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2025 DEDIC Economic Development Plan

Draft as of April 23, 2025

DEERFIELD ECONOMIC DEVELOPMENT INDUSTRIAL CORPORATION (DEDIC)

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DEDIC PLAN UPDATE

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The Plan was presented at a Public Hearing on May 12, 2025.

The Plan was endorsed by the Deerfield Planning Board on May 12, 2025.

The Plan was adopted by the Deerfield Special Town Meeting on October 29, 2025.

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Introduction

In 1977, the Deerfield Economic Development Industrial Corporation (DEDIC) was certified by the Massachusetts Department of Housing and Community Development, in accordance with Massachusetts General Laws (M.G.L.), Chapter 121C. An EDIC is a corporation established by a municipality in order to implement economic development projects. These powers include the ability to purchase, sell and manage property, and the ability to receive local, state and federal grants, among others. A 2016 Special Act of the Legislature, Chapter 441, updated the powers of

the DEDIC. Accordingly, the DEDIC *“may acquire and hold land, easements and other interests in land for development, may receive or borrow public funds and may exercise the other powers identified in said chapter 121C, either directly or indirectly, for commercial, business and housing development purposes in the town of Deerfield and may convey all or a portion of such land, easements and other interests in land in a developed or undeveloped condition on the terms that it deems appropriate to accomplish such a purpose or another purpose permitted under said chapter 121C.”*

Upon being established in 1977, DEDIC prepared an Economic Development Plan to guide economic development and industrial activities in Deerfield. In the ensuing decades, DEDIC has overseen the development and operations of the Deerfield Industrial Park, which comprises the entire Planned Industrial (PI) District and includes a portion of the Town’s Medical Marijuana Overlay District (MMOD). (See Appendix C for copies of the Official Zoning Map and the map of the MMOD.) The Plan was updated in 2015 and in 2025. As of 2025, one parcel on the western side of the park and several on the eastern side of the park are vacant and developable.

DEDIC was established in 1977 to implement industrial activities in the Deerfield Industrial Park according to an Economic Development Plan. This revised Plan for the Park reflects an updated vision of how industrial activities have changed in the 21st century, envisioning a more contemporary mix of industrial and commercial uses.

Deerfield Industrial Park Economic Development Plan Update

Since the establishment of the Deerfield Industrial Park, the industrial and manufacturing sectors of the economy have been substantially altered by the increased effects of globalization and more efficient technologies. While manufacturing remains a prominent economic driver in Franklin County, the nature of the industry and of the economy have changed in the ensuing decades since the publication of the first DEDIC Economic Development Plan. This current plan reflects an updated view of how industrial activities have changed in the 21st century and how they may be incorporated into a more contemporary mix of industrial and commercial uses in the Industrial Park and other appropriately zoned areas

that can provide a broad range of economic development and employment opportunities to the community and its residents.

In order to take advantage of the broad powers available to EDICs under M.G.L. Chapter 121C, a number of communities have used M.G.L. Chapter 121C as the basis for Special Legislation to expand the range of eligible activities beyond industrial and manufacturing to include commercial, business, recreational, social services, educational and other non-industrial projects. Under special legislation, a municipality is able to add specific features to the organizational structure, powers and authority and activities that are viewed as relevant to its specific local context. In this way, EDICs have become the primary economic development tool for many municipalities from which all planning and program implementation originates.¹

Manufacturing in Franklin County

The manufacturing sector in Franklin County has evolved from mostly large-scale facilities to smaller scale, efficient firms. Key sub-sectors of the manufacturing industry include: Plastics and Rubber Products Manufacturing, Miscellaneous Manufacturing (which likely includes candle manufacturing).² Manufacturing activity in the 21st century economy also intersects with and supports other emerging innovative clusters in the greater Franklin County region.³

Deerfield has long been a regional employment center for people in Franklin and Hampshire Counties and is home to three of the eight major employers in Franklin County with more than 250 employees, including Yankee Candle Inc., the largest employer in the county.⁴ As of 2017, 95 percent of all Franklin County private sector establishments had fewer than 50 employees, which is consistent with state and national trends. It may be estimated that approximately half of all jobs in private sector establishments in Franklin County are in firms with fewer than fifty employees.⁵ This trend is observed in the responses to the 2024 Deerfield Industrial Park Tenant Survey, conducted by the Franklin Regional Council of Governments as part of this plan update. There were only two responses, and both reported fewer than 50 employees. Both respondents reported that fewer than 10% of their employees are currently residents of Deerfield and between 10% and 24% of their employees live in Franklin County. Both respondents also reported that they plan to hire more employees in the next five years.

DEDIC certifies that occupants of the Deerfield Industrial Park shall continue to make every reasonable effort to hire residents of the municipality for employment opportunities for a period of 40 years following approval of this economic development plan. This continues the

¹ Department of Housing and Community Development, *Economic Development Industrial Corporation (EDIC) M.G.L. Chapter 121C Information Sheet*, pp. 6-7.

² FRCOG, Comprehensive Economic Development Strategy (CEDS) Five-Year Plan for Franklin County, MA, May 2020; p. 32.

³ Ibid., p. 33.

⁴ Ibid, p.39

⁵ Ibid., p. 39.

focus on employment as a primary purpose of the Industrial Park, as established in the 1977 Economic Development Plan Protective Covenants:

The Town Master Plan provides site locations within a Planned Industrial District for industries requiring a range of area and functional requirements, and at the same time ensures that the impact of development on the existing character and environment of the area is minimized. These Protective Covenants are promulgated to allow the proper development of the District in harmony with the intent of the Master Plan which in turn will promote the orderly industrial development of the Town and the resulting increase in employment opportunities.⁶



Entrance sign to Industrial Drive West.

Photo credit: FRCOG

⁶ Protective Covenants for the Deerfield Industrial Park, Route 116, Deerfield, Massachusetts, dated August 5, 1977; p. 1.

Section 1: Town of Deerfield – Quick Stats

POPULATION

2020 Census Population: 5,090
Change from 2010: -0.7%

LABOR FORCE

2022 ACS Labor Force: 3,125
2022 ACS Unemployment Rate: 4.0%

INCOME AND WAGES

2022 ACS Median Household Income: \$99,917
2022 ACS Median Family Income: \$116,731
2022 ACS Per Capita Income: \$54,741

WORKER INFLOW/OUTFLOW

2022 Workers employed in Deerfield: 3,889
% Live in Deerfield: 15.2%
% Live outside of Deerfield: 84.8%

Top home municipalities of workers:

- Deerfield, 15.2%
- Greenfield, 7.0%
- Northampton, 4.0%
- Chicopee, 3.4%
- Springfield, 3.0%

EDUCATION

Education Attainment

2022 ACS Highest Educational Attainment (for residents 25 years and older):
High School graduate 21%
Some College, no degree 20%
Associate's Degree 12%
Bachelor's Degree 20%
Graduate or Professional Degree 24%

Public Schools (Grades)

- Deerfield Elementary School (PreK-6)
- Frontier Regional School District (7-12), 2022 Graduation Rate of 88.2%
- Franklin County Technical School, Turners Falls (9–12), 2022 Graduation Rate of 90.2%

Independent Schools:

- Bement School (3-9)
- Deerfield Academy (9-12)
- Eaglebrook School (6-9)

MARKET ACCESS

Highways

State Route 116: 0 mile
State Routes 5 & 10: 0.5 mile
I-91 Southbound: 0.7 mile
I-91 Northbound: 1.5 miles

Distance to Major Cities

Springfield, MA: 30 miles
Hartford, CT: 57 miles
Boston, MA: 115 miles
New York City, NY: 172 miles

Airports

Turners Falls Airport: 12 miles
Orange Municipal Airport: 26 miles
Bradley International Airport: 49 miles

Freight Rail

East Deerfield Railyard: 9 miles

UTILITES AND SERVICES

Electricity: Eversource
Water: South Deerfield Water Supply District
Deerfield Fire (Water) District
Sewer: South Deerfield Wastewater Treatment Plant, Old Deerfield Wastewater Treatment Plant
Natural Gas: Berkshire Gas Company
Broadband: Comcast Cable, MassBroadband123 fiber network

GOVERNMENT

Select Board
Town Meeting
Town Administrator

PROPERTY TAXES

FY2024 Local Tax Information

Commercial Value: \$83,200,714

Industrial Value: \$93,776,971

Personal Property Value: \$61,962,190

CIP Values as % of Total Value: 23.75%

Tax Rate: \$13.85

Average Single Family Tax Bill: \$5,661

INDUSTRIES & EMPLOYERS

2024 Top Industries Employing Residents

- Education and Health Services
- Trade, Transportation and Utilities
- Manufacturing
- Professional and Business Services
- Leisure and Hospitality

2024 Major Employers (Employee range)

- Yankee Candle Company, 1,000+
- Pelican Products Inc., 500-999
- Eaglebrook School, 250-499
- Deerfield Academy, 250-499
- Comprehensive Home Care, 100-249
- Historic Deerfield, 100-249
- Frontier Reg. School System, 100-249
- Goulet Trucking, 100-249
- Bement School, 50-99
- Collective Home Care, 50-99
- Deerfield Inn, 50-99
- Regional Homecare, 50-99
- Magic Wings, 20-49

QUALITY OF LIFE

Medical Services

Baystate Franklin Medical Center, Greenfield
Cooley-Dickinson Hospital, Northampton

Cultural and Tourist Attractions

Franklin County Bikeway
Historic Deerfield
Magic Wings Butterfly Conservatory
Mount Sugarloaf State Reservation
Pocumtuck Valley Memorial Association
Yankee Candle Company
Local breweries, restaurants, and shops

REGIONAL RESOURCES

Economic, Business & Workforce Development

- Franklin County Chamber of Commerce (www.franklincc.org)
- Franklin County Community Development Corporation (www.fccdc.org)
- Franklin County Regional Housing & Redevelopment Authority (www.fcrhra.org)
- Franklin-Hampshire Career Center (www.masshirefhcareers.org/)
- Franklin Hampshire Regional Employment Board (www.masshirefhwb.org/)
- Franklin Regional Council of Governments (www.frcog.org)
- MassDevelopment (www.massdevelopment.com)
- Economic Development Council of Western Mass (www.westernmassedc.com/)
- Mass. Office of Business Development (www.mass.gov/mobd)

Sources: U.S. Census Bureau: 2020 Census, 2022 American Community Survey (ACS) Five-year Estimates, and 2022 OnTheMap Longitudinal Employer-Household Dynamics; MA DOE School District Profiles; MA DOR Division of Local Services; MA Labor Market Information, ES-202.

Section 2: Project Area

In 1977, the Deerfield Economic Development Industrial Corporation (DEDIC) was certified by the Massachusetts Department of Housing and Community Development (DHCD), in accordance with Massachusetts General Laws (M.G.L.) Chapter 121C. An EDIC is a corporation established by a municipality in order to implement economic development projects. When DEDIC was established in 1977, an Economic Development Plan (EDP) was prepared to guide economic development and industrial activities in Deerfield. In the ensuing decades, DEDIC has overseen the development and operations of the Deerfield Industrial Park, which comprises the entire Planned Industrial District and includes a portion of the Town's Medical Marijuana Overlay District (MMOD). (See Appendix C for copies of the Official Zoning Map.)

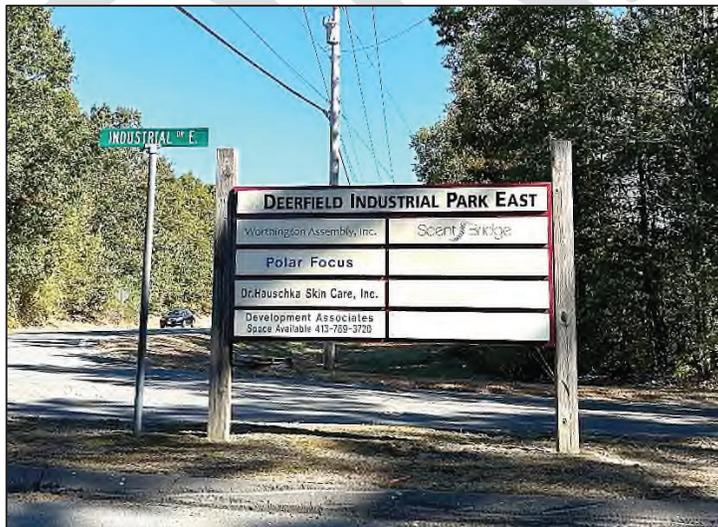
In 2015, the first update to the 1977 EDP was developed with the assistance of the Franklin Regional Council of Governments (FRCOG). The primary project area continues to be the Deerfield Industrial Park. The 2016 Special Act of the Legislature, Chapter 441, the scope of the Deerfield Economic Development Industrial Corporation has been updated as follows:

Notwithstanding Chapter 121C of the General Laws or any other general or special law to the contrary, the Deerfield Economic Development Industrial Corporation may acquire and hold land, easements and other interests in land for development, may receive or borrow public funds, and may exercise all other powers identified in Chapter 121C, either directly or indirectly for commercial, business and housing development purposes in the town of Deerfield and may convey all or a portion of such land, easement, and other interests in land in a developed or undeveloped condition, on such terms as it deems appropriate to accomplish such purpose or any other purpose permitted by said Chapter 121C.

Below is a table providing details describing the facilities available at the Park. A map of the Park is included on the following page. Additional detailed information regarding the individual parcels and a survey of the park's tenants are included in Appendix B.

Deerfield Industrial Park Details

Location Description:	The Planned Industrial District is located on the southern Townline in Deerfield off of Route 116. The park is split into two sections each with a different access point from Route 116, West Industrial Drive and East Industrial Drive.
Owner/Developer:	Deerfield Economic Development Industrial Corporation
Park History:	Established in 1977 using federal and local funding
Total Acreage:	74.7 acres
Total Parcels:	13 parcels
Buildings:	11 buildings, totaling over 541,000 square feet of finished area
Minimum Lot Size:	2 acres (80,000 square feet)
Frontage Requirement:	200 feet
Highway Access:	Within one mile of I-91 Exit 35, Routes 10/5, and Route 116
Water System:	South Deerfield Water Supply District
Sewer System:	South Deerfield Wastewater Treatment Plant
Electricity:	Eversource
Natural Gas System:	Berkshire Gas Company
Broadband Access:	Comcast cable (service upgrades completed within the past decade), MassBroadband123 fiber (Rte. 116)

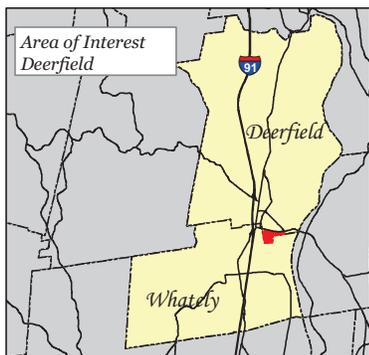


Entrance sign to Industrial Drive East.

