

**The Nichewaug Inn and Maria Assumpta Academy:
A Summary of Proposed Development Projects and Preservation Efforts, 1982-2015**

This summary was compiled from records of the Planning Board, Worcester County Registry of Deeds, Town of Petersham, Petersham Historical Society and newspapers.

YEAR	ACTIVITY	RESULT
1982	Jerry Godin of Century 21 Realtors sent a letter to Petersham residents, businesses and non-profit property owners to solicit contributions that would enable the Nichewaug Inn to become town property. The total amount needed for the town to purchase the property was \$1,000,000.	No sale occurred
1985 (Feb)	Deane/Lyman Developers of Boston proposed 55 luxury residential units.	Project never completed
1985 (Oct)	Quabbin Realty Trust proposed an alcoholic rehabilitation hospital. The Zoning Board of Appeals granted a special permit.	Project never completed
1988	Thomas Olafsson, a realtor from Boston, signed a purchase and sale agreement intending to convert the property to a business conference/training center. The property was to be sold or leased to a Fortune 500 company. The town bylaws were amended at a June Special Town Meeting to allow for this use.	Project never completed
1989-1990	Herbert Daboul of Petersham Realty Trust proposed building an Inn and Spa, named the Petersham Inn. Petersham Realty Trust failed to acquire the necessary financing for their project.	Project never completed
1991 (June)	Nicholas Masabny of Sand Dollar Management filed application for a special permit to operate a substance abuse rehabilitation center (called the Petersham Lodge), as well as a restaurant and inn. The Sisters of the Assumption reduced the price from \$1,000,000 to \$550,000.	Project never completed
1991 (Oct) - 1993	Peter Gerry, Fred Heyes, & Robert Madrigan formed the Nichewaug Realty Trust and purchased the Inn from the Sisters of the Assumption for \$200,000 (B13734 P80). They intended to market the property for resale. Among potential buyers was Paul Greenlaw, of Mendon, who intended to convert the property to condominiums, elderly housing, a restaurant and an inn. Greenlaw could not secure the necessary financing.	Project never completed
1994	Petersham Commons Corporation (formerly the Nichewaug Realty Trust) failed to find a buyer and auctioned the property. There were only two bids. The property was sold to Samuel Seidman of Grapevine Realty Trust for \$350,000. He intended to convert the building into a "high quality country inn." B15960 P24	Sold by auction after potential buyers failed to secure funding
1994 - 2004	Samuel Seidman owned the property for ten years. No development took place during this decade.	Project never completed
2002	Local 'Friends of the Nichewaug,' group was formed. The group hoped to preserve the building by finding an appropriate use and buyer for the property. They applied for and received recognition by PreservationMass as one of the state's '2003 Ten Most Endangered Historic Properties.' They implemented	No developers or buyers came forward

	property assessments (including an asbestos study & report) and organized numerous site visits by real estate agents and developers from the region and beyond. Tatnic Engineering of York, Maine signed a conditional purchase agreement with the owner allowing several weeks of interior & exterior property access to conduct engineering studies for its potential reuse. They concluded the property was not economically viable for their redevelopment purposes.	
2004	Samuel Seidman sold the property at an onsite, public auction to Lori Jolly of Jolly & Daughter Properties, Athol, for \$400,000 (B35395, P52). Jolly intended to develop an inn and condominiums on the property.	Sold at public auction Project never completed
2007	Jolly failed to fund her project. The property was foreclosed and an onsite, public auction held. No buyers came forward and the mortgage lenders, Deal LLC, bought back the property. B40988, P124	Attempt to sell at auction No buyers came forward
2007	The Trustees of Reservations, Friends of the Nichewaug, and Deal LLC came to an agreement in which Deal LLC received \$100,000 for the property from funds donated by the Trustees and the Friends group. In exchange, an old drainage easement was extinguished. The agreement was contingent on the Town of Petersham accepting the property as a gift. Voters approved the gift by a vote of 111-69 at a June Special Town Meeting. B41699, P256	Town of Petersham accepted the Nichewaug Inn property as a gift
2008 – 2010	The town-appointed Nichewaug Inn Task Force was formed to recommend a future use of the property. It completed property assessment work (including environmental studies) and a residents' opinion survey (202 responses). Attempts to market the property included hiring a development consultant, creating a web site, and posting an onsite information sign. Initial preparation of a 'Request for Proposals,' and grant research was also undertaken. These efforts failed to solicit interest. In Spring 2010, over 100 residents signed a petition requesting demolition of the building. In Summer 2010, the NITF voted to recommend that the Town demolish the buildings and apply for a federal grant to fund the demolition. The Selectboard solicited demolition bids and received 9 responses. The town voted to demolish the buildings by a vote of 149-2 at an October 2010 Special Town Meeting.	Demolition recommended
2011	The federal demolition grant was not approved. The Selectboard did not reapply for the grant in subsequent years.	
2014 – 2015	The Selectboard issued a Request for Proposals. Three groups showed initial interest. One group did not submit and a second group asked to be removed from the process. The Nichewaug Inn Evaluation Committee reviewed the only remaining proposal. Simultaneously, the Selectboard solicited bids for demolition. Voters will determine the future of the Nichewaug Inn property at a Special Town Meeting on September 21, 2015.	