

DEERFIELD COMMUNITY PRESERVATION COMMITTEE APPLICATION FOR FUNDS  
Application Deadline: November 1, 2024

**APPLICATION FORM**

**Title of proposal** Cost Share for Land Conservation Assistance Grant to Survey Pocumtuck Rock Parcel

**Name and address of individual or organization submitting application**

Deerfield Open Space Committee

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**Contact Person:** Julie Caswell

**Address:** 248 River Road, South Deerfield MA 01373

**Telephone:** 413 665 7735

**Email:** caswellrtr@gmail.com

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

**CPA Funds requested** \$4,000\* 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**

The Deerfield Open Space Committee requests \$4,000 as a cost share to support surveying a portion of the town-owned land of Pocumtuck Rock (Map 80, Lot 1) as a step to permanently protecting the entire parcel. The parcel can be permanently protected by a Town Meeting vote to put it under Article 97 of the Amendments to the Massachusetts Constitution. In order to proceed with a Town Meeting vote, it is necessary to survey a portion of Pocumtuck Rock that is leased for telecommunication and other purposes. The exact dimensions of this area are not currently known. This area will be excluded from the protected part of the parcel. The \$4,000 requested will be the 10% cost share for a \$40,000 grant application by the Open Space Committee to the Commonwealth of Massachusetts, Land Conservation Assistance Grant Program, which supports municipalities in contracting services such as surveys to facilitate land protection.

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**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.
- Timeline with major milestones.
- If the proposal is expected to continue beyond the 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.

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**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?

Please see attached pages for answers to questions. (There is insufficient room for answers in the fillable form.)

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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.

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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.
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9. If your proposal involves currently-owned Town assets, explain which ones.

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10. What community support does your proposal have?

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11. If any Town boards or committees support your proposal, provide written endorsements.

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12. How would the proposal meet all requirements for disability accessibility?

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13. If your proposal will reclaim abandoned or previously developed resources, please explain.

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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?

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15. How will this proposal conserve energy or other resources?

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16. What considerations does your proposal include for vehicle and bicycle parking?

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17. What considerations does it include for public transportation?

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*Category: OPEN SPACE QUESTIONNAIRE*

1. Does your proposal address land within a delineated wellhead protection area?

Please see attached pages for answers to questions. (There is insufficient room for answers in the fillable form.)

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2. Would your proposal enhance protection of a public water supply?

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3. Is wetland protection a consideration?

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4. Is vernal pool protection a consideration?

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5. Is stream and bank protection an issue?

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6. Does your proposal involve land in a Natural Heritage Endangered Zone?

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7. If your proposal would contribute to the establishment or preservation of forested land:

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a. What is the current status of the forest?

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b. When was the most recent logging and was it done subject to a forest management plan?

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8. If your proposal would preserve farmland, how is the land currently being used?

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9. Would your proposal protect other parcels of land?

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10. Does your proposal address land which abuts protected land?

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11. Does it address land which supports a significant wildlife habitat?

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12. Does it address land that is at risk for development or is it listed for sale?

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13. Did this land have a past proposal for development?

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14. What is the historic significance of the land addressed in your proposal?

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15. Are there any old building foundations located on the land?

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16. Does the land addressed in your proposal have any old roads, trails, cart paths, or scenic vistas?

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17. Are there any active or passive recreation possibilities associated with this land?

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18. Is the land addressed in your proposal suitable for a community garden or farm?

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19. Is it suitable for nature observation and educational programs?

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20. Does the owner have clear title to the property?

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21. Is the owner willing to have a permanent restriction attached to the property?

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**Attachments**

**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?

The Pocumtuck Rock parcel is listed in the Deerfield Open Space & Recreation Plan 2023-2030 as a town-owned parcel of recreational interest (currently in limited use) that is not under permanent conservation protection. Protecting it and four other parcels like it are listed as a leading action point in the plan.

