

**TOWN OF PETERSHAM
THE COMMONWEALTH OF MASSACHUSETTS**

**WARRANT
for SPECIAL TOWN MEETING
AT PETERSHAM TOWN HALL**

**MONDAY, DECEMBER 6, 2021
7:00 P.M.**

Worcester, County SS.

To either of the Constables of the Town of Petersham in the County of Worcester,

Greetings,

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town of Petersham qualified to vote in the elections and in Town affairs, to meet at the Petersham Town Hall at 1 South Main Street, Petersham, on Monday, the 6th day of December 2021, at 7:00 p.m., then and there to act on the following Articles:

...

ARTICLE 1. [Reports to the voters]

To see if the Town will vote to receive the reports of Town Officers and Committees and act thereon.

ARTICLE 2: [Total Demolition of the Nichewaug Inn & Academy Building, excluding the separate free-standing garage and exterior stonework as feasible]

To see if the Town will vote to appropriate and transfer from available funds, transfer from the Stabilization Fund, transfer from other available accounts, or any combination thereof; and or borrow a sum of money; in the amount not to exceed \$ 721,000.00 for the costs of the complete demolition, deconstruction, and removal of the building known as the former Nichewaug Inn and Maria Assumpta Academy; not including the free-standing garage and exterior stonework, as shown in MAP EXHIBIT NO. I herein; and as detailed in the bidders' documents noticed in the Commonwealth of Massachusetts' CommBuys and Central Register effective September 20, 2021;

for the Town-owned property located at 25 Common Street, Assessors' Map Parcel Number 116; as may be possible with funding provided for the purposes, over a period of one or more years, as determined by the Town of Petersham, said removal to include site clearance, filling, soil restoration, grading, and seeding of the land upon completion of demolition; and to authorize the Selectboard to enter into all agreements and execute any and all instruments as may be necessary to effect said demolition and removal; subject to obtaining a "Permit for Demolition" from the Town of Petersham Historic District Commission; and to authorize the Treasurer, with the approval of the Selectboard, to issue bonds or notes therefore in accordance with the provisions of General Laws Chapter 44, Section 7(3), and Chapter 181 of the Acts and Resolves of 2013: An Act Authorizing the Town of Petersham to Borrow Outside the Debt Limit for a Certain Town Project enacted by the General Court of Massachusetts and signed into law December 19, 2013 by his Excellency the Governor, and or any other authority; or act in relation thereto.

— **RECOMMENDED**

ARTICLE 3: [Demolition of the Nichewaug Inn & Academy Building, excluding the "Chapel Wing", separate free-standing garage, and exterior stonework as feasible]

To see if the Town will vote to appropriate and transfer from available funds, transfer from the Stabilization Fund, transfer from other available accounts, or any combination thereof; and or borrow a sum of money; in the amount not to exceed \$ 723,000.00 **for the costs of the demolition, deconstruction, and removal of the building known as the former Nichewaug Inn and Maria Assumpta Academy; not including the "Chapel Wing", the free-standing garage, and the exterior stonework, as shown in MAP EXHIBIT NO. 2 herein;** and as detailed in the bidders' documents noticed in the Commonwealth of Massachusetts' CommBuys and Central Register effective September 20, 2021; for the Town-owned property located at 25 Common Street, Assessors' Map Parcel Number 116; as may be possible with funding provided for the purposes, over a period of one or more years, as determined by the Town of Petersham, said removal to include site clearance, filling, soil restoration, grading, and seeding of the land upon completion of demolition; and to authorize the Selectboard to enter into all agreements and execute any and all instruments as may be necessary to effect said demolition, deconstruction, and removal; subject to obtaining a "Permit for Demolition" from the Town of Petersham Historic District Commission; and to authorize the Treasurer, with the approval of the Selectboard, to issue bonds or notes therefore in accordance with the provisions of General Laws Chapter 44, Section 7(3), and Chapter 181 of the Acts and Resolves of 2013: An Act Authorizing the Town of Petersham to Borrow Outside the Debt Limit for a Certain Town Project enacted by the General Court of Massachusetts and signed into law December 19, 2013 by his Excellency the Governor, and or any other authority; or act in relation thereto.