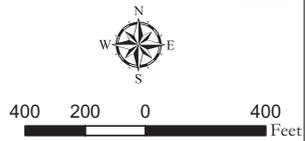
Photo credit: FRCOG

Deerfield Industrial Park

Franklin County, Massachusetts



-  Deerfield industrial park parcel boundary*
-  Whately industrial park parcel boundary*
-  Town boundary



Sources: Map produced by the Franklin Regional Council of Governments Planning Department. GIS data sources include MassDOT, MassGIS and FRCOG. Parcel data provided by the town of Deerfield and Whately. Depicted boundaries are approximate and are intended for planning purposes only, not to be used for survey.

November, 2024



*Note: Estimated Parcel boundaries are approximate and are intended for planning purposes only

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Other Potential Areas for Development, Redevelopment, and General Public Improvements

The focus of activities for the DEDIC Board continues to be scheduled maintenance and repairs to the infrastructure systems, and continued support for the success of the Deerfield Industrial Park. The 2016 Special Act of the Legislature confirmed DEDIC's granted authorities as an Economic Development Industrial Corporation for the operations and management of the industrial park, but also allows them to undertake activities to support the development for "commercial, business and housing development purposes" outside of the park. The DEDIC Board has the ability to share resources, experience and expertise of DEDIC Board members on commercial construction and business development. As guided by the Select Board, the DEDIC Board is available to work collaboratively with other municipal Boards and Committees to advance economic development initiatives supported by the community and to foster a more economically vital and resilient town.

The Town of Deerfield, as of the October 23, 2023 Official Zoning Map, has eight Zoning Districts, and three Overlay Districts.⁷ The following are brief descriptions of Zoning Districts in the town that are orientated to accommodating additional industrial or commercial uses. Depending on the economic development vision and goals of the community, activities to promote further commercial and/or industrial development may be appropriate in these districts. Also, the reuse of vacant or underutilized properties for similar redevelopment purposes may be appropriate within and outside of these districts.

- **Planned Industrial (PI) Zoning District** encompasses the Deerfield Industrial Park. There is one cleared, vacant parcel on the western side of the industrial park. On the eastern extent, 4 parcels totaling approximately 5.5-acres of predominantly wooded land is undeveloped. One structure is on a 0.7-acre site and would likely need either renovation or removal.
- **Industrial (I) Zoning District** encompasses parcels along the Routes 5 & 10 corridor from the Whately town line to Mill Village Road/Plain Road and near North Main Street. Generally speaking, office uses are allowed by right with other commercial uses, such a bank or retail sales in a building 4,000 sq. ft. or less, artisan studio up to 5,000 sq. ft., restaurants, and other uses allowed by Special Permit. Industrial uses, including those with incidental retail sales, are generally allowed by right or by Special Permit. See the current Zoning Bylaws to review Use Regulations table for specific details. Upon request, a map can be prepared by FRCOG for planning

⁷ Zoning and Town Zoning District Map, <https://ecode360.com/11766363>

purposes use by DEDIC to assess the development status of parcels and proximity to infrastructure.

- **Expedited Permitting District (EPD) Zoning District** encompasses an area within the village center that had previously been a pickle processing facility. The cleared parcels have since been redeveloped, with the NUPRO facility being the most recent constructed in 2024.
- **Small Business (C-I) Zoning District** encompasses the business district of the South Deerfield center village. A study of South Deerfield Center was conducted in 2018 by FRCOG, as requested by the Town of Deerfield⁸. The study conducted a parcel and business inventory, and suggested action items related to pursuing Complete Streets opportunities and implementing recommendations from the 2013 Livability Plan. Since this study, significant residential growth, including 70 condominium units off, and the addition of two manufactures in the EPD district, have increased the customer base for economic activity in the village center. Also, since the study, the Cumberland Farms site at Sugarloaf and North/South Main Streets has closed and continues to be vacant.
- **Commercial (C-II) Zoning District** encompasses the East Deerfield Railyard located in the north-east corner of the town, and two areas along the Routes 5&10 corridor. One of the largest rail yards in New England, the East Deerfield Railyard it is on the Patriot Corridor that travels east-west and is connected to the Connecticut River Main Line, which travels north-south. The rail yard is partially owned by MassDOT, with other parcels in private ownership. The 2000 Deerfield Master Plan suggested that the rail yard could potentially be an appropriate location for a transloading facility (i.e. moving freight onto or off of rail cars and trucks). An exploration of the market feasibility, facility space and infrastructure needs, and environmental concerns would need to be conducted. Pending infrastructure improvements in the railyard are anticipated as of December 6, 2024, the Massachusetts Department of Transportation issued a Request for Proposals (RFP) for modernization of the East Deerfield Intermodal Facility.

Area of Land Acquisition

This plan update does not include the acquisition of any new parcels of land outside of the Deerfield Industrial Park. The DEDIC Board may want to explore opportunities to spur economic development activity in other appropriately zoned areas in the community, in conjunction with a town-wide planning process.

⁸ <https://frcog.org/wp-content/uploads/2014/06/South-Deerfield-Center-Study.pdf>

Structures to be Demolished, Removed, or Rehabilitated

The Deerfield Industrial Park is one of six planned industrial parks in Franklin County; the others are located in the towns of Greenfield, Montague, Orange and neighboring Whately. Most of these parks have been completely developed or only have a few small, developable parcels remaining, as is the case in Deerfield.

The residential structures at 104 Sunderland Road are in the Planned Industrial zoning district and are under consolidated ownership. If these properties were to be used for industrial purposes in the future, the residence may need to be demolished or access to the site reconsidered.

The property at 14 Industrial Drive West is in the process of being renovated. As other properties become available for sale, they may need renovation to accommodate the proposed uses by the buyer.

Proposed Land Use, Zoning and Planning Changes

Previously, the DEDIC worked with the Deerfield Planning Board and Planning staff from FRCOG to develop and enact changes to the Town's Zoning Bylaws. These changes focused on amending Section 2230, Use Regulation Schedule, of the Zoning Bylaws to allow commercial uses similar to those allowed in the Commercial District (C-II) in addition to the manufacturing and industrial uses previously allowed in the Park. Uses that are now allowed that previously were not will generally require a discretionary Special Permit from the Zoning Board of Appeals to proceed. Through this mechanism, the Town has the ability to review an application, approve it with appropriate conditions, or deny it if it is deemed to not be in the best interest of the Town.

For the previous plan update, a Joint Public Hearing of the DEDIC and the Planning Board was held on March 30, 2015 to present the Draft 2015 Economic Development Plan and the associated proposed Zoning Bylaw amendments to expand the allowed uses in the Industrial Park to include commercial activities. The Planning Board voted on March 30, 2015 following the Public Hearing to: 1) endorse the proposed Economic Development Plan; and 2) recommend the adoption of the associated proposed Zoning Bylaw amendments to Town Meeting. The 2015 plan was reviewed by DEDIC's counsel, Town Counsel, and representatives of DHCD. The Zoning Bylaw changes were also reviewed by DEDIC's counsel and Town Counsel. Their comments and suggestions were incorporated into the final versions of both documents which were presented to and adopted by the Deerfield Annual Town Meeting on April 27, 2015.

Since that time, there have been further updates to the Zoning Bylaw and official Zoning Map. The most recent version is as of October 2023.

Purpose and Community Goals

When the DEDIC was established in 1977 under the auspices of M.G.L. Ch. 121C, 75 acres of agricultural land in South Deerfield was designated for “pure industrial use”⁹ as the Deerfield Industrial Park. The 1977 Economic Development Plan was designed to “meet the acreage and functional requirements of a wide range of compatible industries, while minimizing the affect [sic] on the existing activities of the surrounding community and the environment.”¹⁰ The focus on industrial and manufacturing activities in the state statute establishing EDICs and of the local economic development planning at that time reflected the ongoing growth in the manufacturing sector and the number of good, high-paying jobs that these industries could bring to a community and the broader region.

In the years since the Industrial Park was established, the Town of Deerfield has undertaken a number of relevant planning activities that have helped to define the Town’s community development goals. In addition, the FRCOG has assisted the Town with developing plans over the years to address economic and community development trends in the community and region. For reference, excerpts of the following key local and regional plans are included in Appendix A, Community Development Goals:

- 2000 Deerfield Master Plan, Chapter 6 Economic Development
- 2013 Sustainable Franklin County, Excerpts from the Economic Development Chapter
- 2013 Downtown Deerfield Complete Streets and Livability Plan, Economic Development Goal (Nelson/Nygaard, The Cecil Group, Doucet and Associates)
- 2018 South Deerfield Center Study, Executive Summary(FRCOG)
- 2023 Deerfield Open Space and Recreation Plan, Section 8: Goals and Objectives (FRCOG)

Other recent Town documents to reference when planning future economic development activities, include:

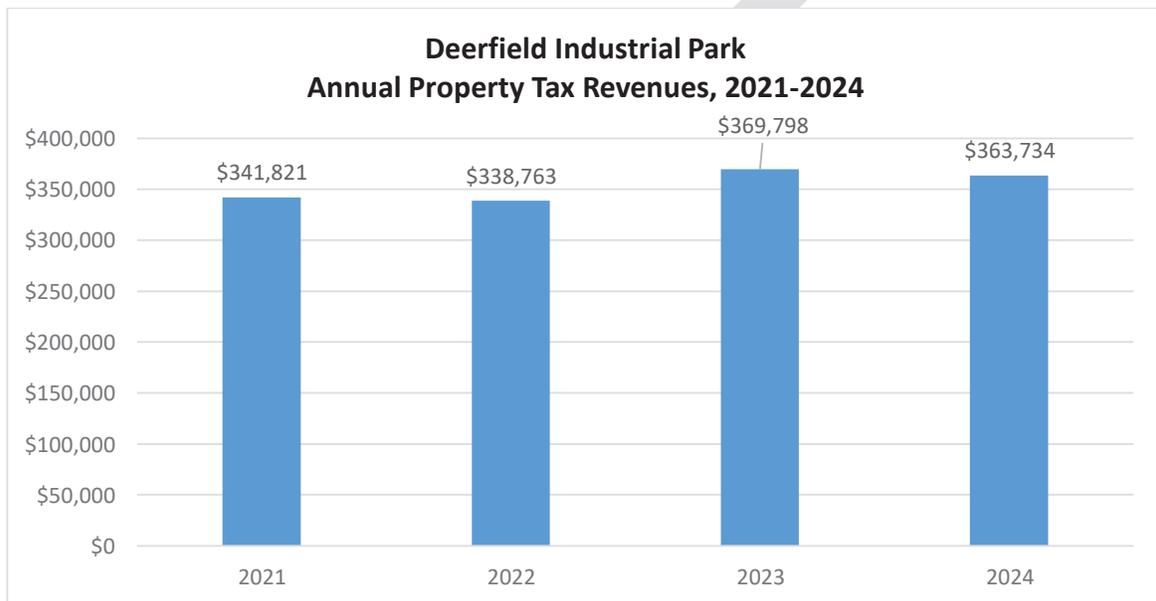
- 2018 Deerfield Municipal Vulnerability Plan (Conservation Works)
- 2020 Town of Deerfield Multi-Hazard Mitigation Plan (FRCOG)
- 2021 Deerfield Culvert Inventory (FRCOG)
- 2025 Industrial Park Infrastructure and Traffic Assessment (DPC Engineering & VHB; underway)

⁹ DEDIC Economic Development Plan, 1977; p. 1.

¹⁰ Ibid., p. 6.

Market Information

In addition to providing employment opportunities to residents of the Town of Deerfield and the surrounding region, the businesses located in the Deerfield Industrial Park have provided significant tax revenue to the Town, as well as fees that have supported the maintenance and operations of the park over the years. According to an analysis conducted using data provided by the Board of Assessors, the Park's tenants have paid a total of \$1,414,115 in taxes since 2021. Annual revenues have ranged between \$338,000 and nearly \$370,000 and have stayed relatively stable over this period.



Source: Town of Deerfield, Board of Assessors

While manufacturing remains a prominent economic driver in Franklin County in 2024, the nature of the industry and of the economy have changed in the ensuing four decades since the publication of the first DEDIC Economic Development Plan. This current plan reflects an updated vision of how industrial activities have changed in the 21st century and how they may be incorporated into a more contemporary mix of business and commercial uses in the Industrial Park and/or other areas DEDIC chooses to support that can provide a broad range of economic development and employment opportunities to the community and its residents.

The manufacturing sector in Franklin County has evolved from mostly large-scale facilities to small, efficient firms developing creative solutions to meet the needs of large manufacturers located outside the region. Key sub-sectors of the manufacturing industry include: Plastics and Rubber Products Manufacturing, Miscellaneous Manufacturing (which likely includes candle manufacturing), and Paper Manufacturing.¹¹

In addition to manufacturing, 2020 Franklin County Comprehensive Economic Development Strategy (CEDS) Plan and subsequent 2024 CEDS Annual Report identifies other key industries that contribute to the economy of the region. These industries have a presence in Deerfield and could be grown, as available space, infrastructure and opportunity allow.

- The **Education Services** industry includes both public schools, private-educational institutions, and education based businesses and organizations. A significant part of this industry in Franklin County is the independent schools, such as Deerfield Academy.
- Massachusetts continues to be a leader in **Renewable Energy and Energy Efficiency**, and emerging “climatetech” industry, as referred to in the latest statewide economic development plan. Strong organizational assets in region and led by Massachusetts Clean Energy Center (CEC) have led to growth in the renewable energy/energy efficiency industry. Alternative sources for power generation, such as solar and wind have grown in recent years. In Franklin County, there were 3,347 solar photovoltaic systems registered as of November 2024, according to the Massachusetts CEC. The capacity of these systems was over 123,868 DC, kW. Deerfield has also been a Green Community, allowing the town to be eligible for technical assistance and grants to implement clean energy projects.
- As there are changes in workforce demographics and the growth of renewable energy and energy efficiency, there is even greater need for the **Construction** industry. Workforce development programs in the region are targeting green construction training programs and job placement, seeking to support the growth of construction businesses to meet market needs.
- As described by the Center for Rural Innovation, growth in the **Tech Economy** and across sectors can be bolstered by several key conditions present in the region: high levels of educational attainment and proximity to higher educational institutions, and access to broadband networks. Deerfield is served by Comcast cable for residential and most business users. Deerfield also has access to the MassBroadband 123, which is an open access, fiber-optic, “middle mile” network that connects municipalities in western and northcentral Massachusetts to the global telecom network, and allows for very high speed transmissions and the use of next-generation applications. The MassBroadband 123 fiber network runs along Route 116 and Sugarloaf Street in South Deerfield, and connects to I-91¹².

¹¹ FRCOG, 2020 Comprehensive Economic Development Strategy (CEDS) Five-Year Plan for Franklin County, MA, 2020; p. 33.

