

NICHEWAUG INN & ACADEMY

Public Information Meeting-2/24/2021



Nichewaug Inn &
Academy
Committee 2020



Karen Chapman,
Senior Planner

Made possible by a District Local Technical Assistance (DLTA) grant from the MA Department of Housing & Community Development (DHCD)

SELECTBOARD DLTA REQUEST

- Work closely w/ NIAC 2020 on how best to maintain the character and function of the town center while also developing possibilities for use of the 6.6-acre Nichewaug property on the common.
- Evaluate potentially suitable uses of this site and possibly portions of existing building that might address community needs and be scaled appropriately for the village center of our small rural community.
- Help guide the town toward a specific plan that will benefit the community.

PROJECT TASKS

WORKING WITH NIAC-2020

1. Conduct and evaluate a community survey of residents re: ideas about the future character and function of the town center and options for potentially suitable uses of the site.
2. Facilitate public input at community meeting to seek consensus on the type and scope of possible uses for the site.
3. Identify sources of public and private monies to fund options

SURVEY STORY

- MRPC & NIAC 2020 worked thru Summer 2020 developing survey questions to most effectively gauge the needs and wants of the residents.
- Survey released in Sept. & closed October 29th.
- Survey mailed to 530 households, included an online link to the survey, and placed survey info & the link on website.

SURVEY RESULTS

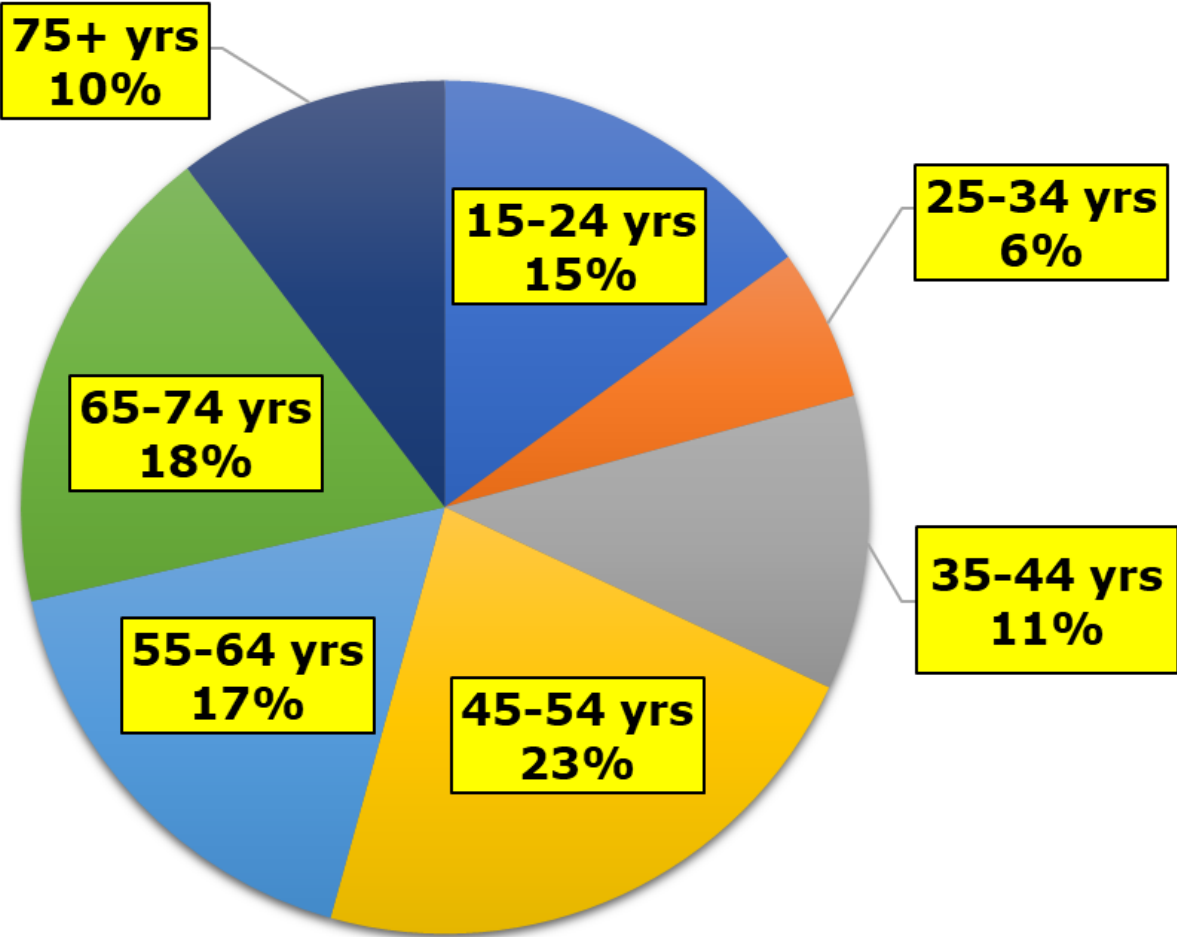
QUESTION 1:

If you are completing this survey online, please enter the number from the upper right corner of the first page of the survey mailed to you.

- 136 individual responses out of $\sim 1,019$ residents > 18 years old = 13.3%
- 122 households out of ~ 473 occupied units = 25.8%

DATA SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

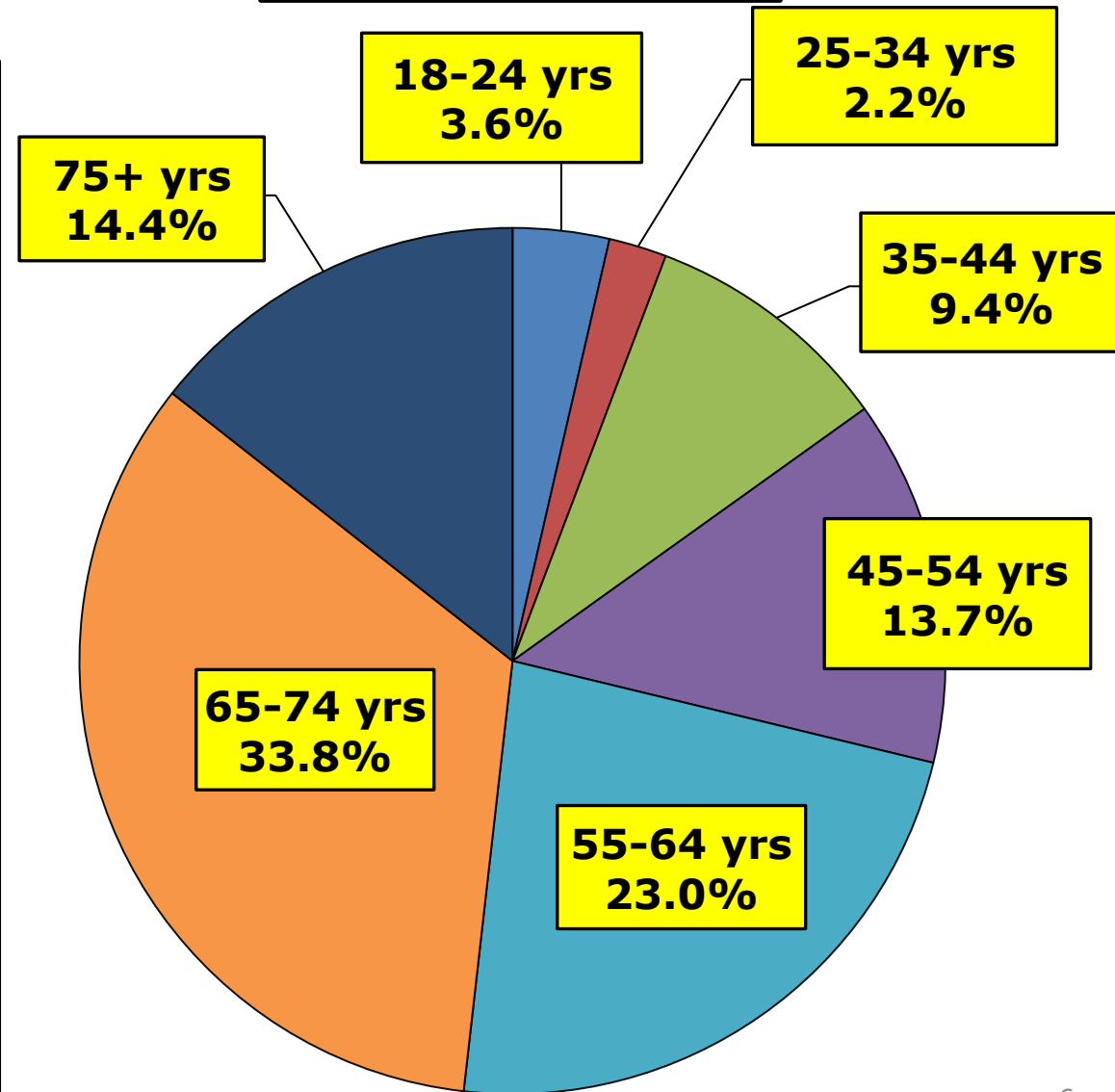
QUESTION 2: What is your age?



