



TOWN OF DEERFIELD

COMMUNITY PRESERVATION PLAN

2025



Deerfield Community Preservation Committee

Approved on November 12, 2025

November 2025



Dear Deerfield Residents,

As you may know, in 2007, the Deerfield community voted to adopt the Community Preservation Act (CPA) and pass a bylaw establishing the Community Preservation Committee (CPC). In a nutshell, the CPA helps communities fund historic preservation, housing, open space protection, and outdoor recreation.

A big part of the Committee's job is to reach out to you, the Deerfield community, to explain how the CPA works, to get your input, and to learn your priorities.

We know that you have a deep appreciation for our community and a commitment to its future. We have learned that many of you have interesting ideas and opinions as to how CPA money should be spent.

This year the Committee, along with our partner the Franklin Regional Council of Governments, and input from the community, developed our first CPC Plan. The plan offers a deeper understanding of the CPC, which includes its funding sources, what projects are eligible for funding, the application process, and Deerfield's funding priorities. The Appendix shows projects funded since 2007.

We, on the Committee, are committed to inclusiveness and transparency as we continue to provide information and strive to administer the CPA effectively and efficiently. Our goal is to inspire applicants to bring us exciting and innovative projects that will provide broad benefits to the Deerfield community.

Throughout the years the CPC has funded many worthy projects which enhance our community. *Remember: the projects that will be considered for CPA funding do not originate with us. They originate with you!*

We, on the Committee, look forward to hearing from you and working with you. We hope you are as excited about Deerfield's future as we are.

With warm regards from the Deerfield Community Preservation Committee,

*Kathy Sylvester, Chair, Select Board
Appointee*

*Julie Caswell, Vice Chair, Open Space
Committee*

*Richard (Ben) Bensen, Historic
Commission*

Anne Buchanan, Planning Board

Gretchen Bysiewski, Recreation Committee

Leslie Dwight, Housing Representative

Peter James, Moderator Appointee

Frank Leone, Board of Assessors

Sean Libbey, Conservation Commission

Table of Contents

EXECUTIVE SUMMARY	3
PLAN PURPOSE	3
THE COMMUNITY PRESERVATION ACT IN DEERFIELD	3
PLANNING PROCESS	3
SUMMARY OF IDENTIFIED GOALS FOR CPA FUNDING	4
SECTION 1: OVERVIEW	6
DEERFIELD COMMUNITY PROFILE	6
ABOUT THE COMMUNITY PRESERVATION ACT (CPA)	7
CPA ELIGIBILITY	7
WHO MAY APPLY FOR CPA FUNDS?	7
MEMBERSHIP AND ROLE OF DEERFIELD’S CPC	10
SECTION 2: MISSION & GUIDING PRINCIPLES	11
MISSION	11
GUIDING PRINCIPLES	11
PRIORITIES FOR THE NEXT FIVE YEARS	12
SECTION 3: CPA REVENUES, EXPENDITURES, AND FUNDING PROCESS	13
UNDERSTANDING THE CPA TAX SURCHARGE IN DEERFIELD	13
CPA REVENUES FROM LOCAL SURCHARGE & STATE MATCH 2008-2025	14
CPA FUNDS AVAILABLE	15
PROJECTS FUNDED UNDER CPA FROM 2008 TO 2025	16
ANNUAL STATE CPA REPORTING REQUIREMENTS AND DEADLINES	16
APPLICATION & FUNDING PROCESS	17
SECTION 4: HISTORIC PRESERVATION	20
HISTORIC PRESERVATION CONTEXT IN DEERFIELD	20
HISTORIC PRESERVATION NEEDS	21
CPA ELIGIBILITY	21
HISTORIC PRESERVATION GOALS	22
SECTION 5: HOUSING	23
HOUSING CONTEXT IN DEERFIELD	23
HOUSING NEEDS	28
CPA ELIGIBILITY	29
HOUSING GOALS	31
SECTION 6: OPEN SPACE	32
OPEN SPACE CONTEXT IN DEERFIELD	32

OPEN SPACE NEEDS 34

CPA ELIGIBILITY..... 34

OPEN SPACE GOALS 35

SECTION 7: OUTDOOR RECREATION 36

 OUTDOOR RECREATION CONTEXT IN DEERFIELD 36

 RECREATION NEEDS..... 38

 CPA ELIGIBILITY..... 38

 RECREATION GOALS..... 39

APPENDIX A 40

APPENDIX B 43



Executive Summary

Plan Purpose

The purpose of the Deerfield Community Preservation Plan is to serve as an informational document, a guideline and instructional document for applicants seeking project funding through the Community Preservation Act (CPA), and a guidance document for the Community Preservation Committee (CPC) in prioritizing funding and making recommendations to the Town for project funding.

The Community Preservation Act in Deerfield

The CPA is a Massachusetts statute enacted in 2000 that allows participating cities and towns to adopt a real estate tax surcharge of up to 3% in order to create a local Community Preservation Fund for the community preservation purposes of historic preservation, housing, open space protection, and outdoor recreation.

In addition to the local tax surcharge, the Commonwealth of Massachusetts provides matching funds that are not less than 5% and not more than 100% of the funds raised by the community. The actual percentage varies from year-to-year depending on the health of the Commonwealth's community preservation trust fund, which is funded by a surcharge on Registry of Deeds transactions.

Deerfield residents voted to adopt the CPA at the 3% level on May 7, 2007. Accordingly, the Town Bylaws were amended by Special Town Meeting vote on October 1, 2007, to establish a Community Preservation Committee (CPC) to implement the CPA in Deerfield.

For additional information on the CPA and how it is being applied in municipalities across the Commonwealth, please visit the Community Preservation Coalition website at <https://www.communitypreservation.org/>.¹

For information on Deerfield's CPC, please visit the Town website at <https://www.deerfieldma.us/241/Community-Preservation-Committee>. The CPC meets monthly in meetings that are open to the public.

Planning Process

The Deerfield CPC planning process included a review of several plans developed by the Town of Deerfield over the last 10 years to identify Deerfield's community preservation resources, needs and priorities in the four CPA funding categories: historic preservation,

¹ The Community Preservation Coalition was formed in the 1990's with the goal of passing the CPA law and now helps municipalities understand, adopt and implement CPA, and advocates for CPA at the state level.

housing, open space conservation, and outdoor recreation. The CPC worked with the Franklin Regional Council of Governments to prepare this Plan.

In accordance with the CPA Statute, the CPC consulted with the appropriate Town boards and commissions through its CPC member liaisons to the various committees, and incorporated comments received from board members. To encourage public participation in the Plan's creation, the CPC held a public hearing at Deerfield Town Office Building on October 22, 2025. In addition to 8 members of the CPC in attendance (plus FRCOG staff), 12 members of the public and the Deerfield Planning and Economic Development Coordinator attended the hearing and provided input on the draft plan and application process. The meeting was mentioned in the *Greenfield Recorder*, and publicized via the *Deerfield Currents* e-newsletter, social media, and posted on the town website.

As information and conditions are always changing, the plan will be updated over time.

Summary of Identified Goals for CPA Funding

Sections 4 through 7 discuss the context, needs, CPA eligibility, and goals of each of the CPA funding categories. Each category's goals are listed below in one place.

Historic preservation goals:

- Preserve and protect Deerfield's historic buildings, façades, and landscapes.
- Preserve and restore Deerfield's historical records and artifacts.
- Preserve and protect sacred sites, artifacts, and properties of cultural importance to Indigenous Peoples.
- Prioritize historic preservation projects that serve multiple public purposes.
- Preserve and repair headstones and markers at Deerfield's cemeteries.
- Provide accessibility at historic sites.

Housing goals:

- Support projects that provide more housing choices and opportunities for Deerfield residents, including a larger percentage of two-unit and multi-unit homes.
- Promote affordable, safe, ADA-accessible and energy efficient rental opportunities.
- Increase options for first-time and first-generation homebuyers.
- Encourage infill development within the South Deerfield village to encourage a walkable and vibrant town center, mixed use development along Routes 5 and 10, and housing that enables and supports farmers and farming in the rural parts of town.
- Support affordable housing for all ages, abilities and income levels.

Deerfield CPA Plan 2025

- Support the creation of affordable units that count towards the state’s Subsidized Housing Inventory, per MGL c.40B, by funding context-sensitive developments.
- Encourage the inventive reuse of existing buildings or new buildings on previously developed sites.

Open space goals:

- Protect land that allows public access to open space, particularly lands along rivers in Deerfield and on the Pocumtuck Ridge and lands that allow or have hiking trails.
- Promote and support the viability of farms and forests.
- Protect lands that have ecological and recreational significance.
- Increase public awareness of town-owned open space.

Outdoor recreation goals:

- Expand Recreational Opportunities: Provide new or enhanced facilities that increase opportunities for organized athletics and informal recreation that serve a broad range of ages, interests, and abilities.
- Promote Accessibility and Inclusivity: Create recreational spaces that serve diverse populations and encourage participation by all residents.
- Support Health and Wellness: Promote physical and mental well-being through walking trails, bike paths, playgrounds, fitness areas, and other amenities.
- Preserve and Enhance Natural Resources: Encourage nature-based recreation such as hiking, canoeing, and wildlife observation in a way that balances recreational use with the protection of open space, wetlands, and wildlife habitat.
- Improve Safety and Infrastructure: Upgrade existing facilities to provide adequate lighting, signage, and parking to ensure safe and accessible use.
- Strengthen Community Engagement: Support projects that foster social interaction, volunteerism, and community events.
- Encourage Year-Round Use: Promote multi-purpose spaces that accommodate a variety of recreational activities and use throughout the year.

Section 1: Overview

Deerfield Community Profile

The town of Deerfield is a historic, agricultural, light manufacturing, and residential community located in the center of Franklin County in northwestern Massachusetts. The town encompasses a geographic area of 33 square miles and lies within the heart of the Connecticut River Valley. Most of the town is rural, but in the South Deerfield section of town, there is a town center with businesses, schools, a public library, churches, and Deerfield's Town Hall. Old Deerfield is a smaller village in the northern section of town that hosts the Historic Deerfield museums and several prominent private schools, Deerfield Academy, the Bement School, and Eaglebrook School. State Route 5/10 and Route 116 are the focus of industrial and commercial growth in town.

Deerfield is an easy commute to Greenfield, Northampton, Easthampton and cities to the south, or to the University of Massachusetts in Amherst. Interstate 91 runs through town and there is one exit in Deerfield and another just south of the town line. Deerfield is also served by the Franklin Regional Transportation Authority's (FRTA's) bus Route 31, which runs between Greenfield and Northampton, with numerous stops along Routes 5 and 10, as well as a diversion into the center of South Deerfield. The Pioneer Valley Transit Authority (PVTA) serves Deerfield by connecting the South Deerfield village with Sunderland and Amherst by bus. The East Deerfield rail yard links the east coast to the Midwest and points north and south for the movement of freight.

The Town of Deerfield is bounded by two major rivers of the region - the Connecticut River forms the eastern boundary of town, and the Deerfield River, a major tributary to the Connecticut River, which forms part of the northern and western boundaries of the town. The Pocumtuck Range is a mountain ridge running north-south that lies to the west of the Connecticut River valley in town. At the southern edge of this range, Mount Sugarloaf is a prominent landscape feature that offers outstanding views of the Connecticut River and its valley. Aside from this range, the town is mostly rolling hills or flat with soils that are excellent for farming.

As of the 2020 Census, Deerfield's population was 5,090. In 2020, 23% of Deerfield residents were 65 years or older, which is average for Franklin County. Just under 18% of residents were under the age of 18. Deerfield is not particularly racially diverse, with 86% of residents identifying as White alone as of 2020, which is average for Franklin County.