— **NOT RECOMMENDED**

ARTICLE 4: [Total Demolition of the Nichewaug Inn & Academy Building, excluding the “Chapel Wing”, a portion of the front section of the original building, the separate free-standing garage, and exterior stonework as feasible.]

To see if the Town will vote to appropriate and transfer from available funds, transfer from the Stabilization Fund, transfer from other available accounts, or any combination thereof; and or borrow a sum of money; **in the amount not to exceed \$ 777,000.00 for the costs of the demolition, deconstruction, and removal of the building known as the former Nichewaug Inn and Maria Assumpta Academy; not including the “Chapel Wing”, a specified portion of the original front building, the free-standing garage, and exterior stonework, as shown in MAP EXHIBIT No. 3 herein and for the post-demolition costs to structurally stabilize and enclose the exposed 2.5 story south end of the front building after removal of the south side section;** and as detailed in the bidders' documents noticed in the Commonwealth of Massachusetts' CommBuys and Central Register effective September 20, 2021; for the Town-owned property located at 25 Common Street, Assessors' Map Parcel Number 116; as may be possible with funding provided for the purposes, over a period of one or more years, as determined by the Town of Petersham, said removal to include site clearance, filling, soil restoration, grading, and seeding of the land upon completion of demolition; and to authorize the Selectboard to enter into all agreements and execute any and all instruments as may be necessary to effect said demolition, deconstruction, and removal; subject to obtaining a “Permit for Demolition” from the Town of Petersham Historic District Commission; and to authorize the Treasurer, with the approval of the Selectboard, to issue bonds or notes therefore in accordance with the provisions of General Laws Chapter 44, Section 7(3), and Chapter 181 of the Acts and Resolves of 2013: An Act Authorizing the Town of Petersham to Borrow Outside the Debt Limit for a Certain Town Project enacted by the General Court of Massachusetts and signed into law December 19, 2013 by his Excellency the Governor, and or any other authority; or act in relation thereto.

— NOT RECOMMENDED

...

And you are directed to serve this Warrant, by posting up attested copies thereof at the Petersham Town Offices, Petersham Post Office and Petersham Package Store, in said Town, fourteen (14) days at least before the time of holding said meeting. Hereof fail not, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid.

Given under our hands this _____ day of _____, 2021.

.....

..... } Selectboard of Petersham, Massachusetts

.....

