

DEERFIELD, MA BUILDING USE SURVEY

FINAL REPORT

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## **INTRODUCTION**

The Building Advisory Committee for the Town of Deerfield, Massachusetts retained the Polling Institute at Western New England University to conduct a mail and online survey of the Town's households to measure public attitudes regarding present and future use of Town-owned buildings.

## **SURVEY METHODOLOGY**

The Polling Institute, working with the Building Advisory Committee, developed a questionnaire that would be mailed to households in Deerfield and also made available online. Representatives of the Polling Institute and the Building Advisory Committee conducted a pretest of the questionnaire with participants at the Town's Senior Citizens Center on July 26, 2019. After making final revisions, the Polling Institute mailed paper copies of the survey to 2,280 households using a mailing list provided by the Town in early September 2019. Ninety-one surveys were returned as undeliverable. Residents could complete and return a paper copy of the questionnaire in a postage-paid envelope, or complete the survey online. The Polling Institute accepted responses online from Sept. 12, 2019 to Oct. 14, 2019. The Polling Institute accepted responses by mail until Oct. 30, 2019. The survey asked residents to submit one response per household. The Polling Institute assigned a tracking number to each household address to ensure one response per household, and removed the tracking numbers and addresses from the final data set to preserve the confidentiality of the responses. The final sample consists of responses from 558 households in Deerfield. Of the 558 responses, 434 were by mail and 124 were online.

The research design for the project was reviewed and approved by the Institutional Review Board at Western New England University.

## **SUMMARY OF RESULTS**

Survey participants indicated that they are active in the community and that they see a need to improve public facilities in Deerfield. The survey found that renovating existing buildings was a more popular option than building new facilities. In open-ended comments at the end of the survey, however, some survey respondents said it was difficult to provide informed responses without knowing the costs associated with each option and the potential impact of each option on property taxes.

Three-quarters of respondents who completed the survey said there was at least one person age 55 or older living in their household. Twenty-one percent indicated that at least one member of their household was age 18 or younger.

When asked to select from a list the positive aspects of living in Deerfield, the top three choices were the town's location (91 percent), community character (71 percent), and schools (51 percent). (Table 1) Among the top negative aspects were affordable housing (43 percent), the tax rate (37 percent), and job opportunities (29 percent). (Table 2)

Given that several of the survey questions focused on the Senior Center, respondents were asked how familiar they were with the center's programs and services. Forty-one percent said very or somewhat familiar, and 58 percent said they were not very familiar or not at all familiar with the center's programs or services. (Table 3)

When asked whether the Senior Center facilities are adequate to meet the community's needs, eight percent said yes, 35 percent said no, and 55 percent said they were unsure. (Table 4) Among respondents who said they were very or somewhat familiar with the center's programs and services, 60 percent said the center's facilities were not adequate, 18 percent said they were adequate, and 22 percent were unsure. (Table 38)

There was significant support for Deerfield creating "a Community Center that would host activities for children, teens, and other residents of the Town." Sixty-nine percent supported the idea, 11 percent opposed it, 17 percent were unsure, and three percent did not respond to the question. (Table 5) More than half of the sample, 57 percent, said the center should also share space with other uses and groups, while 12 percent were opposed, 18 percent were unsure, and 13 percent did not respond. (Table 6)

When asked what, if any, community activities they participate in, 73 percent of the sample gave at least one response (407 respondents out of 558). The top three activities listed were library patron (50 percent), school-related events (28 percent), and town recreation or sports (23 percent). (Table 7)

When asked to indicate which spaces they used for community activities, 51 percent indicated Town-owned buildings, such as the Municipal Building, the library and the Senior Center, followed by privately-owned buildings (32 percent) and public school buildings (32 percent). (Table 8) In a follow-up question, about half of respondents said the spaces were adequate to meet their group's needs, while 23 percent said the facilities were inadequate. (Table 9) The most common complaints were that the spaces were too small, were configured incorrectly, or had poor services, such as heating, lighting, air conditioning, restrooms, or accessibility. (Table 10)

In addition to assessing the use and perceived quality of public and private spaces in Deerfield, the survey also attempted to measure the potential demand for multi-unit senior citizen housing (apartments) in the Town. When asked whether they planned to stay in their current homes after retirement, 47 percent said yes, and six percent said no but that they planned to remain in Deerfield. (Table 11) Among respondents who had one or more individuals over age 55 in their household, 54 percent said they would stay in their homes after retirement, and 4 percent said no but that they planned to continue living in Deerfield. Twenty-six percent of this group said the question was not applicable as they had already retired. (Table 31)

About one in five survey respondents, 19 percent, said they or a family member would use multi-unit senior citizen housing (apartments) if they were available in Deerfield. Thirty-eight percent said no, and 41 percent said they were unsure. (Table 12) This pattern of responses did not vary significantly when broken out by whether a respondent's household had one or more residents over the age of 55. (Table 32) Overall there was support for the Town pursuing multi-unit senior housing, with 59 percent indicating yes, 13 percent saying no, and 25 percent unsure. (Table 13) Support was higher among respondents from households with one or more individuals over age 55, with 64 percent indicating yes, compared to 53 percent among all other respondents. (Table 33)

The survey found that residents' preferences for financing multi-unit senior housing were distributed widely across multiple options, with public financing being the least popular approach (22 percent in support). Thirty-seven percent backed a public-private venture, 35 percent indicated private investment, 31 percent supported using Community Preservation Act funds, and 29 percent indicated they were unsure. (Respondents could choose more than one option for this question.) (Table 14)

Participants in the survey also had an opportunity to weigh in on 11 possible scenarios for renovating existing public spaces or constructing new buildings to serve the Town's current and future needs:

- Renovation of the Senior Center building for town use such as a Senior Center, Community Center, etc.
- Conversion of the Senior Center building to multi-unit Senior Housing (Senior Center to be relocated elsewhere).
- Demolition of the Senior Center building (Senior Center to be relocated elsewhere).
- Sale of Senior Center building for private use (Senior Center to be relocated elsewhere).
- Renovation of the Congregational Church building for town use.
- Removal and retention of historical items such as church steeple and clock for reuse by the town, and demolition of the remainder of the Congregational Church building.
- Renovation of Town Hall building for continued town use.
- Demolition of Town Hall building (except for the police station). Municipal offices to be relocated elsewhere.
- Update and expansion of the Tilton Library, adding on to the current building.
- Construction of a new building to house the Senior Center and Community Center.
- Construction of a new building to house the Town Municipal Offices, Senior Center, Community Center., etc., as part of a central town campus, connected to the Tilton Library.

For each option respondents could indicate that they supported, opposed, or were unsure about the idea, or they could decline to respond. Summaries of the responses for each option are found in Tables 15 through 25. Table 26 summarizes responses for all of the proposals, and provides the easiest way to compare response patterns across the various scenarios. Two consistent themes emerge from the response patterns: (1) Residents are more likely to favor renovating existing buildings as opposed to constructing new ones; (2) The percentage indicating they are unsure is always in double digits, and sometimes consists of one-third or more of the sample, indicating views on the proposals could vary significantly depending on cost and other factors.

Of the four scenarios for possible future use of the Senior Center, the option that drew the most support was renovating the building for Town use as a Senior Center, community center, etc. (49 percent in favor, 21 percent opposed, and 25 percent unsure). (Table 26) Among respondents who are very or somewhat familiar with the Senior Center programs and services, a similar proportion were in favor (49 percent), but 32 percent were opposed. (Table 44)

Opinions were almost evenly distributed for the two scenarios in which the Senior Center was converted to multi-unit senior housing or sold for private use, with the Senior Center moved to another location. For each scenario about one-third were in favor, about one-third were opposed, and about one-third were unsure. (Table 26). Opposition to these options was higher among respondents who were very or somewhat familiar with the Senior Center's programs and services, reaching 42 percent opposed to the conversion to senior housing (Table 45) and 41 percent opposed to selling the building for private use. (Table 47) The least popular option was demolition of the Senior Center and relocation of the center elsewhere, which only 19 percent of respondents supported. Thirty-eight percent opposed the idea, and 38 percent were unsure. (Table 26) Among respondents who were very or somewhat familiar with the Senior Center's programs and services, 44 percent were opposed, but 28 percent supported the idea. (Table 46)

Survey respondents were clear in their preferences for what the Town should do with the former Congregational Church building. Fifty-eight percent supported renovating the building for town use, with 15 percent opposed and 23 percent unsure. (Table 26) Only 29 percent favored

removal and retention of historically significant items, such as the steeple and clock, for re-use by the town and then demolition of the building. Thirty-five percent opposed the idea, and 32 percent were unsure.

A similar proportion, 60 percent, favored renovating Town Hall for continued town use, with 16 percent opposed and 21 percent unsure. Only eight percent of respondents supported a scenario in which the Town Hall, with the exception of the police station, would be torn down and relocated. Sixty-two percent opposed the idea, and 24 percent were unsure. (Table 26)

Also receiving majority support was a proposal to update and expand Tilton Library. Fifty-one percent backed the idea, 24 percent were opposed, and 19 percent were unsure. (Table 26)

Opinion was divided over two scenarios in which the Town would construct new public buildings. Thirty-five percent supported building a new combined Senior Center and Community Center, while 27 percent were opposed and 33 percent were unsure. (Table 26) Among survey respondents who were very or somewhat familiar with the Senior Center's programs and services, 43 percent favored the idea, while 32 percent were opposed and 26 percent were unsure. (Table 48)

Constructing a new building to house Town municipal offices, the Senior Center, a community center, etc. as part of a central campus linked to Tilton Library was less popular. Twenty-five percent supported the idea, 41 percent were opposed, and 30 percent were unsure. (Table 26) Among respondents who were very or somewhat familiar with the Senior Center's programs and services, 22 percent favored the idea, 50 percent were opposed, and 28 percent were unsure. (Table 49)

The survey also provided respondents with an opportunity to add comments about any of the survey topics at the end of the questionnaire. Of the 558 survey respondents, 217 provided additional comments. Many respondents sought to provide context for their answers, and some wanted to expand on their responses to the closed-ended questions. The most common theme among the contextual comments was that answers could change depending on the cost of the various building scenarios and the potential impact the costs would have on property taxes. Here is a representative sample of comments reflecting this theme:

- "Any new construction for public facilities in Deerfield only if affordable. Some previous proposals and expenditures seem questionable."
- "Difficult to respond to many of these questions without further information, e.g., cost to demolish/rebuild vs. renovate"
- "Difficult to support or oppose certain options without having some idea of costs and effect on tax rate."
- "Most of the above questions are impossible to answer in an educated/informed manner - without knowing the options, issues, cost, how paid, it is an exercise in the abstract."
- "The public does not have enough information about the state of the current Senior Center and of the Congregational Church to understand what the technical options are for adaptive use of these buildings and how much it will cost. So your survey is erroneously presumptive. First things first. Thank you."