Deerfield is a town that is proud of its role in history, its natural beauty, its farming heritage, and the strength of a small-town community. CPA funding helps the community invest in

public projects that will protect, enhance, and support Deerfield’s community and enrich the quality of life for all residents, and for generations to come.

About the Community Preservation Act (CPA)

The Community Preservation Act (CPA) is a state law, MGL Chapter 44B, enacted in 2000. The CPA creates an opportunity for communities to raise and set aside dedicated funds for community preservation projects that fall into three funding categories:

- Historic Preservation
- Housing
- Open Space & Recreation

CPA is funded annually through a combination of two sources — a local property tax surcharge (up to 3%) and a yearly distribution from the statewide Community Preservation Trust Fund, which is overseen by the Massachusetts Department of Revenue (DOR).

Trust Fund revenues are derived from surcharges placed on all real estate transactions around the state at the Registries of Deeds. The Trust Fund match varies from year to year, depending on the availability of funds in relation to the number of state-wide real estate transactions, the number of communities participating in the CPA, and any additional appropriations from the legislature. Communities that adopt the 3% tax level are eligible for the highest matches. For additional information on the CPA statute and how it is being applied in municipalities across the state, visit the Community Preservation Coalition website at <https://www.communitypreservation.org/>.

Deerfield adopted the CPA in 2007 with a local surcharge of 3.0%. As of the beginning of 2025, 200 communities in Massachusetts have adopted the CPA, or 57% of the municipalities in Massachusetts.

CPA Eligibility

A minimum of 10% of annual CPA revenues must be spent or set aside in each of three categories: a) historic preservation, b) housing, and c) open space and recreation. Up to 5% of annual revenue can be spent on operating expenses and clerical or administrative staff. The remaining 65% may be spent or allocated to any one or a combination of the three CPA-eligible funding categories.

Who May Apply for CPA Funds?

Government entities and 501(c)3 nonprofits are eligible for CPA funds. In certain circumstances, private entities are eligible; these can be determined on a case-by-case

basis.² Applicants do not have to be Deerfield organizations or residents; proposed projects must serve a public benefit by being in Deerfield or serving a public benefit to Deerfield residents.

Project eligibility for each CPA category is summarized below, and more details are provided in later chapters of this Plan. Though open space and recreation are one funding category, they are listed separately below and elsewhere in this Plan because they have slightly different requirements for funding.

Historic Preservation

CPA funds can be used to acquire, preserve, and rehabilitate historic resources. Historic resources include buildings, structures, vessels, real property, landscapes, documents, or artifacts listed on the State Register of Historic Places or that have been determined by the local Historical Commission to be significant in the history, archaeology, architecture, or culture of a city or town. (As defined by MGL Ch. 44B, Section 2).

Upon completion, projects must be publicly accessible or, if involving private buildings, committed to an historic designation through established processes.

Historic resource proposals must comply with the [U.S. Secretary of the Interior's Standards for the Treatment of Historical Properties](#) for buildings or for landscapes.

The Community Preservation Coalition offers the handy chart below for determining what kinds of projects are eligible for CPA funding.

² The Community Preservation Coalition's website gives some guidance on this issue at <https://www.communitypreservation.org/private-projects>.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)

Source: <https://www.communitypreservation.org/allowable-uses>

Housing

CPA funds can be used to acquire, create, and preserve affordable housing. CPA funds can also be used to support housing initiatives (such as rental assistance) and rehabilitate or restore housing that was acquired or created with CPA funding. Housing funded by CPA must be affordable to households with incomes at or below 100% of the area median income (AMI). The U.S. Department of Housing and Urban Development (HUD) guidelines determine area median income limits, and these are set by county.³

Open Space

CPA funds can be used to acquire, create, and preserve open space and natural resources and rehabilitate open space or natural resources if acquired or created through the CPA. Open space includes land to protect well fields, aquifers, watershed land, grassland, fields, forests, marshland, wetlands, land to protect scenic vistas, and land for wildlife preservation.

Outdoor Recreation

CPA funds can be used to acquire, create, preserve, and rehabilitate land and outdoor facilities for recreational use. Recreational use includes active and passive outdoor

³ Affordability limits by household size for 100% AMI and 80% AMI are listed for each town at https://www.communitypreservation.org/allowable-uses#anchor_housing

recreation such as parks, playgrounds, athletic fields, and trails. It does not include stadiums, bleachers, gymnasiums, or artificial turf for athletic fields.

Membership and Role of Deerfield's CPC

The CPA Statute requires that the Town establish a Community Preservation Committee (CPC). Deerfield adopted Chapter 10, Article VII to their town bylaws at a special town meeting on October 1, 2007. This article established a CPC with nine members, as follows:

1. One member of the **Conservation Commission** as designated by the Conservation Commission;
2. One member of the **Historical Commission** as designated by the Historical Commission;
3. One member of the **Planning Board** as designated by the Planning Board;
4. One member of the **Recreation Committee** as designated by the Recreation Committee;
5. One member of the **Open Space Committee** as designated by the Open Space Committee;
6. One member of the **Board of Assessors** as designated by the Board of Assessors;
7. One resident of the Town who is interested in promoting **affordable housing** in town, appointed by the Selectboard;
8. One resident appointed by the Moderator; and
9. One resident appointed by the Selectboard.

The CPC's responsibilities are to study and hold hearings on the community preservation needs, possibilities, and resources, and to consult with town boards. The CPC makes recommendations on the use of CPA funds for Town Meeting approval. As part of that effort, the CPC updates this CPA Plan and creates a process for the application and disbursement of CPA funds. The CPC also coordinates with applicable Town officials to prepare reports required under the CPA and to ensure that annual reporting is done in a timely manner.

Section 2: Mission & Guiding Principles

Mission

The Plan identifies the CPC's mission and guiding principles, as well as target allocation goals and goals that are specific to each CPA funding category.

The principles and goals are briefly summarized below and described in more detail in the chapters to follow.

The CPC's mission is to preserve and enhance Deerfield's unique rural identity for residents and visitors by:

- protecting open spaces,
- supporting quality housing,
- promoting recreational opportunities,
- maintaining the town's historical heritage, and
- fostering vibrant downtown spaces.

Guiding Principles

The CPC uses several guiding principles and goals to steer its deliberations and select projects to recommend to Town Meeting for funding. These principles are as follows:

1. Prioritize projects with high community benefits.

Projects that deliver high community benefit, serve under-served populations, and preserve Deerfield's character by protecting natural, historical, and threatened resources will be prioritized.

2. Prioritize projects that involve multiple constituents.

Projects that incorporate resident input and collaboration with multiple constituents will be considered more favorably and prioritized for funding.

3. Ensure CPA investments are maintained over the long term.

The CPC will favor projects with clear plans for long-term care and financial sustainability.

4. Leverage funds.

Projects that expand the impact of CPA funds through leveraging other sources of funds, volunteer efforts, and/or donated materials, supplies, or property will be favored.

5. Promote Sustainability and Long-Term Value

Deerfield encourages projects that employ environmentally responsible design, construction, and maintenance practices.

6. Prioritize urgent projects.

The CPC will analyze projects to determine the relative level of urgency of the work and prioritize those projects that are more urgent.

Priorities for the Next Five Years

At the public hearing held on October 22, 2025, attendees suggested CPA project ideas and voted on these and the general funding categories. Participants were given a total of seven stickers to place on each funding category or specific ideas within a funding category. The categories are listed below in the order of the most to the fewest votes by those attending the hearing. These priorities in no way exclude other projects that are eligible for CPA funding from consideration.

- **Improve outdoor public recreation opportunities.**
Projects that increase and improve outdoor recreation, particularly projects that provide playground space for children off the elementary school property and projects that provide access to the Deerfield and Connecticut Rivers, are prioritized.
- **Create more units of affordable housing.**
Projects that create and preserve diverse types of affordable housing and create affordable housing options for seniors in town are prioritized.
- **Preserve Deerfield’s history.**
Projects that preserve Deerfield’s Indigenous, colonial, industrial, and agricultural history, including preservation of the 1821 Building, are prioritized.
- **Protect high value open space.**
Open space protection projects that demonstrate protection of farmland, aquatic habitat, forests, indigenous cultural practices, and state-listed species or communities are prioritized.

Section 3: CPA Revenues, Expenditures, and Funding Process

Cities and towns that adopt the Community Preservation Act (CPA) generate monies for their local Community Preservation funds through the implementation of a local CPA property tax surcharge of up to 3% and through the receipt of annual matching funds, at variable rates, from a statewide CPA Trust Fund created by the Act. Only communities that have adopted CPA are eligible to receive these state matching funds each year, though they are generated state-wide through fees for real estate transactions filed at the Registry of Deeds and from state budget surplus funding, when available.

Understanding the CPA Tax Surcharge in Deerfield

Deerfield residents voted to adopt the CPA on May 7, 2007. CPA funds are raised through a 3% property tax surcharge on all real estate property tax bills. The first \$100,000 of the assessed value of residential properties is automatically exempt from the surcharge. Low-income residents and low to moderate-income seniors can apply for a CPA exemption each year – forms are available at the Deerfield Town Hall and are linked under the Assessor page to the state form online at <https://www.mass.gov/doc/form-cp-4-application-for-community-preservation-act-exemption-low-income-persons-low-or/download>.

The Town calculates the anticipated tax surcharge revenue for the upcoming Fiscal Year (FY) and designates the funding amounts for the specific reserves, administration, and undesignated reserve. Collection of the Deerfield CPA surcharges begins on July 1 of each FY. Massachusetts state matching funds for the previous year are distributed in November.

For FY2025 (July 1, 2024 – June 30, 2025), Deerfield homeowners paid an average of \$137.29 for the CPA surcharge. The CPA surcharge changes every year. Below shows an example for FY2025.

Deerfield CPA Surcharge Example for FY2025	
Average assessed home value in Deerfield FY2025 ⁴	\$445,392
Residential exemption (\$100,000)	-\$100,000
Total taxable value for CPA Surcharge	\$345,392
FY2025 Residential Tax Rate per \$1,000 ⁵	13.25%
CPA-Adjusted Property Tax (\$345,392 x 0.01325)	\$4,576.44
CPA 3% Tax Surcharge (\$4,576.44 x 0.03)	\$137.29

⁴ Massachusetts Department of Revenue, Data Analytics and Resources Bureau, Average Single Family Tax Bill (Deerfield). Online at: https://dls.gateway.dor.state.ma.us/reports/rdPage.aspx?rdReport=AverageSingleTaxBill.SingleFamTaxBill_wRange

⁵ Massachusetts Department of Revenue, Data Analytics and Resources Bureau, Tax Rates by Class (Deerfield). Online at: https://dls.gateway.dor.state.ma.us/reports/rdPage.aspx?rdReport=PropertyTaxInformation.taxratesbyclass.taxratesbyclass_main

CPA Revenues from Local Surcharge & State Match 2008-2025

Since Deerfield adopted the CPA in 2007, more than \$6.5 million has been made available to invest in community preservation projects from property tax surcharges and state matches. The revenues for 2008 to 2025 from both sources are shown in the table below. The table also shows the percentage that the state applied to the local surcharge sum in the previous FY to calculate the state match in the current year. Small towns that pass the highest local surcharge rate (3%), as Deerfield has, are eligible to receive the highest rate of a state match of 100% when available under state funding levels. For the period 2008-2025, the local surcharge accounts for 59.2% of total revenues, while the state trust distribution is 40.8%.

