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

Petersham, MA

Nichewaug
The Nichewaug
Overview of the Nichewaug Inn Building
Original Inn Building - Built in 1899
The Lobby - 2008
The Parlor - then

The Nichewaug

Petersham, Mass.
Main Living Rooms

Alcove with fireplace and window seat
The Music Room - then
The Music Room (the chapel) - 2008

Original fieldstone fireplace

Shingled interior
Upstairs Hallways of the Inn
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.