Surveying the town-owned Pocumtuck Rock parcel will support permanently protecting the parcel under Article 97. Pocumtuck Rock is an iconic Deerfield landscape, both in looking up at the Pocumtuck Ridge from the Deerfield River Valley and in looking down from Pocumtuck Rock at the panoramic view across the Deerfield River to the Berkshires. Surveying this parcel is an important step in permanently protecting the parcel that will realize the visions and goals of Deerfield’s Master Plan by addressing:

- The plan’s Farmland, Open Space, and Natural Resources goal “to maintain and protect critical natural resources including farmland, forests, public water supplies, and their habitat areas, rivers and streams, and ponds.”
- The plan’s Historic and Scenic Resources goal “to identify and protect historic resources including buildings, sites, and landscapes.”
- The plan’s Land Use and Zoning goal “to protect the rural and historic character of Deerfield.”

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2. How would your proposal preserve the character of Deerfield?

Pocumtuck Rock is a scenic landmark on the Pocumtuck Ridge facing the Deerfield River Valley. Its protection is important to: 1) preserving and enhancing the environmental integrity of the Ridge, 2) retaining the scenic views of the Ridge from the Deerfield River Valley and Old Deerfield and from Pocumtuck Rock across the Deerfield River to the Berkshires, and 3) building upon outdoor recreational opportunities through use of its network of informal trails.

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3. Explain what other sources of funding you are pursuing, if any, to match the CPA Funds

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you are requesting.

The Open Space Committee is applying for a \$40,000 grant for surveying from the MA Executive Office of Energy & Environmental Affairs, Land Conservation Assistance Grant Program. Funds from this program are distributed on a rolling basis and must be spent by June 30, 2025.

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4. If your proposal requires urgent action, explain why.

Funds from the MA Land Conservation Assistance Grant will need to be spent by June 30, 2025. This is a reimbursement grant and having the match available in May 2025 will work.

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5. If your proposal serves a currently under-served population, explain how.

N/A

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6. If your proposal preserves a threatened resource, explain how

The protection of the Pocumtuck Ridge is a primary Open Space goal for the Town of Deerfield.

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7. Does your proposal fit within the current zoning, environmental, building, and other regulations?

Yes. The proposal will survey leased areas of the Pocumtuck Rock parcel to support its permanent protection.

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8. If your proposal would require ongoing support for upkeep, explain the projected means to provide maintenance once CPA funds have been spent.

This land will not require a change in maintenance.

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9. If your proposal involves currently-owned Town assets, explain which ones.

The proposal involves surveying of the Pocumtuck Rock parcel (Map 80, Lot 1) owned by the Town of Deerfield.

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10. What community support does your proposal have?

The grant proposal for surveying being made to the state program, for which this CPA request would provide the cost share, will allow permanent protection of the Pocumtuck Rock parcel as called for in the Deerfield Open Space & Recreation Plan 2023-2030. The permanent protection of adjacent town-owned land (Pine Nook Forest) under Article 97 was most recently approved at Special Town Meeting on October 7, 2024.

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11. If any Town boards or committees support your proposal, provide written endorsements.

The proposal is endorsed by the Deerfield Open Space Committee in a motion passed at its October 21, 2024 meeting and by the Deerfield Selectboard at its December 4, 2024 meeting. The proposal is also endorsed by letters from the Planning Board and the Conservation Commission.

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12. How would the proposal meet all requirements for disability accessibility?

N/A

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13. If your proposal will reclaim abandoned or previously developed resources, please explain.

N/A

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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?

N/A

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15. How will this proposal conserve energy or other resources?

N/A

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16. What considerations does your proposal include for vehicle and bicycle parking?

N/A

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17. What considerations does it include for public transportation?

N/A

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*Category: OPEN SPACE QUESTIONNAIRE*

1. Does your proposal address land within a delineated wellhead protection area?

Yes, the Pocumtuck Rock parcel is part of a Water Supply Protection Area (see p. 63 of the Deerfield Open Space & Recreation Plan 2023-2030).

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2. Would your proposal enhance protection of a public water supply?

Yes, the Pocumtuck Rock parcel is part of a Water Supply Protection Area (see p. 63 of the Deerfield Open Space & Recreation Plan 2023-2030).

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3. Is wetland protection a consideration?

No.

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4. Is vernal pool protection a consideration?

No.

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5. Is stream and bank protection an issue?

No.

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6. Does your proposal involve land in a Natural Heritage Endangered Zone?

Yes, Pocumtuck Rock has an area that is a Priority Habitat of Rare Species as documented in the Natural Heritage & Endangered Species Program (NHESP).

