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Laying the Groundwork: Preparing for a Master Plan in Deerfield, MA

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**Laying the Groundwork:
Preparing for a Master Plan in Deerfield. MA**

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TABLE OF CONTENTS

1.0 PREFACE TO THE PROJECT.....	1
2.0 INTRODUCTION.....	2
2.1 General Project Goals	
2.2 Specific Scope of the Project	
3.0 COMMUNITY PROFILE.....	3
3.1 Regional Context.....	3
3.2 Population.....	3
3.3 Income.....	3
3.4 Education.....	4
3.5 Land Use.....	4
3.51 Zoning	
3.52 Land Distribution	
3.6 Major Employers.....	6
3.7 Workforce.....	7
3.8 Employment Opportunities.....	7
3.9 Unemployment.....	8
4.0 SURVEY.....	10
4.1 Deerfield Town Survey	
4.2 Survey Results	
5.0 INVENTORY OF PUBLIC SERVICES AND RESOURCES.....	12
5.1 Public Facilities.....	12
5.11 Deerfield Municipal Office Building	
5.12 Tilton Library	
5.13 Frontier Senior Center	
5.2 Public Safety.....	14
5.21 Police	
5.22 Fire Protection	
5.221 Deerfield Area Fire Protection District	
5.222 South Deerfield Fire Protection District	
5.3 Transportation.....	15
5.31 Road System	
5.32 Public Transportation	
5.321 Franklin Regional Transit Authority	
5.322 Pioneer Valley Transit Authority	
5.323 Paratransit	
5.33 Airport Facilities	

5.34 Rail Service	
5.341 Guilford Rail System	
5.342 G.R.S. Connecticut River Main Line	
5.343 G.R.S. Freight Main Line	
5.344 Other G.R.S Lines in Deerfield	
5.35 Bicycle Facilities	
5.36 Pedestrian Facilities	
5.37 Transportation Issues	
5.4 Infrastructure.....	18
5.41 Solid Waste	
5.42 Public Water Supply	
5.421 Deerfield Fire District	
5.422 South Deerfield Water Supply District	
5.43 Wastewater Collection and Treatment Systems	
5.431 Old Deerfield Treatment System	
5.432 South Deerfield Treatment System	
5.433 Inflow Problems in the South Deerfield Treatment System	
5.5 Public School System.....	21
5.51 Deerfield Elementary School	
5.52 Frontier Regional School	
5.53 Franklin County Technical School	
5.6 Recreational Resources.....	22
5.61 Passive Recreational Sites	
5.611 Deerfield and Connecticut Rivers	
5.612 Mt. Sugarloaf State Park	
5.613 Pocumtuck Ridge Nature Preserve	
5.614 Third Island	
5.615 Arms Property	
5.62 Active Recreational Sites	
5.621 Frontier Regional High School	
5.622 Deerfield Elementary School	
5.623 Mt. Sugarloaf Field	
5.624 Tri-Town Beach District	
5.7 Scenic Resources.....	25
5.71 North and South Sugarloaf Mountains	
5.72 The Pocumtuck Range	
5.73 The Deerfield River	
5.74 The Connecticut River	
5.75 Historic Deerfield	
5.76 Mill Village Road	
5.8 Natural Resources.....	26
5.81 Prime Agricultural Soils	
5.82 Water Resources	
5.83 Endangered and Threatened Species	
5.9 Historic Resources.....	28
5.91 Historic Deerfield	

- 5.92 Pocumtuck Valley Memorial Association
- 5.93 Archaeological Resources
- 5.94 Music in Deerfield
- 5.95 Old Deerfield Crafts Fair

6.0 PRESSURES FACING DEERFIELD'S RESOURCES.....	30
7.0 MAJOR PLANNING CONCERNS.....	31
7.1 Rural Character.....	31
7.11 Heritage	
7.12 Farmland	
7.13 Open Space	
7.14 Sense of Community	
7.15 Pace of Life	
7.16 Cultural Landscape	
7.17 Natural Landscape	
7.2 Future Development.....	33
7.21 Residential Development	
7.22 Commercial and Industrial Development	
7.3 Extension of the Public Sewer System.....	34
8.0 CONCLUSION.....	35
9.0 APPENDIX	
A - Regional Map	
B - Deerfield Zoning Map	
C - Historical Population Charts	
D - Assessed Value by Land Use Classification	
E - Economic Target Area	
F - Schematic of Planning Concerns	
G - Survey Respondent Profile	
H - Survey Results	
I - Final Presentation	
10.0 REFERENCES	

TABLES

1. Household, Family, and Per Capita Income (US Census 1990)	3
2. Educational Attainment for Persons Aged 25 or Older in 1990	4
3. Dimensional Regulations for Deerfield, MA	6
4. Assessor's Report: Land Use Summary - 1999.	6

CHARTS

1. Major Employers in Deerfield	8
2. Employment Opportunities in Deerfield 1985 – 1997	9
3. Employment Opportunities in Deerfield by Industry 1995 –1997	9
4. Unemployment Rate.	10

1.0 PREFACE TO THE PROJECT

At Deerfield's Annual Town Meeting in April of 1998, a Master Plan Committee was established to start work toward Deerfield's first Master Plan. A major catalyst for this decision was chronic septic failure throughout much of Deerfield. This failure raised the question of whether or not Deerfield should expand its public sewer. Expanding the system would solve the immediate problem of septic failure, but could potentially encourage unwanted development and create a new cycle of problems. This issue led to other questions among Deerfield townspeople. What is the town's vision for future development and how might this be affected by infrastructure expansion? These questions were raised at last year's Town Meeting and led directly to the designation of two committees, the Master Plan Committee and the Sewer Study Committee. The sum of \$30,000 was appropriated to fund these committees through their first year. The Master Plan Committee was to work toward uncovering Deerfield's vision for the future based on citizen input and an inventory of existing resources. The Sewer Study Committee was to develop a strategic plan to solve the sewer disposal problem and describe and forecast potential economic and developmental impacts. The two committees would then work together to come up with a strategic plan that would first, address current infrastructure shortcomings, and second, protect Deerfield's character from unplanned future development. This strategic plan would then be written into a comprehensive Master Plan.

In January 1999, the Sewer Study Committee hired a professional engineering firm to extensively study the sewage disposal problem. In early February 1999, the Master Plan Committee designed and distributed a comprehensive Town Survey in an attempt to extract values and concerns from Deerfield residents. This Studio Team was contracted to help at this stage in the master planning process.

2.0 INTRODUCTION

2.1 General Project Goals

The general aim of this project is to help the Town of Deerfield prepare to write its first Master Plan. Through a synthesis of existing studies and data, this project will complete some of the background work necessary to writing a Master Plan. Through this synthesis and through integrating values and concerns from Deerfield townspeople, the project also aims to provide a broad understanding of the "problems" associated with managing development in Deerfield's future. More generally, the aim of this project is to help gather a clear sense of where Deerfield presently is, where it would like to go from here, and offer some assistance toward that end. We see establishing this frame of reference and sense of direction as an integral step in preparing to write a Master Plan.

2.2 Specific Scope of the Project

There are several specific characteristics within the scope of this project as contracted with the Deerfield Master Planning Committee. They are:

- Bring together existing information
- Conduct an Inventory of Public Services and Resources
- Summarize the results of a Town Survey
- Present the Survey results at a public meeting and at Deerfield's Annual Town Meeting to generate further discussion and value exploration among the townspeople.
- Help gather and maintain momentum toward the writing of the Master Plan.

The work was conducted by a team of graduate students in the Department of Landscape Architecture and Regional Planning at the University of Massachusetts in Amherst.

3.0 DEERFIELD COMMUNITY PROFILE

3.1 Regional Context

Located in Franklin County, Deerfield is bordered by Greenfield to the North, Whately to the South, Conway and Shelburne to the West, and by the Connecticut River to the East. Deerfield is 48 miles from North Adams, 99 miles from Boston, and 162 miles from New York City. (For a regional map, see appendix A.)

3.2 Population

According to the US Census, Deerfield had 5018 residents in 1990 (Census Lookup, <http://www.census.gov>). The population is projected to be 5385 in the year 2000 (MISER, <http://www.detma.org>). Unofficial reports by Deerfield to the Massachusetts Department of Revenue show the population to be 4969 in 1997. Using the 1990 census count, Deerfield's 32.3 square miles gives an average population density of 155 people per sq. mile. (For historical population counts, see appendix C.)

3.3 Income

According to the Massachusetts Department of Employment and Training, the average annual wage among Deerfield residents was \$29,233 in 1997(D.E.T.).

The level of income for residents in Deerfield has generally been higher than that of surrounding areas. According to the 1990 US Census, Deerfield's household income was \$36,004. This is greater than surrounding towns but less than the state average. Compared with Franklin County, Deerfield's household income and family income are both approximately \$6000 higher, while Deerfield's per capita income by about \$4,000 higher than the county average. (See table 1.)

Table 1. Household, Family and Per Capita Income, (1990 US Census).

Town	Household Income	Family Income	Per Capita Income
Deerfield	\$36,004	\$42,306	\$17,526
Franklin County	\$30,350	\$36,578	\$13,944
Massachusetts	\$36,952	\$44,367	\$17,224

3.4 Educational Attainment

Deerfield is a relatively well-educated community. According the 1990 US census, 88% of the town residents had a high school education. Of those, 34% have a bachelor's degree or higher level of education. In comparison, 82% of Franklin County residents have graduated from high school and 24% have a bachelors degree or higher. (See table 2.)

Table 2. Educational Attainment for Persons Aged 25 or Older in 1990.
US census, 1990.

	Massachusetts		Franklin County		Deerfield	
	Total	% Total	Total	% Total	Total	% Total
Population	3,962,223		46559		3505	
High School Graduate or Higher	3169566	80.0%	38347	82.4%	3076	87.8%
Bachelor's Degree or Higher	1078999	27.2%	11274	24.2%	1204	34.4%

3.5 Land Use

3.51 Zoning

Deerfield is divided into 6 zoning districts:

- Residential-Agricultural RA
- Center Village Residential CVRD
- Small Business C-I
- Commercial C-II
- Industrial C-III
- Planned Industrial PI

The industrial and commercial zones are located in the southern end of town along the Route 5 and 10 corridor. There is also a substantial commercial zone in the northeast corner of town. The primary Small Business district is located in the central downtown area of South Deerfield. There is another Small Business district along routes 5 and 10 in the northern end of town. The Central Village Residential district is the primary residential area of South Deerfield. There is a Planned Industrial zone along route 116 in the southeastern corner of town. The majority of town is in the Residential-Agricultural zone. In addition to the primary zoning districts, there are three "overlay" districts. They are:

- Watershed Protection District
- Flood Plain District
- Wireless Communications District

(See zoning map in appendix B.)

The majority of Deerfield's land area is zoned RA, which has a minimum lot size of 60,000 square feet. (See table 3.)

3.52 Land Distribution

Current land use data for Deerfield is very limited. The most recent land use study of the town was done in 1985. This data is available, but considered outdated for the purposes of this project. The report of the Town Assessor was used as an available up-to-date indicator of land use in Deerfield. According to Deerfield Assessor Reports for 1999, Deerfield has a total land area of 19,149 acres. Of this, 10,353 acres are assessed for Residential use, 1379 acres are assessed Commercial, 599 acres are assessed Industrial, 4309 are under Chapter 61, 61A, or 61B, a tax relief program legislated in the Massachusetts General Laws, and 2329 acres are tax-exempt. (See table 4.) Of the 4309 acres under Chapter 61, 61A, and 61B, 1089 acres are under Chapter 61, which is a tax reduction for forested land, and 3220 acres are under Chapter 61A, a tax reduction for agricultural land. There is one parcel less than 1 acre in size under Chapter 61B, a tax exemption for land designated for recreational purposes.

Table 3. Dimensional Regulations, Deerfield (Deerfield Zoning Bylaws Article II).

	RA	CVRD	C-I	C-II	C-III	PI
Min. Lot Size (x1000 sq. ft.) ¹	60 ²	12 ²	15	30	80	80
Frontage (ft.)	200 ²	100 ²	125	200	200	200
Setback (ft.) ³	30	30	30	50	40	50 ⁴
Rear Yard (ft.)	10	10	10	25	25	25 ⁵
Side Yard (ft.)	10	10	10	25	25	25 ⁵
Max. Building Height (ft.)	35	35	35	35	35	35
Min Lot Width (% of Frontage)	50	50	50	50	50	50
Max. Lot Cover by Buildings (%)	25	30	-	-	-	30 ⁶
Max. Lot Cover by Impervious Surface (%)	50	75	80	60	60	70

1. A minimum of 80% of the area of the lot shall be uplands, and shall not be wetland areas as set forth in G.L.C. 131, s.40.
2. Increase by 25% for two family dwellings; by 50% for multi-family dwellings.
3. No building need be set back more than the average of the setbacks of the buildings on the next lots on either side if any such building is within one hundred feet of the proposed building.
4. 75 feet if the street providing frontage is a state highway.
5. 75 feet if the property abutting the rear yard is in the RA district.
6. Lot coverage may be increased to 50% by special permit.

Table 4. Assessor's Report Land Use Summary for Deerfield MA, 1999.

	Residential	Commercial	Industrial	Chapter 61, 61A, 61B	Tax Exempt	Deerfield Total
Total Acreage	10532.853	1379.004	598.66	4309.015	2329.19	19148.722
% Total	55.01%	7.20%	3.13%	22.50%	12.16%	100.00%

(For assessed values by land-use class, see appendix D.)

3.6 Major Employers

In 1997, the Franklin Regional Council of Governments (FRCOG) conducted a Major Employers Survey for Franklin County and some of the surrounding area. This survey identified 77 major employers in Franklin County. It reported on full-time and part-time employment status, and expansion expectations - new employees, square footage, and skills sought. Of the 77 major employers identified in the region, 10 of them are located in Deerfield. From the largest employer to the smallest, they include: (See chart 1)

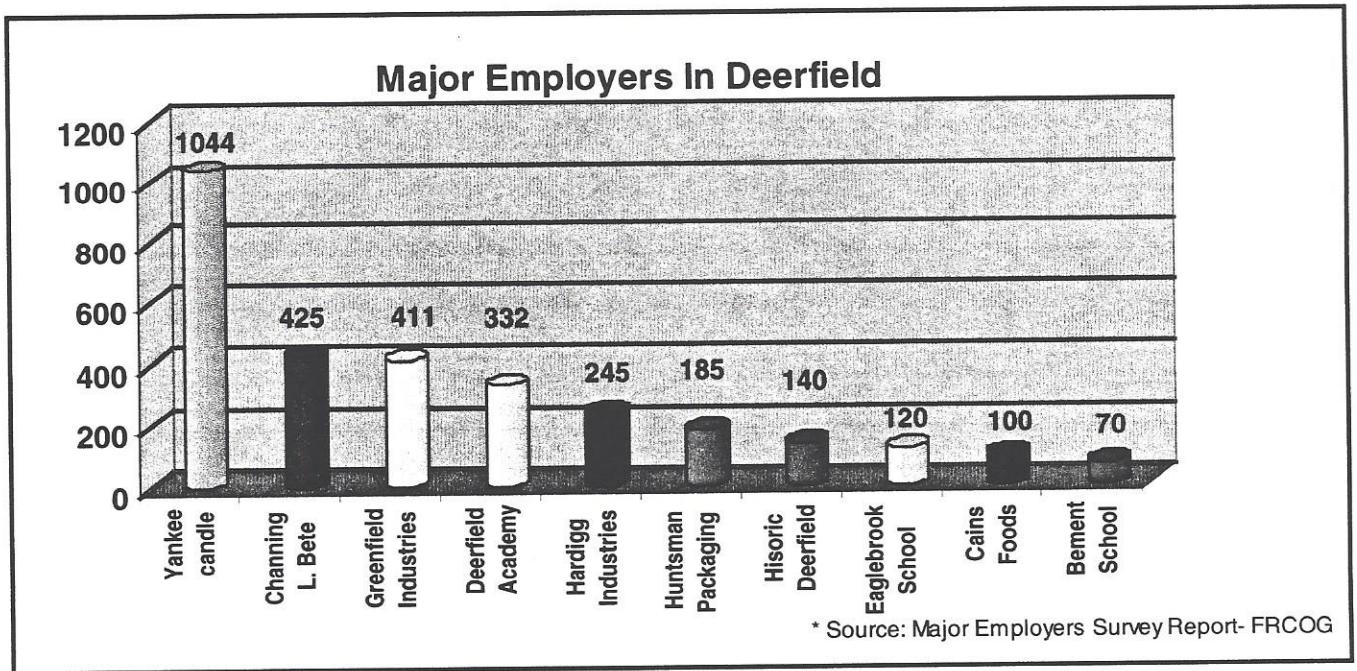
- Yankee Candle Company
- Channing L. Bete Co. Inc
- Greenfield Industries
- Deerfield Academy
- Hardigg Industries
- Huntsman Packaging Corp.
- Historic Deerfield
- Eaglebrook School
- Bement School.

Of the businesses recognized as major employers, 4 currently have plans to expand in the near future. Historic Deerfield plans to expand by 27,00 square feet within the next 12 months and will add 3 employees. Channing L. Bete plans to hire an additional 25 employees within the next 2-3 years. Greenfield Industries and Hardigg Industries also plan to expand, though the extent of that expansion is yet unclear.

3.61 Economic Target Areas

Deerfield is located within the Greater Franklin County Economic Target Area (ETA). The ETA is a state designation that enables municipalities to offer local real estate incentives, in the form of Special Tax Assessment (STA) or Tax Increment Financing (TIF). The purpose of this designation is to create new jobs, stimulate the economy, and expand local markets. In Deerfield there are three Certified Projects —Channing L. Bete, ProPel Plasthec and Berkshire Brewing Company. (For further information about economic target areas see Appendix E.)

Chart 1. Major employers in Deerfield.



