

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



TAB
REGION 1

0 MAIN ST. NORTHFIELD

Proposed Community Center or Bed & Breakfast Redevelopment

PROPERTY INFORMATION

Address: 0 Main St. Northfield, MA

Property Size: 20.76 acres

Current Zoning: Residential Agricultural

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Site History

Once contained a brick building used by Northfield Mount Hermon School (across the street) for laundry services, known as the "Laundry". An associated dumping area, known as the "Old Laundry Landfill", existed on the Site and is now capped (i.e., covered with clean soil and not available for reuse).

Considerations

The Town has identified a need for community space, a town green, commercial space, and lodging options for travelers and visitors to area schools and colleges. This is a large parcel with ample room for development, while leaving 65% of the property preserved as open space.

Reuse Alternative

Scenario A: Bed and breakfast building, mixed-Use commercial/residential building, 2 two-story apartment or condo buildings (a total of 51 residential dwelling units)

Scenario B: Community center for community groups, 'town green' area with space for food trucks, farmers' market, a gazebo, and connected walking paths.



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UConn TAB worked with the Town of Northfield to develop a conceptual redevelopment plan for this brownfield site.



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