

# Nichewaug Inn & Academy Property Petersham, MA



November, 2017

# Property Overview

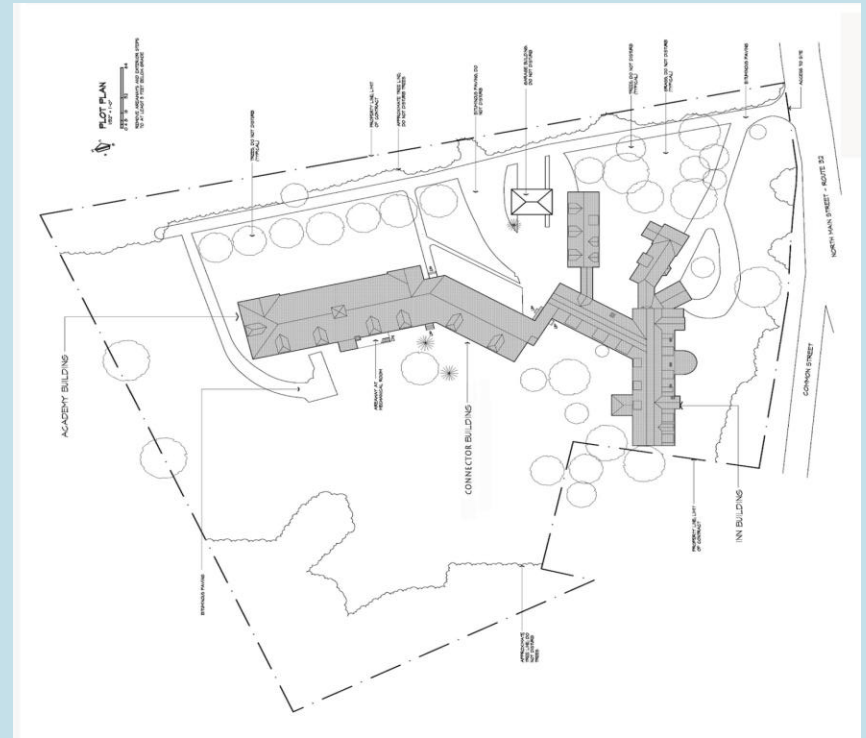
Town-owned 6.6 acre parcel.

A dominant building on the

picturesque Common of the small town of Petersham  
(with a view of Mt. Wachusett).