- A 2019 study of the **Creative Economy**, estimated the total number of jobs, self-employed and proprietors operating in the creative industries or are creative workers in other industries to be 3,682 or 9.2% of the Franklin County's economy.¹³
- While not a very large employment sector, the **Food and Farm System** has a great impact on the landscape and is a critical component of the culture and economy of the county. Over the last decade, the number of farms decreased by 6%, and the amount of land in farms decreased 20% according to the Census of Agriculture from 2012 to 2022. At the state and national level, the number of farms and land in farms declined in this period.¹⁴ While this is a troubling trend, the region has organizational assets to help sustain and grow the farming and food manufacturing industries. From CISA to the Western Mass. Food Processing Center in Greenfield, to research and development at UMass Amherst, the industry is supported to enhance business practices, grow value-added production, and develop innovative new technologies and market opportunities.
- **Tourism and Outdoor Recreation** continue to play a significant role in the economic vitality of Deerfield and the region. Deerfield is home to high-profile tourist and cultural attractions like the Yankee Candle Company flagship store, Historic Deerfield and Magic Wings. Berkshire Brewing Company and Treehouse Brewing Company attract loyal customers and new visitors interested in craft brewing. Treehouse Brewing Company is also expanding its entertainment to include concerts and outdoor sporting activities. Deerfield is also home to popular outdoor recreation activities, including hiking and biking trails, and access to the Deerfield and Connecticut Rivers.

Each of these clusters represents potential new and emerging opportunities for economic development in the Town of Deerfield wherever in Town they might be located. The Board of Directors of DEDIC has taken the initiative to allow a broader range of businesses and activities in the Deerfield Industrial Park in order to take advantage of these emerging opportunities as properties become available there. In fact, throughout the region other EDICs and community development groups have already begun to plan for and incorporate these kind of uses in existing industrial parks in recognition of their growing role in the local and regional economy.

¹² Massachusetts Broadband Institute, MassBroadband123 Fiber Route: Deerfield.

<https://broadband.masstech.org/sites/default/files/2022-04/massbroadband123-network-deerfield.pdf>

¹³ Franklin County Creative Economy Project, 2019 (sponsored by Greenfield Community College)

¹⁴ U.S. Department of Agriculture, 2022 Census of Agriculture

Business Incentives

To support business growth and economic development, there are incentive programs that can help developers or investors better make the financial case for their project. The following are examples of such incentive programs. The Massachusetts Office of Business Development (MOBD) can help navigate the investment tax credit programs that may be available. As part of MOBD's Economic Development Incentive Program (EDIP), a company can receive state tax credits and/or local property tax¹⁵ incentives in exchange for a commitment to create/retain jobs and invest in property. For example, a negotiated Municipal Tax Increment Financing (TIF) agreement, can exempt a percentage of the increase in value of a parcel due to expansion or improvement for a period of between 5 and 20 years, as negotiated and approved by municipality.

There are also tax deduction or tax credit programs to support the redevelopment of abandoned buildings and brownfield sites, as well as properties in designated historic districts.



The facility at 5 Industrial Drive West is the corporate headquarters and lead distribution center for AFI Furnishings.

Photo Credit: FRCOG

¹⁵ Any local property tax incentive requires municipal support, including agreement approval at Town Meeting.

Section 3: Municipal Assurances

Project Financing Statement

This Economic Development Plan does not include the acquisition or redevelopment of any properties within the Industrial Park or in other industrial/commercial areas. However, that does not mean that such a proposal might not arise in the foreseeable future. In the event that project financing or other business or workforce development services were needed, project proponents and the DEDIC could access resources from a combination of regional and state sources, such as listed below. The FRCOG can assist in navigating resources for the project needs.

- U.S. Department of Agriculture (USDA) Rural Development
- U.S. Economic Development Administration (EDA)
- FRCOG Brownfield Program (as funded by U.S. EPA)
- Massachusetts Office of Business Development
- Massachusetts Department of Environmental Protection (MassDEP)
- MassDevelopment
- Commonwealth's Community One Stop for Growth (which includes MassWorks Infrastructure program, MassDevelopment and other state grant programs)
- Franklin County Community Development Corporation (FCCDC)
- MassHire Franklin/Hampshire Regional Employment Board
- MassHire Franklin/Hampshire Career Center
- Greenfield Community College Workforce Development Department

Comprehensive Relocation Plan

Since there are no current plans for the acquisition or redevelopment of any properties within the Industrial Park, a Comprehensive Relocation Plan is not required at this time. See Section 4: Recommended Action Items.

Local Employment Certification

The 1977 Deerfield Industrial Park Economic Development Plan included the following certification:

"9. Every person occupying the whole of any part of the economic development area covered by such plan during the period of forty years after the approval of such plan shall make every reasonable effort, in employing persons in his business, to give to the fullest practicable extent preference to residents of the municipality."¹⁶

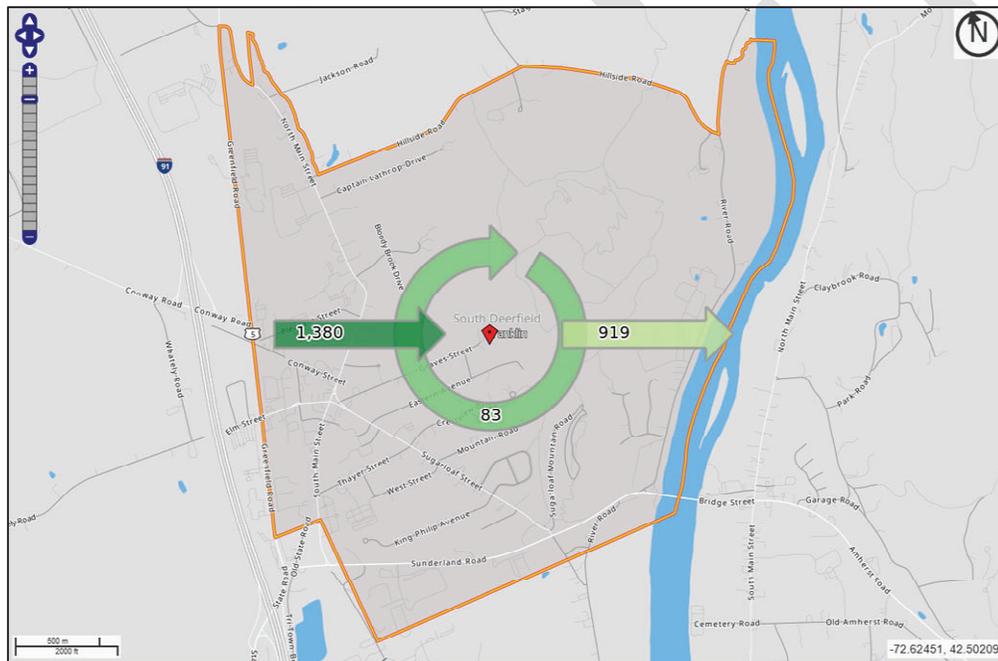
A survey of Deerfield Industrial Park tenants was conducted in fall 2024. Tenants were contacted by email and requested to complete an online survey form. After repeated requests there were few responses, so specific data about the residence of employees

¹⁶ 1977 Deerfield Industrial Park Economic Development Plan Summary.

in the Industrial Park is not available. A copy of the online survey form is included in the Appendices.

The U.S. Census Bureau’s “OnTheMap” Longitudinal Employer-Household Dynamics provides data about the residence of workers employed in specific geographic areas. This means information is available for the residence of employees who work in the South Deerfield Census Designated Place (CDP), which includes the Deerfield Industrial Park. The chart below from OnTheMap shows of the total 1,463 workers employed in the South Deerfield CDP, 1,380 live outside of the South Deerfield CDP and 83 live and work in the South Deerfield CDP. However, when looking at the top municipalities for where workers in the South Deerfield CDP, the top location is the Town of Deerfield, with 221 workers or 15% of the total of those working in the area.

OnTheMap Inflow/Outflow Analysis: Workers flow in, out and within the South Deerfield Census Designated Place.



OnTheMap Job Counts by Where Workers Live

Municipality	Count of Workers	% Share of Total	Municipality	Count of Workers	% Share of Total
Deerfield	221	15.1%	Sunderland	49	3.3%
Greenfield	174	11.9%	Northfield	36	2.5%
Montague	114	7.8%	Springfield	33	2.3%
Northampton	64	4.4%	Amherst	30	2.1%
Chicopee	55	3.8%	Conway	29	2.0%

Source: U.S. Census Bureau, 2022 OnTheMap Longitudinal Employer-Household Dynamics

Section 4: Recommended Action Items

The following are recommended action items for DEDIC to consider.

1. Town-wide Economic Development Plan

To best utilize the expanded scope of DEDIC's authority and to give direction to the DEDIC Board and other municipal Boards and Committees, the creation of a full, town-wide economic development plan either as part of a Comprehensive Master Plan or a separate plan, is recommended. Economic development plans help communities achieve measurable and sustainable economic growth. Such a plan would typically include existing conditions data, a review of trends, and agreed upon goals and strategies to help the community reach its vision for its economic future.

2. Infrastructure and Parcel Review

An analysis of parcels in select areas appropriate for economic development, can be conducted by assessing the development status, current land use, available infrastructure (water, wastewater, broadband, etc.), and environmental conditions. Sites to be inventoried include publicly owned parcels, like those adjacent to the Water District Office along Route 116, as well as vacant or underutilized parcels that are privately owned. The Town can request assistance from FRCOG to access its mapping tool to conduct this analysis, particularly along the Route 5/10 Corridor.

3. Explore Opportunities to Extend Fiber Connectivity into the Industrial Park.

The MassBroadband123 network is a fiber-optic "middle mile" network owned by quasi-state MassTech Collaborative's Massachusetts Broadband Institute. The network provides a direct fiber connection to over 1,200 community anchor institutions (CAIs) in western and north-central Massachusetts, including 8 CAIs in Deerfield. The Massachusetts Department of Transportation (MassDOT) facility at 75 Sunderland Road, is the closest CAI to the Industrial Park. Analyzing the costs and benefits of extending a connection from the middle mile network into the Industrial Park, could provide valuable information for the businesses currently located in the Industrial Park, as well as any future businesses that may be interested in relocating there.

Appendices

Appendix A: Deerfield Zoning Map

Appendix B: Community Development Goals

- 2000 Deerfield Master Plan, Chapter 6 Economic Development
- 2013 Sustainable Franklin County, Expects from the Economic Development Chapter
- 2013 Downtown Deerfield Complete Streets and Livability Plan, Economic Development Goal (Nelson/Nygaard, The Cecil Group, Doucet and Associates)
- 2018 South Deerfield Center Study, Executive Summary (FRCOG)
- 2023 Deerfield Open Space and Recreation Plan, Section 8: Goals and Objectives (FRCOG)

Appendix C: Deerfield Industrial Park Tenant Survey

Appendix D: Deerfield Industrial Park Covenants

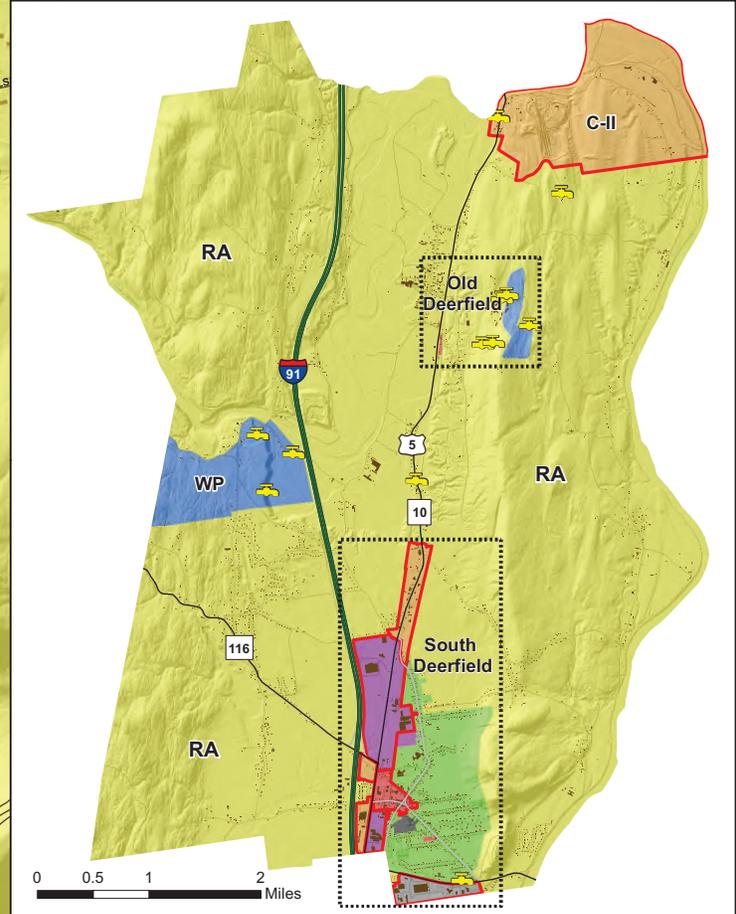
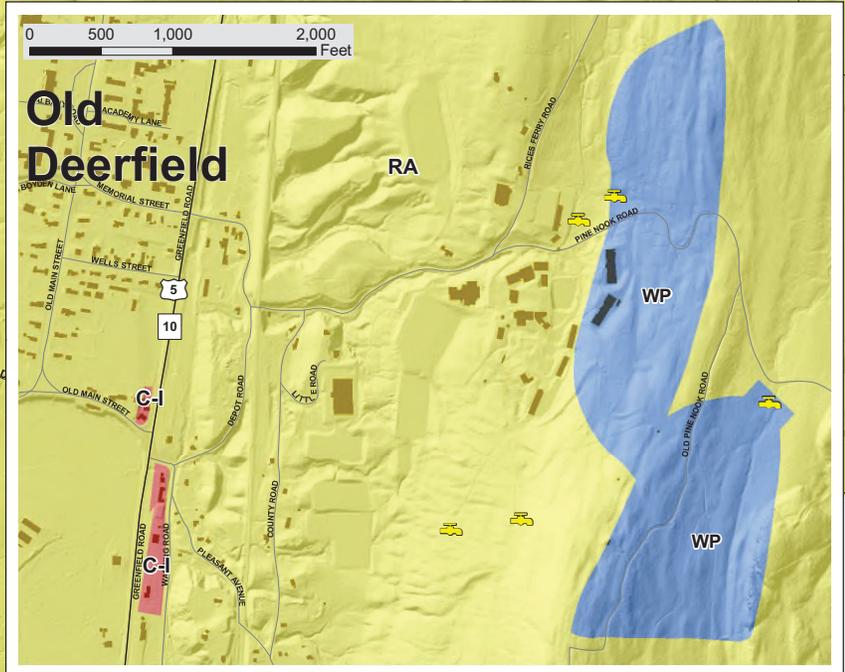
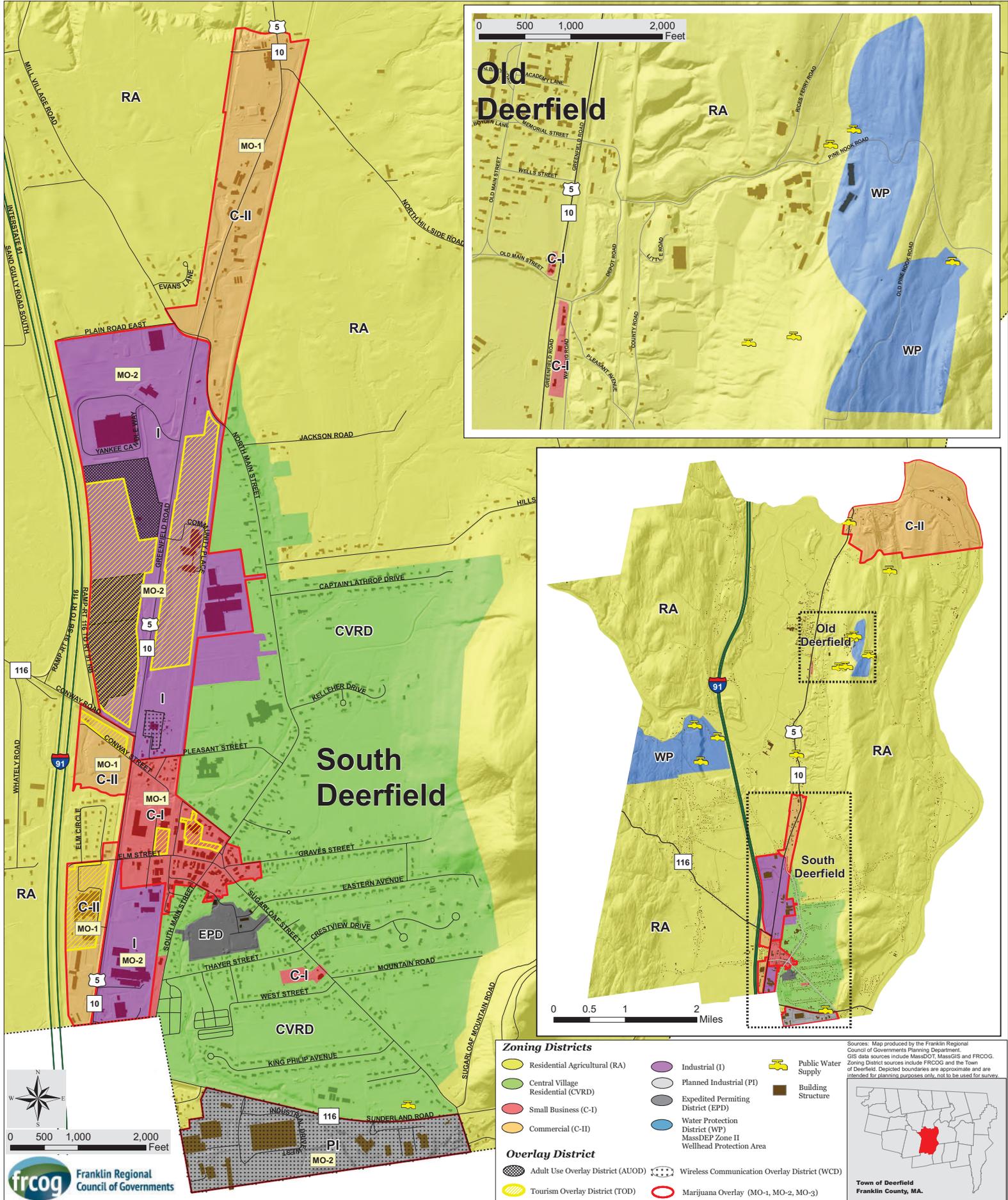
Appendix E: Deerfield Board of Assessors Property Record Cards