3.7 Workforce

In 1997, Deerfield's labor force was 2,853 people. According to the 1997 Franklin County Regional Transportation Plan only 971 people both live and work in Deerfield. The majority of Deerfield's labor force, 1,761 people, work within Franklin County, 687 people work in Hampshire County, and 210 commute to Hamden County.

3.8 Employment Opportunities

Employment opportunities in Deerfield peaked in 1995 with 4,002 available jobs. From 1995 to 1996, employment opportunities declined by 739 jobs (mostly in manufacturing), but rose slightly in 1997, by 170 jobs. (See chart 2.) Manufacturing, Service and Trade are Deerfield's top employment sectors. Over half of Deerfield's employment opportunities were in manufacturing during 1994 and 1995. The service industry is Deerfield's second largest employment sector. Since 1995, 136 new service jobs were

created. Agriculture, fishing and forestry are on the rise as well. Since 1995, 22 new positions have been created in these areas.

Chart 2. Employment in Deerfield, 1993 - 1997.

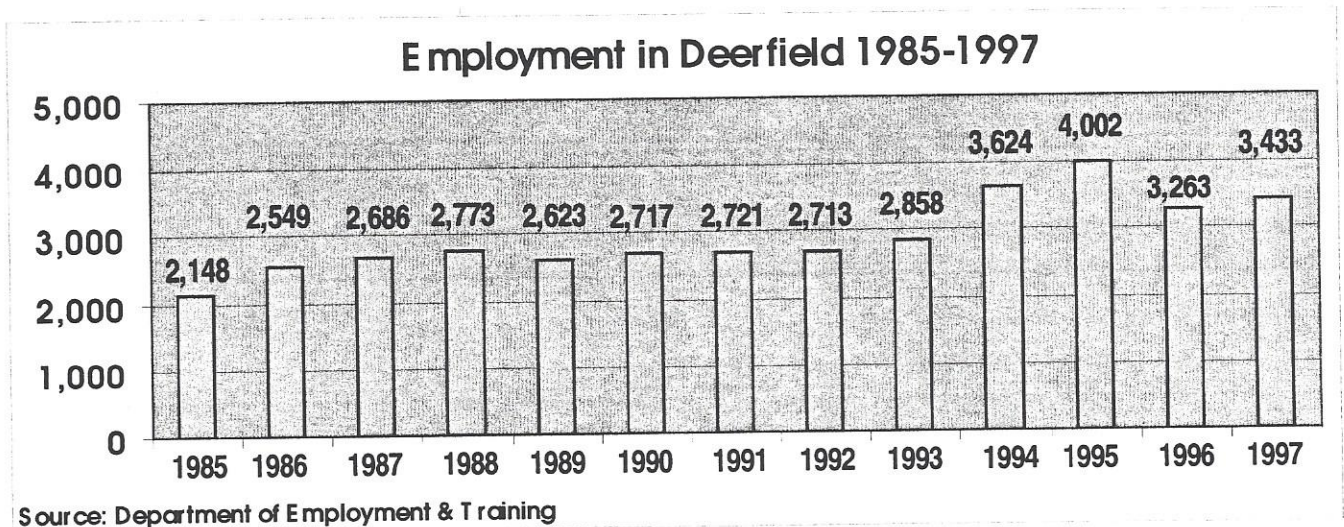
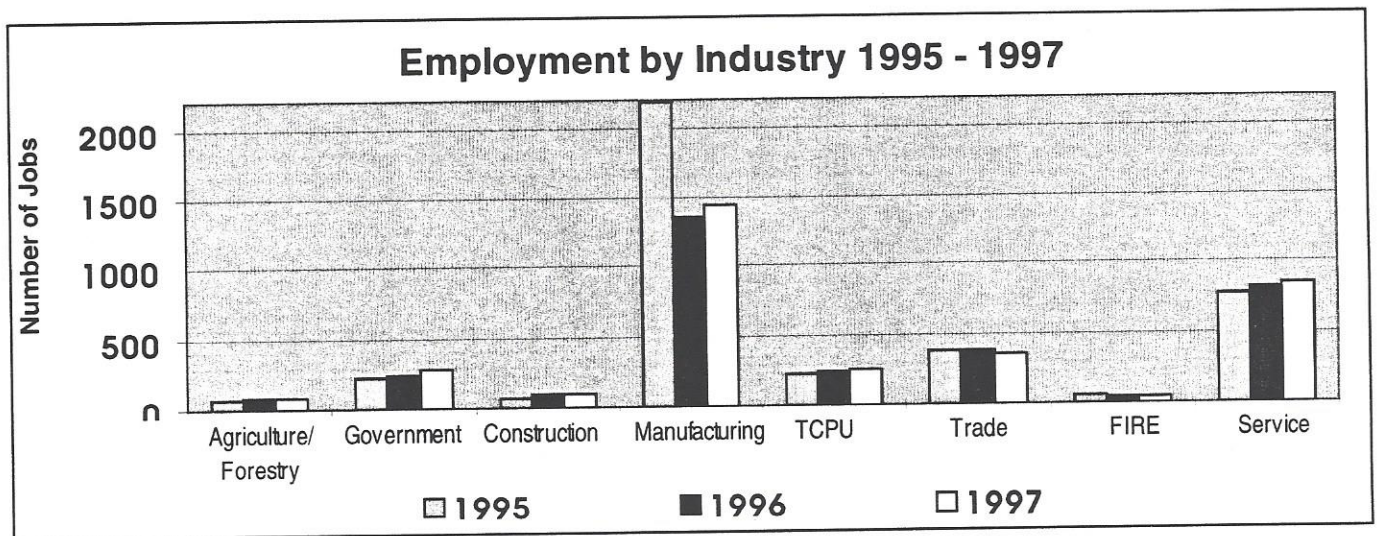


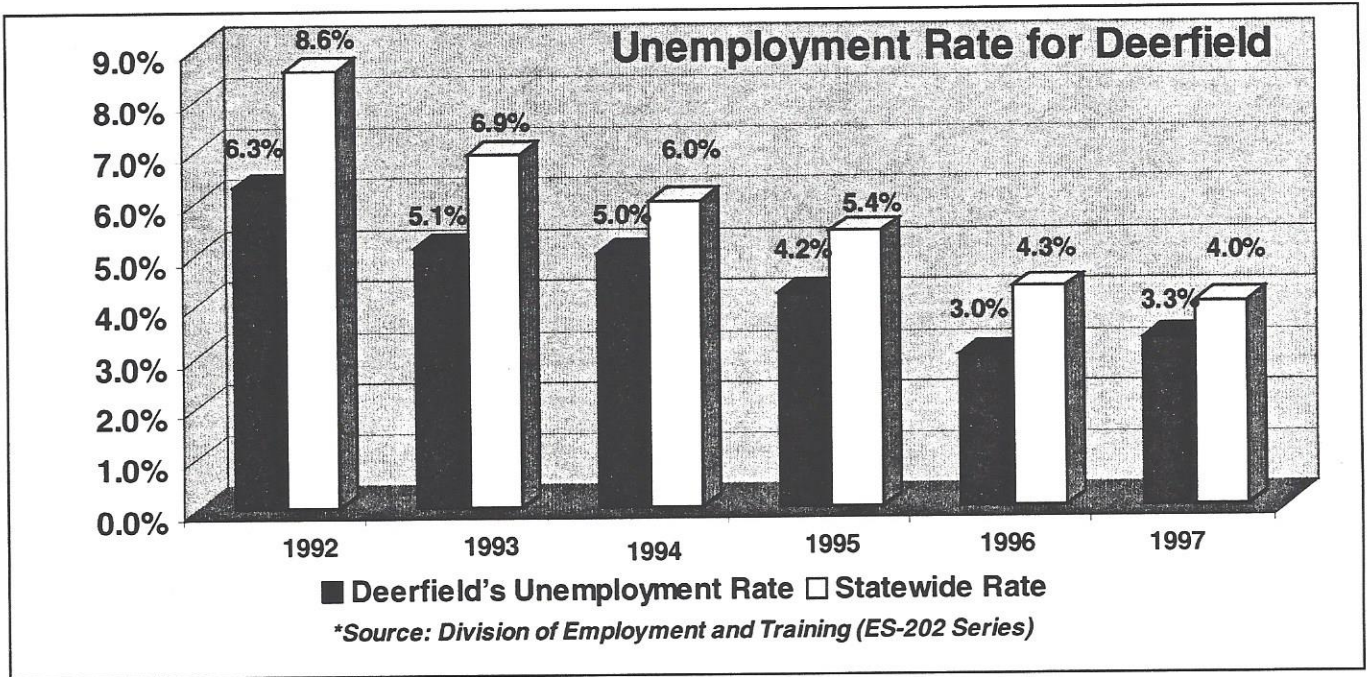
Chart 3. Employment Opportunities in Deerfield by Industry.



3.9 Unemployment Rate

The unemployment rate in Deerfield peaked in 1990 at 6.2% and has been on the decline since. In 1997, Deerfield's unemployment rate was 3.3%. Deerfield's unemployment rate is lower than the statewide average. (See chart 4.)

Chart 4. Unemployment rate.



4.0 SURVEY

4.1 Deerfield Town Survey

In early February of 1999, the Deerfield Master Plan Committee distributed a comprehensive survey to the residents of Deerfield. The survey was intended as part of the process of completing a Master Plan and updating the town's Open Space and Recreation Plan. The Survey's specific goal was to extract values and concerns from Deerfield residents. It is the intention of the Planning Board and the Master Plan Committee to integrate the results of this survey into both the Master Plan and the updated Open Space and Recreation Plan.

The results of this survey were available to the Studio Team in a semi-aggregated form. Extensive cross tabulations were not possible, as raw survey data was not available. Throughout this project, the results of this survey were used as an indicator of the views held by Deerfield residents.

The survey was designed by the Master Plan Committee in conjunction with the Planning Board, the Recreation Committee, and a graduate student from the Department of Regional Planning at the University of Massachusetts in Amherst.

The Survey was distributed to all households in Deerfield, a total of 2,324. Additional copies were available at the Municipal Office Building. As of the March 8th deadline, 705 surveys had been returned. This represents a respondent rate of 32.75%. More surveys have since been returned, though only the initial 705 were tabulated and analyzed. The additional surveys are being collected by the Master Plan Committee and will be used in later analyses.

Among the respondents, certain demographic categories were slightly over represented. South Deerfield residents, those with higher levels of education, and those in the higher income brackets responded at a higher rate than those in other categories. (See appendix G for a more detailed respondent profile.)

4.2 Survey Results

The results of the survey illuminated several major concerns of the residents of Deerfield. Three key issues that reappeared throughout the survey were:

- Deerfield's rural character is very important to its residents and there is common sense that it is starting to disappear
- The lack of public sewer throughout the town is a primary planning concern
- There is a need to control residential growth in Deerfield.

A complete aggregation of the survey results is available through the town of Deerfield.
(See appendix H for a summary of these results as presented by this studio team to
Deerfield's 1999 Annual Town Meeting.)

5.0 INVENTORY OF PUBLIC SERVICES AND RESOURCES

5.1 PUBLIC FACILITIES

This section includes a discussion of the current condition of Deerfield's public schools, library, fire and police stations, municipal government building, and senior center.

5.11 Deerfield Municipal Office Building

Deerfield's new Municipal Office Building, located on Conway Street in South Deerfield, is currently the center of all municipal activities. For over 20 years, the town and police offices shared cramped quarters in an old bank building on Park Street. In 1997, the Old South Deerfield Elementary School was remodeled to provide a new home for the town's municipal offices.

Offices located in the building include: the Selectmen, Building Inspector, Police Department, Board of Health and the Department of Public Works, Assessor's Office, Conservation Commission, Planning Board, Town Accountant, and Town Clerk/Tax Collector/Treasurer. The building has space available for public hearings and meetings organized by town boards and committees. The precinct location for all voting is now at the Municipal Offices, and Town Elections are held there.

5.12 Tilton Library

Perhaps the most impressive of all town-owned buildings is the finely detailed, Georgian Revival style, public library on North Main Street in South Deerfield. Built in 1916, Tilton Library adds traditional New England character to the village center.

There are currently about 1,500 cardholders and roughly one-third of these are children. The main floor of the building serves adult readers, while the children's room is housed in the basement. Current staff includes a full-time director, a children's librarian, 4 assistants, and 1 maintenance person.

Total library holdings at the end of 1997 were 18,855, including nearly 1,000 new materials. The library also has 82 current magazine subscriptions. The library offers children's programs throughout the year, which includes story-telling and crafts.

The library offers patrons free public Internet access. This service is available whenever the library is open. Crocker Communications provides the Internet access to Tilton Library free of charge. A new Internet access computer was recently purchased through funds raised by the Friends of Tilton Library.

In 1998, the library began circulating items using specialized library software. Although a network affiliation is maintained for the purposes of inter-library loans, the library circulates items using its own software. This change necessitated issuing new cards with

barcodes for each patron. The library is currently striving to add barcodes to their entire collection and to date have already adapted over 14,000 items to the new computer system. A card catalogue has been maintained, though most items can now be found on the computer catalogue.

An addition was added to the library building in 1997 in order to make the library handicapped accessible, as well as to make more room in the children's section. An electric lift was installed in the new addition and a ground-level entrance was created. The addition also created a much-needed librarian's office.

The library has no more room for expansion. The staff would like to have more computer facilities, but they do not have an area in which to expand. The library also lacks public meeting rooms, but, again, space is the limiting factor.

The town provides ninety percent of the library's funding. The operating budget for Fiscal Year 2000 is \$68,519. The library also needs some repairs and residents passed a Town Meeting article to provide funds in the sum of \$5,000 to pay for these repairs.

5.13 Frontier Senior Center

The Frontier Senior Center is located on North Main Street in South Deerfield in a former schoolhouse owned by the town. The center has been housed in the school building since 1980. The space is adequate with a large sitting room, kitchen, office, and dining room located on the first floor. A poolroom, exercise room and an office are located in the basement. The building is wheelchair accessible.

The Center serves senior citizens from the towns of Deerfield, Sunderland and Whately and is funded by yearly appropriations from the three towns. The center annually serves about 500 seniors of which 310 are Deerfield residents.

The Center has a director on duty for five hours per day. The director oversees daily programming, prepares public notices, keeps supplies in stock, assists the meal site manager, oversees the budget and arranges the various clinics and brings in speakers. The center is run mostly by a group of dedicated volunteers who donate their time and services

The Center offers an extensive array of programming for seniors. A hot lunch is provided everyday. Classes, including crafts and exercises, are offered during the week and bingo is held every Friday. A series of health programs are provided free of charge to seniors through the center and include health screening, and flu and pneumonia shots. Local health care providers offer these services free of charge. Other community groups such as the Girl Scouts, the Boy Scouts, and the American Legion also use the space.

The building needs some repairs. In 1997, all the downstairs windows were replaced, but the roof is still in need of repair. There is water damage to the ceiling in the top floor of

the building. Currently the front steps and porch are being repaired from damage sustained by a truck hitting the structure.

5.2 PUBLIC SAFETY

5.21 Police

Deerfield's Police Station is located at 8 Conway Street in the new Municipal Office Building in South Deerfield. Deerfield has six full-time police officers and eight special officers. In addition to these staff members, the Department has six people who are special appointees to the department.

Deerfield currently has three police cruisers, with the purchase of another cruiser approved at the April 1999 Town Meeting. The Police Department also has one truck that is primarily used for patrolling extremely rural areas or for patrols in inclement weather.

5.22 Fire Protection

Deerfield has two fire protection districts with on-call squads. Each fire protection district is responsible for its own personnel and equipment, and each has its own Fire Chief.

5.221 Deerfield Area Fire Protection District

The Deerfield Fire Station, built in 1950, provides fire protection to the Village of Old Deerfield. Historic Deerfield owns the building and leases it to the town for a nominal fee. The District currently has 25 fireman and 4 fire trucks. Vehicles include 1 rescue truck, 1 tanker, and 2 pumper trucks.

5.222 South Deerfield Fire Protection District

The South Deerfield Fire Station, built in 1992, is located on 84 Greenfield Road in South Deerfield. The District has 30 firemen on its roster and a total of 6 fire trucks. These trucks include 1 tanker, 1 rescue truck, 1 brush truck, and 3 pumper trucks. The South Deerfield Fire Protection District does not meet the minimum manpower requirements set forth by the Water and Fire Department Association (WFDA.) This is not uncommon for a community of this size. Many communities like Deerfield do not have the minimum personnel required for the WFDA. The Commonwealth of Massachusetts has no minimum manning standards of its own. Fire Protection Services are adequate under current staffing to meet the needs of the community with little margin of safety during business hours. While this problem is not critical at this time it is important enough to warrant some concern in future planning. The District fire services are having difficulty obtaining fireman to work during the business day. This is partly because many Deerfield residents work some distance away in Holyoke, Amherst, Springfield or the like and would not be able to answer daytime calls in Deerfield.

5.23 Deerfield Rescue/Ambulance

Deerfield Rescue is located at the Fire Station at 84 Greenfield Road in South Deerfield. It currently has one ambulance outfitted as a Basic Life Support Unit. Deerfield Rescue has about 35 Emergency Medical Technicians on its roster. Emergency services as provided by Deerfield Rescue are currently adequate to meet the needs of the community but there is some concern due to the difficulty of obtaining Emergency Medical Technicians during the business day. This is due to the fact that many EMTs work some distance from Deerfield, some as far away as Springfield and thus are not able to respond to local calls. As with Deerfield's fire protection services, this staffing situation is not crucial but is of some concern to future planning in Deerfield.

5.3 TRANSPORTATION

Traffic safety and congestion are major planning concerns, and traffic congestion is viewed by residents as a threat to the rural character of the town. The increased traffic through Deerfield, much of it generated by economic centers outside Deerfield's borders, has the potential to change the character of the town from rural to suburban, and makes the preservation of Deerfield's historic and cultural heritage more difficult. Traffic not only impacts the visual and aesthetic qualities of the town; it also imposes inconveniences on residents, and affects air quality.