Respondents also commented on the advantages of renovation over new construction, citing the benefits of historic preservation and the idea that new construction could not match the quality of older buildings if the buildings are properly maintained. Here is a representative sample of comments on these themes:

- "Both the senior center + congregational church have historical value. If at all possible, neither should be demolished."
- "Current Senior Center is the last significant pre-1900 building in the town center - need to retain it."
- "Demolition of the Grammar school/Senior Center would be a 'crime'. Likewise the church - both keep us connected to our historical roots!"
- "Instead of valuing our 'quaint New England village' people prefer to make everything 'modern', and I oppose any further demolition of town buildings."
- "If you work with what we are so lucky to have, which was built to last by our great-grandparents' generation, it will last much longer than most new construction."

One respondent, however, warned about the costs of renovating older buildings, and along with many others cited the need to have energy-efficient public buildings:

- "Do not waste our money trying to renovate the Congregational Church as from everything I've heard from people in the know, it would cost less in the long run to tear it down and put in a new, energy efficient building."

Many respondents expressed concern about the current tax rate in Deerfield, and said they were worried that the Town would be living beyond its means in taking on renovations or new construction. Here is a representative sample of comments:

- "Deerfield taxes are high enough!! Stop renovating and building new things and buildings!!! USE what you have already."
- "I feel like the needs (sewer system, roof on school) should come before wants (senior center, renovated library). I feel like taxpayers should finish paying for one thing before moving onto another, rather than raising taxes because a small percentage of the town wants something."

These were the most common themes in the open-ended responses, but this is far from a comprehensive list. Some respondents supported construction of a new municipal complex, including recreational facilities such as an indoor pool, while others wanted to make sure Town buildings are centrally located and easily accessible. At the time of the survey several respondents suggested the Town look into purchasing the former Channing Bete property, which recent news reports indicate is no longer available. The complete text of each of the open-ended responses is located in the Appendix at the end of this report.

The following pages include frequency tables for the individual questions in the survey. There are also tables of cross-tabulations for many of the questions by whether a household has one or more residents over age 55, and whether a respondent is very or somewhat familiar with Senior Center programs and services.



3. Which of the following are negative aspects of living in Deerfield? (check as many as apply)

Table 2		
Category	Count out of 558 responses	% of 558 responses
Affordable housing	240	43%
Tax rate	207	37%
Job opportunities	161	29%
Recreational opportunities	82	15%
Community services	80	14%
Other	76	14%
Community character	29	5%
Schools	14	3%
Location	13	2%

Column percentages total more than 100 percent because respondents could provide multiple answers. See Appendix for open-ended responses to the "other" category.

Town Services

4. How familiar are you with the Senior Center programs and services? (check one response)

Table 3			
	Frequency	Percent	Valid Percent
Very familiar	62	11%	11%
Somewhat familiar	166	30%	30%
Not very familiar	156	28%	28%
Not at all familiar	170	30%	31%
No response	4	1%	
Total	558	100%	

Column percentages for single-response questions may not sum to 100 percent due to rounding.

5. Are the present Senior Center facilities adequate to meet the community's needs? (check one response)

Table 4			
	Frequency	Percent	Valid Percent
Yes	47	8%	8%
No	195	35%	35%
Unsure	309	55%	57%
No response	7	1%	
Total	558	100%	

6. Would you support or oppose Deerfield creating a Community Center that would host activities for children, teens, and other residents of the Town? (check one response)

Table 5			
	Frequency	Percent	Valid Percent
Support	386	69%	71%
Oppose	60	11%	11%
Unsure	96	17%	18%
No response	16	3%	
Total	558	100%	

7. Should a new community center exist solely for that purpose, or should a community center share space with other uses and groups? (check one response)

Table 6			
	Frequency	Percent	Valid Percent
Space used only or primarily for community center	66	12%	14%
Shared space with other uses or groups	320	57%	66%
Unsure	100	18%	21%
No response	72	13%	
Total	558	100%	

8. Which of the following community activities do you participate in, if any? (check all that apply)

Table 7		
Category	Count out of 558 responses	% of 558 responses
Library patron	279	50%
School-related events	154	28%
Town recreation or sports	127	23%
Community group (e.g. scouting, women's club, etc.)	112	20%
Work at / own a local business	107	19%
Town committee	78	14%
Senior Center patron	78	14%
Other	44	8%

Column percentages total more than 100 percent because respondents could provide multiple answers. See Appendix for open-ended responses to the "other" category.

9. Which of the following spaces do you use for your community activities and meetings? (check all that apply)

Table 8		
Category	Count out of 558 responses	% of 558 responses
Town-owned buildings (Municipal building, Library, Senior Center Building, Fire Station, etc.)	282	51%
Other privately-owned buildings (Polish-American Club, etc.)	180	32%
Public school buildings (Deerfield Elementary, Frontier Regional)	176	32%
Local church buildings (Holy Family, First Church of Deerfield, Holy Name of Jesus, etc.)	134	24%
Private school buildings (Bement, Eaglebrook, Deerfield Academy)	78	14%
Other	17	3%

Column percentages total more than 100 percent because respondents could provide multiple answers. See Appendix for open-ended responses to the "other" category.

10. Are the spaces that you checked in q. 9 adequate to meet your group's needs? (check one response)

Table 9			
	Frequency	Percent	Valid Percent
Yes	254	46%	56%
No	107	19%	23%
Unsure	97	17%	21%
No response	100	18%	
Total	558	100%	

11. In what way are these spaces inadequate? (check all that apply)

Table 10		
Category	Count out of 558 responses	% of 558 responses
Too small	95	17%
Configured incorrectly	64	11%
Poor services (e.g. heating, lighting, air-conditioning, restrooms, accessibility, etc.)	55	10%
Unavailable (hard to get the dates/times you need)	40	7%
Other	25	4%
Expensive	12	2%

Column percentages total more than 100 percent because respondents could provide multiple answers. See Appendix for open-ended responses to the "other" category.

12. Looking to the future, do you plan to stay in your current home after retirement? (check one response)

Table 11			
	Frequency	Percent	Valid Percent
Yes	262	47%	49%
No, but would like to stay in Deerfield	35	6%	6%
No, will probably move out of Deerfield	52	9%	10%
Not applicable, already retired	108	19%	20%
Unsure	82	15%	15%
No response	19	3%	
Total	558	100%	

13. Would you and / or a family member use multi-unit Senior Housing (apartments) if it was available in Deerfield? (check one response)

Table 12			
	Frequency	Percent	Valid Percent
Yes	108	19%	20%
No	211	38%	39%
Unsure	228	41%	42%
No response	11	2%	
Total	558	100%	

14. Should the Town pursue multi-unit Senior Housing in Deerfield? (check one response)

Table 13			
	Frequency	Percent	Valid Percent
Yes	331	59%	61%
No	75	13%	14%
Unsure	138	25%	25%
No response	14	2%	
Total	558	100%	

15. If the Town were to pursue multi-unit Senior Housing, how should it be funded? (check all that you support)

Table 14		
Category	Count out of 558 responses	% of 558 responses
Public-private venture	206	37%
Private investment	198	35%
Community Preservation Act funds	172	31%
Unsure	161	29%
Public funding	121	22%

Column percentages total more than 100 percent because respondents could provide multiple answers.

Questions about Deerfield Public Buildings

Keeping in mind a combination of factors such as cost, the quality of the space, the historical character, and the condition of the buildings, would you support or oppose the following projects? (check one response for each project)

Senior Center Building

16. Renovation of the Senior Center building for town use such as a Senior Center, Community Center, etc.

Table 15			
	Frequency	Percent	Valid Percent
Support	272	49%	51%
Oppose	119	21%	22%
Unsure	139	25%	26%
No response	28	5%	
Total	558	100%	

17. Conversion of the Senior Center building to multi-unit Senior Housing (Senior Center to be relocated elsewhere).

Table 16			
	Frequency	Percent	Valid Percent
Support	174	31%	32%
Oppose	172	31%	32%
Unsure	189	34%	35%
No response	23	4%	
Total	558	100%	

18. Demolition of the Senior Center building (Senior Center to be relocated elsewhere).

Table 17			
	Frequency	Percent	Valid Percent
Support	107	19%	20%
Oppose	212	38%	40%
Unsure	209	38%	40%
No response	30	5%	
Total	558	100%	

19. Sale of Senior Center building for private use (Senior Center to be relocated elsewhere).

Table 18			
	Frequency	Percent	Valid Percent
Support	167	30%	31%
Oppose	178	32%	33%
Unsure	190	34%	36%
No response	23	4%	
Total	558	100%	

Congregational Church Building

20. Renovation of the Congregational Church building for town use.

Table 19			
	Frequency	Percent	Valid Percent
Support	326	58%	61%
Oppose	85	15%	16%
Unsure	126	23%	24%
No response	21	4%	
Total	558	100%	

21. Removal and retention of historical items such as church steeple and town clock for reuse by the town, and demolition of the remainder of the Congregational Church building.

Table 20			
	Frequency	Percent	Valid Percent
Support	163	29%	30%
Oppose	195	35%	36%
Unsure	176	32%	33%
No response	24	4%	
Total	558	100%	

22. Renovation of Town Hall Building for continued town use.

Table 21			
	Frequency	Percent	Valid Percent
Support	333	60%	62%
Oppose	89	16%	16%
Unsure	117	21%	22%
No response	19	3%	
Total	558	100%	

23. Demolition of Town Hall Building (except for the police station). Municipal offices to be relocated elsewhere.

Table 22			
	Frequency	Percent	Valid Percent
Support	45	8%	9%
Oppose	345	62%	66%
Unsure	132	24%	25%
No response	36	6%	
Total	558	100%	

New Construction Options

24. Update and expansion of the Tilton Library, adding on to the current building.

Table 23			
	Frequency	Percent	Valid Percent
Support	285	51%	54%
Oppose	136	24%	26%
Unsure	108	19%	20%
No response	29	5%	
Total	558	100%	

25. Construction of a new building to house the Senior Center and Community Center.

Table 24			
	Frequency	Percent	Valid Percent
Support	193	35%	36%
Oppose	153	27%	29%
Unsure	185	33%	35%
No response	27	5%	
Total	558	100%	

26. Construction of a new building to house the Town Municipal Offices, Senior Center, Community Center, etc., as part of a central town campus, connected to the Tilton Library.