Fiscal Year	Local Surcharge	Trust Fund Distribution (State Match)	Percentage State Match from Previous FY	Total Revenue
2008	\$152,880			\$152,880
2009	\$160,055	\$152,880	100%	\$312,935
2010	\$165,759	\$143,131	89%	\$308,890
2011	\$166,429	\$119,699	72%	\$286,128
2012	\$166,827	\$113,377	68%	\$280,204
2013	\$171,231	\$121,757	73%	\$292,988
2014	\$177,425	\$171,231	100%	\$348,656
2015	\$194,574	\$147,052	83%	\$341,626
2016	\$196,687	\$145,515	75%	\$342,202
2017	\$204,624	\$105,272	54%	\$309,896
2018	\$212,678	\$91,583	45%	\$304,261
2019	\$226,344	\$127,331	60%	\$353,675
2020	\$239,840	\$162,755	72%	\$402,595
2021	\$252,546	\$205,952	86%	\$458,498
2022	\$264,318	\$252,546	100%	\$516,864
2023	\$285,043	\$264,318	100%	\$549,361
2024	\$304,908	\$175,237	61%	\$480,145
2025	\$323,786	\$160,758	53%	\$484,544
Totals	\$3,865,954	\$2,660,394		\$6,526,348

CPA Funds Available

Each year, CPA communities are required to spend or set aside 10% of annual CPA revenues for the project categories of historic preservation, community housing, and open space/recreation. These funds are put into reserves. Remaining revenues go into an “Undesignated Reserve” account that is not tied to a specific type of CPA project. It can be used for any combination of eligible CPA projects. CPC administrative and operating expenses can be up to 5% of the estimated revenue.

The amounts in different Reserve Funds each year depend on carryover reserves from previous years plus new reserves from the current year, minus encumbrances for active projects that have been approved for spending at Town Meeting. In addition, undesignated funds can be invested in ways that generate interest.

The table below shows an example of sources of funds available for FY2025 (July 1, 2024 to June 30, 2025). The Town of Deerfield collected \$323,237 in tax surcharges. Deerfield received a state match of \$160,758. In total, the amount of CPA revenue for FY2025 was a little more than ¾ of \$1 million because additional money was earned through interest and investments.

CPA Funds Available	FY2025
Actual Revenue	
CPA Surcharge	\$323,233.74
State Trust Fund Distribution	\$160,758.00
Earnings on Investments	\$272,516.90
Interest on CPA Surcharge	\$551.90
Total Actual Revenue	\$757,060.54

The CPA Funds available at the end of the most recent five fiscal years in all the reserve accounts are shown in the table below. When the fund balances in a particular account are listed as less than the required allotments (10% for historic, housing, and open space/recreation, for example), this means a project was awarded money in that account within that fiscal year.

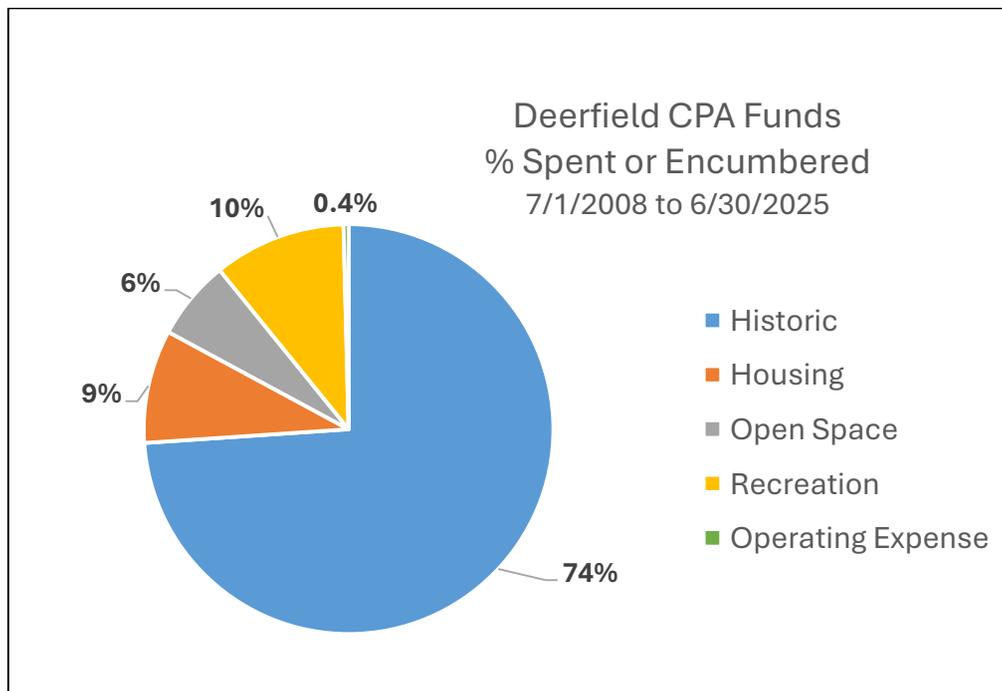
CPA Fund Balances Reserved for	FY2021	FY2022	FY2023	FY2024	FY2025
Historic Resources	\$29,550	\$63,075	\$33,525	\$75,825	\$0
Housing	\$350,455	\$559,455	\$43,455	\$43,455	\$89,455
Open Space/Recreation	\$0	\$25,000	\$25,000	\$25,000	\$14,000
Undesignated	\$1,406,685	\$1,579,547	\$3,092,455	\$3,659,605	\$588,509
Total Available Balance on June 30	\$1,786,690	\$2,227,077	\$3,194,435	\$3,803,885	\$691,964

Source of Information: Deerfield's CP-2 form submitted to MA Dept. of Revenue DLS

Unspent money in the reserve account accumulates and is available in future years. As shown in the table above, over the years, significant amounts of money have accumulated in the CPA accounts. This was a result of both cancelled projects and low numbers of applications for funds in some years. The accumulated funds have the advantage of providing an opportunity to fund large projects such as the 1888 Building renovation approved in FY2025. But the accumulated funds also indicate the opportunity and need for more applications from the community.

Projects Funded Under CPA from 2008 to 2025

Between 2008 and June of 2025, almost 75% of funds spent or encumbered have been for projects related to the historic preservation category. The next largest spending category has been open space and recreation (combined at 16%) and housing at 9%. Operating expenses over this period have been 0.4% of expenditures. The largest single commitment of funding has been \$3.8 million for renovation of the 1888 Building in FY2025. Even without this project, historical projects would be the largest spending category. For more details and a list of projects, please see Appendix A.



Annual State CPA Reporting Requirements and Deadlines

The state's Department of Revenue (DOR) requires communities to complete and submit the following three CPA reports annually.

- **The Community Preservation Surcharge Report (CP-1 Form):** Due on September 15 each year. Reports the amount of funds raised by a community's local CPA surcharge for the previous fiscal year and is used as the basis for the state's annual fall CPA trust fund matching distribution. This form is completed by your local Board of Assessors and Accounting Officer, and, in most cases, is submitted electronically to the DOR.
- **The Community Preservation Fund Report (CP-2 Form):** Due October 31 each year. Requires an accounting of all CPA revenues, expenditures in each CPA funding category, and an analysis of the community's CPA fund balance, including each CPA reserve account. The Municipal Accounting Officer is most often the official who completes this form. The CPC reviews a copy of this form so that they understand the account balances of their CPA fund.
- **Online Community Preservation Projects Report Database (CP-3 Database):** Due by September 15 each year for communities to receive their CPA trust fund matching distribution from the state. CPC members or municipal staff must log into the CP-3 online database to enter new project data for the most recent fiscal year and update or correct existing data for previous years' projects.

The information from these reports for all CPA communities can be found online at <https://www.communitypreservation.org/databank/home> .

Application & Funding Process

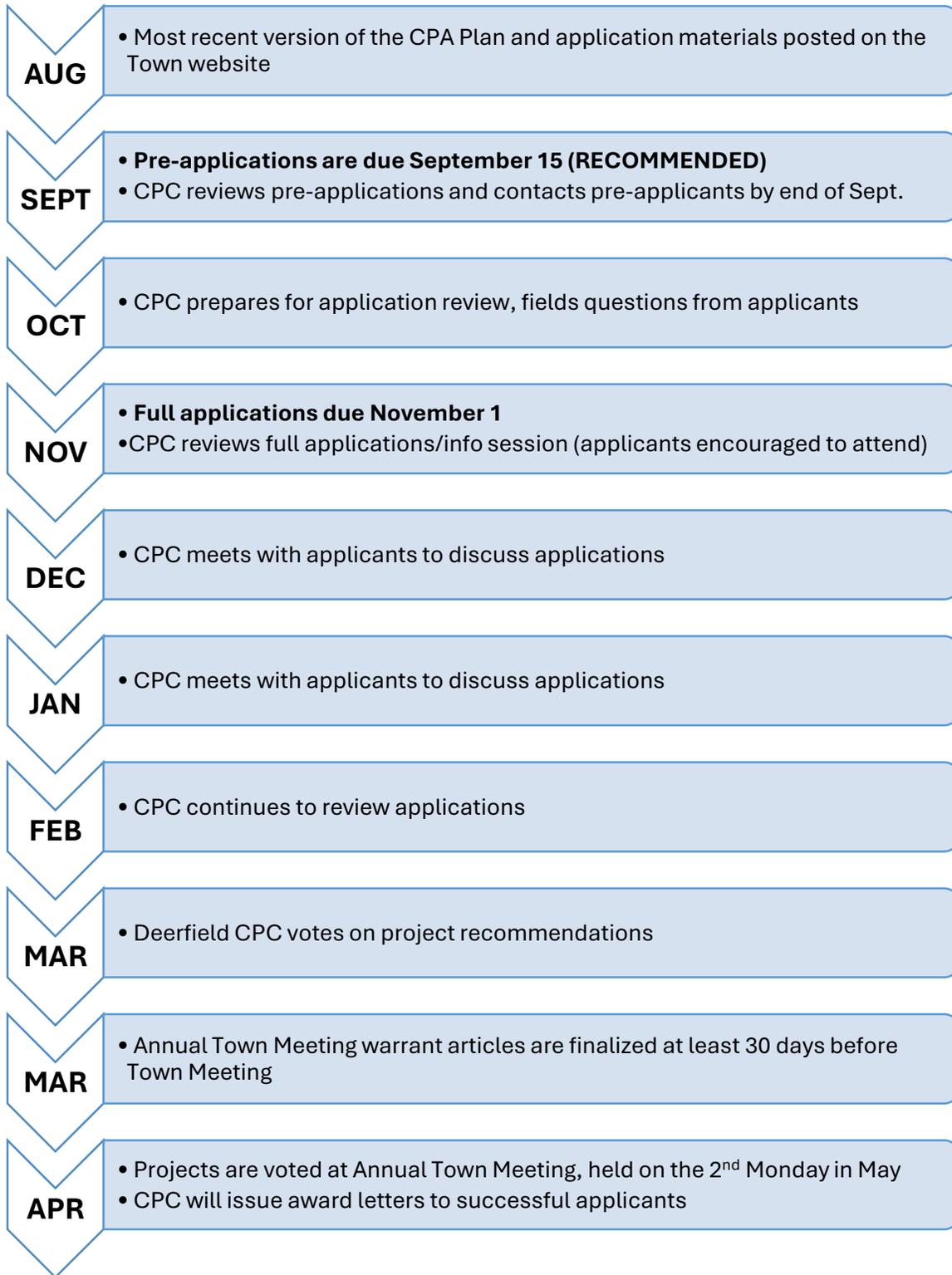
The CPC accepts applications from project proponents according to the following schedule. Pre-applications are recommended and must be submitted by September 15th. Full applications are due by November 1. The CPC's policy for accepting late applications is explained online at <https://deerfieldma.us/DocumentCenter/View/1701/Policy-Regarding-Late-Applications>. The CPC's funding recommendations must be approved at Annual Town Meeting, which takes place on the last Monday in April each year.