5.31 Road System

The road system originated in Old Deerfield, the historic center, where business and residential activity were initially located. With the coming of the railroad, development expanded south along Routes 5 & 10, forming the larger village of South Deerfield. Gradually, it radiated out in all directions as residential development began to encroach on former agricultural lands.

There are 82 miles of town roads and 17 miles of state highways within Deerfield. Interstate 91, which bisects the town, serves as a convenient connection to important economic centers such as Springfield and Hartford, Connecticut. Route 5&10 and Route 116 are important transportation corridors that link Deerfield to surrounding towns. Access to major roadways is an important reason why residents make Deerfield their home.

Town officials are investigating several old roads throughout Deerfield to ascertain their legal status, layout and condition. The Town is pursuing the discontinuance of maintenance of these roads to dissuade potential developers from viewing these areas as sites for residential development.

The town also continues to work on road safety issues. Deerfield is currently awaiting the installation of a much-needed traffic signal at the intersection of Sugarloaf Street and Route 116.

5.32 Public Transportation

There are currently two public transit authorities that serve the Town of Deerfield: the Franklin Regional Transit Authority (FRTA) and the Pioneer Valley Transit Authority (PVTA). The fixed-route transit system in Franklin County is limited. The majority of the fixed-route services in Franklin County were established in the 1970s and have not been changed significantly since then. The County, FRTA, and the Executive Office of Transportation and Construction are currently in the process of analyzing the current system to determine how these routes can be improved and if additional or altered routes would better serve the County as a whole and the Town of Deerfield. (Franklin Regional Transportation Study)

5.321 The Franklin Regional Transit Authority (FRTA)

The Franklin Regional Transit Authority (FRTA), established in 1978, provides fixed-route bus service primarily to the town's private schools: Deerfield Academy and the Bement School. The fixed-route originates in Greenfield, and the FRTA vehicle used on this route holds twenty-five passengers. Currently the fixed route runs only when the private schools are in session. Passengers using this facility are charged a fare, with reduced rates per zone for the elderly and disabled.

5.322 The Pioneer Valley Transit Authority (PVTA)

The Pioneer Valley Transit Authority (PVTA) provides route bus service to Sunderland and South Deerfield. The South Deerfield route travels to the University of Massachusetts six times per day during the academic year, and five times per day during the summer months and on holidays. In 1996, the PVTA's South Deerfield route was connected to the FRTA's South route twice per day, Monday through Friday. The Peter Pan Bus Line also connects with the Sunderland and South Deerfield PVTA lines at the University, providing service to Springfield and Boston.

5.323 Paratransit Services

Paratransit is a demand response transportation service for the elderly and disabled. Paratransit services for the elderly and disabled in Deerfield are available through the Greenfield-Montague Transit Authority (GMTA).

5.33 Airport Facilities

The closest airport to Deerfield is the Turners Falls Municipal Airport, a General Aviation facility located in Montague. Commercial flights can be obtained at Bradley International Airport, fifteen miles south of Springfield, in Windsor Locks, Connecticut. Bradley International is approximately 70 miles south of Deerfield on Rt. 91.

5.34 Rail Service

5.341 Guilford Rail System

The primary rail carrier in Deerfield is the Guilford Rail System (GRS) which operates the former Boston and Maine (B&M) Railroad and Maine Central Railroad. GRS has two main lines traversing the town of Deerfield. The Guilford Rail System's East Deerfield Yard is one of the major railroad facilities in New England. The yard is at the heart of all rail operations in this area. All locals on the Connecticut River Main Line or Freight Main Line originate or return here, and all through freights on the Freight Main go through here.

5.342 GRS Connecticut River Main Line

The first route is known as the Connecticut River Main Line which is a single track mainline running from Springfield to East Northfield consisting of twenty nine miles of track in Franklin County with trackage in Deerfield. South of Greenfield, which includes Deerfield trackage, the Connecticut River Main Line is in good shape for the posted speeds. The Connecticut River Main Line serves as a major route for local trains serving local customers many of whom are located in Deerfield such as Deerfield Plastics, Crop Production Services and Deerfield Valley Refab. Traffic consists of one local train in each direction daily. Products carried include plastic pellets, fertilizers, paper goods and foodstuffs.

5.343 GRS Freight Main Line

The Freight Main (former Boston and Maine Fitchburg Main Line) is a major east-west line running from Rotterdam Junction in New York to Ayer, Massachusetts. The line goes through Deerfield. The overall condition of the track is fair to good.

5.344 Other GRS Lines in Deerfield

The East Deerfield Loop, one mile in length, connects the Freight Main with the Connecticut River Main west of East Deerfield. All trains running from East Deerfield to the Connecticut River South of Deerfield use this track. The Trew Corporation is the only on-line customer and provides carloads of crushed stone, primarily for use by the railroad. The other track, the Turners Falls Branch, is currently out of service and is being sought for use in part as a bike trail.

5.35 Bicycle Facilities

Currently there are no "official" bicycle paths in Deerfield. The Franklin County Bikeway Committee is seeking to develop an off-road bike path along an abandoned rail bed that would extend from Cheapside Bridge in Greenfield, through East Deerfield to the Connecticut River Great Falls Discovery Center in the village of Turners Falls.

5.36 Pedestrian Facilities

Activity centers that could support a great deal of pedestrian activity have sprung up in areas that are not conducive to walking. Yankee Candle and the other tourist destinations in South Deerfield are located within easy walking distance, yet no safe pedestrian network exists to link these sites together. A Statewide Pedestrian Plan has been commissioned by the Executive Office of Transportation and Construction to identify policies and plans for improving pedestrian facilities throughout the State. The Plan offers suggestions for developing pedestrian friendly areas, as well as how to retrofit existing sites to provide better and safer pedestrian connections, and to encourage pedestrian activity.

5.37 Transportation Issues

There are several major transportation issues that Deerfield residents would like addressed. Survey respondents identified (1) installation of traffic lights at key locations; (2) road improvements and maintenance; (3) expansion of bus service and (4) improved transportation for the elderly and the disabled as critical issues.

5.4 INFRASTRUCTURE

5.41 Solid Waste

In 1990, Deerfield joined with other Franklin County towns to form the Franklin County Solid Waste District and introduced mandatory recycling at the town landfill on Lee Road. The town's landfill, in use since the 1920's, was closed in 1997 and non-recyclable solid waste began being sent to the Bernardston landfill.

The town successfully phased in full transfer operations, enhanced recycling efforts, and capped the old trash area in 1998 with an impervious high-density polyethylene membrane. Topsoil was imported to cover the protective layer and the cap will be permanently maintained as a green area. The town intends to plant trees as a protective and visual buffer on the west side of the site. The former landfill site now serves as the location of the town transfer station, where Deerfield's recycled materials are collected and shipped for processing to the Materials Recycling Facility in Springfield.

Future disposal of non-recyclable trash continues to be a problem for Deerfield. Although the Solid Waste District was unsuccessful in their efforts to develop a long-term landfill in the Town of Orange, they took major steps toward determining where the solid waste from member towns, including Deerfield, will go after June of 1999, when the Bernardston landfill is scheduled to close. Bids have been taken for alternative hauling and disposal options, which at this time are still being evaluated. The District is working to keep costs down by contracting regionally, but disposal costs have continued to increase.

The District opened three new hazardous waste "super sites" which accept products such as auto fluids, oil-based paints, and rechargeable batteries in Bernardston, Colrain, and Conway. These sites have siphoned off much of the material that traditionally went to the annual Household Hazardous Waste collection program, reducing costs to the town. Most of the towns joined the new state program that reimburses towns for every ton of recyclable materials collected in the town. This program, called MRIP, brought in over \$31,000 in new revenue to the towns.

The District has just completed a new Solid Waste Master Plan, which sets out the District's long-and-short-term goals for the next 5 years. The new plan will shift many of the expenses onto a "fee for service" basis. The District has been moving in this direction for the past few years, and about 85% of their projected FY 2000 revenue will come from program service fees. The Town's selectmen are currently evaluating transfer station operations.

5.42 Public Water Supply

The public water supply infrastructure follows major transportation routes and is limited to the village centers of Old Deerfield and South Deerfield. There are two separate water supply districts in Deerfield, the Deerfield Fire District, which services the Village of Old Deerfield and the South Deerfield Water Supply District, which services most of South Deerfield. The public water system supplies 76% of Deerfield's households, while the remainder is serviced by individual wells (21.5%) or other sources (2.5%).

5.421 The Deerfield Fire District

According to the 1990 census, the public water supply for the Village of Old Deerfield serves 242 households. During the majority of the year (April through December) water is obtained from wells drilled near the Stillwater Bridge. These wells have a capacity of 350,000 gallons per day.

In the remaining months of the year, water is pumped from one of two freshwater springs. The Harris/Stillwater Springs are located in the same vicinity as the Stillwater wells. The second set of springs, the Keats/Wells Springs are located near the Eaglebrook School. These sources are sufficient to meet the current needs of the residents. However, in addition, the District has an agreement with the Town of Greenfield to take water from their system during emergencies.

5.422 The South Deerfield Water Supply District

According to the 1990 census, 1751 households are served by the South Deerfield public water supply system. The primary source of water is a surface reservoir located in Whately. A secondary reservoir is located in Conway. These two interconnected reservoirs combine to produce a safe yield of 1.42 million gallons per day. A continuing problem with turbidity in the Whately reservoir prompted the decision to build a water

filtration system for the reservoir, which is scheduled to go on-line in the summer of 1999.

Though the existing resources are adequate to meet the needs of the existing population, the South Deerfield District is currently investigating new water supply sites, specifically a site for a new well or wells. This is due to several developments: (1) increasing water consumption in summer months; and (2) the closure of the Sugarloaf wellfield in 1984 due to excessive levels of ethylene dibromide, a chemical found in pesticides. The Sugarloaf wells had supplemented the surface water supply for the District and were used during heavy demand or when the quality of the reservoir supply deteriorated due to high turbidity or to the presence of bacteria. Additional wells, used as back-up for the surface water supplies, would provide a margin of safety during peak demands or dry conditions.

While the South Deerfield District is seeking alternative sources, agreements have been reached with Old Deerfield, Whately, and Sunderland to tap into their supplies should the need arise. South Deerfield has also recently petitioned Whately for an 80% increase in water withdrawals from Roaring Brook, however, this request is proving contentious as withdrawals of this magnitude could severely impact fish habitat and minimum flow requirements.

5.43 Wastewater Collection and Treatment Systems

The town's wastewater collection system is located mostly along major transportation routes and, like the public water supply system, is limited to the Village of Old Deerfield and portions of South Deerfield, including commercial and industrial areas along Routes 5 and 10. According to the 1990 census, only 40% of Deerfield's households are serviced by the public wastewater system, while the remaining 60% have on-site waste disposal systems.

Again, like the water system, the wastewater system is separated into two components. The flow collected from the Village of Old Deerfield is discharged to the Old Deerfield Wastewater Treatment Plant and the flow from South Deerfield to the South Deerfield Wastewater Treatment Plant. The sewer lines from these two systems do not interconnect.

5.431 The Old Deerfield Treatment System

Built in 1970, the Old Deerfield Treatment plant, located on Middle Meadow Road along the Deerfield River, was designed to handle 250,000 gallons per day. This plant receives flow from approximately 20,150 feet of sewer line. This plant is currently running at approximately half its design load and has available hydraulic and nutrient loading capacity to accept additional flows.

Although the average daily flow entering the plant is well within design parameters, the Old Deerfield collection system is suspected of having significant amounts of indirect inflow, such as sump pumps, foundation drains, illegal connections, etc. A recent sewer

study prepared for the town by Weston and Sampson Engineers recommends that a Sewer System Evaluation Study (SSES) be done on the collection system to identify, and propose ways to eliminate, excess inflow.

5.432 The South Deerfield Treatment System

Also built in the early 1970s, the South Deerfield facility is located off Route 116 at the Sunderland Bridge on the Connecticut River. This plant was designed to treat 850,000 gallons per day and the plant often receives flows in excess of its capacity. The plant has exceeded its permitted capacity for average daily flow during nine separate months from 1997 through 1998, resulting in violations of its discharge permit. The current discharge permit expires in September 2000.

5.433 Inflow Problems in the South Deerfield Treatment System

The Weston & Sampson study concluded that the collection system in South Deerfield, which includes approximately 50,500 feet of public sewer, is experiencing significant infiltration and inflow, which is one reason why the treatment plant is exceeding its permitted capacity. In order to comply with regulatory requirements, the town will need to either identify and remove the excess infiltration/inflow, therefore lowering system flow (as recommended by Weston & Sampson), or the town needs to upgrade or expand the treatment plant to properly treat the existing wastewater entering the plant. This issue of capacity needs to be addressed prior to considering any extension of the sewer collection system in the South Deerfield District.

5.5 PUBLIC SCHOOL SYSTEM

Deerfield has two public schools, Deerfield Elementary School and Frontier Regional School. Deerfield students also attend Franklin County Technical School in Turners Falls. The total number of students in Deerfield is 873, and of these students, 80% attend public school and 20% attend private school.

5.51 Deerfield Elementary School

Deerfield Elementary School, the only elementary school in Deerfield, is located at 21 Pleasant Street in the Village of South Deerfield. Built in 1992, Deerfield Elementary has a capacity of 600 students and its enrollment (97-98) of 427 shows that the building is not near capacity. The student to faculty ratio at Deerfield Elementary is 16.9 to 1.

Enrollment by grade

Grade	K	1	2	3	4	5	6	Total
1994-95	53	59	47	67	57	59	58	400
1997-98	63	52	63	63	61	61	64	427

5.52 Frontier Regional School

Frontier Regional School, located at 113 North Main Street in the Village of South Deerfield, provides instruction for grades 7-12 to students from Deerfield and the surrounding towns of Conway, Sunderland, and Whately. The school has a capacity of 1000 students and, as of October 1998, had a total enrollment of 672 students, of which 291 are from Deerfield. The average student to teacher ratio at Frontier Regional School is 15.3 to 1. The building has recently undergone extensive renovations and additions, and the construction of a new gymnasium and high school wing have been completed.

Enrollment by Grade

Grade	7	8	9	10	11	12	Total
1994-95	131	125	95	107	83	72	613
1997-98	126	136	107	123	100	80	672

5.53 Franklin County Technical School

Franklin County Technical School is located at 82 Industrial Boulevard in the neighboring town of Turners Falls. It provides instruction for grades 9-12. Franklin Tech is part of a regional district that includes Deerfield and 18 other towns. As of 1998, Franklin Tech had a total enrollment of 467 students, of which 16 students were from Deerfield.

Enrollment by grade

Grade	9	10	11	12	Total
1994-95	120	135	107	92	454
1997-98	138	128	117	84	467

5.6 RECREATIONAL RESOURCES

Although Deerfield offers town residents opportunities for both passive and active recreation, the lack of available space for present and future recreational use is of major concern. To address this issue and the lack of centralized recreation management, a Recreation Committee was formed in 1998.

Existing town facilities do not meet present or anticipated recreational needs. Deerfield has been fortunate that it may draw on private facilities such as the Eagle Brook School, the Channing Bete fields, and the Pocumtuck Valley Memorial Association field to supplement the town's recreational facilities. Without their continued support, active recreation in the town would be minimal.

Cognizant that space is a concern, the Recreation Committee contacted both the University of Massachusetts, regarding its land on River Road, and the town's water districts about the possibility of acquiring additional space for the coming year. These groups were unable to provide additional lands for recreation. The possibility of developing playing fields south of the Tri-Town Beach was discussed with the Tri-Town Beach Commission, and the District financed an engineering study to begin the process.

The Recreation Committee has exhausted its efforts to successfully obtain existing lands in the town. As a result, the Committee recommended a land study be conducted to further investigate potential land opportunities for recreation, and residents, at the Annual Town Meeting, voted to appropriate monies for such a study.

Until recently, all youth and recreation programming was run on a volunteer basis. At this year's Town Meeting, held in April, residents approved funds for the creation of a Parks and Recreation Department to oversee all recreational activities. Another important step taken to meet the recreational needs of the community was the approval of funds for the final design and construction of a community park adjacent to the Deerfield Municipal Building on Conway Street in South Deerfield. The site will serve as a multi-use recreational area for field games and general recreational use.

5.61 Passive Recreation Sites

Deerfield residents take great pleasure in their natural landscape and have come to depend upon it for their passive recreational pursuits. The following is a list of popular natural sites.

5.611 Deerfield and Connecticut Rivers

The beauty and character of the town's two major rivers, the Deerfield and the Connecticut, increase the value of Deerfield's natural resources. Fishing, canoeing, kayaking and sightseeing are popular activities at these locations. Boating access to the rivers is limited.

5.612 Mt. Sugarloaf State Reservation

This 537-acre park, located in the Pocumtuck Range in the eastern portion of the town, offers expansive views of the Connecticut River, the agricultural landscape of the Pioneer Valley and the surrounding Pelham and Berkshire Hills. The Reservation supports a multitude of recreational activities including hiking, horseback riding, cross-country skiing, and bird watching. An auto road winds to the summit where pavilions for scenic viewing and picnicking are located.

5.613 Pocumtuck Ridge Nature Preserve

This 121-acre site is the only public recreation and conservation parkland in town. Composed of three parcels that were donated or purchased by the Deerfield Land Trust in 1993, this preserve was conveyed to a new local non-profit group, the Pocumtuck Stewards of the Land, in 1998. Located on the southern end of Mount Pocumtuck, this woodland contains a few popular and well-maintained trails, and is open to the public for hiking, bird watching and cross-country skiing.

5.614 Third Island

This island is located on the Connecticut River, just north of the Sunderland/ Deerfield Bridge. On October 4, 1998, the Silvio O. Conte Refuge acquired Third Island from the Connecticut River Watershed Council. Already a popular picnicking and boating destination, the Refuge's acquisition of the island may lead to enhanced recreation activities there.