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7. If your proposal would contribute to the establishment or preservation of forested land:
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- a. What is the current status of the forest?

The parcel is forested and has been owned by the Town of Deerfield since 1926.

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- b. When was the most recent logging and was it done subject to a forest management plan?

The last logging of this property was likely done before 1926. The parcel does not have an active forest management plan.

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8. If your proposal would preserve farmland, how is the land currently being used?

N/A

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9. Would your proposal protect other parcels of land?

No.

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10. Does your proposal address land which abuts protected land?

Yes, the parcel is adjacent to Pine Nook Forest, land owned by the Town of Deerfield that is permanently protected under Article 97. It is also adjacent to a parcel on Steam Mill Road owned and protected by the MA Department of Conservation and Recreation.

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11. Does it address land which supports a significant wildlife habitat?

Yes. The BioMap (<https://biomap-mass-eoeea.hub.arcgis.com/>) identifies the parcel as “Core Habitat” over 2/3 of its area and “Critical Natural Landscape” over its entire area.

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12. Does it address land that is at risk for development or is it listed for sale?

No. The land is land locked and not at risk for development for housing.

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13. Did this land have a past proposal for development?

No.

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14. What is the historic significance of the land addressed in your proposal?

The Pocumtuck Rock parcel is part of the Pocumtuck Ridge, which has formed the backbone of what is currently the Deerfield area throughout time.

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15. Are there any old building foundations located on the land?

No.

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16. Does the land addressed in your proposal have any old roads, trails, cart paths, or scenic vistas?

The Pocumtuck Rock parcel has an access road to the leased area, trails, and the scenic vista from Pocumtuck Rock over the Deerfield River Valley toward the Berkshires.

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17. Are there any active or passive recreation possibilities associated with this land?

Yes, the Pocumtuck Rock parcel has several informal hiking and mountain biking trails.

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18. Is the land addressed in your proposal suitable for a community garden or farm?

No.

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19. Is it suitable for nature observation and educational programs?

Yes. These opportunities include nature walks and educational programs focused on the habitat, wildlife, and history of Pocumtuck Rock and the Pocumtuck Ridge.

(For background see: Inventory of Old Pine Nook Road Parcel on the Pocumtuck Ridge, Deerfield MA 2012 (<https://www.deerfieldma.us/DocumentCenter/View/1755/2012-Inventory-of-Old-Pine-Nook-Road-Parcel-on-the-Pocumtuck-Ridge-Deerfield-MA?bidId=>)).

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20. Does the owner have clear title to the property?

Yes, the land is owned by the Town of Deerfield.

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21. Is the owner willing to have a permanent restriction attached to the property?

Yes, the citizens of Deerfield voted in Special Town Meeting on October 7, 2024 to permanently protect the adjacent Pine Nook Forest owned by the town under Article 97. The Open Space Committee expects a future Town Meeting to approve the same protection for Pocumtuck Rock.

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**Property Location & Description**

Assessor’s Map 80, Assessor’s Lot 1, Assessed Value = \$267,100, Owned by the Town of Deerfield

This is a 63 acre parcel on the Pocumtuck Ridge. Vehicle access is by the service road Old Pine Nook Road.

**Additional Sources of Committed Funding**

The Open Space Committee is applying for a \$40,000 grant from the MA Executive Office of Energy & Environmental Affairs, Land Conservation Assistance Grant Program.

