

Nichewaug Inn & Academy property

Petersham, MA

Public Information Meeting #2

Concord Square Planning &
Development, Inc.

Albert, Richter & Tittmann
Architects, Inc.

Bonz & Company

Douglas MacLeay

May 23, 2016



Agenda

- 1. Background & Context (5 minutes)**
- 2. Preliminary analysis of potential development options (30 minutes)**
- 3. Address major communities concerns (20 minutes)**
- 4. Recap & Next steps (5 minutes)**
- 5. Q&A**

Context: New England Village Characters



Context: Outstanding Architecture Quality



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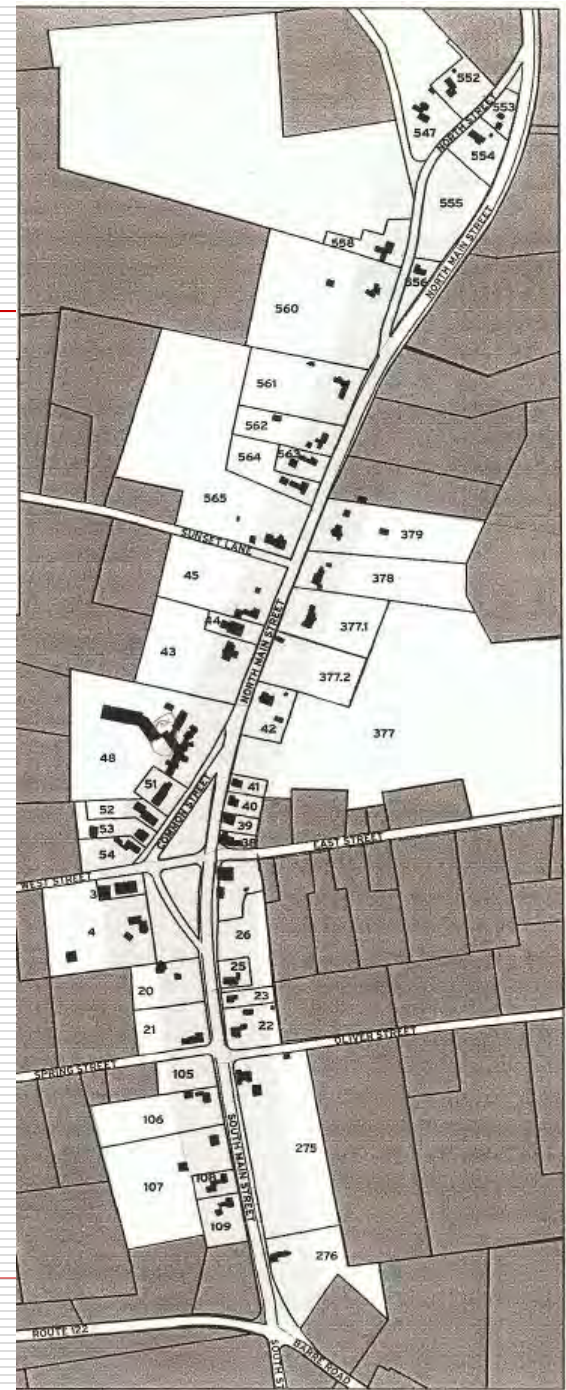


Context: Outstanding Architecture Quality



Context: Historic Preservation

- Historic preservation committee
- Historic district



Our Main Goals

- **Gather public input and help build consensus**
- **Find a feasible solution to:**
 - **Alleviate the Town's financial burden**
 - **Create long term stable revenues for the Town**
 - **Possibly - Preserve the building**

Four Potential Options

Option 1 <ul style="list-style-type: none">• Partial Demolition• 26 new units• Reduce building footprint by 29.7%	Option 2 <ul style="list-style-type: none">• Partial Demolition• 14 new units• Reduce building footprint by 61.3%
Option 3 <ul style="list-style-type: none">• Partial Demolition• 9 new units + 3 new houses• Reduce building footprint by 57.1%	Option 4 <ul style="list-style-type: none">• Total Demolition• 4 new houses• Reduce building footprint by 81.5%