5.615 Arms Property

This 7-acre parcel, located along Ridge Road, was donated to the town in 1977. The property contains a few well-maintained trails that are popular for walking.

5.62 Active Recreation Sites

Although the number of active recreational sites is limited, the following is a list of facilities that are popular with residents.

5.621 Frontier Regional High School

The school encompasses roughly 23 acres, upon which there is a playing field, a running track, and tennis courts. The fields are used during the school's athletic seasons and in the summer by softball leagues. There are also two gymnasiums: 1 full size, and 1 half size. The facilities are in good condition and open to the public upon permission of the Assistant Principal.

5.622 Deerfield Elementary School

This facility has 1 acre that contains a playground facilities and open space for gym classes.

5.623 Mt. Sugarloaf Field

Located at the base of Mt. Sugarloaf, this small ballpark is used for league teams.

5.624 Tri-Town Beach District

Although officially located in the Town of Whately, the Towns of Deerfield and Whately formed the Tri-Town Beach District in 1968. The District provides a safe, clean, and well-organized recreational facility for the residents of both Deerfield and Whately. A six-week swim program is offered during the summer months to the children of both towns.

5.7 SCENIC RESOURCES

Although there are many places within Deerfield that have scenic value, a handful of these areas were identified in the Town Survey as exceptional. The most significant scenic features identified by respondents were the Connecticut and Deerfield Rivers, Mt. Sugarloaf and the Pocumtuck Ridge, and the Town's farmland.

In 1982, the Department of Environmental Management conducted a landscape inventory, which assessed Massachusetts landscapes and classified them as common, noteworthy or distinctive. The classifications of noteworthy or distinctive are considered scenic and nearly 50% of Deerfield's landscape is considered "scenic" under these distinctions (1990 Open Space Plan). The criteria used in this assessment include

- a lack of contemporary development
- surface water
- historic structures and land uses
- high relative relief
- and agricultural usage.

The following areas listed below have fallen under one or more of the above criteria.

5.71 North and South Sugarloaf Mountains

These two mountains in the Pocumtuck Range offer spectacular views of the Connecticut River Valley. The Department of Environmental Management recognizes them as prime scenic vistas.

5.72 The Pocumtuck Range

Named after the Native Americans who first settled the area, the range, located in the eastern portion of the town, rises 700 feet above the valley and stretches 7 miles from the Deerfield River to the north to Mt. Sugarloaf at its southern terminus. The area is a popular recreational spot for residents.

5.73 The Deerfield River

The Deerfield River flows eastward from the Bershires into the western portion of the town and winds to the northeast past Historic Deerfield and agricultural lands until it joins the Connecticut River to the east.

5.74 The Connecticut River

The Connecticut River forms the eastern boundary of Deerfield. In 1998, the river was designated as an American Heritage River. The river and its adjoining farmlands are a symbol of Deerfield's cultural heritage. Archaeological sites from three Native American historic periods are located along the river. In addition, many rare species and endangered habitats are also found along the banks.

5.75 Historic Deerfield

This preserved colonial village and national historic site is a living symbol of Deerfield's history. Eighteenth and nineteenth century homes and buildings, surrounded by agricultural lands that have been farmed for 300 years, are a major attraction for both tourists and scholars.

5.76 Mill Village Road

Known for its prime agricultural soils, the Mill Village area contains rolling farmlands that have been worked for hundreds of years.

5.8 NATURAL RESOURCES

Deerfield contains important water, soil and biotic resources.

5.81 Prime Agricultural Soils

The two predominant soil types found in the town are the Hadley-Winooski-Limerick Association and the Hartland-Ninegret Association, which are almost entirely prime soils. Deerfield's prime soils are extensive and continuous, which make it a major resource. According to Steve Hundley of the Natural Resource Conservation Service, these soils "are among some of the best soils in the world, among the top soils for agricultural productivity" (Deerfield's Agricultural Lands, 1989 Pg.31). Deerfield's prime soils contain "the best physical characteristics for producing a variety of food, feed, forage and fiber." (1999 Open Space Update, 42) These soils, containing 9-12 inches of topsoil and 4-20 inches of subsoil, are without rocks, are highly permeable, and easily worked.

5.82 Water Resources

Two important rivers, the Connecticut and the Deerfield, flow along and within the town. The Connecticut River, extending 410 miles from its headwaters in northern New Hampshire to Long Island Sound, is the longest river in New England. In recent years,

the water quality of the river has improved, and wildlife, long-disappeared from the region, has returned including Atlantic salmon, American Shad, the Peregrine Falcon and the Bald Eagle. In 1998, the Connecticut River was designated an American Heritage River by President Clinton. This singular honor gives communities within the Connecticut River Watershed special access to federal funds for river protection and enhancement. The Deerfield River, a main tributary of the Connecticut River, extends from the hills of Southern Vermont and flows for 7 miles through Deerfield where it joins the Connecticut River at the town's northern border. The Deerfield River has, and continues to be, a source of power for communities along its banks. Historically, the floodwaters of both rivers have enriched lands adjacent to their banks, contributing to the high agricultural productivity of the soil. Both rivers are popular recreation sites for town residents.

5.83 Endangered and Threatened Species

According to the Natural Heritage and Endangered Species Program of the MA Department of Fisheries and Wildlife, a total of 241 native plant species have been identified as rare in the Commonwealth (1990 Open Space Plan). Twenty-four of these species are located in Deerfield, making it one of the towns in the state with the most rare species. Deerfield also contains endangered and threatened species of fish and amphibians. The federally endangered Dwarf Wedge Mussel has been verified to exist in the Mill River.

5.9 HISTORIC RESOURCES

The citizens of Deerfield have long recognized the value in preserving their town's heritage. One of the first preservation efforts launched in the United States was the attempt, in 1848, by Deerfield locals to save the John Sheldon House built in 1699. Despite a well-organized and vocal protest, their first endeavor failed to save the house. Pride in Deerfield's past has spurred, and continues to motivate, efforts to safeguard its special qualities.

5.91 Historic Deerfield

Historic Deerfield is an internationally known historic landmark that, according to the Massachusetts Office of Tourism, is visited by over 40,000 paying visitors a year. It has been estimated by the Massachusetts Department of Transportation that as many as 250,000 people a year visit Historic Deerfield to wander around the village and enjoy the rural landscape. According to the Massachusetts Department of Tourism, these visitors to Historic Deerfield contribute one to two million dollars to the local economy each year.

Historic Deerfield was founded in 1952 as a non-profit museum with only four houses open for public view. Today, it contains a total of fifty-three buildings on ninety-three acres. It contains fourteen houses that have been fully preserved to give a glimpse of small town rural life in New England between the years of 1730 and 1850. These fourteen houses contain more than eighteen thousand objects used in the United States

between 1600 and 1900. Historic Deerfield also contains the Flynt Center of New England Life, which was dedicated in 1996 to the study of small town rural life in the United States.

In addition to having these vast research and museum facilities, Historic Deerfield also has very active educational programs. These programs include the Summer and Winter Lecture Series, the Dublin Seminar for New England Folk Life, and the Historic Deerfield/Wellesley College Symposium on American Cultural History. All of these programs invite noted speakers to come and discuss aspects of life in early New England. These lectures are open to students, community residents, and other interested parties in the area. There are also more formalized study programs available at Historic Deerfield. These programs are the Historic Deerfield Summer Fellowship and the University of Massachusetts Summer Field School in Archaeology.

In addition to these programs, many high school and college students come on field trips to Historic Deerfield. They are escorted through the houses by trained staff and are exposed to the various collections. The staff and curators also teach courses at local colleges in early New England architecture and material culture.

Historic Deerfield has been engaging in an aggressive program of outreach to the local community. Residents of Deerfield are offered free admission to Historic Deerfield and to special events held in Old Deerfield. Historic Deerfield also offers tours of the houses and their contents to Deerfield students, exposing them to the wide variety of the museums' holdings.

5.92 Pocumtuck Valley Memorial Association

The other major historical society located in Deerfield is the Pocumtuck Valley Memorial Association. Founded in 1848 it is one of the first historical associations in America. The Pocumtuck Valley Memorial Association established the Memorial Hall Museum in the original Deerfield Academy building in 1880. Today, the Pocumtuck Valley Memorial Association still operates the Memorial Hall Museum as well as two libraries, the Harry N. Flynt and the Pocumtuck Valley Memorial Libraries. These two libraries combined have one of the most extensive collections of books and writings related to early New England life in the Connecticut River Valley. Recently, the Pocumtuck Valley Memorial Association entered into a partnership with the Frontier Regional School to better integrate the libraries' holdings into the school's curriculum. This effort has also allowed Frontier Regional School to teach a course focussing on local life and history at the turn of the century.

5.93 Archaeological Resources

Deerfield also has a wealth of archaeological resources. Since the town is blessed with three rivers within or along its borders, it was a natural location for early Indian settlements. Over eighty-five archaeologically significant sites have been identified. Of these eighty-five sites, fifty-four have yielded artifacts of some type. More than one-third

of the sites located in Deerfield are well preserved and present many opportunities for further research and study. One of the most important sites identified is located in the Deerfield Industrial Park just southwest of Mount Sugarloaf. This site contains artifacts left by the PaleoIndians who lived in the area between nine thousand and twelve thousand years ago. The site at present has yielded over two thousand artifacts and has provided archaeologists with enough information to warrant being placed on the National Register of Historic Places. This site is currently buried under twenty feet of fill to protect it from looting and vandalism. Other important archaeological sites include the Stillwater Bridge Area, which exhibits the highest density of artifacts in the area, the lower terraces along the eastern bank of the Deerfield River, River Road from Pine Nook Cemetery south to Mount Sugarloaf, and the area of Deerfield just north of the Whately line. Development pressures threaten all of the aforementioned sites. (1990 Open Space Plan)

5.94 Music in Deerfield

Music In Deerfield, a successful chamber music series, has been presenting three or four concerts a year at the Brick Church Meetinghouse in Old Deerfield for over twenty years. Music In Deerfield has been attracting world-class musicians to Deerfield to perform to crowds of about four hundred.

5.95 Old Deerfield Crafts Fair

Another of the major cultural events that is offered in town is the Old Deerfield Crafts Fair, which is sponsored by the PVMA. The first of these fairs is the Old Deerfield Summer Crafts Fair held in June, then the Old Deerfield Fall Crafts Fair held in September, and the Christmas Sampler Crafts Fair held in December. This year a fourth fair, the Spring Sampler Crafts Fair, was scheduled in April due to the success of the other three crafts fairs. All of these craft fairs are consistently ranked as some of the best crafts fairs in New England. Each of these fairs invites over two hundred sixty artisans from twenty-two states to exhibit their work. These fairs are juried, meaning that a sample of the artisan's work must be submitted to the organizers of the fair before they can be selected to participate. This process allows the organizers to maintain the quality of the fairs.

6.0 PRESSURES FACING DEERFIELD'S RESOURCES

An increasing interest in active recreational sports is placing continued demand on existing playing fields, which has resulted in the need for more recreational land. This demand has the potential to clash with other open space objectives identified by the community. The lack of adequate resources (land and monies) may hamper the town's efforts to expand recreational facilities. It is important to the community that recreational opportunities are available to all its citizens. Sixty-seven percent of the survey respondents supported budgeting money over the next ten years for purchasing land for passive outdoor recreation, and fifty-seven percent supported purchasing land for other recreational activities (playing fields, bike paths, and playgrounds). Eighty-one percent of the respondents support the maintenance and preservation of recreational areas. Residents indicated in the town survey that they would like (1) more trails and paths developed for hiking, skiing and bicycling; (2) improved access to the rivers; (3) more parks and playgrounds; (4) an indoor fitness center with a gym; and (5) more recreational playing fields.

Residential development is exerting significant pressure on Deerfield's natural resources. The physical characteristics of the town's agricultural land, its permeability and levelness, make it attractive to both farmers and developers. The rich farmland to the west of Interstate 91 is especially vulnerable, and many acres of this resource have been converted to residential subdivisions. Land-use practices, which effect surface and sub-surface water flow, pose a threat to the water quality of both the Connecticut and Deerfield rivers. Development also poses a threat to natural communities.

Increased subdivision development is also threatening Deerfield's scenic landscapes. The farmlands surrounding Old Deerfield are becoming increasingly more developed. The Pocumtuck Range, although unsuitable for development due to severe environmental constraints, is coming under pressure for residential development. Residential development has been creeping slowly up its once pristine slopes. Poorly designed and landscaped development is also rapidly destroying the farmland in the Mill Village area. Land use practices adjacent to the Deerfield and Connecticut Rivers contribute to non-point source pollution, which threatens the aesthetic value and water quality of these outstanding rivers.

Deerfield' landscape is extremely important to the community, and Deerfield residents are concerned about the threats to the town's natural resources. Eighty-nine percent of the survey respondents support the preservation and maintenance of the community's stream corridors and wildlife habitat, and working farms. An overwhelming number of the survey's respondents also support the maintenance and preservation of the town's scenic landscapes. These areas not only contribute to the community's environmental and social well being, but also contribute to the Town's economy. Deerfield's scenic beauty brings millions of tourist dollars each year. Any alteration of the landscape jeopardizes this important source of revenue.

7.0 PLANNING CONCERNS

After a thorough analysis of the information and data surrounding planning issues in Deerfield, three prominent and interrelated planning concerns appeared. They are Loss of Rural Character, Future Development, and Lack of Public Sewer throughout the town.

7.1 Rural Character

In the Town Survey, loss of rural character was identified as the number one planning concern among respondents. Additionally, 55% of the respondents feel that rural character has declined during their residency in Deerfield. While researching this project, loss of rural character repeatedly came up as a concern among town residents. It seems to be the one issue in town that residents agree on. It is clear that Deerfield residents value it and they feel like they are losing it.

Though rural character is difficult, if not impossible, to quantify, for Deerfield residents it does consist of some common characteristics. After analyzing the town survey and speaking with many residents, seven major characteristics emerged. They are heritage, farming, open space, sense of community, pace of life, natural landscape and the cultural landscape. A description of these characteristics gives some sense of what "rural character" means in general, especially to those who live in Deerfield

7.11 Heritage

In Deerfield, residents have a strong sense of the past. Eighty-five percent of the survey respondents believe it is important to preserve and maintain historic buildings and landscapes. In the village of Old Deerfield, Historic Deerfield has preserved a living piece of the past. The importance of heritage is also seen through the efforts of the Pioneer Valley Memorial Association's Memorial Library, which has been cataloguing Deerfield's history since the 1870's.

7.12 Farmland

Deerfield was established as an agricultural community in 1669. For over 330 years, Deerfield's residents have made a living off the land. Residents have strong feelings towards ensuring the future viability of farming in Deerfield. A resident said, "I hope we never lose farmland because for so many of us, this is the true heart of Deerfield."

Eighty-five percent of the respondents believe it is important to preserve and maintain working farms. "Farmland is important to protect and preserve, as well as to assure the continued viability of the agricultural base that has been so much apart of Deerfield's history and heritage."

7.13 Open Space

In the survey, loss of open space was identified as the top planning concern. For example, eighty-nine percent of the respondents believe it is important to maintain and preserve scenic views. Residents have voiced concern that future development will negatively affect Deerfield's landscape and that it is important to manage and direct future growth in a manner that will compliment its existing character. Another resident commented, "We love all the open land and our biggest fear is to have that land slowly disappear around us."

7.14 Sense of Community

A sense of community often comes from feeling that you know your neighbors. Others have described it as a sense of belonging, or a connection to one's community. At the Annual town meeting in April of 1999, a Deerfield resident commented on the untimely distribution of the town warrant only one day before the meeting. "We used to get the town warrant more than 10 days before the Town Meeting so we could talk out the issues in the pubs and coffee shops." He felt that the community needed to be given more time to review the pending decisions before they voted.

7.15 Pace of Life

One resident commented "we really hoped something is done to improve our town. It is losing its charm and slowness of life it once had." Another resident commented, "Influx of greater population is making county living much less enjoyable (more traffic, higher costs, and less community cooperation with one another.)"

7.16 Cultural Landscape

There is a significant amount of culture in Deerfield. There are several local and regional groups that contribute to Deerfield's character. The Pocumtuck Valley Memorial Association (PVMA) is especially active in the community and hosts a wide range of events, such as the annual Old Deerfield Craft Fair. Deerfield is also home to three distinguished private schools, Deerfield Academy, Eaglebrook, and the Bement School. A resident commented that "Deerfield has been here nine-tenths of America's history, and the land is still being farmed. People have a strong sense of the past in the landscape."

7.17 Natural Landscape

Eighty-nine percent of the respondents believe it is important to preserve and maintain wildlife habitats and stream corridors. In the survey, residents repeatedly named the Deerfield and Connecticut Rivers, views from the Pocumtuck Ridge and Mt. Sugarloaf as their favorite natural resources. One resident commented that, "The one disappointment I have is that the town has been built up so much since I was a kid. Much of the beautiful hunting areas are now condos and businesses."

These seven elements were common to the perception of rural character held by many Deerfield residents. Identifying these elements may be the first critical step in discovering why so many of Deerfield's residents feel that their town's character is disappearing and how this trend might be reversed.

7.2 Future Development

The second planning concern identified is future development, both residential and commercial. Due to Deerfield's rural character, central location, and scenic beauty, it desirable location for business and residence alike.

7.21 Residential Development

Recent growth in residential development has caused residents to voice their concerns over its effect on their community. In the town survey, 70% of the respondents said they opposed any future residential development.

Loss of rural character and increased pressure on municipal services has contributed to the opposition to future residential development. A large percentage of the housing not serviced by the public sewer system have been experiencing problems with on-site septic disposal (Wastewater Strategic Plan, sec. 3). A significant amount of the housing experiencing septic failure is located in areas with high seasonal groundwater. This is causing problems with compliance to Title Five regulations, which in turn is causing residents to propose sewer extension. This issue will be discussed in detail in the next section. Residents of Deerfield envision little to no residential growth in Deerfield. They wish to maintain their rural character and scenic beauty without residential subdivisions dotting the landscape.