A true copy. Attest:..... } Constable

Worcester, SS

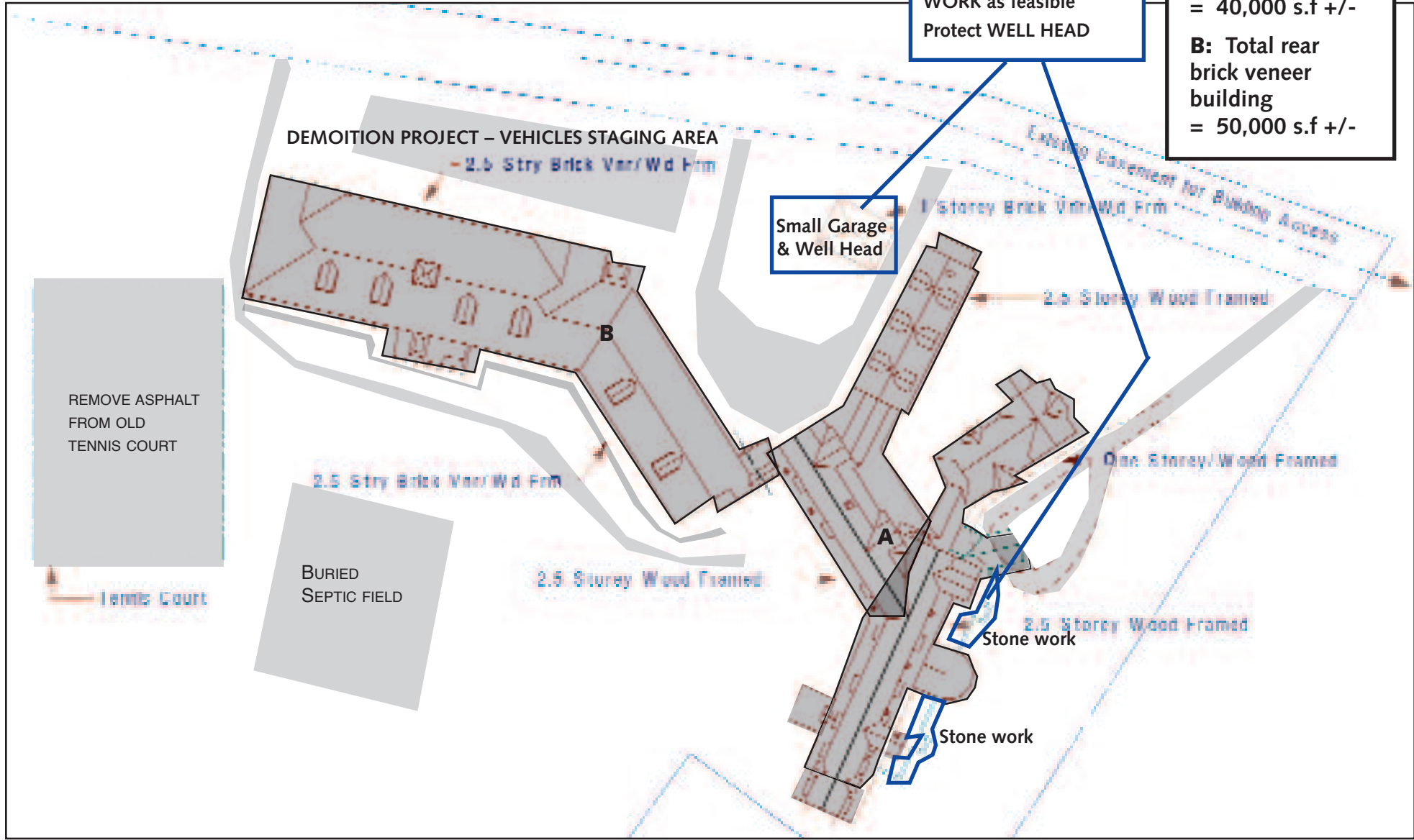
Pursuant to the within Warrant, I have notified the inhabitants of the Town of Petersham, Massachusetts by posting up attested copies at the Petersham Town Offices, Petersham Post Office and Petersham Package Store, fourteen (14) days before the date of the meeting, as within directed.

..... } Constable of Petersham, Massachusetts

ARTICLE 2 – Exhibit No. 1

Remove structure and hardscape EXCEPTING leave standing:
Free-standing Garage and exterior Stonework as feasible –
in outlined areas below per Scope of Services Specifications provided.
STRUCTURE & HARDSCAPE AREAS TO BE REMOVED NOTED IN GREY:

TOTAL BUILDING SIZE
= 90,000 s.f. +/-
A: Total front shingle building = 40,000 s.f +/-
B: Total rear brick veneer building = 50,000 s.f +/-



RETAIN SMALL GARAGE
RETAIN STONE
WORK as feasible
Protect WELL HEAD

Small Garage
& Well Head

REMOVE ASPHALT
FROM OLD
TENNIS COURT

DEMOTION PROJECT – VEHICLES STAGING AREA
- 2.5 Story Brick Vnr/Wd Frm

BURIED
SEPTIC FIELD

2.5 Storey Wood Framed

RETAIN SMALL GARAGE
RETAIN STONE
WORK as feasible
Protect WELL HEAD

TOTAL BUILDING SIZE
= 90,000 s.f. +/-
A: Total front shingle building = 40,000 s.f +/-
B: Total rear brick veneer building = 50,000 s.f +/-