Table 25			
	Frequency	Percent	Valid Percent
Support	138	25%	26%
Oppose	229	41%	43%
Unsure	165	30%	31%
No response	26	5%	
Total	558	100%	

Keeping in mind a combination of factors such as cost, the quality of the space, the historical character, and the condition of the buildings, would you support or oppose the following projects? (check one response for each project)

Table 26				
Question	Support	Oppose	Unsure	No response
16. Renovation of the Senior Center building for town use such as a Senior Center, Community Center, etc.	49%	21%	25%	5%
17. Conversion of the Senior Center building to multi-unit Senior Housing (Senior Center to be relocated elsewhere).	31%	31%	34%	4%
18. Demolition of the Senior Center building (Senior Center to be relocated elsewhere).	19%	38%	38%	5%
19. Sale of Senior Center building for private use (Senior Center to be relocated elsewhere).	30%	32%	34%	4%
20. Renovation of the Congregational Church building for town use.	58%	15%	23%	4%
21. Removal and retention of historical items such as church steeple and clock for reuse by the town, and demolition of the remainder of the Congregational Church building.	29%	35%	32%	4%
22. Renovation of Town Hall building for continued town use.	60%	16%	21%	3%
23. Demolition of Town Hall building (except for the police station). Municipal offices to be relocated elsewhere.	8%	62%	24%	6%
24. Update and expansion of the Tilton Library, adding on to the current building.	51%	24%	19%	5%
25. Construction of a new building to house the Senior Center and Community Center.	35%	27%	33%	5%
26. Construction of a new building to house the Town Municipal Offices, Senior Center, Community Center., etc., as part of a central town campus, connected to the Tilton Library.	25%	41%	30%	5%

Row percentages may not sum to 100 percent due to rounding.

**CROSS-TABULATIONS OF SELECTED QUESTIONS BY WHETHER A HOUSEHOLD HAS ONE OR MORE INDIVIDUALS OVER AGE 55. THE POLLING INSTITUTE USED CHI-SQUARE TESTS TO TEST FOR STATISTICALLY SIGNIFICANT RELATIONSHIPS BETWEEN THE TWO VARIABLES IN EACH TABLE. A P-VALUE OF 0.05 OR LESS INDICATES A STATISTICALLY SIGNIFICANT RELATIONSHIP BETWEEN THE VARIABLES.**

4. How familiar are you with the Senior Center programs and services?

		Households with one or more individuals over 55?		Total
		No	Yes	
How familiar are you with the Senior Center programs and services?	Very familiar	4%	13%	11%
	Somewhat familiar	19%	34%	30%
	Not very familiar	26%	29%	28%
	Not at all familiar	51%	24%	31%
N		134	420	554

Differences are statistically significant at  $p < 0.001$

5. Are the present Senior Center facilities adequate to meet the community's needs?

		Households with one or more individuals over 55?		Total
		No	Yes	
Are the present Senior center facilities adequate to meet the community's needs?	Yes	6%	9%	8%
	No	20%	40%	35%
	Unsure	74%	50%	56%
N		134	417	551

Differences are statistically significant at  $p < 0.001$

6. Would you support or oppose Deerfield creating a Community Center that would host activities for children, teens, and other residents of the town?

Table 29				
		Households with one or more individuals over 55?		Total
		No	Yes	
Would you support or oppose Deerfield creating a Community Center that would host activities for children, teens, and other residents of the town?	Support	86%	66%	71%
	Oppose	8%	12%	11%
	Unsure	6%	22%	18%
N		133	409	542

Differences are statistically significant at  $p < 0.001$

7. Should a new community center exist solely for that purpose, or should a community center share space with other uses and groups?

Table 30				
		Households with one or more individuals over 55?		Total
		No	Yes	
Should a new community center exist solely for that purpose, or should a community center share space with other uses and groups?	Space used only or primarily for community center	11%	15%	14%
	Shared space with other uses or groups	69%	65%	66%
	Unsure	20%	21%	21%
N		123	363	486

Differences are not statistically significant ( $p = 0.50$ )

12. Looking to the future, do you plan to stay in your current home after retirement?

Table 31				
		Households with one or more individuals over 55?		Total
		No	Yes	
Looking to the future, do you plan to stay in your current home after retirement?	Yes	33%	54%	49%
	No, but would like to stay in Deerfield	13%	4%	6%
	No, will probably move out of Deerfield	24%	5%	10%
	Not applicable, already retired	0%	26%	20%
	Unsure	31%	10%	15%
N		132	407	539

Differences are statistically significant at  $p < 0.001$

13. Would you and / or a family member use multi-unit Senior Housing (apartments) if it was available in Deerfield?

Table 32				
		Households with one or more individuals over 55?		Total
		No	Yes	
Would you and / or a family member use multi-unit Senior Housing (apartments) if it was available in Deerfield?	Yes	20%	20%	20%
	No	41%	38%	39%
	Unsure	40%	42%	42%
N		133	414	547

Differences are not statistically significant ( $p = 0.85$ )

14. Should the Town pursue multi-unit Senior Housing in Deerfield?

Table 33				
		Households with one or more individuals over 55?		Total
		No	Yes	
Should the Town pursue multi-unit Senior Housing in Deerfield?	Yes	53%	64%	61%
	No	14%	14%	14%
	Unsure	33%	23%	25%
N		133	411	544

Differences are statistically significant at  $p < 0.05$

Keeping in mind a combination of factors such as cost, the quality of the space, the historical character, and the condition of the buildings, would you support or oppose the following projects? (check one response for each project)

16. Renovation of the Senior Center building for town use, such as a Senior Center, Community Center, etc.

Table 34				
		Households with one or more individuals over 55?		Total
		No	Yes	
Renovation of the Senior Center building for town use, such as a Senior Center, Community Center, etc.	Support	60%	49%	51%
	Oppose	13%	26%	22%
	Unsure	28%	26%	26%
N		131	399	530

Differences are statistically significant at  $p < 0.01$

17. Conversion of the Senior Center building to multi-unit Senior Housing (Senior Center to be relocated elsewhere)

Table 35				
		Households with one or more individuals over 55?		Total
		No	Yes	
Conversion of the Senior Center building to multi-unit Senior Housing (Senior Center to be relocated elsewhere)	Support	34%	32%	32%
	Oppose	24%	35%	32%
	Unsure	42%	33%	35%
N		131	404	535

Differences are statistically significant at  $p < 0.05$

18. Demolition of the Senior Center (Senior Center to be relocated elsewhere)

Table 36				
		Households with one or more individuals over 55?		Total
		No	Yes	
Demolition of the Senior Center (Senior Center to be relocated elsewhere)	Support	18%	21%	20%
	Oppose	29%	44%	40%
	Unsure	53%	35%	40%
N		131	397	528

Differences are statistically significant at  $p < 0.01$

19. Sale of Senior Center building for private use (Senior Center to be relocated elsewhere)

Table 37				
		Households with one or more individuals over 55?		Total
		No	Yes	
Sale of Senior Center building for private use (Senior Center to be relocated elsewhere)	Support	30%	32%	31%
	Oppose	30%	34%	33%
	Unsure	40%	34%	36%
N		131	404	535

Differences are not statistically significant ( $p = 0.38$ )

**CROSS-TABULATIONS OF SELECTED QUESTIONS BY WHETHER A RESPONDENT IS VERY OR SOMEWHAT FAMILIAR WITH SENIOR CENTER PROGRAMS AND SERVICES. THE POLLING INSTITUTE USED CHI-SQUARE TESTS TO TEST FOR STATISTICALLY SIGNIFICANT RELATIONSHIPS BETWEEN THE TWO VARIABLES IN EACH TABLE. A P-VALUE OF 0.05 OR LESS INDICATES A STATISTICALLY SIGNIFICANT RELATIONSHIP BETWEEN THE VARIABLES.**

5. Are the present Senior Center facilities adequate to meet the community's needs?

Table 38				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Are the present Senior center facilities adequate to meet the community's needs?	Yes	2%	18%	8%
	No	18%	60%	35%
	Unsure	80%	22%	56%
N		324	227	551

Differences are statistically significant at  $p < 0.001$

6. Would you support or oppose Deerfield creating a Community Center that would host activities for children, teens, and other residents of the town?

Table 39				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Would you support or oppose Deerfield creating a Community Center that would host activities for children, teens, and other residents of the town?	Support	77%	62%	71%
	Oppose	7%	17%	11%
	Unsure	15%	21%	18%
N		319	223	542

Differences are statistically significant at  $p < 0.001$

7. Should a new community center exist solely for that purpose, or should a community center share space with other uses and groups?

Table 40				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Should a new community center exist solely for that purpose, or should a community center share space with other uses and groups?	Space used only or primarily for community center	13%	14%	14%
	Shared space with other uses or groups	67%	64%	66%
	Unsure	20%	21%	21%
N		298	188	486

Differences are not statistically significant ( $p = 0.86$ )

12. Looking to the future, do you plan to stay in your current home after retirement?

Table 41				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Looking to the future, do you plan to stay in your current home after retirement?	Yes	45%	54%	49%
	No, but would like to stay in Deerfield	8%	5%	6%
	No, will probably move out of Deerfield	12%	7%	10%
	Not applicable, already retired	16%	25%	20%
	Unsure	20%	9%	15%
N		316	223	539

Differences are statistically significant at  $p < 0.001$

13. Would you and / or a family member use multi-unit Senior Housing (apartments) if it was available in Deerfield?

Table 42				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Would you and / or a family member use multi-unit Senior Housing (apartments) if it was available in Deerfield?	Yes	15%	26%	20%
	No	40%	36%	39%
	Unsure	45%	38%	42%
N		323	224	547

Differences are statistically significant at  $p < 0.01$

14. Should the Town pursue multi-unit Senior Housing in Deerfield?

Table 43				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Should the Town pursue multi-unit Senior Housing in Deerfield?	Yes	56%	67%	61%
	No	13%	15%	14%
	Unsure	31%	18%	25%
N		320	224	544

Differences are statistically significant at  $p < 0.01$

Keeping in mind a combination of factors such as cost, the quality of the space, the historical character, and the condition of the buildings, would you support or oppose the following projects? (check one response for each project)

16. Renovation of the Senior Center building for town use, such as a Senior Center, Community Center, etc.

Table 44				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Renovation of the Senior Center building for town use, such as a Senior Center, Community Center, etc.	Support	53%	49%	51%
	Oppose	16%	32%	22%
	Unsure	31%	19%	26%
N		313	217	530

Differences are statistically significant at  $p < 0.001$

17. Conversion of the Senior Center building to multi-unit Senior Housing (Senior Center to be relocated elsewhere)

Table 45				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Conversion of the Senior Center building to multi-unit Senior Housing (Senior Center to be relocated elsewhere)	Support	31%	34%	32%
	Oppose	25%	42%	32%
	Unsure	44%	24%	35%
N		315	220	535

Differences are statistically significant at  $p < 0.001$

18. Demolition of the Senior Center (Senior Center to be relocated elsewhere)

Table 46				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Demolition of the Senior Center (Senior Center to be relocated elsewhere)	Support	15%	28%	20%
	Oppose	37%	44%	40%
	Unsure	48%	28%	40%
N		311	217	528

Differences are statistically significant at  $p < 0.001$

19. Sale of Senior Center building for private use (Senior Center to be relocated elsewhere)

Table 47				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Sale of Senior Center building for private use (Senior Center to be relocated elsewhere)	Support	28%	36%	31%
	Oppose	28%	41%	33%
	Unsure	44%	23%	36%
N		315	220	535

Differences are statistically significant at  $p < 0.001$

25. Construction of a new building to house the Senior Center and Community Center.

Table 48				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Construction of a new building to house the Senior Center and the Community Center	Support	32%	43%	36%
	Oppose	27%	32%	29%
	Unsure	42%	26%	35%
N		308	223	531

Differences are statistically significant at  $p < 0.01$

26. Construction of a new building to house the Town Municipal Offices, Senior Center, Community Center, etc., as part of a central town campus, connected to the Tilton Library.