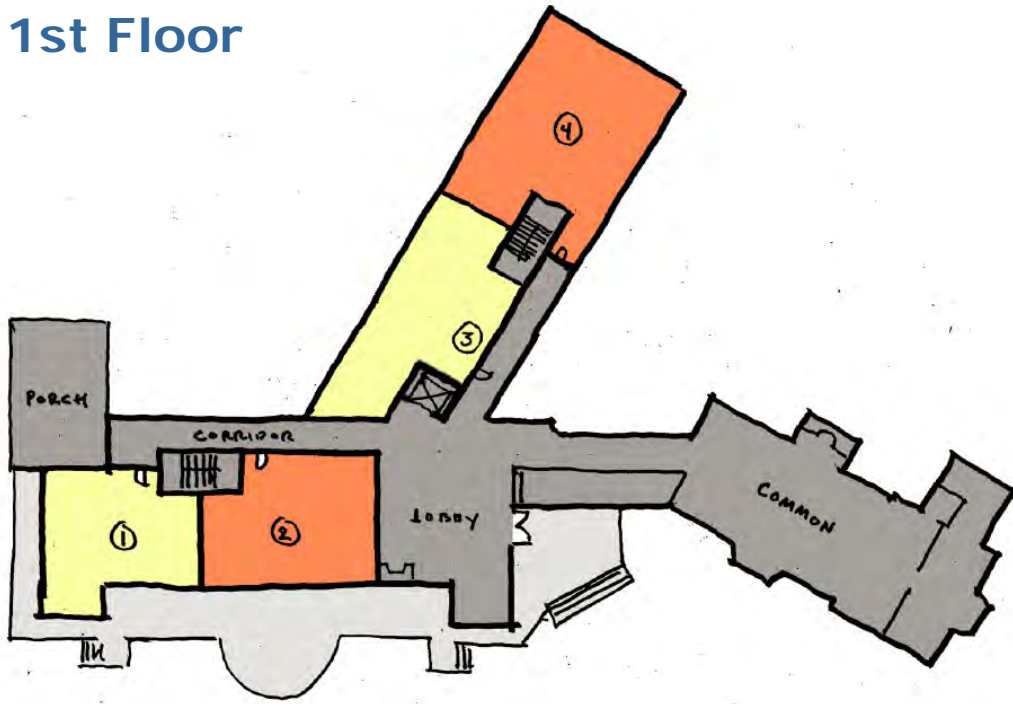
Potential Option 1: Partial Demo, 26 units



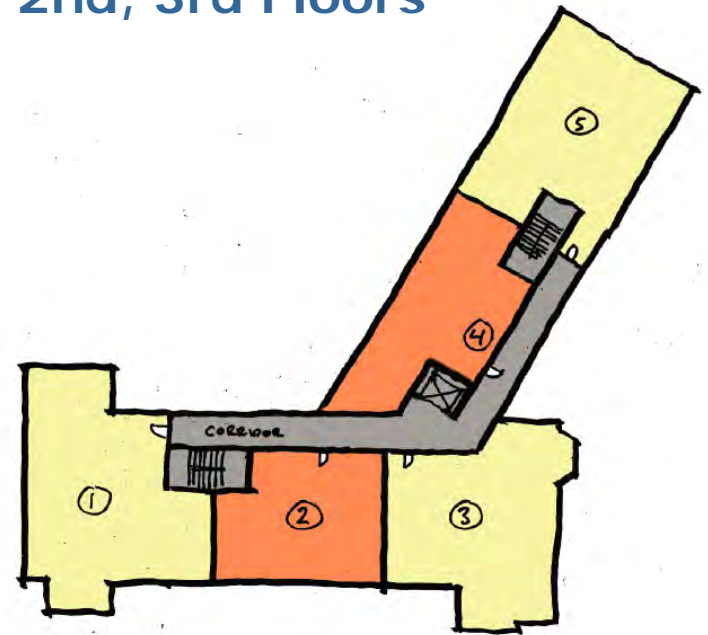
Potential Option 1: Partial Demo, 26 units