Appendix A: Deerfield Zoning Map

Town of Deerfield Official Zoning Map



December 2024



Zoning Districts	
Residential Agricultural (RA)	Industrial (I)
Central Village Residential (CVRD)	Planned Industrial (PI)
Small Business (C-I)	Expedited Permitting District (EPD)
Commercial (C-II)	Water Protection District (WP)
Adult Use Overlay District (AUOD)	Mass/DEP Zone II Wellhead Protection Area
Tourism Overlay District (TOD)	Wireless Communication Overlay District (WCD)
Marijuana Overlay (MO-1, MO-2, MO-3)	Public Water Supply
	Building Structure

Sources: Map produced by the Franklin Regional Council of Governments Planning Department. GIS data sources include MassDOT, MassGIS and FRCOG. Zoning District sources include FRCOG and the Town of Deerfield. Dashed boundaries are approximate and are intended for planning purposes only, not to be used for survey.

Town of Deerfield
Franklin County, MA.

Appendix B: Community Development Goals

CHAPTER

6

ECONOMIC DEVELOPMENT

Historically, the dominant industries in Deerfield's economy have been agriculture, manufacturing, and education. The fertile floodplain soils of the Deerfield and Connecticut Rivers and their tributaries helped to fuel early economic growth by providing both soil nutrients and water power. In the 1700's, Deerfield's number one industry was agriculture. In the 1800's, the Town continued to prosper as the region's hub for farming products. South Deerfield and Cheapside, then a part of Deerfield, developed into early industrial centers. In the middle part of the twentieth century, from 1915 to 1940, private educational institutions were Deerfield's main employers. Now at the end of this century, Deerfield has a diverse economy providing residents with numerous employment opportunities, goods and services, and consistently moderate property taxes. In addition, Deerfield is a regional employment center primarily for people in Franklin and Hampshire Counties.

Economic development concerns were included in the 1999 Community Survey. Overall, fifty-eight percent (58%) of the community survey respondents support both commercial and industrial development. An additional twelve percent (12%) support only commercial development and seven percent (7%) support only industrial development. The types of businesses favored and opposed were also included in the survey. Respondents which favored commercial and industrial development in Deerfield supported agricultural businesses, professional offices, and light industry that emphasized non-manufacturing industries as described in Table 6-1.

Table 6-1: Types of Businesses Supported by Survey Respondents Favoring Commercial and Industrial Development in Deerfield

Type of Business or Industry	Percent in Favor	Percent Opposed	Percent Unsure
Farming: dairy, truck, nurseries, aquaculture	90 %	3 %	7 %
Business/professional offices	83 %	8 %	9 %
Light industry that emphasizes non-manufacturing industries	76 %	13 %	11 %
Retail establishments	67 %	19 %	15 %
Tourist and Recreation Attraction/Services	64 %	21 %	16 %
Small/moderate sized manufacturers	61 %	19 %	20 %

Source: 1999 Open Space Plan Update Survey Analysis.

Community survey respondents expressed their desires and concerns about future economic development. Clearly, from the table above, the types of businesses and industries most favored by respondents were farming and business and professional offices. Other development favored by residents were light industries that did not

emphasize manufacturing. Survey respondents also expressed their concerns about negative impacts commercial and economic development may cause along Route 5/10. The top three concerns were traffic issues (congestion and public safety), loss of scenic character, and loss of farmland.

This chapter presents information on Deerfield's economy and main economic development issues, and recommendations for addressing these issues. As in the previous chapters, the Master Planning Committee developed the economic development objectives below using the community survey results as a guide.

Goal:

- To support and promote commercial and industrial development that will maintain existing jobs and provide new employment opportunities, which are compatible with Deerfield's environment and historic character, and which have minimal impacts upon existing agricultural land.

Objectives:

- Encourage the development of local businesses which can be integrated into the community without adverse environmental impacts including agricultural operations (farming, specialty food products, nurseries), forestry, home based businesses, restaurants, artisans, and professional offices.
- Review land available for new commercial and industrial development and determine if zoning districts are compatible with the protection of farmland and environmental resources.
- Encourage a mix of businesses within the South Deerfield Village district, which provide services and products for both residents and tourists.
- Support retailers that sell local produce and products.

Demographics & Labor Force Statistics

Demographics

Understanding Deerfield's economic well being must include assessing certain characteristics of the population, approached within the context of the larger region, in this

case, Franklin County. Statistics that describe Deerfield residents are important to economists for two reasons. Statistics that describe Deerfield's population and its trends can help Town officials manage fiscal resources. The second reason population figures are important is that they can describe trends in the local and regional labor force. Economic development implies an expansion of production, employment, and annual payroll. However, for a business or industry to expand or want to locate in Deerfield, it usually means that additional people will need to be hired. Having those additional available workers in Deerfield and the region is an important consideration for a prospective business or an existing enterprise interested in expanding.

Deerfield is a regional employment center providing jobs for Deerfield residents and especially for residents of other towns in Franklin County. In 1990, according to the U.S. Census, nine hundred and seventy-one (971) or thirty-four percent (34%) of the total number of Deerfield residents that worked in that year did so in Town. The rest worked in almost equal amounts in Franklin and Hampshire counties.

According to the 1990 Census of Population & Housing, Journey to Work figures, Deerfield's employers provided jobs for three thousand, three hundred and fifty-four (3,354) workers. As was stated above, nine hundred and seventy-one (971) of those workers were Deerfield residents or twenty-nine percent (29%) of Deerfield's total employment. Another thirty-two percent (32%) came from other towns in Franklin County namely, Greenfield, Montague, Whately, Conway and Sunderland. Thirteen percent (13%) came from Hampshire County towns including Northampton, Hatfield, Amherst, and Easthampton.

Demographics are used here for two main purposes. First they describe the population size and characteristics including growth, which helps to forecast the need for municipal services. They also describe the labor force of the Town and the region. According to the Massachusetts Institute of Social and Economic Research's (M.I.S.E.R.), 1997 mid-year estimates, there were five thousand, four hundred and fifty-four (5,454) residents in Deerfield. How has the number of Deerfield residents changed in the past twenty years, and how is it projected to increase, and at what rate compared to the region? The answers to these questions are important because they help forecast increasing residential development and the taxes needed to support new growth. If the number of residents in Deerfield is increasing, there will be a greater demand for municipal and district services including road maintenance, police, fire, water and sewer, and especially schools.

Many factors that affect the economic development of Deerfield are intertwined. One relationship that involves residential development, land use, and property taxes, illustrates the impetus for pursuing economic development. Commercial and industrial property is often very valuable and the property taxes generated every year help pay for a large portion of the goods and services for which the Town of Deerfield is responsible. In fact for every dollar that's raised by commercial and industrial property taxes, only thirty-eight cents are spent on services relating to that property (American Farmlands Trust; 1991). Residential development, on the other hand, costs one dollar and sixteen cents in services

2013 SUSTAINABLE FRANKLIN COUNTY: ECONOMIC DEVELOPMENT CHAPTER EXCERPTS

Regional Employment Centers³

Table 1: Priority Development Sites for Economic Development (*emphasis added*)

Existing Centers:	Emerging Centers:
Downtown Greenfield	Bernardston Village Center
Downtown Orange	Ervingside and Millers Falls Village Center
Turners Falls	Sunderland Village Center
Shelburne Falls (Buckland, Shelburne)	
South Deerfield/North Whately	

Village centers and downtowns, commercial office areas and planned industrial parks each offer different types and sizes of location for businesses. It is important to have a mix of sites for businesses to locate and grow, depending on the type of business it is. The redevelopment and reuse of existing structures and previously disturbed land, whether a vacant mill or underutilized commercial building, also contributes to this mix of spaces. Often these properties have existing infrastructure (i.e. roads, water, sewer, electricity), and their redevelopment allows the region to grow while still preserving natural areas. Sometimes the redevelopment of these properties is complicated by the concern for the potential of hazardous contamination remaining from the previous use of the site. These sites are referred to as “Brownfields.” The FRCOG has an active Regional Brownfields Program supported by state and federal resources to assess and clean-up these sites.

Considering the regional landscape described and the need for a variety of spaces, primary existing and emerging employment centers (listed in Table 1) have been identified as Priority Development Sites and targeted for further economic development.

Size Of Employers⁴

As of 2010, 95 percent of all Franklin County private sector establishments had fewer than 50 employees, which is consistent with state and national trends. The establishments identified as “major” employers are often more recognizable in a community as they grow or confront difficult times. However, the impact of small businesses in the greater economy cannot be overstated. It may be estimated that approximately half of all jobs in private sector establishments in Franklin County are in firms with fewer than fifty employees. Access to technical assistance, financing, workforce training and other resources is important to sustain and encourage their growth.

Using information collected from the Franklin Regional Council of Governments, the Franklin County Chamber of Commerce and the MA Department of Labor and Workforce Development, a list of the largest employers was created. The following table identifies employers estimated to have greater than 250 employees. These major employers are predominantly in the

³ *2013 Sustainable Franklin County, Economic Development Chapter*, p 5.

⁴ *Ibid.*, p. 10.

manufacturing, health care and education sectors. This listing includes both public and private sector employers. Please note that the table includes full-time, part-time and per diem employees within its estimated range of employees.

Table 3. Major Employers (*emphasis added*)

Employer Name	Primary Locations	Estimated Range of Employees*
Yankee Candle Company, Inc.	Deerfield, Whately	1,000 – 4,999
Pelican Products Inc.	Deerfield	500 – 999
Baystate Franklin Medical Center	Greenfield	250 – 499
Deerfield Academy	Deerfield	250 – 499
Farren Care Center, Inc.	Montague	250 – 499
Greenfield Community College	Greenfield	250 – 499
Northfield Mt. Hermon School	Gill	250 – 499
Town of Greenfield **	Greenfield	250 – 499

* Includes full-time, part-time and per diem employees.

** Estimated employment includes municipal department and school employees Source: MA Department of Workforce Development: 2012 Largest Employers by Area; FRCOG: 2012 Franklin County Regional Transportation Plan.

3. LIVABILITY PLAN

RPSD ECONOMIC DEVELOPMENT GOAL REDEVELOP VACANT OR UNDERUTILIZED INDUSTRIAL AND COMMERCIAL BUILDINGS OR SITES

The Regional Plan for Sustainable Development supports the redevelopment and reuse of historic structures, particularly those located in village centers. The most pressing need for this in Downtown Deerfield is the redevelopment of the Oxford Foods site, for which several plans exist. In 2009, Vanasse Hangen Brustlin completed a study of the site that provided several alternatives for development.

The pickle plant that once stood on the Oxford Foods site has been demolished. The Department of Public Works uses some of the site for maintenance activities. The Town of Deerfield purchased the site in 2008, and has been actively pursuing its redevelopment.

Linkages

The Complete Streets and Livability Plan does not seek to provide yet another option for the Oxford site. Instead, it highlights the importance of seamlessly connecting the site to the village center. Without this linkage, the site runs the risk of separating from Downtown Deerfield. Linking the two ensures that they develop in concert as two parts of a whole.

