

Petersham Nichewaugh Inn & Academy Property Opinion Survey Results

December 2020

Introduction

In the Fall of 2020, many residents of Petersham responded to a town-wide survey that solicited their thoughts on the future of the Nichewaugh Inn & Academy property located on the Common. This report presents the results of the survey to the public.

The Nichewaugh Inn & Academy Committee 2020 (NIAC) was created by the Petersham Selectboard to assist with planning efforts for the town-owned property. It has been 10 years since the last formal Nichewaugh property opinion survey. The Senior Planner from the Montachusett Regional Planning Commission (MRPC) assisted with the creation and distribution of the survey through a District Local Technical Assistance Grant obtained by the Selectboard. The NIAC mailed a paper survey to each household in Petersham. Extra paper copies were available from the Selectboard Office or by contacting the NIAC. The survey encouraged all adult members of households in Petersham to respond to the survey and gave the web address for the Survey Monkey on-line version, which included the same questions in the same format and order as the paper survey. The online survey asked for respondents to record the Survey Number from their household's paper survey. Households could copy the household's paper copy and extra copies were available, so that each adult in a household had access to a paper copy or to a digital version to submit. The responses from the paper surveys were entered into Survey Monkey by the MRPC, including the comments, and Survey Monkey provided the report of responses for Questions 1 through 8. There were 148 completed surveys returned. Assuming an estimated 1088 people over age 18 in 2018, approximately 15% of the town's adults completed and submitted a survey.

In the presentation of these survey results Question 1 (pages 1 through 5 of the survey results) are moved to the Appendices as Appendix C, because the information about times of response to the survey is unnecessary to understand the survey results. The cover sheet with instructions for the original paper survey is included as Appendix A. The Information Sheet for the survey form with some data about the property is included as Appendix B. For each survey question the graphical representation of the answers immediately follow the question, the statistics are next, and the comments are last.

Once almost all of the Petersham Matrix optical fiber customers are successfully accessing the Internet, the town will hold a Public Information Meeting to discuss the results of the survey, address questions from the public, and to solicit further comments and suggestions. Because of the restrictions imposed by COVID-19, the meeting will be held on Zoom.

The planner from the MRPC has already reviewed previous documents related to Nichewaugh planning. She helped the NIAC develop the survey and tally the results. She will help us plan for and will facilitate the Public Information Meeting. After the meeting, she will research possible funding options for the most popular and potentially feasible uses as determined by the survey and that arise in the Public Information Meeting. To finalize her work on the Inn property, she will present her findings to the NIAC and the Selectboard. The NIAC will take into account the planner's recommendations among other information.

The NIAC would like to thank all of the residents that took time to respond to the survey, especially in the midst of the first year of COVID-19 and the accompanying economic crisis, during the stress of anti-racism demonstrations around the country, and during the lead up to the Fall 2020 elections. The NIAC chose to continue with the process that was begun before COVID when the economy appeared to be looking up, because the members and most of the meeting attendees did not wish to delay the town's planning for what to do with the Nichewaugh for another year or more while the country tries to recover. The NIAC will do it's best to present the Selectboard with feasible options related to the future of the Nichewaugh property in a timely manner.

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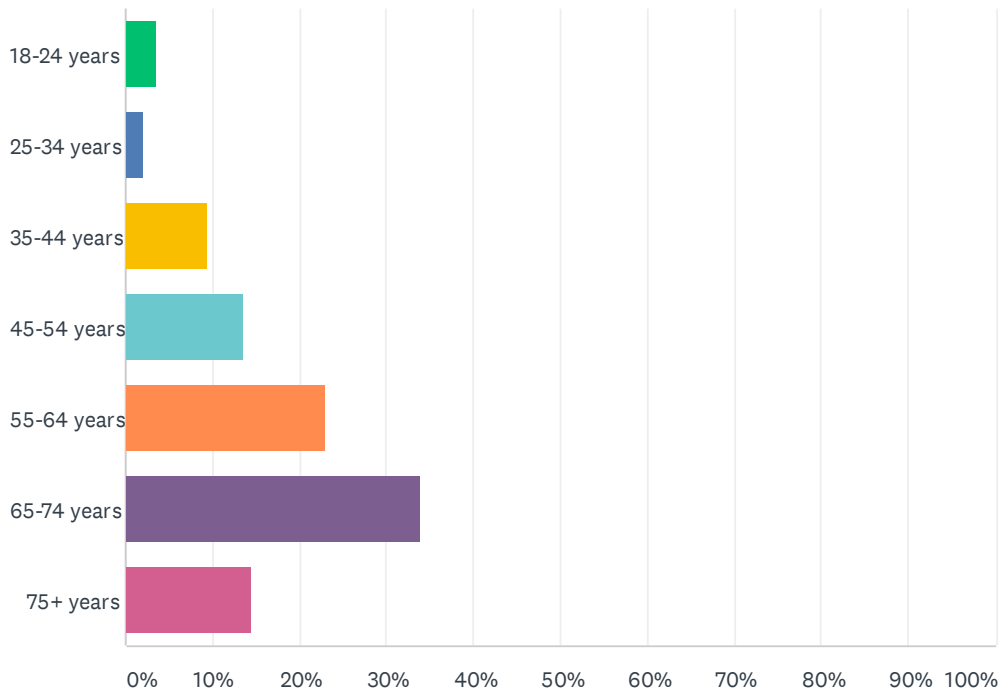
Appendix A: Cover Sheet for the Survey

Appendix B: Information Sheet for the Survey (p. 1)

Appendix C: Survey Question 1 (pp. 1-5 of the original Survey Results)

Q2 What is your age? Remember that we cannot track you, but questions 1-3 will help us analyze survey results. Please choose one.

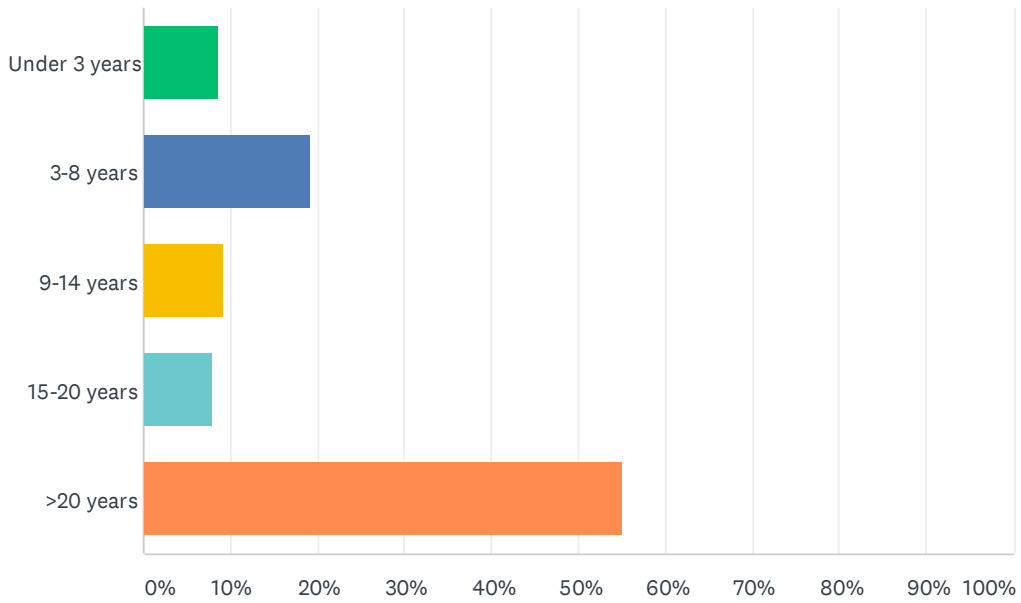
Answered: 139 Skipped: 9



ANSWER CHOICES	RESPONSES
18-24 years	3.60% 5
25-34 years	2.16% 3
35-44 years	9.35% 13
45-54 years	13.67% 19
55-64 years	23.02% 32
65-74 years	33.81% 47
75+ years	14.39% 20
TOTAL	139

Q3 How long have you been a resident of Petersham? (choose one)