Partial Inn Building- 14 units, 21 bedrooms

1st Floor



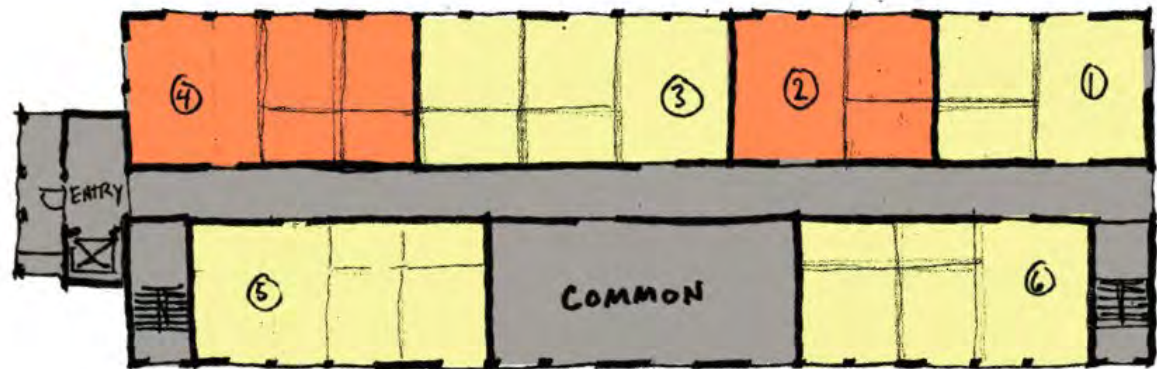
2nd, 3rd Floors



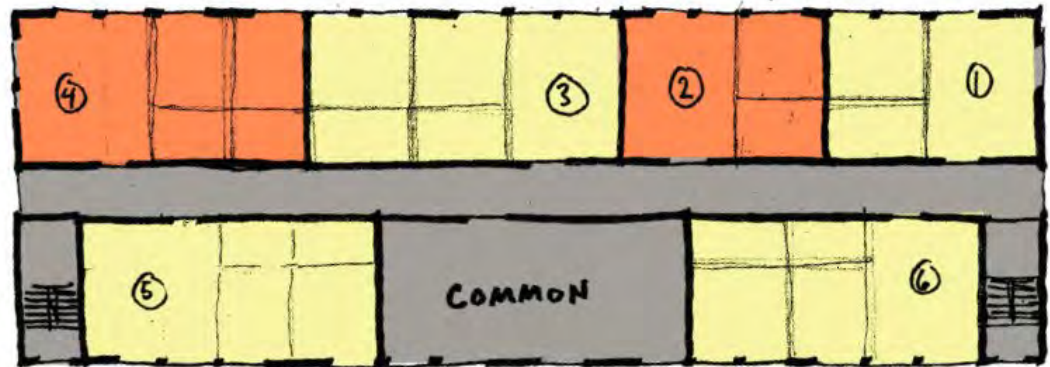
Potential Option 1: Partial Demo, 26 units

Partial Academy Building- 12 units, 20 bedrooms

1st Floor



2nd Floor



Potential Option 2: Partial Demo, 14 units



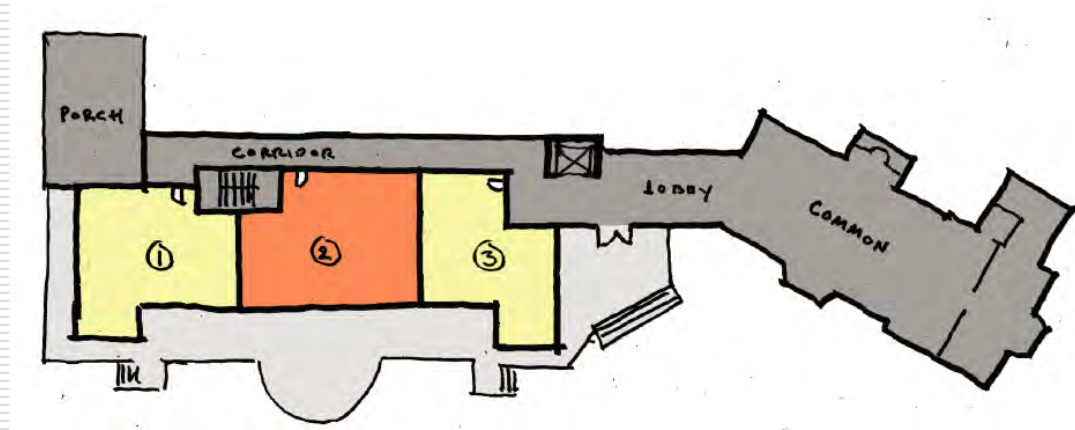
Potential Option 3: Partial Demo, 9 units + 3 houses