Table 49				
		Very or somewhat familiar with Senior Center programs and services?		Total
		No	Yes	
Construction of a new building to house the Town Municipal Offices, Senior Center, Community Center, etc., as part of a central town campus, connected to the Tilton Library	Support	29%	22%	26%
	Oppose	38%	50%	43%
	Unsure	33%	28%	31%
N		312	220	532

Differences are statistically significant at  $p < 0.05$

**APPENDIX – OPEN-ENDED RESPONSES**

2. Which of the following are positive aspects of living in Deerfield? (Other)

a wonderful library
agriculture + scenic
all of the businesses in our village
beautiful area, friendly people
beautiful environment
beautiful town
beauty
beauty of place
bus transportation
capital for projects
dining
emerging downtown businesses
farmers market, good restaurants
Forests, fields and wildlife
friends
good government
green
It's so beautiful here.
land protection
Libraries
Local farms
location for my husband
low crime
low crime rate
Mountains, hiking trails, the Rivers
Mt. Sugarloaf and trails
natural beauty
natural beauty mount sugarloaf
natural beauty of open space, parks (state), and CT route
natural beauty, river, Mt. Sugarloaf
Natural world, community
new condos being built off of sugarloaf street
Our Church - Holy Family Parish
police/fire department
Professional Police & Fire departments
rural aspect
rural beauty
rural character
rural character farms and farm stands

rural, but changing due to more building areas, taking away town land
Safety
semi-rural nature
simply beautiful land
Space between neighbors
the village character of the landscape
Town History
unique opportunity for geo thermal infrastructure that could be shared between town hall, the church, the library, and senior center, saving the town a very substantial amount of money by using the heat and cooling foundation temperature of 50 degrees to start with before heating or cooling these buildings. Proximity is everything when it comes to long term planning for energy savings. Also ideal roofs on frontier for solar!
very nice town
walking trails, ridge, rivers, farmland, wildlife

3. Which of the following are negative aspects of living in Deerfield? (other)

1. sewer situation sidewalks 2. town beach - not pleasant with over abundance of invasives
3 private schools, at least one of which keeps expanding and buying taxable properties, don't pay taxes, which makes it more costly for residents
Center of town underdeveloped, as are other town owned properties
cliques of "good old native" groups
Constant push-pull with DA
corrupt town govt
cost for student lunches, camps, pre-school, etc.
Could use a stronger sense of community - through events...
downtown needs a facelift, there's no playground/park
Downtown needs upgrading per plans unveiled several years ago.
erosion of rural character. Secrecy about town offices-tree warden water, etc.-lack of responsiveness
few restaurants, but improving
few senior incentives to live here
getting more expensive each year. Used to be very affordable.
government, select board
incompetent select board members
increased traffic
Lack of art/cultural center
lack of diversity
lack of grocery shopping
lack of racial and ethnic diversity
lack of restaurants, old fashioned values (in some, not all, residents), lack of racial diversity, traffic on Sugarloaf St.
lack of town center character

lack of town communication, ignoring areas outside of central S. Deerfield
leadership, fiscal responsibility
living in old Deerfield where majority of property is school owned and not taxed
Many like myself would like to see the marijuana shop and marijuana cultivation site gone. They are not part of our town's family friendly and historical character.
most purchases require travel (illegible) transit very limited
new senior condo prices are excessive, no senior housing
no sewer
no stores like dollar general
none to low older sewer system
Not attractive center of town in S. Deerfield. The old Cumberland Farms needs to go!
not enough of the above
not much employment for the elderly. Not enough affordable housing, no real grocery stores. Not enough doctors. Hardly any stores at all, not much to do.
not much for services
poor future planning- no maintenance
poor quality of new construction
Proximity to nearby poorly governed communities
public transportation
public transportation, cronyism
Rednecks
restrictive zoning
senior center/community meeting space
Senior Housing
senior housing
senior housing
senior living affordability
services we have to pay for but do not get
sewer problems
sewer rate
sewer rates
sewer system repairs needed
sewer tax too high
sewer/water rates
sidewalks accessibility + crosswalks
Size of Library, Senior Center inadequate
Snow?
senior center outdated, bad decision to grant the condo-project on sugarloaf street
status of downtown south deerfield (although it is improving)
sugarloaf condos
sugarloaf street used as cut-thru from 116 to 5 + 10 - speed can be a problem!
tax help for seniors
Tax rate has gone through the roof in 34 years!

too rural for elderly
Town government inefficient unresponsive
Town Government/select board
town management
town sewer
traffic congestion
traffic in town, lack of cohesive community, lack of pedestrian focus
traffic issues, lack of planning and foresight by town leaders
We don't have enough affordable housing, a negative, but we have our own home, so we are ok
we live on a private road and cannot get same road services even though we pay same tax rate / no high speed internet where we are
we lose much tax money by old Deerfield buying up all houses but yet we are supposed to pay for their roads sewer plant repairs, etc.
We would like trash pick up

8. Which of the following community activities do you participate in, if any? (other)

Attend town committee meetings; member of neighborhood groups
book group
church
church
Church - take and eat feeding, shutins I-XA ma
Church events
church, Take and Eat for shut ins.
concerts on the common
consultant to town boards
craft night at sheep and shawl
DIG (Deerfield Inclusion Group)
elected library trustee
ESL groups
Facebook town groups is all
FD Prudential Committee
fire department
fire department
fire district
follow town committee meetings closely via TV
franklin county musicians cooperative
gone to a couple concerts held at the town common and library
help out on the brown bag program
Hiking Mt. Sugarloaf
historic commission
library activities

lions, greenfield community meal server
local realtor
multiple property / rentals
museum member
Music events on the common
Past member of ZBA
pocumtuck (hiking), Connecticut river (kayaking), summer concerts
poll worker
public safety
public service
registered voters
sat on frontier reg. school committee for 9 years
Support locally grown food
use of local hiking trails
VFW
Volunteer
Volunteering
Volunteering
Work at school

9. Which of the following spaces do you use for your community activities and meetings? (other)

(illegible) Congregational Church
BBC
Dunkin Donuts, any little restaurant, town concerts
fire district
fire station
home
Neighbor's houses
own space
Parks and cemeteries
private homes
PVMA
PVMA
town common and library activities
town transfer station
tri country beach
voting
woolman hill

11. In what way are these spaces inadequate? (other)

aesthetically unpleasing, shared with private club
bad acoustics
I use the ones in Sunderland not Deerfield
need a dedicated space for storage, leaving projects out, etc.
needs rewiring, needs more money/higher priority by town
no sewer
not always appropriate to have events where alcohol is served (PAC)
not convenient enough for recreational needs- indoor space
Not enough space for winter sports. Local elementary school gyms are tiny and borderline unsafe for teens/adults due to small size.
our town has not kept our building up to date for the needs of running a town or programs for residents
Outdated; unattractive; not technologically up to date
parking
poor management
senior center - old and inadequate
senior center has mold and asbestos tile
South Deerfield Fire Department is reluctant to share space
the building basement (senior center) + 2nd and 3rd floor are in terrible shape
the town hall is poorly designed for what it does-horrible acoustics
there are bats on the top floor senior center, there are no electric outlets to charge our phones, no places to get help with our PCs.
too dirty, too cluttered, mold in basement
too large
too noisy, no private space
totally out of date
we need a community space that isn't costly and doesn't serve alcohol
We need closed meeting room spaces for small meetings and working sessions. Rooms with Tables, Chairs, Whiteboards, communication technology like screens/monitors, polycoms, Skype, and internet access.

27. Optional comments (217 responses)

#22 I thought the town hall building is fine. Most of my unsure answers is because I would want to compare each option, including cost. Thanks.
#25 sounds perfect. #26 level school- build new police station - Note- House Town Offices and Library in a new building or refurbished building.
#26-support
#5 - our community group looked into offering activities @ the senior center but were told the 2nd floor was unsafe! #8- While I love Julia and Candace, I patronize the sunderland library as my "home" library due to the space aesthetics, options for teens and hours that work with my schedule. #26- Concerned about parking for this and the huge change to the