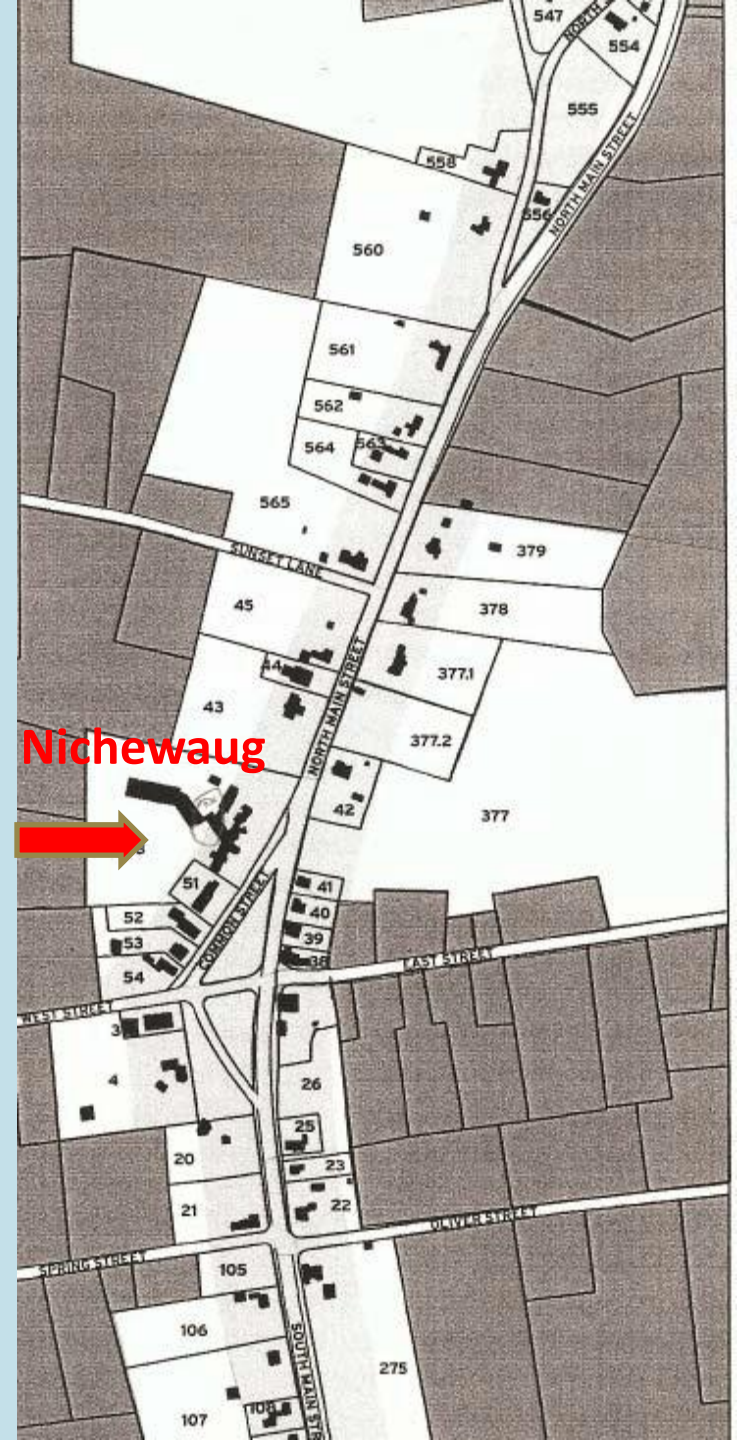
Shingle-style front Inn building (ca 40,000 SF) was built in  
1899 with a connected brick-clad Academy wing (ca  
60,000 SF) built behind in 1952 as a parochial school.

The building is in both a Federal and State Historic District.