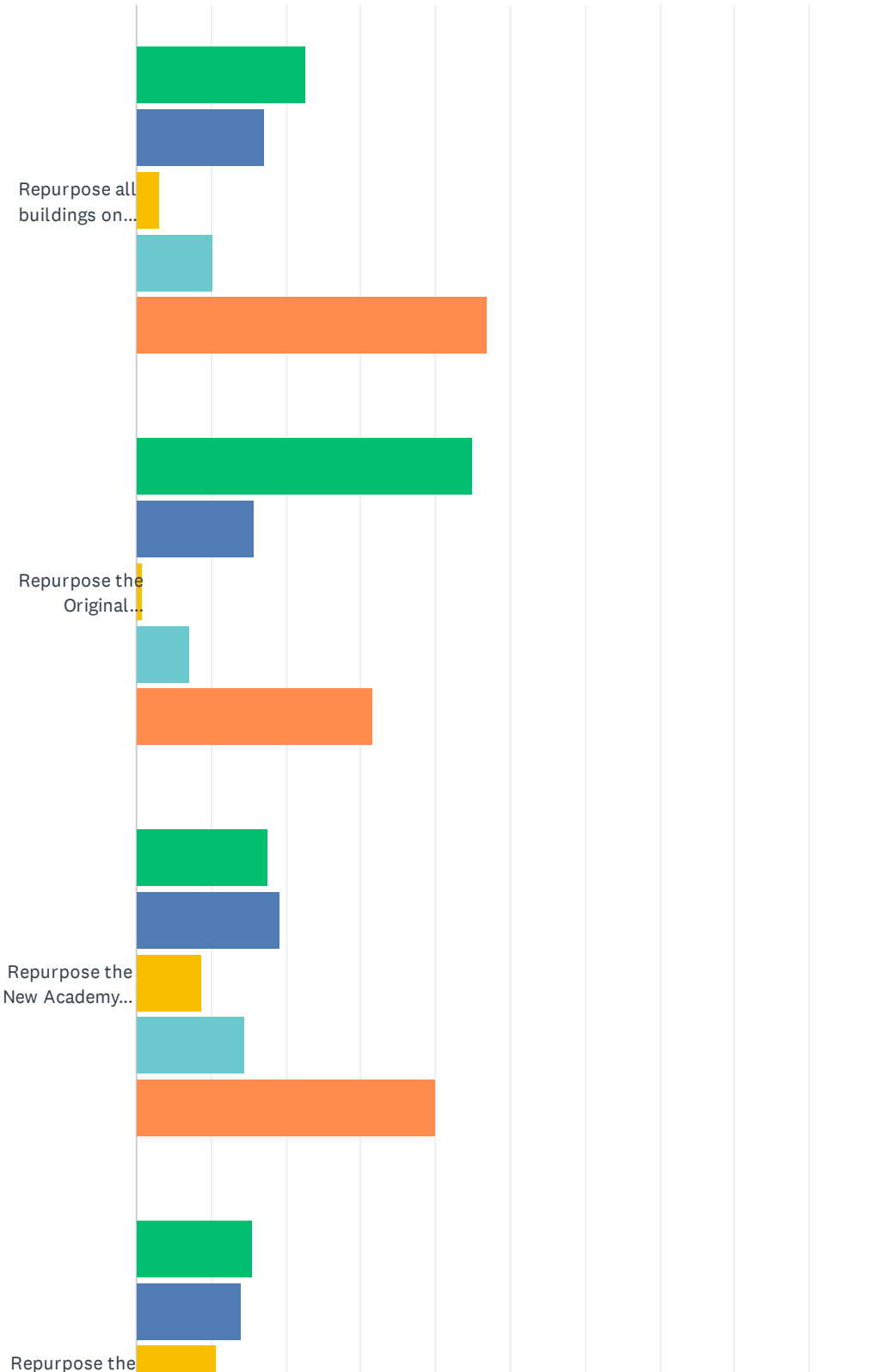
Answered: 140 Skipped: 8

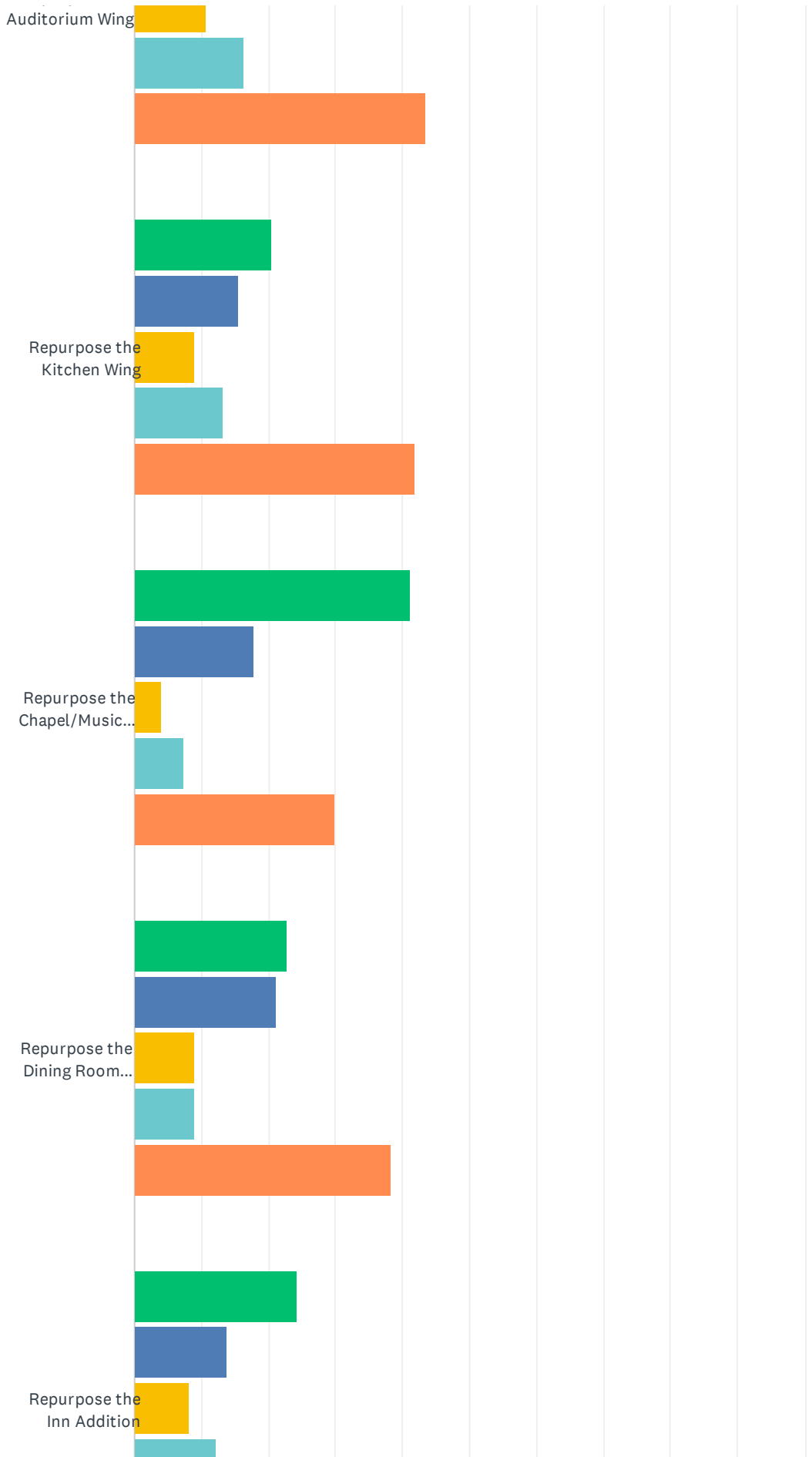


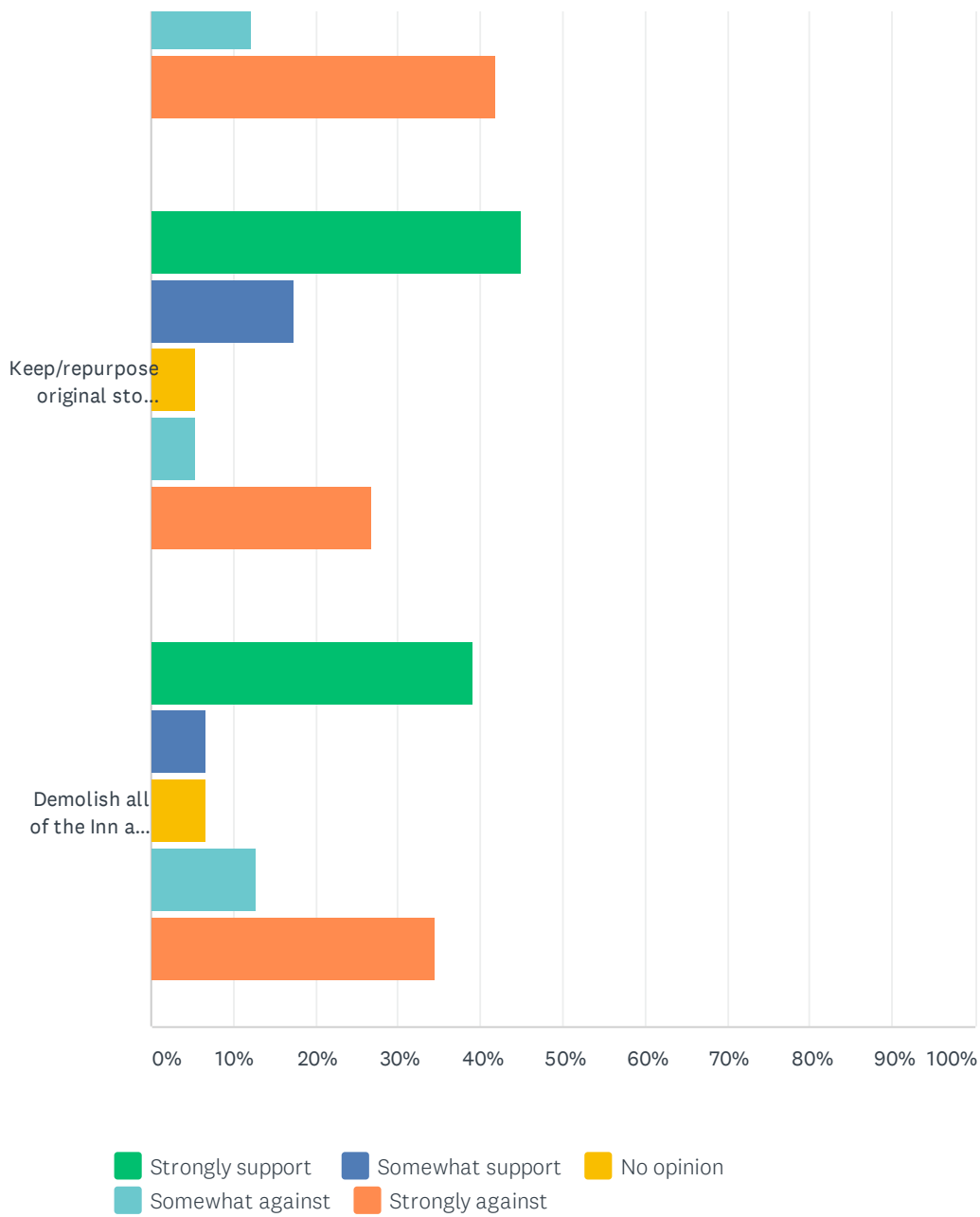
ANSWER CHOICES	RESPONSES	
Under 3 years	8.57%	12
3-8 years	19.29%	27
9-14 years	9.29%	13
15-20 years	7.86%	11
>20 years	55.00%	77
TOTAL		140

Q4 If a structural evaluation provided evidence that certain parts of the Nichewaugh Inn and Academy Buildings were able to be repurposed, which parts of the property would you support repurposing?

Answered: 146 Skipped: 2







	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NO OPINION	SOMEWHAT AGAINST	STRONGLY AGAINST	TOTAL	WEIGHTED AVERAGE
Repurpose all buildings on the property	22.66% 29	17.19% 22	3.13% 4	10.16% 13	46.88% 60	128	3.41
Repurpose the Original Historic Inn	44.88% 57	15.75% 20	0.79% 1	7.09% 9	31.50% 40	127	2.65
Repurpose the New Academy Building	17.60% 22	19.20% 24	8.80% 11	14.40% 18	40.00% 50	125	3.40
Repurpose the Auditorium Wing	15.57% 19	13.93% 17	10.66% 13	16.39% 20	43.44% 53	122	3.58
Repurpose the Kitchen Wing	20.49% 25	15.57% 19	9.02% 11	13.11% 16	41.80% 51	122	3.40
Repurpose the Chapel/Music Room	41.13% 51	17.74% 22	4.03% 5	7.26% 9	29.84% 37	124	2.67
Repurpose the Dining Room Wing	22.76% 28	21.14% 26	8.94% 11	8.94% 11	38.21% 47	123	3.19
Repurpose the Inn Addition	24.19% 30	13.71% 17	8.06% 10	12.10% 15	41.94% 52	124	3.34
Keep/repurpose original stone features such as fireplaces, portico, and front terrace wall of the Inn	44.88% 57	17.32% 22	5.51% 7	5.51% 7	26.77% 34	127	2.52
Demolish all of the Inn and Academy structures	39.10% 52	6.77% 9	6.77% 9	12.78% 17	34.59% 46	133	2.97

#	ADDITIONAL COMMENTS	DATE
1	I support repurposing as much of the structure as makes economic and community benefit sense. I would advocate for ways to repurpose the Nichewaug (word from the Nipmuc language) to support Nipmuc culture and activities.	12/2/2020 7:26 AM
2	The Inn is a huge hazard to people and property, in particular to the Library. If a fire were to occur, the center of town could be destroyed.	12/2/2020 7:11 AM
3	The Town has already expended sufficient monies to purchase and support this property. Further investment of time and money seem ill-advised, given the marketability of an out-of-the-way site such as this.	11/30/2020 2:40 PM
4	Not knowing much about it, just seems to me that at one time it has a lot of charm. It would be nice to see that again.	11/30/2020 2:28 PM
5	[The repurpose of the Chapel/Music Room] really depends on the intended use and how it is being paid for. Perhaps keep the garage for fire trucks.	11/30/2020 2:06 PM
6	I would repurpose whatever is the consensus of the majority - investing the money in something which would be of benefit to the town.	11/30/2020 1:37 PM
7	Even in their present state, the Nichewaug Inn and Academy Buildings are an asset and of historical importance to the Town. Therefore repurposing needs to be strongly evaluated and considered. In our travels, we have seen many run down building be repurposed. With the proper motivation and financing this would be possible in Petersham; especially for the sections of the Nichewaug Inn and Academy that have already been deemed solid. The character of the Inn should be retained, as much as possible in a repurpose; or similarly in a rebuild as was achieved on the addition to the Center School.	11/30/2020 1:30 PM
8	Demolish all of the structures except for New Academy Building and Auditorium Wing	11/30/2020 1:08 PM
9	Various low density uses: COA, town offices, senior housing, moderate income apartments, assisted living, condominiums	11/30/2020 12:54 PM
10	Let's think about the future and less about preserving an old, ugly, decrepit building.	11/30/2020 11:54 AM
11	I am interested in keeping the Chapel/Music Room (see question 5) for performance space. But, basically, I don't think it is a particularly beautiful structure (ALL the buildings, I mean) and I am in favor of whatever option is LEAST EXPENSIVE. I am very concerned about the fact that I have only been here for 2 years and already my property taxes went up \$1000.	11/30/2020 11:39 AM
12	The buildings within the historic district are very distinctive, original and add value to the town's character. Preserving the external appearance to the extent possible seems the responsible and appropriate civic thing to do. Given the town's location and population demographics, and in the light of the demonstrated value the Country Store's resurgence has made to the community, use of the buildings to support community vibrancy/gathering (once COVID is over), and supporting senior aged residents, makes a great deal of sense in keeping the Town strong for the future.	11/30/2020 11:34 AM
13	It's hard to have strong opinions without the ability to actually see the property. Has there been an opportunity to tour the facilities to better be able to visualize the possibilities?	11/30/2020 11:21 AM
14	It would be ok if everyone that would like to keep it would buy it from the town and restore it with their money. They could make money with it, and pay taxes. Keep East Quabbin Land Trust out of it. I don't think Harvid Forest would want it. Many realtors have given up on it. Tear it down and try to recover the expense by selling house lots.	11/30/2020 11:16 AM
15	It would be helpful to know the condition of each of these parts of the building and the cost of re-purposing.	11/30/2020 11:05 AM
16	I believe there is enough square footage to do a number of things with the Inn and Academy building. This can contribute to the repurposed of the Inns meet "first needs" of the Petersham and Quabbin Region needs and assume that it create a social and community thriving place. Please see the attached "Green Sheet" that outlines the three (3) categories that I feel could be imparted within the property.	11/30/2020 9:51 AM
17	My family lives in the town center area. We have watched and participated in this issue for years and years and years. We beg you to remove that building in its entirety. It is a hazard to	11/30/2020 9:07 AM

ALL - fire dept, police dept, library, neighbors, passerbys, businesses. No more what ifs, no more next generation of well-intentioned people. The town is now only buying time before a disaster occurs.

18	Honestly folks - a 10 year old huge town meeting vote of 99% in favor of demolition (only 2 no votes) told the town what we need to know about this community opinion. It is dishonest and dangerous to have dragged this out now for 10 years, multiple thousands of public dollars, massive amounts of time ONLY because every couple of years some new faces arrive to the subject and keep it churning. GET THAT DANGEROUS BUILDING DOWN!	11/30/2020 8:45 AM
19	At one time the Inn was a remarkable building however its time is long past. There have been several well known business partners and individuals who put their best efforts forward only to find out it wasn't feasible to do so. The longer this building remains standing the greater risk of liability is placed on the town. When insurance companies call it a risk we should be listening.	11/30/2020 8:21 AM
20	The Inn is a serious fire hazard. If there is a fire, the center of our town will be impacted the danger to our library is huge.	11/30/2020 8:15 AM
21	I would support whatever buildings could be useable, depending on what the new use is determined to be. Repurposing depends on the new use going forward. Whatever of the original stone features could be repurposed, I would support that. But if they are not of use they could be demolished. But one other important consideration is the library. To serve the community to its full potential it will need more land. This is very important to me and I hope whatever happens with the Nich., I am an advocate for the Library to acquire some land for future use.	11/30/2020 8:06 AM
22	Repurpose of all buildings on the property is definitely not a viable option.	11/30/2020 8:02 AM
23	Leave site empty for a few years	11/30/2020 7:50 AM
24	the garage housing unused fire apparatus can go also. this has gone on for forever.	11/23/2020 12:54 PM
25	I support no new development anywhere in Petersham. If keeping the existing buildings defect but standing serves that end, I support letting them stand.	11/23/2020 12:48 PM
26	How many times do we have to vote for this. It has already cost the town too much money	11/23/2020 12:19 PM
27	Town needs to set out of costs	11/23/2020 12:16 PM
28	Do what must be doing. Have bought countless lottery tickets in honor of Nichewaug but I'm having no luck yet. thought I'd make an independent/assisted living cr+kindergarden out of it.	11/23/2020 12:06 PM
29	Use the property to serve our community is my goal. If it can be done using some of what is there, great. If not, I have no problem seeing it all come down. What I do NOT want is open space there. We can apply for demo grants if we designate cause. I'd like to see focus. location is superb.	11/23/2020 11:56 AM
30	Some of this depends on financing and budget required for development to make the numbers work. See question 6 comments	11/23/2020 11:12 AM
31	The Zoning allows 4 unconfirming lots for the entire property after demolition of all the inn of academy buildings	11/23/2020 11:00 AM
32	What would be the cost of repurposing this? starting fresh considering toxic precautions ect. Is anyone considering risk of sick building seyndine from mold ect.	11/17/2020 11:25 AM
33	What is most important to me (a resident for several years but a member of the community for over a decade) is that the front-facing part of the inn should be preserved with its original features in order to maintain the aesthetic "look" of the town center, and also preserve (at least part of) the history represented by the original building. I care less about what the structure will be used for and more about keeping the look of the town intact and keeping this piece of its history alive.	10/30/2020 12:08 AM
34	It would be nice to retain what is there, particularly the charming features of the main inn, but it depends on the feasibility of restoring existing structures to a working state vs buliding new ones. Whatever the result, it should add to the beauty of the town at least as much as the current main inn does.	10/25/2020 8:16 PM
35	The town has voted for this and there have been several studies. Why are you doing this???	10/21/2020 4:14 PM
36	Repurposing the complex to serve a variety of town needs makes much more sense than	10/21/2020 1:40 PM

demolition. The complex could easily accommodate rooftop solar, accessible town offices affordable apartments (4 in the nuns quarters), supported senior housing, independent senior housing (6 units), a business center and offices for some of our 100 or so home businesses, age council meeting and office space (chapel), moderate income apartments (classroom wing second floor) and historic well-appointed condominiums (front building)