<p>traffic pattern that would impact all the homes on N. Main and the children who walk to and from school.</p>
<p>*will not retire here due to lack of outdoor fitness and group programs *town needs a lot more outdoor fitness areas available to residents: PAVED (all access) walking paths - that are maintained in winter also. *Town needs recreational activity groups: dancing, walking, jogging, biking, water activities (canoeing, kayaking, etc), bird (or nature) watching/studying, town fire-pit/camp-fire in the fall, star gazing in the winter, ice-cream socials in the summer, etc. We need town fairs, concerts, fireworks, BBQs. We need social and fitness activities. But, with that, you also need: *STRONG internet presence &amp; email communications - if anything is available to residents, we don't have any real way of knowing about it. Town emails are very scarce and undependable - assuming we even receive one, it's sent out at the last minute &amp; includes little to no real useful information. Internet site must include a well managed events calendar. *public transportation - local busing or shuttles for retired residents is necessary. For the senior citizens that actually chose to retire here, there is no strong help in getting them out of the house. Even golf carts would help. Anything. Get them out, get them social, get them moving and engaging. Keep their brains working. Get them out shopping and spending money in their community. *taxes are way too high to retire here, but only because none of the tax money is put into stuff listed above. If there was a lot more of the above, I would not mind the taxes and would seriously consider retiring here. *If you don't want to provide the product, give up on the idea of retirees. A big upgrade to the senior center sounds great - but doing more to attract senior citizens is needed in order to make the changes worth it in the long run. If you want the baby boomer business, you need to provide the product. I see nothing to attract retirees to Deerfield. And if there is something, send out emails about it.</p>
<p>1) look at rehab town hall into senior housing? 2) Look to buy channing bete for senior center/housing town hall. Rec Fields 3) I would like to see church and senior center taken down town and a new building put up to replace town hall and community/senior center</p>
<p>1. the senior center should be separate. Greenfield is now housing a problem because the senior housing center and community center have been combined in the building which everyone believed would be the senior center. 2. the present senior center has asbestos; therefore, it should not be in use 3. the town hall and town offices including the nurses office, should be separate from the police station; actually; an addition should/could be added onto the fire station to become a safety complex</p>
<p>1. town hall should be separated from library and community center - but needs improvements. 2. the "library" can be a multi-use building incorporating other community activities even is "split down the middle" and separate locks. 3. the town needs a clear municipal center and have it pedestrian friendly. 4. the town "green" is currently useless 5. need a traffic light downtown center and speed bumps on sugarloaf st and union st. slow them all down. 6. those "senior" condos on sugarloaf st were a money-grab scam - they never intended to help Deerfield seniors. way too expensive from the beginning. they conned the town hall to say it was to "help old people" my a**...</p>
<p>1. what we have now is fine. No need for a bigger library as most people use the internet. 2. sr housing not needed because latest (illegible) turned out to be cost prohibitive for our citizens + is filling up with out-of-towners 3. the sr center is fine as is 4. the cong. church can do what it wants, tax payers should not cross the line of church and state</p>
<p>A community center like a YMCA would be amazing</p>
<p>A community center within a fitness center/gym would be nice!</p>

<p>A modern multi-use "Community Space" which combines services and opportunities for all age groups, allowing them to co-mingle and more efficiently use town-owned space, is in my opinion the most no-brainer bestest greatest option we should pursue. Expanding the current Tilton Library to include as many services as possible, and create a physical center of the community for people to meet, hang out, learn, and receive services, for all ages, sounds absolutely wonderful.</p>
<p>A new frontier senior center is needed</p>
<p>after being asked to spend nineteen million dollars on a sewer system improvement and requesting funds for town common improvements, maybe it is time to step back a moment and consider the financial impacts. The select board does not have a good record of financial responsibility. after wasting 1.8 million dollars on the purchase of former Oxford Pickle property, they are embroiled in a mess trying to buy back a huge portion of the property they sold to the bakery operation for less than 1/3 the original cost. this leadership is inept and constantly wasting money.</p>
<p>After living in Greenfield over 50 years, I moved to South Deerfield 2 years ago. I am still learning about the town-hence, all the "unsure" answers. Question 3 - cost of services: transfer station fee and trash bags- more than Greenfield, water- the minimum charge makes it more expensive, Greenfield charges for only what you use.</p>
<p>all of this is price dependent. What kind of tax increase you are talking about, what kind of other funding available.</p>
<p>All things being equal, my preference would be to retrofit existing buildings as not to create construction waste. I know this is not always a cost effective approach. Also - Energy Efficient construction - PLEASE!!</p>
<p>Although I've never been in the main part of the Church, I believe the annex had/has a kitchen. I think the congregational church would be a good community center + a place for seniors.</p>
<p>any new construction for public facilities in Deerfield only if affordable. Some previous proposals and expenditures seem questionable.</p>
<p>any new senior center must be centrally located. Most 80+ people cannot walk great distances!</p>
<p>both the senior center + congregational church have historical value. If at all possible, neither should be demolished.</p>
<p>Build a outdoor skating rink for residents</p>
<p>But no tax increase.</p>
<p>Concerns: Town sidewalks in poor shape, town trees abutting private residence not maintained - many are dangerous to homes and pedestrians</p>
<p>connecting other office to the library will endanger any MBLC Grant money from the state for renovating the library.</p>
<p>create a multi-use building- 1/2 as town hall &amp; offices - other 1/2 as a community center - use for senior center &amp; other groups to meet and use- more building green and energy efficient</p>
<p>critical to do something to improve old Cumberland farms corner- eyesore and detracts significantly from the town; sidewalks...embarrassingly poor; asphalt overuse... no sidewalks and asphalt up to doors of business in some places... hideous and ridiculous... who made THAT decision?; no trees! Looks like a town in the west... tree-lined streets keep towns cool in summer and add to comfort and good feeling yearround.</p>

<p>Current Sr. Center is the last significant pre 1900 bldg in the town center - need to retain it. Arts were not mentioned in any of the above questions. Everything in this survey is geared toward S. Deerfield - what about the rest of the town?</p>
<p>deerfield could do with more spaces for recreation, and for senior citizens. More businesses need to be attracted to the town, and more useful and more populated facilities would be a bonus and provide employment which is much needed.</p>
<p>Deerfield desperately needs a new senior center and a new library.</p>
<p>Deerfield has failed to maintain its assets. I.e. schools, town hall, roads, Union 38 Admin Building in whately, senior center, Pickle factory property, and sewer drains and sewer plant. Then wants huge capital expense to replace run down assets. The Congregational Church will be a nightmare and waste of money to maintain. Tax are rising way to fast - our taxes will drive out seniors.</p>
<p>Deerfield is expensive to live in. I work for a non profit but believe the non profit should and could assist the town more. Very little offered in old Deerfield. No library, no recreation, no public school, and non profits do not provide any community services that I know of.</p>
<p>Deerfield is in a great need for affordable senior housing. The so-called senior condos on Sugarloaf St. are too costly when living on social security. We need to take care of our elderly. The Oxford Pickle Shop property is perfectly located for senior housing.</p>
<p>Deerfield needs to be more fiscally responsible.... continuously overriding prop 2.5 is wrong and the town need to get its priorities in check.... more needless spending is ill-advised.... we need to pay off all other projects including the sewer plant before renovating town offices... this is what got us in our current state of financial instability.... maybe they could move into the overbuild dpw garage that we didn't need....</p>
<p>Deerfield taxes are high enough!! Stop renovating and building new things and buildings!!! USE what you have already</p>
<p>Definitely want a new community center and senior center next to library/town hall area. Would love to see church renovated/expanded for such a purpose. Hear current senior center is beyond repair - so take it down. What about some senior housing apartments at old cumbies? Like an appropriate - 2-3 story building? Maybe not enough space!? Then make it into a nice park/playground? Please consider putting a gym space into the community center. We need it!</p>
<p>Demolition of the Grammar school/Senior center would be a "crime". Likewise the church - both keep us connected to our historical roots!</p>
<p>difficult to respond to many of these questions without further information, e.g., cost to demolish/rebuild vs. renovate</p>
<p>difficult to support or oppose certain options without having some idea of costs and effect on tax rate.</p>
<p>Do not waste our money trying to renovate the cong. Church as from everything I've heard from people in the know, it would cost less in the long run to tear it down and put in a new, energy efficient building. Dire need to bring new, tax-paying businesses to this town!</p>
<p>Economic development via fixing the downtown is a small cost relative to many projects outlined herein. Increased tax dollars make all projects more palatable. The Town can't just continue to spend without generating revenue. Given recently approved projects with big price tags, prioritization should be given to projects that will support the local economy.</p>
<p>Establishment of town campus would be ideal for the town since land is available and could connect with the library (which was planned in the 90s renovation at the library). Electric lift at library for handicap-access was put in place of an elevator for limited funding possibilities.</p>

<p>Having a central campus (including all in #26) would help give Deerfield more of a sense of community. Parking should also be included! (off street) Crossing streets can be hazardous at bust traffic times. Deerfield is 9 miles to Northampton, Greenfield, and Amherst and car traffic is essential. Three towns (or 4) use the high school in the center of Deerfield.</p>
<p>Everyone wants new. WE need to maintain and keep up our current buildings etc. New is not necessary in every case.</p>
<p>Facilities are too expensive to be dedicated for one sole purpose or controlled by an individual (group) need. I do not want to see a new or renovated building that spends most of it's time closed and unavailable for other community uses.</p>
<p>first pay off some things not add to taxes all the time. (just as in a family, you can only afford so much, priorities). Stop building flat roof buildings in this area (more expensive in the long run). Sr center building has mold problems - why invest in it? also needs an elevator and more bathrooms- too small, little parking consider using other town owner land.</p>
<p>FYI It would be nice and I believe helpful to have a community center with an indoor swimming pool and fitness/yoga class for all.</p>
<p>Given that our taxes have increased from \$4000-\$5400 in 6 years, and we voted to fix the sewer system which we don't use, we are reluctant to vote for anything that will increase our taxes to the point that we will have to move. Of course, if it is something necessary like the sewer repair, we understand. But beyond that we have to watch our \$</p>
<p>Great ideas, however the prop 2 1/2 override for the sewage treatment plant haven't hit our tax bills. Let's absorb this hit first. It is unfair for those who do not even use the plant. Tax payers won't pay for work on my septic system. Sunderland built a police station + library at the same time and the roof collapsed on the elementary school. proceed slowly with more spending. as it is i will not be able to live in Deerfield in retirement. the taxes are simply too high.</p>
<p>Has the town considered buying the Channing Bete building? It could house police, senior ctr and town offices.</p>
<p>Hi! To sum up and add to the comments already here, I gather from the survey this town is considering a connected "campus" of town buildings, which could be good if location was right(to ensure maximum walkability) and in my opinion if the architecture could avoid the pitfalls of "institutional" building. Downtown Deerfield has a historic character which is married by buildings like the current high school and bank. However I am strongly in favor of expanded library options, community centers and low income housing. I'm not necessarily crazy about pure-senior housing so it (when privately built) can be quite expensive. I'm also not sure whether the current town hall really needs replacement or demolition? - why? Generally I'm in favor of using existing buildings where possible, with the concerns of conservation (environment), walkability, and aesthetics in mind. In general, the town benefits from bringing its disparate communities together (in programs like ESL held at library with other events), and could also really benefit by having / bringing low-income living, especially since surrounding towns N'hamp and Amherst are essentially unaffordable, and Deerfield has some proximity to them for working.</p>
<p>I am generally against big building projects (except a new bright community center) that raise taxes. I would rather see makeover of Sr Ctr (Sr housing), congregational church (Sr. Housing), and a new community center/ We need an office of tourism (Coffee donuts, info and a recreational department for all ages)... plus more emphasis paid to history in a positive and inviting way for descendants of colonist and native Americans. I would not want to live her if I were native American with names like Bloody Brook.</p>

