

OWNERSHIP CHART, DEERFIELD LAND PRESERVATION STRATEGY 2020 (excluding APR, CR, land trust, town, and state land)

<u>Parcel No.</u>	<u>Owner</u>	<u>Address</u>
10-1	Williams Farm Realty Trust & Kenneth S. Williams III	PO Box 246
10-2	Williams Farm Realty Trust & Kenneth S. Williams III	PO Box 246
10-3	Frank Yazwinski et al	109 Old Main St, Box 296
18-6	Michael Antonellis	PO Box 202
18-9	Frank Yazwinski et al	109 Old Main St, Box 296
18-11	Great River Hydro, LLC	112 Turnpike Rd Suite 202, Westfield 01581
18-12	Frank Yazwinski et al	109 Old Main St, Box 296
18-13	Frank Yazwinski et al	109 Old Main St, Box 296
19-5	Michael Antonellis	PO Box 202
19-6	Frank Yazwinski et al	109 Old Main St, Box 296
19-7	Michael Antonellis	PO Box 202
19-8	Frank Yazwinski et al	109 Old Main St, Box 296
19-9	Michael Antonellis	PO Box 202
19-12	Michael Antonellis	PO Box 202
19-13	Michael Antonellis	PO Box 202
19-15	Chester & Helen Yazwinski	PO Box 25
20-2	Robert & Mark Penfield	308 Country Club Road, Greenfield 01301
20-3	Two Feathers Properties, LLC	189 High St, Greenfield 01301
20-5	Arthur Breuer & Christopher Garland	603 Bernardston Rd, Greenfield 01301
20-6	DBVA, LLC	717 Greenfield Rd
20-7	DBVA, LLC	717 Greenfield Rd
20-8	Tony Young Wai	PO Box 205
20-9	Tony Young Wai	PO Box 205
20-11	Analise Nimeskern	PO Box 98
27-1	Historic Deerfield, c/o Philip Zea	PO Box 321
27-2	665 Greenfield Rd Realty	95 Beacon St, Greenfield 01301
27-3	Paula Mary Sells	667 Greenfield Rd
27-4	Emily Abercrombie Estate	5350 South Jay Ct #5G
28-1	Michael Antonellis	PO Box 202
28-3	Deerfield Academy Trustees	PO Box 87
28-4	Frank Yazwinski et al	109 Old Main St, Box 296
28-7	Deerfield Academy Trustees	PO Box 87

28-8	Bement School, Inc	94 Old Main St, PO Box 8
28-10	Frank Yazwinski et al	109 Old Main St, Box 296
28-12	Frank Yazwinski et al	109 Old Main St, Box 296
28-16	Bement School, Inc	91 Old Main St
28-17	Mary C Lunt	PO Box 293
28-18	Historic Deerfield, c/o Philip Zea	PO Box 321
29-2	Joseph Haynes St	341 Lower Road
29-3	John Vaneps & Willingham Kelly	312 Lower Road
29-4	John Vaneps & Willingham Kelly	312 Lower Road
29-6	Frank Yazwinski et al	109 Old Main St, Box 296
29-7	Michael Antonellis	PO Box 202
29-8	Michael Antonellis	PO Box 202
29-9	Michael Antonellis	PO Box 202
29-10	Michael Antonellis	PO Box 202
29-11	Michael Antonellis	PO Box 202
29-13	Michael Antonellis	PO Box 202
29-15	Michael Antonellis	PO Box 202
29-16	Michael Antonellis	PO Box 202
29-17	Michael Antonellis	PO Box 202
29-18	Michael Antonellis	PO Box 202
29-19	Frank Yazwinski et al	109 Old Main St, Box 296
29-20	Michael Antonellis	PO Box 202
29-21	Frank Yazwinski et al	109 Old Main St, Box 296
29-22	Frank Yazwinski et al	109 Old Main St, Box 296
39-7	Catherine Randall & Suzanne Rogers	308 Lower Rd
39-9	Richard & Katherine Wilby	73 Village Hill Rd, Apt 305, Northampton 01060
39-11	Richard & Katherine Wilby	73 Village Hill Rd, Apt 305, Northampton 01060
39-12	Craig Franklin	184 Lower Rd
39-13	Ellen & Joshua Kingsbury	187 Christian Lane, So.Deerfield 01373
39-14	John G Savage Realty Corp	128 Lower Rd
39-16	Joseph Kostiuik, Jr	18 Upper Rd
39-17	Frank Yazwinski et al	109 Old Main St, Box 296
39-18	Frank Yazwinski et al	109 Old Main St, Box 296
39-19	Frank Yazwinski et al	109 Old Main St, Box 296