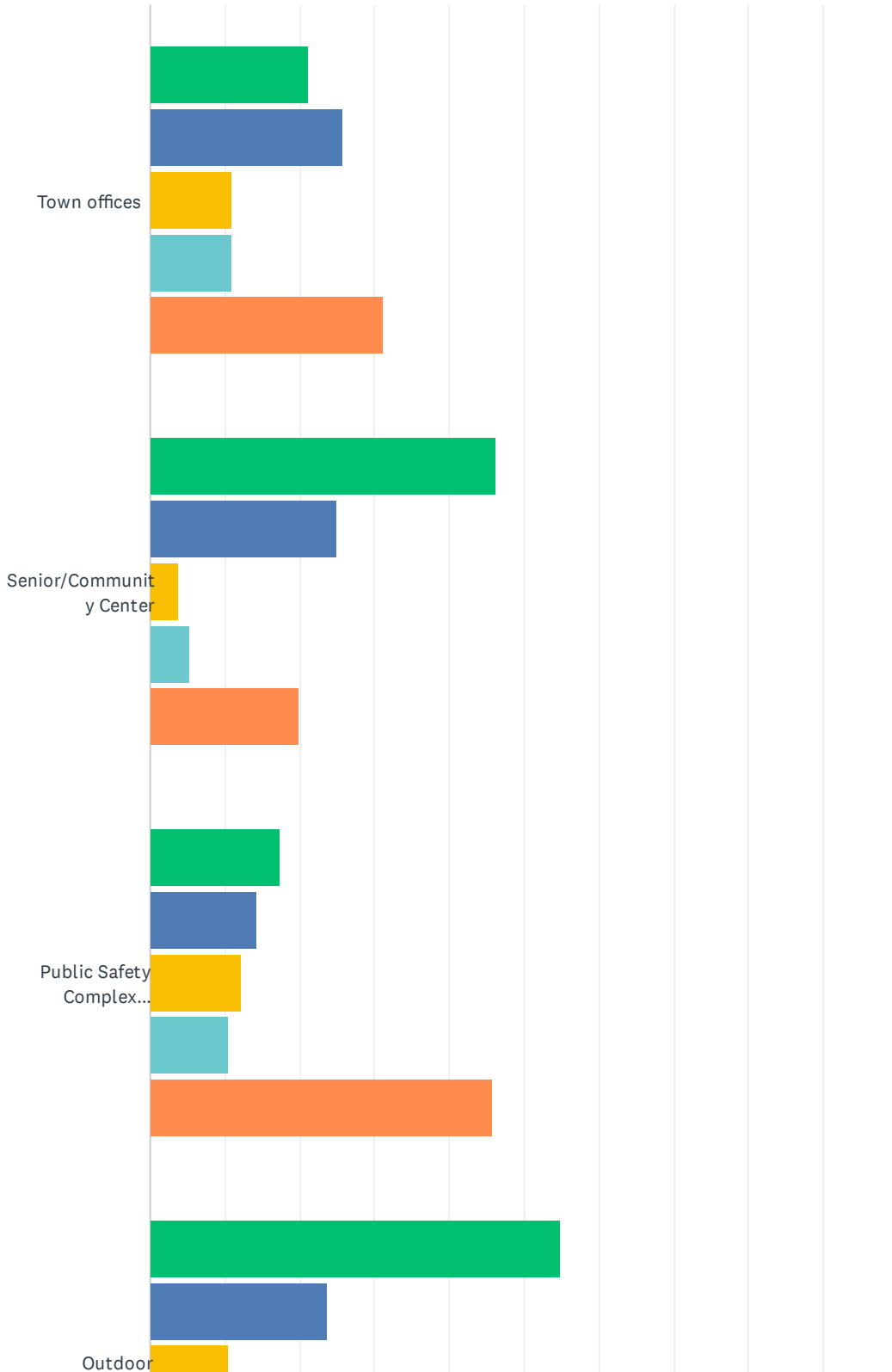
37	I am firmly committed to total demolition of this property followed by town wide discussion of what to do with the land.	10/21/2020 11:54 AM
38	I think repurposing some or all of the buildings makes the most economical and ecological sense. I think that I heard that the septic system and/or well on the property may be a limiting factor(s)? I would imagine that the less attractive academy buildings are in better shape than the historic inn, but my first interest lies in preserving the historic inn if that's possible. I support a variety of single and multi-use options that have been proposed for the site; perhaps some or all of them could be mixed together. My short list includes: senior housing and/or mixed-income housing an art center or educational craft center a multi use town center with a tavern, music hall, community kitchen, among other things.	10/21/2020 8:51 AM
39	It is an eyesore. Why preserve any of it?	10/21/2020 8:15 AM
40	The Nichewaug is not only ugly, it is full of unhealthy rot, is a fire hazard, and a potential lair for fugitives from justice - a purpose for which it was actually used a year or so ago. It needs to disappear.	10/21/2020 8:11 AM
41	It's a worthless eyesore, degrading the otherwise historic beauty of Petersham.	10/21/2020 8:05 AM
42	This dead horse has taken enough of a beating. The Nichewaug is a condemned pile of junk which was ugly when new and which has not improved post-mortem.	10/21/2020 7:59 AM
43	Think in terms of generations and what the renovation/repurpose of the Inn will bring to our children and grandchildren and the larger community outside of Petersham. Think in terms of how such a magnificent and vibrant property will bring to the desirability for people to move to Petersham, whether it is an investment or rental in the "new/old" Inn or it is other property in Petersham. I believe that bringing life into this property, as opposed to destroying it, will be a long-term asset to Petersham.	10/20/2020 12:16 PM
44	The current Inn and Academy buildings are the major impediment to the constructive and beneficial use of the property. For 40 plus years, both private and public efforts to repurpose these buildings have failed. In the past five years, alone, we have seen two failed RFPs. Removing the buildings will create a new view of the property from which new ideas will emerge. In short, the paradigm needs to change!	10/19/2020 3:04 PM
45	We would suspect that it may be less expensive for the Town to demolish all buildings on the premises. We would be in favor of building Town and other community-based offices (e.g. Senior Center) on that property. We do not support it being repurposed as a residential structure.	10/17/2020 3:23 PM
46	The Nichewaug Inn is an important historic feature of town historic center. It's preservation is a high priority in a town which prizes architectural and cultural legacies. The historic and serviceable buildings should be restored to be tax revenue producing and to fill other town priority needs at the same time. Senior residences, affordable residences , assisted living, senior services, indoor /outdoor recreation/fitness would be assets to town center. The town center location would advantage these uses, in turn. Child care/after school program would also be a good feature of re use. Condo units/ Co housing units, versatily designed, could be sold to help the finance the development of town priority needs.	10/16/2020 9:45 AM
47	This endeavor has been an albatross from the very beginning and it seems as if no matter the proposal, some group of citizens will oppose the proposed change. Trying to maintain the character and integrity of the town is hubris that can't be sustained and a conversation about what kind of town we want is needed. Business and innovation should be encouraged and permits given to encourage the development and all options should be on the table. The property is an eyesore right now and any combination of the above or some other proposal sound good. IT is time for a way forward.	10/9/2020 8:41 AM
48	I think that this beautiful old building should be repurposed to suit the current needs of our town. I have heard from many friends and neighbors in Petersham that there is a need for more small less expensive living options for elderly residents do not want to deal with trash or snow removal as they enjoy their later years. I have also heard that a communal kitchen and	10/6/2020 9:54 PM

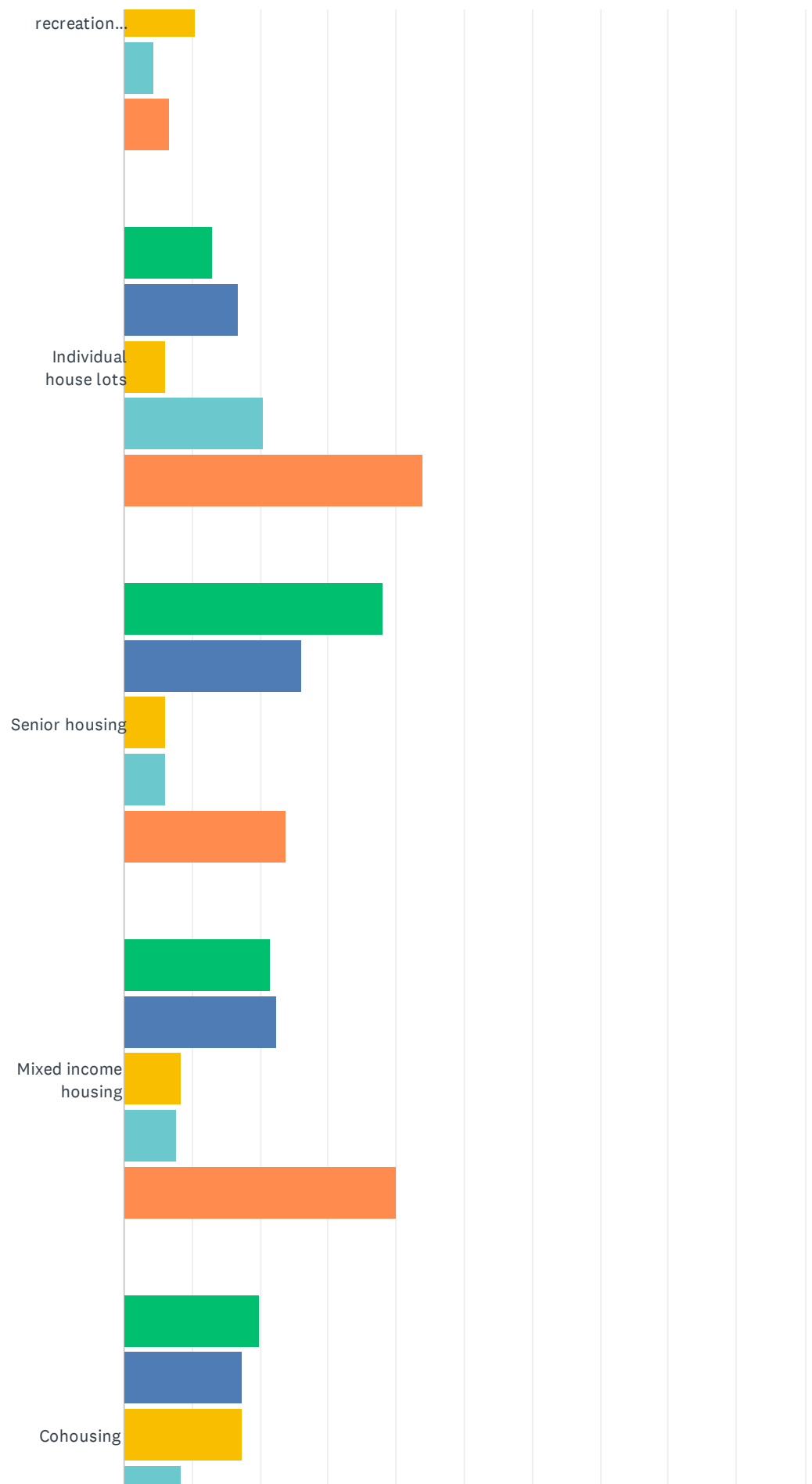
gathering space for classes, meals, town indoor events is also wished for. How wonderful for those residents to enjoy the energy that could surround those communal events. Renovating the Nich seems like a perfect coupling of possibilities.

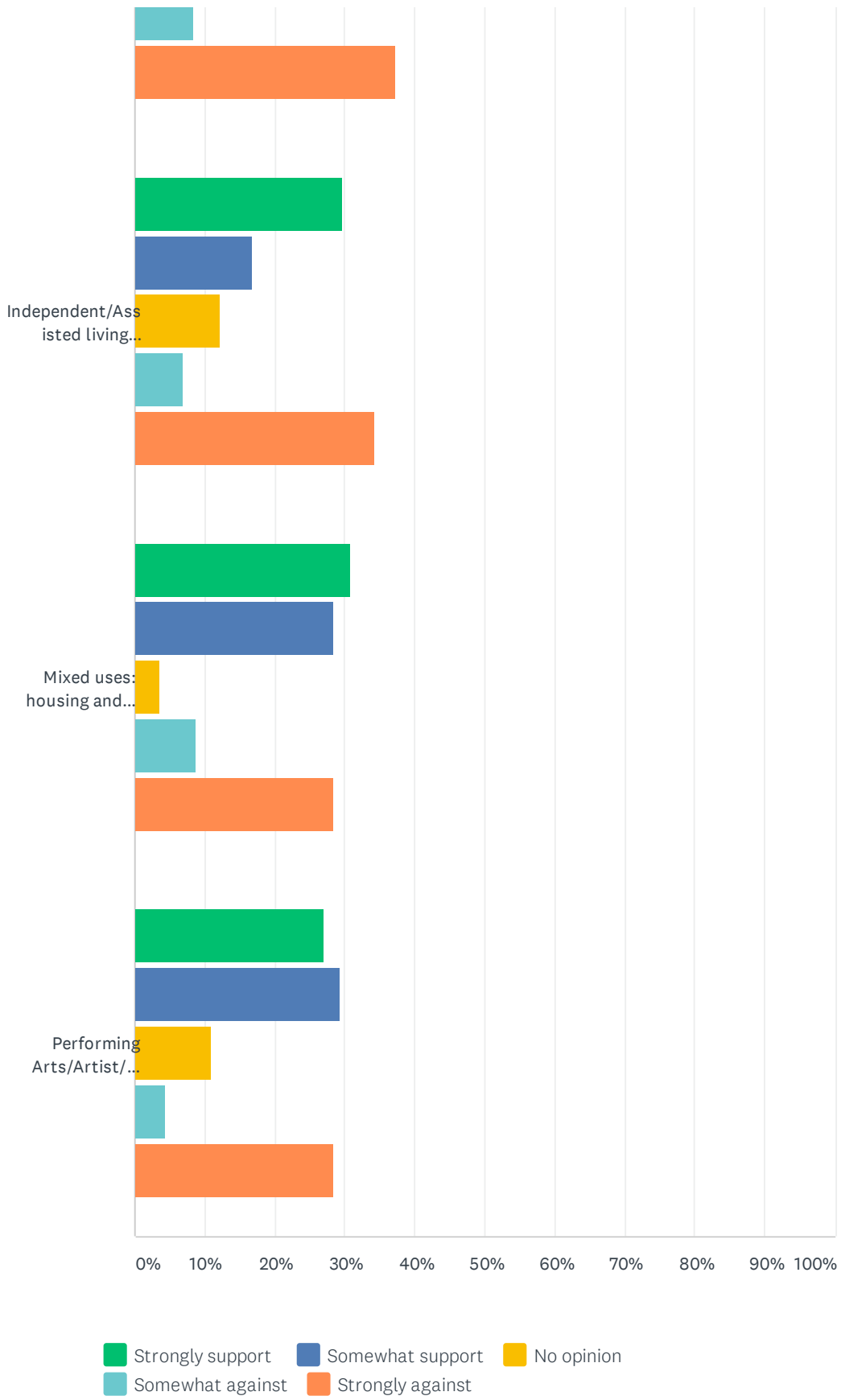
49	The Nichewaug is a town asset and should be repurposed to server the town as offices, senior and affordable housing, homes for people like me who would like to downsize.	10/4/2020 11:09 AM
50	What parts of the building should be repurposed vs. demolished depends very much on the specific nature of proposed repurposing. For example, if a developer wanted to recreate an inn with a restaurant, perhaps the kitchen wing should be repurposed. If the town wanted to reuse the historic section of the building as a town offices/services complex, then perhaps the kitchen wing and dining room wing should be demolished. If the historic structure were to be demolished, then all of the buildings in the back (new academy, auditorium wing, garage) should also be demolished. I can envision some reuses that would support keeping some of the historic structure, hence the answers that support that. I can also envision some reuses that would be inappropriate for the site/buildings, hence the answer that supports total demolition.	9/30/2020 5:15 PM
51	Although an article was not on any Town Meeting warrant to finance the razing of the building, the Town voted to raze the building. This Committee should follow the vote of the Town.	9/28/2020 12:51 PM
52	In recent months I have been approached by a number of companies and/or individuals interested in buying a vacant lot I own in Petersham. This was totally unsolicited on my part and I expect I am not the only vacant lot owner in Petersham that this has happened to. My point being I believe the current real estate trend is that people are seeking to move from urban and suburban areas to more rural areas driven by COVID concerns. While interest from developers in the Nichewaug Inn has been tepid in the past I do believe current conditions provide a unique opportunity to find a developer to salvage at least the old stone structures and I am strongly in support of the Town taking the time to fully investigate this.	9/27/2020 7:17 PM
53	My opinion is the town should not allow demolition of such a Historical Piece of the North Quabbin Area. I'm absolutely NOT in favor of a drug/alcohol rehab center in the Historic Comman area, the patients etc wandering around would be detrimental to the town. A senior housing facility with perhaps a number of salable " units" and community type housing for elderly. Seems to me one of the companies who own/ manage these type of facilities could be solicited with perhaps tax incentives to embrace this type of solution. Demolition, although I didn't endorse it , would be my other choice with of course restrictions on new single family dwellings with Historical build requirements on the homes. Lets keep the common looking like the New England revolutionary period it represents.	9/27/2020 6:12 PM
54	None	9/27/2020 12:05 PM
55	Lets stop wasting town funds on a "what if" and "someday"!!	9/24/2020 6:36 PM
56	This property due to its geographical location is much more valuable to the abutters than the rest of the town. Commercial development would increase traffic and congestion in the center of town where there is a dangerous intersection already in existance.	9/23/2020 7:51 PM

