

Tri Town Beach Commission
12 Old State Road
Whately, MA 01373

September 10, 2024

Deerfield Community Preservation Committee
Deerfield Town Offices
Conway Street
South Deerfield, MA 01373

Dear Members:

Attached please find a funding request form submitted by the Tri Town Beach District for your consideration. The request is a proposal to add 100 feet of docking to the Tri Town Beach swim area for improved access and safety. The dock system being proposed is a floating dock that will be constructed using the same product that was purchased in 2023 as a raft for the beach. The commission proposes this purchase as part of our continued efforts to maintain the beach as a valued recreational resource for the families of Deerfield and Whately and our neighbors in Sunderland and Hatfield. Our hope is to be able to complete this purchase early in the fiscal 2026 budget year in time for the 2025 beach season. The total project budget is \$32,000 with \$16,000 (50%) being requested from each of the CPC's in Deerfield and Whately.

The Tri Town Beach Commission has been working consistently to improve the beach infrastructure since the beach was reopened in 2022. Our first year saw investment in bringing the building systems back online and making initial repairs to the gazebos and beach house along with the purchase of paddleboards and equipment for the lifeguard staff. At that time the beach had an older wooden raft that was put in the water at the start of the season but was found to be structurally unsafe for use by our members and staff and was closed for use. The raft still served as an anchor point for our buoy lines that demarcate the swim area. The 2023 season saw the purchase of the current raft with funds from our reserve accounts and money raised from area businesses. The 2024 season saw further investment in our buildings with repairs to the pump house equipment and roof, repairs to our equipment storage shed including a new roof, and continued general maintenance to the buildings and grounds. New buoy lines were purchased for the season and a new gate installed on the entrance road for improved security of the property.

This project request would provide a new dock of approximately 110 feet in length that will run from the south shore out toward the raft. The dock would be used for swimming access and improved safety access for our lifeguards to the swim area. It will serve as the eastern boundary of the swim area and create a safer launch area for our paddleboard and kayak users. It continues our program of upgrading the facility for our passholders and their guests and continued maintenance of this important recreational resource for our member towns.

We thank you in advance for your consideration of this request. Please let me know if further information is required.

Sincerely,

By: Ken Cuddeback, Commissioner
Tri Town Beach District

TOWN OF DEERFIELD
DEERFIELD COMMUNITY PRESERVATION COMMITTEE
CPA Funding Application

Applications Due: November 1, 2024

APPLICATION FORM

Title of proposal _____

Name and address of individual or organization submitting application

Contact Person: _____

Address: _____

Telephone: _____ Email: _____

**Category (check all that apply) Open Space/ Recreation Community Housing
 Historic Preservation**

CPA Funds requested \$ _____ * A detailed, documented proposal for costs including a budget and professional estimates should be included in order for application to be deemed complete.

You have submitted the Capital Improvements Committee form required when you seek more than \$10,000.

Summary of Proposal

Supporting documentation (all may not apply, please list and number each attachment):

- Property location, including Assessor's Map and Lot#, assessed value and current owner.
- Description of property.
- Verification of clear title of property. (liens, other restrictions, etc.)
- Statement by owner of willingness to convey any required restrictions or covenants.
- Additional sources of committed funding with percentage and type (grant, donation, in-kind services).
- Budget (projected revenues; purchase price, construction costs).
- Relevant maps.
- Variances, special permits, legal agreements.
- Time line with major milestones.
- If proposal is expected to continue beyond current Fiscal Year, attach a phasing schedule for each year.
- Statements of support from abutters, residents, or other interested parties.
- Endorsements from Deerfield Boards or Committees.