39-20	Frank Yazwinski et al	109 Old Main St, Box 296
39-21	Frank Yazwinski et al	109 Old Main St, Box 296
39-22	Frank Yazwinski et al	109 Old Main St, Box 296
39-23	Frank Yazwinski et al	109 Old Main St, Box 296
39-24	Frank Yazwinski et al	109 Old Main St, Box 296
40-8	Frank Yazwinski et al	109 Old Main St, Box 296
40-9	Frank Yazwinski et al	109 Old Main St, Box 296
40-10	Bement School, Inc	94 Old Main St, PO Box 8
40-11	Historic Deerfield, c/o Philip Zea	PO Box 321
40-12	Frank Yazwinski et al	109 Old Main St, Box 296
40-13	Michael Antonellis	PO Box 202
40-14	Historic Deerfield, c/o Philip Zea	PO Box 321
40-15	Bement School, Inc	94 Old Main St, PO Box 8
40-16	Bement School, Inc	94 Old Main St, PO Box 8
40-17	Mary C Lunt	PO Box 293
40-18	Historic Deerfield, c/o Philip Zea	PO Box 321
40-21	Bement School, Inc	94 Old Main St, PO Box 8
49-4	Historic Deerfield, c/o Philip Zea	PO Box 321
49-8	Deerfield Academy Trustees	PO Box 87
50-1	Nellie & June Navalany	188 Florence St, Leominster 01453-4409
50-2	John G Savage Realty Corp	128 Lower Rd
50-3	John G Savage Realty Corp	128 Lower Rd
50-4	John G Savage Realty Corp	128 Lower Rd
50-5	John G Savage Realty Corp	128 Lower Rd
50-6	John G Savage Realty Corp	128 Lower Rd
50-7	John G Savage Realty Corp	128 Lower Rd
50-9	Barbara Gochinski	270 Lower Rd
50-11	Historic Deerfield, c/o Philip Zea	PO Box 305
50-18	Owner Unknown, c/o Town of Deerfield	8 Conway St, So. Deerfield 01373
50-20	Historic Deerfield, c/o Philip Zea	PO Box 305
59-33	Carl & Angela Burwick	87 School St, Hatfield 01038
59-34	Carl & Angela Burwick	87 School St, Hatfield 01038
60-2	Carl & Angela Burwick	87 School St, Hatfield 01038
60-3	John G Savage Realty Corp	128 Lower Rd

60-4	John G Savage Realty Corp	128 Lower Rd
61-12	Deerfield Academy Trustees	PO Box 87
61-13	Deerfield Academy Trustees	PO Box 87
70-6	Deerfield Academy Trustees	PO Box 87
71-14	Marc & Meredith Dedinas	165 Lower Rd
71-15	Joseph Kostiuik, Jr	18 Upper Rd
71-17	John G Savage Realty Corp	128 Lower Rd
71-18	Joseph Kostiuik, Jr	18 Upper Rd
77-8	John G Savage Realty Corp	128 Lower Rd
77-11	John G Savage Realty Corp	128 Lower Rd
78-5	Molenaar LLC	425 Greenfield Rd
79-2	Kenneth & Alyssa Marie Williams	57 Green River Rd, Greenfield 01301
87-1.1	Pioneer Gardens, Inc	425 Greenfield Rd
87-3	Paul Chapley & c/o Eva Chapley	401 Greenfield Rd
87-12	Molenaar LLC	425 Greenfield Rd
88-5	John G Savage Realty Corp	128 Lower Rd
88-6	John G Savage Realty Corp	128 Lower Rd
88-7	John G Savage Realty Corp	128 Lower Rd
88-8	Joseph Kostiuik, Jr	18 Upper Rd
89-10	Timothy & Amanda Viles	199 Stillwater Rd
89-11	Great River Hydro, LLC	112 Turnpike Rd Suite 202, Westfield 01581
89-12	Great River Hydro, LLC	112 Turnpike Rd Suite 202, Westfield 01581
89-13	Great River Hydro, LLC	112 Turnpike Rd Suite 202, Westfield 01581
89-16	Great River Hydro, LLC	112 Turnpike Rd Suite 202, Westfield 01581
90-2	Great River Hydro, LLC	112 Turnpike Rd Suite 202, Westfield 01581
93-1	Bar-Way Farm, Inc	188 Mill Village Rd
93-10	Steve & Kathy Melnik Family Trust	143 Mill Village Rd
94-22	Steve & Kathy Melnik Family Trust	143 Mill Village Rd