<p>I am not familiar enough with the senior center and church to comment on their future. I strongly support the creation of a community center, which would help bring/foster a sense of community + provide space for current and new community groups and activities. i could see this connected to the library and senior center- but i think separate but nearby space for these uses town govt would be ideal</p>
<p>I am very opposed to demolition of the town office building, the Congregational Church and especially the Senior Center building. Town officials are too willing to tear down structures and have already demolished the So. Deerfield Grammar School (against much opposition!) and Deerfield High School. The current senior center building has beautiful architectural features. To replace it with a modern building would be awful. Previous town officials refused to pay for upkeep on it, thus leading to its poor condition! Instead of cherishing the beauty of "old" town buildings they are all too willing to bring in a wrecking ball. Instead of valuing our "quaint New England village" people prefer to make everything "modern", and I oppose any further demolition of town buildings. Make budget cuts elsewhere to be able to save these buildings!</p>
<p>I am worried about the town taking on too much expense. A new centralized building would be very nice, but could be very expensive. With the very expensive town garage and the looming sewer renovations, I don't want to see the town take on too much expense. That said, the senior center building has the potential to be a pretty building and a nice part of the center of South Deerfield if renovated. It doesn't matter to me what it is used for. The church building is probably too old and too energy inefficient and not configured well for use by the town.</p>
<p>I believe the current facilities are adequate for the town's needs. Maintenance is key to their viability in the future including the library.</p>
<p>I believe the Town needs a community center and a nice park for children and adults to enjoy. Perhaps a "Water Park" with it for the kids. The community center should be set up for public meetings (Select Meetings, Planning Board, Town Meetings, etc). I believe senior housing should be located in the downtown area where seniors have the option of walking to the local merchants. It may make sense to utilize an area near the new Highway department for a community center/ town offices and even a new police station. The church, senior center and existing town hall could be sold to a developer. We also need a good Town manager to run the Town. Having part time select board that is really not educated on how to run a municipality has got us in a lot of trouble financially. I also believe we should develop a south county library instead of duplicating services of neighboring towns. I makes no sense to have duplication of services and books that are in the next towns. It would be interesting to know the percentage of residents that are active in the library and what it costs to run per active person per year.</p>
<p>I do not support demolition of any of the towns buildings</p>
<p>I do see a need for a new community center but am really not informed enough to make any educated responses! I would seem to make sense to use existing buildings when possible and renovate - however, even that may be inadequate to our growing town's needs. Additionally the lack of diversity in the town, economic, racial, ethnic, religious, etc. is something of concern. How can we welcome new families?</p>
<p>I don't have strong opinions on most of these items.</p>
<p>I don't want to see my property taxes increase.</p>
<p>I enjoy living in the town of Deerfield. It is a beautiful town and seems to have many services for the public to access. The tax rate is high and although I would like to see improvements in</p>

<p>the town for both appearance and function, I have concerns regarding an increase in the tax rate. I would support finding other means of getting the funds for elder housing (very important) and other community projects</p>
<p>I feel like the needs (sewer system, roof on school) should come before wants (senior center, renovated library). I feel like tax payers should finish paying for one thing before moving onto another, rather than raising taxes because a small percentage of the town wants something. I already feel discouraged about how decisions are made in the town and how it affects me and my bottom line. I would live to stay in Deerfield, but worry about my ability to be able to afford it in the future.</p>
<p>I have access to the WNEU library which is filled with more books/research than any town library could carry. More and more research is done on the internet.</p>
<p>I have lived in this town for 44 years. Raised children and participated in everything. supported new schools etc. However, our current selectman have no idea what they are doing. They won't even listen to townspeople who are qualified to give an opinion on a project. They just want to spend, without due diligence. I used to go to library with my kids. Now library is used as more of a drop off daycare. I will not support spending money until I have confidence and facts about what, why and the cost! Our selectman are gullible and have been spending money needlessly without knowing what they are doing. If they do everything they want our taxes will be high and force people to move out of Deerfield.</p>
<p>I hope the town finally completes this project! Too many committees have worked on planning only to have nothing done!! We saved the wrong part of SD Grammar because the building was the history of the town and this area is all about history. It seems surrounding towns can save their old buildings and convert them, apply for rec and land use grants (illegible) deerfield. Taxes have doubled in the past 20 years with nothing to show but town garage.</p>
<p>I love living in Deerfield!</p>
<p>I really like the idea of housing all of the municipal buildings together and creating a community center for all community members using the land the town owns. If we had the space it would wonderful to create a fitness center with a pool for our residents, especially the elderly that do not like to drive far and stay throughout the winter. It would provide jobs for our local residents and a place for our youth. We could increase our recreation department and bring more people to our town instead of spending money at fitness centers out of our community. Sharing space with all age groups is healthy for all of us!</p>
<p>I support growth and development for our town. Community center for all ages so the residents of Deerfield have a shared space to enjoy. Please consider a proper green space to host events, sporting events, picnics, walk, and play. Thank you.</p>
<p>I support the updating and or development of new municipal buildings. I would like to see it done in a fiscally responsible way and would like to see the cost/benefit analysis and options.</p>
<p>I support use of Congregational Church for senior center</p>
<p>I think the old congregational church building would make a fantastic community center - housing both senior and youth programs!</p>
<p>I thought we had a whole new senior housing complex built already by Mt. Sugarloaf - still being built. I oppose this (26) if you mean one large building for everything, because that seems contrary to the small-town character. Also, about all these potential building projects - there are still vacant lots, like the old cumby's! Shouldn't those be used first?!?</p>
<p>I wish there were more recreational opportunities available for middle aged active people.</p>

I would like to see somewhere for kids/ teens to have a place to hangout. A teen center or something
I would like to see the seniors have a space close to the center that they feel meets their needs, great if it includes housing but not for others than seniors. Love the idea of a community center but not mixed-not sure what funding would work.
I would like to see the sidewalks redone in downtown and perhaps down Sugarloaf Street as well as North Main Street.
I would like to see the town FINALLY address the center of deerfield (Elm St. in particular) as it pertains to the horrible tar sidewalks, lack of trees and grass!! The rest of South Deerfield is beautiful - the entrance to our town is ugly and not reflective of our community. I have lived here for almost 38 years and this problem has never been seriously addressed.
I would love to see interest investigation into purchasing the channing bete building/property. This could be used as a multi-complex. i.e: senior center, community center, meeting/assembly rooms. There is already a commercial kitchen there ready to use. Maybe add some affordable housing too. There is enough grounds to add sports for kids. I believe this would be much more cost effective than to build separate building/purchase land.
I'd prefer to see the town invest in low cost outdoor recreation- hiking trails, bike path, disc golf course, playing fields, etc.
I'm not sure renovating the church is economical. I wouldn't mind it being sold. I do think a joint community center and senior center would be awesome. Thank you for soliciting feedback!
If it connects the church to the library and possibly the senior center. Anyone who owns an old home understands that taking care of it is an on-going, long-term process and that there are huge differences in what it costs to do the work. If you work with what we are so lucky to have, which was built to last by our great grandparents generation, it will last much longer than most new construction. Hire an architect whose specialty is impressing new customers and you'll end up with glamorous photos, fancy glass structures that won't stand the test of time as the church, senior center, and library already have, and a lot of debt. Connecting all of these buildings with energy infrastructure will save more money for the town as the years pass be it geothermal or solar.
I'm not engaged in town activities enough to have clear opinions. I'm not a consumer of snr ctr services at this time.
I'm not familiar enough with the condition of the Senior Center or Church to support or oppose the renovation, conversion or demolition.
Instead of senior housing I would support freezing the taxes on elderly person's primary residence at the age of 75. (They still pay taxes but the taxes do not increase do to rates change or property evaluation.) Library building is adequate, with today's internet the library should work on bring more accessible on-line.
Interesting idea for #26, but would have to see a feasibility study done to determine best way to go. Most of the time I am opposed to demolition of historic buildings unless they are completely useless and unworthy of saving. But there are times when it does make sense. As a society, we are often times too quick to "throw something away" instead of fixing it! There is no doubt we need to "fix" the senior center situation and provide affordable senior housing! Let's build onto our library as a first start!
It is a priority that the buildings that we operate are highly energy efficient. The initial investment costs are worth the long-term operating costs. In order to make a decision whether to demolish the historic buildings i.e. current senior center and church, we need to

<p>be able to compare the cost of new construction versus the cost of renovation. I would prefer to see the church renovated to make it energy-efficient and used as a meeting space and performance space before a new building was constructed.</p>
<p>It is difficult to make an informed choice when there is a lack of information.</p>
<p>its hard to say- I'm not super informed of what there options entail/cost. I support the groups doing the hard for to figure this out and hope that the buildings that can be reused without too much expense can be reused. But as I understand it, that would cost millions, as they are in sorry shape (senior center + church). I'm not sure about town hall, and I'm for library expansion. thank you for asking!</p>
<p>I've lived in Deerfield for 45 years. Initially it was a reasonable place to call home, services were fair, school good, taxes not unbearable. In the last 30 years the town has increased taxes by 400%, the schools and non profit organizations have discovered the tax based property to the point where old Deerfield only 32% is taxed and the service by the town is/has become almost non existent. all 2.5% that overrides have benefitted South Deerfield for the last 30 years the new one for the septic tank- which has nothing to do with old Deerfield or those of us whom have septic tanks, will add to the bill for things that don't benefit Old Deerfield residents. I could go one - but - to what end! none of it matters to the town government after on hits 70 years of age and lives on a fixed incomes.</p>
<p>Keeping the current small town atmosphere and utilizing existing building, especially those with historic value, makes more sense (whether financially sound- is money always the deciding factor?) then putting up modern boxes. Thanks</p>
<p>Knock down church so library can expand sideways and save those there. Move town offices to current senior center, vice versa. Keep senior center separate from community center.</p>
<p>Lets get some affordable senior housing in south deerfield. I have lived in this town for over 25 years and the town has talked about this and nothing comes of this except talk. We have to reign in unnecessary spending. If taxes increase people on fixed incomes will not be able to afford living in this wonderful town.</p>
<p>lets try to save money in this project not spend it.</p>
<p>Lib needs more space, better handicap access and parking. Senior housing needed desperately, affordable. New senior center needed, either demo or make old school into senior housing</p>
<p>Many of my "unsure" answers are due to the fact that we are new to town and are renters. I would like to hear the perspectives of neighbors to have a well-informed opinion. Thank you!</p>
<p>Many of my unsure answers would depend on unavailable project details</p>
<p>many unanswered questions- are buildings in question in poor, stable, or sound condition? Everything (taxes, insurance, food, sewer charge.) keep rising!! My income does not!</p>
<p>Most of the above questions are impossible to answer in an educated/informed manner - without knowing the options, issues, cost, how paid, it is an exercise in the abstract.</p>
<p>Most people in town do not know the size and configuration of current town buildings and assets. There is currently a plan underway and funds committed from the state for park and the library construction. (This should have been acknowledged). Why didn't the town use this survey as an opportunity to provide information, opinions are best when supported by accurate information. However, asking for input is important. Thank you.</p>
<p>my concern is raising taxes</p>
<p>My reason for opposing questions # 17, 18, &amp; 19 are more about the conditional clause "Senior Center to be relocated". I feel the Senior Center should remain in the center of town. Without knowing what possible locations are being considered, the questions become too</p>