Exhibit 1

Tri Town Beach Dock Budget September 10, 2024

Description	Total Cost
Purchase and Installation of EZ Dock System (see attached quote)	\$ 30,573.60
Beach mats, anchors and misc. supplies	<u>\$ 1,400.00</u>
	\$ 31,973.60



EXHIBIT 1

11 Friars Drive - Hudson, NH 03051
O: 603.578.9699 | F: 603.578.5585
www.fwmdocks.com | info@fwmdocks.com

Created Date	9/3/2024	Quote Number	00035241
Prepared By	John Morin	Phone	413 475 4656
Phone	(603) 417-5664	Email	kemcudd@gmail.com
Email	jmorin@fwmdocks.com		
Fax	(603) 578-5585		

Bill To Name	Tri Town Beach District	Ship To Name	Tri Town Beach District
Bill To	8 Conway Street Deerfield, MA 01373 United States	Ship To	12 Old State Road Whately, MA 01373 United States

Quantity	Product Code	Product	List Price	Total Price
1.00	E404010-EZGR	GANGWAY PE 10' - GRAY	\$1,312.00	\$1,312.00
1.00	E400460	PE GANGWAY TO 60" FLOAT KIT W/HINGES	\$524.00	\$524.00
10.00	E206010-EZGR	DOCK SECTION 60" X 120" (GRAY)	\$2,099.00	\$20,990.00
27.00	E301100	COUPLER SET W/ COMPOSITE ROD	\$49.00	\$1,323.00
8.00	E135350-EZGR	PIPE BRACKET KIT STANDARD DUTY 3.5" - GRAY	\$259.00	\$2,072.00
2.00	E116027	2-3/8" OD – 10 GAUGE X 7' L GALVANIZED PIPE	\$84.00	\$168.00
2.00	E11602105	2-3/8" OD – 10 GAUGE X 10.5' L GALVANIZED PIPE	\$126.00	\$252.00
4.00	E1160214	2-3/8" OD – 10 GAUGE X 14' L GALVANIZED PIPE	\$168.00	\$672.00
4.00	E100255	AUGER KIT FOR 2-1/2" OD PIPE	\$41.00	\$164.00
4.00	E900012	EZD POLE COVER & CAP	\$47.15	\$188.60
2.00	E900024	EZ DOCK ALUMINUM LADDER ANGLED	\$529.00	\$1,058.00
1.00	EZDDEL	DELIVERY	\$0.00	\$350.00
1.00	EZDINSTALL	INSTALL	\$0.00	\$1,500.00

Subtotal	\$30,573.60
System Total	\$30,573.60

Accepted & Authorized

Signature:

Print Name:

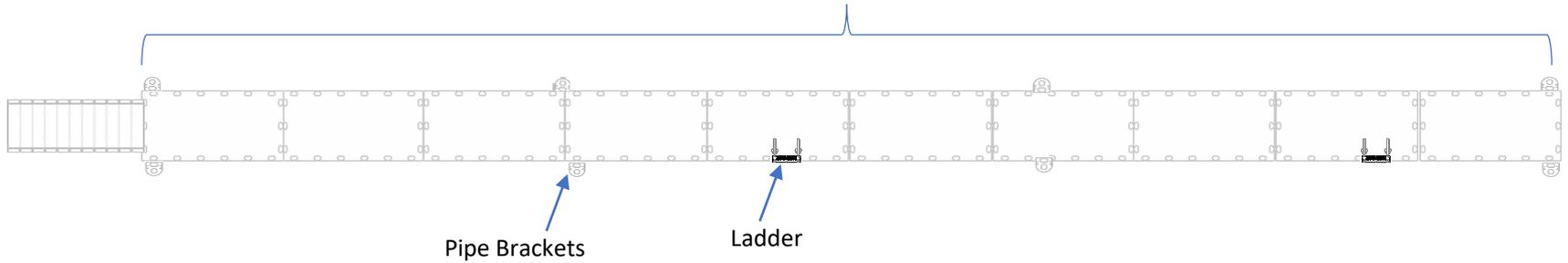
Date:

To confirm order, please sign and return (fax, e-mail, mail)

CONDITIONS: 50% deposit due upon proposal approval and remaining 50% due prior to delivery/installation or at time of pick up. This proposal is valid for 60 days. Prior to acceptance, prices for products are subject to change without notice. All sales are final. FWM Inc. is not responsible for any on-site state, town, or environmental permitting.

Exhibit 2

5'X100'



We use chains and anchors when the water is more than 10 feet deep.