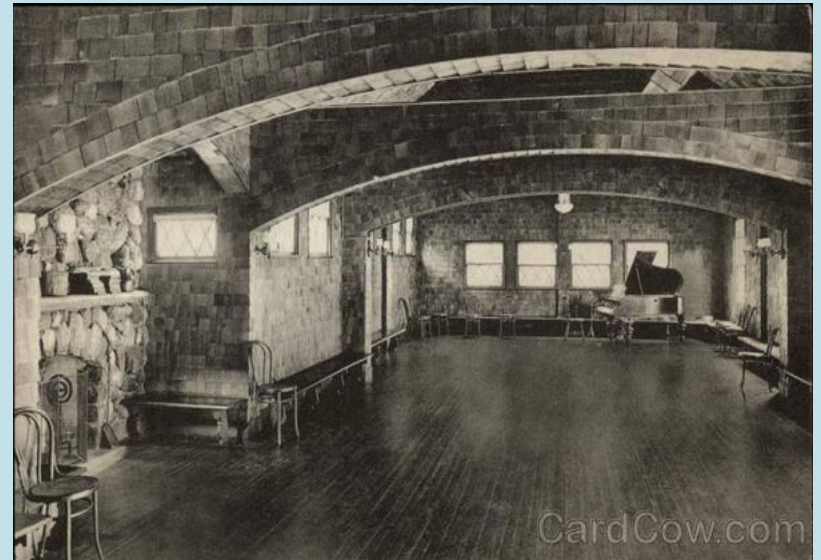


# Petersham Common Historic District





# The Nichewaung

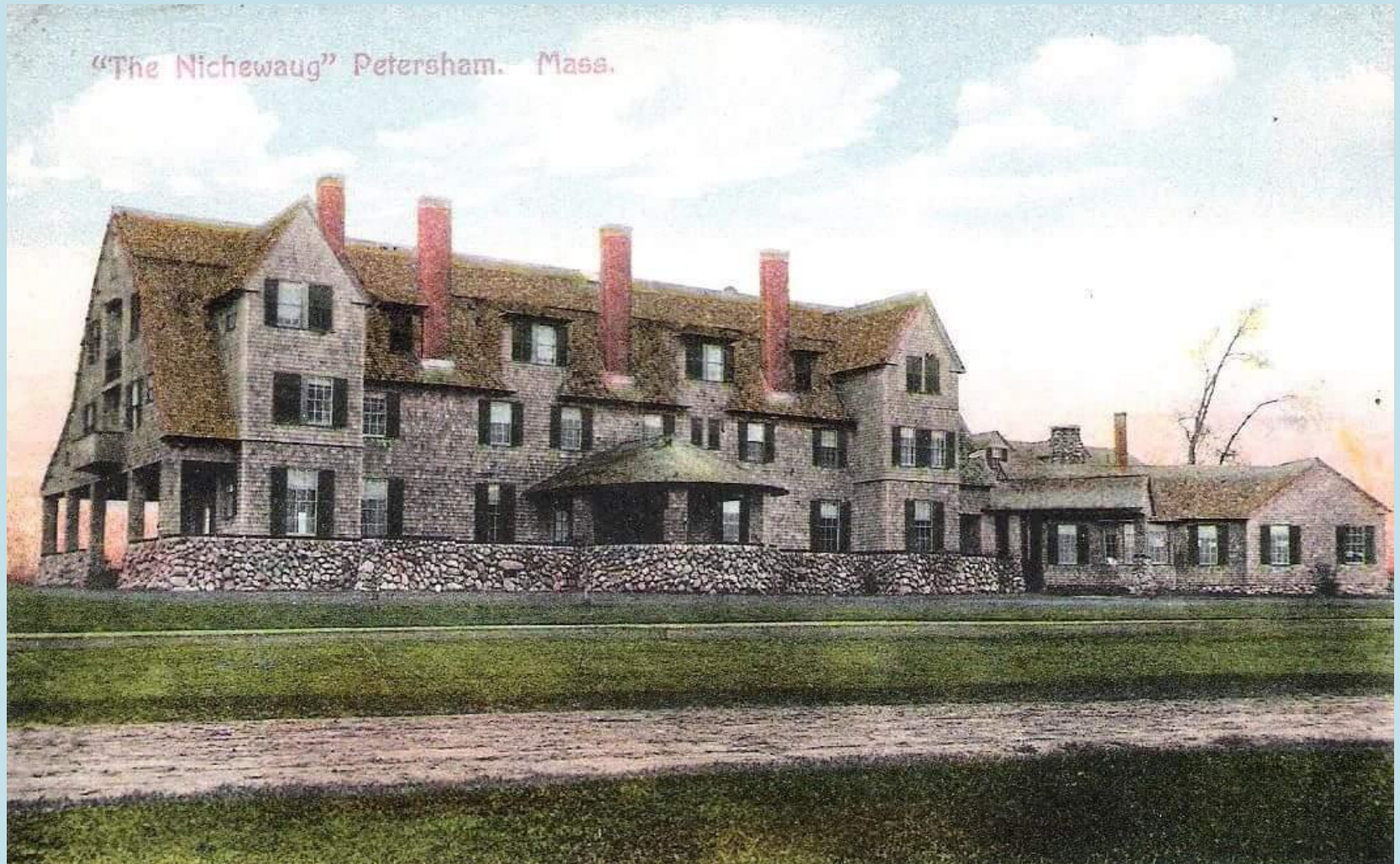