<p>conditional and exclusive. The church building should become a community center, with renovations. The Recreation Department and other community groups could then use and expand it's offerings for all ages because they would not have to consider the schools availability and security. Programming for the senior center needs to be improved and expanded. Look at the Erving Senior Center as one example ~ very vibrant and many of the citizens from S. Deerfield and Sunderland travel to participate. "Seniors" are active! Consider all the new residents over 55 in the new housing development for example. Keep senior housing in town also. Near the highway department land perhaps. The town should consider using resources for a professional person to help market the town. With the number of residents along with tourists that pass through town, there is no reason the center of town shouldn't be more vibrant. Work with the utility company and the state to improve the parking lot at the base of Mt. Sugarloaf. This is a huge attraction to town. Local businesses should offer secure bike racks for all the bike traffic through town.</p>
<p>Need an updated library (move book shelf space - more &amp; private components). Small town character &amp; maintenance of same is important</p>
<p>Need better management at senior center - it seems that all they do is fight an don't sit in someone seat and after you take down any room or tables etc. for class and the old ladies tell you if you take the tables down put them back in the proper place, when you set the room up.</p>
<p>Need new senior center/ Bigger Police Station and a new town hall!!</p>
<p>NEED SEWER</p>
<p>need sidewalk upgrades! Need street lights turned back on. Town looks like a deserted + unfriendly area.</p>
<p>need to see a master plan w/costs &amp; how it will impact the tax rate</p>
<p>New construction on-boarding municipal offices senior/community center new library. Cur: library historic center</p>
<p>No more restaurants in the town, town getting dumpy looking. Premos looks like a circus and building needs repainting. New condos tapping into our sewer system supposedly a no no. Bar and Hotel Hoosing near laundry a disgrace.</p>
<p>None</p>
<p>Not enough info about existing buildings, cost related renovations, or the church property. At this time these projects have a low priority on the list of our town needs.</p>
<p>Not sure about how much these options would cost.</p>
<p>Now with the costs of new sewerage plant all seniors will leave as I want to do. We have to get old Deerfield to hook up with Greenfield because we are dependent on industry.</p>
<p>Older buildings shape our (any) town's character---do not take them away. Once gone, they are gone forever.</p>
<p>other area towns also trying to find balance to fund new building vs remodeling of community spaces. Such as schools/community spaces -? Get feedback from them about their experiences. Ultimate goal: a central space (new or remodeled) that is open to all people and local groups with hours open ay and evening, easy access, multi cultural, supportive to all age groups and welcoming to all income levels, nationalities, with an inclusive "welcome staff" to also serve as referral center to other county/state wide support programs for all people in need.</p>
<p>Our senior center is an embarrassment to the community. It's all left over furniture. Old bathroom that don't have chain height toilets. No room for exercise classes. It really needs to be moved to an adequate space.</p>

pave lower rd.
people who are retired on a fixed income cannot afford to see their taxes keep going up!!
please do something about the former cumberland farms space - it looks terrible!
Please stop writing checks on the backs of taxpayer. Your job is to conduct the business of the town at the least possible cost. Property taxes should not equal mortgage payments.
Pls remove the eyesore that is the old cumberland farm building. S. Deerfield has so much character but the town allows a boarded-up closed gas station to sit in the center. Unacceptable/displeasing this hurts down town business.
Poor planning and select board leadership has negatively impacted the town. Property tax, water and sewer rates are too high! Traffic is a problem on sugarloaf street and an approved housing project by a "rubber stamp" planning and select board has added to the problem and used fertile farm land. That property should have been purchased by the town.
Preserving the feel of the town is very important to me.
Property taxes and 2 1/2 overrides will drive us out of Deerfield
property taxes keep rising with the value of my property decreasing???
purchase channing bete facility for senior center, town offices, public use, etc. as well as build fields for sports teams. Allows for more options for senior housing
Purchase Channing L. Bete, move the senior center and town hall, and library to that location. Rent the rest out, and change the use of Tilton into a history of South Deerfield Building. .
Question of how senior center planning will involve 2 other towns. How to include the 2 towns is critical to future planning.
reduce CPA rate to 1.5%-2%
Repair, restore the only historic building on main street, south deerfield. Olde Deerfield, Main st. etc. preserve the history of Olde Deerfield. Are the inhabitants of the southern area of town less deserving of our history?
Route 5 in Deerfield has many business opportunities but businesses should meet our values and historical character. I would love to see a 3-screen movie theater with a drive-in screen take over the old Channing Bete property.
select board members need to do their "homework" when it comes to making decisions on how town monies are spent. Many decisions are viewed as an afterthought e.g. trying to get the state DOT to upgrade Conway street RR crossing and close the RR croasing by the elementary school only several weeks before work was done after the DOT finalized their plans to upgrade for AMTRAC. too late folks. request should have been made early during DOT's planning stage. how many years did the sewer plant operate without a licensed operator?
Senior Center and Tilton Library are totally inadequate (facilities and programming). Total upgrades are essential if Deerfield wants to be a competitive town for businesses and residents.
senior center is very inadequate!
senior center should stay in town for people t walk to if able, less driving distance, congregational building be great location for senior center, need more parking in center of town due to new businesses
Senior center should still be centrally located
Senior center= I'm aware of problems with that space due to attending meetings there
Senior housing and senior center should be at one location that has flat land and easily accessible or a small mini-van is provided to bring seniors to downtown locations and/or to

Greenfield/Northampton. We already have a town hall/offices with the police station. I would say to renovate the town hall/offices and keep the police station as is. I would not combine a community center with senior housing.
Senior housing is essential and meets seniors resistance. Need method to set community spirit to overwire (illegible) of conservative/ (illegible) forces. Church could be used for housing and lunch room for community use and public spoke. If necessary, private funding and CPC funds
Senior housing needs to be affordable for all not just seniors who have money. Taxpayers already pay a lot, cant afford any additional expenses especially seniors/retirees. A place for young people would be great why not renovate the old cumberland farms for this purpose.
Sounds great to have new building for town offices/ senior center / community space but when our taxes are high enough and with the new sewer repairs adding money each resident must now pay for ..... seems like we shouldn't be burdening taxpayers any more at this time Unless some other funding source comes available Taxes / sewer rates are already very high
stop the spending and maintain what we need
Stop raising taxes and budget according to what our town can afford. Level funding budget.
stop spending tax money and looking for tax increases all the time. Some of is live on a budget. Maybe try a public building for more than a few years before wanting more and more from people that cannot afford the taxes as they are now!
Street lights need work on Sugarloaf st. Sidewalks on Sugarloaf st. need to be repaired.
Suggest 20% tax on all private school buildings. Town should hire an attorney (to follow suit with what Cambridge did) to look into this.
Support addition to Tilton Library for library use, senior center, and community space but do it on our own and not have grants dictate what we can and cannot do
Support renovation of existing buildings whenever possible. New buildings may be cost prohibitive. Unsure what can be done with the church building.
Survey would better convey opinions if the responses were scaled 1 - 5 rather than support/oppose or if the options were rated by order of preference.
Taxes already too high. We don't need more spending - except on essentials like sewer. Taxes should be lower, especially since declining school enrollment. Taxes are a threat to seniors!
Taxes have become far too high. One of the reasons that I moved to Deerfield many years ago was because taxes were reasonable. It seems now deerfield needs to have the best of the best. I would like to see the upcoming projects to be done in the most economical way.
Taxes, property, seem to go up every year and seniors income for those living on a fixed income - primary SSI - do not keep pace. I'm barely able to afford to stay in the house. How about an initiative by the town board to save people money? To novel an idea? They could put forth a resolution for a town vote, to freeze property taxes once a person of limited income reaches 70 years of age.
Thank you for reaching out to the community
Thank you for soliciting input using a survey. Nearby communities have made large and costly facilities investments that seem to have made existing problems worse. Our town should remain a safe and accessible place where its citizens can live, work, and commune with the smallest possible government. Town employees and facilities should be well compensated and maintained to enable, but not impose or impede, prosperity of residents.
Thank you!
Thanks

The church was given to the town, in good faith, to be used, not demolished. If it is not to be used by the town, then sell it for it to be used for housing, stipulating that it is not to be demolished.
The Congregational Church should be made into an arts and cultural center, something desperately missing in Deerfield.
The current tax rate with (2) recent overrides 1) making the cost of living, in particular property taxes, unlivable. Private trash pick-up or a fee to use the transfer station, the CPA tax, a volunteer fire department with 7 figure balance sheet and a money losing ambulance service. The town cannot afford another expense. Give the taxpayers relief.
the Deerfield selectmen need to get a more realistic attitude about spending money. People can't afford to have their taxes go up every year!
The Deerfield Senior Center is poorly cared for. It is not clean, sometimes cluttered and parking is poor. Moving furniture is not something people in their 80's and 90's often do, but it's done at the Senior Center. Why is the floor never clean? Sweeping and mopping should be done after each meal. A new Senior Center is imperative. Why has this been delayed for so long? Discussion went on in the 1970's. Nothing will happen in my life time!
The demolition of these buildings would change the character of our downtown area and feel the condition of these buildings are as such that the last of bringing these buildings to meet necessary "codes" would not be cost effective.
The historic character of the town is very important. The poor quality of new construction is eroding that character. New building should be designed and built with traditional techniques to enhance the character.
the idea of a central town campus is a superb one. I love it and think it would add so much to the town!
The land under these three buildings (plus even the Library if economically feasible) represents a beautiful asset that is severally underutilized. Each building on its own plot with its own parking, sewer, and uncoordinated design (church=religious design, City Hall=1950's boring, Senior Center=1880's rococo) does not make sense. Tear them down and build a 2-story structure, parking behind, civic uses and retail (=income!) on first floor, senior housing on second. Work with the bank to incorporate it into the development. A major statement for a major Western Mass town. Market the housing as upscale, downtown living to capture top dollars (inc. 20 percent LMI to secure grants).
The Library and the corner lot where the Senior Center is now are valuable to our town. Creating a Central Town Campus with rooms that would support multiple purposes - meetings, music venues, other gatherings - would help to bring the community together in a way that has been lacking for years.
The present senior center is an electric fire in waiting. Some outlets won't take a normal currant i.e. a hair dryer. The staff are very careful not to overload the system-now.
The Public does not have enough information about the state of the current Senior Center and of the Congregational Church to understand what the technical options are for adaptive use of these buildings and how much it will cost. So your survey is erroneously presumptive. First things first. Thank you.
The public presentation last Sat. was excellent, highly informative. Need to have a company like that to do a study here.
The senior center operation's should be a full time service and be provided sufficient revenue to attract a larger number of seniors to an expanded program. Should there be sufficient interest in a full time and productive program. Then moving to a larger facility can be