Q5 Based on your answers to Question 4, which of the following uses would you support for the property that would be beneficial to the people of Petersham?

Answered: 141 Skipped: 7







	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NO OPINION	SOMEWHAT AGAINST	STRONGLY AGAINST	TOTAL	WEIGHTED AVERAGE
Town offices	21.09% 27	25.78% 33	10.94% 14	10.94% 14	31.25% 40	128	3.05
Senior/Community Center	46.32% 63	25.00% 34	3.68% 5	5.15% 7	19.85% 27	136	2.27
Public Safety Complex (Police/Fire/EMS)	17.29% 23	14.29% 19	12.03% 16	10.53% 14	45.86% 61	133	3.53
Outdoor recreation (e.g. tennis, lawn games, ice skating, community gardens, outdoor movies, etc.)	54.81% 74	23.70% 32	10.37% 14	4.44% 6	6.67% 9	135	1.84
Individual house lots	12.88% 17	16.67% 22	6.06% 8	20.45% 27	43.94% 58	132	3.66
Senior housing	38.06% 51	26.12% 35	5.97% 8	5.97% 8	23.88% 32	134	2.51
Mixed income housing	21.54% 28	22.31% 29	8.46% 11	7.69% 10	40.00% 52	130	3.22
Cohousing	19.83% 24	17.36% 21	17.36% 21	8.26% 10	37.19% 45	121	3.26
Independent/Assisted living facility	29.77% 39	16.79% 22	12.21% 16	6.87% 9	34.35% 45	131	2.99
Mixed uses: housing and small service businesses (i.e. social/elder services, healthcare, small business incubator/services, education facilities, etc.)	30.66% 42	28.47% 39	3.65% 5	8.76% 12	28.47% 39	137	2.76
Performing Arts/Artist/Musician live/work/education space	27.01% 37	29.20% 40	10.95% 15	4.38% 6	28.47% 39	137	2.78

#	PLEASE ADD OTHER IDEAS OR EXPAND YOUR ANSWERS HERE. ON THE PAPER COPY, YOU MAY CONTINUE YOUR ANSWER AFTER QUESTION 6.	DATE
1	Especialy support senior housing	12/2/2020 7:22 AM
2	Priority - that the Town quickly work with the Library Trustees to transfer a reasonable parcel of land to the Library.	12/2/2020 7:17 AM
3	Emphasizing support mostly for senior housing, independent, & assisted living facility.	12/2/2020 7:15 AM
4	Tear the Nichewaug down and turn the space into conservation land or parkland.	12/2/2020 7:11 AM
5	In avoidance of sending good money after bad, it is suggested that the Town advertise the property for sale to developers with the current zoning restrictions. If it is possible to sell the property as-is, so much the better. Division into house lots or use as a senior living facility (on a small scale) may be feasible options for a purchaser. Large scale operations would put a strain on the Town's police and fire departments.	11/30/2020 2:40 PM
6	Seems to me it could be useful without tearing it down.	11/30/2020 2:28 PM
7	I would like to see any of these possibilities happen in order to receive grant money to aid in removal of unusable buildings and materials	11/30/2020 1:46 PM
8	There are many older folks in town that can no longer perform the upkeep on their own residence. The same people would like to stay in town.	11/30/2020 1:39 PM
9	The Seniors in Petersham should have access to a reliable, permanent space that is conducive to living a healthy lifestyle. Activities like their weekly luncheons should be held in a much more positive space than in a basement. We are making these comments since we rated the Senior/Community Center as the only option we strongly support. The COVID-19 virus has made it evident that the Town does not have dedicated spaces for senior activities. They have to share with elections, tri wire meetings and all other Town Board meetings. Their fitness programs could not be held because the Town Hall was set up for elections.	11/30/2020 1:30 PM
10	Mixed use renovation	11/30/2020 12:54 PM
11	-Provide library parking and consider other library needs -Consider moving the wood bank to the property -Consider planting a woodlot.	11/30/2020 12:50 PM
12	I have actually in 2007 voiced similar opinion which were aligned with the VC from New York. Don't understand the confusion.	11/30/2020 12:44 PM
13	Demolish the buildings. Town Hall exists. Public Safety Complex [would be a] waste. Performing Arts/Artist/Musician live/work/education space [would be a] waste, too much space.	11/30/2020 11:54 AM
14	I like the idea of a performance space!	11/30/2020 11:39 AM
15	Demolish	11/30/2020 11:24 AM
16	We have town offices. We have Senior/Community. We have all of the above.	11/30/2020 11:16 AM
17	The primary uses for me are 1. Affordable senior and resident housing using "state-of-the-art" reconstruction based on a Cottonsing model 2. Community based facility - community center, senior center, work spaces and art spaces (assorted) 3. Education and community-based programs and services.	11/30/2020 9:51 AM
18	Town offices and senior/community center - Costs to do, maintain? Get rid of Town Hall? Did anyone speak to Selectboard, etc.?? Public Safety Complex - Did anyone ask the PD/FD Chiefs how they feel in 2020 or is this just random? Outdoor recreation - See below for temporary/short term Individual house lots, Senior housing, Mixed income housing, Cohousing - so broad as to be unanswerable Independent/Assisted living facility - absolutely no basis in over thirty years of trying to develop this property. Mixed uses - Why are you trying to change Petersham with such high density uses? Performing arts/Artist/Musician live/work/education space - you're kidding, right? Nice but no basis in reality. Remove the building and decide over time - maybe the next generation decides.	11/30/2020 9:07 AM
19	Get the building down. Decide use later. Why did you choose to not list some version of "Leave vacant for future review and consideration of use (as a separate issue from demolition.)"	11/30/2020 8:45 AM

20	If you want to continue the integrity of the center of town this property should be loamed and seeded.	11/30/2020 8:21 AM
21	1. Green space! 2. Community center added to the library with gardens and outdoor rec. Enhance one of our town treasures: our library.	11/30/2020 8:15 AM
22	Providing Police/Fire/EMS with more space only encourages them to spend money on staff and things. Try to decouple the uses as much as possible. For example, if there is space for a small business and 2 houses make those separate parcels so that you don't wind up having to interlace too many constraints/decisions together. Trying to use one large remaining structure for housing, business, and town office uses or something is just doomed to stall out the execution phase.	11/30/2020 8:02 AM
23	Consider the library's needs	11/30/2020 7:50 AM
24	Senior Housing!	11/23/2020 1:00 PM
25	It would be as good to have a few lovely homes to generate revenue for Peterham's increasing tax rate.	11/23/2020 12:54 PM
26	Outdoor rec: noise is an issue, as is light pollution. This applies to other suggested uses as well. Size is an issue. Small is beautiful. Untrameled nature is more beautiful still. Preforming arts: I oppose because of the problem with electronic amplification and thus noise pollution. classical music okay rock bands no. Individual house lots: I support no more than three. Mixed income housing: It should happen naturally, not by decree	11/23/2020 12:48 PM
27	lets tear down. then talk	11/23/2020 12:16 PM
28	I don't want to see noise or intense activity on that site, but feel it needs to be a vibrant addition to our community.	11/23/2020 11:56 AM
29	Any use should be sized appropriately so that there is no extreme impact on abutters, the Common, or the town. Impacts that should be avoided include lots of traffic, lots of noise, and sirens regularly going into and out of the property. Clearly emergency response headquarters, rock concerts, raucous movies, very loud games, or large crowds cheering on a regular basis are inappropriate. Lighting should provide good visibility in parking areas and walkways with little/no overflow into other areas. Senior housing and middle- or mixed-income housing are the Number 1 housing needs for the community and may be the primary needs of the community overall. See the Master Plan of 2004(?). I know many seniors who have had to move out of town once they could no longer live in their larger or more remotely located homes. I understand that many adult children of Petersham residents, even those who would wish to remain in town, cannot afford to buy a home in Petersham. The Nich property is centrally located in town, within walking distance of most services and many businesses in town. The Nich property is the best location for senior housing, and probably mixed income housing. It is accessible with little need to drive on a regular basis, and it's well located for drivers to pick up riders and for ride sharing. Also it's easy for someone in town to stop by and check on a resident. Many seniors might find that they have no need for a car. The community, economic, and environmental benefits of several senior or middle- or mixed income households living on this property could be dramatic. Groups of elementary students could walk to school together, and the property would be back on the tax rolls! I envision 8 to 12 adjoined units that could be a mixture of senior-owned or rented and middle income family rentals. Ideally, affordable units could be subsidized by 2 to 3 "luxury" units or by an endowment established through donations for that purpose. Also, see Ques. 6 comments.	11/23/2020 11:12 AM
30	Leave it open for a community garden and additional parking for the library	11/23/2020 11:00 AM
31	Public safety complex: Dangerous access road 32A	11/17/2020 12:29 PM
32	Once the Academy is taken down - there should be no hurry to use the lovely six acres in the center of Petersham. Future uses will become evident by the Town of Petersham. I am strongly against having six individual houses in the area!!	11/17/2020 11:28 AM
33	Preserve some space for the library to use if we need it	11/17/2020 11:25 AM
34	It might be smart to set aside some space within the building that is designed as multipurpose meeting/conference/retreat/hall space. The space (or spaces) can be used for the community (readings, community group meetings, yoga, arts class, etc.) but also be a revenue generator for the town when rented to outside groups (for retreats, meetings, small conferences, etc). Organizations are always looking for external meetings spaces. (I'm picturing small groups for	10/30/2020 12:08 AM

a small-ish space, 30-40 ppl max.) This could also bring revenue to area businesses such as lodging, catering, restaurant, etc.

35	Library parking lot and a community garden only.	10/28/2020 6:52 PM
36	a "maker" space as part of mixed use space	10/25/2020 8:16 PM
37	I would love to see the property used in collaboration with Nipmuc organizations or people. I think the town has an opportunity with the property to start considering land/resource reparations, and acknowledge the history of the property before European colonization.	10/22/2020 7:17 AM
38	Lawn space should be used for the community including a community garden and playground	10/21/2020 8:01 PM
39	This is so misleading. You know full well most of these things are not possible and even if they were most people in town would not support them.	10/21/2020 4:14 PM
40	So confusing. Based upon my responses to the previous questions. Really???	10/21/2020 11:54 AM
41	Have no idea what cohousing means	10/21/2020 8:53 AM
42	I wonder if there is a way for the library to have more access to a portion of the building for its use and community services.	10/21/2020 8:51 AM
43	It's only possible value is as a park or for subdivision into a few single-family home lots.	10/21/2020 8:15 AM
44	The land would make an excellent park, or it could be tastefully subdivided into a SMALL number of single-family home lots. That's all it's good for.	10/21/2020 8:11 AM
45	The only feasible uses of the land are (1) a small number of single-family home lots the town could sell or (2) a park.	10/21/2020 8:05 AM
46	We have in the Nichewaug the opportunity to expand the diversity, equity and inclusiveness of Petersham, and possibly even address and repair the tragic history of land stolen from indigenous people in our area. I propose that whatever we do with the repurposed buildings, it offers benefit to Black, Indigenous, Latinx and People of Color who otherwise would not naturally find it easy to weave into the majority-white culture of Petersham. Some ideas are an agricultural or cultural center for local indigenous people or Black, People of Color farmers, who need land or housing for farm workers. Or housing specifically for BIPOC or Nipmuc peoples. Or a community space for non-profit groups who specifically work with issues facing BIPOC, or as a Diversity, Equity, Inclusion training space. Some other ideas: -Another idea would be to offer the Petersham Montessori School part of the building. -Definitely keep the community garden. -Community commercial kitchen space that can be utilized by many groups or people to process/produce food for sale or consumption that they can't do out of their homes	10/21/2020 6:39 AM
47	I think that converting the old Inn to condos and use the "new Academy Building" for condos (financially best option), or demo the new Academy building and construct new buildings for senior needs that follow the Green House Project (https://www.thegreenhouseproject.org) is the best use of this property.	10/20/2020 12:16 PM
48	In 2016 the Town paid CSPD (Concord Square Planning & Development - Ted Carman) \$28,000 for a Market & Development Feasibility Study of the Nichewaug Property. The Carmen Report found that the following development options would not be financially feasible: rental housing, retail shops, commercial offices, Town municipal offices, restaurants, hotel or hospitality services, mixed-use space, Senior Center, cemeteries. Why is the Nichewaug Committee listing, in question #5, options that the Carmen Report ruled out? Does the Committee have another Marketing Report that supports the viability of its list?	10/19/2020 3:04 PM
49	Consideration of and provision for the future needs of the Petersham Memorial Library should be on this list of uses for the property that would be beneficial to the people of Petersham. I note, with some dismay, that aside from identifying the PML building on the "Existing Conditions Plan" the survey does not mention the Library, not in the introductory information under "possible community needs" nor in the list of uses in Question 5. This is an egregious omission. The Library should be one of the central elements and concerns in planning the repurposing of the Nichewaug Inn and Maria Assumpta Academy property; the Library must be an integral part of any solution. I cannot state this strongly enough. Without question, the Petersham Memorial Library is one of our community's greatest assets. It is also one of its oldest. Continuously open since 1899, except for the weeks it has been closed this year because of the pandemic, it serves our community well. As the Nichewaug Inn's closest abutter what happens on the Nichewaug Inn property will have a direct effect on the Library's	10/18/2020 11:37 AM

ability in the long term to continue to serve and benefit the community. Although the Trustees decided not to pursue new construction or major renovation following the 2007 MBLC Planning & Design Grant, the work that was done at that time clearly indicated that the Library building had needs that would have to be addressed at some time in the future. Some of those needs have been addressed, but not all. It is very possible that in the future the Library will need more than the 0.61 acre it now owns. In addition it is essential to recognize and address the fire hazard that exists due to the Library's proximity to the old Nichewaug Inn building. -----

----- Right now it is impossible to know how the Pandemic and its effect on the economy will affect our ideas about the future use of the Nichewaug Inn and Maria Assumpta Academy property. Some proposals that we looked at pre-Pandemic may no longer be viable; other proposals may be more possible; new proposals may appear. Unfortunately, this survey no longer addresses current conditions.