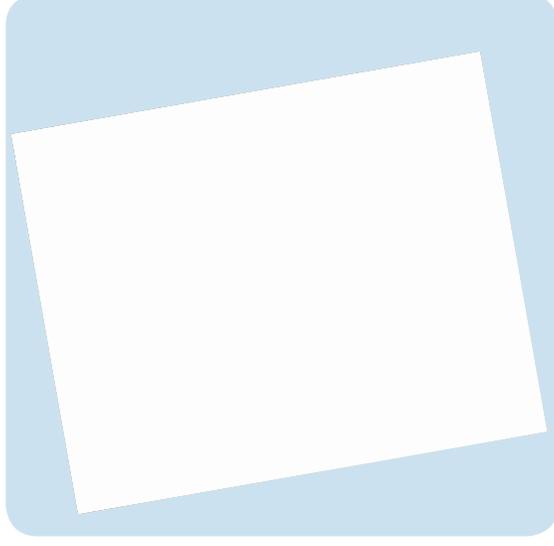
As shown in the diagram to the right, reconnecting Coates Avenue will create an additional and important connection through the study area. As mentioned earlier, a frequently interconnected street system, such as a grid with short blocks, provides multiple routes that are ultimately more direct and provide more frequent and safe crossings at intersections.

Several charrette participants already walk through the former Oxford Site simply to

exercise and get outside. Thus, the Livability Plan provides two pedestrian walkways -- or eventually shared driveways -- to access the site. More importantly, however, these walking connections will tie the site closely to the downtown.

Finally, a playground or similar public recreational space would serve to draw visitors to the site who may use the amenities provided there.

Overall, the renovation of the site is a wonderful opportunity in Downtown Deerfield, but should be considered a part of the Downtown as a whole rather than a unique project.



A menu from the old pickle factory that once stood on the Oxford Foods site.



Oxford site connections in Downtown Deerfield.



The Complete Streets and Livability Plan does not seek to provide yet another option for the Oxford site. Instead, it highlights the importance of seamlessly connecting the site to the village center.

3. LIVABILITY PLAN

RPSD ECONOMIC DEVELOPMENT GOAL (CONT.)

Redevelopment Opportunities

There are a number of potential opportunities to invite and support private reinvestment in South Deerfield Village Center, in addition to the Oxford Foods site and in concert with the public investments associated with the complete streets program articulated in this report.

Historically, the Village Center was a small commercial and civic hub oriented to the dominant local agricultural and industrial businesses. The decline in the relative strength of these sectors locally has reduced the reliance on town center establishments. Meanwhile, the creation of regional roadway and highway distribution networks has shifted the concentration of commercial and community-serving businesses to locations that are closer to major crossroads and more heavily travelled routes. The commercial and residential buildings and sites in the town center are relatively underutilized as a result. Some spaces are difficult to rent; property values are relatively low, and the contribution to the Town's tax base is less than it could be. The existing building stock within the planning area varies in character and quality. In some cases, maintenance has been deferred for either the existing buildings or their sites, resulting in unattractive conditions that tend to discourage reinvestments by others in the area.

The redevelopment of the Oxford Foods site will help restore some demand and increase the traffic flow through the Village Center, which will benefit area businesses. Nevertheless, the Village Center is unlikely to compete with other sites in the community and or in the region for businesses that benefit from highly visible and accessible locations along more heavily travelled

routes. However, the Center is not isolated, and is within a larger region that has many economic strengths and positive growth in many sectors. Increasingly, historic and walkable districts are becoming highly desirable locations for two types of uses that can fill existing space and lead to construction of new, "infill" development to restore the vitality and economic value of South Deerfield center: destination businesses and housing.

Destination Businesses

Destination businesses are establishments that draw their patronage because of the special nature of the goods or services that they offer. Examples include special restaurants with excellent food that draw from a wide area, in contrast to chain-style fast food restaurants. Destination businesses include unique stores with goods not found in convenience stores or chain operations - they may buy and sell books, repair and sell antiques, offer art or crafts, specialty foods or a myriad of unique products. Locally, the Yankee Candle is a prototypical destination business; it draws patrons from a large area that make a special trip to store at the end of Elm Street, less than ½ mile from South Deerfield center. Yankee Candle thrives because it is unique, memorable and provides high quality goods that are well marketed.

The reinvestment in the character and quality of the pedestrian environment and public realm is a key starting point in attracting additional destination uses into the Town Center. However, additional actions can be taken to enhance the identity, and attract more businesses, and support them over time.

Marketing

Fundamentally, the Town can market its historic center as a desirable location for business, through a number of initiatives. A basic approach includes working with the local and regional business associations and Chambers of Commerce to provide consolidated and complete information about available land and leases, and link commercial brokers with prospective tenants or buyers. The Town's website should host segments that market the area in terms of its history, amenities, initiatives and contacts. Many towns have been very successful attracting new destination businesses (and residents) by hosting high quality civic events around a theme or activity. These events serve to introduce the area in a positive light to individuals who would otherwise never visited the area, and demonstrate the value that the community places on it. Many other types of marketing programs can be devised; professional assistance in preparing such programs if extremely helpful. In this regard, the Town can pursue special grant or assistance programs from a variety of sources, such as those indicated in Section 5: Implementation.

Leveraging Yankee Candle

The presence of Yankee Candle as a major tourist and visitor destination should serve as a resource for business revitalization in the Town Center. The "gateway" improvements explained in this report are key aspects of strengthening this link – including signage, landscaping, paths and streetscape that will alert visitors to the proximate location of South Deerfield's downtown. Additional opportunities may be found by inviting the Yankee Candle ownership and management team into discussions to explore



mutually beneficial opportunities for the future. These may be as simple as a shared signage strategy identifying links between areas and businesses. Partnered approaches could include seeking uses and investors to bring restaurants, shops or other complementary destinations along the village blocks, steps away from their location.

Appearance

The appearance of businesses, buildings and sites influences the ability to attract new businesses and patrons for all businesses. Façade and signage improvement programs can be created using a variety of funding sources to supplement private investments. The Town may consider seeking funding through state programs (CDBG) or work in partnership with local banks to create low-interest loan funds to support reinvestment. Assistance or information in structuring such a program may be obtained from several sources, including the Commonwealth's Downtown Initiative, a program of the Department of Housing and Community Development.

Other improvements can be as simple as removing trash, relocating dumpsters and trash bins, repainting fences, placing flower containers in sensible locations, or fixing damaged signs, windows or steps. This is often best accomplished by creating a committee of business and property owners, and setting up a program to undertake an initial "clean up" campaign, followed by on-going support to keep the district attractive. In addition, the Town should ensure that all applicable building and zoning code standards are enforced, enhancing the value for the entire area.

Housing in the Center

Many historic centers have benefited from increasing the residential population, attracting people who appreciate the walkable environment, historic character and amenities associated with a compact, village-scale location. Many economic benefits can flow from improved housing quality for the existing housing stock, renovations of underutilized space for residential use, and investment in new housing or mixed-use development.

The improvements to the streets and pedestrian environment suggested in this report will help reposition the center as a more desirable place to live. Like the strategies to attract business investment, marketing initiatives, improvements to appearance, and code compliance are important to help attract housing investment.

The Town should consider the potential to attract senior housing in the downtown, as well as work force housing as part of an overall housing mix. However, the long-term goal should be to create a mixed-use environment that attracts market-rate rental and ownership housing as the major proportion of the mix, to create an economically sustainable and valuable housing component to South Deerfield Town Center.

Zoning and Land Use

The Town's current land use policies and zoning appear to be consistent with the economic and land use redevelopment opportunities identified as part of this project. The Town may consider adding design guidelines as a method to ensure that the architecture and site design in the future complement the historic qualities and reinforce the village as a walkable, attractive district. Such guidelines should be carefully constructed to be instructive and be consistent with economically feasible projects, so that they are helpful incentives to simplify design and investment decisions to attain value for both the Town and project proponents.

Executive Summary

South Deerfield Center is a compact mixed use commercial and residential area with access to municipal services. However, despite an advantageous location and access to important infrastructure, the Center is not as robust a commercial center as it could be. Recent planning efforts identified key recommendations to enhance the community's livability and vitality. The purpose of this project is to enhance economic activity in South Deerfield Center by gaining a better understanding of the Center as currently is and by pursuing strategies to build upon this previous planning work.

As defined by the U.S. Census Bureau, the South Deerfield Census Designated Place (CDP) has a population of about 1,538 people. This population is slightly younger and has higher incomes in comparison to the county at large. South Deerfield CDP is home to several of the region's largest employers as well as the Yankee Candle Company flagship store, one of the largest tourist attractions in the Commonwealth. The population density, geographic location, and access to infrastructure and utilities sets South Deerfield apart from other village centers in the region.

For the purposes of this report, a more defined Study Area is used that focuses on the 75 parcels located in the vicinity of Elm Street and the main intersection of Elm, South Main, North Main, and Sugarloaf Streets. As of August 2017, the majority of businesses served the local market, as opposed to a market focused on tourists or regional services. In addition to identifying existing businesses, the inventory identified five vacant/undeveloped properties and eight vacant spaces (including buildings or first floor storefronts) in the Study Area. The ability to redevelop or reuse these spaces vary.

The report identifies activities underway or proposed that will impact the Center, such as the relocation of the Cumberland Farms store and gas station; the proposed redevelopment at the former Oxford site; and the construction of 70 condominium units on Sugarloaf Street. As these and other proposed projects move toward development, it will result in more residents, visitors, and workers who could become additional customers for Center-based businesses.

Of the recent planning efforts conducted, the 2013 Downtown Deerfield Complete Streets and Livability Plan provided specific recommendations to enhance economic development in South Deerfield Center. The recommendations can be divided into the two categories: physical environment and business development. Through interviews and a focus group, key stakeholders were asked how some of these Livability Plan recommendations could move forward. It was noted the solution to improving the Center

involves both public and private sector partners, with the understanding that any activity involving municipal property would require review and approval by the Selectboard.

The Center's layout lends itself to be a very walkable community; however, participants stressed the need to improve the pedestrian infrastructure. There were concerns about the appearance of the streetscape, building facades, and overall visual aesthetic or "curb appeal" of the Center were expressed. The largest undeveloped and underutilized property in the Study Area is owned by the Town of Deerfield. It is a long, narrow parcel that extends behind the buildings of Elm Street and connects to a municipal parking lot off of North Main Street. A prospective reuse of the parcel could expand public parking on the parcel, and, working with an abutting private property owner, develop pedestrian connection to Elm Street businesses.

When considering how to enhance business development in the Center, it was agreed the target customer base for businesses in the Center should be a combination of local residents, commuters/workers, and tourists. While there are exceptions, the Center primarily has a day-time economy, with most economic activity conducted around and during traditional business hours for commuters, local workers, and day-trip visitors. Common suggestions for new businesses were: more restaurant options, including a coffee shop or bakery; and to have a small market/grocery store. There were suggestions to have a gathering space for more events and entertainment; as well as to have more community events and improved promotion of community activities.

Support was expressed for developing an identity or brand for the Center that would focus on its New England character and its walkability. However, it was agreed that improvements to the physical environment would need to be accomplished before such a marketing campaign could be successful. It was discussed that in addition to physical improvements to public infrastructure and private property, the Center could benefit from other beautification measures, such as garden planters.

This report identified potential resources that can be leveraged by the Town government and the community, such as the MassDOT Complete Streets Funding Program. Suggested action items include evaluating adoption of a Complete Streets Policy for the Town of Deerfield and implementing the Livability Plan recommendations. To assist with implementation, the Selectboard may want to consider forming an Advisory Committee to prioritize activities, identify the appropriate entity to take responsibility for implementation, and determine how these entities can best be supported. As there is limited capacity for municipal staff to take on additional duties, the Advisory Committee reflect a strong public-private partnership and collaborate with regional organizations that may be supportive in its efforts.

SECTION 8

GOALS AND OBJECTIVES

The following goals and objectives were formulated from the results of the 2021 Deerfield Open Space and Recreation Planning Survey and meetings of the Open Space & Recreation Committee. Many of these goals and objectives will be pursued and implemented within the context of increasing and strengthening Deerfield's resiliency to climate change.

Goal A: Preserve and enhance the unique small town, rural character of Deerfield as reflected by connected farms, forests, ridgelines, and Deerfield's history.

Objectives:

- A1. Explore the adoption of zoning measures, like a ridge protection bylaw, that would seek to protect the slopes of the Pocumtuck Ridge and other ridgelines from poorly planned development.
- A2. Continue to encourage the implementation of the recommendations from the Downtown Deerfield Complete Streets and Livability Plan, which include streetscape enhancements and improvements for walkers, bicyclists, and recreation in South Deerfield.
- A3. Identify areas in Chapter 61, 61A and 61B that would be a priority for preservation or town purchase due to their contributions to resiliency (such as forest based carbon storage & sequestration, stormwater management, etc.), significant scenic viewsheds, plant and wildlife habitat, water resource protection, recreation potential, and other public benefits.
- A4. Continue to support the identification, documentation, and monitoring of significant historical sites and work towards their conservation and preservation.
- A5. Encourage Zoning Bylaws that reflect desired characteristics in rural areas and village centers, such as clustered development in order to preserve open space.

Goal B: Ensure that Deerfield maintains or improves the quality of its natural resources (e.g. air, water, native flora and fauna) by maintaining the presence of working farmland, prime farmland soils, forestlands, and wildlife habitat through land conservation, including pollution prevention and mitigation.

Objectives:

- B1. Develop, adopt, and promote a local wetlands bylaw to protect against pollution to streams, wetlands, and other water bodies.
- B2. Study the connections between high water tables, the area's topography, and development in Deerfield. Develop strategies that seek to mitigate water quality issues associated with high water tables.

- B3. Explore and identify potential future water supply sources in Deerfield.
- B.4 Continue to educate the public about the Town’s Stormwater Bylaw and Stormwater Regulations, and Green Development Performance Standards. Encourage the utilization of the Best Development Practices Guidebook when permitting new development to reduce stormwater runoff and non-point source pollution.
- B5. Implement recommended activities from the 2000 Mill River Watershed Project and the forthcoming Bloody Brook Watershed Based Plan to educate the public and improve water quality in the watershed.
- B6. Seek to understand the relationship between residential, commercial, industrial and agricultural land uses to ground and surface water quality.
- B7. Encourage the enforcement of existing zoning codes and Board of Health regulations regarding non-permitted junkyards.
- B8. Continue close oversight of the cleanup at the East Deerfield Railyard.
- B9. Document and address current dumping and trash-polluted sites in Deerfield.
- B10. Through landowner education and advocacy activities within the town and state, promote organic techniques for farming, lawn care, and roadside vegetation control practices.
- B11. Work with local non-profits and state agencies to support conservation efforts to protect areas that abut protected lands to create larger areas of contiguous farm and forestland. Recognize the key roles that Deerfield’s landscapes play within the region as a whole.
- B12. Employ the following methods to protect land from development in Deerfield:
 - Assist in the donation of open space and/or development rights to land trusts or other conservation agencies.
 - Educate landowners about land protection opportunities and estate planning.
 - Adopt zoning bylaws that result in protected lands for farming, forest management, wildlife habitat, or groundwater management.
 - Encourage the conservation of land in Deerfield by private non-profits and state conservation agencies.
 - Invest Community Preservation Act funds in support of local Agricultural Preservation Restrictions (APR) and Conservation Restrictions.
 - Prioritize lands in the Chapter 61 program for protection should they become available for purchase (see Objective A3).
- B13. Encourage municipal projects that share infrastructure (parking, heating/cooling and large meeting spaces) and green space/landscaping to reduce the duplication and expansion of systems and paved surfaces.

