

**Town of Petersham
SPECIAL TOWN MEETING**

**Monday, December 12, 2016
7:30 p.m.**

**Petersham Town Hall, 1 South Main Street
Petersham, Massachusetts**

WARRANT

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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, qualified to vote in the elections and in Town affairs, to meet for a Special Town Meeting at the Petersham Town Hall, 1 South Main Street, Upper Level, in said Petersham on Monday, the 12th day of December 2016, at 7:30 p.m., then and there to act on the following Articles:

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ARTICLE 1.

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

ARTICLE 2. Acceptance of Gift of Land

To see if the Town will vote to accept a gift of a parcel of land in the amount of 2.23+/- acres, such land designated by the donor to be used for the benefit of the Petersham Center School, which the parcel abuts, located on Spring Street, Petersham, Massachusetts, being Petersham Assessors' Parcel Number 101, Assessors' Map 01/101/0/R and being shown on a plan of land entitled "Plan of Land in Petersham prepared for: Will of William Simes," dated December 11, 2015, a copy of which is on file in the office of the Town Clerk, such land to be in the care and custody of the Petersham Center School Committee; and to authorize the Petersham Center School Committee and the Selectboard to execute all documents and take all actions to accomplish said donation to the Town; or act in relation thereto.

ARTICLE 3. New Cemetery at St. Scholastica Priory & St. Mary's Monastery, 271 North Main Street

To see if the Town will vote, pursuant to M.G.L. Chapter 114, Section 34, to permit a certain parcel of land to be used as a cemetery, such land being owned by the St. Mary and St. Scholastica Church, Inc. of 271 North Main Street, located off the westerly side of North Main Street/Route 32 adjacent to that facility and shown on the Petersham Assessors' Maps as Parcel Number 533, the area of the proposed cemetery to be approximately 10,090 sq.ft. (one quarter acre +/-) as shown on plans prepared by Trowbridge Engineering, LLC dated September 20, 2016, on file with the Petersham Board of Health, and such cemetery to be private and used for the members of these two religious communities – St. Scholastica Priory and St. Mary's Monastery; or act in relation thereto.

ARTICLE 4. New Compliant Handicap Access Ramp at Town Hall

To see if the Town will vote to raise and appropriate, appropriate from available funds, take from the Stabilization Fund, borrow, or any combination thereof, the sum of **\$35,000.00**, to add to the existing Town account identified by the Town Accountant as No. 015192.003 – 'HandicapAcc/TownHall/Town Office' so as to construct a code compliant exterior handicap accessible ramp at Petersham Town Hall, 1 South Main Street, said appropriation to be under the control of the Selectboard; or act in relation thereto.

ARTICLE 5. Broadband Project

To see if the Town will vote to raise and appropriate, appropriate from available funds, take from the Stabilization Fund, take from other accounts, borrow, or any combination thereof a sum not to exceed **\$560,000.00**, for the purpose of the completion of a utility pole survey and completion of the necessary make-ready work in preparation for the construction of a high speed fiber-optic broadband network and for all associated and related expenses; and to authorize the Town's Broadband Committee and/or the Petersham Municipal Light Plant Board and the Selectboard to seek out any and all grants from all sources to offset the cost of said project; and with construction of the network to begin upon verification that there are a minimum of 270 committed subscribers to the network; or act in relation thereto.

ARTICLE 6. Removal of Hazardous Materials in all of Nichewaug Inn & Academy Building

To see if the Town will vote to raise and appropriate, appropriate from available funds, take from the Stabilization Fund, borrow, or any combination thereof, the sum of **\$584,202.00**, for the costs of complete removal of asbestos and other hazardous materials as detailed in the base bid scope of work in the bid documents advertised in the Massachusetts Central Register issue of July 15, 2015, and as per the low bid received on August 12, 2015, at the Town-owned property known as the former Nichewaug Inn

and Maria Assumpta Academy located at 25 Common Street, Assessors' Map Parcel Number 48, and all costs incidental and related thereto, and, if so needed, to authorize the Treasurer, with the approval of the Selectboard, to issue bonds or notes therefor in accordance with the provisions of Mass. General Laws Chapter 44, Section 7(1) or any other enabling authority; and authorize the Selectboard to enter into all agreements and execute all instruments necessary to effect said work; or act in relation thereto.