Existing Government lot Building Access

2.5 Storey Wood Framed

One Storey/Wood Framed

Stone work

Stone work

B

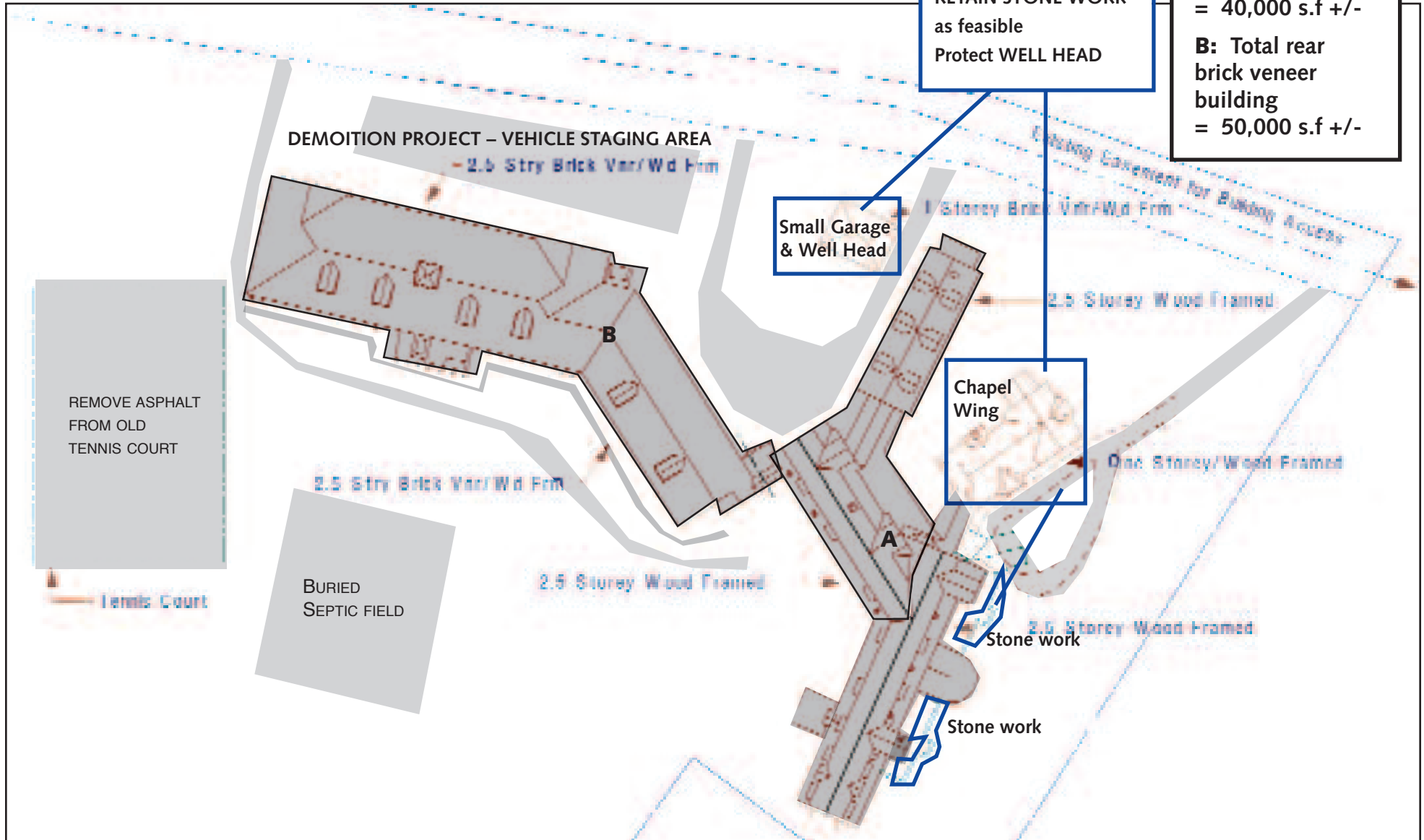
A

ARTICLE 3 – Exhibit No. 2

Remove structure and hardscape EXCEPTING leave standing:
Free-standing Garage, Chapel Wing, and exterior Stonework as feasible –
in outlined areas below per Scope of Services Specifications provided.

STRUCTURE & HARDSCAPE AREAS TO BE REMOVED NOTED IN GREY:

TOTAL BUILDING SIZE
= 90,000 s.f. +/-
A: Total front shingle building = 40,000 s.f +/-
B: Total rear brick veneer building = 50,000 s.f +/-



ARTICLE 4 – Exhibit No. 3

Remove structure and hardscape EXCEPTING leave standing:
Free-standing Garage, Chapel Wing, portion Original Front Building,
and exterior Stonework as feasible – shown in outlined areas below
per Scope of Services Specifications provided.

STRUCTURE & HARDSCAPE AREAS TO BE REMOVED NOTED IN GREY:

