

The first three buildings on campus looking across the pond, circa 1900



The Middlesex County Training School From Beginning to End

Compiled by Fred Merriam

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Demolition complete as seen in October 2021, by Lisa Grasso



Portrait of the inmates circa 1896 with sports and band equipment



Middlesex Training School Timeline

- 1892** - A Middlesex County Truant School was authorized to serve Middlesex County, Chelsea, Revere, and Winthrop
- 1894** – The Truant School was opened for the reformation of boys aged 7 to 16 who were habitual truants or had committed other minor offences. The property was formerly a 62.5-acre farm located at 255 Princeton St. The initial campus consisted of administration and dormitory (Read Hall), workshop, laundry, and bakery (Upham Hall), Superintendent’s cottage, and multiple farm outbuildings
- Mar 1898** – Dormitory cottage Bigelow Hall opened to house an increasing population
- 1904** – Dormitory cottage Gould Hall opened
- 1908** – The name of the school was changed to Middlesex Training School
- 1909** – The Massachusetts Acts of 1909 forbade any child under 14 who could not read or write from working in any factory, workshop, or mercantile establishment.
- 1910** – The new child labor law drove the need for a third dormitory cottage (Richardson Hall)
- 1925** – A fire broke out in Read Hall, but the fire was extinguished, and damage repaired
- Feb 1973** – Congress previously mandated that public schools could not expel or transfer “exceptional” children without due process of law. With need drastically reduced, the county commissioners voted 2 to 1 to close the Middlesex Training School
- 1973-1984** - Following the closure, several local sports and civic organizations held events and meetings on campus
- 1974** - The DARE (Dynamic Action Residence Enterprise Inc.) opened on campus for male youth offenders ages 12-18
- Sep 1979** – The Lighthouse School moved to Old Westford Road after several years at the Training School campus
- 1982** – Fay A. Rotenberg School, operated by the Robert F Kennedy Children’s Action Corps, opened in Bigelow Hall
- May 1984** – Wang Laboratories Inc. was riding a wave of prosperity in computer development and purchased the 62.5-acre property for a corporate headquarters
- Oct 1984** – Wang Laboratories had a change of plans, gifting 34.0 acres of their property to U-Mass Lowell and selling the remaining 28.5 acres. It was stipulated that the gift was for educational purposes only and “if the University does not adhere to this agreement the land will revert back to Wang Laboratories.” This and several other restrictions were to remain in effect for 30 years
- 1985** - The University of Lowell moved its College of Education into the West Campus (Upham, Read, and Gould Halls)
- Jan 1990** – The University of Lowell proposed to renovate Richardson Hall as a demonstration school in partnership with Lowell Public Schools, but gave up after fully accessing the cost to renovate the fire-damaged building
- 1991** – The University became part of the University of Massachusetts system
- 1998** – The College of Education became the Graduate School of Education
- 2003** – The Graduate School of Education left West Campus and relocated to the O’Leary Library in the South Campus
- 2006** – The Fay A. Rotenberg School left Bigelow Hall and moved to Westborough, MA
- Aug 2013** – Unpowered and unoccupied Read Hall was a victim of arson on August 28 and had to be demolished
- Jun 2014** – The State Senate included money in an infrastructure bond bill to demolish three remaining buildings on the West Campus
- Oct 2014** – The Commonwealth of Mass filed a Declaration of Termination of Restrictions, ending the 1984 restrictions
- Sep 2017** – Chelmsford created a “West Campus Vision” detailing a mix of age-restricted and subsidized housing units
- Aug 2018** – UMass Lowell was cleared by the state Legislature and Governor Baker to sell the West Campus
- June 2019** – The Commonwealth of Mass sold the West Campus to 255 Princeton Realty Holdings LLC
- May 2021** – Trammell Crow Residential shared redevelopment plans with the Chelmsford Select and Planning boards
- Aug 2021** – The Commonwealth of Mass advised that the proposed use of West Campus is suitable and eligible
- Feb 2022** – An overlay district was approved at Special Town Meeting on February 24 allowing a 396-unit multi-family rental residential development, with a 54-unit senior complex, to proceed.

MIDDLESEX COUNTY TRUANT SCHOOL, NO. CHELMSFORD.



Read Cottage,
Administration Building.

*Erected in 1894, contains
Administrative Office and
accommodations for a Family
of Fifty Boys.*

*Cottages are named after the
Commissioners under whose
Administration the Buildings
were erected.*

Contains Fifty Beds.



Dormitory in Read Cottage.

Read Hall administration building, circa 1896, courtesy of Chelmsford Public Library



MIDDLESEX COUNTY TRUANT SCHOOL, No. CHELMSFORD.



*In this Building
is the Chapel where
Religious
Exercises are held
and where the Boys
assemble for
Entertainments.*

*Upham Building,
an Industrial Building.*



Sloyd Room in Upham Cottage.



Bakery in Upham Cottage.

*In this Building also are Kitchen, Sewing Room, and Store Rooms.
All the Baking and Cooking is done by one Man with the assistance of a class
of Boys. A Class of Boys under the Instruction of a Seamstress do all the
Mending and Making for the Institution.*

Upham Industrial Building circa 1896, courtesy of the Chelmsford Public Library



MIDDLESEX COUNTY TRUANT SCHOOL, NO. CHELMSFORD.



Bigelow Cottage
Accommodating 50 Boys. Erected 1898.



One of the Two Dormitories in
Bigelow Cottage, Containing 25 Beds.



Dining Room in
Bigelow Cottage.

North Chelmsford's Marinel and Willsted Stone Works provided granite foundations for the Middlesex County Truant School. Courtesy of the Chelmsford Public Library



Bigelow Cottage circa 1890, stone bridge constructed as inmate training project



Bigelow and Upham Halls circa 1900, courtesy of Chelmsford Public Library



Bigelow, Upham, and Read Halls looking across the campus pond circa 1900



MIDDLESEX COUNTY TRUANT SCHOOL, NO. CHELMSFORD.



*Erected in 1904,
accommodating a
family of fifty boys.*

Gould Cottage.



Another View.

Gould Hall front view, newest building on campus constructed in 1904, June 10, 2007



WANT MORE LAND

For the County Truant School
at Chelmsford.

HEARING AT THE STATE
HOUSE YESTERDAY.

Before the Committee on
Counties.

More land is wanted for the North Chelmsford Truant school and ex-Mayor Bennett made his first public appearance since Inauguration Day at a hearing on the matter before the committee on counties at the State House yesterday. The following bill accompanied Mayor Bennett's petition on the matter:

Section 1—The county commissioners of the county of Middlesex are hereby authorized and empowered to acquire for the uses and purposes of the truant school at Chelmsford, in said county, additional land in said town of Chelmsford and may take, by purchase or otherwise, such adjacent land as may be necessary for such purposes, not exceeding fifteen acres.

Section 2—Said county commissioners shall, within 60 days after the taking of any land under this act, otherwise than by purchase, file and cause to be recorded in the registry of deeds for the northern district of said county, a description of such land sufficiently accurate for identification, with a statement of the purpose for which the same was taken, signed by said county commissioners, and the title of the lands so taken shall vest in said county in fee.

Section 3—Said county shall pay all damages sustained by any persons in their property by reason of such taking, and if any person sustaining damage and said commissioners fail to agree as to the amount of damages sustained, said person or said commissioners may within one year from such taking, file in the office of the clerk of the superior court for said county of Middlesex, a petition for a jury to determine such damages; and thereupon, after such notice as the court may order, the damages shall be determined by a jury in said court, in the same manner as damages for lands taken for highways.

Section 4—Said county commissioners may erect additional buildings for the use of said truant school.

Section 5—In order to meet the expenses incurred under this act, said commissioners may borrow from time to time upon the credit of said county a sum not exceeding in the aggregate, \$12,000. Said indebtedness shall be paid out of amounts received for taxes at the rate of \$3000 each year, commencing with the year 1900 until the whole indebtedness is discharged.

Section 6—This act shall take effect upon its passage.

Representative W. H. I. Hayes conducted the hearing for the petitioners and Mr. Bennett was the first one called.

"My name is James W. Bennett of Lowell," said Col. Bennett.

"Mayor?" asked the chairman.

"No; ex-mayor," replied the colonel, "The turned-down mayor."

The sum of nearly \$30,000, he said, had been spent on the Princeton street extension, a state highway. The truant school was near this road. The county commissioners asked for 15 acres more of land. The original 15 acres bought had been partitioned by the boys and turned into fertile farmland. Personally, he believed that the county commissioners should ask for \$20,000 and buy a hundred acres of land. The truant school might be called expensive when compared with a poor farm, but it was not the intention of the county commissioners to send the boys to a poor farm. The 105 boys in the institution were being taught practical farming. There were no doctors' bills to pay when they could do outdoor work. It was the experience of the officials that there were no healthier lot of boys anywhere.

Levi S. Gould, chairman of the county commissioners, said in speaking in favor of the bill: "While our names do not appear in the petition, we are very much interested in its success. This school is one of the best managed in the country. You cannot give us authority to take too much land. The influence of the institution reaches far beyond the county. The superintendent of it will tell you that the president has appointed a graduate of it to a position in one of our newly acquired islands."

"We built a new building last year by authority of this legislature, that cannot be duplicated for the same amount of money in the country. The land we now possess will be put in such condition by next summer that we will have no work for our boys. I shall not ask this committee for more than 15 acres, but we shall need more in the future. I don't believe that the price of any of the land will exceed \$200 an acre. The money invested in the institution now is about \$100,000. It is my personal opinion that land to the extent of 100 acres should be taken if it could be obtained."

"You wouldn't advise taking more land than was actually necessary in view of the burden of taxation on cities and towns in the county?" asked Senator Dallinger.

"I am speaking only officially for the land asked in the bill," replied Mr. Gould, "The land ought to be bought for \$100 an acre, but I suppose it will cost twice that amount."

George A. Walton of the state board of education said: "My view of the truant school is that it is a public school with the home influence added to supply what the boys have missed in their own home. It is my conviction from observation that from 60 to 80 per cent. of the boys who leave this school become as good citizens as the boys of the best homes in the state."

Charles B. Adams, Supt. Warren, Col. Royal S. Ripley, Hon. E. S. Foss and Senator Putnam also favored the petition and there were no remonstrants.



READ BUILDING.

The Administration Headquarters at Middlesex County Training School.

MIDDLESEX COUNTY TRAINING SCHOOL

An Admirably Equipped Institution That Is Doing a Great Work in a Quiet Way — New Dormitory Needed

The petition before the legislature from the Middlesex county commissioners asking authority to construct an additional dormitory at the county training school at North Chelmsford, brings to notice this admirably equipped school which is quietly but efficiently doing a great work.

It does not seem, so swiftly does time fly, that it is 15 years since this school was established and its principal appointed from Cambridge. Since that time there have been wondrous changes in the school. From one building in a 15-acre tract of uncleared land, there has grown a group of buildings consisting of an administration building, three dormitories, an industrial building, power house, laundry, a residence for the principal, and the necessary out-buildings for such an institution. Acre after acre has been added until now the stately buildings, on an eminence overlooking the Merrimac river, the city of Lowell, and adjoining towns, are surrounded by 50 acres in grounds, farm, and garden.

From a few pupils in 1904, the school has grown to more than 200 in 1908. Since the opening of the school more than 1000 boys have gone out from it, and today many industrious and prosperous citizens of Middlesex look back to their time at the school as the real starting point in life. In addition to the school of letters, there is a well equipped manual training room, a band of 30 pieces, classes in gardening, cooking and baking, laundry, tailoring, and domestic work.

The day is divided into periods for school, work, and recreation. All is activity. There is no loafing, no sullenness, but there is an air of cheerfulness and content throughout.



M. A. WARREN.

Supt. Middlesex County Training School

There have been many changes in the public schools of Middlesex during the past 15 years. The only city superintendent today who was in office in 1894 is Mr. Whitcomb, of Lowell. Mr. Prince and Mr. McDonald are still in the service as agents of the state board of education. In point of continuous service, Mr. Warren is the oldest superintendent of schools for delinquents in New England.

The bill before the legislature for a new building will provide sufficient accommodations for many years to come, if not for all time. Truancy is not increasing; quite the reverse. But new laws made in the past few years, such as "no child under 16 years of age who cannot read and write shall be employed in any factory, workshop, or mercantile establishment," etc., the more thorough enforcement of the truancy laws, and the commitment of all children to the school until 16 years of age, are responsible for the increase of pupils.

VERY STARTLING REPORT

Supt. Corlew of County Training School Suggests That it Be Abolished

The annual report of Rufus E. Corlew, superintendent of the Middlesex County Training school at North Chelmsford, just sent to the county commissioners, has attracted widespread attention because of its plain discussion of timely problems relative to the truant system, and because of the proof it furnishes that conditions have entirely changed since the school was established.

Mr. Corlew says emphatically that either the present method of handling truancy is not the right way, or that the laws and requirements are not enforced. He intimates that the school is a failure, not from lack of facilities or any fault in management but through the adoption of systems that have done away with the necessity for maintaining the North Chelmsford institution. He says that there is a growing sentiment against the commitment of pupils and asks if it would not be better to turn the schools over to other uses. He also says that the boys sent to his institution could be taken care of cheaply by the cities and towns from which they come.

The Training school at North Chelmsford, which is the finest in New England in many respects is valued at \$250,000 and it has accommodation for 200 boys. It has been in use 22 years and for many years after its erection it was taxed to capacity. On the first day of this year there were only 114 boys in the institution, and it has been down to 100 from time to time. Cities that formerly sent large numbers of truants to the institution now send none owing to the adoption of new schemes, and there is a growing sentiment against commitment everywhere.

Last year only 53 boys were committed to the school. Of these 14 were from Lowell, 12 were from Somerville, 6 from Newton, 4 from Malden, 2 from Reading, 2 from Medford and 1 from each of seven other cities and towns. This in itself proves that the report of Superintendent Corlew is well founded.

Following is the report in part:

"A number of improvements have been made during the year in the physical condition of the property. New adjustable seats and desks have been installed in the school rooms which were not supplied with them heretofore, so that now all school rooms are equipped with this kind of furniture.

The electric lighting system has been completely overhauled in all buildings except the Richardson and the superintendent's office. This involved, in many cases, new locations for outlets, new fixtures of a modern type, and changes necessary to comply with the laws and regulations governing such matters.

"The tar concrete walks and drives about the grounds, with the exception of a small stretch in front of the Read building, have been either entirely renewed, where this was necessary, or resurfaced.

"There are still other changes and additions necessary. The most pressing is the installation of a new refrigerating system. The present plant is leaky, too small, and consists of only one compartment, allowing for no separation of products. The size makes it necessary to buy many things in

small quantities, at practically retail prices. A refrigerator of adequate size would enable us to purchase in large quantities at wholesale prices.

"The next most important project is that of making an outdoor swimming pool for the use of the boys. Swimming is not only a splendid form of exercise, but often proves a valuable asset in the saving of life. It would also be a source of great pleasure to the boys.

Closely associated with the above is the general proposition of improving and at the same time economizing in the cost of our water supply. We are now on a dead end of the North Chelmsford water system. The iron-rust in the water is a source of great annoyance.

"Again a decided saving ought to be effected by owning and operating



RUFUS E. CORLEW
Superintendent

our own system. At present our water is metered. Because of this we have practiced the most rigid economy in its use. In times of drought our crops and laws suffer from want of irrigation. The total of our water bills for the last four years has been \$1911.43 an average of \$477.86 per year.

The question is often raised as to why we do not produce more pork and make more milk. Last year the charge for milk was commented on as being large, and the suggestion was made that we ought to make enough for our own use, and not be obliged to buy. This sounds good and is a good suggestion and meets with my endorsement. It involved, however, the construction of a piggery, if we are to keep pigs, and of a cow barn if we are to keep cows in sufficient number to supply us with milk. More pasture land would also be needed.

Further educational progress lies in the direction of practical industrial training, including agriculture, greenhouse work, care and raising of poultry, extension of wood working to include the use of lathes and wood turning machinery, shoemaking including machines and equipment sufficient to make our own shoes, typewriting and elementary commercial branches and printing, the installation of which has already been voted by your board. With the possible exception of the wood working and cane seating our efforts in these respects are not satisfactory. The boys are not taught. There is a difference between teaching and merely going through the motions of doing a task.

"In this connection your attention is again called to the continued paucity in our population. Double the present number could be taken care of for practically the same per capita cost.

"At present in our own school it is a grave question whether the number attending and the benefit derived therefrom justifies the expense of its maintenance. Out of a population in the county and of Chelsea, Revere and Winthrop, of nearly 500,000, only 53 truants were found the past year whose cases were sufficiently serious to cause them to be sent to this school.

"Such a condition of affairs indicates one of two things: either that the present method of handling truancy by commitment to county training schools is not the right way and is not so considered by the public at large, nor by the public school authorities, or if it is the right plan there is a gross lack of enforcement of the requirements. In such cases, it is not good sense to continue a system and its attendant expense if there is no use for it. Cambridge has so successfully solved the question that for three and one-half years not one boy has been brought before the local court on the charge of truancy. In Boston Mr. Minard, the former superintendent of the Parental school and now supervisor for the city of Boston of boys who are guilty of school offences, is quoted as in favor of handling such cases without commitment to an institution. He has had experience with both methods and his conclusions should have weight. If commitment is no longer necessary, county training schools should no longer exist. They should be turned over to some other use, such as the care of the feeble-minded, or juvenile delinquents found guilty under the juvenile delinquent law. An arrangement of this sort might help to relieve the congestion now experienced in institutions designed for the care of children of this type who are rapidly increasing in numbers.

"Certain it is that it would be far cheaper to take care of the 53 boys committed to this institution last year in the 15 cities and towns from which they came, than it would to maintain this school for the purpose of caring for them. Whatever the solution, when it is reached it should be put into operation and enforced."

Fire companies battling a fire in Read Hall, circa 1925



State Side

Truant School Closing Rumored

By Thomas C. Gallagier

STATE HOUSE, Oct. 29 — The current uproar over alleged mistreatment of inmates at the Middlesex county truant school in North Chelmsford has strengthened a rumor that the school will be closed down by the legislature next year.

Attempts to verify the report have been unproductive. Neither Thomas E. Brennan, chairman of the Middlesex county commissioners, nor John D. Coughlan, chairman of the Youth Service board, know anything about it.

The truant school is only one of three such schools remaining in the commonwealth. It takes custody of male school offenders from Middlesex, Suffolk, Barnstable, Norfolk, Plymouth and Bristol counties.

An act of the legislature would be required to shut the school down and transfer its inmates to the custody of the Youth Service board.

This year, the legislature passed a law permitting the commitment of female school offenders to the Youth Service board because of a lack of facilities for handling females at the Middlesex truant school.

Unconfirmed reports have forecast the introduction of a bill enabling the closing of the school, after which the land and buildings would be purchased by the Catholic archdiocese of Boston as the new site for Lowell's Keith academy.

A reliable source has provided the information that the archdiocese is anxious to relocate Keith academy, and is extremely interested in the truant school site.

However, Commissioner Brennan said today that the commission has not been contacted by the archdiocese concerning purchase of the property.

As to possible legislation enabling the closing down of the school, Chairman Coughlan said he knows nothing about it and has no connection with it.

"There is no active effort on the part of the Youth Service board to promote such legislation," Chairman Coughlan said. He indicated that if such a bill is filed, it will not be filed with the sponsorship of the Youth Service board.

Meanwhile, an investigation of charges made by a former employee at the truant school is being conducted by the county commissioners and the district attorney's office.

The latest furore at the North Chelmsford institution, the superintendent of which is J. Earl Wotton, was touched off by a former cottage master, Hugh C. Duffy.

Duffy complained to Middlesex Dist. Atty. James L. O'Dea, Jr., that approximately 100 inmates at the school were subjected to "arrogance and cruelty," were "beaten black and blue" for minor rules infractions, and were the victims of a "Gestapo system."

The punishment meted out at the school, Duffy charged, included requiring inmates to stand facing a wall for days, and to kneel on the floor, with hands upraised, for hours.

Commissioners Brennan and Edward L. Buckley paid a visit to the school yesterday. Prior to making the trip, Commissioner Brennan said he has every confidence in the administration of the school.

"They are doing a good job there, and are getting results," Brennan said. He pointed out that the number of school inmates who subsequently wind up in the county jails "can be counted on the fingers of one hand."

Dist. Atty. O'Dea said today he is awaiting a report of a state police investigation of Duffy's charges before making any decision in the case.

The current controversy marks the second time in 11 years that the administration of Supt. Wotton has come under fire.

In 1945, a cottage master at the school was arrested for abusing two inmates, but was subsequently found not guilty in the Lowell district court.

The two youths, who fled from the school barefooted and were picked up in Lowell after breaking into a store to obtain shoes, said the beating of inmates was commonplace.

One punishment, they said, consisted of forcing offending inmates to stand against a wall, with their arms raised parallel to the floor, for long periods. Corporal punishment, they charged, was administered with a wooden paddle.

There was evidence that a cottage master was authorized to inflict up to six strokes with the paddle, but that any additional strokes required the approval of Supt. Wotton.

Dist. Atty. George E. Thompson and Melvin G. Rogers, chairman of the county commissioners at that time, began an investigation, but the cottage master was acquitted by the court and the probe petered out.

Middlesex School Backed

To The Editor:

It has been suggested that Middlesex and other training schools within the Commonwealth be closed down. It has been further suggested that those housed there be transferred to other state agencies for help in rehabilitation.

I cannot speak for the other two county training schools — but I can state firmly and unequivocally that the Middlesex Training School is performing in a manner befitting the original legislative intent in setting up such training schools. In support of that statement, I submit a few of numerous unsolicited opinions from judges and other professional people intimately acquainted with the Middlesex Training School operation:

"In my opinion (closing the Middlesex Training School) would constitute a major disaster. For the past two or three decades this Court has been utilizing the facilities of Middlesex for youngsters, habitual truants and school offenders (and) the association has been most beneficial to us and the youngsters we have sent to you. (Judge Ernest C. Horrocks, Jr., Third District Court of Bristol).

—"South Boston Municipal Court Justice Thomas E. Linehan and myself consider Middlesex County Training School to be the best facility we have in place a juvenile offender." (From Juvenile Probation Officer Robert C. Flynn).

—"We have always felt that Middlesex County Training School was probably the best

run institution in the state." (From Chief Probation Officer Maurice J. Lane in the courts of Wrentham, Dedham, Stoughton and Brookline).

These are but a few examples of the feeling of professionals who know first-hand the accomplishments of the training school here. I can provide literally scores of letters from other eminent jurists, probation officers and superintendents of schools who are professional in the field of juvenile rehabilitation. All concur that we at Middlesex are providing a very meaningful, educational, rehabilitative experience for these youngsters in this time of crisis in their young lives.

In closing, let me quote from a letter from Albert J. Moquin, Chief Probation Officer of the New Bedford and Fall River Juvenile Courts: "We learn through the news media that Middlesex and other Massachusetts Training Schools are under fire by the Division of Youth Services and they are recommending the closing of these facilities and we feel obligated to add our voices to those of the Commissioners of Middlesex County in suggesting that these critics clean up their own house before suggesting that other facilities — far superior to theirs — be closed down."

We welcome investigation — legislative, gubernatorial, or otherwise. We have nothing to hide! Conversely, we are proud of the service rendered our youth by the Middlesex County Training School.

Very truly yours,
James F. McMahon
Acting Superintendent

Interest In

Training School

Sel. Thomas Markham accepted the invitation of the County Commissioners together with Mrs. Evelyn Haines, Administrative Assistant, to join them in a tour of the Middlesex Training School, January 10th. Mr. Markham reported to the Selectmen that at the time he also had an opportunity to discuss with the new Commissioners the proposal of Superintendent McMahon for the buildings and possible uses of the buildings by Chelmsford. He commented that he made known to them his own thoughts but stated he would have to get back to the Board to learn their feelings.

The proposal by Supt. McMahon is for the use of the buildings to house courses in special education. Mr. Markham said he strongly suggest Mr. McMahon's proposal but if that did not come about he could see several uses of the land by Chelmsford. He referred to the need for a new Town Hall, School Administration Building, Civic Center, Youth Center, Senior Citizens and Kindergarten Classrooms. Mr. Markham said he found most of the buildings in excellent condition with the exception of the one which was recently burned.

Sel. Markham suggested that the Board write a letter to the County Commissioners that if the proposal by Mc. McMahon was not accepted that they discuss uses of the facilities by Chelmsford.

Chairman Lannan said he agreed the Board should take definite action on the use of the property for purposes beneficial to Chelmsford and that he was also in favor of Mr. McMahon's proposal.

Speaking to the suggestion of the letter Sel. Humphrey said he could not endorse something he had not seen. Mr. Markham explained that the proposal called for servicing educationally-handicapped children in the community. To this Mr. Humphrey said this is what he read but he could still not endorse hearsay. He would endorse it subject to receipt of the proposal. He further commented that he hoped this proposal was not a desperate attempt on the part of many who will lose their jobs to save them. He added that the Board had already endorsed the use of one of the buildings to SHARE and he was of the opinion this should be confirmed. He questioned the use of the other buildings by the Town referring to the dollars necessary to put them into shape and the single heating system involved.

Sel. Markham referring to the Board's endorsement of SHARE said many things had happened since then and the school was going to be closed. He said before the Selectmen endorsed any program now the Town should know the total use of the facilities as SHARE may not be able to integrate with programs mentioned.

Sel. Humphrey moved to reaffirm endorsement of the use on one building for SHARE. Sel. Markham said he would second the motion if it included that use by SHARE did not interfere with other uses of the facilities. The motion maker would not include this so Sel. Lannan seconded the motion. The motion passed 2 to 1 with Sel. Markham voting no.

Sel. Markham then moved to send a letter to the County Commission indicating support of the concept of McMahon's proposal and also indicating to the Commission that the Chelmsford Board of Selectmen had interest in the facilities for other Town uses and requesting a meeting prior to any final decisions. This motion was so voted.

Selectmen Push For Use Of Training School

On Monday night the Selectmen discussed with Robert Engler of the firm of Justin Gray the present land use study for the County owned lands being conducted by his firm. The Board's main interest was in relating to Mr. Engler the Town's desire to take the land for its own use.

Mr. Engler informed the Board that the study had just begun and the contract called for his firm to look at all County-owned land for the best possible use of this land. When the study was in its initial stages the firm discovered the only land that could fall under this category was the Middlesex Training School, Billerica House of Correction and Waltham Hospital. He told the Board he was aware of the bill Chelmsford had before the legislation to obtain the land for the Town. His purpose of meeting with the Board that evening was to look to them for the ideas they had for the land use.

Sel. Lovering, the Selectman to the Board has assigned the task of the Middlesex County Training School, said that the town had approached the use of the land by the Town in two ways, a piecemeal basis and total complex. He stated he had been assigned by the Board to develop a proposal that might be used by the Commissioners in terms of what Chelmsford could use the property for.

He added that the Board felt the property should be put to use by the Commissioners as soon as possible and the Town felt it was in the unique position of being better able to serve that purpose. He reminded Mr. Engler that the Town had serviced the facilities for 80 years with no compensation and also had at the time of acquisition received no compensation for the land.

Uses by Chelmsford as suggested by Sel. Lovering were School Administrative Offices, Housing for the elderly, Town Hall facilities, open park area, library and sports facilities for the Recreation of the Town's children.

In conclusion the Selectman told Mr. Engler that the Town if given the go on Middlesex would be willing to continue the present programs on the premises. (SHARE is now using one building, and has plans for the Superintendent's home).

Mr. Engler told the Board that the Commissioners were interested in looking at opportunities for regional use of the school. To date nothing has been developed along these lines.

Each Selectmen in turn echoes Mr. Lovering's stated beliefs that Chelmsford with 10,000 children in the 33,000 population could best use the School.

CHELMSFORD

Unique Housing Proposal For Training School

CMFD-Members of the Interfaith Housing Corporation met with the Board of Selectmen Monday night (July 23) to discuss plans to convert the former Middlesex County Training School property in North Chelmsford into an all encompassing housing complex for the elderly which would include not only several types of living quarters but also a health care center and nursing home unit. In addition the complex would be linked with the University of Lowell in a teaching relationship.

"It is a totally unique concept," said Dr. Albert Boulanger, Assistant Professor of Lowell University's Health Department, who is serving as Interfaith's consultant on this project. Boulanger gave to each Selectman a multi-paged booklet describing the proposal in detail.

On Tuesday morning (July 24) Interfaith will meet with the County Commissioners to present plans and request an option to purchase the property at "a fair market value." The meeting with

the Selectmen was to obtain the Board's endorsement of the project and convey this endorsement to the County Commissioners. Interfaith already has letters of recommendation from Senator Edward Kennedy and Representative Bruce Freeman as well as from the Episcopal Bishop of Mass. Although University of Lowell President, John Duff, has yet to send official word of his approval, said Boulanger, ULowell's Dean Gertrude Barker has indicated her support. Duff's approval is anticipated.

Individually the Selectmen expressed enthusiasm and excitement for Interfaith's plans. Each said, however, that he wanted time to thoroughly review the written material before endorsing anything more at this stage than the project's concept. As a Board they voted unanimously to "go on record" as being "receptive" to the idea and would do nothing to discourage negotiations with the County Commissioners. Sel. Shanahan mentioned that the Board's action should not be interpreted as a waiver of the town's right of first refusal on the North Chelmsford property. This was agreed upon by the County Commissioners at the suggestion of the task force which made recommendations for

disposition of the property. (Shanahan served on this task force). When the Commissioners establish a price, Chelmsford will be offered an opportunity to purchase the 63-acre parcel before it is offered for sale to anyone else.

Interfaith Housing Corporation became involved in the elderly housing project through one of its members, Janet Lombard. Edgar Campagna, who is also now a member of IHC, described to her a similar place in Pennsylvania, Cathedral Village, which provides both housing and health care for retired people. They spoke about the need of such a place in this area. He indicated that Boulanger would design a similar facility for this area if a church or organization would sponsor it. Ms. Lombard brought the matter to the attention of Interfaith and it agreed to be the sponsoring group. In the past, Interfaith Housing Corporation, a 10-year old organization, was successfully involved in purchasing homes in the Greater Lowell area, renovating them, and selling them to low-income families. It will now direct its activities to elderly housing.

ICH President, Rev. Walter Sobol of All Saints' Episcopal Church, stressed that Interfaith is not looking for "freebies" from either the town or state. Money to purchase the Middlesex Training School property will be raised through private sources. The complex, referred to as The Village Complex, would pay taxes to the town. Boulanger said that it

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★ **Training School**

Continued from Page 32

would provide 300-400 jobs for area residents and "feed some \$4,000,000. into the local economy." Each tenant will pay rent for his living quarters, explained Boulanger, who then asked that the town be "tender about taxes" inasmuch as rents will reflect costs.

individuals who were totally independent and could take care of all their own needs.

There would also be living quarters for those whose needs did not require an apartment. They would have a private room but utilize community laundry, living and game rooms, etc. These individuals would have their meals in a group dining room and be involved in group social activities. When someone became ill, he or she could be cared for at the health center or the nursing home. In short, said Boulanger, when someone's circumstances changed, such as a spouse passing on, or they became ill, it would not force a complete change in environment. People would not have to be wrenched from familiar surroundings and sent to some strange place. Retirement communities are great, he said, "as long as you are hale and hearty and can take care of yourself. If you become ill, out you go; you have to leave that place."

He was very excited about the link with the University of Lowell which will allow for specialized geriatric care. He spoke of a grant recently received by the University for improving health care in the Lowell area.

It is anticipated that, at first, 300 residents would be accommodated at the complex with health care

Boulanger spoke at length about how the proposed housing facility would differ from present retirement villages. There are no health care centers or nursing homes in retirement villages, he said. When residents become ill they are forced to leave their homes and go off to a nursing home. The Village complex, as described by Boulanger, would have apartments for couples or

facilities providing for 100-160 people. The site is ideal for future growth, said Boulanger, and if the need arises it can accommodate 600-900 people. He stressed that the complex would be for middle-income people.

The Selectmen warned that there would be many hurdles to pass, such as zoning, etc. A major hurdle, said Shanahan, is the political and philosophical road to be travelled to the County Commissioners. It is no secret that the Selectmen feel the Commissioners' lack of action resulted in Chelmsford's losing Wang Industries to Tyngsboro. Wang had proposed to purchase the former Middlesex County Training School for conversion as a graduate school for computer studies. The County's delay in making the property saleable is said to be the cause for Wang's purchasing the former Marist Brothers property instead.

The proposed elderly housing complex would be completely non-denominational, said Mr. Sobol in answer to one final question from the Board.

CHELMSFORD **S. C. Certifies** **DARE; Reading** **Program Added**

CMFD-At the September 30 meeting of the School Committee they voted to grant certification to the DARE (Dynamic Action Residence Enterprise Inc.) a secure treatment facility for male youth offenders ages 12-18 located in North Chelmsford. The residents of the facility get referrals from DYS (Division of Youth Services and DARE is the Human Service Vendor according to Mrs. Sherry Cohen, Director of the School and Educational Coordinator of the school. She explained that they have a "solid school program, we are not just here to incarcerate as used to be the way but we think education is also important. I feel it is a model for other programs and one of the most solid programs I've seen. We have a good educational staff, all the basics and a good vocational program."

When asked why the Chelmsford School Committee grants approval for their certification, she said they "have jurisdiction over any other school acting on behalf of the state." The school is located on grounds of the old Middlesex Training School. They applied for certification last May but since people were going on vacation the process took a while but there were no major problems involved.

DARE has been in N. Chelmsford since 1974, but according to Mrs. Cohen not many citizens of the community were aware of its existence. She said "The youths are young adults with regular intelligence who committed some sort of crime for 1-2 years."

According to the School Superintendent's office the school had to meet standards for curriculum to be granted approval for certification for a private school. Mrs. Cohen was not at the meeting but was contacted by telephone.

CHELMSFORD

Selectmen Respond To Jail Proposal

CMFD-For several years since the County stopped using the former Middlesex Training School as a correctional facility, the fate of the property has been in question. Many proposals have been made and ruled out for various reasons. Wang Laboratories had expressed an interest and after much discussion and a rejected bid opted for a Tyngsborough site.

The State Legislature ordered the County to sell the property this year but the November deadline has come and gone and still the former Training School remains in control of the County Commissioners. Recently the RFK School, currently occupying the site, signed a five year lease with the county.

Norman Thidemann, Executive Secretary of the Board of Selectmen, reported to the Board about the recent publicity on the subject of the fate of the former Training School property. Thidemann said that it has been reported that the County plans to use the facility as a correctional institution for those convicted of alcohol abuse with the advent of the new drunken driving laws. Thidemann said that the County Commissioners voted to propose the use of the facility as a correctional institution to the Mass. Dept. of Corrections. The Commissioners recommended that the Dept. of Corrections conduct a feasibility study into the project. Thidemann explained that the matter should be brought before the Board in order to receive their reactions to the County Commissioners actions.

Sel. Bonita Towle said that she had personally tried to contact Commissioner Larkin and was unsuccessful in her attempts. She stated that she felt it was vitally important for the Board to be included in discussions of any plans for the former Training School. The property is located in North Chelmsford.

Sel. Hart said that he felt the County was trying to find a way to hold on to the property. He said that while the County might propose worthwhile uses for the property, he believed the buildings and grounds should be utilized for an educational purpose. Hart said he had discussed the matter several years ago with then Congressman Tsongas when Tsongas asked for Hart's ideas concerning the property. Hart said he responded then and still believes that the former Training School should be used for educational purposes. He stated that the University of Lowell has been physically expanding in recent years and has expressed a desire of consider this property for future expansion. Hart proposed that the Board contact that County Commissioners and request that a representative be present at the Dec. 6 Selectmen's meeting. Chairman Ready also proposed that a letter be sent to the Attorney General's office complaining that the County Commissioners had not complied with the Legislature's mandate to sell the property. Both proposals passed unanimously on a 4-0 vote. Sel. Emerson was absent.

CHELMSFORD

Time Frame Set For Commissioners' Action

CMFD-The Middlesex County Commissioners met in Chelmsford this week, but were unprepared as a body to determine the future of the Middlesex County Training School property.

Chairman Larkin said that the commissioners had received a "good deal of correspondence supporting the University of Lowell proposal. Larkin mentioned the support of Senators Amick, and Shea, Reps. Freeman and Cox.

Despite these letters of support, and the length of time over which Chelmsford Selectmen have been requesting a decision be made that would benefit Chelmsford, the only solid outcome this week for the Training School's future was a time frame for decision.

Chairman Larkin asked new County Commissioner Schmidt's view on the Training School decision. Schmidt, who is from Newton, pleaded inability to come to any definite view

due to heavy work load, lack of familiarity with subject matter and the people to contact to verify facts. Schmidt wants to wait to make his decision until his "Assistant comes on board" and can research the Training School possibilities, because Schmidt emphasized, "this is a valuable piece of property in Chelmsford."

Chairman Larkin, who is from Bedford, recognized the University of Lowell proposal as a good one; however, he "respects where Schmidt is coming from" and agrees that the County would be best served if a procedure is established for selling such property.

Commissioner McLaughlin pointed out that such a procedure has already been established through Chapter 325 Acts of 1979. McLaughlin stated that notifying the Chelmsford Board of Selectmen in writing four months prior to selling the property, and allowing the Selectmen

to arrange a public hearing is procedure.

McLaughlin, who is from Billerica and Lowell, told his fellow Commissioners that "we have the power to give a great leap" to the County in supporting the sale of the Training School lands to the University of Lowell. McLaughlin said that the University of Lowell serves "middle America" and that "we should make sure the education is good there."

...

Dr. Hogan commented after the time frame motion was made, that the University would require a minimum of four months to renovate the Training School buildings. He emphasized that the purchase will be a "cash operation with no state money involved," so time is crucial. The University must be able to renovate and go in Sept. 1984. Hogan said that the decision tonight was what the University realistically wanted: "a specific time frame."



CMFD-TURNABOUT: The Selectmen were in the audience as the Middlesex County Commissioners came to town to discuss the future of the Middlesex Training School land. (L-R) Sel. Bonita Towle, Sel. Claude Harvey, Town Counsel James Harrington and Sel. Dennis Ready. (Photo by Ruth Clark)

County Commrs. To Review Proposals Here Sept. 20

CMFD-Middlesex County Commissioners will hold a public hearing on Tuesday, September 20, in Chelmsford Town Hall at which all submitted proposals for reuse of the former Middlesex County Training School site will be available for review. Developers' proposals are due in the Commissioners' office by September 9th.

The September 20 hearing is scheduled for 7 p.m. during the Commissioners' regular, weekly, meeting. The first public hearing on the County's land disposition process was held on May 31 in Lowell at which neighbors and abutters of the site expressed their views. A third, and final, public hearing will be held on December 6, in Chelmsford, at which the public may react to the specific proposal and conditions of the sale or lease as determined by a vote of the Commissioners scheduled for November 1. Following the guidelines for land disposition set forth in Chapter 579 of the state statutes, the Commissioners and their Advisory Committee have encouraged public input throughout each stage of the process.

With the advice of their appointed Land Disposition Advisory Committee, the Commissioners voted on July 6, to declare the site surplus to county needs and voted their intention to sell or lease it. A Request for Proposals (RFPs) was mailed to any interested party in early August and a pre-proposal conference held for those developers who indicated interest in submitting a proposal.

The 64-acre property located in Chelmsford near the western Lowell boundary was the site of the County Training School until it closed in the early 1970's. Since then some buildings have been rented to various organizations. Of the six major buildings on the site, only one is currently fully occupied.

Five Proposals Made For Training School

CMFD-Selectman Dennis Ready told the Board that five proposals had been made to the County Commissioners for use of the Middlesex Training School land. (1) Nordblom Company proposed to construct two more office buildings in their park on adjacent land; (2) Princeton Park and New England Communities proposed to purchase the whole property to use existing

buildings to construct Richardson Hill Estates condominiums in the residential section, and further units in the industrial section. (The land has two zones, residential and industrial). Ready pointed out that this bid is contingent on rezoning to multi-dwelling for the residential section. (3) The first proposal submitted was from the University of Lowell. (4) Wang Laboratories proposed utilizing existing buildings, and using some for training purposes. Nyтина Institute proposed using buildings for a school, sanctuary and retreat for the study of oriental subjects and meditation.

David Merrill Real Estate was denied its request for an extension to prepare a proposal.

A joint proposal from the University of Lowell and Wang Laboratories fell after the required deadline. Ready explained that the only way this proposal could be considered is if the County Commissioners chose to exercise their prerogative to request for proposals, to solicit a proposal.

The Commissioners will meet in Chelmsford Sept. 20 to consider their proposals.

Training School Sale Deadline Is Extended

CMFD-On Tuesday, Sept. 20, the Middlesex County Commissioners met in Chelmsford to hear the five proposals submitted to them for use of the Middlesex Training School land. One of the five bidders withdrew, the Nityananda Institute, who had wanted to lease the land as an education center for East Indian culture. The remaining four proposals were from: the University of Lowell, Wang Laboratories, Inc., Richardson Hill Estates, and Nordblom Company.

After hearing the four proposals, Chairman of the County Commissioners Larkin, motioned to extend the proposal deadline for David Merrill Real Estate, and to allow the remaining four bidders the opportunity to add additional information to their current proposals, and/or submit joint proposals within their ranks. This would allow a legal proposal before the Commissioners, from the University of Lowell and Wang Laboratories jointly.

Merrill, representing builder Robert Hicks, had been asked to offer their proposal again by Chairman Thomas Larkin. Commr. Michael McLaughlin objected to allowing Merrill an extension; he stated that he felt it was incorrect procedure and besides giving

Merrill an unfair advantage, opened the door for untold future requests to be considered late. Larkin and Commissioner Bill Schmidt voted against McLaughlin and the motion carried. Attorney Joseph Shanahan, representing Richardson Hill Estates, and Dr. William T. Hogan, President of the University of Lowell objected strongly to the extension. Attorney Mortimer McGrath, Chairman of the University of Lowell Building Authority, added his objection, stating that the University had submitted its proposal last April; he considered the extension an unreasonable time delay.

The proposals presented before the Commissioners were not unexpected. Dr. Hogan represented the University of Lowell, offering \$750,000. and the opportunity to expand the artistic, cultural and athletic programs enriching the university and the community. The University of Lowell has the only proposal thus far with the approval of the Chelmsford Board of Selectmen.

After the University of Lowell's proposal, the remaining three proposals all offered to consider a joint proposal with the University of Lowell. They all also supported access to the property via North Road; none of the proposal representatives anticipated this access to be a difficulty.

The Land Disposition Advisory Committee, represented by Dennis Ready and Paul Blazar, questioned the representatives concerning necessary zoning changes, road access to North Road, the impact on traffic, and sewerage. Commissioner McLaughlin stressed to each representative the desirability of taking their proposal before the Chelmsford Board of Selectmen for approval; he emphasized that a letter of approval from the Chelmsford Selectmen would strengthen their proposal. Attorney Shanahan pointed out that the Chelmsford Selectmen's next agenda is full; their following meeting isn't scheduled until after the County Commissioners' Oct. 4 meeting, at which time the Commissioners intend to indicate interest in specific proposals. Shanahan requested the Commissioners ask the Chelmsford Selectmen to schedule another meeting before that date to allow the proposals to be submitted. McLaughlin requested this. In his capacity as a Chelmsford Selectman, Dennis Ready commented that he was only one member of that Board, thus couldn't promise such a meeting, but that he would do all he could to insure a

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CHELMSFORD

Selectmen Vote To Support ULowell-Wang Plan

CMFD-Two proposals were brought before the Chelmsford Board of Selectmen, at their Oct. 17 meeting seeking support to influence the Middlesex County Commissioners concerning the utilization of the Middlesex Training School land. A joint proposal was presented by Dr. William T. Hogan, President of the University of Lowell, and Ralph Maffei, Director of Corporation Real Estate for Wang Laboratories, Inc., and a second proposal was presented by Attorney Joseph B. Shanahan, representing the Richardson Hill Estates proposal.

The University of Lowell/Wang Laboratories, Inc. proposal won the support of Selectmen Emerson, Hart and Harvey. Selectmen To-

wle and Ready abstained from voting in case of conflict of interest since both work at Wang.

Maffei told the Board that Wang offered a firm price of \$1.2 million for the land, unconditionally. Wang, he added, also unconditionally, would donate three playing fields to the University of Lowell, and lease four acres to the University at \$1 a year. Maffei told the Board that Wang intended to provide jobs for 1200 employees at this location. He said that Wang considers this 26 acre property as a low density satellite site; "Maffei opined that "traffic can be accommodated by existing roadways". He also emphasized that the taxes generated from the Wang development of the property

are an estimated \$300,000.

Dr. Hogan reminded the Board that both the University of Lowell and Wang have left their independent proposals before the County Commissioners as well as their joint proposal. Maffei said that Wang and the University feel that this joint proposal is "a good blend of high tech and higher education." Hogan said that the playing fields and the quality of performance of the University of Lowell's athletes "will bring to this area a level of activity previously not seen."

Lighthouse shines brightly; wins national educational award

By Patricia Dugan

Of course, the parents, staff and students of Chelmsford's Lighthouse School think it's special.

However, they are not the only ones.

The non-profit day treatment program for 106 special needs children was recently among 65 schools around the country honored by the Exemplary Private School Recognition Project.

In addition, the school was informed last Friday that it had been chosen as one of six schools "that most exemplified the spirit" of the Recognition Project," according to Vocational Coordinator Stephen Ferland.

"There were qualities about the six schools they felt people throughout the country should really look at in terms of caring and quality of programs," said Ferland.

School officials traveled to Washington, D.C. to receive the original award from President Reagan and Secretary of Education William Bennett.

Lighthouse Executive Director Dr. Michael Pappafagos said, "We look at this as an opportunity to have others see our program and translate it into their own institutions.

It could result in other kids being helped."

"Our primary concern is there are hundreds of thousands of kids who do not have appropriate services. That's one of the reasons we worked so hard to build our prototype. It's not perfect, but we worked hard on it," he said.

The school originated in Lowell 18 years ago, then moved to a site at the Middlesex Training School in North Chelmsford. It has been at the present Old Westford Road location since September 1979.

Financed under Chapter 766, Lighthouse prides itself on cost-effective education. While funding covers the basics, they seek donations to provide extras, Ferland said.

The school represents kids, ages three to 22, with diverse and extensive needs, said Pappafagos.

Throughout the building are lighthouse symbols — paintings, drawings and models.

And, school literature takes this theme one step further: "Lighthouse School offers the brightness of a more successful future for special children in need."

Demonstration school to offer educators taste of teaching methods from around the country

By DANA FRANCIS
Sun Staff

LOWELL - A demonstration school scheduled to open next fall at the University of Lowell will give public school teachers and those in training a chance to try out methods of teaching that have worked best around the country.

The school will start small, with two classrooms located in portable classroom trailers. Eventually it will be housed in a renovated Richardson Hall on the West Campus in North Chelmsford.

The project is a joint venture between ULowell and the Lowell Public Schools, and last week approximately 35 Lowell teachers accepted an invitation to learn more about the school and participate in its planning.

"From this point on, your volunteer efforts will be an important cornerstone for this program," Superintendent Henry Mroz told teachers who will work through the summer to develop curriculum and



**'From this point on,
your volunteer efforts
will be an important
cornerstone for
this program.'**

— Henry Mroz,
school superintendent

teacher training models.

The demonstration school will be a model school where

teachers and student teachers can put into practice the types of programs that research has shown work the best, said Judith Boccia, director of ULowell's Center for Field Services and Studies. The models will focus on language acquisition and early childhood education with a multilingual population.

Parents will apply to enroll their children in the school just as they do for any other city school through the central enrollment process.

Each of the two classes will have approximately 20 students, ages 3, 4 and 5. One will take Khmer- and English-speaking students. The other will have Spanish- and English-speaking students.

'Different Ideas'

Donald Pierson, dean of the College of Education at ULowell, said teachers will apply to come work at the demonstration school for a certain period of time and then will return to their original school to share what they have learned

with fellow teachers.

"We want them to return to their home school ready to disseminate the ideas they have gained," he said.

Several of the teachers interested in working at the demonstration school said they were attracted by the chance to learn and experiment with new ways of teaching language and other subjects to students.

"It's a chance to share and see different ideas and different ways of doing things," said Vera Tith, a Khmer bilingual kindergarten teacher at the Greenhalge School.

The demonstration school eventually will house 150 elementary students in eight classrooms at Richardson Hall, which is expected to open in September 1992.

The state Legislature approved \$2.3 million in funding for renovations to the fire-damaged building, and the state Division of Capital Planning and Operations recently estimated the cost at \$1.8 million, Pierson said.

Richardson Hall circa 1990, b&w image courtesy of John Wren, UMass Lowell



CATER TO INNOVATIVE METHODS

Lowell demonstration school lauded

By **CHUCK MAHALERIS**
Sun Correspondent

LOWELL - Members of the Lowell School Committee had strong words of praise for a proposal that would make partners of the Lowell school system and the University of Lowell through the creation of a demonstration school geared to teach Lowell students with innovative methods.

The school, which will be housed in the renovated Richardson Hall on the university's West Campus in North Chelmsford, will give Lowell students the opportunity to learn science, math and English through theme-oriented teaching processes rather than subject-oriented lectures.

English-speaking students will be joined with Khmer- and Spanish-speaking students in a full day of programs designed to teach the foreign-speaking students English and to give U.S. natives a richer appreciation of the city's cultural diversity, according to Judith Boccia, director of ULowell's Center for Field Services and Studies.

The program at first will be available to all students between the ages of 3 and 5, officials said, and will be expanded to older grades as classrooms are added.

Teachers within the public school system who agree to work at the demonstration school will be able to learn new teaching styles while working at the school for two years and bring them back to their schools to broaden its programs.

"This kind of program is extremely innovative," School Committee member Regina Faticanti said late last week. "When parents realize the benefits this will be for their child, we will have a lot of interest."

"The university is a tremendous resource," agreed Committeeman Ray Riddick. "The chance to be creative in the Lowell school district is a wonderful opportunity for the students and the school system."

"This is a very exciting project," Superintendent Henry Mroz told School Committee members, public school teachers and administrators and ULowell educators gathered at Wednesday

'The university is a tremendous resource. The chance to be creative in the Lowell school district is a wonderful opportunity for the students and the school system.'

- Committeeman Ray Riddick

night's planning meeting.

"We are going to start with a pilot program this summer. This will be a highlight not only for the University of Lowell but also for the Lowell school system," Mroz said.

The superintendent said registration for the program will be handled as if the university building were a normal Lowell school.

Donald Pierson, dean of the College of Education at ULowell, expects this to be a good program for the university because it will allow student teachers the opportunity to work with children and it will bring the university to the cutting edge of education.

"It should be important enough to gain national importance," he said.

Pierson said the initial stage, which will involve 40 students from Lowell schools, will get under way in September. He said ULowell Presi-

dent William Hogan has agreed to supply the two-year pilot program with two modular classrooms until the state gives the university \$2.3 million, which will be used to renovate the fire-damaged Richardson Hall.

If the state approves funding for the renovations, the demonstration school's permanent location will be ready in 1992. It will contain enough space for eight classrooms, a greenhouse, a multi-purpose room and space for faculty members to develop their curriculum, Pierson said.

Aerial view of 5 major halls and superintendent's residence site, Google Earth, 2013



Front right view of Read hall with long-obsolete satellite TV dish, March 14, 2009



Front left view of Read Hall, grass on chimney and satellite dish, March 14, 2009



Rear of Read Hall with Bigelow at left and Gould at right, March 14, 2009



Inside Read Hall, looking through a rear porch window, March 14, 2009



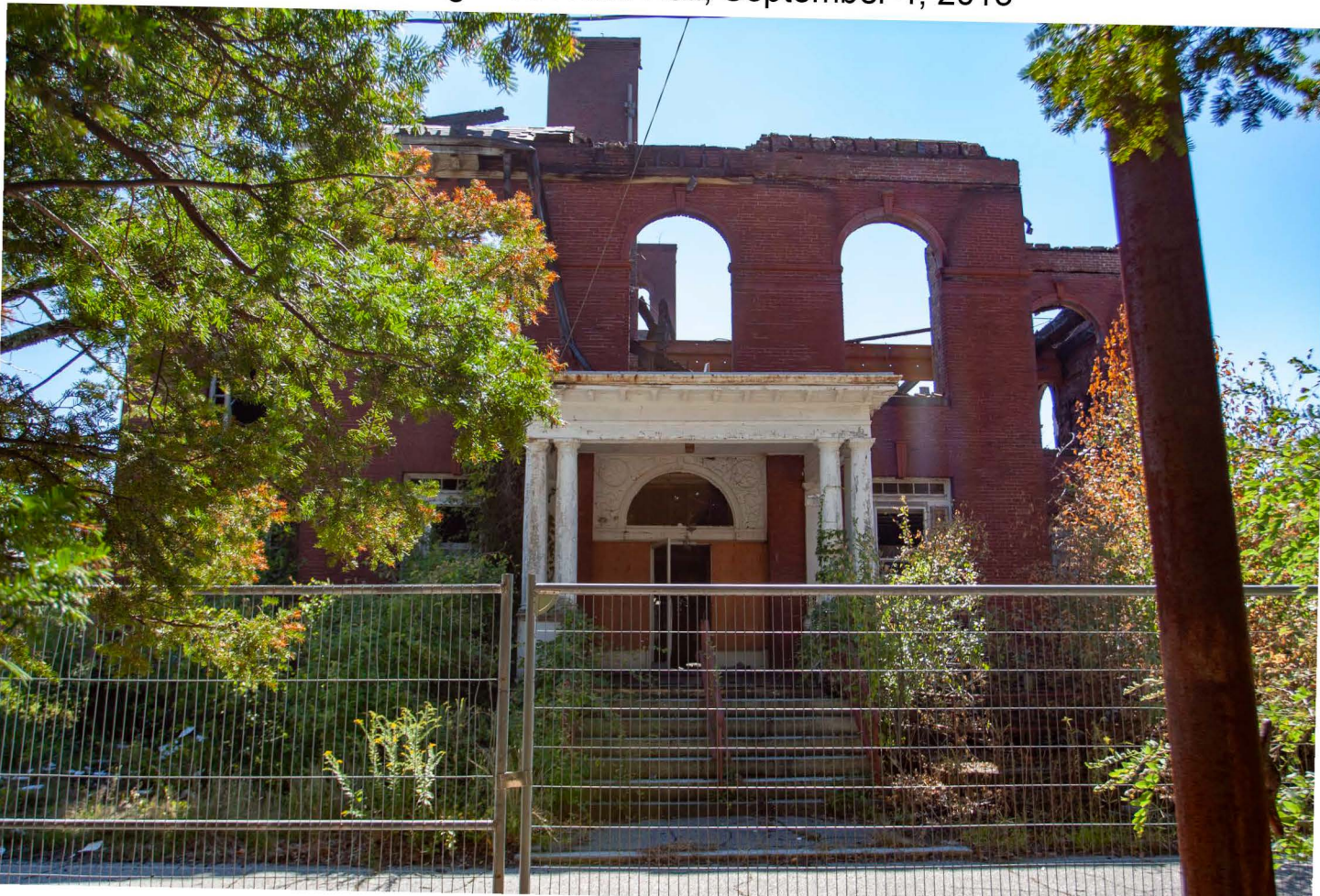
Read Hall was hit by an arson fire on August 28, 2013, and is seen here a week later



Aftermath of the Read Hall arson fire, September 4, 2013



Rear of gutted Read Hall, September 4, 2013



Read Hall demolition underway, main chimney still standing, September 25, 2013



Front of Bigelow Hall with Rotenberg School sign still in place, June 10, 2007



Right rear of Bigelow Hall with new fenced enclosure, March 14, 2009



Bigelow Hall rear view, showing brand new fenced enclosure, March 14, 2009



Rear of Bigelow Hall, April 29, 2018 by Gabriel DeBettencourt, UMass Lowell



Bigelow Hall boarded up and abandoned, January 2019, posted by Mark Duffy



Upham Hall with new roofline, closed openings, and rear addition, June 10, 2007



Right side of Upham Hall with air conditioned administration addition, June 10, 2007



Upham Hall left side, modern administration addition at left, June 10, 2007



Upham Hall boarded up, April 29, 2018 by Gabriel DeBettencourt, UMass Lowell



Upham Hall and addition, April 29, 2018 by Gabriel DeBettencourt, UMass Lowell



Upham Hall Graduate School of Education, courtesy of John Wren, UMass Lowell



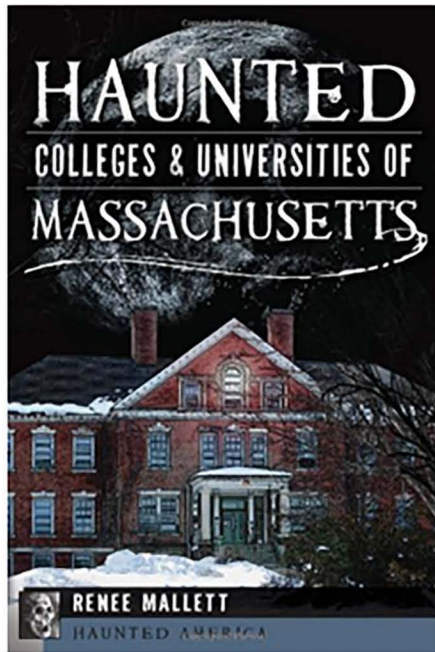
Gould Hall left rear, favorite entrance for abandoned building explorers, June 10, 2007



(Interesting anecdotes about the abandoned campus but not official history)

Haunted Colleges and Universities 2013

Haunted America Series, 2013



The West Campus of U-Lowell in Chelmsford, Massachusetts "... has ascended to near legendary status among the urban explorers and ghost Hunters in the New England area.

"Today, ghostly screams emanate loudly from the abandoned buildings, and an air of sadness and pain radiates from this place.

"... Inside, Gould Hall didn't look much different than ... [Read and ^{Richardson} Ipswich Halls] had. Some mold, dirt and debris. But it just felt terrible. Melissa couldn't shake the feeling that they weren't alone in the building. She kept feeling fingers poking at her and running up and down her skin. At one point, she turned quickly, starting to yell, convinced that a man was behind her touching her long blonde hair."

Gould Hall right rear, heating plant stack and boiler room, June 10, 2007



Gould Hall boarded up, April 29, 2018 by Gabriel DeBettencourt, UMass Lowell



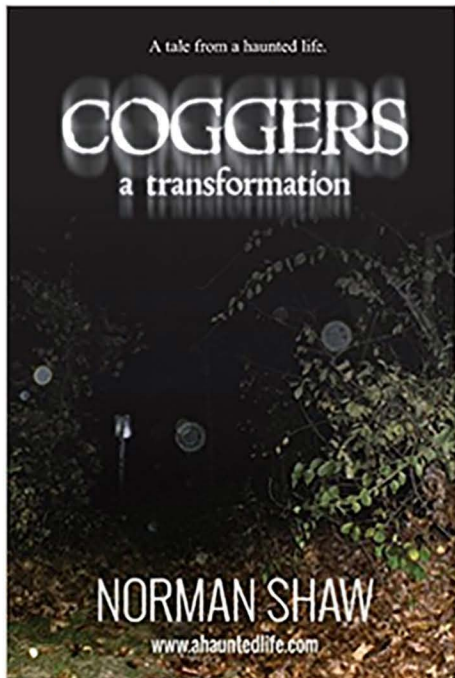
Richardson Hall, abandoned due to an inmate-set fire, is seen here March 14, 2009



(Interesting anecdotes about the abandoned campus but not official history)

“Coggers, a Transformation” by Norman Shaw

Self Published, 2013



“That’s what we were doing there, on that beautiful New England night, trying to pick up on the spirt world. We were sitting in the most haunted place in North America doing it. While you might argue with me over this and bring up other locations you have heard or read about, Coggers was the real deal.

“... Sometimes I would see little wisps of smoke, or energy, or whatever you want to call it, dancing about. Dave, Chris and I had been in Coggers for about an hour or so. We had felt and sensed more in that time than most people do in their whole lives.”

Abandoned Richardson Hall right rear, large holes in roof, June 10, 2007



Abandoned Richardson Hall left rear, open window in basement, June 10, 2007

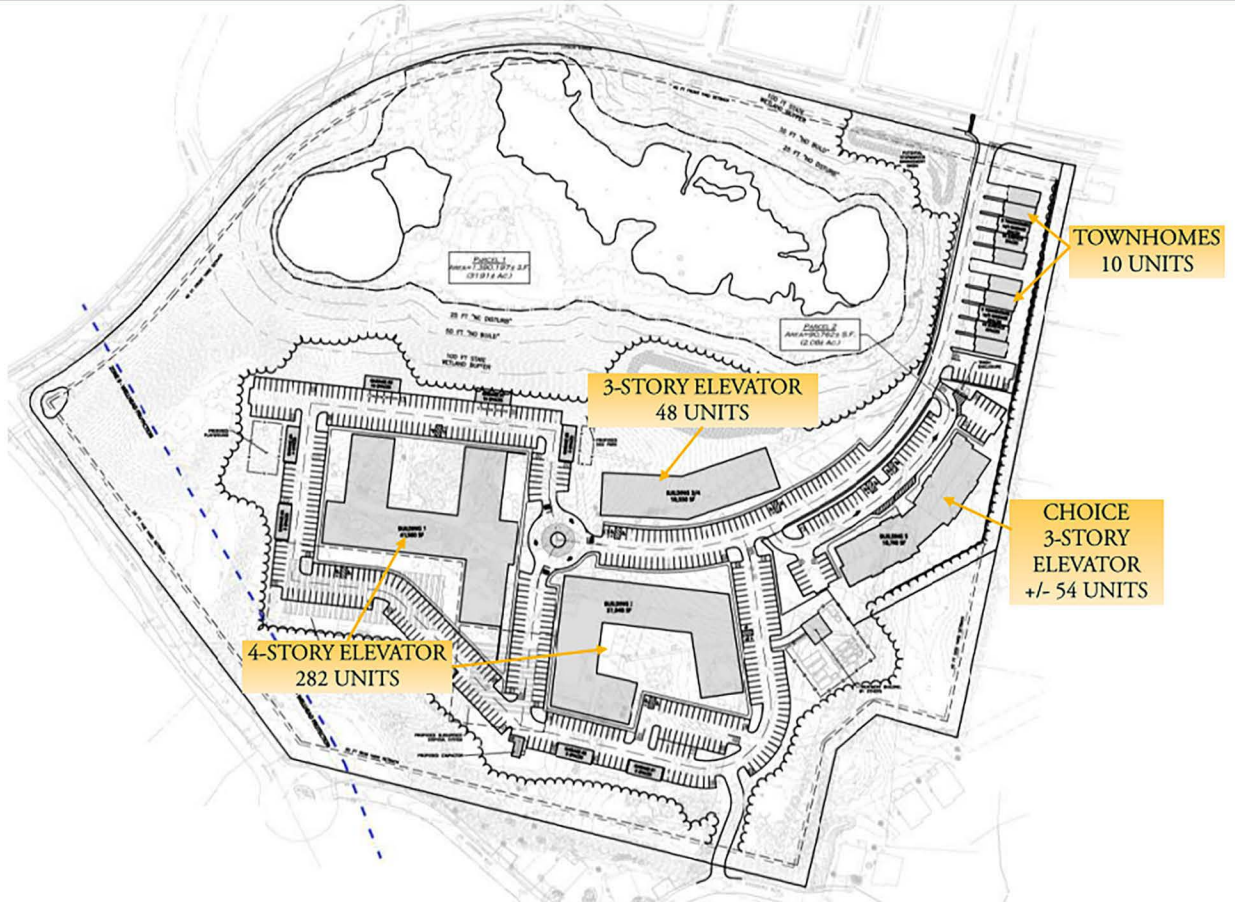


The campus is reduced to a pile of granite blocks, October 2021, by Lisa Grasso



ALEXAN CHELMSFORD CURRENT DEVELOPMENT SITE PLAN

CONFIDENTIAL



Chelmsford Reps Back Zoning for Development of Multifamily Residences at West Campus Site

CHELMSFORD -- Development of the former West Campus site -- including senior housing -- moved closer to reality, with Town Meeting approval of a zoning overlay for multifamily residences. Representatives voted 89-13 at the Feb. 24 special Town Meeting to authorize the UMass West Multi-Family Housing Overlay District at the 32-acre site at 255 Princeton St. The site, formerly owned by University of Massachusetts Lowell, is the planned location of the development, dubbed "Alexan Chelmsford." The overlay is necessary because the area is zoned only for single-family homes. The zoning changes opens the way for developer Trammell Crow Residential's proposed 394-unit complex, with 50% as studios or one-bedroom apartments. The complex will also include townhouses, and two-bedroom and three-bedroom apartments.

Senior housing

The project will include Maple Farm Senior Residences, a 54-unit housing complex for residents ages 62 1/2 and older -- a cooperative venture between the Chelmsford Housing Authority and the state's CHOICE program. The complex will be a three-story building with elevators. For this part of the project, Town Meeting representatives voted 92-2 to authorize \$1,235,000 -- \$635,000 from the housing stabilization fund, and \$600,000 from the Community Preservation fund reserve. Margaret Smith Wicked Local "We have now opened the door for 54 new units of affordable senior housing. This for me is another dream come true, and for seniors waiting for housing," said David Hedison, director of the Chelmsford Housing Authority. The funds mean \$22,000 toward each unit -- with an eligibility of \$11 million and possibly more in state funds, Hedison said. Representatives voted on the zoning overlay and the funds for senior housing respectively in Articles 5 and 6 of the Town Meeting warrant. Article 5 required a simple majority, with Article 6 requiring a two-thirds majority. With a total of 60 units, or 15%, priced as affordable, Community Development Director Evan Belansky said the project helps keep the town above 10% affordable housing needed for exemption from Chapter 40B. Currently, the town is at 10.4%. Belansky said state census data means the percentage will likely fall, with the town 44 units short of the quota.

Project details

Belansky noted that the Select Board and Planning Board began conversations with Trammell Crow and the Housing Authority about the project. Trammell Crow representatives spoke with neighbors and abutters. Numerous meetings, including with the Select Board, Planning Board, Finance Committee and Conservation Commission took place to hammer out a pact with the town. Trammell Crow also met with neighbors of the site. Belansky said working out details, including traffic studies, plans for an on-site wastewater treatment plant, buffering and landscaping, have already taken place. The units will be housed in three- and four-story buildings. The plan calls for a total of 658 parking spaces, with more than 1.67 parking ratio per unit -- consistent with other multifamily developments in town, Belansky said. The Select Board, Planning Board and Finance Committee recommended the project.

Concern, support

Town Meeting representative David Rand asked how many people will live in the development. "It's a broad-ranging question," said Trammell Crow representative Mark Baransky, but said projections based on the number and size of dwelling units means an estimated 739-850, with up to 1,150 allowable. Representatives asked questions, including about parking, the possible impact of school children, and water usage, and whether the zoning overlay approval would be precedentsetting. Belansky said a precedent is unlikely, in part due to the fact that the town has few open parcels comparable in size. The town's sewer connection moratorium remains in effect until Oct. 22. The on-site facility complies with the town's moratorium requirements, Belansky said.