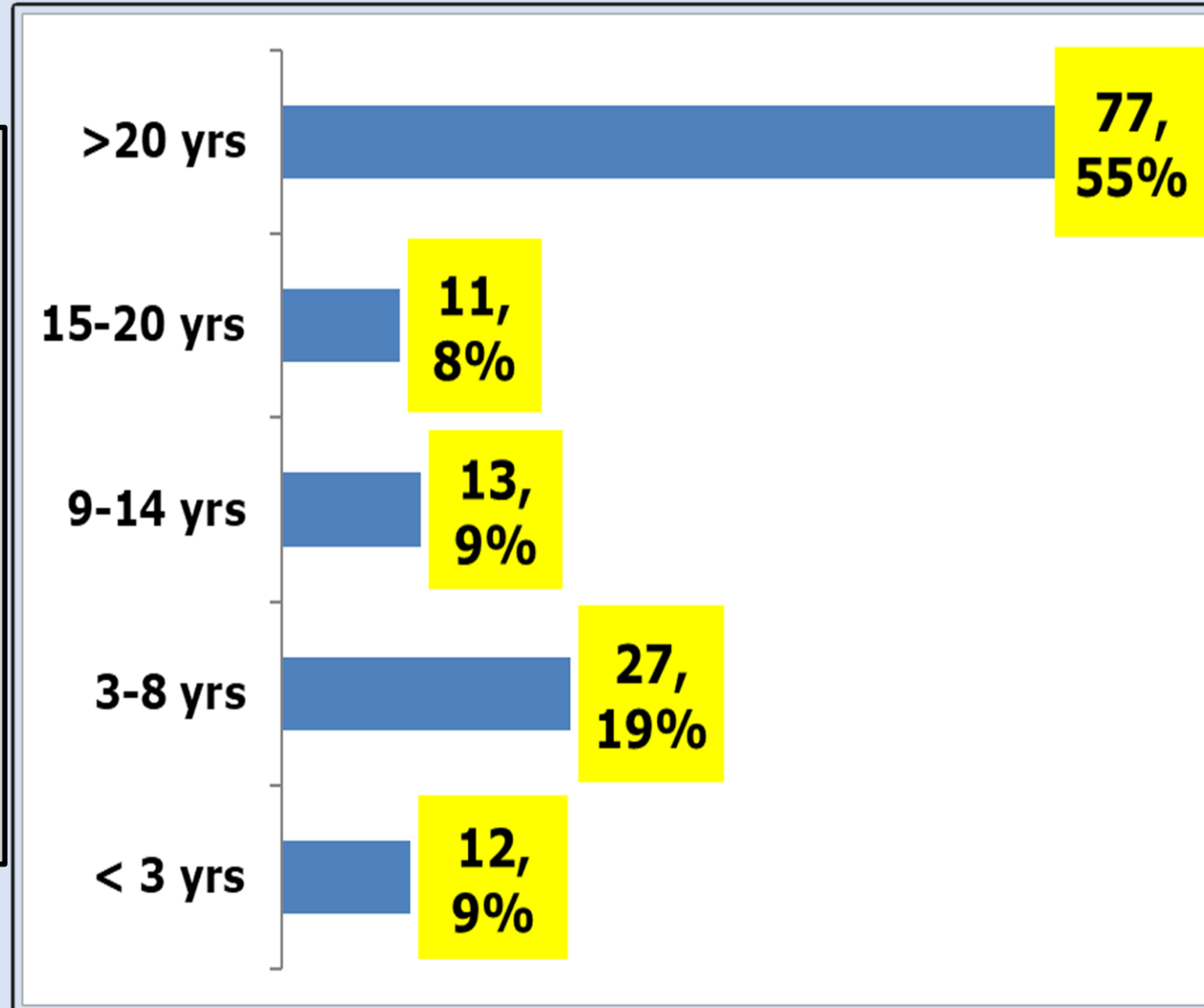
2019 Age Distribution

DATA SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

SURVEY PARTICIPATION



QUESTION 3:
HOW LONG
HAVE YOU
LIVED IN
PETERSHAM?



QUESTION 4:

If a structural evaluation provided evidence that certain parts of the Nichewaug Inn & Academy Buildings were able to be repurposed, which parts of the property would you support repurposing?

	Support	Against
Repurpose all buildings on the property	39.85%	57.04%
Repurpose the Original Historic Inn	60.63%	38.59%
Repurpose the New Academy Building	36.80%	54.40%
Repurpose the Auditorium Wing	29.50%	59.83%
Repurpose the Kitchen Wing	36.06%	54.91%
Repurpose the Chapel/Music Room	58.87%	37.10%
Repurpose the Dining Room Wing	43.90%	47.15%
Repurpose the Inn Addition	37.90%	54.04%
Keep/repurpose original stone features such as fireplaces, portico, and front terrace wall of the Inn	62.20%	32.28%
Demolish all of the Inn and Academy structures	45.87%	47.37%

DEMOLISH

REPURPOSE

**57%
Repurpose All**

**47%
Demolish All**

**60%
Auditorium**

**47%
Dining Rm.**

62% Keep/repurpose original stone features such as fireplaces, portico, and front terrace wall of the Inn

