

## Petersham Selectboard

### Update Report on the Nichewaug Inn & Academy Property

For Annual Town Meeting, June 6, 2016

This is an overview of where the project and process stands now and what we can expect over the next four months in addressing the town's Nichewaug Inn & Academy property.

At our Special Town Meeting last September, town residents passed Article 10 by a wide margin, authorizing the Selectboard to hire a consultant for the Nichewaug Inn property. After this vote the Selectboard began the search for a consultant to help the town, in the words of that article, to "investigate fiscally sound options for the future use, development, redevelopment, disposition and/or sale" of the Nichewaug property. In November we issued a *Request for Proposals* seeking appropriate consultants. In December we received three solid proposals and in April we signed a contract with Concord Square Planning & Development. Ted Carman, the principal of CSPD, has considerable expertise as a consultant in Massachusetts as well as actual development experience. He jumped right into the project: touring the building interior; meeting with various town boards; communicating with residents; and holding two public information and input meetings, one in April with his whole team and a second in May.

At the most recent public input meeting, based on what he has heard from town residents so far, and on his and his team's assessment of what might work at the site, Mr. Carman proposed four possible options to investigate further. These four conceptual options are:

1. a scenario that would demolish about 30 percent of the current building and create 26 residential units in two separated, remaining parts of the current building – part of the shingled Inn and part of the brick Academy building;
2. a scenario that would create 14 residential units in the front shingled Inn section only and demolish the remaining building, thus demolishing about 60% of the current building;
3. a scenario creating 9 residential units in the front shingled Inn only, while demolishing the rest of the existing structure, leaving space to establish three new house lots behind; and
4. a scenario that proposes 100% demolition of the existing building and creating four new house lots.

The first three options would retain much of the old Inn façade as seen from the Town Common. The last option of total demolition would include specifying exterior design

guidelines, along with Historic District Commission review of any new houses built within the district.

All of the materials associated with this project and property — notices of the public meetings; PowerPoint presentations; meeting notes and handouts; as well as the original RFP; the consultant proposals received; and the due diligence documents related to the property — are posted on the 'Nichewaugh Property' page of the town website, and all future materials will be posted there as well. All materials are also available in the Selectboard Office at the Town Office building.

Moving forward, the planning process will involve the following steps with Concord Square Planning & Development:

- undertaking market analyses to see if these possible options for the Nichewaugh Inn property are economically feasible;
- conducting research and preparing development financial analyses for each option;
- then in July we will hold a third public information meeting to learn about the market and financial analyses and to solicit residents' input; and then, after receiving feedback;
- a fourth and final public information and input meeting will be held in September.

As planned, the final report from Ted Carman and his team is due to the town on September 30<sup>th</sup>. We anticipate scheduling a Special Town Meeting later in the fall to consider the options presented by Concord Square Planning and to decide next steps for the property.

You can submit comments to Mr. Carman with your ideas at any time, including directly online from our town website. We encourage all residents to become involved in the planning process for the Nichewaugh Inn and Academy property and to help craft potential solutions that would be in the best interest of the town for consideration by all residents at a future Town Meeting.

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