

TOWN OF DEERFIELD
DEERFIELD COMMUNITY PRESERVATION COMMITTEE
CPA Funding Application

Applications Due: November 1, 2024

APPLICATION FORM

Title of proposal APR APPLICATION

Name and address of individual or organization submitting application
STEVE & KATHY MELNIK FAMILY TRUST
176 HILL VILLAGE RD
DFID, MA 01345

Contact Person: KATHY MELNIK

Address: SAME AS ABOVE

Telephone: 413 7740433 Email: K.MELNIK@COMCAST.NET

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

CPA Funds requested \$ 19,000.- * 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
TO PROTECT 21+/- ACRES FROM DEVELOPMENT

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? *IT would Leave MORE OPEN SPACE TO THE already 62A we have already preserved*
2. How would your proposal preserve the character of Deerfield? *CONTINUE FARMING already THRIVING IN COMMUNITY*
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. *DOES NOT*
7. Does your proposal fit within the current zoning, environmental, building, and other regulations? *yes*
8. If your proposal requires ongoing support for upkeep, explain the projected means to provide maintenance once CPA funds have been spent. *DOES NOT*
9. If your proposal involves currently-owned Town assets, explain which ones. *DOES NOT*
10. What community support does your proposal have? *OPEN SPACE*
11. If any Town board or committees support your proposal, provide written endorsements. *We hope They ALL DO*
12. How would the proposal meet all requirements for disability accessibility? *DOES NOT APPLY*
13. If your proposal will reclaim abandoned or previously developed resources, please explain. *DOES NOT APPLY*
14. Is there 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? *DOES NOT APPLY*
15. How will this proposal conserve energy or other resources? *DOES NOT REQUIRE ANY TOWN RESOURCES*
16. What considerations does your proposal include for vehicle and bicycle parking? *NONE*
17. What considerations does it include for public transportation? *NONE*

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Category: **OPEN SPACE QUESTIONNAIRE**

1. Does your proposal address land within a delineated wellhead protection area? NO
2. Would your proposal enhance protection of a public water supply? NO
3. Is wetland protection a consideration? yes
4. Is vernal pool protection a consideration? NO
5. Is stream and bank protection an issue? NO
6. Does your proposal involve land in a Natural Heritage Endangered Zone? NO
7. If your proposal would contribute to the establishment or preservation of forested land: NO
 - a) What is the current status of the forest?
 - b) When was the most recent logging and was it done subject to a forest management plan?
8. If your proposal would preserve farmland, how is the land currently being used? FARMED & MAINTAINED BY OUR ACTIVE FARM
9. Would your proposal protect other parcels of land? ALL READY DID
10. Does your proposal address land which abuts protected land? yes
11. Does it address land which supports a significant wildlife habitat? yes preserves IT
12. Does it address land that is at risk for development or is it listed for sale? yes
13. Did this land have a past proposal for development? NO
14. What is the historic significance of the land addressed in your proposal? keeps OPEN NO MORE HOUSES
15. Are there any old building foundations located on the land? NO
16. Does the land addressed in your proposal have any old roads, trails, cart paths, or scenic vistas? NO
17. Are there any active or passive recreation possibilities associated with this land? yes
18. Is the land addressed in your proposal suitable for a community garden or farm? NO
19. Is it suitable for nature observation and educational programs? NO
20. Does the owner have clear title to the property? yes
21. Is the owner willing to have a permanent restriction attached to the property? yes