The CPC reviews all pre-applications and applications during regularly scheduled CPC meetings that are open to the public. Residents are invited to attend these meetings and provide input to the CPC on applications.

More specific information is provided in the application. The CPA pre-application, application, and guidelines for project submission are available on the Town's website at <https://deerfieldma.us/241/Community-Preservation-Committee>.

Special note related to land acquisition projects: The CPC recognizes that acquisitions of conservation land may not always align with the annual CPA funding cycle for spring Town Meeting. The CPC may vote to consider applications for municipal acquisitions of land or restrictions on a rolling basis, so long as the application is submitted more than 60 days before the annual town meeting or special town meeting.

The following timeline summarizes the different steps.



Project Execution

Funding for approved projects is available following the issuance of the award letter, subject to conditions contained in the award letter. All CPA funds are administered and disbursed by the Town of Deerfield and must follow state procurement laws (M.G.L. Chapter 30B). Each funded project will have a holding account for the project set up by Deerfield's Town Accountant.

When applying for CPA funding, it is advisable to get estimated costs for products and services to develop your project budget. Once the project is approved at Town Meeting, the group sponsoring the project needs to get quotes and/or bids for specific expenditures, with the level of formality scaled to the size of the expenditure. The Town Accountant and Town Administrator have forms to use as models for quote requests and requests for proposals. Sponsoring groups that are not part of Town government need to work closely with the Town Accountant and Town Administrator on procurements. Upon selection of a vendor or contractor, the sponsor presents information to the Deerfield Select Board for approval. Vendors submit bills to the Town Accountant, Tax Collector, and Town Administrator, and payment comes from project-specific accounts established when the project was initially approved.

Projects that have been approved by the CPC and at Town Meeting must be started within three fiscal years of approval by Town Meeting. If the project has not begun within three years, the application expires, and the money is returned to the CPA fund. Requests for extension may be submitted to the CPC at least one month prior to expiration, and will be considered using the criteria explained online at <https://deerfieldma.us/DocumentCenter/View/2777/Policy-for-Requesting-a-Project-Extension->.

The CPC requires annual project status updates from Fund recipients due on November 1 with a final update due on completion of the project. The purpose of such updates is to aid the CPC in refining this Plan and to identify issues that may assist future applicants.

Funded projects must publicly display and credit CPA funding.

Please contact the CPC if you have any questions about the CPA or the funding process. The Chair of the CPC, Kathy Sylvester, can be reached by email at kathyms2013@gmail.com, and the other CPC members are listed on the CPC's page on the Deerfield Town website.

Section 4: Historic Preservation

This section describes Deerfield's CPA historic preservation context, identified needs, CPA eligibility, and historical preservation goals.

Historic Preservation Context in Deerfield

The town of Deerfield is located in the indigenous Pocumtuck homeland, centered in the village of Pocumtuck where Old Deerfield now exists. Native Americans had occupied areas that include what is now the town of Deerfield for a very long time, at least 12,000 years.

Deerfield has a complex history of colonial interactions and settlement, starting by at least the 1630's, and included groups of Dutch, English, and French. By 1673, English settlers were granted a request for a separate township, with lots laid out within an 8,000-acre parcel south of the Deerfield River. Deerfield's strategic location and isolation from other settlements made it susceptible to raids from the French and Native forces for the next century. Notable events were early encounters during King Philip's War, and an attack in 1704 by French and Native forces that killed 56 colonists and moved 112 captives north to Quebec. In the late 1700's, growing corn, wheat, and onions, and raising oxen became the major economic focus. Transportation of goods took place primarily via the Connecticut River, serving Hartford and New York City. During the Revolutionary War, Deerfield became a trading hub of craftsmen and shopkeepers for area farmers and westward-moving settlers and soldiers.

Deerfield Academy, the town's first boarding school, was established in 1797 as a public grammar school and later became a private school in 1878. Eaglebrook School and The Bement School were established in the early 1900's. In 1847, train service began in South Deerfield and on the outskirts of the Old Deerfield village. Agriculture and manufacturing expanded, and South Deerfield became the population and commercial center of town. Beginning in the 1840's, substantial immigrant populations from Ireland, Germany, and Poland began to settle in Deerfield and surrounding towns. Deerfield continues to be the home of three private schools, as well as light manufacturing and commercial businesses.

In Old Deerfield, two significant museums share and support the Memorial Libraries, an important research center. These are the Pocumtuck Valley Memorial Association (established in 1870) and Historic Deerfield (established in 1952).

Since 1983, Deerfield has been the home of Yankee Candle's flagship store with an estimated half-million visitors each year. Tree House Brewery purchased the empty

corporate headquarters of Channing Bete and opened as a brewery space and performing arts and events center in 2022. Deerfield is still very much an agricultural community, with a mix of vegetable and flower farms, in addition to the University of Massachusetts Joseph Troll Turf Research Center.

Deerfield has one historic district, the Old Deerfield Village Historic District, which was originally designated as a national Historic Landmark in 1960 and a District in 1966. There are 91 historic resources within the Historic District. The MA Cultural Resource Inventory System (MACRIS) lists dozens of historic resources within Deerfield at <https://mhc-macris.net/>.

The Deerfield Historical Commission has a summary of the town's history on its web page.⁶ Section 3.B of the 2023 Deerfield Open Space and Recreation Plan also includes an excellent history of the community.⁷

Historic Preservation Needs

The Deerfield Historic Commission works to preserve, protect, and develop the historical or archeological assets of Deerfield. The Old Deerfield Historic District is a National Historic District, which is an honorary designation, and does not require oversight or preservation of elements.⁸ Consistent with Massachusetts General Laws, the Deerfield Historical Commission holds monthly meetings to consider and promote research and study of historic and archeological import of the town, including the work of independent individuals and groups. To encourage and promote accurate and useful study which will serve the town and public, the Commission either seeks grants directly from the CPC and other granting sources or will assist individuals and groups in their preparation of such applications.

CPA Eligibility

Under the CPA, a **historic resource** is defined as a building, structure, vessel, real property, document, or artifact that is either:

- listed on the State Register of Historic Places; or
- determined by the local Historic Commission to be significant in the history, archeology, architecture, or culture of the city or town.

⁶ <https://www.deerfieldma.us/DocumentCenter/View/249/History-PDF>

⁷ <https://deerfieldma.us/557/Deerfield-Open-Space-Recreation-Plan-202>

⁸ The difference between Local and National Historic Districts is explained in this fact sheet from the MA Secretary of State's office: <https://www.sec.state.ma.us/divisions/mhc/resources/theres-a-difference.htm>

CPA funds may be spent on the **acquisition, preservation, rehabilitation, and restoration** of historic resources. In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce a deed restriction as described in Section 12 of the CPA Act (amended Summer 2012). Furthermore, within the definition of “rehabilitation,” the CPA is allowed to fund improvements to make historic resources functional for their intended use, including improvements to comply with the Americans with Disabilities Act and other building or access codes.

All rehabilitation work, with respect to historic resources, is required to comply with the Standards for Rehabilitation stated in the US Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68).⁹

Applicants should research ahead of time whether their project will require input and review from the Massachusetts Historic Commission, as this may require extra time to complete the project. For more information, please see the MHC web page at <https://www.sec.state.ma.us/divisions/mhc/technical/review-compliance.htm>.

Historic Preservation Goals

The CPC has identified the following evaluation criteria for historic preservation proposals. The CPC will support historic preservation proposals that meet one or more of the following objectives:

- Preserve and protect Deerfield’s historic buildings, façades, and landscapes.
- Preserve and restore Deerfield’s historical records and artifacts.
- Preserve and protect sacred sites, artifacts, and properties of cultural importance to Indigenous Peoples.
- Prioritize historic preservation projects that serve multiple public purposes.
- Preserve and repair headstones and markers at Deerfield’s cemeteries.
- Provide accessibility at historic sites.



⁹ More information on these standards is online at <https://www.communitypreservation.org/SOI-standards>.

Section 5: Housing

This section describes Deerfield’s housing goals and strategies, identified needs, and broader housing context. Some information in this section comes from the 2014 Deerfield Housing Production Plan. Data were updated with more current U.S. Census figures and housing market information available.

Housing Context in Deerfield

Deerfield’s Demographics

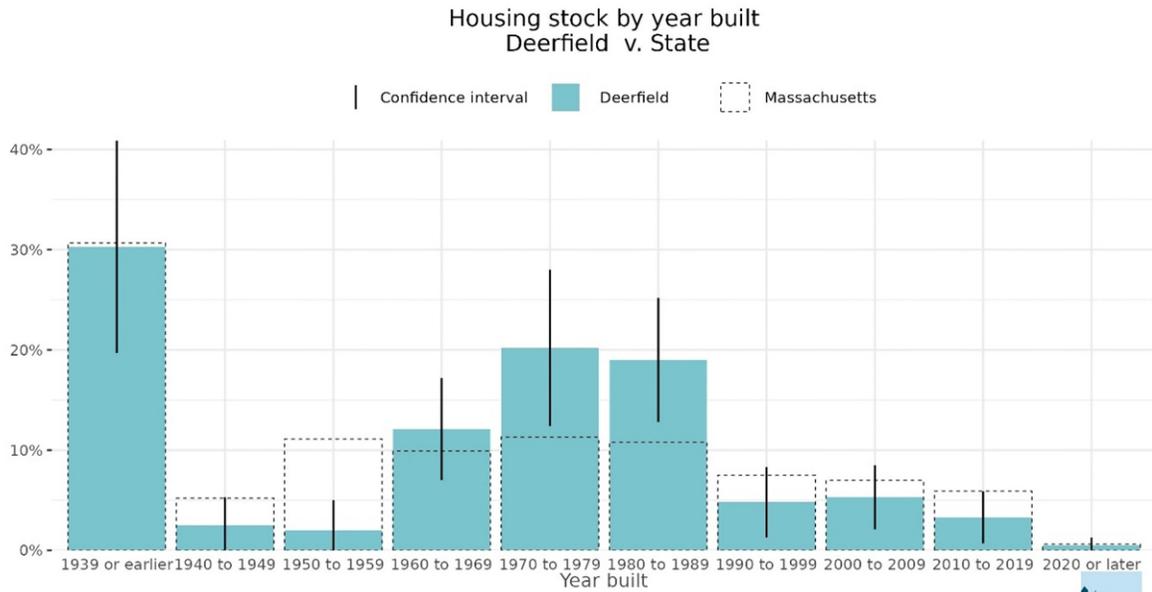
Deerfield is a relatively larger community in the heart of Franklin County. The population is 85% White alone, which is close to the average for Franklin County. Deerfield’s population has slightly increased since 2000, and the number of households has slowly increased as average household size has decreased over time. As of the 2020 Census, 25% of households include individuals under 18 years of age, and 40% of households include individuals 65 years and older. A total of 14% of households in Deerfield were composed of a person aged 65 or over who is living alone.

Population, Household, and Housing Unit Changes in Deerfield, 2000 to 2020

	2000	2010	2020	2000-2010 Change		2010-2020 Change	
				Number	%	Number	%
Total Population	4,750	5,125	5,090	375	7.9%	-35	-0.7%
Total Households	1,965	2,053	2,122	88	4.5%	69	3.4%

Source: 2000 and 2010 U.S. Decennial Census; 2020 2020 Decennial Census PL-94 Redistricting data.