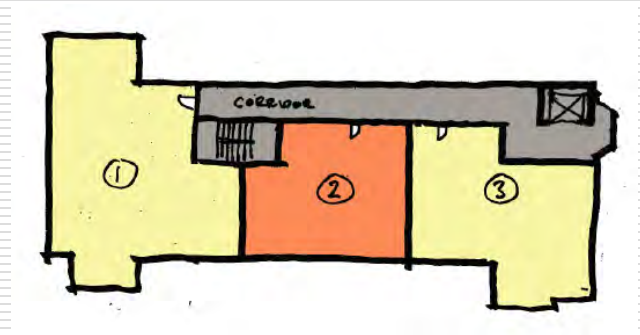
Potential Option 3: Partial Demo, 9 units + 3 houses

Partial Inn Building- 9 units, 13 bedrooms

1st Floor



2nd, 3rd Floors



Potential Option 4: Total Demo, 4 houses



Community Concern: Town Residents' Need as Priority

We heard:

- Many town seniors look to downsize
- Will the new units be affordable?
- Is there sufficient market demand for both the new units and the sale of existing houses

We think:

- Senior housing is a primary focus
- “Affordable” subsidies difficult to get, but may have other solutions
- Will do market study, and identify town residents who want to sign up

Assessments of Other Proposed Uses

- **Housing**
 - Rental housing
 - Seasonal / vacation housing
 - Other types of ownership
- **Commercial/Office**
 - Town administrative office
 - Private commercial uses (Small Inn, restaurant, business support, etc.)
- **Other types of ownership**
 - Town senior center, open space, cemetery, etc.

Community Concern: Scale/Density/Town Character

We heard:

- Development may generate too much activity in the village center.
- Currently no townhouses or condos in town
- New development will reduce open space

We think:

- Moderate activities have positive impacts.
- “Condominium” is a form of ownership.
- Single-family homes as options
- All scenarios reduce the existing building footprint and increase open space

Community Concern: Demo/Rehabilitation

We heard:

- Are the buildings salvageable?
- The costs of each options
- Rehab qualify compared with new construction
- If demo or partial demo, when? And who will pay for it?

We think:

- Our development options and analysis will include both options
- Will compare the costs and revenues across the options
- Rehab can achieve high quality and ADA standards
- Timing: after selecting a developer
- More likely the Town will pay

Community Concern: Protect the Town's Interests

We heard:

- How could this analysis help the town?
- How to ensure the future developer will achieve what the town wants?

We think:

- Our analysis hopefully will provide enough information for the town to issue a RFP and have serious responses from developers
- Will recommend requirements and standards to be incorporated into the RFP

Next Steps

- **Continue to gather feedback from the community**
 - **Emails**
 - **Town website**
- **More detailed analysis on the 4 options**
 - **Market analysis**
 - **Financial analysis (costs, housing prices, tax revenues)**
 - **More refined plans and Design Guidelines**
- **Discuss with Mass DEP about water/septic solutions**
 - **Will affect the feasibilities of each option**

Moving Forward

Public Information Meeting #1	<i>April 13th, 2016</i>
Public Information Meeting #2	<i>May 23th, 2016</i>
Progress Report for Town Meeting	<i>June 6th, 2016</i>
Public Information Meeting #3	<i>July, 2016</i>
Public Information Meeting #4	<i>August or September, 2016</i>
Final Report	<i>September 30, 2016</i>

Q & A