DEERFIELD LAND PRESERVATION STRATEGY

Mapping and Scoring Process:

CRITERIA FOR PRIORITIZATION		Mapping Process	Scoring Process
Flood Storage Capacity		Acres of land within 100-year floodplain	1 acre = 5 points
Floodway		Land within regulatory floodway	If fully or partially within regulatory floodway 0 to 25 points
Wildlife Habitat		Acres of BioMap 2 Core Habitat	1 acre = 1 point
Working Farmland		Acres of current cropland	1 acre = 1 point
Wetlands		Acres of land within wetlands, including 100-foot buffer around wetlands	1 acre = 1 point
Threat of Development		Land has existing road frontage Land is developable given wetland layout	= 5 points = 0-5 points

PRIORITIZATION OF PARCELS

Parcel Number	Acres	Current Use (see chart at end)	Assessed Value	Floodway 0 or 25	Flood storage capacity 5x-ac	Wildlife habitat 1x	Viable farmland 1x	Threat of Development 0 to 10	Wetlands 1x	Total Score: 100+ Very High Priority 50-99 High Priority 25-49 Medium Priority 0-24 Low Priority	Notes (* = very high, high, or medium priority rating but not currently developable because of wetlands or lack of road frontage)
10-1	7.1	720	\$348	25	35	7	4	0	2	73 - High	*
10-2	24.0	712	\$24,885	25	121	24	18	10	5	203 - Very High	
10-3	9.9	713	\$2,327	15	49-9.9	7	9	0	1	81 - High	*
18-6	2.1	393	\$3,900	25	10-2.1	2	2	5	0	44 - Medium	
18-9	2	713	\$470	25	10-2	2	2	5	0	44 - Medium	
18-11	38	393	\$57,500	15	190-38	38	35	10	3	291 - Very High	
18-12	21	713	\$4,005	8	90-18	10	10	9	10	137 - Very High	
18-13	9.6	712	\$11,209	0	48-9.6	0	9	10	1	68 - High	
19-5	6	393	\$10,700	0	30-6	5	6	10	0	51 - High	
19-6	15	712	\$17,670	0	75-15	13	15	10	0	113 - Very High	
19-7	24	393	\$25,300	15	120	17	12	5	12	181 - Very High	

Parcel	Acres	Use	Value	Floodway	Storage	Habitat	Farmland	Threat	Wetlands	Total Score & Priority	Notes
19-8	35	713	\$8,848	8	170	24	0	0	21	223 – Very High	*
19-9	2.6	393	\$4,700	0	13-2.6	0	2	10	0	25 – Medium	
19-12	5.3	393	\$17,100	16	26-5.3	5	3	2	3	55 – High	
19-13	3.3	393	\$6,000	2	16-3	3	2	0	2	25 – Medium	*
19-15	5	393	\$17,900	0	25-5	1	0	10	1	37 – Medium	
20-2	0.521	104	\$252,400	2	1	0.1	0	0	0	3.1 – Low	Already built.
20-3	1.04	316	\$216,400	2	4-0.8	0.3	0	0	0	6.3 – Low	Already built.
20-5	0.847	325	\$324,200	2	4-0.8	0	0	0	0	6 – Low	Already built.
20-6	N.L.			10	25-?	5	0	0	4	44 – Medium	*
20-7	4.64	325	\$275,000	12	23-4.6	4	0	3	3	45 – Medium	
20-8	0.45	392	\$25,400	10	2-.45	0.3	0	0	0.2	12.5 – Low	
20-9	1.5	326	\$279,000	2	7-1.5	1	0	0	1	11 – Low	Already built.
20-11	1.2	101	\$255,800	2	6-1.2	1	0	0	1	10 – Low	Already built.
27-1	2.1	392	\$38,300	0	10-2.1	0	0	0	2	12 – Low	
27-2	0.65	325	\$172,600	0	3-0.65	0	0	3	0	6 – Low	Already built
27-3	3.3	101	\$184,600	0	16-3.3	0	3	10	1	30 – Medium	
27-4	10.4	393	\$47,300	0	52-10	0	5	5	6	68 – High	
28-1	6.7	317	\$21,500	0	33-6.7	0	6	10	0	49 – Medium	
28-3	6.7	132	\$23,800	0	33-6.7	0	2	5	3	43 – Medium	
28-4	13.3	713	\$3,070	10	66-13	0	12	10	1	99 – High	
28-7	2.6	941	\$21,100	0	18-2.6	0	1	10	0	29 – Medium	Deerfield Academy
28-8	12.68	940	\$521,900	0	63-12	0	0	10	1	74 – High	Bement School
28-10	8.9	720	\$436	0	44-8.9	1	0	10	1	56 – High	
28-12	3.9	393	\$14,000	0	19-3.9	0	0	10	1	30 – Medium	
28-16	12.4	940	\$5,600	0	62-12.4	0	12	10	0	82 – High	Bement School
28-17	6.7	132	\$52,800	0	32-6.7	0	6	10	1	49 – Medium	
28-18	8.9	950	\$79,300	0	44-8.9	0	8	10	1	43 – Medium	Historic Deerfield
29-2	9.4	132	\$32,900	0	47-9.4	8	6	8	0	69 – High	
29-3	3.5	132	\$8,400	0	10-2	3	0	5	0	18 – Low	
29-4	1.9	101	\$382,200	10	5-1	2	0	5	1	23 – Low	
29-6	7.4	712	\$8,717	25	37-7.4	7	10	10	0	52 – High	
29-7	4.2	393	\$7,500	25	21-4.2	4	4	10	0	64 – High	