**Budget**

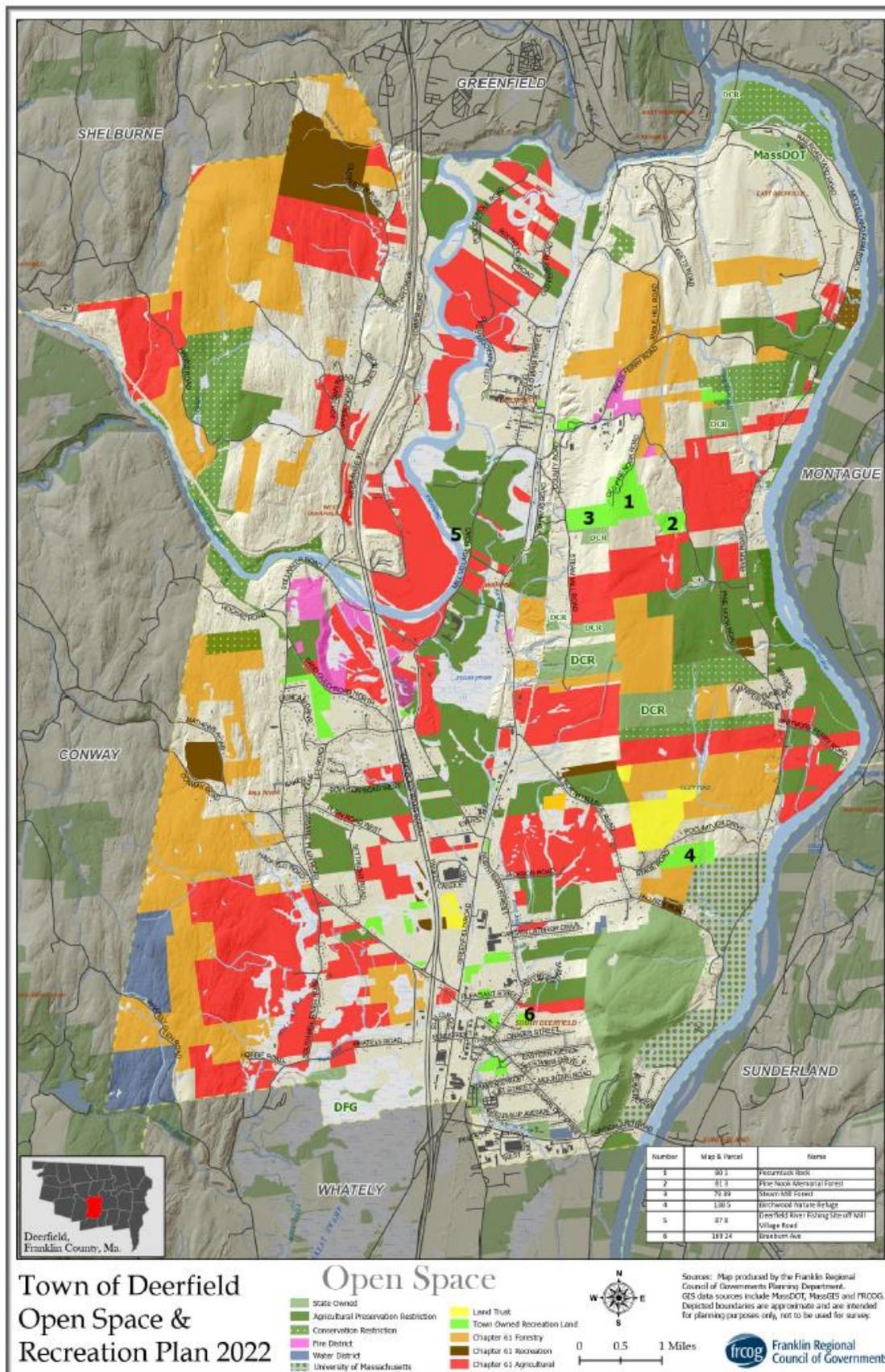
<b>Budget</b>	
Conduct Survey of Leased Property on Pocumtuck Rock Parcel	\$40,000
MA Land Conservation Assistance Grant	\$36,000
Deerfield CPA Cost Share Grant	\$4,000

The \$40,000 budget is based on two bids received from surveyors in Nov & Dec 2024.

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**Relevant Map (Pocumtuck Rock Parcel is #1 on map.)**



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**Timeline with Major Milestones**

<b>Timeline</b>	
Submit Grant Application for Deerfield CPA Funding	November 1, 2024
Submit Grant for MA Land Conservation Assistance Grant	December 23, 2024
Decision of MA Grant Program	January 25, 2025
Decision on CPA Funding if Approved to Go to Town Meeting	May, 2025
Survey Done	Feb-May, 2025
End of Project	June 30, 2025

**Endorsements from Deerfield Boards & Committees**

The proposal is endorsed by the Deerfield Open Space Committee in a motion passed at its October 21, 2024 meeting and by the Deerfield Selectboard at its December 4, 2024 meeting. The proposal is also endorsed by letters from the Planning Board and the Conservation Commission.