As shown in the graph below using Massachusetts Housing Partnership’s DataTown tool, almost 30% of Deerfield’s housing was built before 1939, which is close to the state average. Though housing development in Deerfield outpaced the state during the 1960’s, 1970’s, and 1980’s, housing growth has slowed since then. Though older homes were often built well and are aesthetically pleasing, they are not energy-efficient and can have higher maintenance costs.

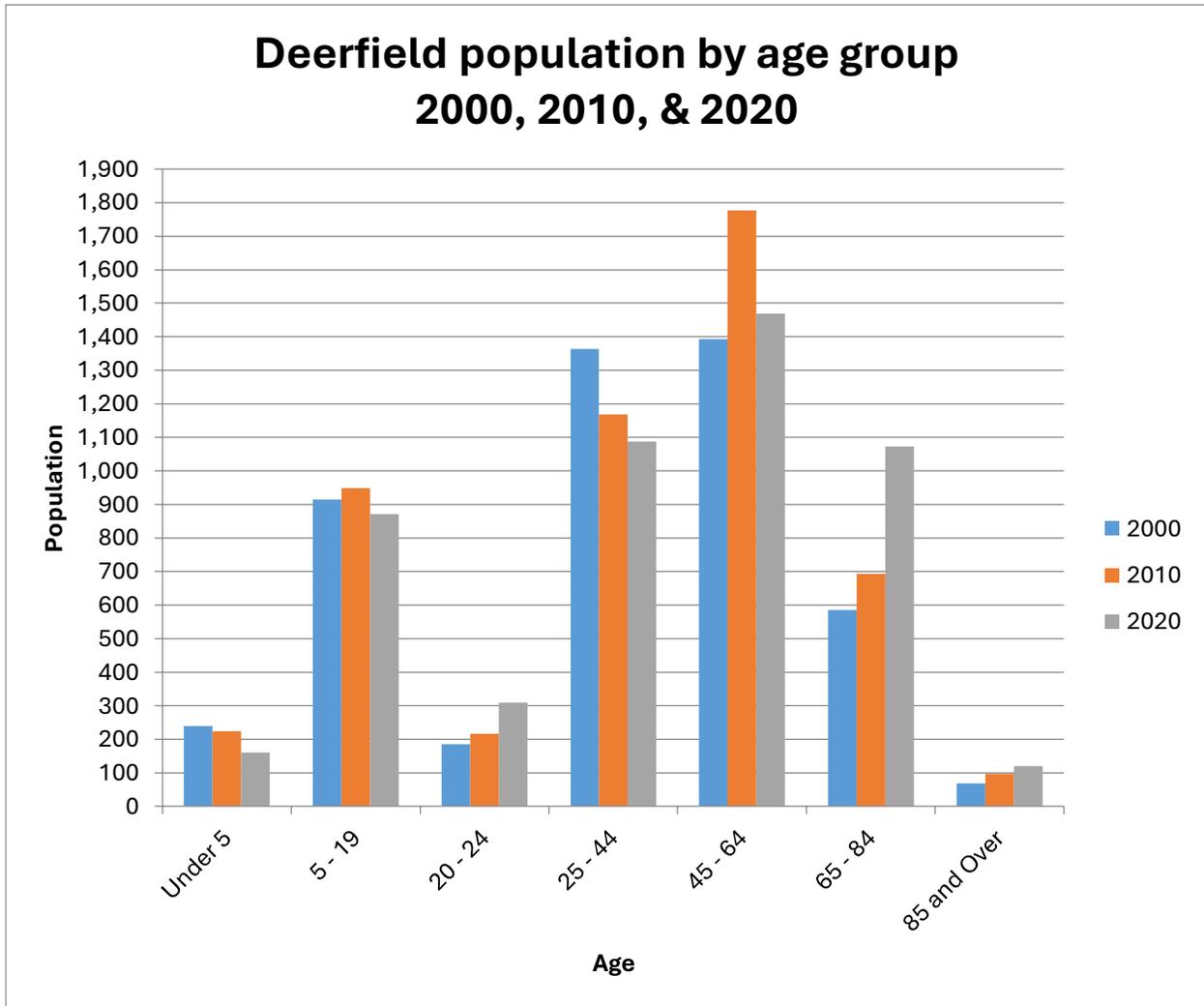


Source: U.S. Census Bureau American Community Survey, 2019-2023 5-year estimates. Table S2504: Physical Housing Characteristics



Fewer households of working ages, and more households with senior residents

Deerfield’s median age in 2020 was 47, which is the same as Franklin County. Between 2000 and 2020, the number of school age children declined by 11%, which is a slower decline than other towns in the region. The number of residents between the ages of 25 and 44 decreased by 20% over that 20-year period, but the number of residents aged 65-84 increased by 83%. Almost a quarter of Deerfield residents were over the age of 65 in 2020. As the Baby Boomer generation continues to age, the senior population in Deerfield is expected to continue to grow over the next decade.

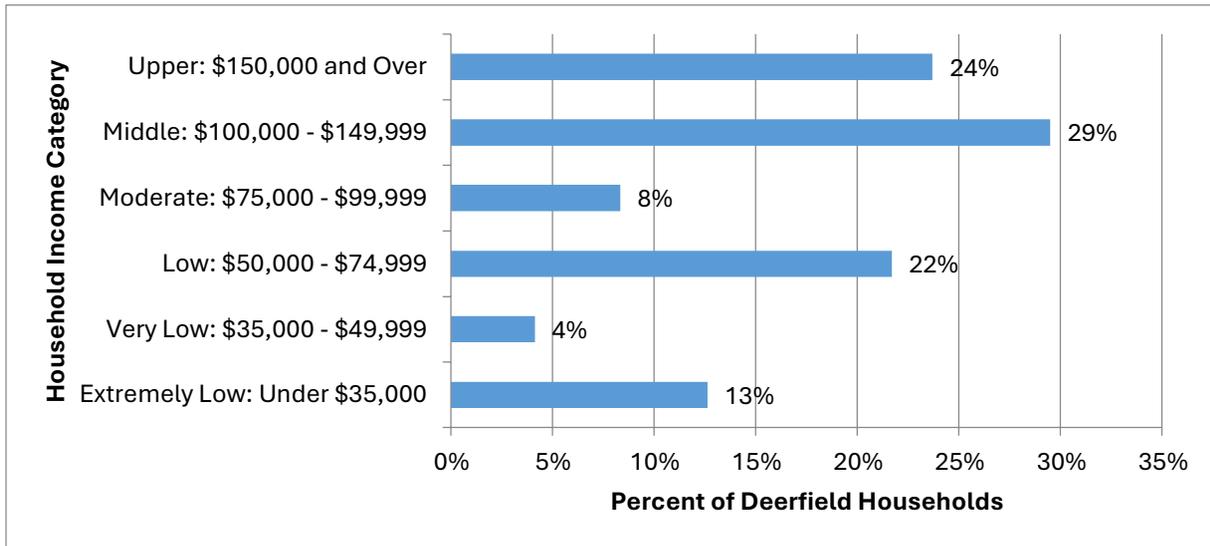


Source: 2000, 2010, and 2020 U.S. Decennial Census

Household incomes and housing affordability

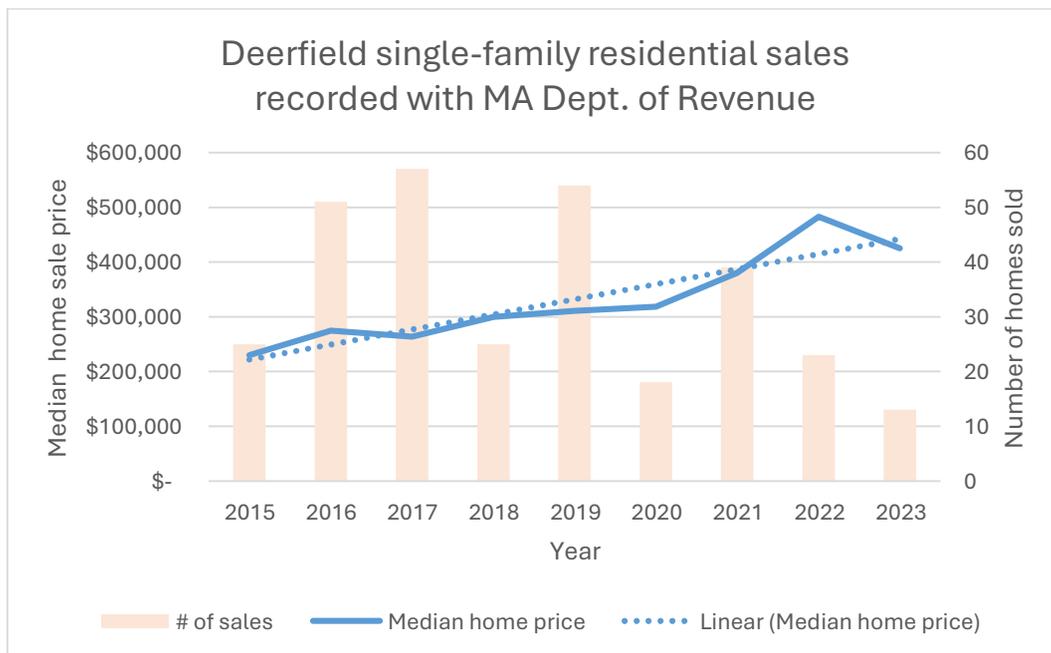
More than a third of households in Deerfield could potentially benefit from housing or programs created or supported by Community Preservation Act funds. Approximately 38% of households in Deerfield have incomes below \$75,000. Based on the estimates in the figure below, the largest income category group that could benefit from affordable housing efforts are low-income households (22% of Deerfield households) followed by extremely low-income households (13% of Deerfield households).

Deerfield CPA Plan 2025



Data source: U.S. Census American Community Survey 5-year estimates 2019-2023

Buying a home is increasingly becoming out of reach, even for those with moderate income levels. Over the previous nine years, median single-family home prices in Deerfield have increased from approximately \$230,000 in 2015 to over \$400,000 in 2022 and 2023, a 74% increase. The number of homes sold in Deerfield each year over this period varied between a low of 13 in 2023 to a high of 57 in 2017. High interest rates have slowed the number of homes on the market as well as the number of sales.