Goal C: Ensure that Deerfield maintains and improves the quality and accessibility of all of its recreational facilities and programming, especially those that connect people with the town’s diverse natural environments and landscapes. Encourage the development of new facilities and programming where feasible.

Objectives:

- C1. Create new recreational facilities identified as a need in the survey and other town planning efforts.
- C2. Educate the general public as to the proper use of private lands for recreational purposes, where permission is granted.
- C3. Identify, protect, and enhance new and existing river access points for the Deerfield and Connecticut Rivers.
- C4. Identify the best prospects for future roadside biking, walking and jogging paths in town and work to develop those facilities.
- C5. Install facilities that encourage people to walk or ride their bikes to shopping and other destinations.
- C6. Provide access points to major recreational trails and scenic areas such as the Pocumtuck Ridge Trail, including the development of parking.
- C7. Work with community groups to establish a team of trail volunteers that could be available for trail and parking area maintenance.
- C8. Work with the State's Environmental Police and the Deerfield Police Department to explore ways of increasing the level of policing for the most popular and most often abused recreational facilities in town, as well as to minimize the unauthorized and unwanted use of private lands.
- C9. Provide information on the available public recreation resources in town.

Goal D: Improve communication and decision-making processes among Town boards, committees, and departments. Continue to engage residents in discussions about community projects and the town's natural, recreational, and cultural resources, and as volunteers and stewards of these resources.

- D1. Foster a greater level of collaboration among town officials and citizens by Participating in the Connecting Community Initiative (CCI) to ensure communication.
- D2. Continue to engage the community in open space and recreation planning efforts.

Appendix C: Deerfield Industrial Park Tenant Survey

Deerfield Industrial Park Survey

2024 Deerfield Industrial Park Survey

On behalf of the Deerfield Economic Development Industrial Corporation (DEDIC), the Franklin Regional Council of Governments (FRCOG) is conducting a brief survey of property owners and tenants at the Deerfield Industrial Park. Information from this survey will inform updates to the DEDIC Economic Development Plan.

1. Contact Information

Name
(person filling out survey)

Company Name

Address

Address 2

City/Town

State/Province

ZIP/Postal Code

Country

Email Address

Phone
Number

2. Business Type (please check all that apply)

Business Tenant

Property Owner

Other (please specify)

3. Type of Location

Single Location

Headquarters

Branch/Subsidiary

Other (please specify)

4. Primary Function/Type of Facility

Factory

Office

Warehouse

Other (please specify)

5. Please provide a brief description of the business

6. Number of Employees (this information will be confidential and only used in the aggregate)

Fewer than 5

5-9

10-19

20-29

30-49

50-74

75-99

100-149

More than 150

7. Please estimate your average annual payroll (this information will be confidential and only used in the aggregate) - OPTIONAL

8. Approximately how many of your employees live in the Town of Deerfield?

Less than 10%

10%-24%

Over 50%

Unknown

9. Approximately how many of your employees live in Franklin County?

Less than 10%

10%-24%

25%-49%

Over 50%

Unknown

10. Within the next 5 years, do you anticipate any of the following (check all that apply)?

We anticipate growing the volume of our business output by over 20%

We anticipate adding more employees

We anticipate adding another shift of workers

We plan to expand our building

We plan to relocate

Don't know

Other (please specify)

11. Please rate the adequacy of the following utilities and infrastructure in the Industrial Park.

	Excellent	Good	Fair	Poor	Very Poor
Water	<input type="radio"/>				
Sewer	<input type="radio"/>				
Electricity	<input type="radio"/>				
Natural Gas	<input type="radio"/>				
Internet	<input type="radio"/>				
Phone communication	<input type="radio"/>				
Roads	<input type="radio"/>				

Other (please specify)

12. Do you have additional comments on the adequacy of the utilities and infrastructure in the Industrial Park?

13. Do you have any problems or concerns about being located in the Industrial Park?

14. Are there any particular benefits or advantages to being located in the Industrial Park?

15. Is there anything that the Deerfield Economic Development Industrial Corporation (DEDIC) could do to facilitate the expansion of your business?

16. Would you like to receive information from the MassHire Franklin-Hampshire Career Center, which offers programs to support employers in recruiting new workers and assists employers in connecting to workforce training funds?

Yes

No

17. Would you like to receive information from the Franklin County Community Development Corporation, which offers business development technical assistance and has a commercial lending program that supports business growth?

Yes

No

18. Are there any other comments you would like to share with DEDIC?

Done

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See how easy it is to [create surveys and forms](#).

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Appendix D: Deerfield Industrial Park Covenants

DEERFIELD ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION

PROTECTIVE COVENANTS

for the

DEERFIELD INDUSTRIAL PARK

Route 116
Deerfield, Massachusetts

August 5, 1977

ARTICLE 1 - PURPOSE

1.1 Definition:

These Protective Covenants shall supplement any local law and take precedence over and be superior to any less restrictive ordinance or bylaw. Included by reference thereto, as if written or displayed herein in their entirety, are the following:

- Proposed "Planned, Industrial District Zoning Bylaw and Map" dated August 1977.
- "Deerfield Industrial Park Master Plan" dated August 1977 and hereinafter referred to as the "Master Plan."

1.2 Purpose:

The Master Plan provides site locations within a Planned Industrial District for industries requiring a range of area and functional requirements, and at the same time ensures that the impact of development on the existing character and environment of the area is minimized. These Protective Covenants are promulgated to allow the proper development of the District in harmony with the intent of the Master Plan which in turn will promote the orderly industrial development of the Town and the resulting increase in employment opportunities.



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These Protective Covenants are further promulgated to preserve the economic and aesthetic values of the Industrial Park and to provide for the enhancement of the mutual benefits to all owners, lessees or occupants.

ARTICLE 2 - CONTROL AND ENFORCEMENT

- 2.1 The Deerfield Economic Development and Industrial Corporation (D.E.D.I.C.), hereinafter referred to as DEDIC, shall control and enforce the provisions of these covenants acting through and by its Board of Directors.
- a. DEDIC shall cause competent and timely review to be made of all submittals to it.
 - b. DEDIC shall have authority to approve all preliminary and final plans and submittals.
- 2.2 Each owner or lessee, its successors or assigns shall prepare and submit for approval by DEDIC a final site development plan within one (1) year of lease or purchase.
- a. The site development plan shall include all necessary architectural site and landscaping plans, sketches and specifications and any other pertinent information which may be requested by DEDIC.
 - b. The preparation and submittal of preliminary plans for approval by DEDIC is suggested to assist and expedite the entire approval process.
 - c. All plans prepared for submission for approval by DEDIC shall be done so in harmony with the intent of DEDIC's Master Plan and these Protective Covenants.
- 2.3 Construction of all improvements contained in the DEDIC approved site development plan shall be initiated within six (6) months and be completed within twenty-four (24) months of their approval.
- a. DEDIC may grant an extension for completion of up to twelve (12) months for cause reasons satisfactory to itself.
- 2.4 In addition to remedies at law and in equity, the Corporation shall have the option to repurchase in the event of any breach of these covenants.

- a. For land with no buildings, the repurchase price, if applicable, shall be the original land cost plus any land improvement costs which improve the land generally for most or all new users.
 - b. For land improved with buildings, the repurchase price, if applicable, shall be the market value as determined by a MAI Appraiser selected and approved by the property owner, DEDIC, and mortgage and lien holders.
- 2.5 No repurchase option upon default shall accrue unless notice in writing has first been given by DEDIC to the lot owner or lessee specifying in detail the nature of default and unless the said default remains uncured at the expiration of ninety (90) days from the date of delivery of such notice. If the lot owner or lessee has made substantial efforts toward curing the default for which the notice has been given during the ninety (90) day period, then the option shall not accrue for an additional sixty (60) days.
- 2.6 As the purpose of DEDIC is the development of job opportunities on a nonprofit basis, park land shall not be sold for speculative purposes. Any land unimproved with buildings that is to be sold must first be offered to DEDIC at the original acquisition cost plus land improvement costs which improve the land generally for most or all new users.

ARTICLE 3 - BUILDINGS

3.1 All buildings:

- a. Shall be designed and maintained to be harmonious, appropriate and compatible in appearance and character with other park structures, and the general surroundings.
- b. Shall be serviced and maintained regularly.
- c. Shall be designed, built and maintained for a use which will not produce a fire flow demand larger than 3500 gpm at 20 psi residual pressure on site as calculated according to the "Guide for Determination of Required Fire Flow, Insurance Service Offices, New York, N.Y.", June 1972, or the latest edition thereof.

- d. Are recommended to be sprinklered and shall be sprinklered if in excess of 60,000 square feet of gross floor area.
 - e. Shall be provided with adequate on site hydrants, appropriately sized and located, as directed by building requirements in accordance with accepted national standards.
 - f. Shall maintain year-round fire equipment access to all sides of all buildings.
 - g. Shall be serviced by underground utilities from the property line to the building.
 - h. Shall not discharge more than 5,000 gallons/day/gross acre of lot area (average flow) nor more than 7,500 gallons/day/gross acre of lot area (peak flow) of normal domestic strength sewage. This sewage shall discharge to a single manhole onsite outside of the building and connect to the public system at a manhole.
- 3.2 Subsurface sewage disposal systems may be allowed subject to all state and local laws if present operating difficulties of the South Deerfield Sewage Treatment Plan persist at the time of site plan submittal to DEDIC. Otherwise, all buildings will be required to connect to the public sewer system.
- 3.3 On a single lot, when two or more buildings or structures are to be provided, the separative distance and other design factors shall be that required to protect all other buildings if any one is totally fire involved and still not exceed the fire flow specified in section 3.1.c above.
- 3.4 The storage of raw or finished materials and products shall:
- a. Not be in the front yard.
 - b. Not be within one-half of the side or rear yard distance specified from the property line.
 - c. Not be a fire exposure to an abutting property.

- 3.5 Any buildings or facilities damaged by fire or otherwise shall be restored to its original condition or removed from the site within a reasonable amount of time.

ARTICLE 4 - PARKING

- 4.1 Schedule of Parking Area Requirements: The following minimums will be met: One parking space for each 1.75 personnel (with a required reserve area adequate to enlarge to 1.5 parking spaces for each potential personnel); 30% of which may be designed for compact car size.
- 4.2 Parking shall not utilize any portion of a yard specified to be landscaped.
- 4.3 Employers, with parking for more than fifty (50) vehicles, may be required to reduce traffic intensities reaching principal highways and streets in accordance with approved plans and measures, which may include, but are not limited to, staggering of shifts, car pooling and public transportation.

ARTICLE 5 - LANDSCAPING/SCREENING REQUIREMENTS

The requirements and recommendations vary based on the use that is being screened and the use that it is being screened from.

In all situations, fifty percent (50%) of the specified yard distance abutting the property line shall be landscaped and maintained together with any abutting public landscaping by the owner or lessee.

APPROPRIATE LANDSCAPE & PLANT MATERIALS TO ACHIEVE DESIRED EFFECT

LANDSCAPING/SCREENING REQUIREMENTS

Parking	Shall be landscaped or fenced so as to interrupt or screen said areas from access streets, highways, adjacent properties.	--landform 3-4' high --lines of grouped masses of shrubs and/or trees and fences and/or walls
Trucking & Loading	Shall be screened from access streets and residential use by an 8' high opaque (year-round) screen	--densely planted evergreen shrubs or trees 8' high --landform and shrubs or trees --fences and/or walls
Storage Areas & Refuse Collection	Shall be visually screened from access streets, highways, and adjacent properties by an 8' high opaque (year-round) screen	--densely planted evergreen shrubs or trees 8' high --landform and shrubs or trees --fences and/or walls
Buildings	Shall be screened to whatever extent possible, particularly from residential use, with trees that will attain a height at least equivalent to building height, and preferably taller	--existing natural trees/woods --trees that will attain heights exceeding building height, and including evergreen trees

ARTICLE 6 - SITE DEVELOPMENT

6.1 Grading and Earth Removal

- a. Grading of individual lots shall be done in accordance with the approved site plans and no alteration thereof will be permitted unless and until revised site plans are approved.
- b. Earth removal will be allowed only in accordance with the approved site plan.
- c. Material will be disposed of only as approved and may be required to be placed in other location within the park or completely disposed of off-site as directed by DEDIC.
- d. No topsoil shall be removed from the site, under any circumstances.

6.2 Drainage

- a. All drainage on site shall be routed to a sufficient number of catch basin/drain structures of open construction to allow infiltration into the soil. All runoff equal to the undeveloped agricultural runoff ($c=0.10$) of a two (2) storm may be piped directly to the public drainage system.
- b. All runoff in excess of this undeveloped agricultural portion shall be retained on site in retention/recharge basins of approved design up to a storm intensity of two (2) inches per hour for a two (2) hour duration (25 year storm).
- c. All sites shall be designed to surface flow runoff in excess of this 25 year storm characteristic to the public roadway and drainage system or natural or man-made water courses as indicated on the Master Plan.
- d. All buildings shall be sited such that the first floor elevation will be above the flooding level of a 100 year storm.
- e. No production water or building drains shall be allowed to surface flow and will be required to be piped to the on site drainage system.

6.3 Entrance Roads. Normally, one entrance onto the public road will be allowed per site. However, larger traffic generators will be permitted other entrances, as deemed necessary by DEDIC.

6.4 Easements. DEDIC reserves the right to create easements of necessity and convenience for public or private utilities at any time, but any such easement shall not limit the proper development of the site.

- 6.5 Open Space/Buffers. Buffer zones and certain other wooded areas, Sugarloaf Brook, and steep areas are to be reserved from development for their recreational, visual, or physical value. The limits of these protected zones are clearly delineated in the Master Plan.

ARTICLE 7 - SIGNS

- 7.1 Uniform sign standards to preserve aesthetic value of buildings and landscaping without interference with the effective advertising value of properly designed signs as contained in the Master Plan shall be adhered to.
- 7.2 The design, size of lettering, lighting, etc. of all signs for directional purposes or those necessary to identify the use for establishment, shall accompany the site plan submission. Additional signs may be added and existing signs changed once site plan revisions are approved.