Parcel	Acres	Use	Value	Floodway	Storage	Habitat	Farmland	Threat	Wetlands	Total Score & Priority	Notes
29-8	2.1	393	\$3,900	25	11-2.2	2	2	5	0	45 – Medium	
29-9	1.7	393	\$3,200	25	8-1.7	1	1	0	0	35 – Medium	*
29-10	2	393	\$3,700	25	10-2	2	0	5	0	42 – Medium	
29-11	2	393	\$3,700	25	10-2	2	0	5	0	42 – Medium	
29-13	9.7	393	\$17,200	5	48-9.7	9	5	0	3	70 – High	*
29-15	4.1	393	\$7,400	22	20-4.1	0	4	10	0	56 – High	
29-16	4.5	393	\$8,100	17	22-4.5	0	4	10	0	53 – High	
29-17	3	393	\$5,400	25	15-3	0	3	10	0	43 – Medium	
29-18	3.4	393	\$6,100	13	17-3.4	0	3	10	0	43 – Medium	
29-19	4.7	712	\$5,537	12	23-4.7	0	4	10	0	49 – Medium	
29-20	5.7	393	\$10,200	3	29-5.7	0	5	8	0	45 – Medium	
29-21	5.8	713	\$1,214	3	29-5.8	0	5	10	0	47 – Medium	
29-22	8.7	713	\$1,914	3	43-8.7	0	8	10	1	65 – High	
39-7	2.2	101	\$429,900	10	5-1	2	0	0	1	18 – Low	
39-9	5	132	\$17,500	25	25-5	5	2	0	1	58 – High	*
39-11	2.9	132	\$8,700	25	14-2.9	3	2	0	1	45 – Medium	*
39-12	3.1	101	\$316,200	0	8-1.5	3	0	8	1	20 – Low	Already built
39-13	1.7	101	\$217,300	25	8-1.7	1	0	0	1	34 – Medium	Already built
39-14	3.6	132	\$8,800	20	18-3.6	3	3	0	1	45 – Medium	*
39-16	2.4	132	\$8,400	20	12-2.4	2	2	0	1	37 – Medium	*
39-17	1.6	713	\$376	25	8-1.6	1	1	0	1	28 – Medium	*
39-18	17	713	\$3,995	25	85-17	17	10	0	1	138 – Very High	*
39-19	38	73	\$12,908	18	190-38	35	32	10	1	286 – Very High	
39-20	11.3	713	\$2,656	18	55-11	11	11	10	1	106 – Very High	
39-21	27	712	\$25,205	22	135-27	24	10	10	0	201 – Very High	
39-22	5.1	713	\$1,106	0	25-5.1	0	3	10	1	38 – Medium	
39-23	7.8	713	\$1,275	0	39-7.8	0	10	10	2	59 – High	
39-24	24	713	\$4,524	2	120-24	5	10	10	4	151 – Very High	
40-8	4.7	713	\$974	0	23-4.7	0	4	10	1	38 – Medium	
40-9	8	712	\$8,634	0	40-8	0	8	10	1	59 – High	
40-10	1.9	945	\$505,300	0	9-1.9	0	0	3	1	12 – Low	Bement School
40-11	5.7	393	\$20,300	0	28-5.7	0	3	8	2	41 – Medium	Historic Deerfield

Parcel	Acres	Use	Value	Floodway	Storage	Habitat	Farmland	Threat	Wetlands	Total Score & Priority	Notes
40-12	13.6	713	\$3,196	0	68-13	0	13	10	0	91 – High	
40-13	7.5	393	\$13,300	0	38-7.5	0	7	10	0	55 – High	
40-14	15.99	132	\$56,000	0	80-16	0	12	10	3	105 – Very High	Historic Deerfield
40-15	4.4	944	\$13,300	0	22-4.4	0	0	10	0	32 – Medium	Bement School
40-16	1.5	940	\$5,600	0	7-1.5	0	0	10	0	17 – Low	Bement School
40-17	1.5	132	\$52,800	0	7-1.5	0	0	0	1	7 – Low	
40-18	4.6	950	\$79,300	0	23-4.6	0	0	10	3	46 – Medium	Historic Deerfield
40-21	4.1	132	\$80,100	0	20-4.1	0	0	0	4	24 – Low	Bement School
49-4	2.684	302	\$2,932,600	0	4-0.8	1	0	0	1	6 – Low	Too wet, Hist.Drflid.
49-8	3.099	941	\$10,800	0	5-1	0	0	0	0	5 – Low	Deerfield Academy
50-1	10	132	\$35,000	0	25-5	4	0	10	3	42 – Medium	
50-2	24	712	\$21,498	25	120	24	24	10	3	206 – Very High	
50-3	4.1	712	\$3,588	25	20-4.1	4	10	10	0	69 – High	
50-4	3.1	720	\$152	25	15-3.1	3	0	0	0	43 – Medium	*
50-5	4	712	\$3,019	25	20-4	4	3	0	0	52 – High	*
50-6	22	712	\$19,255	22	110-22	22	20	0	0	174 – Very High	*
50-7	4.4	712	\$4,280	25	22-4.4	4	4	0	0	55 – High	*
50-9	1.378	101	\$266,900	0	2-0.5	0	0	0	0	2 – Low	Already built
50-11	4.13	130	\$111,200	2	15-3	3	0	0	0	20 – Low	Historic Deerfield
50-18	3.34	909	\$12,300	25	16-3.4	3	0	0	3	44 – Medium	*
50-20	5.2	393	\$18,600	0	26-5.2	4	0	10	1	40 – Medium	Historic Deerfield
59-33	8	101	\$648,000	0	10-2	8	2	5	2	27 – Medium	
59-34	4	132	\$14,000	25	20-4	4	3	0	2	54 – High	*
60-2	8.4	132	\$29,400	25	42-8.4	8	3	0	5	41 – Medium	*
60-3	12.3	712	\$10,199	22	60-12	12	8	0	7	109 – Very High	*
60-4	25	712	\$17,780	25	125-25	25	18	2	10	205 – Very High	
61-12	85	941	\$64,895,500	22	425-85	60	58	10	10	585 – Very High	Deerfield Academy
61-13	26	941	\$30,187,300	0	130-26	1	0	5	3	138 – Very High	Deerfield Academy
70-6	28.9	941	\$101,500	25	145-29	27	22	6	6	231 – Very High	Deerfield Academy
71-14	1.2	132	\$3,200	0	6-1.2	1	1	0	1	9 – Low	
71-15	2.7	132	\$16,200	0	13-2.7	2	0	5	2	20 – Low	
71-17	1.2	132	\$2,100	0	6-1.2	1	1	10	0.5	18.5 – Low	

Parcel	Acres	Use	Value	Floodway	Storage	Habitat	Farmland	Threat	Wetlands	Total Score & Priority	Notes
71-18	13	712	\$8,653	0	60-12	9	6	1	7	83 – High	
77-8	66.0	017	\$235,765	25	260-52	66	62	6	5	164 – Very High	Building on property
77-11	29.0	037	\$69,974	25	250-50	29	28	10	2	344 – Very High	
78-5	6.9	720	\$338	0	34-6.9	0	5	0	5	44 – Medium	*
79-2	12.9	713	\$2,102	0	60-12	0	5	67	9	80 – High	
87-1.1	6.143	712	\$7,237	0	30-6	3	10	10	0	53 – High	
87-3	12.0	719	\$12,250	0	30-6	4	10	10	0	54 – High	
87-12	3.5	719	\$4,123	0	17-3.5	0	10	10	0	37 – Medium	
88-5	10.7	711	\$11,589	25	20-4	10	10	5	2	52 – High	
88-6	16.0	711	\$17,381	25	35-7	16	15	10	2	78 – High	
88-7	5.2	711	\$5,787	0	10-2	5	5	0	1	21 – Low	
88-8	82	712	\$66,113	25	250-50	75	80	10	5	445 – Very High	
89-10	12.0	132	\$45,100	0	5-1	10	2	5	1	23 – Low	
89-11	5.1	132	\$21,800	0	25-5	5	0	0	2	32 – Medium	*
89-12	34	132	\$119,000	0	15-3 ac	30	0	0	2	47 – Medium	*
89-13	12.3	132	\$34,500	0	5-1	9	0	5	1	20 – Low	
89-16	10.8	132	\$42,700	0	10-2	11	2	5	1	29 – Medium	
90-2	28	132	\$98,000	0	10-2	21	0	0	1	32 – Medium	*
93-1	14.9	073	\$6,278	25	75-15	0	12	10	0	97 – High	
93-10	9.7	713	\$1,424	25	50-10	8	8	9	3	78 – High	
94-22	29.0	073	\$25,516	25	145-29	12	29	10	5	201 – Very High	

Land Use Codes

017 – (will call Deerfield assessors for this one – open on M,W,F only)

037 – Multi-use commercial and Ch. 61A

073 – (will call...)

101 – Single-family

104 – Two-family

130 – Developable land
132 – Undevelopable land
302 – Inns, resorts
316 – Storage, warehouse
325 – Retail & service stores
392 – Undevelopable land
393 – Agricultural land not in 61A
712 – Truck crops, vegetables
713 – Field crops, hay, forage
719 – Nurseries
720 – Wetland, scrubland, rock land
909 – Commonwealth of Mass
914 – Dept of Mental Health
940 – Elementary education
941 – Secondary education
944 – Auxiliary athletic
945 – Affiliated housing
950 – Vacant, conservation organizations