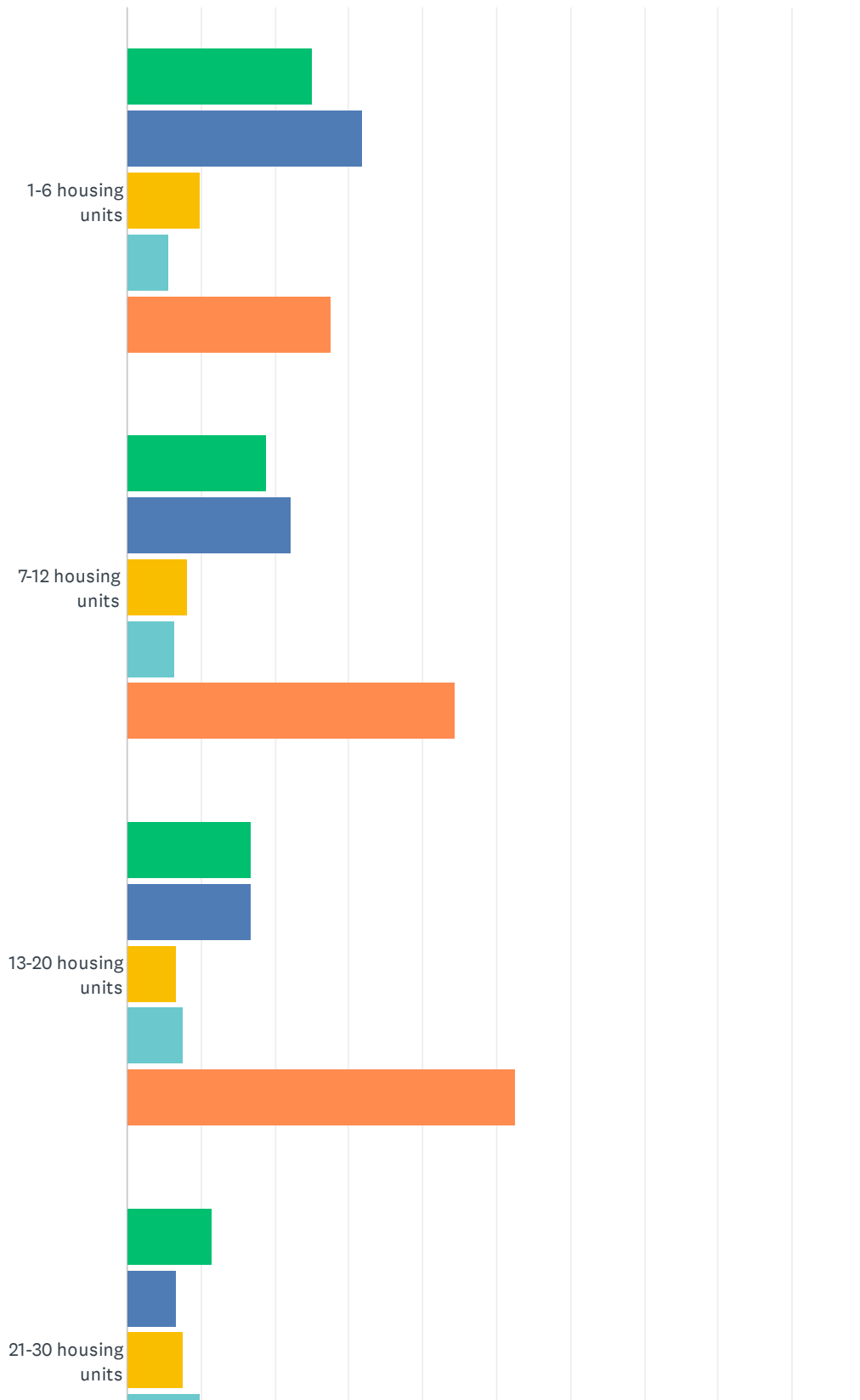
50	The selected uses above are value added and can be revenue producing for the town and are well suited to the town center. The central location benefits seniors who are valued participants In library, churches, band stand concerts, country store and many town activities. Many communities don't have the opportunity for seniors to age in town in residences that are central , safe, purposely designed, walkable. We do. Today, most resident seniors with varying abilities leave Petersham as they age. We don't have to relegate seniors to remote locations where travel by van/ car / bus is a requirement for participation in town life. Should police and fire want new facilities, those should be built outside of town center since those services all rely on use of vehicle travel. New federally funded public safety buildings are not historic and are expensive to operate/ maintain the additional costs of which have to be covered by the town annually . They don't produce revenue. New police and fire stations have not risen to the top of town priority setting.	10/16/2020 9:45 AM
51	The issue with many of the housing offerings is transportation to make it more attractive. If there is no public transportation here we are limited in how attractive these buildings are for housing.	10/15/2020 8:17 PM
52	Make a plan and move on it. Some sort of housing option that includes low income would have my vote. Bring in more children and young families to keep this town alive and growing.	10/9/2020 8:41 AM
53	In other towns I have seen it work well to include under one roof, offices community spaces and residences whose purposes dovetail with each other. I have always felt that our society minimizes the value of our elders and misses an incredible opportunity by housing them in remote satellite locations rather than welcoming them to the heart of town and including them seamlessly into community events and gatherings. There is so much we all have to learn from them and I can't think of a better way to honor them then to house them in a building with such a prominent location within easy walk to the library, the town common and the Country Store. The fact that they will not need a car for many of the basic needs means less traffic and parking, always a good thing.	10/6/2020 9:54 PM
54	The Nichewaug is part of our town and adds character. As Yankees we should want to repurpose it and make it an asset	10/4/2020 11:09 AM
55	I think the best approaches are those that keep the building/site as town property for the use of all residents. While some housing might be acceptable (it's irrelevant whether it is low income or not or for seniors or not - the comment relates to any housing), it would need to be on a VERY SMALL SCALE to maintain the historic aspect of the town's center and due to the realities of the site's limited water and sewer capabilities. Relative to water and sewer, it would be very valuable to give or sell at a small price the land that the Library needs to upgrade its water/sewer capabilities - the Library is a going concern and extremely valuable to the town as a whole. Its needs should be considered first, before speculative uses of the buildings/site are entertained. Assisted living in Petersham is a laudable goal, but not on the Nichewaug site. The realities related to codes, access, building features, etc. for a medical facility (which assisted living essentially is) are unrealistic for the Nichewaug site. Assisted living could be purpose-built better and more cost-effectively elsewhere in town if there really is a need/desire. Mixed use/performing arts etc. space might be OK (again, depends on specifics), but they seem like impractical options - they are OK ideas, but it's unclear if there is a need or if they'd be used.	9/30/2020 5:15 PM
56	A Town complex to include police, fire, Town offices and meeting rooms for various Town committees and organizations could be built with a facade keeping within the HDC guidelines.	9/28/2020 12:51 PM
57	I am only interested in options that would not cost the Town money. If private developers or	9/27/2020 7:17 PM

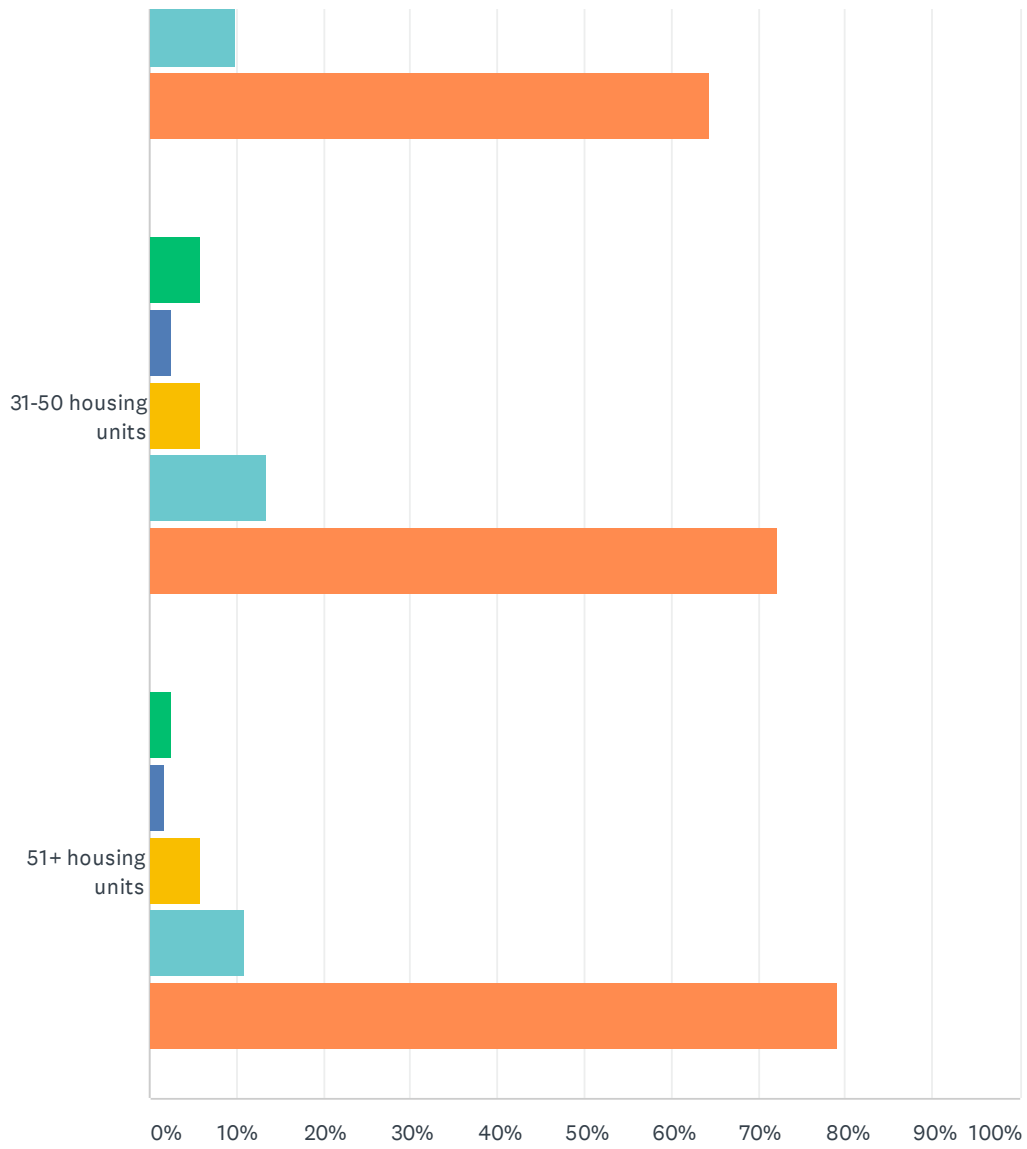
grants are not available, the property should be sold as multiple lots, with restrictions on the type of structures that can be built to ensure they fit in with the rest of the buildings/houses in that historical area.

58	Petersham would be beautiful with this as open space. There is no dire need in the town for other structures or housing, just the need to take down the Nichwaug Inn, do some landscaping and put in some fruit trees and encourage more to use the community garden.	9/26/2020 3:28 PM
59	Shy away from non-profits due to the Town's high number of non-taxed properties. We do not need	9/24/2020 7:49 AM
60	Due to drainage and high water level in the existing structures It would make better sense to develop a community garden area where the local inhabitants could produce vegetable crops for their own consumption or sales at the Friday Farmers market.. We could use a few more vendors at the Market and it would be a major attraction for local people.	9/23/2020 7:51 PM

Q6 How many housing units would you support if housing is an element of the repurposed site?