Tri Town Beach District



Back to list

Tri Town Beach

Ken Cuddeback

Saved to Google Drive

New Dock

Old Dock

Untitled overlay

Layers



Tri Town Beach District
CPA Funding Application Supporting Documentation
September 10, 2024

Project Budget

Proposed Project Cost	\$32,000
Deerfield Share	\$16,000

Additional Sources of Funding

Funding Request for \$16,000 from Whately CPA Funding

Relevant Maps

See attached Assessors Map 38, Lot48 and CAI Property Card (Exhibit 4)

Property Description

The property is a 33 acre parcel located at the end of Old State Road in Whately.(Exhibit 5)

A 12.5 acre (+/-) pond is located at the northern end of the property. A beach surrounding an approximately 2.0 acre swimming area is located in the southwest corner of the pond. A bath house and restroom facility, covered pavilion, and two gazebos are located at the beach area for guest use. The beach house is a wood frame structure and houses two restrooms and changing areas along with storage and office space for staff use. The remaining property has three acres of space that provides parking and open field with a paved circular driveway. The beachfront property is fenced and gated for controlled access. The remaining property is leased to an area farmer for agricultural use.

Timeline with Major Milestones

Secure Project Funding, Deerfield and Whately Town Meetings Spring 2025

Install Dock System July 1, 2025

Statements of Support

Letters will be sent to abutters requesting feedback in October, 2024

Endorsements from Deerfield Boards or Committees

Memos requesting input have been sent to Deerfield boards in October, 2024. A capital request has been submitted to the CIPC in Deerfield and a Request for Determination has been submitted to the Whately Conservation Commission for the project.



