

## ***Oxford Property, Town of Deerfield***

Recognizing the potential value of the vacated project site and pre-empting its acquisition and redevelopment by others, the Town of Deerfield purchased the site in early 2008. The Town purchased the former Oxford Food site with the goal of achieving a reuse of the site that will enhance the economic vitality of South Deerfield, create employment opportunities and develop the site to the overall benefit of the Deerfield community. The town wishes to identify a developer and proposed project that, in the sole judgment of the Town of Deerfield Selectmen, best contributes toward that goal.

### ***About Deerfield***

Deerfield is a community located eight miles south of Greenfield, 30 miles north of Springfield, and approximately 95 miles west of Boston. Deerfield's population is about 5,200 people within an area of about 33 square miles. Deerfield is located at the northern reaches of the larger Greater Springfield metropolitan area of approximately 600,000 people with the largest, most proximate population centers located in Amherst, Northampton and Greenfield, MA.

The Town of Deerfield has some of the highest educational attainment, income and housing values in the region. Yankee Candle, Channing Bete, Pelican and several other corporations have home offices and/or facilities in Deerfield. The town is home to world class educational institutions: Deerfield Academy, Eaglebrook and Bement. Historic Deerfield is a major attraction for history, architecture and antiques enthusiasts. The town has several working farms and is active in preserving farmland to provides both local food and open vistas. Deerfield's taxation is consistently below the Massachusetts average.

Deerfield has excellent transportation infrastructure with Interstate 91 providing north – south transportation access to markets in the lower Pioneer Valley and Connecticut as well as Vermont. Rt. 2, Rt. 116 and I-90 provide East/West access. Additionally the region is served by an east/west and north /south freight rail service. The region has access to air service at Bradley International Airport and Albany International airport as well as two municipal airports. Public transit service is also available throughout the region linking communities to major employment centers and academic institutions, such as the University of Massachusetts at Amherst.

### ***Description of Parcel***

In addition to the Oxford Site (15.9 acres), the project site includes the Department of Public Works (DPW) property (0.75 acre). The site has been designated as a "Priority Development Site" under the provisions of M.G.L, Chapter 43D.

The project site was once a bustling pickle plant, but the facility was closed and former industrial buildings were vacated. The site has been cleared of its former buildings and sits vacant nestled within a predominantly residential community in the heart of South Deerfield Center. The abutting DPW parcel, included in the project site, is home to an active DPW garage, which is scheduled for relocation. The project site currently consists of approximately 16.7-acres of land, some of which is paved. The property is bound by South Main Street to the northwest, Sugarloaf Street to the northeast and residential properties around the perimeter. Access to the local roadways is provided via Coates Avenue and Jewett Avenue.

Through the M.G.L. Chapter 43D program the Town of Deerfield has conducted preliminary site assessment of the site including an examination of existing utilities, wetlands, infrastructure (test pits), and traffic. Additionally, a market analysis has been undertaken to explore development potential for the site.

### ***Zoning, Anticipated Permitting Requirements***

In order to better facilitate the redevelopment of the Project Site, the Town created a zoning overlay district at Town meeting on April 28, 2008. The zoning district consists of an Expedited Permitting District (EPD) to facilitate the development of an Expedited Permitting Project (EPP). An Expedited Permitting Project is constrained to those uses allowed in the Table of Principal Uses and is subject only to the standards in Section 4700 (Expedited Permitting District) of the zoning by-law as well as site plan review by the Board of Selectmen. Under this EPD, permits are expected to be granted within 180 days of application submission.

The Town of Deerfield will consider providing certain incentives to the developers of this site under the Economic Development Incentive Program (EDIC). These incentives currently include a 5% Investment Tax Credit, exemption from Personal Property Taxes and a negotiated discount of the Real Estate Taxes due on the property for up to 20 years.

For further information, please contact Ann Burke, Vice-President, Economic Development Council of Western Massachusetts, (413) 755-1374; a.burke@westernmassedc.com or Bernard Kubiak, Deerfield Town Administrator (413) 665-1400 x. 104; bkubiak@town.deerfield.ma.us

### **Links:**

[Site Planning Analysis](#)

**Note: The Site Planning Analysis is a large file and may take several minutes to open**

[Site Planning Analysis Appendix](#)

**Note: The Site Planning Analysis Appendix is a large file and may take several minutes to open**

[Market Study](#)

Expedited Permitting District Zoning is Chapter 179, Section 4700 in the [Zoning Bylaws](#)

Google maps [view of the site](#). Please note that all buildings and outside storage units are removed from the site. The site is "shovel ready."