7.22 Commercial and Industrial Development

Due to Deerfield's ideal location at the crossroads of three major transportation routes, it is extremely attractive to businesses. Currently, most commercial and industrial development is located along the Route 5 & 10 corridor. Through the survey, residents voiced concern about the future development of this area. The major concerns identified were traffic congestion, loss of farmland, and loss of scenic character. One resident commented that "Route 5&10 is the emerging nightmare of traffic and unsightly sprawl."

Seventy-seven percent of respondents support some form of commercial or industrial development. Twelve percent of the respondents support commercial development only, 7% support industrial development only, and 58% support both commercial and industrial development. Of the 77% of respondents who favored some form of commercial or industrial development, 90% supported active farms and farm related businesses, 83% supported businesses and professional offices and 76% light, non-manufacturing industries. Though there is support for commercial and industrial

development, there is concern over the nature and location of this development and its impact.

7.3 Extension of the Public Sewer System

In response to problems associated with on-site septic failure, some residents petitioned for a capital improvement study for the purpose of improving and expanding the town's sewer system. During Town Meeting in April of 1998, a Sewer Study Sub-Committee was established and funds were appropriated for the purposes of studying the town's sewer problem. An engineering firm was then hired to evaluate the problem.

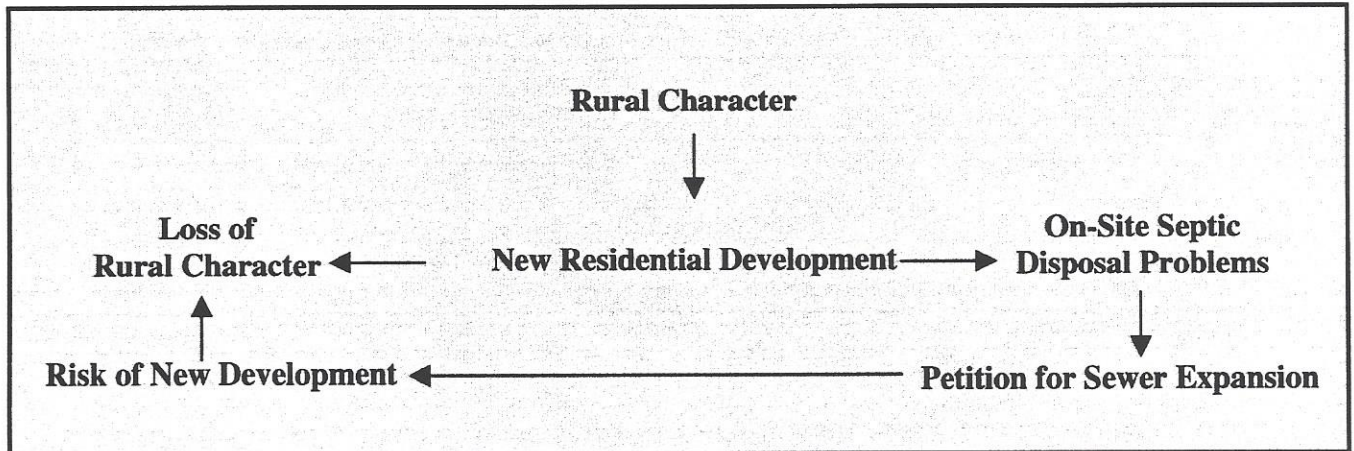
After evaluating Deerfield's septic failures and forecasting sewer needs, several possible alternatives were suggested. They ranged from no expansion to an extension of the public sewer to all of Deerfield. Other alternatives involve varying combinations of partial public sewer extension, on site septic systems, and shared systems for areas of clustered development (Wastewater Strategic Plan, sec. 6).

The first option, involving no change, will leave things much as they are, with property owners who are outside the reach of the public sewer system, responsible for their own solutions. The problems that exist now will continue and likely intensify. Extending the public sewer to the entire town is likely to encourage growth that residents do not want. It is also prohibitively expensive. The remaining alternatives offer compromises between these two extremes. They encourage growth in certain areas by extending the public sewer and by constructing shared septic systems in areas of clustered development that are not serviced by the public sewer.

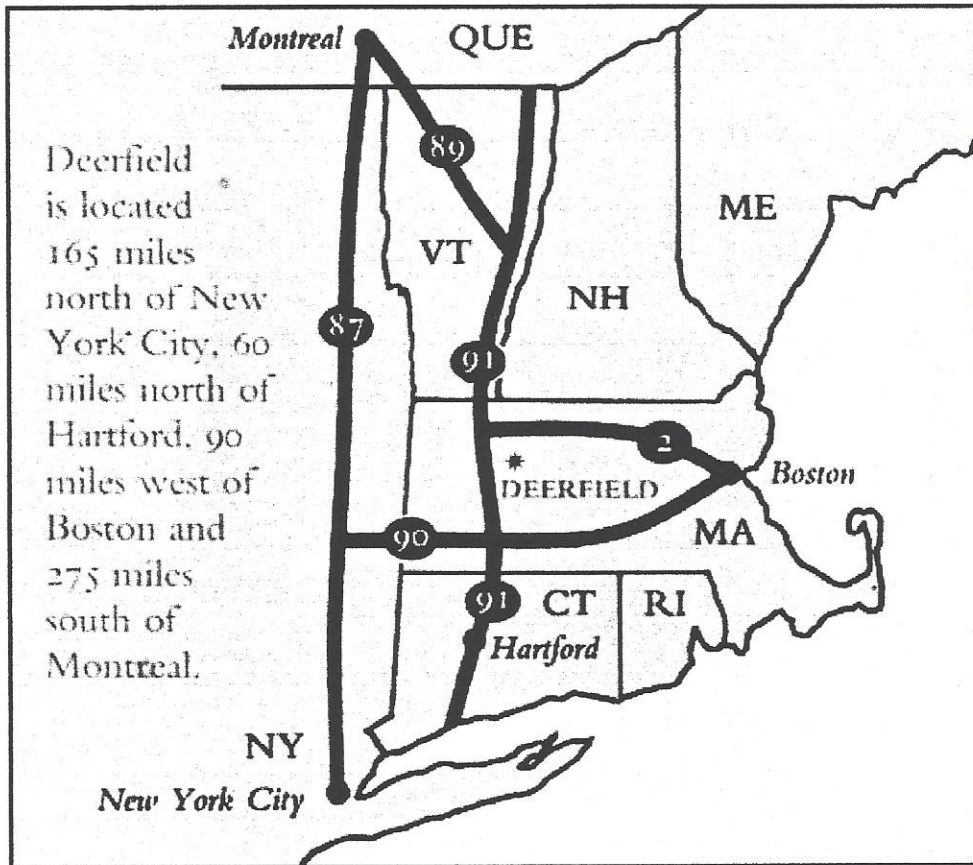
With the exception of the first, all of these alternatives will facilitate development in some degree

8.0 CONCLUSION

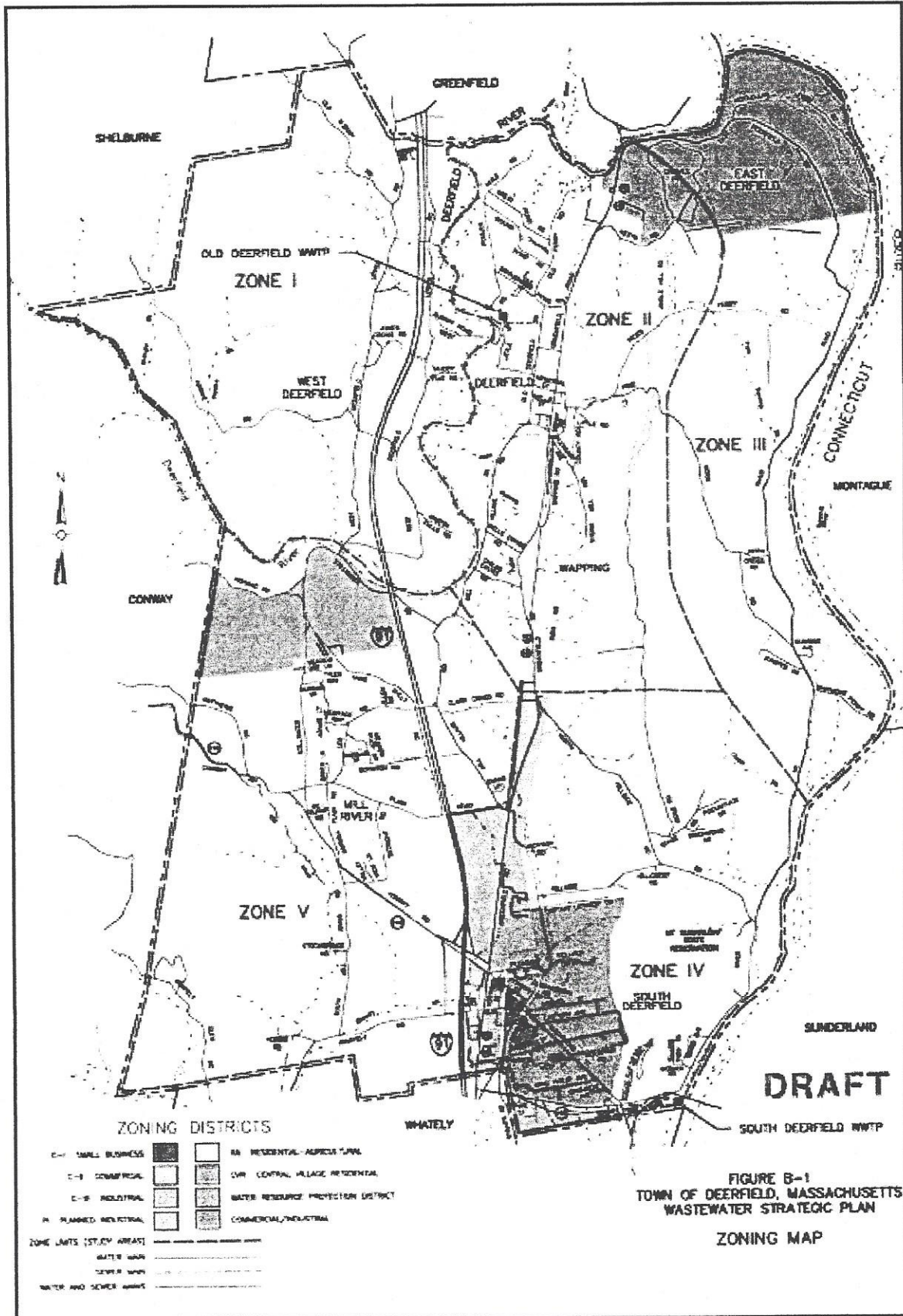
Deerfield is a rural community with a long agricultural history. The town has a rich diversity of resources, which the residents have a strong interest in protecting. The town's rural character is also very important to its residents. If there is one thing that they can agree on, it is the value they find in preserving this characteristic of their town. Though important to everyone, rural character is difficult, if not impossible, to quantify. It is a reason people remain in Deerfield and a reason that draws people to the town. This has led to an increase in residential development, which has first contributed to a sense among Deerfield residents that its rural character is eroding. It has also led to increased problems with on site septic disposal systems. For reasons ranging from financial burden on individual property owners to public health concerns, there has been a call for an expansion of the town's public sewer system. Expansion of the sewer puts the town at risk to unplanned residential growth, which in turn further contributes to this loss of rural character felt by Deerfield residents. There is a risk in expanding this infrastructure in an attempt to solve the more acute and quantifiable problem, a lack of sewer throughout town. Unplanned development will be encouraged and will threaten the one characteristic residents find the most value in, Deerfield's rural character. Planning efforts will then be in reaction to increased development rather than a guide for future development. The reverse is necessary. Planning efforts in Deerfield should lead development.



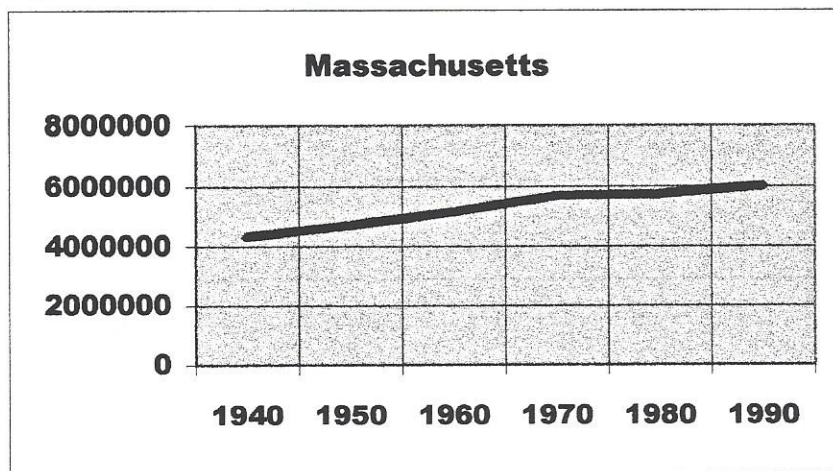
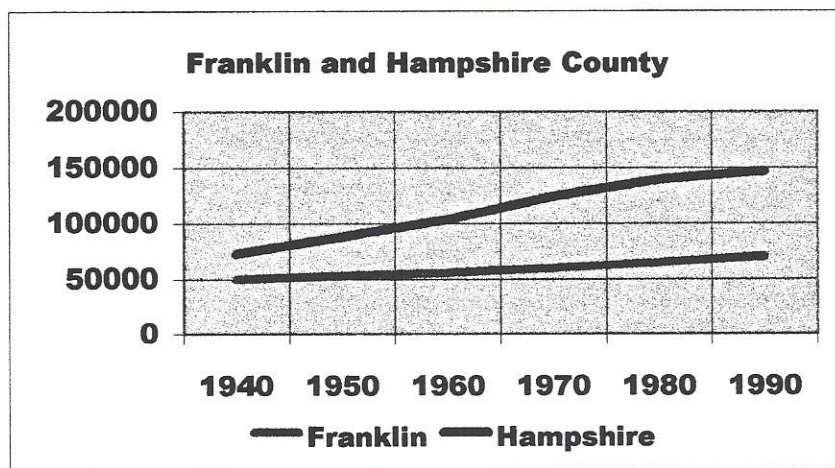
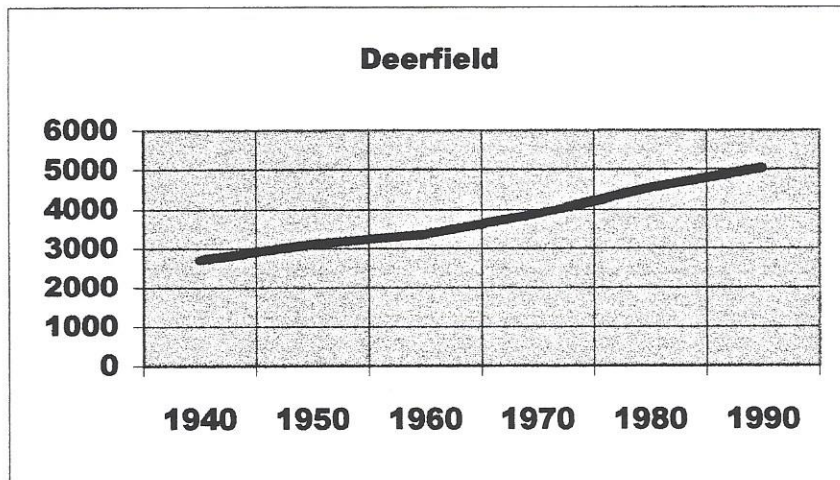
APPENDIX A: Regional Map



APPENDIX B: Deerfield's Zoning Map



APPENDIX C: Population Trends



APPENDIX D: Assessed Value by Land Use Classification

FY	RESIDENTIAL	OPEN SPACE	COMMERCIAL	INDUSTRIAL	PERSONAL PROPERTY	TOTAL	COLUMN 1&2 % TOT	COLUMN 3-5 % TOT
1989	142,087,500	955,400	24,979,938	30,337,700	5,693,803	204,054,341	70.10	29.90
1990	238,215,701	1,261,700	42,794,183	45,443,650	6,073,045	333,788,279	71.70	28.30
1991	244,215,886		43,590,785	43,973,850	7,930,210	339,710,731	71.90	28.10
1992	245,154,961		43,976,076	45,680,200	8,070,110	342,881,347	71.50	28.50
1993	224,898,098		36,907,696	37,338,675	8,926,130	308,070,599	73.0	27.0
1994	226,702,598		36,640,087	36,845,375	8,893,650	309,081,710	73.3	26.7
1995	228,206,068		36,607,276	37,844,075	8,739,450	311,396,869	73.3	26.7
1996	238,429,943		37,705,875	37,376,700	9,286,750	322,799,268	73.9	26.1
1997	239,092,294		37,826,456	38,131,700	9,348,290	324,398,740	73.7	2.2
1998	241,779,396		41,273,312	36,883,800	9,849,120	329,785,628	73.30	26.70

APPENDIX E: Economic Target Areas

The Franklin County Commission established the Greater Franklin County Economic Target Area (ETA) Program as part of the Massachusetts Economic Development Incentive Program. The purpose of this program was to stimulate job creation in distressed areas, attract new businesses, encourage existing businesses to expand, and increase overall economic development readiness. The ETA program currently has four regional goals:

1. Support the retention and modernization of existing manufactures;
2. Connect small businesses in Greater Franklin County with expanding consumer markets outside the region;
3. Capitalize on Greater Franklin County's competitive advantage as a location for the commercialization of technology-based businesses; and
4. Strengthen the built environment of Greater Franklin County communities.

The Economic Assistance Coordinating Council has approved 380 Certified Projects in 76 cities and towns under the Economic Development Incentive Program, and has designated Deerfield as an Economic Target Area.

Within Deerfield, there are three projects meeting ETA criteria: Channing L. Bete, ProPel Plasthec, and Berkshire Brewing Company. Channing L. Bete, an educational book publisher, was established as an Economic Opportunity Area in 1994. Since that designation, they have added 125 new employees. In 1998, they had a total workforce of 425 employees.

