE TO AMEND THE  
ZONING MAP OF BOXFORD TO REZONE THE  
MENTIONED PARCEL OF LAND FROM R-A DISTRICT  
TO EH DISTRICT.**

**CONCLUSION  
OF THE SILVERMINE VILLAGE  
DEVELOPMENT**

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

***QUESTIONS AND ANSWERS***