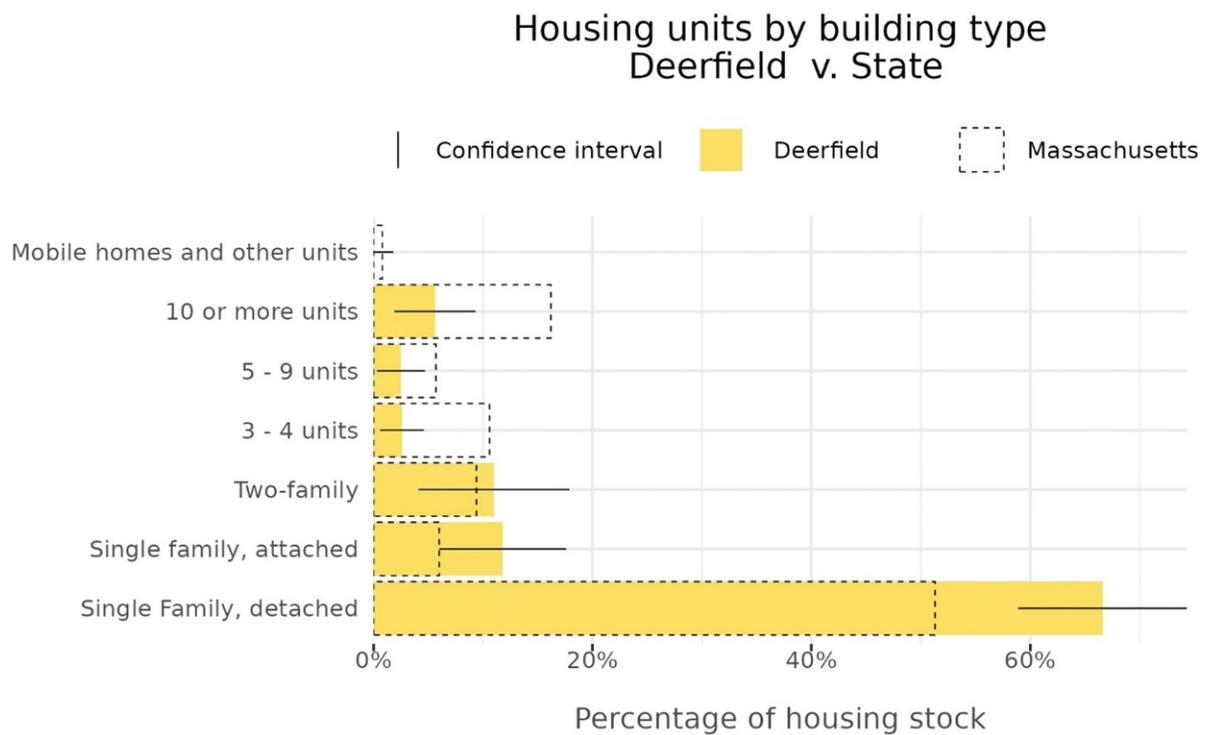


Data source: MA Department of Revenue, Division of Local Services (LA3 Parcel Search accessed 4/22/25 for Valid Sales, Property Type-101 Single Family)

Housing types

A wide variety of housing types enables people of different means and at different stages of life to have viable housing options within a community. Different housing types allow for greater density in places where it is most appropriate, such as areas of town that are served by municipal water and sewer, within walking distance to schools and village centers, and along the Franklin Regional Transit Authority (FRTA) bus route.

Deerfield’s housing is mostly single-family housing, with some two-family (duplexes). The graph below showing housing units by building type was generated using Massachusetts Housing Partnership’s DataTown and compares Deerfield with that of Massachusetts.

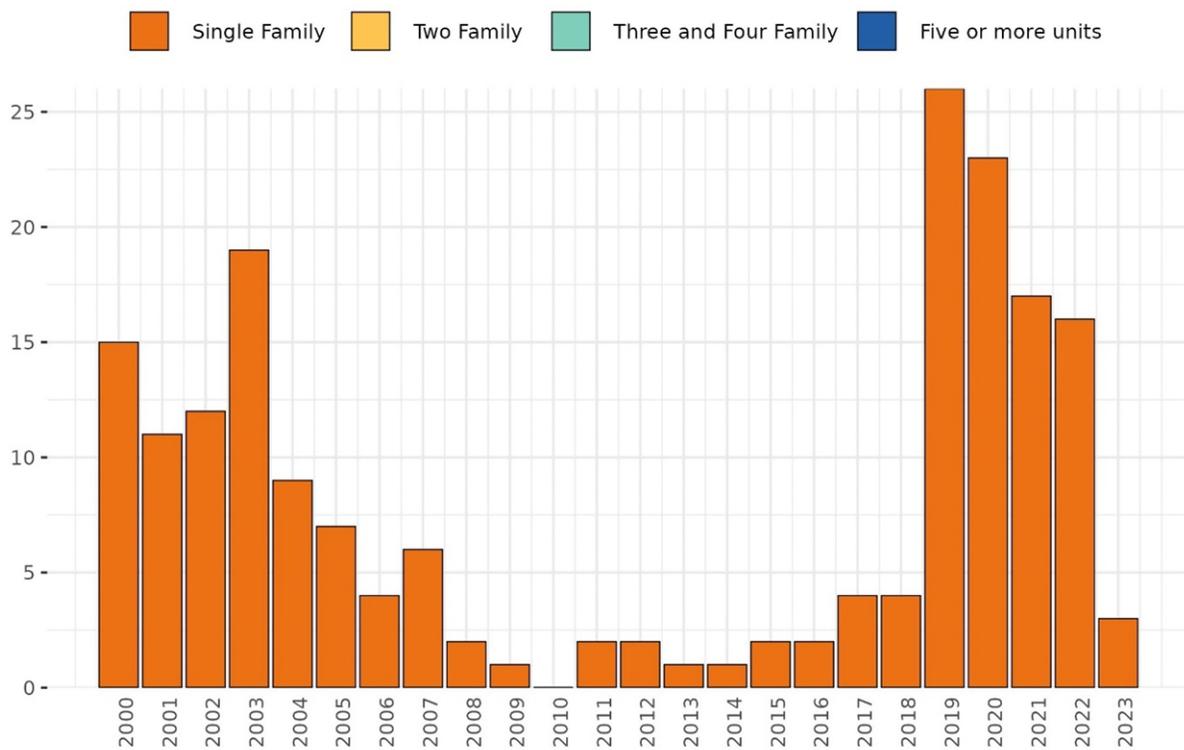


Source: U.S. Census Bureau American Community Survey, 2019-2023 5-year estimates. Table S2504: Physical Housing Characteristics



Since 2000, all new housing built has been single-family houses, as shown in the graph below. New housing slowed to near zero in 2008-2010 because of the Great Recession, and this was typical of Franklin County and the rest of Massachusetts. Housing development spiked in 2019-2022 as building permits were issued for Sugarloaf Condominiums, a 70-unit project.

Annual housing units permitted by building type in Deerfield



Source: U.S. Census Bureau - Annual Building Permit Survey (Reported and Imputed)



Deerfield’s inventory of affordable housing

According to the MA Executive Office of Housing and Livable Communities (EOHLC), which maintains a Subsidized Housing Inventory (SHI) in every town in Massachusetts. The SHI list shows 37 units in Deerfield, or 1.64% of the housing in Deerfield.¹⁰ Under M.G.L. Chapter 40B, towns that have less than the guideline of 10% subsidized housing may have less local control of proposed affordable housing developments.

Housing Needs

Deerfield’s 2014 Housing Production Plan identified the following types of housing needed in town.

Senior Housing: Senior housing options in Deerfield currently consist of home modifications to allow seniors to remain in their homes, as well as the option to create an accessory dwelling unit. Sugarloaf Condominiums is a 70-unit complex on

¹⁰ <https://www.mass.gov/info-details/subsidized-housing-inventory-shi>

Snowberry Circle that was built in 2019-2022 and is age-restricted for residents over the age of 55. There are no assisted living or nursing homes in town. A quarter of Deerfield's population is over the age of 65. Senior housing has been and is a need in town. Many seniors in Franklin County wish to remain in their homes as they age, but they also want to stay in their town when they do have to change their living situation because that is where they have built a social network. A range of options are needed for seniors in Deerfield, including smaller single floor living options, condominiums that reduce the maintenance required by the homeowner, and assisted living options.

Rental Housing: Only 20% percent of occupied housing units in Deerfield are renter-occupied. Over 30% of renters in Deerfield are cost-burdened by their housing costs. Rental vacancies in Deerfield are statistically equivalent to zero. There is a low supply of rental housing in Deerfield.

Special Needs Housing: Since much of the housing in Franklin County was built prior to 1939, very little of the region's housing is accessible for a variety of disabilities. Additionally, very few of the subsidized housing units in the County are accessible. More than one-third of the disabled population is over the age of 65. This means that any housing that is constructed in which seniors may live should also be accessible to those with ambulatory difficulties. Supportive services are needed for those with mental illnesses to maintain stable housing situations.

Deerfield's 2014 Housing Production Plan also contained two "Goal Statements" that included the mix of housing types desired in Deerfield and the areas of town in which to target new housing development.¹¹ Those goals have been incorporated into Housing Goals in this CPA Plan

CPA Eligibility

CPA funds may be spent on the **acquisition, creation, preservation, and support of community housing**, and for the **rehabilitation or restoration** of community housing that has been acquired or created using CPA funds. The CPA requires that whenever possible, preference be given to the adaptive reuse of existing buildings or construction of new buildings on previously developed sites.¹²

Community housing is defined in the CPA legislation as low- and moderate-income housing for individuals and families, including low- or moderate-income senior housing.

¹¹ Deerfield's 2014 Housing Production Plan is online at <https://www.deerfieldma.us/DocumentCenter/View/293/Deerfield-Housing-Production-Plan-PDF>

¹² Community Preservation Coalition, <https://www.communitypreservation.org/allowable-uses>

Preservation is defined as “protection of personal or real property from injury, harm or destruction, but not including maintenance.”

Support is defined as “programs that provide grants, loans, rental assistance, security deposits, interest-rate write-downs or other forms of assistance directly to individuals and families who are eligible for community housing.”

The creation or preservation of community housing under the CPA includes low- and moderate-income housing for individuals, families, and senior citizens. These terms are defined as follows:

Low-income Housing – Housing for those persons and families whose annual income is less than 80% of the area-wide median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD).

Moderate-income Housing - Housing for those persons and families whose annual income is less than 100% of the AMI as determined by HUD.

Low- or moderate-income Senior Housing - Housing for those persons having reached the age of 60 or over who would qualify for low- or moderate-income housing.

Housing developed with CPA funds may be offered to those persons and families whose annual income is less than 100% AMI (moderate income). Communities may choose, however, to limit certain housing units created with CPA funds to those persons and families earning less than 80% of the AMI (low income). This allows communities to include these units in the Massachusetts Department of Housing and Community Development’s (DHCD) Subsidized Housing Inventory (SHI) to reach the goal of 10% affordable housing established in M.G.L. Chapter 40B.

Affordability limits for Franklin County for FY2025 by household size are shown below.

FY2025 Income Limits for Franklin County				
Household Size	1 person	2 people	3 people	4 people
Low income (80% AMI)	\$58,464	\$66,816	\$75,168	\$83,520
Moderate income (100% AMI)	\$73,080	\$83,520	\$93,960	\$104,400

Source: https://www.communitypreservation.org/allowable-uses#anchor_housing

The CPA Statute also allows CPA funds to be appropriated to a Municipal Affordable Housing Trust (MGL c.44 s.55C). Deerfield does not have an Affordable Housing Trust but may consider setting one up in the future. Massachusetts Housing Partnership (MHP) provides technical assistance to towns looking into establishing a Municipal Affordable Housing Trust.

Housing Goals

The CPC has identified the following evaluation criteria for housing proposals. The CPC will support housing proposals that meet one or more of the following objectives:

- Support projects that provide more housing choices and opportunities for Deerfield residents, including a larger percentage of two-unit and multi-unit homes.
- Promote affordable, safe, ADA-accessible and energy efficient rental opportunities.
- Increase options for first-time and first-generation homebuyers.
- Encourage infill development within the South Deerfield village to promote a walkable and vibrant town center, mixed use development along Routes 5 and 10, and housing that enables and supports farmers and farming in the rural parts of town.
- Support affordable housing for all ages, abilities and income levels.
- Support the creation of affordable units that count toward the state's Subsidized Housing Inventory, per MGL c.40B, by funding context-sensitive developments.
- Encourage the inventive reuse of existing buildings or new buildings on previously developed sites.

Section 6: Open Space

This section provides information on Deerfield’s existing open space, identified needs and goals for open space, CPA eligibility for open space projects, and open space priorities. Much of the information in this section is derived from the *2023-2033 Deerfield Open Space and Recreation Plan*. Though the spending requirements in the CPA law combine the Open Space and Outdoor Recreation categories, this CPC plan separates the two categories to clarify the Town’s needs, goals, and project eligibility for Open Space and Outdoor Recreation.

Section 2 of the Massachusetts CPA legislation defines **open space** as follows:

“Open space,” shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve, and land for recreational use.