ProPel Plasthec has been in business since 1984. ProPel is a manufacturing service that provides a range of services including pelletizing of LDPE and HDPE, film in LDPE, HDPE, & urethanes, and custom slitting of film. ProPel was established densifying of most any material, reprocessing of urethanes, grinding of parts, chunks, and as an Economic Opportunity Area 10 years ago in 1988, since that time they have created 6 new jobs, totaling 17 employees.

Berkshire Brewing Company (BBC) was established as a certified project in 1999. BBC is located a 12 Railroad Street. Currently they employ ten people and plan to create three new positions by the end of the year. BBC brews New England' finest beer, including ten micro-brews. During 1999, they are expanding their building by approx. 20,000-sq. ft. and adding a second level.

Economic Opportunity Areas utilize a tool known as Tax Increment Financing (TIF). TIF serves as a public financing tool to assist economic development projects. The municipality agrees to "freeze" taxes at an established level for an agreed upon number of years which provides targeted areas with incentives to stimulate jobs development. TIF provides tax stability for qualified business owners for 5-20 years and in return, the business creates new permanent jobs within the economy.

APPENDIX F: Survey Respondent Profile

Public Meeting
April 12, 1999

**Presenting
Deerfield's Survey Results**



Who Responded to the Survey?

Surveys were
Distributed to 2,324 Households

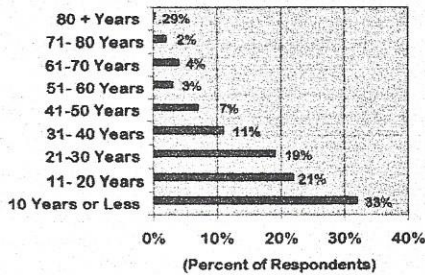
32.75% Returned the
Survey

As of March 8th - 705 survey's were returned

56 more have been returned
since the deadline

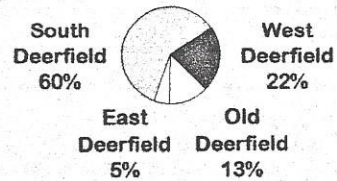
Who Responded to the Survey?

Length of Residency



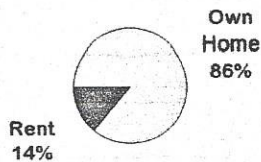
Who Responded to the Survey?

Location of Residency



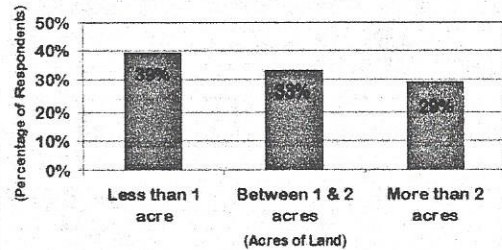
Who Responded to the Survey?

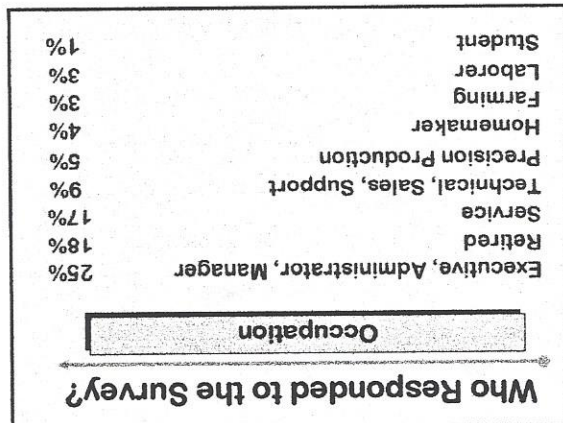
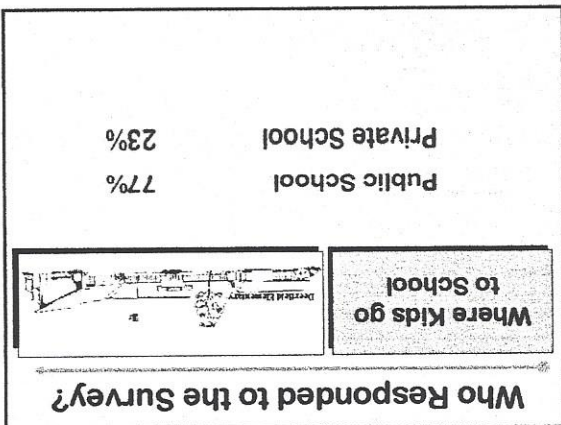
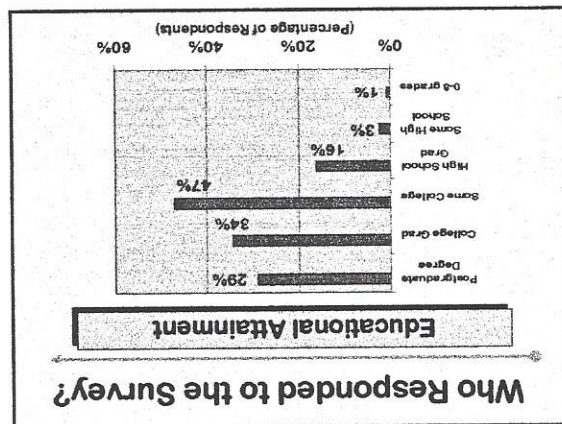
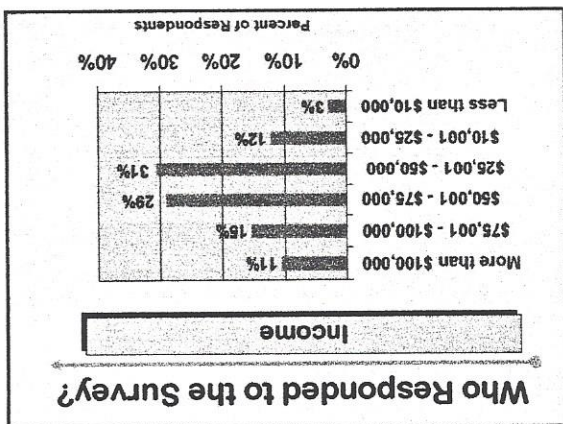
Home Ownership



Who Responded to the Survey?

Land Ownership






APPENDIX G: Survey Results

Survey Results

Top Five Reasons To Live in Deerfield



Rural Character
Affordable Housing
Highway Access
Safety from Crime
Near Friends & Family

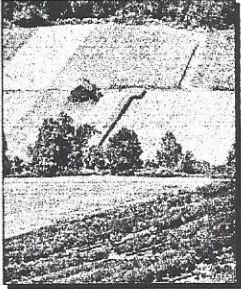
Survey Results

Favorite Historic Features

Historic Deerfield
Bloody Brook Monument
Bloody Brook
Farmland
Pocumtuck Valley Memorial Association

Survey Results


Favorite Natural Features



Mt. Sugarloaf
Connecticut River
Pocumtuck Ridge
Deerfield River
Farmland

Survey Results

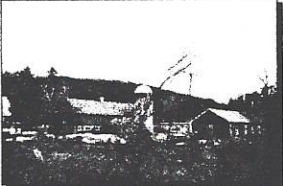
Favorite Scenic Features



Mt. Sugarloaf
Pocumtuck Ridge
Views from the Rock
Connecticut River
Deerfield River

Survey Results

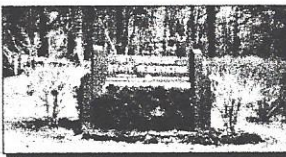
Support for Preservation



Working Farms	89%
Wildlife Habitat & Stream Corridors	89%
Scenic Views	89%
Historic Buildings & Landscapes	85%
Recreation Areas	81%

Survey Results

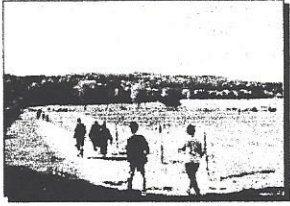
Most Frequently Used Recreational Facilities



Deerfield & Connecticut Rivers
Mt. Sugarloaf Reservation
Deerfield Elementary
Pocumtuck Ridge
Tri-Town Beach

Survey Results


Desired Recreational Facilities



Trails and Paths
 Access to Rivers
 Parks and Playgrounds
 Indoor Fitness Area

Survey Results

Top Five Planning Concerns in Deerfield



Loss of Open Space
 Tax Increases
 Population Growth
 Traffic Safety & Congestion
 Lack of Public Sewer in Town


Survey Results

Commercial & Industrial Development

Oppose All Development	23%
Support Commercial Only	12%
Support Industrial Only	7%
Support Commercial and Industrial	58%

Survey Results

Commercial & Industrial Development





Of Those Who Support Development

90% Support Farming
 83% Support Business/Professional Offices
 76% Support Light-Industry (non-mfg. activities)

Survey Results

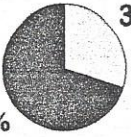
Development Concerns for Route 5&10

Traffic Concerns
 Loss of Scenic Character
 Loss of Farmland
 Environmental Impacts
 Types of Business

Survey Results

Residential Development




70% 30%

□ For Residential Development
 ■ Against Residential Development

Survey Results

Desired Residential Development



Favor Single-Family 1/2 to 2 Acre	70%
Favor Single-Family 2 Acres +	49%
Oppose Apartment Complexes	81%
Oppose Multi-Family Housing	50%

Survey Results

Feeling Toward Housing Programs

	<u>Support</u>	<u>Oppose</u>
Elderly Housing	68%	15%
1st-Time Home Buyer	51%	28%
Affordable Housing	33%	43%




Survey Results

Priorities for Expenditures

- Road Maintenance
- Expansion of Sewer Lines
- Downtown Streetscape
- Purchase Open Space
- Tilton Library Repair

Survey Results

Support for Land Purchases



Protect Water Supply	73%
Protect Habitat & Passive Recreation	67%
Recreational Opportunities	57%
To Improve River Access	55%

Survey Results

Feeling Towards Taxes

Just Right for Services Provided	57%
Too Low for Services Needed	8%
Too High for Services Received	22%
No Opinion	12%

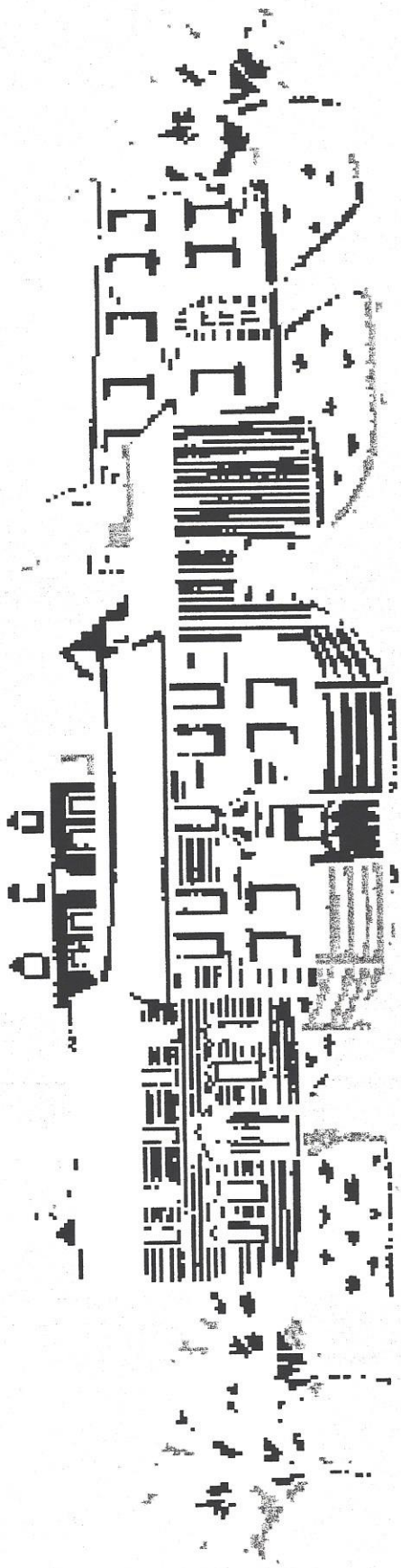
Survey Results

General Survey Highlights

- Support Preservation of Farms & Natural Features
- Concerns about the Loss of Open Space
- Oppose Residential Development
- Favor some sort of Commercial or Industrial Development

APPENDIX H: Final Presentation

If You Build It, They Will Come



Jason Weathers

Pat Murray

Jessica Schueler

Dave MacCourt

May 6th, 1999

Presentation Overview

Deerfield at a Glance

Scope of Services

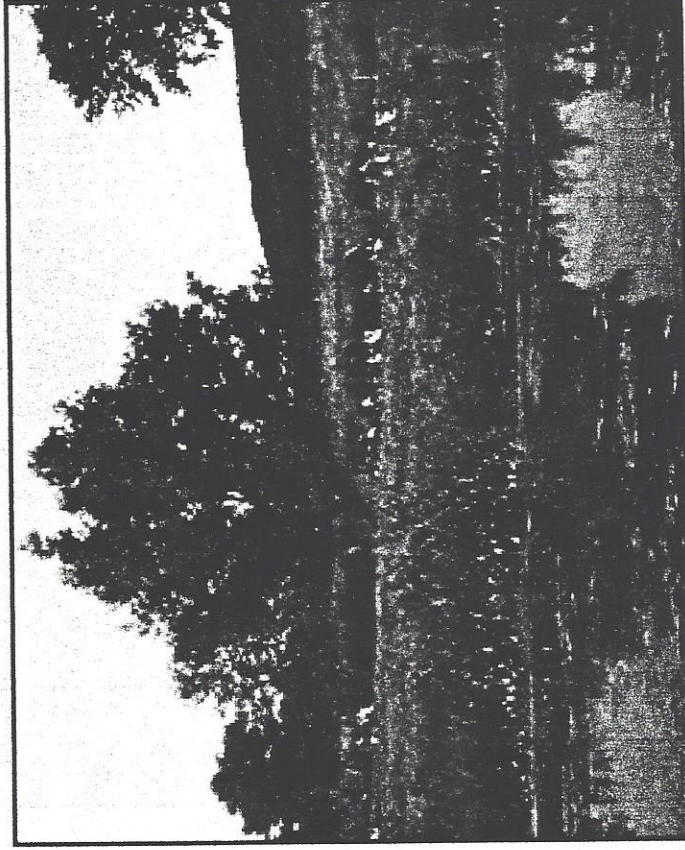
Master Plan Survey

Major Planning Concerns

- Rural Character
- Future Development
- Lack of Sewer Throughout Town

Conclusion

Recommendations



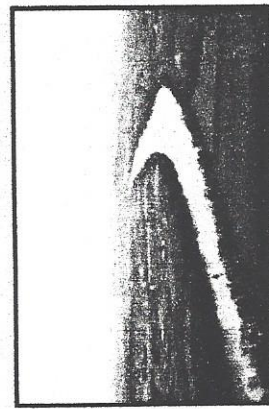
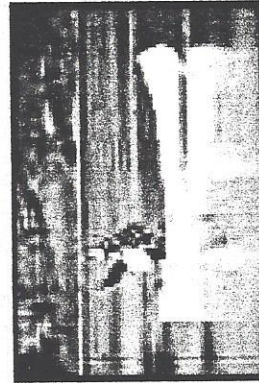
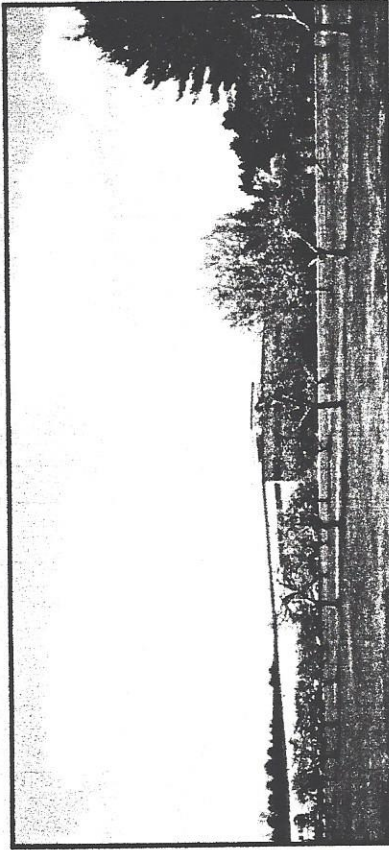
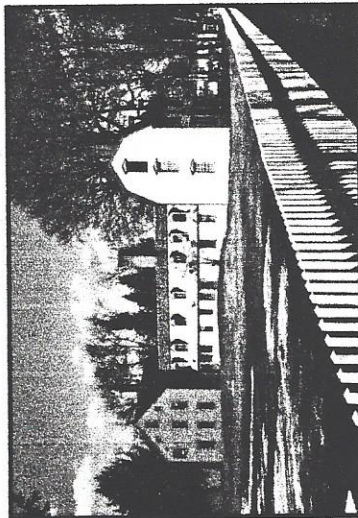
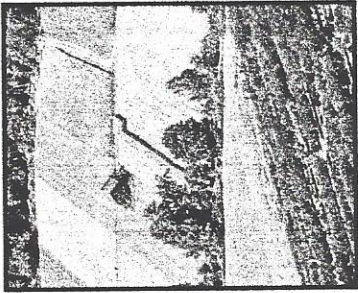
Deerfield at a Glance

Rural
Community

33.36 Square Miles
155 people/Sq.Mi.

1996 Population
4969

Southern Portion of
Franklin County



Scope of Services

- Inventory of Public Resources
- Summarize and Present Survey Highlights at Public Hearing and Town Meeting
- Generate Support and Enthusiasm for Master Planning Process