# Overview of the Nichewaug Inn Building



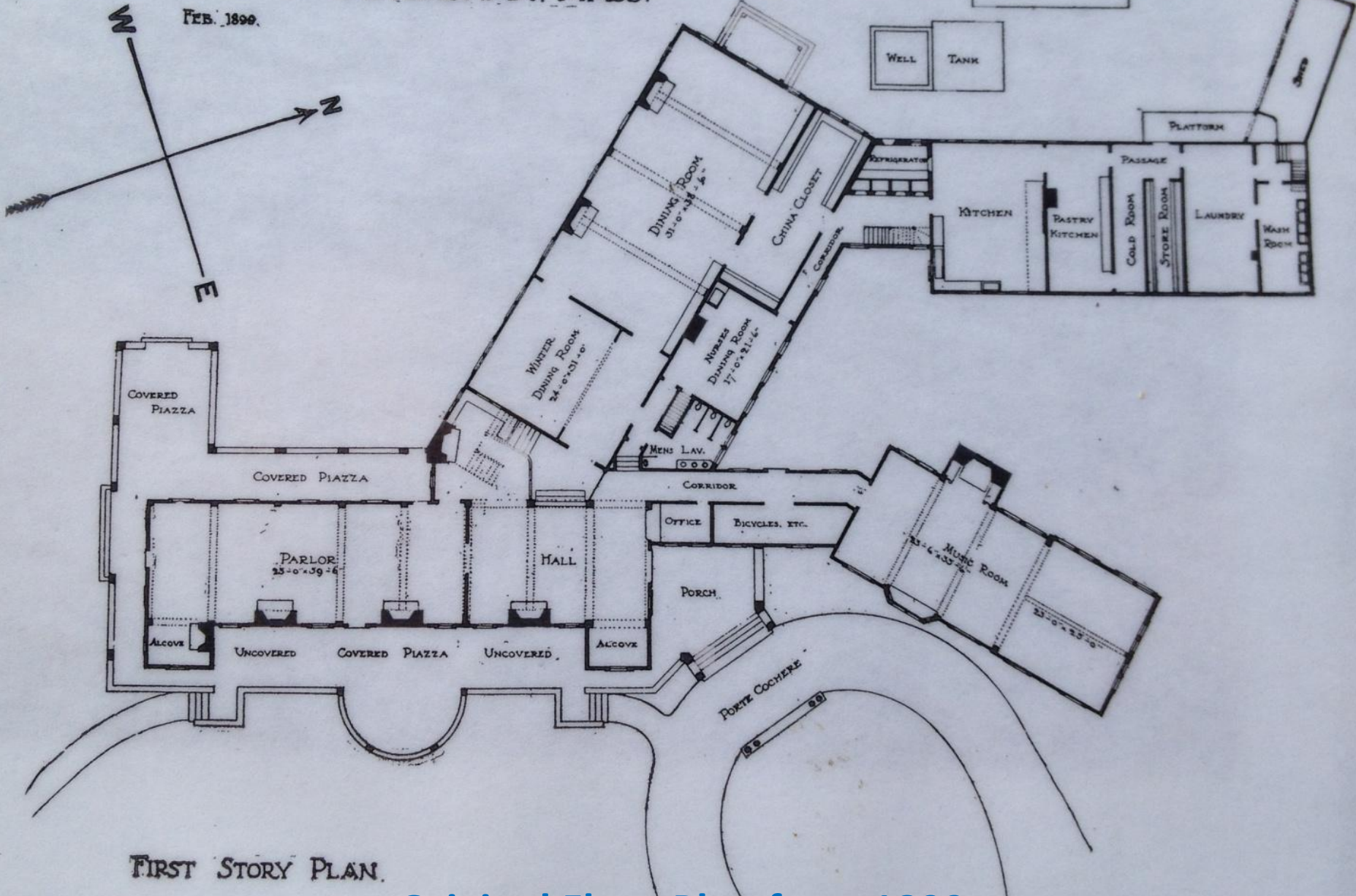
# Original Inn Building - Built in 1899





THE NICMEWAUG  
PETERSHAM, MASS.

FEB. 1899.