Answered: 134 Skipped: 14



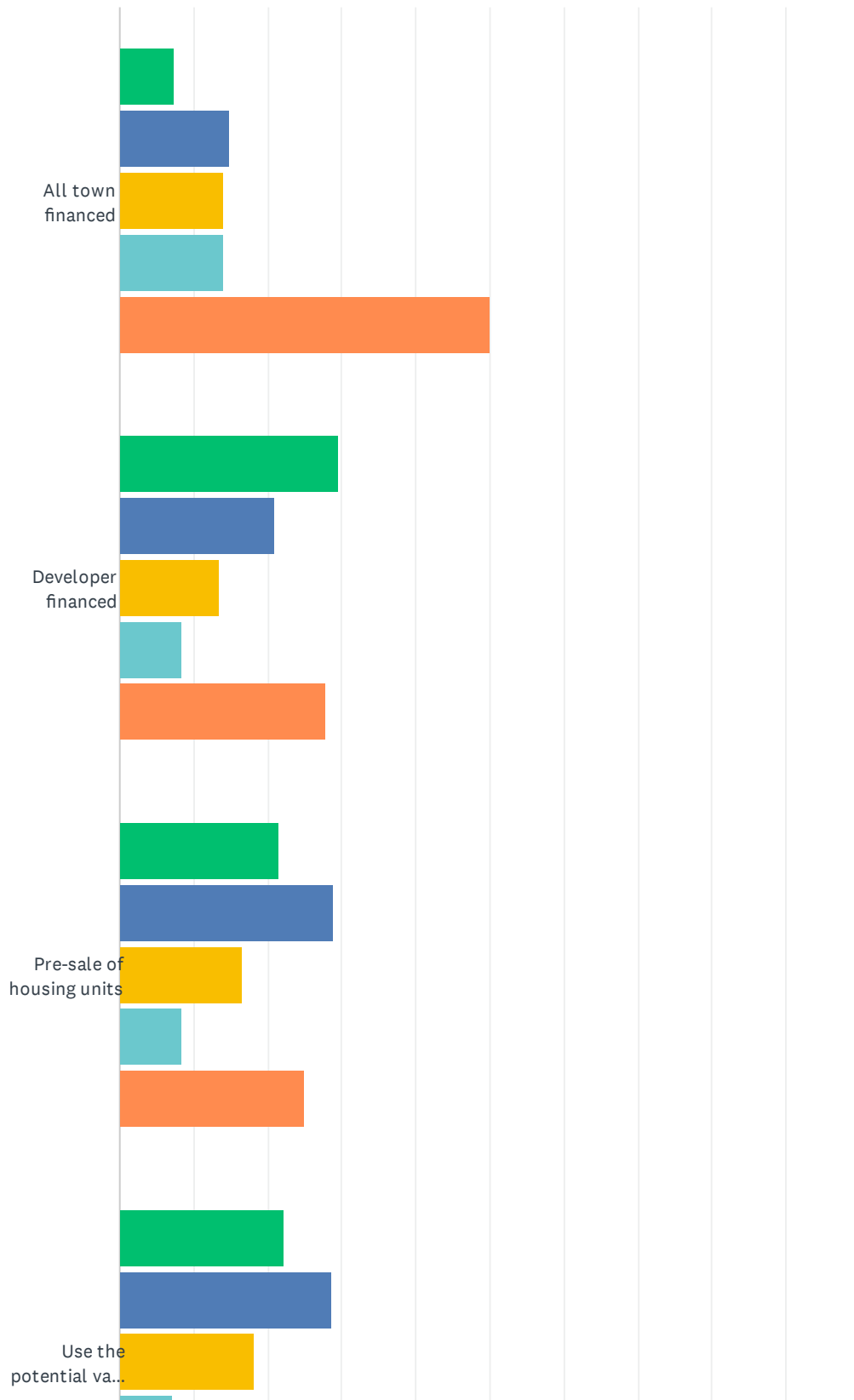


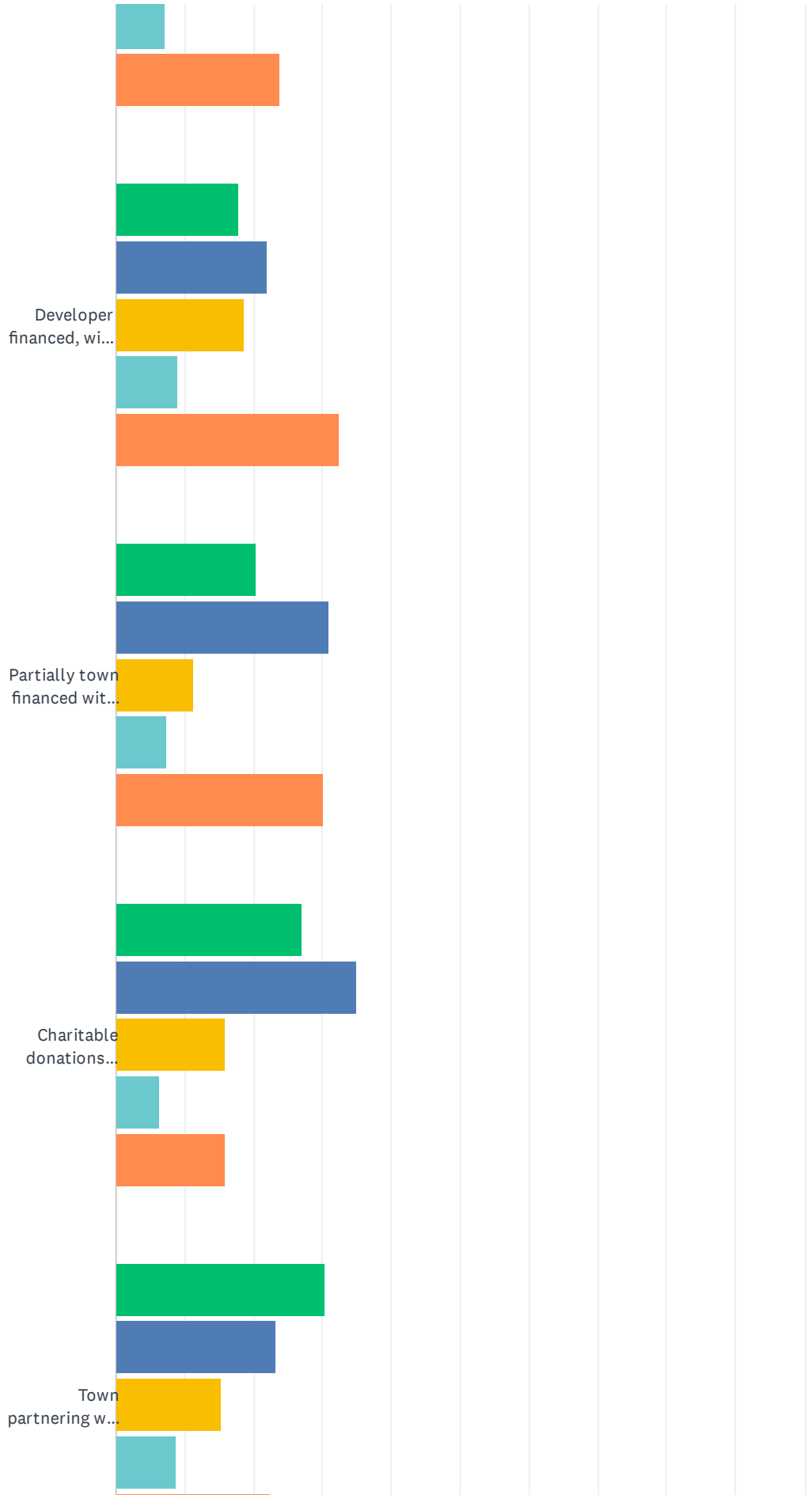
■ Strongly support
 ■ Somewhat support
 ■ No opinion
■ Somewhat against
 ■ Strongly against

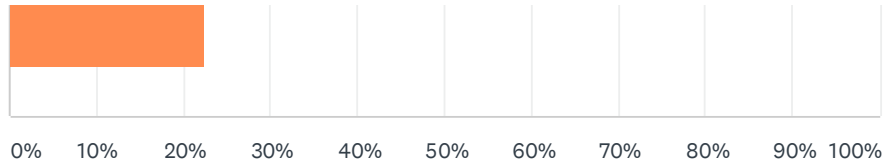
	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NO OPINION	SOMEWHAT AGAINST	STRONGLY AGAINST	TOTAL	WEIGHTED AVERAGE
1-6 housing units	25.20% 31	31.71% 39	9.76% 12	5.69% 7	27.64% 34	123	2.79
7-12 housing units	18.85% 23	22.13% 27	8.20% 10	6.56% 8	44.26% 54	122	3.35
13-20 housing units	16.67% 20	16.67% 20	6.67% 8	7.50% 9	52.50% 63	120	3.63
21-30 housing units	11.57% 14	6.61% 8	7.44% 9	9.92% 12	64.46% 78	121	4.09
31-50 housing units	5.88% 7	2.52% 3	5.88% 7	13.45% 16	72.27% 86	119	4.44
51+ housing units	2.52% 3	1.68% 2	5.88% 7	10.92% 13	78.99% 94	119	4.62

Q7 What approaches for financing would you support in the repurposing of the property?

Answered: 130 Skipped: 18







■ Strongly support ■ Somewhat support ■ No opinion
■ Somewhat against ■ Strongly against

	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NO OPINION	SOMEWHAT AGAINST	STRONGLY AGAINST	TOTAL	WEIGHTED AVERAGE
All town financed	7.38% 9	14.75% 18	13.93% 17	13.93% 17	50.00% 61	122	3.84
Developer financed	29.41% 35	21.01% 25	13.45% 16	8.40% 10	27.73% 33	119	2.84
Pre-sale of housing units	21.49% 26	28.93% 35	16.53% 20	8.26% 10	24.79% 30	121	2.86
Use the potential value of the property as a match for loans and/or grants	22.22% 28	28.57% 36	18.25% 23	7.14% 9	23.81% 30	126	2.82
Developer financed, with town forgiving some or all of the potential value of the property.	17.89% 22	21.95% 27	18.70% 23	8.94% 11	32.52% 40	123	3.16
Partially town financed with non-profit, investor, and/or developer providing balance	20.33% 25	30.89% 38	11.38% 14	7.32% 9	30.08% 37	123	2.96
Charitable donations and/or private investment for reuse	26.98% 34	34.92% 44	15.87% 20	6.35% 8	15.87% 20	126	2.49
Town partnering with a Community Development Corporation	30.40% 38	23.20% 29	15.20% 19	8.80% 11	22.40% 28	125	2.70

#	OTHER: PLEASE ELABORATE.	DATE
1	Finance any way that would make income for the Town in the future.	12/2/2020 7:22 AM
2	Petersham has already invested enough in this white elephant. It is time to let it go.	11/30/2020 2:40 PM
3	Wish I knew.	11/30/2020 2:28 PM
4	We would like the Town to maintain control of the future USE of the property. We would NOT like to see the property sold to a developer with no conditions of USE included. We would NOT like to see the buildings demolished and the property divided for house lots.	11/30/2020 1:30 PM
5	*The town voted infavor to DEMOLISH the building years ago.*	11/30/2020 1:03 PM
6	See my proposal 2007. I don't work for free. This was insane.	11/30/2020 12:44 PM
7	Demolish! Charitable donations and/or private investment for reuse [is] unrealistic.	11/30/2020 11:54 AM
8	Demolish	11/30/2020 11:24 AM
9	Taxes have gone up every year I have lived here, with no services, cable, trash, etc... - I would not support anything that would raise taxes	11/30/2020 9:53 AM
10	The financial arm and focus of the project must include some central focus from a groups (committee) that represents the interests and well-being of the Petersham and regional communities. Partial contact by CDC, Community Development Corporation, is important, along with non-profit and private development.	11/30/2020 9:51 AM
11	Take down the building. If it can only happen through public funding and debt, so be it. Work with your finance committee, selectboard, treasurer to develop a budget and a plan. The \$\$ amount needed is not so big and the time has come.	11/30/2020 9:07 AM
12	Selden Woolsey Partnership?	11/30/2020 8:55 AM
13	NO BASIS PROVIDED TO BE ABLE TO ANSWER. You provide ZERO basis for making any financial choice from this list. There is no sense of reality here. Of course the average person is going to say they don't want to pay personally - a natural response.. But that is NOT realistic after 40 years of history of idle building with no realistic developers.	11/30/2020 8:45 AM
14	I'm not well informed about "approaches for financing"	11/30/2020 8:28 AM
15	The only money financed by the town should be to remove the building structures and create a large lawn to be maintained by the community finances.	11/30/2020 8:21 AM
16	Whoever benefits from the new use would pay for the redevelopment right? If it's an individual home that homeowner buys it. If a community center then the town would pay for that. If seeking grants/nonprofit/private donations were an option we've had 30 years of trying to put that together already. Again, break the reuse down into manageable chunks where each parcel can fund their own usage appropriately. If a particular reuse of a portion of the lot is proposed and seems viable, perhaps the town plus grants could cover the demolition costs to enable the next steps to become more financially feasible. Asking town taxpayers to cover the cost of demolition with no particular reuse on the horizon has not worked, but what would be possible if a developer isn't asked to front those expenses?	11/30/2020 8:02 AM
17	Sale of housing lots	11/30/2020 7:50 AM
18	Its about time we get taxes from that property	11/23/2020 1:08 PM
19	Whatever works	11/23/2020 1:00 PM
20	The Town of Petersham should only be involved in the selling lots and maintaining Heritage Protocol.	11/23/2020 12:54 PM
21	A green space would be cheap. use charitable donations and grant money to renew deficit buildings. a green space is not bad for town services. It is a for us all. in the long run it would be the best solution.	11/23/2020 12:48 PM
22	Tear it all down + use it for tennis + swimming? Bocci...croquet (casino)	11/23/2020 12:06 PM
23	Any financing must be set up in such a way that the town has ultimate say (or OK) of what happens on the property (whether to demolish or keep any structures, how many units of which	11/23/2020 11:12 AM

uses, size, parking, lighting, noise, etc. This is possible in any of several ways, including the establishment and transfer of the property to a CDC. See comments in Ques. 6. I believe that the town as it is now organized is not inclined to or to a large degree capable of developing and managing such a project. Financial liability for such a project should be taken on by a developer or a non-profit or corporation set up for that purpose with a clear path toward and mandate for sustainability.