Master Plan Survey

- Purpose
- Distribution
- Return Rate
- Our Role with the Survey



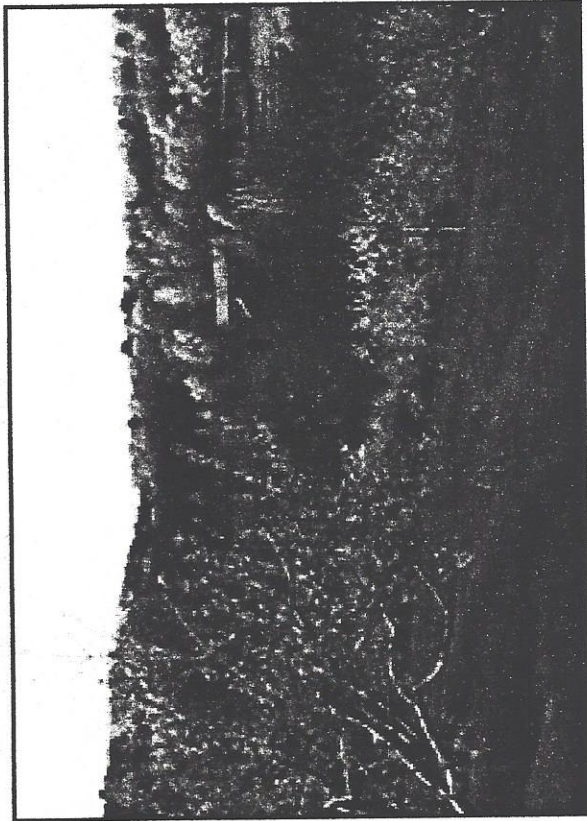
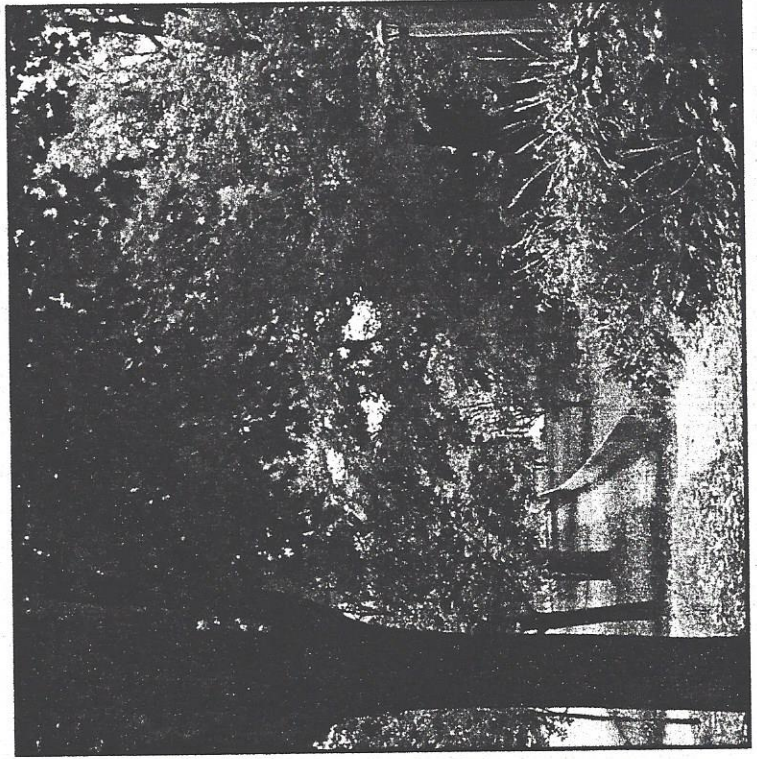
Major Planning Concerns

- Loss of Rural Character
- Future Development
- Lack of Public Sewer
Throughout the Town



Rural Character

Rural Character was Identified
as the Number One Reason
Why Residents make Deerfield
Their Home



55% of Respondents Feel that
Rural Character Has Declined
During Their Residency
In Deerfield

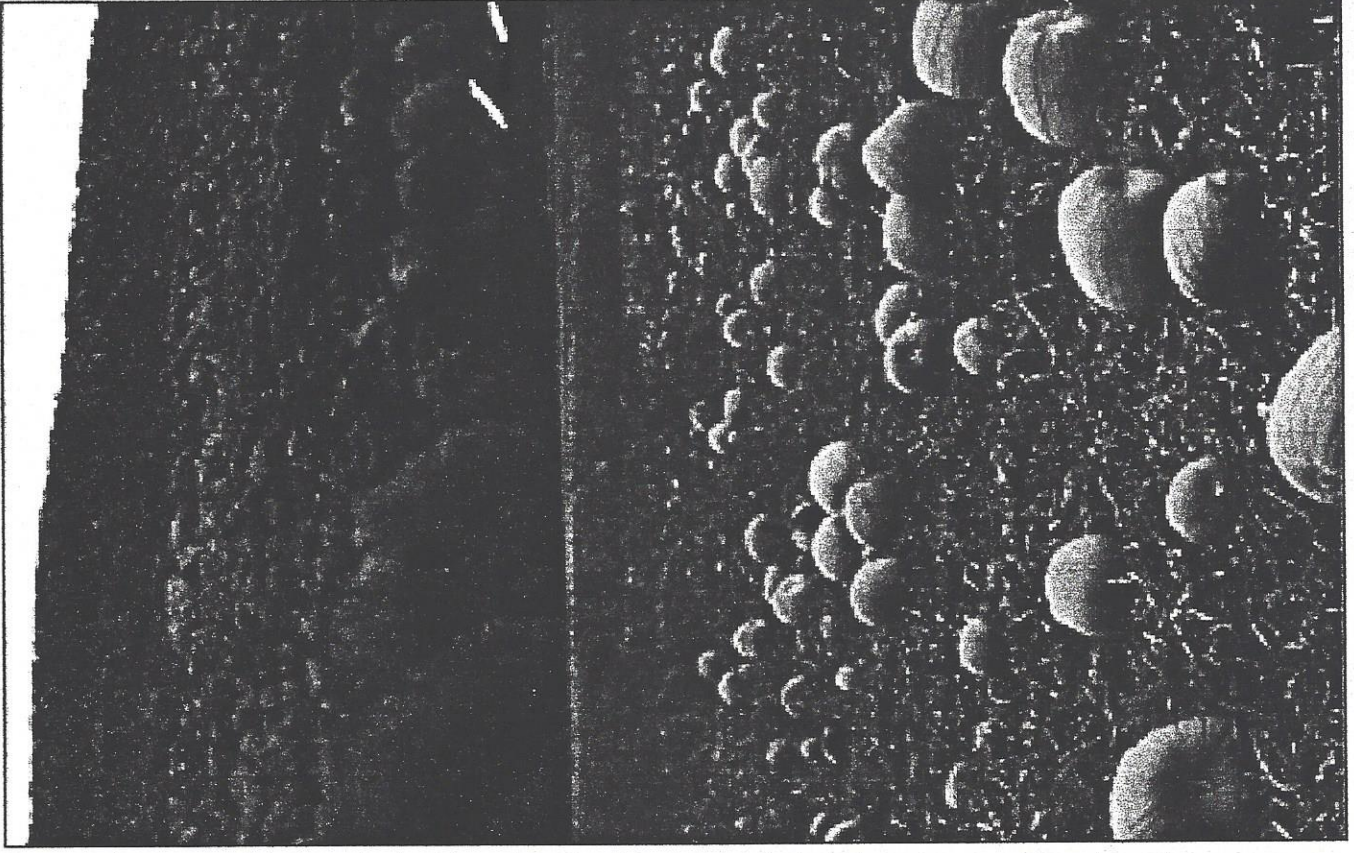
Rural Character Defined

- Consensus
- Unquantifiable
- Lack of a Definition
- Defined Seven Elements



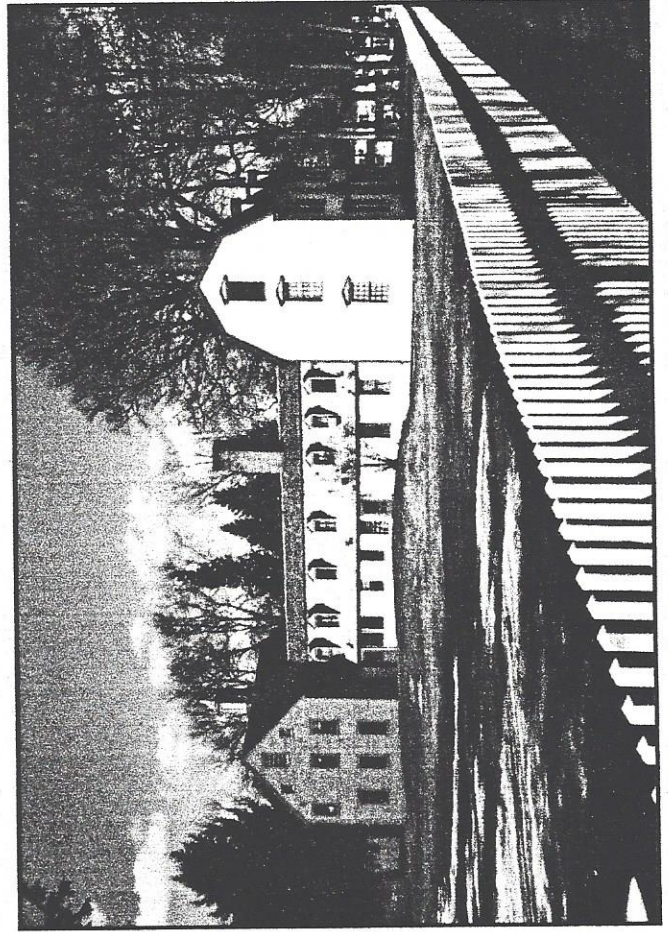
Rural Character

- Heritage
- Farming
- Open Space
- Sense of Community
- Pace of Life
- Natural Landscape
- Cultural Landscape



Heritage

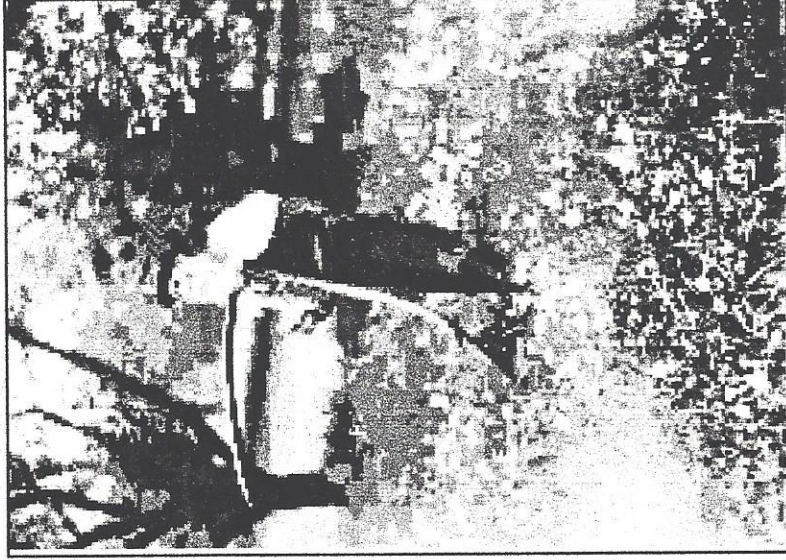
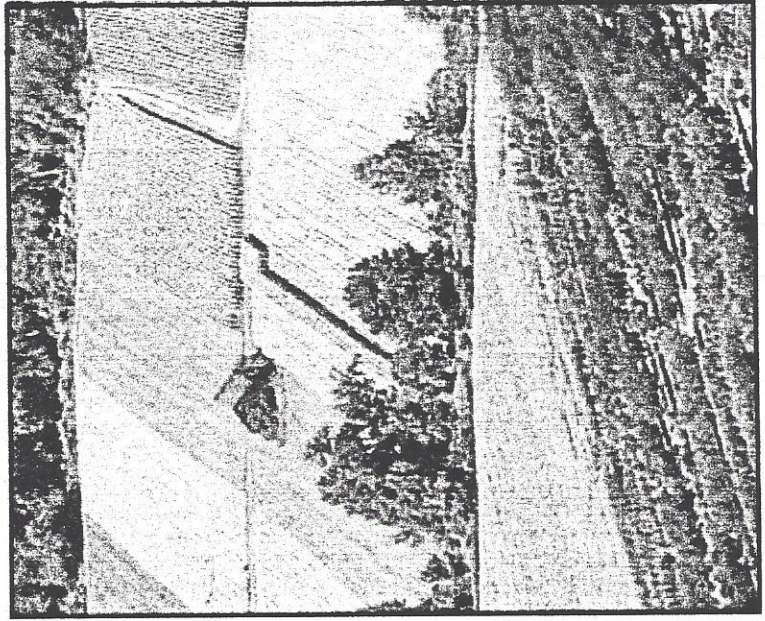
- 85% Believe it is Important to Preserve and Maintain Historic Buildings & Landscapes
- Old Deerfield
- Memorial Library



“Farmland is important to protect and preserve, as well as to assure the continued viability of the agricultural base that has been so much a part of Deerfield’s history and heritage”

Working Farms and Farmlands

*"I hope we never lose farmland
because for so many of us this is
the true heart of Deerfield"*

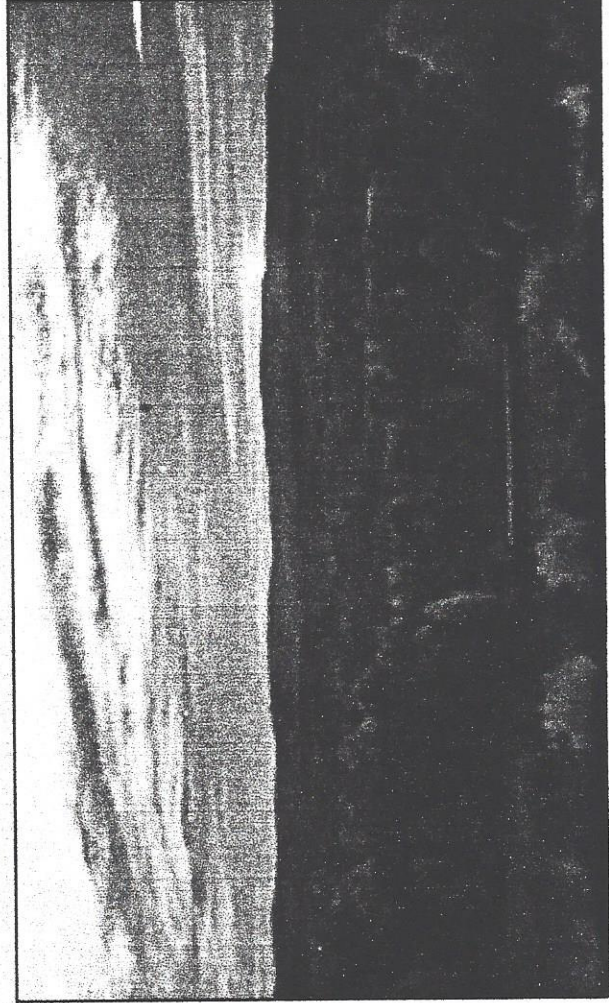


89% of the Respondents Believe it is
Important to Preserve and Maintain
Working Farms

Open Space

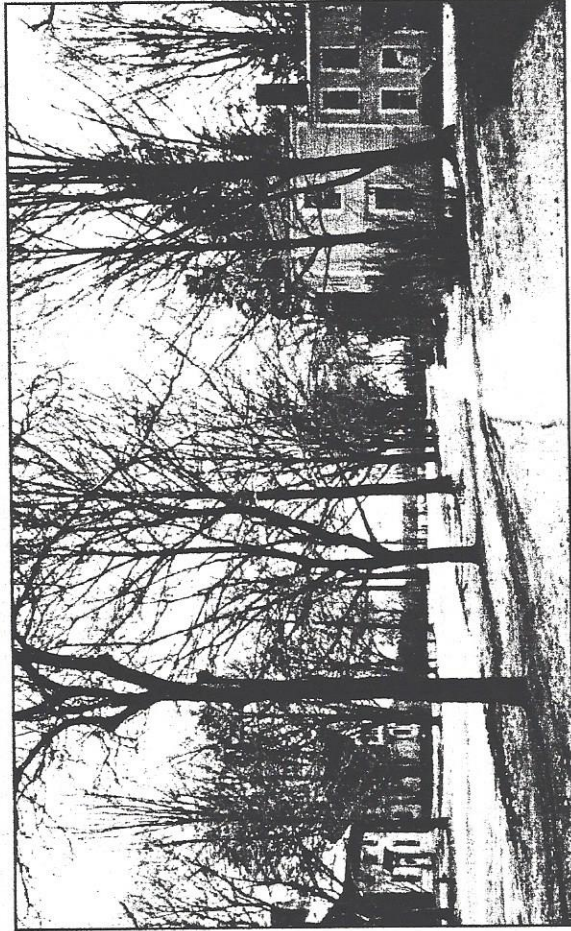
- Loss of Open Space is Identified as the Top Planning Concern
- 89% of the Respondents Believe it is Important to Maintain & Preserve Scenic Views

“We love all the open land and our biggest fear is to have that land slowly disappear around us”



Sense of Community

“We used to get the Town Warrant more than ten days before Town meeting so we could talk out the issues in the pubs and coffee shops”