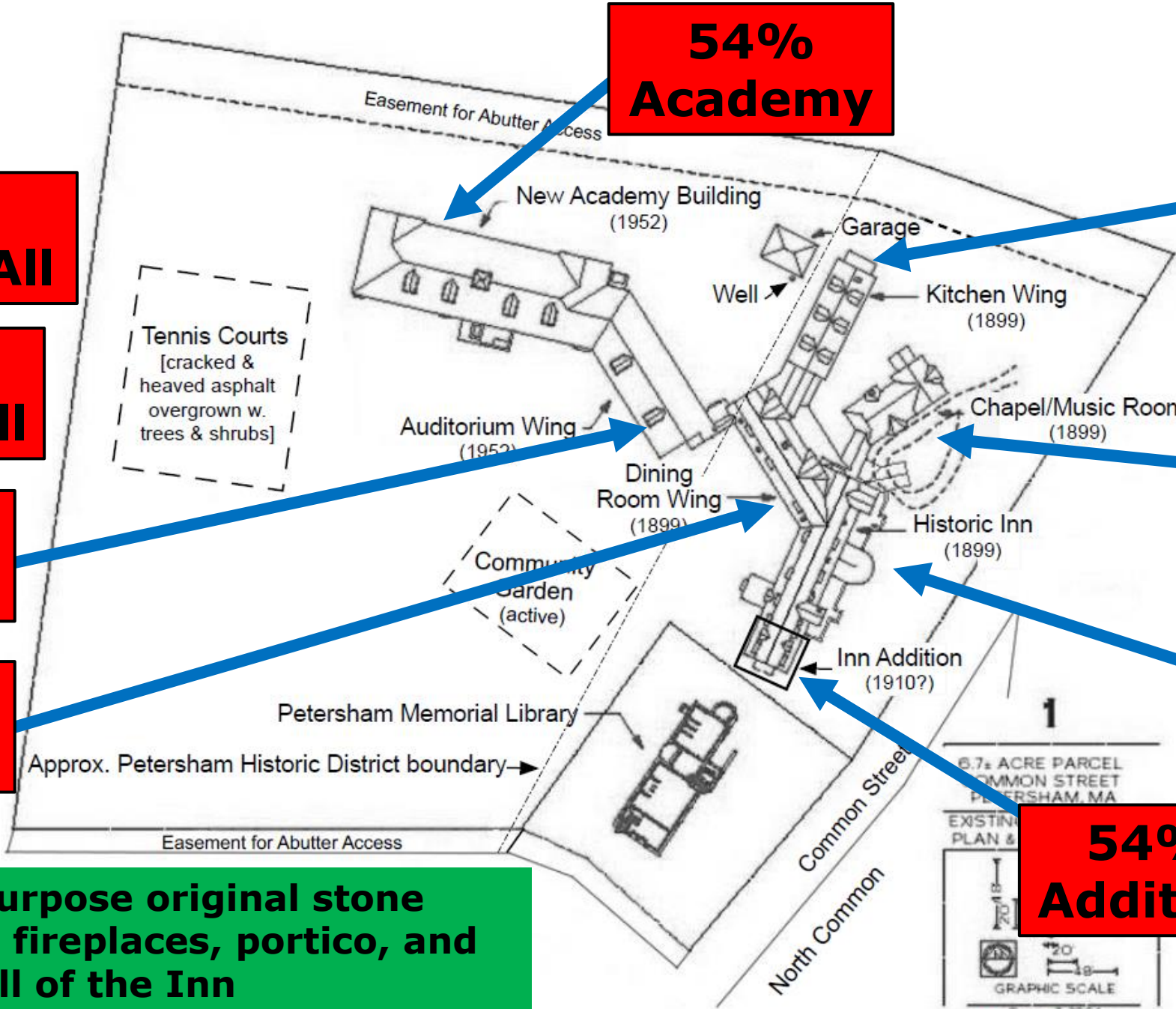
**54%
Academy**

**53%
Kitchen**

**59%
Chapel/
Music**

**61%
Historic
Inn**

**54%
Addition**



QUESTION 4 SUMMARY

DEMOLISH

Auditorium Wing
Kitchen Wing
Historic Inn Addition
Dining Room Wing
New Academy Building

REPURPOSE

Historic Inn
Chapel/Music Room
Original Stone
Features

NUMBER OF COMMENTS: 56

Strong opinions in both directions

QUESTION 5: Based on your answers to Question 4, which following uses would you support for the property that would be beneficial to the people of Petersham?

USE	Support	Against
Town offices	46.87%	42.19%
Senior/Community Center	71.32%	25.00%
Public Safety Complex (Police/Fire/EMS)	31.58%	56.39%
Outdoor recreation (e.g. tennis, lawn games, ice skating, community gardens, outdoor movies, etc.)	78.51%	11.11%
Individual house lots	29.55%	64.39%
Senior housing	64.18%	29.85%
Mixed income housing	43.85%	47.69%
Cohousing	37.19%	45.45%
Independent/Assisted living facility	46.56%	41.22%
Mixed uses: housing and small service businesses (i.e. social/elder services, healthcare, small business incubator/services, education facilities, etc.)	59.13%	37.23%
Performing Arts/Artist/Musician live/work/education space	56.21%	32.85%

QUESTION 5 SUMMARY

USE	SUPPORT
Outdoor recreation	78.51%
Senior/Community Center	71.32%
Senior housing	64.18%
Mixed uses: housing and small service businesses	59.13%
Performing Arts/Artist/Music	56.21%
Town offices	46.87%
Independent/Assisted living	46.56%
Mixed income housing	43.85%
Cohousing	37.19%
Public Safety Complex	31.58%
Individual house lots	29.55%

USE	AGAINST
Individual house lots	64.39%
Public Safety Complex	56.39%
Mixed income housing	47.69%
Cohousing	45.45%
Town offices	42.19%
Independent/Assisted living	41.22%
Mixed uses: housing and small service businesses	37.23%
Performing Arts/Artist/Music	32.85%
Senior housing	29.85%
Senior/Community Center	25.00%
Outdoor recreation	11.11%

NUMBER OF COMMENTS: 60 Concerns for Library prominent

QUESTION 6:

How many housing units would you support if housing is an element of the repurposed site?