Original Floor Plan from 1899

# The Lobby - 2008





## The Parlor - then



**The Nichewaug**

**Petersham, Mass.**

## “The Parlor” - 2008



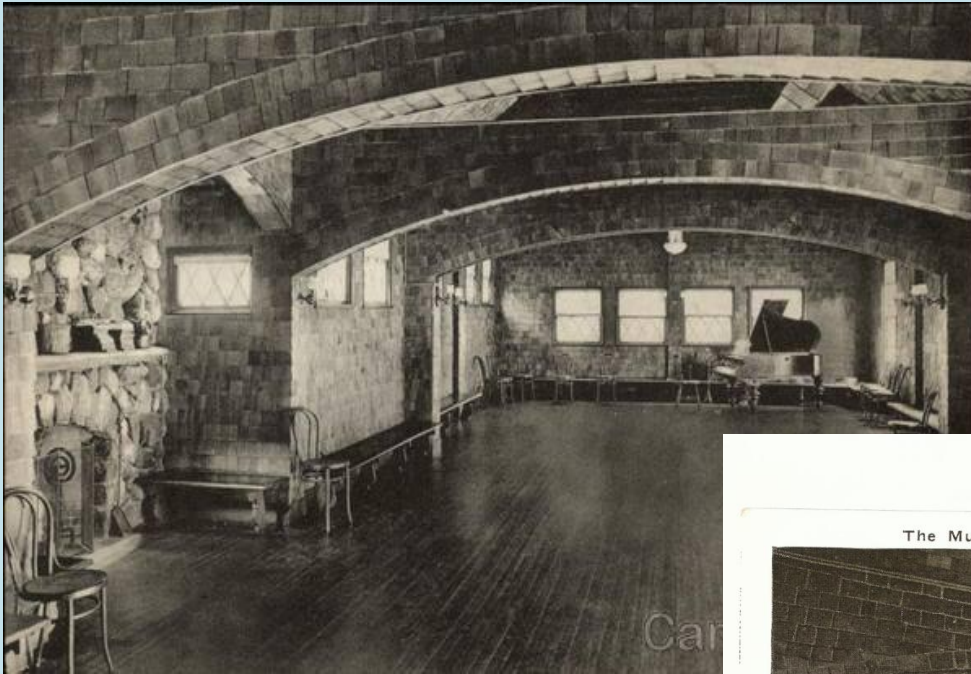
Main Living Rooms

Alcove with fireplace and window seat





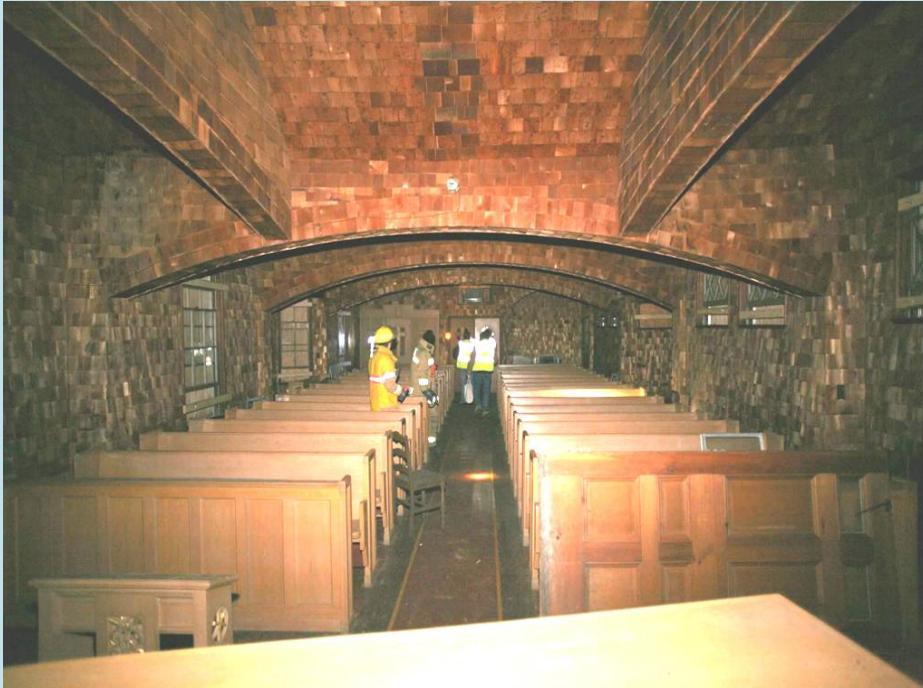
# The Music Room - then



The Music Room, The Nichewaug, Petersham, Mass.