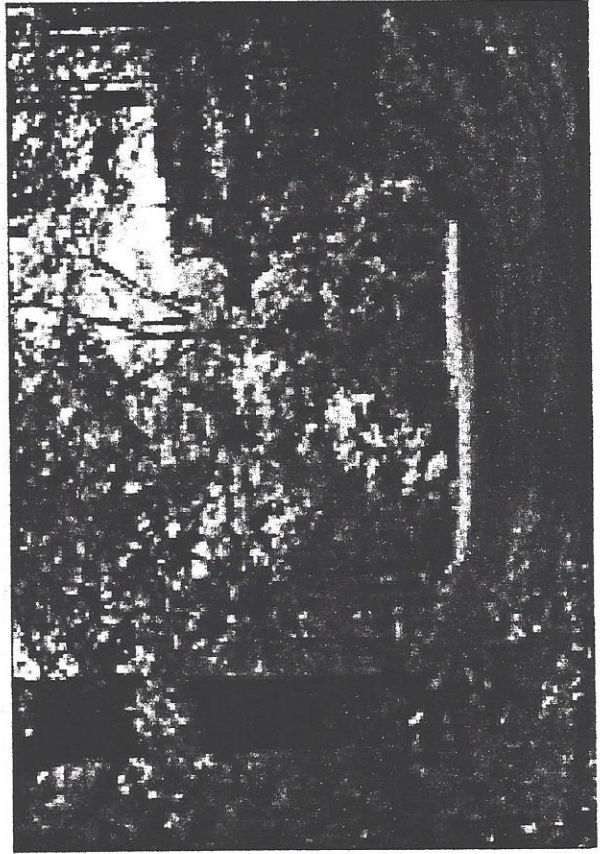


- Knowing Your Neighbors
- Community Pride
- Sense of Belonging

“Our community is losing its small town cohesiveness”

Pace of Life

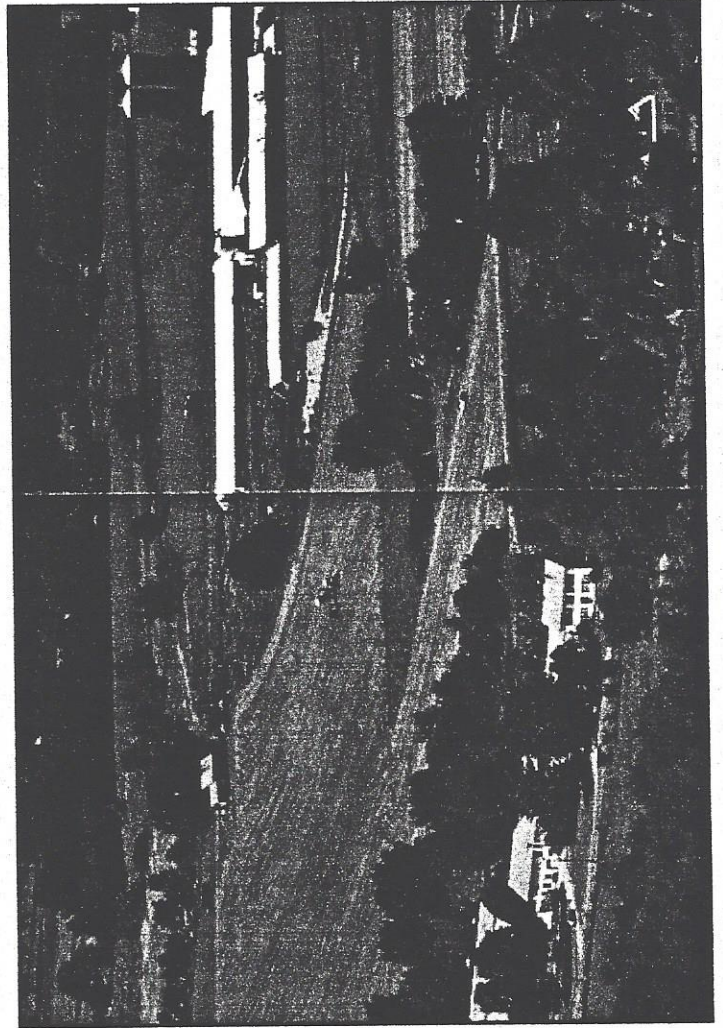
“Influx of greater population is making country living much less enjoyable (more traffic, higher costs, & less community cooperation with one another).”



“I really hope something is done to improve our town.. It is losing its character and charm, and slowness of life it once had.”

Cultural Landscape

“Deerfield has been here nine-tenths of America’s history, and the land is still being farmed. People have a strong sense of the past in the landscape.”



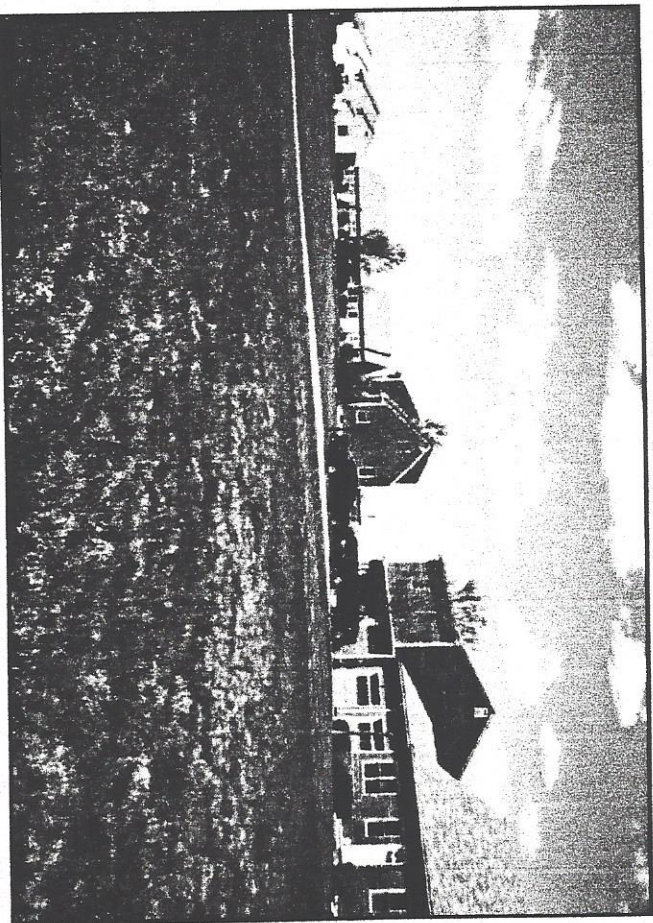
- Pocumtuck Valley Memorial Association
- Private Schools

Proposed Sewer Extension

- Top Planning Concern
- Top Priority for Capital Expenditures
- 60% of Residential Units not Serviced by Sewer

Residential Development

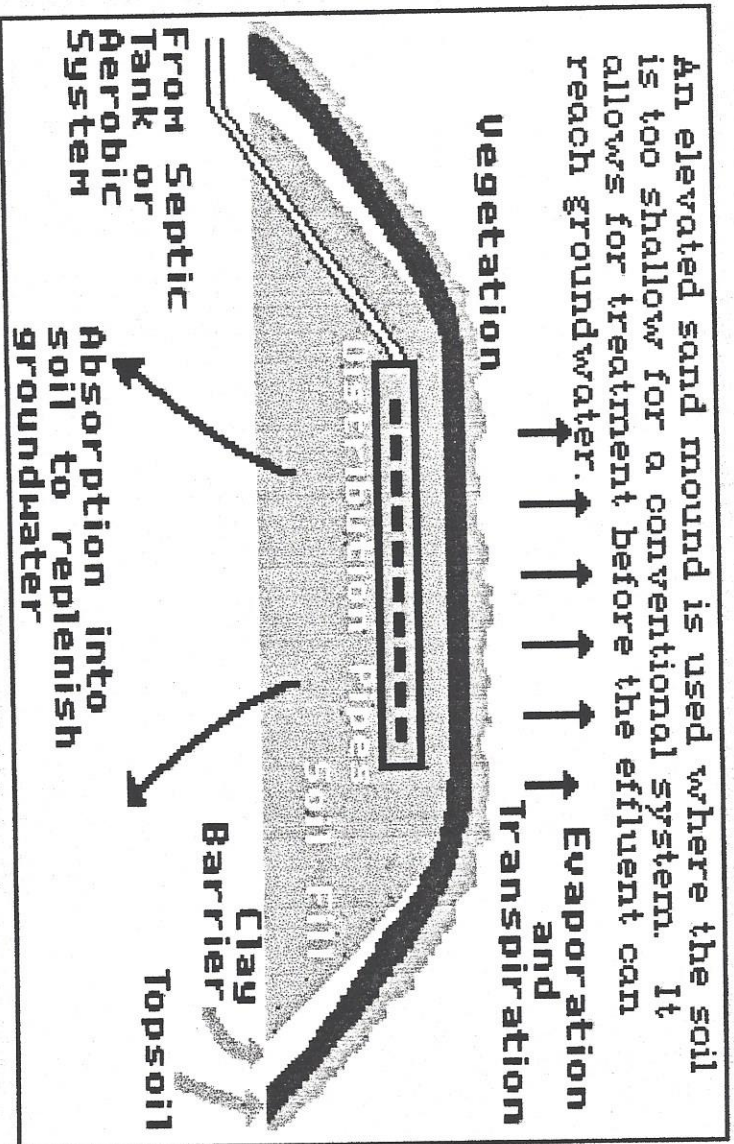
- Development Patterns
- On-Site Septic Systems
- High Groundwater
- System Failures



Effects of On-Site Failures

- Costly Repairs / Replacements / Pumping
- Pollution & Health Concerns
- Mounding System as a Solution

Mounded Septic Systems



"The area in which we live has an extremely high water table and each day brings another horror story about a neighbor's system failing and having to install a mound in their yard. We know it's just a matter of time before it is our turn"

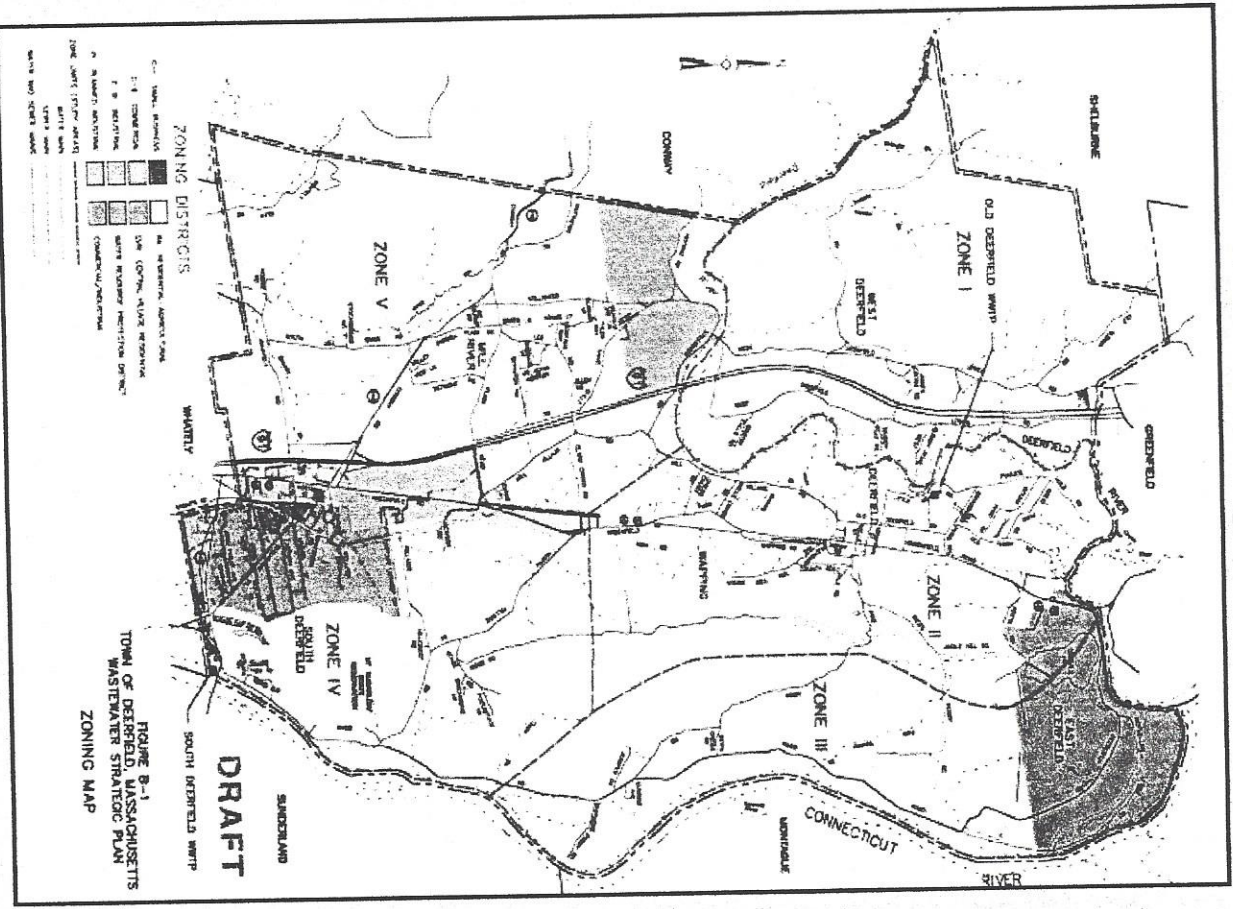
Town Actions

- Petition for Capital Improvements Study for Expansion of Sewer System
- Sewer Study Sub-Committee Established
- Engineering Firm Hired to Evaluate the Problem

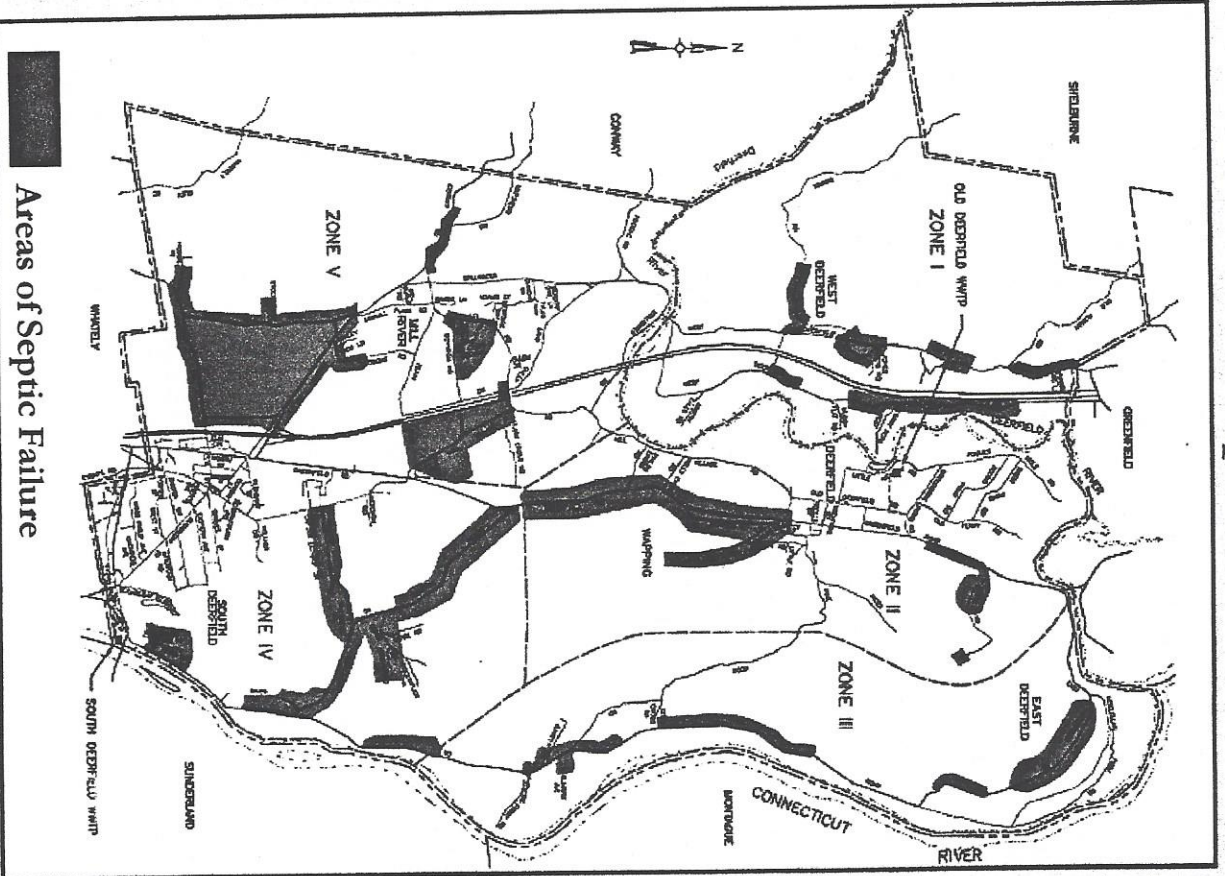
Alternatives

- No Expansion
- Extension of Sewer to All of Deerfield
- Combination of partial sewer extension, on-site septic, and shared systems

Zoning



Areas of Septic Failure



Conclusion

Rural Character



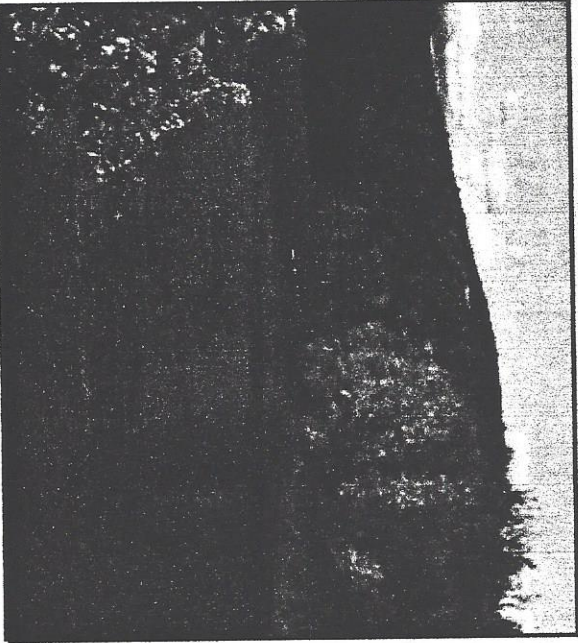
New Residential
Development



Loss of Rural
Character



Risk of New
Development



Petition for Sewer
Expansion

On-Site Septic
Disposal Problems



Recommendations

- Define What Rural Character Is
- Identify Future Growth Areas
- Identify Specific Areas to Protect
- Evaluate Current Zoning
- Solve Sewage Disposal Problem within the Context of the Master Plan
- Encourage Public Participation



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