24	charitable donations for whatever the town wishes	11/23/2020 11:00 AM
25	This "free" property has stained the town finances for way too long. As a taxpayer, I am adamantly opposed to investing anything farther in attempting to rehab the property - tear it down. Investors will be far more interested in a new lot than a monuments old building with unknown hidden secrets.	11/17/2020 12:29 PM
26	I don't understand the nuances of any of these options -- I'd need more information about potential pros/cons of each option in order to weigh in with an opinion. Without having any real understanding, I will say: I support at least partial town financing, I think. I'm mistrustful of developers as they will care only about their own profit, not what is best for the town. Something similar to how The Country Store was saved would be ideal, along with grants (historic preservation perhaps?), but I doubt that is easily achieved.	10/30/2020 12:08 AM
27	None of the above.	10/28/2020 6:52 PM
28	This is our town center. Developers are profit driven parasites.	10/21/2020 4:14 PM
29	Create an independent development/redevelopment authority to oversee and manage mixed use tenants	10/21/2020 1:40 PM
30	I am opposed to development no matter what the sources of financing. The town should pay for total demolition out of tax revenues.	10/21/2020 11:54 AM
31	These financing schemes seem so improbable that if one ever came through, it probably wouldn't be on the level.	10/21/2020 8:15 AM
32	The town can't afford to develop it and it can't afford to surrender control of it to a private or government financier, because then the preservation of the town's historic character would be in the hands of an entity who cares for nothing except getting ROI on its investment.	10/21/2020 8:11 AM
33	Assuming a liability to support a liability is unwise.	10/21/2020 8:05 AM
34	I would not want a developer or community development corporation to be solely in charge of finances, for fear that they would want too much control and say in the process.	10/21/2020 6:39 AM
35	This question is too vague. I would have to know more specifically what was being proposed. For example, even if totally privately financed, I would not support a 24 hour a day gas station and convenience store.	10/19/2020 3:04 PM
36	These are not options that can or should be considered without a whole lot more information about how exactly they would work in each and every proposal. This survey cannot elicit thoughtful answers. Determining how any proposal will be/can be financed is critical to the repurposing of the property; tallying up the numbers of circled check-marks in this survey is useless.	10/18/2020 11:37 AM
37	Whatever number of developed units for residential/offices/services/ education/recreation AND whatever financing scheme covers the re purposing should be considered. Town doesn't have the money and is already stretched to meet school and service needs. Tax payers don't want increases. Town decision making is slow, cumbersome and frequently doesn't function well. Town can't effectively develop Nich scale project. Private Developer is ideal. Non profit could work w independent financing. CDC might work and could attract public grants but any involvement w town could be cumbersome.	10/16/2020 9:45 AM
38	We need to provide something that people want. I am against the town funding all of it. Having others partner with us will help to show support of the plan and assist in supporting the outcome.	10/15/2020 8:17 PM
39	I support a housing option that grows the town, especially young families and low income.	10/9/2020 8:41 AM
40	I think that anyway of achieving this would be a great longterm gift to our town., Whatever arrangement is financially feasible at the same time giving most advantage to the town, would be the option I would support.	10/6/2020 9:54 PM

41	It would be great to have condos for Seniors and others who may live in the community and want to downsize	10/4/2020 11:09 AM
42	Some town ownership/control needs to be maintained, which likely requires some financial commitment by the town. Presale of housing units, for example, can become a nightmare if not enough units are sold/developer becomes insolvent. Charitable donations are great, but the town would need a plan for how to use them effectively. The property likely does not have enough value to use as a match for loans/grants, although this should be explored.	9/30/2020 5:15 PM
43	The Town should only forgive the value of the real estate if the cost to demolish is greater than the real estate value.	9/27/2020 7:17 PM
44	limit/minimize town costs	9/24/2020 7:49 AM
45	So far, no attempt has worked without the co operation of the people living in the center of town. I have a firm conviction from what those people have for concern is not related to the other people in town. I t would be nice not to have to rely on Market Basket for a food source.	9/23/2020 7:51 PM

Q8 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.

Answered: 49 Skipped: 99

#	RESPONSES	DATE
1	I would like to know what the abutters think. I would be apt to lean towards their wishes.	12/2/2020 7:22 AM
2	The endless haggling about this property has gone on long enough. Tear the place down and get this albatross off of Petersham's neck! What about the Library? The future needs of the Library must be considered in any plans for the Nichewaug property. Part of the property, at least, should be given to the Library.	12/2/2020 7:11 AM
3	These responses represent the opinions and views of TWO voting adults residing at one address.	11/30/2020 2:40 PM
4	The Academy school should not be used as it is bad construction and does not meet fire or building specifications - too much renovation needed here to be feasible.	11/30/2020 2:26 PM
5	I am dismayed that the Petersham Memorial Library was not mentioned in the Nichewaug Survey. It is by far the most important building on the Common and serves both young and old with a variety of programs, use of computers, access to digital materials and reading materials, a place to meet your neighbors, and a cozy place to sit and read the newspaper. It has been in use since the day it opened its doors and even through the pandemic it continues to serve the citizens of Petersham. Because it is such a treasure, I believe that 1 to 2 acres of the Nichewaug property should be given to the Library for future use and for off street parking. This will allow it to thrive and serve the community well into the future. Because the Nichewaug has a long history of not being profitable or viable, I believe it should be demolished. Currently it is a fire hazard to our beloved library and many of the other historic buildings on the Common. Now is not the time to be short sighted. Years from now people will wonder why six acres in the center of our quintessential New England town were crammed full of nursing homes, modern town office buildings, public safety buildings, senior living housing, shops etc. How would the center of town be changed by all of this? I for one can picture the traffic and congestion. There is plenty of other land in town if these things are really needed. After the Nichewaug is demolished, I would like to see the land cleared and used as a multi-use park what would benefit ALL of the citizens of Petersham. I have noticed that when the Town Common is used for various activities such as the Friday Market, Fourth of July festivities etc. the Common is very congested with people and vehicles. This is a potentially a very dangerous situation. A lot of these activities could be moved to the new Nichewaug Park. I can envision many citizen friendly activities at this venue, including the community garden, picnic tables, a walking path with a series of exercise stations, a small playground for young children (the Center School playground can not be used during school hours), a dog park, a pollinating garden, areas for badminton and croquet, an ice skating rink, and possibly refurbishing the tennis court. Trees would be planted and eventually this would be a place that would being the community together.	11/30/2020 2:06 PM
6	I would encourage the town to repurpose this site. I am STRONGLY against total demolition and in leaving it a field/garden etc. We have enough trails/parklike areas. It is a wonderful asset to our common. Please look into any/all possible funding options to keep/repurpose it.	11/30/2020 1:46 PM
7	[In response to Question 6] If used for senior housing, etc. I think the number of units would be based on what the need is.	11/30/2020 1:37 PM
8	If the Town considers housing for the property we feel it should be limited to a small number of 1 Bed or studio apts or condos for seniors. We know of a number of individuals who left town when they were older and alone. The back of the property could be used for housing units (maybe 10 to 15) with a senior/community center in the front, possibly in the repurpose of the existing Inn. Care should be taken to provide Green Space within the property for gardens, sitting areas, outdoor Senior physical activity spaces for walking, yoga, Tai Chi, Tennis etc. when the weather is nice. We see many Town residents using the Common for meeting friends in a socially distanced way because of COVID-19. We see residents playing cards, holding book club meetings, eating lunch, and quilting. We are confident that green space on the Nichewaug property would be fully utilized.	11/30/2020 1:30 PM
9	[In response to Question 6] Senior or assisted living only	11/30/2020 1:03 PM
10	[In response to question 6] Not an appropriate reuse	11/30/2020 12:54 PM
11	The town should retain this property and make it useful. Any ambitious, grand-scale development undertakings will destroy our community setting.	11/30/2020 12:50 PM
12	See Proposal 2007	11/30/2020 12:44 PM

13	How many more years will pass until this old building is finally demolished? Get it done and sell some house lots to get back some of the cost for demolition.	11/30/2020 11:26 AM
14	We are paying for are larger school we don't need. A internet service many of us can't afford. Paying for asbestos removal. Many of us low income seniors would like to afford to stay in our own homes.	11/30/2020 11:16 AM
15	Two issues come to mind 1. The water supply (regulations would have to be waived). 2. The septic system (probably take years to get approved). Both systems are contingent upon state approval which could take years to get approval. By removing all of the buildings, the town will have 6 plus acres of real estate, to do with, what they want in the future. New construction is far superior (economically) than old antiquated buildings (i.e. new schools). I was born and raised in Petersham. I love this town. I prefer that we remove everything and start with a clean slate.	11/30/2020 11:10 AM
16	The historic nature of the property must be considered but not to the detriment of all other factors - past developers and assessment groups that have inspected the property say 'right now the property could be repurposed, but the window of time to do this is closing.' Over the years, as a long-time, life long resident of Petersham and involved with the "Friends of the Nichewaug Inn", I have, with others explained the range of development options. The "Green Sheet" attached outlines my ideal list of uses. Any repurposing the Inn/Academy property must take into account the high priority of the local environment interests, like agriculture, recreation and education, as well as historic aspects of the property and community. Larry Buell, Petersham resident Comment under Question 6: Number of units must fit into utilities available, ie water, sewage, plumbing, etc. and impact on center of town but must be a balance of economic viability, as well.	11/30/2020 9:51 AM
17	Get the building down. Clear the property. Take time to decide use.	11/30/2020 9:07 AM
18	Seek damages from the Catholic Church for the financial burden they have saddled the town with.	11/30/2020 8:55 AM
19	[Question #6] is sadly premature and feels like you are pushing an assumption. 1. Get the building down (PLEASE!!!) 2. Take a community deep breath (however long that might need to last) 3. With review over time by Boards and residents - make next decisions (however long that might take...) This town has financed major projects before - Town-wide internet, fire trucks, police cruisers, new schools, etc., etc., - Demolition of that building is doable - please present real budgets to the voters - this survey does not address that. For over 40 years the town has faced this question and STILL it drags on - NO real developers in that time. There is so much to say about all of this including how much the community tried to save the building - IT IS TIME TO STOP! Focus on financing the demolition. PLEASE. THANK YOU. Lastly - How is it possible that in this entire survey the words "pandemic" or "international public health emergency" never appear - How can development of that property and any impact on Petersham not be seen thru that prism...? Imagine if one of those large scale proposals had been built and how we all would have been impacted.....	11/30/2020 8:45 AM
20	I have Nichewaug Fatigue. I'd love to see the structures razed and green space there. I think it's incredible that no significant mention of the library is made on this survey. All proposals in the recent past have been asked to consider future needs of the library. Please keep the needs of our long-standing and beautiful library in your vision. The library needs land!	11/30/2020 8:15 AM
21	Thank you for all the work that has gone into this.	11/30/2020 8:06 AM
22	I would personally be interested in anything the town does involving creative use of space. I have been involved in creating such spaces in both Princeton and Westminster.	11/30/2020 7:45 AM
23	Individual lots (up to 6) should sell for no less than 100K each	11/23/2020 12:54 PM
24	If residential housing is permitted, I recommend 3 houses, though each one could have, say, a small attached apartment. However, the best use would be as green space - a permanent wildlife refuge with planted heirloom apple trees. This would connect the north common meadow with the woodlands to the northwest of the town center. Petersham needs less, not more, development, the Quabbin watershed. The Quabbin watershed is already under-protected, over-developed, and overstressed. Water quality molecules will only increase as the measures of climate change increase over time,. Eastern MA is overcrowded. We don't need more development. We need to undeveloped and re-wild. Petersham is a small town. Lets not	11/23/2020 12:48 PM

densify it with over, development, which puts money in the pockets of a few developers. Lets instead focus on the taxpayers.

25	Isn't septic a concern Lets demolish then have a discussion	11/23/2020 12:19 PM
26	thank you for your efforts	11/23/2020 12:06 PM
27	If a few more senior units were required to make the financial numbers work, and keeping the Academy building was required to do so. I could agree to up to 20 units of primarily senior housing for seniors few of whom needed to own cars with 5 or 6 middle- or mixed income units. Maybe one of those units could be for a family that included an aide who could do daily check-ins or be on-call for very light assistance or cleaning or a property caretaker. In the case of a larger development, I would like to see a community/senior center incorporated into the design or some other feature that specifically encourages the community to interact with the residents. Here I imagine the property being owned by a not-for-profit or a Community Development Corporation (CDC) either of which is established with a charter calling for community members to be on its Board and with the charter specifying that the property is to be run for the benefit of the townspeople. When the Selectboard established the Nichewaugh Inn and Academy Committee 2020, the economy in the US was booming, and the economy was likely in one of the best positions for the town to determine a use (or even a potential re-use) for the property and to identify a developer (in the broad sense of the word) for that use that would serve the needs of the town. Even so, given the divisions of opinions about the property itself, potential re-use of any or all of the structures, and potential uses for the property, I have long felt that only a creative solution could resolve the differences into a town vision leading to a resolution for use of the property. Unfortunately, the economy is no longer in that situation and may not be for years to come. I still believe that a resolution can be found, but it is more important than ever for town residents to be open-minded and creative. As a town, we must resolve the use(s) that would best serve the town and determine from there whether or not any of the current structures can be made to work with creative financing, creative building practices, and an aesthetic that fits the location. We should not leave the current buildings to stand and continue to deteriorate and be a safety hazard for many years to come just because the townspeople cannot agree about whether to keep or demolish them. Let's identify the most needed use for a currently town-owned property in that location and of that size and move forward from there.	11/23/2020 11:12 AM
28	The septic is a huge issue for more than a year. Any sort of development is way too costly for here. Zero housing	11/23/2020 11:00 AM
29	There is an important opportunity to offer a piece of the Nichewaugh land to the Petersham Memorial Library to the contiguous abutter, either as an outright gift as as a purchase opportunity. the amount of land next to the library that the town might make available need not exceed half an acre or so. The library needs land.	11/23/2020 10:31 AM
30	This "FREE" property has stained the town finances for way too long. As a taxpayer, I am adamantly opposed to investing anything further in attempting to rehab the property -	11/17/2020 12:29 PM
31	It is time to solve this problem. Low interest rates should make it more palatable for a debt exclusion at this time.!	11/17/2020 11:28 AM
32	Thank you.	10/30/2020 12:08 AM
33	I believe we have already determined that there is no financial reality for reuse. I would like to think that you could accept that. We should demolish the building and use the property that could be accessed BY ALL, not just private uses. For the COMMUNITY, not law enforcement or seniors. EVERYONE, OPEN LAND. I believe that eventually you will be convinced that none of this is financially feasible, it's just a matter of time. If we want to come together as a community let's deal with a real need, what are we going to do as the climate changes. Demolish the building and use it to help us do well during climate change. Thank you, take care.	10/28/2020 9:37 AM
34	Stop this nonsense please!!!	10/21/2020 4:14 PM
35	Please stop spending taxpayers dollars on this preposterous project.	10/21/2020 11:54 AM
36	I know the Nichewaugh has been discussed and and debated for many years, and that the committee needs to flesh out all these issues, but I believe this survey is way too complicated for the average respondent.	10/21/2020 8:53 AM