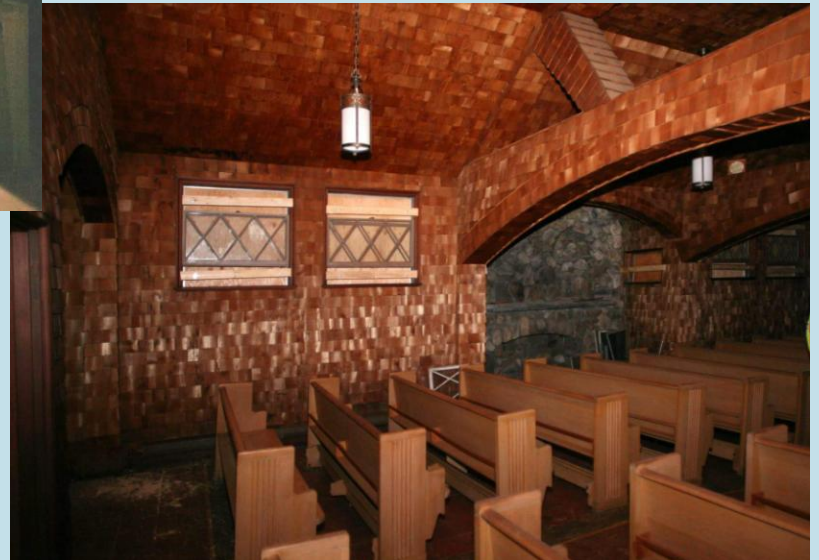


# The Music Room (the chapel) - 2008



Shingled interior

Original fieldstone fireplace





# Upstairs Hallways of the Inn



## Inn Bedrooms - 2008





# Academy Wing - Built in 1952



# Academy Wing - 2008



Dormitory

Classroom





# Concord Square Planning & Development

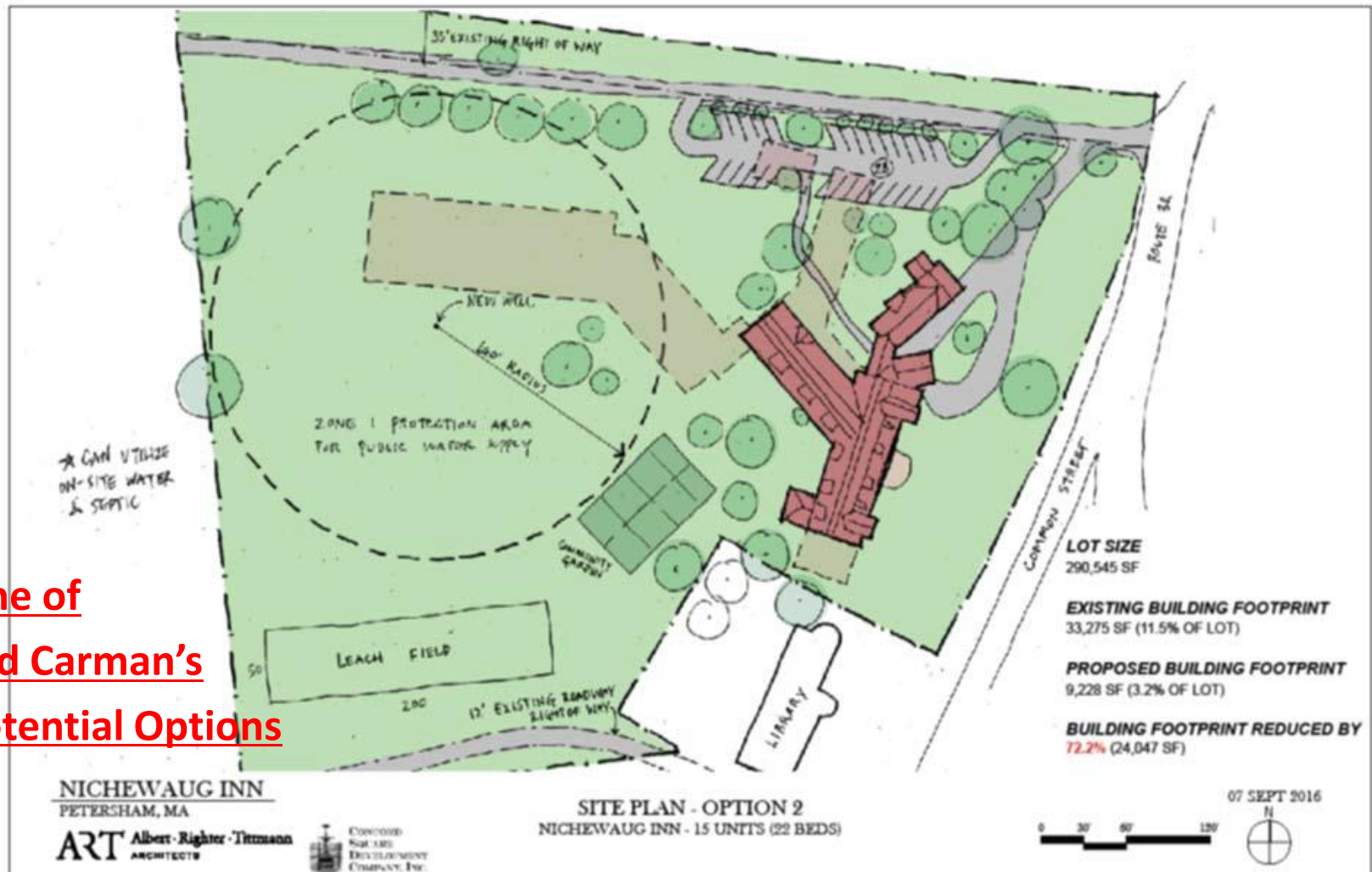
**Ted Carman**



- In 2015, the Town of Petersham hired a re-use consultant, Ted Carman of Concord Square Planning & Development.
- Conducted Market Study of Petersham and 4 nearby towns.
- Conducted Financial Analyses of 6 residential Options for the Nichewaug Property.
- His PowerPoints, Final Report and *pro formas* are all posted on Town's Website (<http://www.townofpetersham.org/>).

# Potential Option 2: Partial Demo, 15 Units

One of  
Ted Carman's  
Potential Options





# Water & Septic

In Petersham there are no town water or sewer services. However options are possible in developing water and septic.

The current well *may* be able to be used for 12 bedrooms or less (= private well & local control). Two private wells may be possible on the parcel.

Over 12 bedrooms using one well would necessitate a Public Water Supply and require a state DEP permit and a Zone 1 Protection Area.

# Abatement is Currently Underway

The town is currently paying for the abatement and removal of hazardous materials in the building.

All the asbestos (e.g. in floor tiles, ceiling covering, and pipe wrap insulation) and other hazardous materials (e.g. PCB caulking and mercury light tubes) will be removed by December, 2017.



# Town of Petersham is Seeking a New Use for the Property

- An **'All-Options Request for Proposals'** for the property is currently seeking “specific proposals for the future use, development, redevelopment, disposition and/or sale” of the Nichewaug property.
- A suitable redevelopment proposal compatible with the Town of Petersham could be an important community and economic benefit to the town.

# It's a Town-owned Property

- Any decisions about this property will be made at Town Meeting:
  - whether to accept a development proposal
  - whether to re-zone the parcel
  - when, how, and to whom to convey the parcel.
- These are important decisions with important budgetary, aesthetic, and community implications.