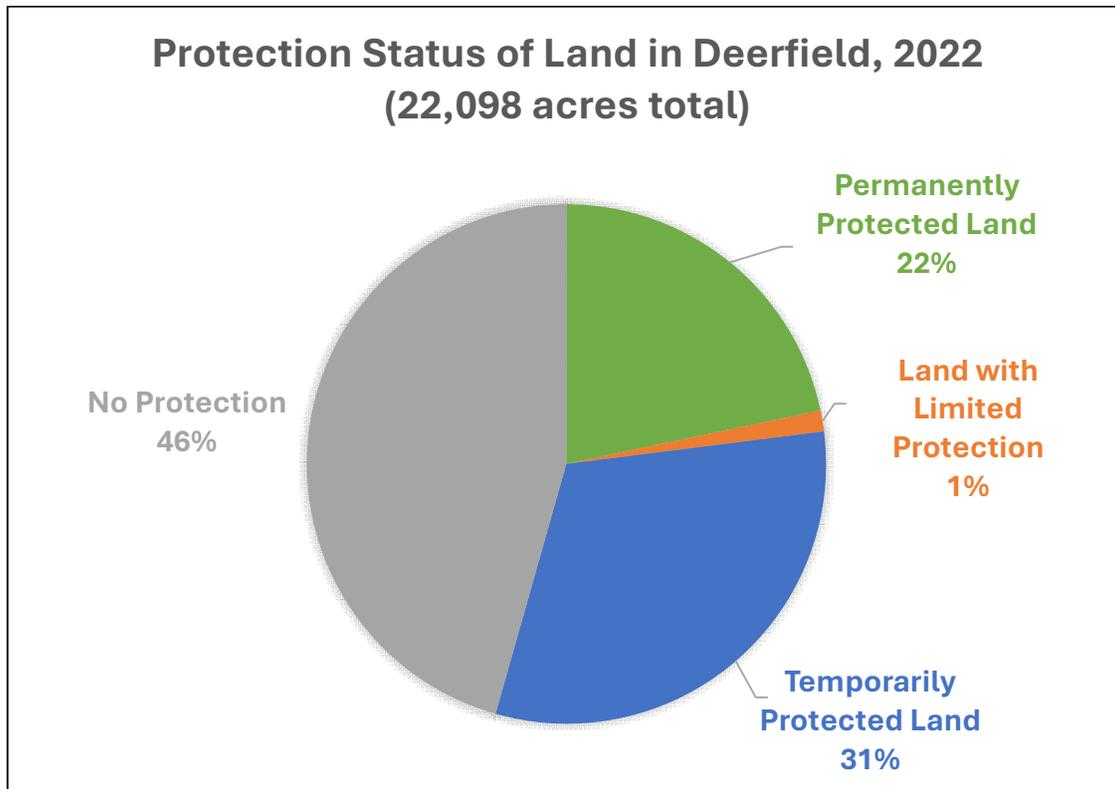
Open space provides actively managed farms and forestland, wildlife habitat, native vegetation, protection of wetlands, protection and recharge of groundwater, public access to recreational lands and trail systems, protection and access to rivers, landscapes that represent the community’s heritage, and scenic views. Many of these features are vital to climate resilience.

Open Space Context in Deerfield

As of 2022, more than half the land area in Deerfield had either temporary (31%) or permanent (22%) land protection, as summarized in the pie chart below. Of the permanently protected land in Deerfield, slightly less than half is privately owned in the form of Agricultural Preservation Restrictions (APRs). Conservation Restrictions and state-owned land make up most of the rest of the acreage, with smaller amounts owned by the University of Massachusetts Amherst, Deerfield Fire District, South Deerfield Water District, and the Franklin Land Trust.

Deerfield is a historic agricultural and residential community. It has the fourth largest population of the municipalities in Franklin County, with a total population of 5,090 as of the 2020 Census. Deerfield’s 22,098 acres (34.5 square miles) are 64% forested, 17% agricultural, and 19% a combination of residential, industrial, mixed use, transportation, or open water. Most recent land use changes in Deerfield have been through subdivisions,

commercial/ industrial expansion, and approval-not-required (ANR) development (separating off lots from a larger lot along existing roads).



Land under temporary protection includes mostly privately-owned parcels enrolled in Massachusetts Chapter 61 Current Use Tax Programs—61 (forestry), 61A (agriculture), and 61B (open space/recreation). These programs offer landowners reduced local property taxes in return for maintaining land in productive forestry, agricultural or recreational use, or in a wild condition for a period of time. Chapter 61 lands, also called “chapter lands,” provide many public benefits, from maintaining wildlife habitat and recreational open space to sustaining rural character and local forest and farm-based economic activity. Land with limited protection includes some parcels owned by the Town of Deerfield.

A benefit of the Chapter 61 programs is that they offer Town governments the opportunity to protect land. When a parcel that is currently enrolled in one of the Chapter 61 programs is proposed for conversion to a use that would make it ineligible for the program, the Town is guaranteed a 120-day waiting period during which it can exercise its Right-of-First-Refusal to purchase the property.

One tool for evaluating the value of open space land is the BioMap tool created by MassWildlife and The Nature Conservancy. BioMap defines core habitat as areas critical to

the long-term conservation of our most vulnerable species and their habitats. In Deerfield, BioMap core habitat is located along the Mill, Deerfield, and Connecticut Rivers and along the Pocumtuck Ridge.¹³ Although some BioMap core habitat parcels are permanently protected, there are many that are either temporarily protected in Chapter 61 or not protected.

Open Space Needs

A total of 351 Deerfield residents responded to the Open Space and Recreation Plan (OSRP) Survey in late 2021 and expressed preferences that fell into four main themes:

- 1) Protect farmland and forests
- 2) Maintain a sense of place to retain Deerfield's distinctive rural landscape
- 3) Create a walkable, hikeable, and bikeable Deerfield
- 4) Create or enhance access to the Connecticut and Deerfield Rivers and protect waterways in town

According to the summary of the 2021 OSRP survey responses, the top three most important places to permanently protect were drinking water supplies, water bodies (river, streams, wetlands, and ponds), and wildlife habitat. More than half of the respondents said that the town should prioritize protecting farmland, environmentally sensitive habitat, and forestland for wildlife, biodiversity, climate mitigation, and water quality. There is also a need to better promote town-owned properties so that they can be better accessed.

Residents participating in the 2021 OSRP survey identified specific areas in Deerfield that the Town should try to own, protect access to, or otherwise protect. Frequently mentioned areas included riverfront areas (30 responses), Pocumtuck Ridge (17 responses), and farmland (12 responses). Eight responses suggested making the old Cumberland Farms store in South Deerfield center a small pocket park.

CPA Eligibility

CPA funds may be spent on the **acquisition, creation, and preservation** of open space, and for the rehabilitation or restoration of any open space that has been acquired or created using CPA funds. It is important to note that a permanent deed restriction is required for all real property interests acquired under CPA. This restriction must be filed as a separate instrument, such as a Conservation Restriction (CR) or Agricultural Preservation Restriction (APR).

¹³ Maps and supporting information can be found online at <https://biomap-mass-eoeaa.hub.arcgis.com/>.

Open space includes, but is not limited to, the following:

- Land to protect existing and future well fields
- Aquifers, recharge areas, and watershed land
- Agricultural land
- Grasslands, fields and forest land
- Fresh water marshes and other wetlands
- River, stream, lake, and pond frontage
- Lands to protect scenic vistas
- Land for wildlife or nature preserve
- Open space properties may allow passive recreation (see separate category information in the next section for active and passive recreation projects)

Open Space Goals

The CPC has identified the following evaluation criteria for Open Space proposals. These criteria were developed with the needs and goals in mind from the *2023-2033 Open Space and Recreation Plan*, outreach to the Open Space Committee and Agricultural Committee, and public input.

The CPC will support Open Space proposals that meet one or more of the following objectives:

- Protect land that allows public access to open space, particularly lands along rivers in Deerfield and on the Pocumtuck Ridge and lands that allow or have hiking trails.
- Promote and support the viability of farms and forests.
- Protect lands that have ecological and recreational significance.
- Increase public awareness of town-owned open space.



Section 7: Outdoor Recreation

This section provides information on Deerfield’s existing recreation offerings, identified needs and goals for recreation, CPA eligibility for recreation projects, and recreation priorities. Much of the information in this section is from the *2023-2033 Deerfield Open Space and Recreation Plan*. Please note that the spending requirements in the CPA law combine the Open Space and Outdoor Recreation categories. This CPC plan separates the two categories to clarify the Town’s needs, goals, and project eligibility for Open Space and Outdoor Recreation.

Outdoor Recreation Context in Deerfield

Deerfield has a mix of public and private recreation-related properties. For organized and free play, Deerfield Elementary School has a playground and playing fields, and Frontier Regional High School has athletic fields and tennis and pickleball courts. These are open to the public when school is not in session or according to schedules set by the schools; there is currently a need for playground space available during daytime hours. Memorial Field behind town hall is run by the Deerfield Recreation Department and is used for baseball, t-ball, and soccer. Mount Sugarloaf Field is a small parcel used for softball that is owned by the MA Department of Conservation and Recreation (DCR) and maintained by the Town of Deerfield Recreation Department. Additionally, Deerfield Academy, Bement School, and Eaglebrook School are all private schools located in Deerfield that have athletic fields and indoor facilities that are not generally available to the public

Deerfield is a part of the Tri-Town Beach District, which is a seasonal recreational facility open from June to the end of August. The facility consists of a lake for swimming, a pavilion for picnicking, and a main building that houses bathroom facilities. It is jointly operated by the towns of Whately and Deerfield; the facility is within the borders of the Town of Whately.

Mount Sugarloaf State Reservation is owned and operated by the Department of Conservation and Recreation (DCR) and is a favorite destination for hikers, picnickers, and other outdoor enthusiasts. South Sugarloaf Mountain has hiking trails and also has an auto road that winds to the summit with commanding views of the Connecticut River and the Pioneer Valley. Restrooms are also available at the summit and the area is handicap accessible. Hikers who wish to or those with limited mobility and people in scooters and wheelchairs can also ascend Mount Sugarloaf via the steep auto road. The auto road is closed to traffic from the middle of October to the middle of May and used by many walkers in all seasons.

North Sugarloaf Mountain is also part of the Mount Sugarloaf Reservation. It has several trails that can be accessed from the Hillside Road Trail Head, with views across the Deerfield River Valley in all seasons and across the Connecticut River Valley and to North Sugarloaf from late fall to early spring. The Pocumtuck Ridge Trail starts at the base of South Sugarloaf and crosses over North Sugarloaf to the Hillside Trail Head.

An important recreational site that is protected from development with a Conservation Restriction is the Pocumtuck Ridge Nature Preserve. This 94-acre site is composed of three parcels that were donated or purchased by the Deerfield Land Trust in 1993 and conveyed to a new local non-profit group, the Pocumtuck Stewards of the Land, in 1998. This woodland contains a few well-maintained trails and is open to the public for hiking, bird watching, horseback riding, and cross-country skiing.

The Town of Deerfield does not have a formal trail system. It owns several parcels that currently have informal trails used by hikers and in some cases by mountain bikers. These parcels include the Birchwood Nature Refuge off Stage Road, the Deerfield Pine Nook Forest on Pine Nook Road, and Pocumtuck Rock on Old Pine Nook Road. The Open Space Committee is working on establishing a formal trail system to make these trails more easily used.

The Town of Deerfield owns a small fishing access parcel along the Deerfield River off Mill Village Road that is open to the public but not marked with signage. There are several more informal river access locations in town. The Stillwater Bridge area is a popular swimming hole and river access location. Informal paddling access on the Deerfield River happens just downstream of the Route 5 and 10 bridge, but this involves lifting a boat over a guardrail and navigating a steep bank. There is no public access to the Connecticut River in Deerfield.