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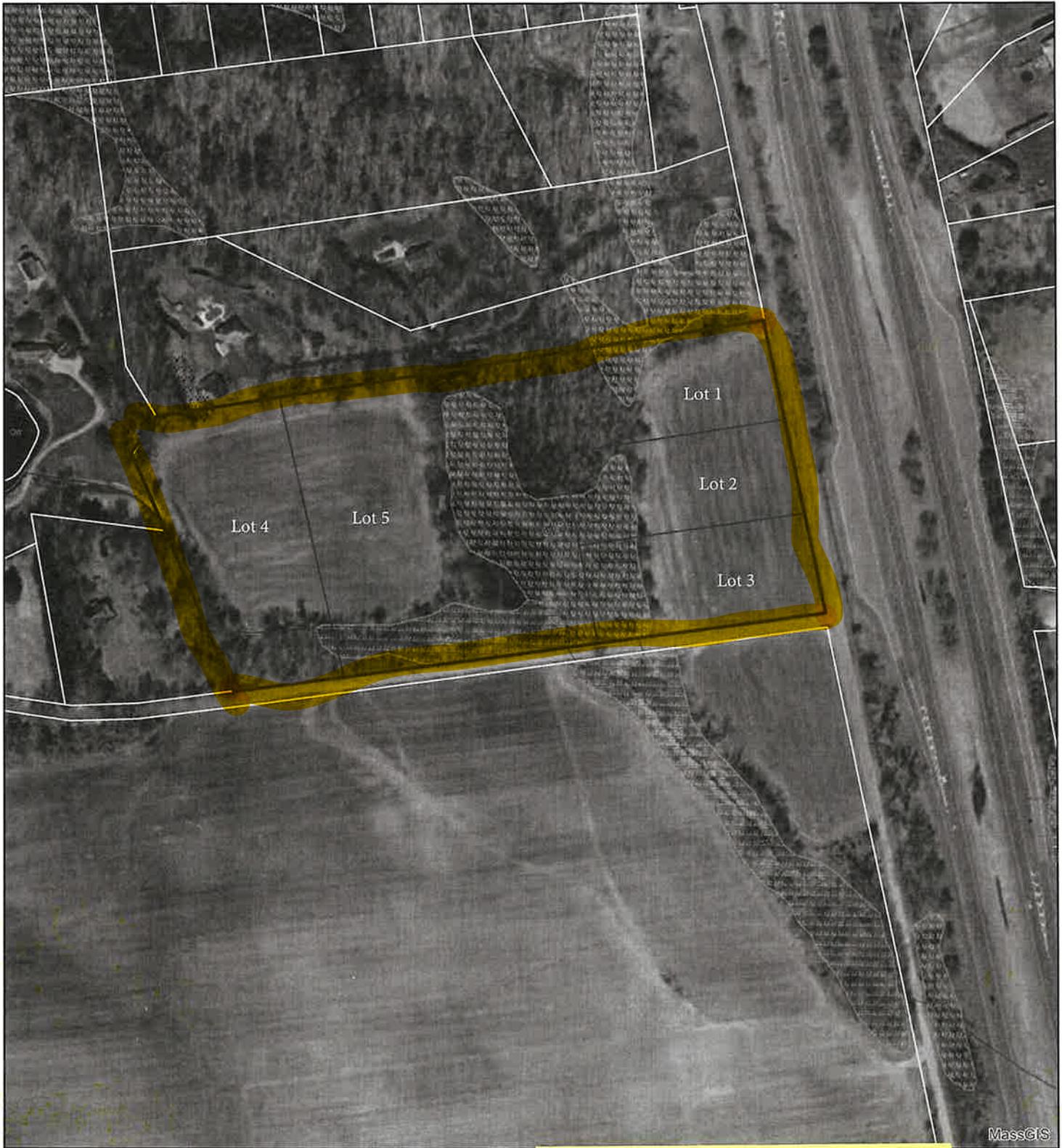
Category: **COMMUNITY HOUSING QUESTIONNAIRE**

1. Will your proposal involve the renovation of an existing building? **NO** If so:
- a) Is the building structurally sound?
 - b) Is the building free of lead paint? (This would be necessary if children were to live there.)
 - c) Is the building free of asbestos, pollutants, and other hazards?
 - d) Is the septic system in compliance with Title 5?
 - e) Does the building comply with building and sanitary codes?
 - f) Is the building handicap accessible?
 - g) Is this a conversion of the market rate to affordable housing?
 - h) Is this a tax title property?
 - i) Does the property have clear title? (liens, covenants, etc.)

NOTE: Applicant should provide additional information about any adverse answer to any of the above questions

2. Does your proposal involve the building of a new structure? **NO** If so:
- a) Will the structure be built on tax title property?
 - b) Will the structure be built on Town owned land?
 - c) Will the structure be built on donated land?
 - d) Does your proposal require the purchase of land for a new structure?
 - e) Are there other programs involved, such as Habitat for Humanity?
 - f) Will the structure be built on a previously developed site?
3. Does your proposal provide housing that is similar in design and scale with the surrounding community? **NO**
4. What income level(s) will your proposal serve? **DNA**
5. What age group(s) will your proposal serve? **DNA**
6. Will your proposal provide housing located near conveniences? **DNA**
7. Will your proposal involve multiple housing units? **DNA**
8. How will long-term affordability be assured? **DNA**
9. Will priority be given to: ___ local residents? ___ municipal employees? ___ employees of local Businesses? ___ Seniors?

Conceptual Development Plan



0 150 300 600 Feet

O'Connor Real Estate Associates, Inc.

MAP-124
PARCEL-16
21A
BOYNTON RD-WEST



Priority Services
is only