37	Enough is enough. Tear it down or let it fall down.	10/21/2020 8:15 AM
38	Tear it down or let it fall down. Stop wasting our time and energy on fantasies that have no basis in fact.	10/21/2020 8:11 AM
39	Repurposing this condemned pile is not feasible and has been shown to be not feasible time and again. Eventually the town needs to stop chasing fantasies and face the facts.	10/21/2020 8:05 AM
40	Just tear it down and make a park or sell a few single family home lots.	10/21/2020 7:59 AM
41	Given the location of the property in the center of town, it is critically important that the town retain control of the land. It is premature to determine how the town may want to utilize the land; the town should pay for demolition without pre-planning next steps. Residents will quickly regret allowing development there immediately. A significant increase in density in the center of town will be detrimental for reasons related to traffic, noise, light pollution etc. The inability of the town to retain design specifications and architectural oversight makes the idea of a small number of houses unacceptable. Quality control will also be difficult/impossible to enforce for any larger development. Once the property is turned over to private ownership, the town will be at the mercy of developers. When the first owner (who presumably would be approved at town meeting) goes bankrupt or decides to sell, the town would have little to no say about who might buy the property the second or third or fourth time. For all these reasons and others too numerous to mention, it is in the best long term interest of the town to pay for demolition now and put off any repurposing questions to some future time. The town deserves to live with the open space first before contemplating use. It may take a generation to come to consensus. So what? In the meantime, once the buildings are demolished, safety will not be an issue. Petersham will have the unique opportunity to actually engage in community planning for its center and make informed decisions about open space vs development of any kind. How many other small towns would jump at the chance to undo or redo their town centers? There is little harm in waiting after demolition to make decisions and there is much to lose by moving too quickly. The price of demolition is well worth protecting and preserving the 7 acres in the heart of the town. If the rural character of Petersham is to be maintained, decisions about the Nichewaug property must be made sequentially and intelligently, taking care to be equally mindful of aesthetics, economics, and demonstrated needs.	10/20/2020 5:17 PM
42	This survey does not sufficiently differentiate between the property and the Inn/Academy buildings. Question #4 actually equates the buildings with the property. The survey should have recognized and stressed that the property can be used for other projects beside repurposing the Inn and Academy. The survey is so focused on the Inn and Academy buildings, there is no mention of giving land to the library; an idea which has historically and repeatedly been supported in Town. Similarly, green space, parks, picnic area, child play area etc projects are only mentioned in passing. Most of the questions in this survey have been previously and repeatedly asked. Each time the end result is a failed RFP or similar outcome. A new survey will not change the overwhelming history of failure in regard to saving or repurposing the buildings. When the buildings are removed, the results will change! The Nichewaug is currently a high risk building for fire and safety. The Town's insurance company has dropped the liability insurance on the buildings and the Town has a serious liability exposure. The Selectboard needs to resolve this liability issue.	10/19/2020 3:04 PM
43	A couple of comments on statements/questions in the survey: Some facts about the property: "There are septic solutions that may be acceptable under MA Department of Environmental Protection Regulations depending on the repurposed use of the property." It would be more informative and straightforward to state that there are septic issues and what they are. In any new planning EPA regulations would have to be revisited. "None of the questions allow us to track individuals or households." This is disingenuous. My answers to questions 1-3 will probably give you a pretty good chance of figuring out who I am if you decide you want to know. Petersham is a small town.	10/18/2020 11:37 AM
44	You could hold a virtual meeting. This would make it more accessible to people with families as they might be able to attend.	10/15/2020 8:17 PM
45	Keep talking and telling people	10/4/2020 11:09 AM
46	I have always thought that this property could be refurbished. It adds such character to the center of Petersham. It would be great to see a safety complex to house fire and policy departments.	9/30/2020 6:35 PM
47	I think this survey was a great idea and I hope both the response rate and comments provide	9/30/2020 5:15 PM

good ideas and insights from a large number of residents. I doubt, however, that it will result in anything near a consensus, because I don't think there is one. Some residents have very specific ideas about what they would like to see done/not done. The majority, though, are not often heard from, and might be amenable to various ideas, if they were reasonable, within what the town can realistically afford, and maintain the town's priceless historic center, rural atmosphere, and tight-knit community. There are many scenarios for the building/site that may be acceptable - but the ideas need to be developed, in detail. The town selectboard needs to show a lot more leadership on this issue and begin to bring forth specific proposals - with cost info. They may need to hire experts to develop some of them. And they should expect that some of these proposals will be shot down by a segment of residents. And so then another proposal can be developed and put before residents. Rinse and repeat until there is something the needed majority can agree on. This requires leadership and commitment and vision. There is no magic developer or white knight who will ride in and fix this problem, nor prevent the town from having to spend money on it.

48	This property needs to be torn down in keeping with the vote of the Town. A fire in this building could take the whole Common and much more depending upon wind.	9/28/2020 12:51 PM
49	I do not care to go to any indoor public meeting until there is a vaccine for the Covid 19 plague.	9/23/2020 7:51 PM

Appendices

Appendix A



TOWN OF PETERSHAM
**NICHEWAUG INN AND ACADEMY COMMITTEE
2020**

PETERSHAM TOWN OFFICES
3 South Main Street
P.O. Box 486
Petersham, Massachusetts 01366

From: Town of Petersham's Nichewaug Inn and Academy Committee 2020
To: The Residents of Petersham

This survey from the Town of Petersham's Nichewaug Inn and Academy Committee 2020, solicits opinions on the future of the Nichewaug property from the town's adult residents (18 years old or older). Each adult in your household may complete and submit the survey online (see instructions inside) or use a paper form. Copies of this form may be made with your own copier or they are available at the Selectboard or Town Clerk's Offices in the Town Office Building. Please note that the online version of the survey asks in Question 1 that you enter the number stamped in the upper right corner of this survey's first page, but the survey has been set up so that we cannot track the surveys by individual or household. This number helps us determine whether we are getting a representative sample of returns by our population. Each person in your household who submits an online survey should include this survey's number in Question 1. An individual should not complete and submit more than one survey whether online or by paper. The online version of the survey is submitted when you finish the online survey. Completed paper survey forms may be returned to the drop box at the front door of the Town Office Building, 3 South Main St, Petersham MA. Paper surveys may also be returned through the US Postal Service using this address: Nichewaug Survey, Town of Petersham, PO Box 486, Petersham MA 01366.

Please submit your survey by Wednesday, 21 October 2020 at Noon.

Thank you for your help!

Appendix B

To complete the survey online, go here: www.surveymonkey.com/r/Nichewaug

The Nichewaug Inn & Academy Committee 2020 was formed by the Petersham Selectboard in December, 2019. Its mission is to work towards a community plan to identify future use(s) of the Nichewaug Inn and Maria Assumpta Academy property. The committee is currently working with the Montachusett Regional Planning Commission through a grant awarded to the town. One of the tasks in the planning services grant is to conduct a town-wide survey to identify residents' preferences, thoughts, concerns and questions regarding the property. All adult members of a household are encouraged to complete the survey. If you need additional copies, please contact the town office at 978-724-3353. The town's website (TownOfPetersham.org) contains much information about the property. The following are some facts about the property:

- Town Meeting approved acceptance of the property as a gift in 2007, in part, to have more control over its fate.
- The prominent property in the center of town (25 Common Street) faces the NW portion of the Town Common and contains 6.6 largely level acres located partially in the Petersham Common Historic District on the National Register of Historic Places.
- The property is close to Harvard Forest and The Trustees conservation properties and is within an easy walk to most critical town services.
- The structure is 100,000 square feet, with two connected but dividable buildings, the original shingled Inn portion on the front and the more recent brick-clad Academy portion on the back.
- There are 17 abutters within 300 feet of the property.
- The property has been vacant since 1985, is unheated, the electricity and water have been shut off, and minimal maintenance has been done since 1985.
- The upper floors of the Inn section contain numerous bedrooms while the Academy Wing has a number of large classrooms and several dormitory rooms.
- There is a well that had produced 10,000 gallons of water per day. If any well were to be made operational, current state water supply regulations would have to be met or waived for it to be used as a public water supply.
- There is a high water-table especially under the Kitchen and Auditorium Wings which was mitigated in the past with a sump pump system.
- There are septic solutions that may be acceptable under MA Department of Environmental Protection Regulations depending on the repurposed use of the property.
- Removal of all hazardous materials from the building has been completed since town ownership. The town appropriated \$584,000 for the last removals at a Special Town Meeting in the Fall of 2016.
- The buildings on the property are no longer covered by the town's liability insurance.
- The 2004 Town Master Plan cites the number one goal as preserving the historic character of the town. The Plan can be found on the town website under Documents in the Town Business tab.
- The property could fill possible community needs (e.g., recreation, senior housing, moderate income housing, assisted living facility, community/senior center, town offices, etc.).
- Two Requests for Proposals were issued within the past five years to attract developers and/or investors with no successful responses.
- Over the last 10 years demolition of the building has been proposed at several Town Meetings and has at times received majority approval but has not received the necessary funding.
- The Petersham town website has selected reports and public information that reflect some of the work of the town and many residents on the Nichewaug property over the years. These include the 2016 Final Market and Feasibility Analysis prepared for the town by Concord Square Planning & Development (called the Ted Carman Report).

1. If you are completing the survey online, please enter the number from the upper right corner of this page of the survey that was mailed to you. None of the questions allow us to track individuals or households.

Questions 1-3 are to determine whether returned surveys are from a representative sample of town residents.

Appendix C

Q1 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. None of the questions allow us to track individuals or households. Questions 1-3 are to determine whether returned surveys are from a representative sample of town residents.

Answered: 136 Skipped: 12

Reverse order of entry into Survey Monkey--lowest numbers were entered by hand from paper surveys

#	RESPONSES Survey Numbers as written or stamped on paper surveys	DATE When entered
1	89	12/2/2020 7:26 AM
2	328	12/2/2020 7:22 AM
3	328	12/2/2020 7:19 AM
4	18	12/2/2020 7:17 AM
5	560	12/2/2020 7:15 AM
6	181	12/2/2020 7:13 AM
7	180	12/2/2020 7:11 AM
8	601	11/30/2020 2:42 PM
9	118	11/30/2020 2:40 PM
10	298	11/30/2020 2:28 PM
11	233	11/30/2020 2:26 PM
12	17	11/30/2020 2:11 PM
13	94	11/30/2020 2:09 PM
14	96	11/30/2020 2:06 PM
15	436	11/30/2020 1:46 PM
16	181	11/30/2020 1:41 PM
17	343	11/30/2020 1:39 PM
18	381	11/30/2020 1:37 PM
19	24	11/30/2020 1:30 PM
20	134	11/30/2020 1:08 PM
21	345	11/30/2020 1:05 PM
22	463	11/30/2020 1:03 PM
23	115	11/30/2020 12:54 PM
24	217	11/30/2020 12:50 PM
25	22	11/30/2020 12:46 PM
26	403	11/30/2020 12:44 PM
27	572	11/30/2020 11:54 AM
28	560	11/30/2020 11:47 AM
29	406	11/30/2020 11:44 AM
30	219	11/30/2020 11:42 AM
31	302	11/30/2020 11:39 AM
32	152	11/30/2020 11:34 AM
33	263	11/30/2020 11:29 AM
34	189	11/30/2020 11:26 AM
35	327	11/30/2020 11:24 AM
36	494	11/30/2020 11:21 AM
37	187	11/30/2020 11:16 AM

38	331	11/30/2020 11:10 AM
39	442	11/30/2020 11:05 AM
40	169	11/30/2020 9:53 AM
41	390	11/30/2020 9:51 AM
42	611	11/30/2020 9:07 AM
43	230	11/30/2020 8:55 AM
44	12	11/30/2020 8:45 AM
45	479	11/30/2020 8:30 AM
46	612	11/30/2020 8:28 AM
47	347	11/30/2020 8:24 AM
48	10	11/30/2020 8:21 AM
49	180	11/30/2020 8:15 AM
50	323	11/30/2020 8:10 AM
51	193	11/30/2020 8:06 AM
52	227	11/30/2020 8:02 AM
53	18	11/30/2020 7:50 AM
54	239	11/30/2020 7:48 AM
55	382	11/30/2020 7:45 AM
56	80	11/30/2020 7:43 AM
57	625	11/30/2020 7:40 AM
58	309	11/30/2020 7:37 AM
59	305	11/23/2020 1:14 PM
60	458	11/23/2020 1:08 PM
61	497	11/23/2020 1:00 PM
62	162	11/23/2020 12:58 PM
63	313	11/23/2020 12:54 PM
64	210	11/23/2020 12:48 PM
65	350	11/23/2020 12:22 PM
66	351	11/23/2020 12:20 PM
67	602	11/23/2020 12:19 PM
68	283	11/23/2020 12:16 PM
69	423	11/23/2020 12:12 PM
70	66	11/23/2020 12:10 PM
71	541	11/23/2020 12:08 PM
72	202	11/23/2020 12:06 PM
73	97	11/23/2020 11:56 AM
74	625	11/23/2020 11:12 AM
75	549	11/23/2020 11:00 AM

76	7	11/23/2020 10:31 AM
77	545	11/17/2020 12:29 PM
78	460	11/17/2020 11:28 AM
79	605	11/17/2020 11:25 AM
80	we misplaced the mailed survey	10/30/2020 12:08 AM
81	626	10/28/2020 9:48 PM
82	31	10/28/2020 9:37 AM
83	488	10/25/2020 8:16 PM
84	Can't locate mailed Survey	10/23/2020 9:30 AM
85	83	10/22/2020 7:56 PM
86	Did not receive survey in mail	10/21/2020 8:01 PM
87	31	10/21/2020 4:14 PM
88	610	10/21/2020 11:54 AM
89	569	10/21/2020 10:27 AM
90	627	10/21/2020 8:53 AM
91	609	10/21/2020 8:15 AM
92	608	10/21/2020 8:11 AM
93	607	10/21/2020 8:05 AM
94	606	10/21/2020 7:59 AM
95	none	10/20/2020 9:51 PM
96	629	10/20/2020 9:04 PM
97	123	10/20/2020 7:03 PM
98	94	10/20/2020 5:39 PM
99	123	10/20/2020 5:17 PM
100	55	10/20/2020 2:57 PM
101	Don't have the number	10/20/2020 2:01 PM
102	603	10/20/2020 12:16 PM
103	482	10/19/2020 3:25 PM
104	96	10/19/2020 3:04 PM
105	no mailing recieved	10/19/2020 11:20 AM
106	203	10/18/2020 11:37 AM
107	424	10/17/2020 3:23 PM
108	484	10/16/2020 9:45 AM
109	258	10/15/2020 8:17 PM
110	476	10/12/2020 3:41 PM
111	475	10/9/2020 8:41 AM
112	600	10/6/2020 9:54 PM
113	393	10/5/2020 10:11 AM

114	33	10/4/2020 1:53 PM
115	33	10/4/2020 1:01 PM
116	33	10/4/2020 11:09 AM
117	no number	10/2/2020 9:40 AM
118	171	9/30/2020 6:35 PM
119	55	9/30/2020 5:43 PM
120	217	9/30/2020 5:15 PM
121	91	9/30/2020 4:10 PM
122	499	9/30/2020 10:30 AM
123	28	9/29/2020 10:39 AM
124	199	9/28/2020 7:42 PM
125	150	9/27/2020 7:17 PM
126	166	9/27/2020 6:12 PM
127	321	9/27/2020 12:05 PM
128	290	9/26/2020 3:28 PM
129	375	9/25/2020 9:42 AM
130	81	9/25/2020 9:22 AM
131	268	9/24/2020 6:36 PM
132	156	9/24/2020 12:24 PM
133	370	9/24/2020 7:50 AM
134	164	9/24/2020 7:49 AM
135	176	9/23/2020 7:51 PM
136	538	9/23/2020 4:53 PM