There is one part of a bicycle path and several bike routes in Deerfield.¹⁴ The Canalside Bike Trail along the power canal in Montague's Turners Falls and Montague City villages crosses the Connecticut River into the East Deerfield Railyard area and ends at the western end of McClelland Farm Road. Several of Franklin County bikeways are located in Deerfield – the River Road route, the Deerfield Lower Road-Upper Road route, and a piece of the Greenfield-Montague route goes through the north end of Deerfield.

The Mohican-Mohawk Trail goes through West Deerfield on its 100-mile route, beginning/ending at the Historic Deerfield information center.¹⁵

¹⁴ Franklin County bikeway for the Deerfield area is online at https://frcog.org/wp-content/uploads/2018/03/Central_sm.pdf

¹⁵ More information and a trail map of the M-M Trail is online at <https://www.mass.gov/location->

Recreation Needs

As part of the 2023 update to the Deerfield OSRP, the Deerfield Open Space and Recreation Committee issued a Community Survey in late 2021 and received a total of 351 responses. The top four recreational activities that responding households do in or near Deerfield are walking (89%), hiking (75%), biking (61%), and gardening (60%). Survey respondents demonstrated a strong desire for the expansion of bike paths and bike lanes in town, as well as hiking and walking trails. Public access to the Deerfield and Connecticut Rivers was also identified as a high priority need. Additional high priority needs were hunting areas and more sidewalks. Over half of the respondents expressed a desire to create new outdoor recreation amenities such as bocce courts, pickleball courts, disc golf, community gardens, outdoor skating rink, and a pavilion for group events.

CPA Eligibility

CPA funds may be used to **acquire** land to be used for recreation, or for the **creation** of new permanent outdoor recreational facilities on land a community already owns. A 2012 amendment to CPA broadened the law to also allow for the **rehabilitation** of existing, outdoor recreational facilities. The amendment made it clear that with respect to land for recreational use, "rehabilitation" could include the replacement of playground equipment and other capital improvements to the land or the facilities thereon to make them more functional for their intended recreational use.

CPA funds may not be spent on ordinary maintenance or annual operating expenses; only capital improvements are allowed. In addition, CPA funds may not be used for horse or dog racing facilities, or for a stadium, gymnasium, or similar structure. This prohibition has generally been interpreted as meaning that CPA funds may be used only for outdoor, land-based recreational uses and facilities. The CPA law prohibits the use of CPA funds for the acquisition of artificial turf for athletic fields.

The focus for CPA recreational projects is on passive or active outdoor recreation, such as (but not limited to) the use of land for:

- Trails
- Noncommercial youth and adult sports
- Parks, playgrounds, or athletic fields
- Community gardens

Recreation Goals

The CPC has identified the following evaluation criteria for Recreation proposals. These criteria were developed with the needs and goals in mind from the *2023-2033 Open Space and Recreation Plan*, outreach to the Recreation Committee, and public input.

The CPC will support recreation proposals that meet one or more of the following objectives:

- **Expand Recreational Opportunities**: Provide new or enhanced facilities that increase opportunities for organized athletics and informal recreation that serve a broad range of ages, interests, and abilities.
- **Promote Accessibility and Inclusivity**: Create recreational spaces that serve diverse populations and encourage participation by all residents.
- **Support Health and Wellness**: Promote physical and mental well-being through walking trails, bike paths, playgrounds, fitness areas, and other amenities.
- **Preserve and Enhance Natural Resources**: Encourage nature-based recreation such as hiking, canoeing, and wildlife observation in a way that balances recreational use with the protection of open space, wetlands, and wildlife habitat.
- **Improve Safety and Infrastructure**: Upgrade existing facilities to provide adequate lighting, signage, and parking to ensure safe and accessible use.
- **Strengthen Community Engagement**: Support projects that foster social interaction, volunteerism, and community events.
- **Encourage Year-Round Use**: Promote multi-purpose spaces that accommodate a variety of recreational activities and use throughout the year.



Appendix A

Town of Deerfield CPA Appropriations and Expenditures, FY2009-FY2025

Fiscal Year	Project	CPA Category	Approved Budget	Expended as of 6/30/25	Status
Historic Projects					
FY2010	Library Steps-Design & Eng	Historic	\$10,000	\$5,105	Complete
FY2011	Clerk Records Preservation (1700-1800's)	Historic	\$17,777	\$17,295	Complete
FY2011	Library Exterior Preservation	Historic	\$263,459	\$211,521	Complete
FY2011	Sugarloaf Street Cemetery Gravestone Preservation	Historic	\$32,000	\$30,205	Complete
FY2012	Assessment and restoration of historic cemeteries	Historic	\$72,000	\$44,475	Complete
FY2012	First Church of Deerfield railing	Historic	\$8,950	\$8,950	Complete
FY2013	Old Grammar School Assessment	Historic	\$10,000	\$8,500	Complete
FY2013	Restoration of 18th & 19th C gravestones	Historic	\$24,000	\$16,500	Complete
FY2013	South Deerfield Historic Documentation	Historic	\$20,000	\$20,000	Complete
FY2014	PVMA Historic Books Preservation	Historic	\$2,075	\$1,489	Complete
FY2014	South Deerfield Historic Documentation Phase 2	Historic	\$34,600	\$32,920	Complete
FY2014	Sugarloaf St Cemetery Fencing	Historic	\$16,500	\$15,565	Complete
FY2014	Veterans Street Sign (Spanish American War)	Historic	\$510	\$0	Cancelled
FY2015	Preservation of Historic Account Books	Historic	\$1,100	\$253	Complete
FY2015	PVMA Memorial Hall Museum Project	Historic	\$22,500	\$17,773	Complete
FY2015	Tilton Library Façade Restoration	Historic	\$24,500	\$24,500	Complete
FY2016	Albany Rd Cemetery Project	Historic	\$23,000	\$23,000	Complete
FY2016	Civil War Monument Preservation	Historic	\$39,000	\$39,000	Complete
FY2017	Albany Rd Cemetery Project - stones	Historic	\$20,000	\$20,000	Complete
FY2017	Civil War Statue	Historic	\$5,100	\$3,850	Complete
FY2018	Civil War Monument Obelisk Phase 1	Historic	\$31,000	\$7,785	Complete
FY2018	Sugarloaf Cemetery Fencing, north side	Historic	\$6,500	\$6,490	Complete

Deerfield CPA Plan 2025

Fiscal Year	Project	CPA Category	Approved Budget	Expended as of 6/30/25	Status
FY2019	Civil War Monument Obelisk Phase 2	Historic	\$23,215	\$23,215	Complete
FY2019	Louder Replacement at First Church	Historic	\$5,000	\$5,000	Complete
FY2019	Tilton Monument in Brookside Cemetery	Historic	\$350	\$0	Cancelled
FY2020	Civil War Obelisk fencing	Historic	\$17,250	\$17,125	Complete
FY2020	Rehab Indian House/Bloody Brook	Historic	\$32,500	\$32,500	Complete
FY2020	Replace Steps - First Church	Historic	\$9,000	\$8,000	Complete
FY2021	Dead of 1704 Monument Restoration	Historic	\$2,854	\$1,650	Complete
FY2021	Laurel Hill Cemetery Gravestone Restoration	Historic	\$47,500	\$47,500	Complete
FY2022	Original Pine Nook Cemetery exploration	Historic	\$4,475	\$0	Cancelled
FY2023	Phase 1 Rehab Old Grammar School Building	Historic	\$475,000	\$475,000	Complete
FY2023	PVMA Preservation of Ware/Williams Books	Historic	\$800	\$775	Complete
FY2024	PVMA Preservation of 45 Historic account books	Historic	\$700	\$640	Complete
FY2025	1888 Building (Old Grammar School) Renovation	Historic	\$3,806,825	\$0	In progress
	Total Historic Projects		\$5,110,040	\$1,166,581	
Housing Projects					
FY2010	Braeburn Road Senior Housing Feasibility Study	Housing	\$30,000	\$0	Cancelled
FY2023	Subsidized Senior Housing feasibility study	Housing	\$30,000	\$30,000	Complete
FY2024	Subsidized Senior Housing - site acquisition	Housing	\$572,000	\$499,319	In progress
	Total Housing Projects		\$632,000	\$529,319	
Open Space Projects					
FY2010	APR Purchase-Crowley/Perwak	Open Space	\$60,000	\$60,000	Complete
FY2012	APR Purchase-Kostiuk	Open Space	\$27,250	\$0	Cancelled
FY2022	APR Match 23 South Mill River Rd	Open Space	\$13,000	\$13,000	Complete
FY2023	APR Match Map 149 Lot 6	Open Space	\$11,000	\$0	Cancelled
FY2023	Town Common Rehab & Design	Open Space	\$350,000	\$0	In progress
	Total Open Space Projects		\$461,250	\$73,000	
Recreation Projects					
FY2015	Community Playground	Recreation	\$160,000	\$155,851	Complete

Deerfield CPA Plan 2025

Fiscal Year	Project	CPA Category	Approved Budget	Expended as of 6/30/25	Status
FY2015	Frontier Regional Tennis Court	Recreation	\$15,345	\$14,842	Complete
FY2020	Recreation Land Project from Reserves (land purchase)	Recreation	\$1,098,870	\$483,060	Cancelled
FY2021	Additional funds for Rec Land Project - North Main St	Recreation	\$1,000,000	\$0	Cancelled
FY2021	Rec Land Project coming from Revenues	Recreation	\$51,130	\$0	Cancelled
FY2024	Frontier Tennis courts	Recreation	\$48,693	\$48,693	Complete
	Total Recreation Projects		\$2,374,038	\$702,446	
Operating Expenses					
FY2009	Operating Expense	Operating Exp	\$7,600	\$922	Expired
FY2010	Operating Expense	Operating Exp	\$7,500	\$3,028	Expired
FY2011	Operating Expense	Operating Exp	\$10,000	\$1,027	Expired
FY2012	Operating Expense	Operating Exp	\$10,000	\$750	Expired
FY2013	Operating Expense	Operating Exp	\$10,000	\$750	Expired
FY2014	Operating Expense	Operating Exp	\$10,650	\$1,695	Expired
FY2015	Operating Expense	Operating Exp	\$10,700	\$875	Expired
FY2016	Operating Expense	Operating Exp	\$10,500	\$1,940	Expired
FY2017	Operating Expense	Operating Exp	\$15,000	\$875	Expired
FY2018	Operating Expense	Operating Exp	\$15,000	\$875	Expired
FY2019	Operating Expense	Operating Exp	\$15,000	\$875	Expired
FY2020	Operating Expense	Operating Exp	\$13,500	\$875	Expired
FY2021	Operating Expense	Operating Exp	\$15,000	\$875	Expired
FY2022	Operating Expense	Operating Exp	\$15,000	\$3,089	Expired
FY2023	Operating Expense	Operating Exp	\$15,000	\$1,750	Expired
FY2024	Operating Expense	Operating Exp	\$15,000	\$2,065	Expired
FY2025	Operating Expense	Operating Exp	\$23,000	\$5,157	Expired
Total Operating Expenses			\$218,450	\$27,423	
TOTAL CPA Funds Expended as of 6/30/25				\$2,498,769	
<i>CPA Funds Encumbered as of 6/30/25</i>				\$4,229,506	
Total spent or encumbered				\$6,728,275	

Appendix B

The Pre-Application and Application for funding can be found on the Town of Deerfield's Community Preservation Committee web page here: <https://deerfieldma.us/241/Community-Preservation-Committee>