Town of Whately, MA

Find Property



Parcel #: 32-0-48

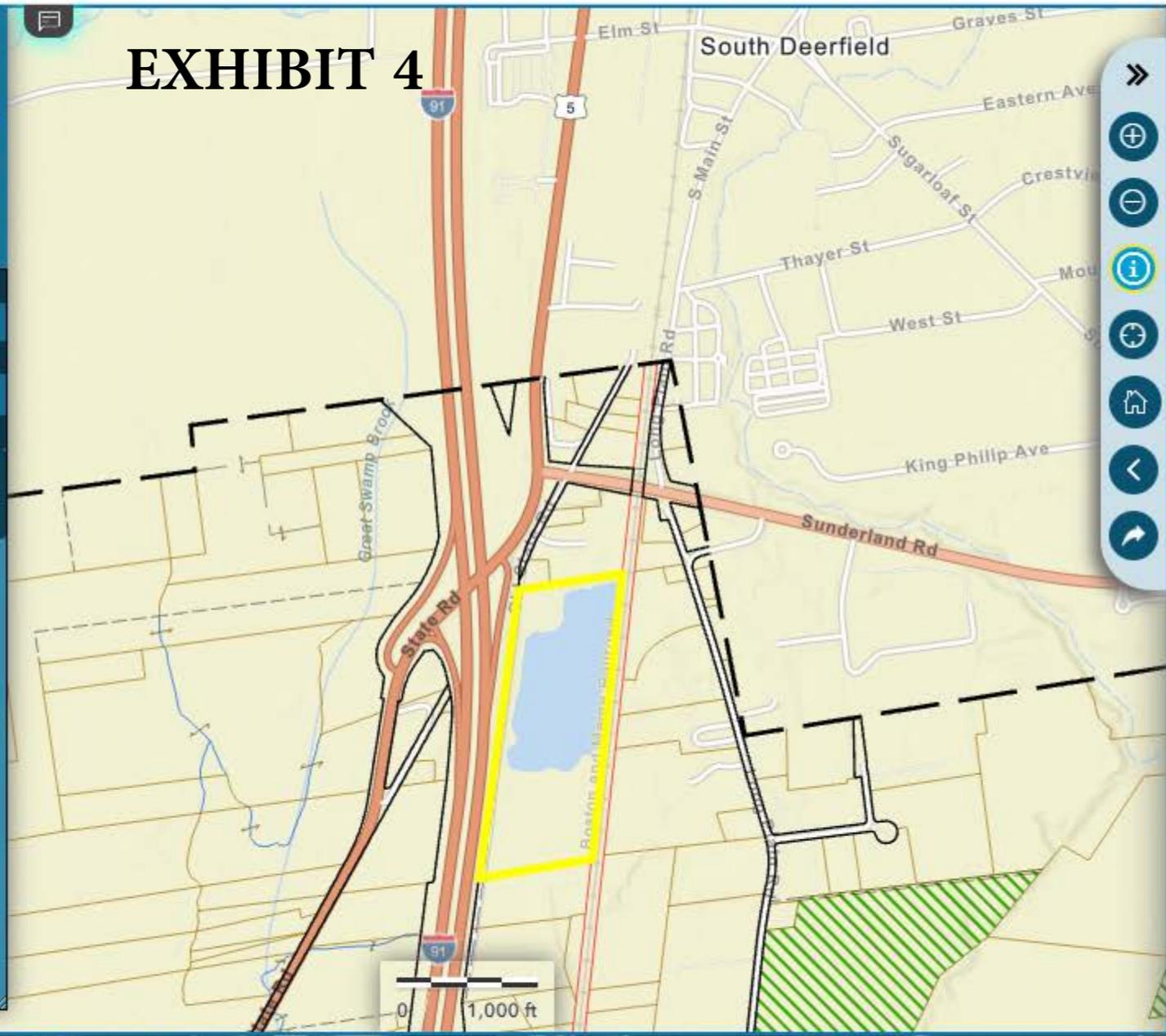
Documents

CAI Property Card

Assessment

ID : 721
 PropertyAddress : END OLD STATE RD
 PropertyStreet : OLD STATE RD
 MapSheet : 32
 OwnerName : TRI-TOWN BEACH DISTRICT
 CoOwnerName :
 OwnerAddress : RFD
 OwnerAddress2 :
 OwnerCity : S DEERFIELD
 OwnerState : MA
 OwnerZip : 01373
 ParcelNumber : 32-0-48
 GisFullNumber : 32-0-48
 CamaFullNumber : 32-0-48
 PID : 32 0 48
 ACCT_NUM : 764
 PIN : 32 0 48

EXHIBIT 4



Area of Interest

Streets

- Old State Rd
- Select Cross Street

Bookmarks

- Find an area of interest
- Northhampton Reservoir
- Town Clerk
- S White Dickinson Memo...
- West Whately Chapel
- Old Livestock Pound
- First Congregational Chu...

Exhibit 4



CAI Property Card

Town of Whately, MA

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: END OLD STATE RD ACRES: 32.997 PARCEL ID: 32 0 48 LAND USE CODE: 931 CONDO COMPLEX: OWNER: TRI-TOWN BEACH DISTRICT CO - OWNER: MAILING ADDRESS: RFD S DEERFIELD, MA 01373 ZONING: R6 PATRIOT ACCOUNT #: 764	BUILDING STYLE: UNITS: 0 YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA	
	BUILDING INTERIOR	
<th data-bbox="82 678 967 720">SALE INFORMATION</th> <td data-bbox="967 558 1529 1318" rowspan="5"> INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0 </td>	SALE INFORMATION	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
SALE DATE: 2/6/1963 BOOK & PAGE: 1244/656 SALE PRICE: SALE DESCRIPTION: SELLER: UNKNOWN(CIBOROWSKI)		
PRINCIPAL BUILDING AREAS		
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0		
ASSESSED VALUES		
LAND: 200,500 YARD: 40,600 BUILDING: 0 TOTAL: \$241,100		
SKETCH	PHOTO	
<p>NO SKETCH AVAILABLE</p>	<p>NO PHOTO AVAILABLE</p>	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

EXHIBIT 5

Old State Rd



TOWN OF DEERFIELD
DEERFIELD COMMUNITY PRESERVATION COMMITTEE
CPA Funding Application
Applications Due: November 1, 2024

GENERAL QUESTIONNAIRE- ALL CATEGORIES

NOTE: Respond to ALL questions, and expand as necessary with attached pages. Do not delete any questions in this Questionnaire or the Category Questionnaire. Non-applicable questions should be answered with "N/A". Incomplete applications may result in ineligibility for consideration for the current cycle.