# OF UNITS	Support	Against
1-6	56.91%	33.33%
7-12	40.98%	50.82%
13-20	33.34%	60.00%
21-30	18.18%	74.38%
31-50	8.40%	85.72%
51+	4.20%	89.91%

QUESTION 7:

What approaches for financing would you support in the repurposing of the property?

FINANCING METHOD	Support	Against
All town financed	22.13%	63.93%
Developer financed	50.42%	36.13%
Pre-sale of housing units	50.42%	33.05%
Use the potential value of the property as a match for loans and/or grants	50.79%	30.95%
Developer financed, with town forgiving some or all of the potential value of the property.	39.84%	41.46%
Partially town financed with non-profit, investor, and/or developer providing balance	51.22%	37.40%
Charitable donations and/or private investment for reuse	61.90%	22.22%
Town partnering with a Community Development Corporation	53.60%	31.20%

QUESTION 7 SUMMARY

FINANCING METHOD	Support
Charitable donations and/or private investment for reuse	61.90%
Town partnering w/ a CDC	53.60%
Partially town financed with non-profit, investor, and/or developer providing balance	51.22%
Use the potential value of the property as a match for loans and/or grants	50.79%
Developer financed	50.42%
Pre-sale of housing units	50.42%
Developer financed, with town forgiving some or all of the potential value of the property.	39.84%
All town financed	22.13%

FINANCING METHOD	Against
All town financed	63.93%
Developer financed, with town forgiving some or all of the potential value of the property.	41.46%
Partially town financed with non-profit, investor, and/or developer providing balance	37.40%
Developer financed	36.13%
Pre-sale of housing units	33.05%
Town partnering w/ a CDC	31.20%
Use the potential value of the property as a match for loans and/or grants	30.95%
Charitable donations and/or private investment for reuse	22.22%

NUMBER OF COMMENTS: 45 Confusion, no tax increase, town maintain control.

QUESTION 8:

More information about the Nichewaug Property can be found on the town's website (TownOfPetersham.org) under Nichewaug Property in the Town Business tab. In addition, there are demographic statistics on the Nichewaug Property page citing current statistics on population, income, and real estate costs in Petersham. The Nichewaug Inn and Academy Committee 2020 plans to hold a Public Information Session in the Fall of 2020 to discuss the results of this survey and welcomes the residents of the town to further participate in this process. You can also participate in open public meetings of the Committee by checking at MyTownGovernment.org or by calling the town office at (978)724-3353. If you have any additional comments or questions about the future of the Nichewaug property, current events related to the Nichewaug property or other concerns, please enter them below.

NUMBER OF COMMENTS/QUESTIONS: 49

SUMMARY OF RESULTS

DEMOLISH

Auditorium Wing
Kitchen Wing
Historic Inn Add.
Dining Rm Wing
New Academy Bldg

REPURPOSE

Historic Inn
Chapel/Music Rm.
Original Stone
Features

TOP 5 USES

1. Outdoor recreation
2. Senior/Community Center
3. Senior Housing
4. Mixed Uses: housing/small service businesses
5. Performing arts/music/artist space

FINANCING

1. Not all town-financed
2. Charitable and private donations
3. Partner with CDC, developer, etc.

NEXT STEPS

- **ANALYZE COMMENTS/QUESTIONS FOR NEXT PUBLIC MEETING**
- **REVIEW TOP CHOICES FOR DEMOLITION AND REPURPOSE**
- **MEET W/ TOWN BOARDS/DEPARTMENTS**
- **RESEARCH/ANALYZE FUNDING OPTIONS**
- **HOLD PUBLIC MEETING TO PRESENT ANSWERS TO QUESTIONS, DISCUSS POTENTIAL FUNDING OPTIONS**

QUESTIONS?