ARTICLE 7. Total Demolition of the Nichewaugh Inn & Academy Building

To see if the Town will vote to raise and appropriate, appropriate from available funds, take from the Stabilization Fund, borrow, or any combination thereof, the sum of **\$524,590.00**, for the cost of complete demolition, deconstruction, and removal of all buildings except the garage, as detailed in the scope of work in Alternate 2 in the bid documents advertised in the Massachusetts Central Register issue of July 15, 2015, and as per the low bid received on August 12, 2015, at the Town-owned property known as the former Nichewaugh Inn and Maria Assumpta Academy located at 25 Common Street, Assessors' Map Parcel Number 48, as determined by the Selectboard, said removal to include site clearance, filling, soil restoration, grading, and seeding of the land upon completion of demolition, and all costs incidental and related thereto; and to authorize the Selectboard to expend such funds and take all actions and execute all instruments necessary to effect said process, subject to obtaining a "Permit for Demolition" from the Town of Petersham Historic District Commission; and, if so needed, to authorize the Treasurer, with the approval of the Selectboard, to issue bonds or notes therefor in accordance with the provisions of Mass. General Laws Chapter 44, Section 7(1) or any other enabling authority; or act in relation thereto.

ARTICLE 8. Demolition of Connector Section between front Nichewaugh Inn Building and rear Academy Building

To see if the Town will vote to raise and appropriate, appropriate from available funds, take from the Stabilization Fund, borrow, or any combination thereof, the sum of **\$153,670.00**, for the costs of the demolition and removal of just the "Connector Section" of the building at the Town-owned property known as the former Nichewaugh Inn and Maria Assumpta Academy located at 25 Common Street, Assessors' Map Parcel Number 48, consisting of approximately 4,860 square feet as detailed in the scope of work in Alternate 1 in the bid documents advertised in the Massachusetts Central Register issue of July 15, 2015, and as per the low bid received on August 12, 2015, said removal to include secure closure of the remaining buildings, site clearance, filling, soil restoration, grading, and seeding of the land upon completion of the demolition of the "Connector Section" and all costs incidental and related thereto, and to authorize the Selectboard to expend such funds and take all actions and execute all instruments necessary to effect said process, subject to obtaining a "Permit for Demolition" from the Town of Petersham Historic District Commission; and, if so needed, to authorize the Treasurer, with the approval of the Selectboard, to issue bonds or notes therefor in accordance with the provisions of Mass. General Laws Chapter 44, Section 7(1) or any other enabling authority; or act in relation thereto.

ARTICLE 9. Authorize Issuance of a Request For Proposals for the Nichewaug Inn & Academy Property

To see if the Town will vote to authorize the Selectboard to issue an all-options Request For Proposals soliciting specific proposals for the future use, development, redevelopment, disposition, and/or sale of the Town-owned property located at 25 Common Street, Assessors' Map Parcel Number 48, for a financially sound option involving redeveloping all or portions of the building or for developing the vacant 6.6 acre +/- parcel, and upon the recommendation of the Selectboard, the best qualified resulting proposal(s) to be presented for consideration at a future Town Meeting; or act in relation thereto.

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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 21st day of November, 2016.

[Handwritten Signature]
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[Handwritten Signature]
.....
[Handwritten Signature]
.....

} Selectboard of Petersham, Massachusetts

A true copy. Attest: [Handwritten Signature]
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} Constable of Petersham, Massachusetts

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.

[Handwritten Signature]
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} Constable of Petersham, Massachusetts