1. How would your proposal realize visions and goals set out in our Master Plan and Open Space Plan?
2. How would your proposal preserve the character of Deerfield?
3. Explain what other sources of funding you are pursuing, if any, to match the CPA Funds you are requesting.
4. If your proposal requires urgent action, explain why.
5. If your proposal serves a currently under-served population, explain how.
6. If your proposal preserves a threatened resource, explain how.
7. Does your proposal fit within the current zoning, environmental, building, and other regulations?
8. If your proposal would require ongoing support for upkeep, explain the projected means to provide maintenance once CPA funds have been spent.
9. If your proposal involves currently-owned Town assets, explain which ones.
10. What community support does your proposal have?
11. If any Town boards or committees support your proposal, provide written endorsements.
12. How would the proposal meet all requirements for disability accessibility?
13. If your proposal will reclaim abandoned or previously developed resources, please explain.
14. If there is a volunteer component to your proposal, which could offset the need for CPA funds, what volunteer activities have been completed or pledged and by whom?
15. How will this proposal conserve energy or other resources?
16. What considerations does your proposal include for vehicle and bicycle parking?
17. What considerations does it include for public transportation?

Tri Town Beach District
CPA Funding Application General Questions
September 10, 2024

- 1)** How would the proposed dock system realize visions and goals set out in the Master Plan and Open Space Plan?

The proposed dock system would enhance the recreational services afforded by the Tri Town Beach. The beach is located on land in the town of Whately near the border between the two towns. The beach was listed as a resource in the Master Plan and Open Space Plan and continues to provide the swim program services noted therein. The new dock system would enhance program offerings and provide the ability to expand offerings in the form of improved access for activities such as kayaking and paddle boarding. The dock will also provide improved safety access for our lifeguard staff by providing improved visibility and quicker access to the deeper water in the swim area. The dock system may also serve to provide access for community skating in the winter as weather conditions allow as it remains in the water over the winter.

- 8)** If the proposal requires additional funding for upkeep, explain how this would be provided once CPA funds have been spent.

The proposed dock system requires no ongoing maintenance costs. The dock sections are an extruded plastic product that will remain in the water year around. Cleaning of the surface will be required and ladders and dock supports will be taken care of by Tri Town Beach staff during the season. No annual expense is anticipated.

- 12)** How would the proposal meet all requirements for disability access?

The proposal provides a ramp access from the beach to the dock system. The commission would work to provide beach mats that will provide access over the sand to the ramp and onto the dock.

TOWN OF DEERFIELD
DEERFIELD COMMUNITY PRESERVATION COMMITTEE
CPA Funding Application
Applications Due: November 1, 2024

Category: **RECREATION QUESTIONNAIRE**

NOTE: *If this recreation project is for land, please complete "Open Space" questionnaire also.*

1. What age groups would benefit from your proposal?
2. How many people could use the recreation resource at once?
3. Could the proposed recreation project be used for more than one activity (multi-use)?
The dock system will provide improved access for swimming, paddle boarding, and kayaking.
4. Could the recreation project be used by young people who are unsupervised by an adult?
5. In what ways would the proposed project protect and/or endanger Deerfield's natural resources?
6. What town resources (Highway Department, for example) would be needed for maintenance?
7. What are the anticipated costs for annual operations and maintenance for the project and what sources of funding would be utilized to fund those costs?
8. In what ways might the proposed recreation project increase appreciation for Deerfield's resources?
9. During what times of the year could the recreation project be used?
10. How would the proposed recreation project match the character of the surrounding areas?
11. How would you ensure that all safety considerations are addressed?
12. Does the proposed recreation project meet all building and safety codes?
13. Does the proposal take advantage of connections to other recreation resources?
14. Does the project include provisions and costs for parking and traffic control?