ARTICLE 8 - SEPARATE AND SEVERABLE

- 8.1 The invalidity of any section, clause, sentence or provision of these Protective Covenants shall not affect the validity of any other part of these Protective Covenants which can be given effect without such invalid part or parts.
- 8.2 Failure by DEDIC to enforce any of the provisions of these Protective Covenants against any one owner or lessee shall not be construed as a waiver of DEDIC's right to enforce those provisions against the same or any other owners and lessees at any time. The owners individually and collectively shall also have the right to enforce the covenants and conditions herein.

Dec. 5, 1978

I, Helen Petrovic, Clerk of the Deerfield Economic Development and Industrial Corporation, do hereby certify that the foregoing is a true, accurate, and complete statement of the Protective Covenants for the Deerfield Industrial Park, Route 116, Deerfield, Massachusetts, promulgated on August 5, 1977 and currently in effect as of the date of this certification.


 Helen Petrovic, Clerk

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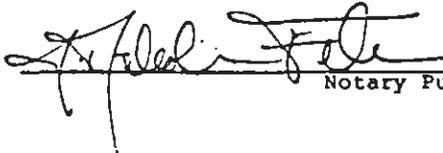
COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

Dec. 5, 1978

Then personally appeared Helen Petrovic, as Clerk, and acknowledged the foregoing to be the free act and deed of Deerfield Economic Development and Industrial Corporation.

Before me,


Notary Public

My commission expires:

Franklin ss. Rec'd for record 3 Hr. 51 Min. P. M. December 5, 1978

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Appendix E: Deerfield Board of Assessors Property Record Cards

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 182 1	Account Number 18 0 271
Prior Parcel ID 2C --	Property Location 4 INDUSTRIAL DRIVE WEST
Property Owner 4 INDUSTRIAL DRIVE WEST LLC	Property Use AUTOREP
Mailing Address 800 DE SOTO RD7	Most Recent Sale Date 8/30/2006
City BOCARA TON	Legal Reference 5170-261
Mailing State FL Zip 33432	Grantor NET REALTY ASSOCIATES LLC,
ParcelZoning MMO	Sale Price 750,000
	Land Area 4.190 acres

Current Property Assessment

Card 1 Value	Building Value 550,700	Xtra Features Value 24,300	Land Value 172,900	Total Value 747,900
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Building Description

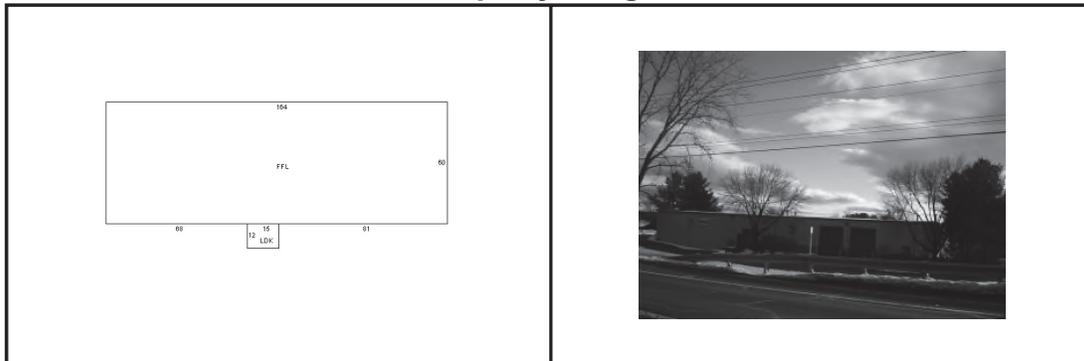
Building Style REPAIR GAR	Foundation Type SLAB	Flooring Type CONCRETE
# of Living Units 1	Frame Type STEEL	Basement Floor N/A
Year Built 1988	Roof Structure GABLE	Heating Type UNIT HTRS
Building Grade V GOOD-	Roof Cover ASPHALT	Heating Fuel GAS
Building Condition Average	Siding CORREG STL	Air Conditioning 5%
Finished Area (SF) 9840	Interior Walls MINIMUM	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 1

Legal Description

Narrative Description of Property

This property contains 4.190 acres of land mainly classified as AUTOREP with a(n) REPAIR GAR style building, built about 1988 , having CORREG STL exterior and ASPHALT roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 182 9	Account Number 18 0 279
Prior Parcel ID --	Property Location 14 INDUSTRIAL DRIVE WEST
Property Owner 14 INDUSTRIAL DRIVE WEST LLC	Property Use IND WHS
Mailing Address PO BOX 790	Most Recent Sale Date 9/13/2021
City BURLINGTON	Legal Reference 7850-15
Mailing State VT Zip 05402	Grantor BARTLETT ROBERT + JOAN,
ParcelZoning MMO	Sale Price 4,600,000
	Land Area 8.825 acres

Current Property Assessment

Card 1 Value	Building Value 1,911,500	Xtra Features Value 48,700	Land Value 1,441,500	Total Value 3,401,700
Total Parcel Value	Building Value 4,571,000	Xtra Features Value 109,400	Land Value 1,441,500	Total Value 6,121,900

Building Description

Building Style WAREHOUSE	Foundation Type SLAB	Flooring Type CONCRETE
# of Living Units 1	Frame Type FIREPF STL	Basement Floor N/A
Year Built 1979	Roof Structure GABLE	Heating Type UNIT HTRS
Building Grade AVERAGE	Roof Cover METAL	Heating Fuel GAS
Building Condition Good	Siding CORREG STL	Air Conditioning 0%
Finished Area (SF) 67200	Interior Walls MINIMUM	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 2

Legal Description

Narrative Description of Property

This property contains 8.825 acres of land mainly classified as IND WHS with a(n) WAREHOUSE style building, built about 1979 , having CORREG STL exterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 182 10	Account Number 18 0 276
Prior Parcel ID --	Property Location 20 INDUSTRIAL DRIVE WEST
Property Owner ALLARDS FARM INC	Property Use TRK TRM
Mailing Address PO BOX 259	Most Recent Sale Date 1/19/2011
City S DEERFIELD	Legal Reference 5975-304
Mailing State MA Zip 01373	Grantor GOULET PHILIPW ,
ParcelZoning MMO	Sale Price 1,082,305
	Land Area 4.011 acres

Current Property Assessment

Card 1 Value	Building Value 668,800	Xtra Features Value 41,000	Land Value 200,000	Total Value 909,800
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Building Description

Building Style TRUCK TERM	Foundation Type SLAB	Flooring Type CONCRETE
# of Living Units 1	Frame Type STEEL	Basement Floor N/A
Year Built 1978	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade GOOD	Roof Cover METAL	Heating Fuel GAS
Building Condition Average	Siding CORREG STL	Air Conditioning 30%
Finished Area (SF) 15960	Interior Walls MINIMUM	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 2	# of 1/2 Baths 3	# of Other Fixtures 9

Legal Description

Narrative Description of Property

This property contains 4.011 acres of land mainly classified as TRK TRM with a(n) TRUCK TERM style building, built about 1978 , having CORREG STL exterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 3 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 182 11	Account Number 18 0 251
Prior Parcel ID --	Property Location 378 LONG PLAIN RD
Property Owner NICKERSON JOSEPH H III + MARCIA	Property Use FACTORY
Mailing Address PO BOX 123	Most Recent Sale Date 6/1/1984
City WHATELY	Legal Reference 1797-77
Mailing State MA Zip 01093	Grantor
ParcelZoning PI	Sale Price 101,850
	Land Area 4.800 acres

Current Property Assessment

Card 1 Value	Building Value 162,500	Xtra Features Value 23,000	Land Value 343,000	Total Value 528,500
Total Parcel Value	Building Value 878,800	Xtra Features Value 52,500	Land Value 343,000	Total Value 1,274,300

Building Description

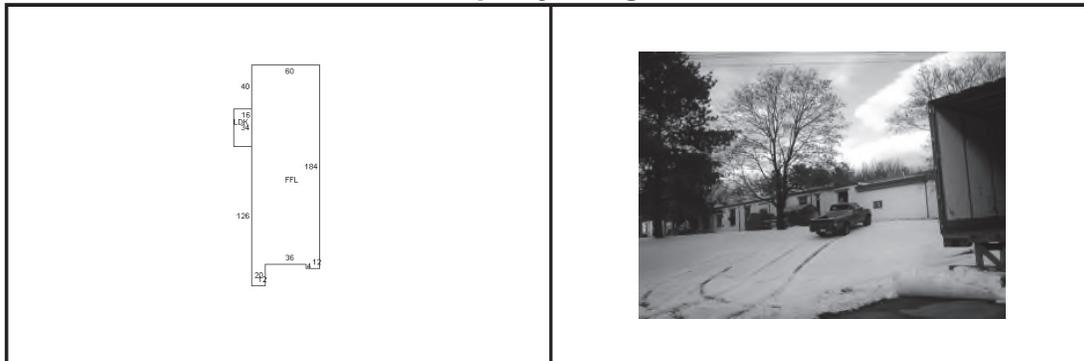
Building Style INDUSTRIAL	Foundation Type SLAB	Flooring Type CONCRETE
# of Living Units 1	Frame Type STEEL	Basement Floor N/A
Year Built 1940	Roof Structure FLAT	Heating Type UNIT HTRS
Building Grade FAIR	Roof Cover TAR+GRAVEL	Heating Fuel GAS
Building Condition Fair	Siding CONC BLOCK	Air Conditioning 0%
Finished Area (SF) 11088	Interior Walls MINIMUM	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 1	# of 1/2 Baths 1	# of Other Fixtures 2

Legal Description

Narrative Description of Property

This property contains 4.800 acres of land mainly classified as FACTORY with a(n) INDUSTRIAL style building, built about 1940 , having CONC BLOCK exterior and TAR+GRAVEL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 182 12	Account Number 18 0 227
Prior Parcel ID 2 --	Property Location LONG PLAIN RD
Property Owner PIONEER VALLEYGROWERS ASSOC	Property Use UNDEV
Mailing Address 370 LONG PLAIN RD	Most Recent Sale Date 12/16/1988
City S DEERFIELD	Legal Reference 2291-50
Mailing State MA Zip 01373	Grantor NICKERSON
ParcelZoning MMO	Sale Price 211,610
	Land Area 0.334 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 6,100	Total Value 6,100
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Building Description

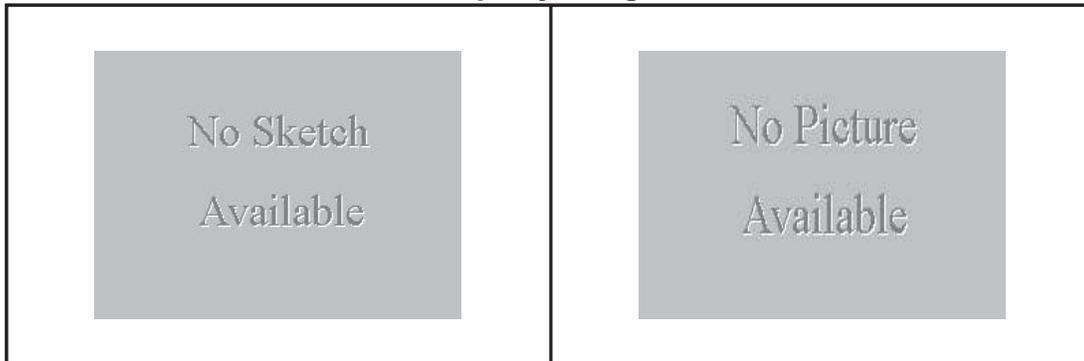
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.334 acres of land mainly classified as UNDEV with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 183 4	Account Number 8082
Prior Parcel ID 12 --	Property Location SUNDERLAND RD
Property Owner 104 SUNDERLAND RD LLC	Property Use UNDEV
Mailing Address 14 INDUSTRIAL DR EAST	Most Recent Sale Date 2/12/2020
City S DEERFIELD	Legal Reference 7498-166
Mailing State MA Zip 01373	Grantor ROHRS DAVID A -REV IND TRUST,
ParcelZoning MMO	Sale Price 325,000
	Land Area 0.620 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 13,500	Total Value 13,500
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Building Description

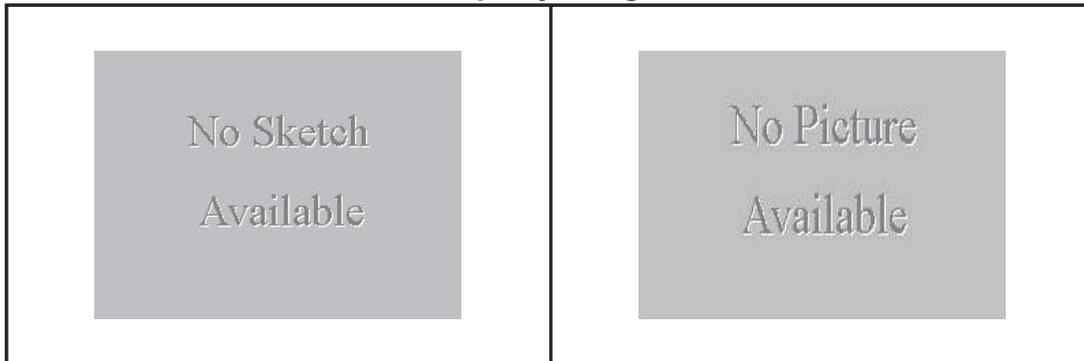
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.620 acres of land mainly classified as UNDEV with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 183 5	Account Number 8082
Prior Parcel ID 13 --	Property Location SUNDERLAND RD
Property Owner 104 SUNDERLAND RD LLC	Property Use UNDEV
Mailing Address 14 INDUSTRIAL DR EAST	Most Recent Sale Date 2/12/2020
City S DEERFIELD	Legal Reference 7498-166
Mailing State MA Zip 01373	Grantor ROHRS DAVID A -REV IND TRUST,
ParcelZoning PI	Sale Price 325,000
	Land Area 0.250 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 5,900	Total Value 5,900
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Building Description