considered use of the public school libraries by residents should be implemented (illegible) to any expansion of the Tilton Library.
The senior citizens of Deerfield DESERVE a NEWLY BUILT (NOT remodeled) Senior Center similar to the recently built centers in the surrounding towns! Refurbishing of ANY buildings should NOT be considered if not cost effective.
the sooner the better for these new plans
The town cannot afford all this new construction. Taxes are driving people out of town, most seniors have a hard time paying this town has a very bad management at the top. Bad fiscal decisions.
The town hall building is adequate/in good shape, from what I can tell - not a priority. Library/community center/gym, priority, pipe dream = outdoor swimming pools like at Mill River. It's disappointing to read about a proposal/need for senior housing, after the new Sugarloaf condos were explicitly marketed as filling a void for senior housing. S. Dfld residents were duped (one person over 55 years old on the lease is not a senior housing, plus it's not affordable for seniors!). I see the greatest town need in supporting young families/overall community (not seniors specifically). What about the dead space @ the old pickle factory site?
the town has a tendency to build new buildings that are way too big + expensive. i.e. the town garage. The town can be progressive without creating new buildings all of the time. The new "affordable" housing built on sugarloaf st is anything but affordable.
The town has huge expenses regarding the sewer systems. Additional expenses of the types you are surveying would seriously impact the taxpayers of Deerfield. Please be aware that there are residents on fixed incomes that would be the most impacted.
The town is at a crossroad with many building needs. Care should be taken to plan for projects that meet modern needs not projects that try to cut corners with older buildings that don't meet those needs effectively even with extensive renovations. These projects should be planned responsibly.
the town needs a fiscally responsible leadership that can overcome political pushes to build \$5 million dollar highway garages. Also, the operators of all dept's need to be held responsible for decisions.
The Town needs to preserve buildings that identify it as a historically important New England community, while also discouraging the trend toward development for the sake of development. We don't need to become Hadley (Route9).
The town of Deerfield cannot make further capital expenses for new buildings at this time. The cost for a new waste treatment plants will be very costly. The funds set aside for this were redirected to other projects causing a shortfall of funds. If the town had professional management personal, with business experience this would be avoided.
The town seems more concerned with new revenue sources than preserving its resources and character. South Deerfield, especially, is running out of open spaces and can no longer rely on private landowners to preserve land when they need to sell for the money - who can afford to pay taxes on "unused" land? We need to encourage preservation. Once land is built on it's not likely to return to a natural state later. Keep S & 10 a Green gateway between Greenfield and Northampton. It's teetering on the edge of becoming a Rte 9 in Hadley. South Deerfield could be a quaint New England town, but its lost its way.
The town should develop a maintenance plan for all town owned buildings. This plan should include at a minimum on a thorough inspection of each facility to find problems and potential problems. Steps should then be taken at that time to correct these areas of concern. A good

<p>example is the current sewer disposal plant which is going to cost millions of dollars to repair and/or replace. The existing Senior Center is one of the oldest buildings in town and should not be taken down. If you would like to further discuss the maintenance plan, please feel free to contact me.</p>
<p>the town should help with a tax break for seniors so they could afford and continue to live in their homes.</p>
<p>There needs to be very careful cost comparisons</p>
<p>There's no doubt a new Senior Center is needed. Look around at other communities (like Chicopee) for good examples. This does not need to be combined with other community functions. Also, it would be great if the town could be proactive about re-development of the old Cumberland Farms property.</p>
<p>These questions cannot be answered with lack of info on costs. Yes we would love to have everything, but there are more pressing needs for the town , just to get by day by day, such as, cost of DPW, police, fire schools, ambulance, etc.</p>
<p>This all relates to S Dfld. If there were to be a new municipal complex maybe it could be located in a more central location? I would rather see older historic buildings saved if possible but it would depend on condition/expense. I would not support a new municipal complex in the far corner of town.</p>
<p>this is not directly a part of the survey, but may factor in to decision-making. The biggest problem in the town now is not senior center or town hall, but the BLIGHT of an abandoned gas station in the center of town. Suggest the town purchase the property formerly Cumberland Farms, and perhaps use as a location for senior center.</p>
<p>This survey is all about buildings. One of the issues with the town is the walkability of it's the landscape or the townscape. What about a child care space? Parking is an issue. The tax rate rises as more and more properties are taken off the tax rolls. Save the senior ctr bldg - it may not be an architectural wonder but it does speak to the willingness of those who built it to commit to something more than just "its okay". Not all history is from 200+ years ago.</p>
<p>this survey seems to be (mostly) about senior living + town office. As I mentioned above, I'm a new home owner + first thing I realized is how awful the center sidewalks are- no accessibility from crosswalks + you literally need to look down while you walk. i realize there's a long term plan for a town wide repair. however, a little cement/tar goes a long way</p>
<p>Time may prevent my use- if it is slow as usual.</p>
<p>town office spaces should be renovated and enlarged unless cheaper to rebuild. Perhaps senior citizen center could move there with minimal renovations and build new town office buildings. To spend a great deal of tax payer funds on library is not wise. Present generations does everything on computers.</p>
<p>Unsure about most due to lack of cost information</p>
<p>Update the transfer station, Heat the building with the (illegible), install real bathroom, with (illegible) sink, hose connection for washing down surfaces, equipment, fire's, eye flushing, longer hours, during the week for people who work until 5pm</p>
<p>Very negative vibe in Deerfield as of late. A quick glance of the town's FB page will reflect this. There is an unwillingness to welcome non-liberal viewpoints (if you're too conservative, you might even be deleted from the FB page membership.) We are pro-development (condos at mountains base, dollar general, etc.) which is not a welcome viewpoint here.</p>
<p>We can't even afford to s*** in this town and they have the gall to ask for more and more money spent on special item groups that provide no benefit whatsoever to the general community. SELL all the town properties but one. Consolidates operating costs, more</p>

<p>properties on tax roles and creates a checks and balance between depts as far as who works and who doesn't. Get rid of the senior center that Dfld pays for other communities to benefit from, The library is old and useless because of the internet. There is more than enough room in the current town hall the offices are huge. All these departments should be user fee based Rec dept, Library, Senior Center. Sewer and Water. No money from the budget should be used to subsidize. Emergency town meetings i.e. school renovations, sewer, SELECTMAN RAISES used to spend money not approved in the town meeting should be illegal as they just pay hard earned tax payer dollars tax money to special Deerfield. New families, senior citizens or new businesses.</p>
<p>We do need a new senior center - if given the right opportunity, would be nice to have a community center for all ages - A complex that offers all a chance to meet. The Congregational Church offered space to residents to meet and host events until they closed.</p>
<p>We do not need a new senior center.</p>
<p>We highly suggest moving the town offices and the police dpt. to the space where the new town garage is and building a complex there and demolishing the existing town office complex and building senior housing on that spot. Perfect spot for senior housing in town, walking distance to all businesses; plenty of parking and it would be next door to the senior center.</p>
<p>We like what was done to make the Whately Community Center what it is today</p>
<p>We need improved community spaces - I support whatever makes the most sense financially, as long as the services and facilities meet our needs. Since "form follows finance" in my experience, it would be phenomenal to have the design first and then review the buildings and costs. And then watch as services and spaces are value-engineered out to match the financing ;) At any rate- let's decide what we want 1st, and then evaluate the structures for our requirements.</p>
<p>we need more information about these buildings to provide accurate and informed survey responses. The relative costs of the options should also be provided. Otherwise, the survey is not useful.</p>
<p>We need to maintain the history of Deerfield by keeping out old buildings and making them useful. Razing any viable structure is a shame, we have many buildings in this town that have been preserved and should continue to do so.</p>
<p>We need to stop spending money foolishly!</p>
<p>we should maximize our resources in South Deerfield Center by combining the town hall offices, the police station, the library, and the senior center/community center into one new, energy efficient forward thinking facility that would then last the town for many decades to come, rather than apply a bandaid approach to outdated buildings that probably harbor problems that would make rehab + development costly and less useable. Think ahead!</p>
<p>we should use (renovate) the buildings we have. These buildings keep the character of the town intact. Town needs a wildlife management area for hunting. Need a rail trail bike trail through Deerfield to connect to downtown Deerfield.</p>
<p>We would support a community center, senior center, municipal offices, and historical items from church. However, we don't know the costs involved or the current status of disrepair or ability to be renovated + repurposed. If demolition + rebuild is best option, that is fine. If reuse is possible, that might be better. If there needs to be new construction, a central town campus seems like a better long-term solution.</p>

We would support renovation of the senior enter to include multi purpose community activities. We oppose building or having both a senior center and a community center. We support the idea of multi age groups in interacting together.
what about constructing a new police station?
Where do they think they will get all this money?...from the renters?
While I appreciate that this survey is trying to gauge the preferences of residents, I mostly answered "unsure" b/c I just don't have a handle on these issues, on the big picture, and I think that's true of most residents. This survey allows for a lot of uninformed opinions to be registered. That's potentially perilous, in that it doesn't truly represent the opinion of all concerned citizens. Only those who took survey. And many may have an agenda. i don't know what the right choices are for the town are --- or even what my opinion is, until I can educate myself. But please take the survey results with a grain of salt. I'm a 60 year old male and have lived in Deerfield in the same house for 31 years. I plan to stay put for now.
why are we not considering channing bete to house many town needs? Tilton need an update- or better yet, new construction. Could they build on channing bete campus?
wish I could be more helpful/decisive - At the age of ninety I'm no longer participating in Town activities like I used to - children all grown so they aren't either. I do, however, know how important all this is to the younger generation.
Would it be possible to house the library and a community center as annexes to the middle and high school buildings? That way, resources could be shared, including people who might be interested in doing volunteer work in the schools.
Would love to see Congregational Church converted to full Senior Center. I don't use one now...find it uninviting and it smells of mildew/mold. NEED desperately MUCH larger Library. It's an embarrassment for size of town when you compare it to Sunderland's. I use Sunderland's library far more than ours...it's relaxing, inviting and has room!
Yes they
Youth is poorly funded and mismanaged. It is certainly a negative aspect of living in Deerfield