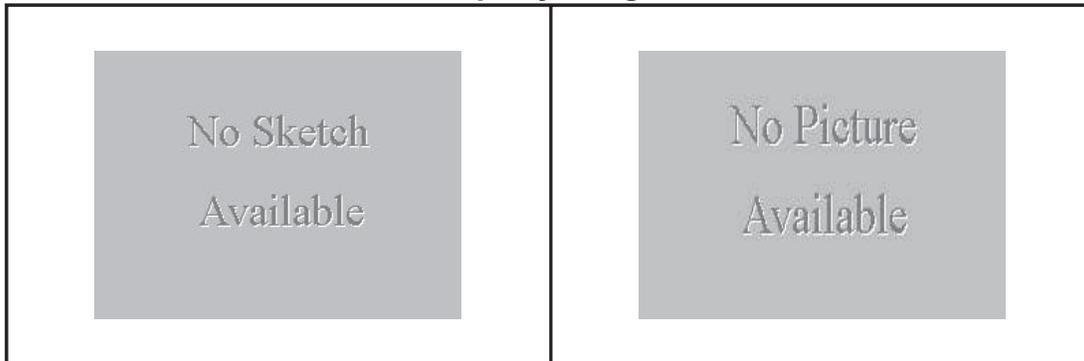
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.250 acres of land mainly classified as UNDEV with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 183 7	Account Number 19 0 215
Prior Parcel ID --	Property Location 20 INDUSTRIAL DRIVE EAST
Property Owner O`LEARY/VINCUNAS LLC	Property Use 043
C/O DEVELOPMENT ASSOCIATES	Most Recent Sale Date 9/20/1999
Mailing Address PO BOX 528	Legal Reference 3546-296
City AGAWAM	Grantor O`LEARY/VINCUNAS PARTNERSHIP1,
Mailing State MA Zip 01001-0528	Sale Price 100
ParcelZoning MMO	Land Area 7.635 acres

Current Property Assessment

Card 1 Value	Building Value 1,412,000	Xtra Features Value 21,800	Land Value 678,800	Total Value 2,112,600
Total Parcel Value	Building Value 3,426,000	Xtra Features Value 86,900	Land Value 678,800	Total Value 4,191,700

Building Description

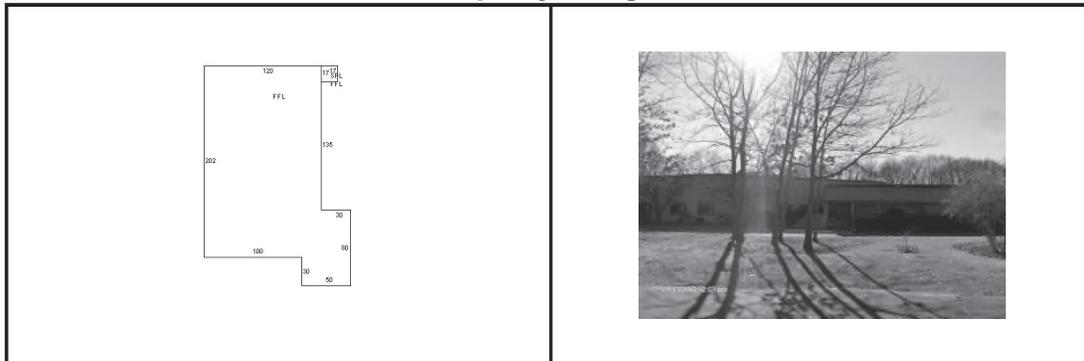
Building Style INDUST-LT	Foundation Type SLAB	Flooring Type ASPHLTILE
# of Living Units 1	Frame Type STEEL	Basement Floor N/A
Year Built 1980	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade GOOD	Roof Cover METAL	Heating Fuel GAS
Building Condition Good	Siding CORREG STL	Air Conditioning 100%
Finished Area (SF) 27818	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 2	# of 1/2 Baths 4	# of Other Fixtures 15

Legal Description

Narrative Description of Property

This property contains 7.635 acres of land mainly classified as 043 with a(n) INDUST-LT style building, built about 1980 , having CORREG STLexterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 4 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 183 8	Account Number 19 0 263
Prior Parcel ID 19-215 --	Property Location OFF INDUSTRIAL DRIVE EAST
Property Owner PRO PEL EAST LLC	Property Use UNDEV
Mailing Address PO BOX 165	Most Recent Sale Date 12/30/2013
City S DEERFIELD	Legal Reference 6483-48
Mailing State MA Zip 01373	Grantor BRYSON REALTYCORP ,
ParcelZoning MMO	Sale Price 1,200,000
	Land Area 2.831 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 20,900	Total Value 20,900
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Building Description

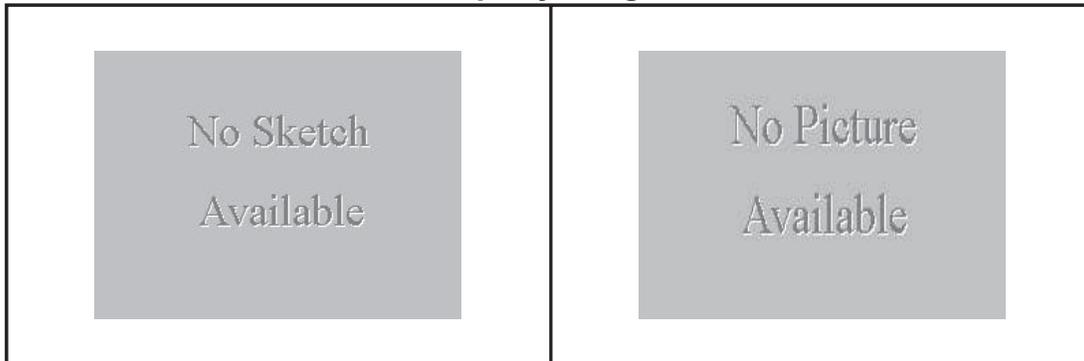
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 2.831 acres of land mainly classified as UNDEV with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 183 9	Account Number 18 0 226
Prior Parcel ID 1 --	Property Location 4 INDUSTRIAL DRIVE EAST
Property Owner PRO PEL EAST LLC	Property Use FACTORY
Mailing Address PO BOX 165	Most Recent Sale Date 12/30/2013
City S DEERFIELD	Legal Reference 6483-48
Mailing State MA Zip 01373	Grantor BRYSON REALTYCORP ,
ParcelZoning MMO	Sale Price 1,200,000
	Land Area 6.944 acres

Current Property Assessment

Card 1 Value	Building Value 898,000	Xtra Features Value 10,700	Land Value 357,800	Total Value 1,266,500
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Building Description

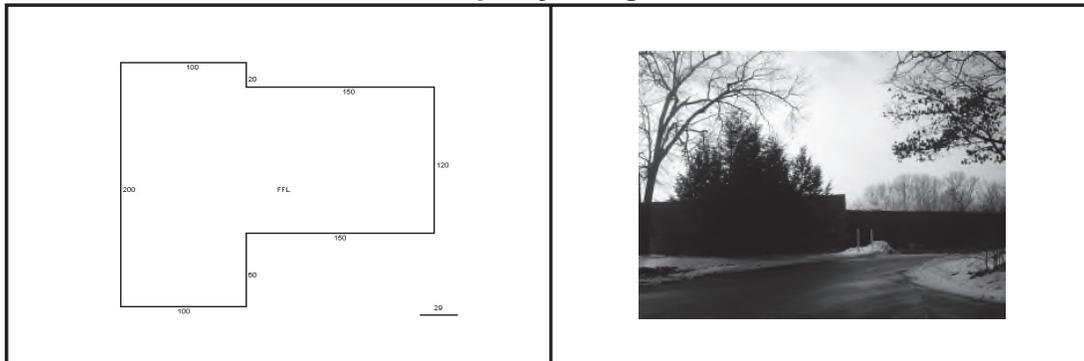
Building Style INDUST-LT	Foundation Type SLAB	Flooring Type CONCRETE
# of Living Units 1	Frame Type STEEL	Basement Floor N/A
Year Built 1987	Roof Structure FLAT	Heating Type UNIT HTRS
Building Grade AVERAGE	Roof Cover METAL	Heating Fuel GAS
Building Condition Avg-Good	Siding CORREG STL	Air Conditioning 0%
Finished Area (SF) 38000	Interior Walls MINIMUM	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 1

Legal Description

Narrative Description of Property

This property contains 6.944 acres of land mainly classified as FACTORY with a(n) INDUST-LT style building, built about 1987 , having CORREG STL exterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



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- HOME
- SEARCH
- SUMMARY**
- INTERIOR
- EXTERIOR
- SALES
- MAPS
- ABOUT

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 Comments |

Card 1 of 1

Location INDUSTRIAL DRIVE WEST	Property Account Number 18 0 270	Parcel ID 183 10.1
		Old Parcel ID --

Current Property Mailing Address

Owner DEERFIELD INDUSTRIAL LLC	City S DEERFIELD
Address PO BOX 211	State MA
	Zip 01373
	Zoning MMO

Current Property Sales Information

Sale Date 12/29/2015	Legal Reference 6796-23
Sale Price 1,916,250	Grantor(Seller) CMLT 2008-LSI INDUSTRIAL 5 LLC,

Current Property Assessment

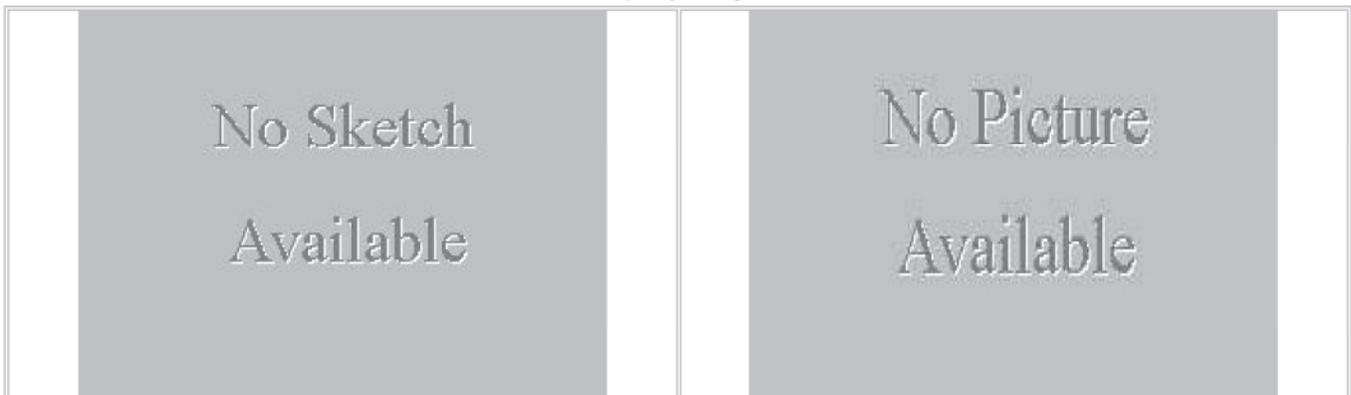
Year 2024	Card 1 Value
Land Area 14.149 acres	Building Value 0
	Xtra Features Value 0
	Land Value 411,700
	Total Value 411,700

Narrative Description

This property contains 14.149 acres of land mainly classified as LAND-I with a(n) N/A style building, built about , having N/A exterior and N/A roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images



Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 183 10.1	Account Number 18 0 270
Prior Parcel ID --	Property Location INDUSTRIAL DRIVE WEST
Property Owner DEERFIELD INDUSTRIALLLC	Property Use LAND-I
Mailing Address PO BOX 211	Most Recent Sale Date 12/29/2015
City S DEERFIELD	Legal Reference 6796-23
Mailing State MA Zip 01373	Grantor CMLT 2008-LSI INDUSTRIAL 5 LLC,
ParcelZoning MMO	Sale Price 1,916,250
	Land Area 14.149 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 411,700	Total Value 411,700
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Building Description

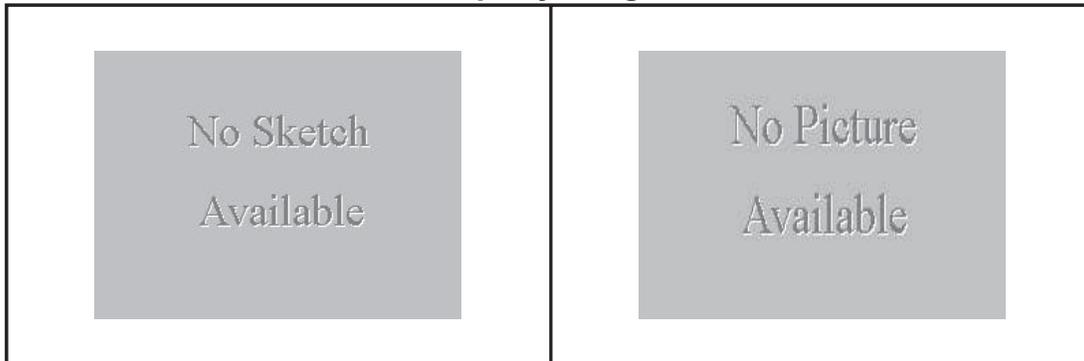
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 14.149 acres of land mainly classified as LAND-I with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 183 11	Account Number 18 0 280
Prior Parcel ID --	Property Location INDUSTRIAL DRIVE WEST
Property Owner DEERFIELD ECONOMIC DEVEL INDUSTRIALCORPORA TION	Property Use TOWNVACANT
Mailing Address C/O 8 CONWAYST	Most Recent Sale Date 11/1/1979
City S DEERFIELD	Legal Reference 1518-349
Mailing State MA Zip 01373	Grantor
ParcelZoning MMO	Sale Price 0
	Land Area 0.420 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 18,800	Total Value 18,800
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Building Description

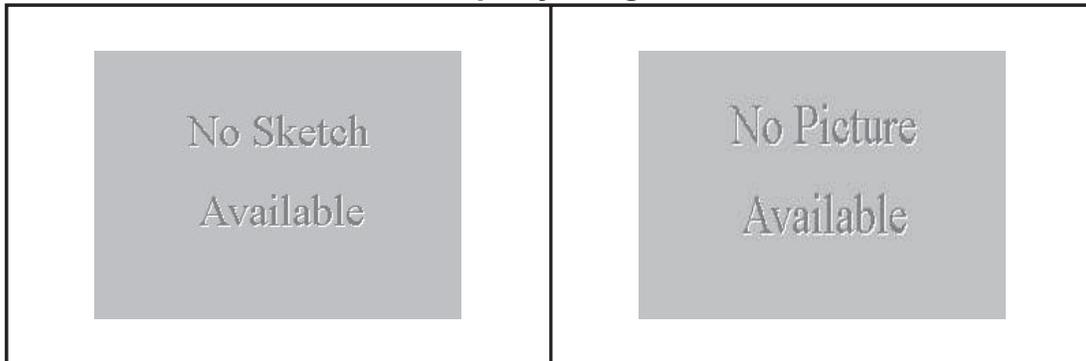
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.420 acres of land mainly classified as TOWNVACANT with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 184 19	Account Number 19 0 224
Prior Parcel ID 15 --	Property Location INDUSTRIAL DRIVE EAST
Property Owner 104 SUNDERLAND RD LLC	Property Use UNDEV
Mailing Address 14 INDUSTRIAL DR EAST	Most Recent Sale Date 2/12/2020
City S DEERFIELD	Legal Reference 7498-166
Mailing State MA Zip 01373	Grantor ROHRS DAVID A -REV IND TRUST,
ParcelZoning MMO	Sale Price 325,000
	Land Area 3.855 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 43,100	Total Value 43,100
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Building Description

Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 3.855 acres of land mainly classified as UNDEV with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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