
SECTION 5

“Nature itself marked this patch of valley, surrounded by gorges and steep hills and myriad rushing streams as an especially desirable place in which to live” (Pressey, 1910).

INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

Open space in Montague consists of farms, forests, parks and recreation areas under both public and private ownership and management. This section provides a summary of all lands that provide open space, wildlife habitat, agricultural and forest products, watershed protection, scenic landscapes and recreational opportunities for Montague residents, as well as a map of open space with limited, temporary and permanent protection.



In general terms, “open space” is defined as being land that is undeveloped. In an Open Space and Recreation Plan, the focus is on undeveloped land, which is valued by residents because of what it provides: actively-managed farm and forestland, wildlife habitat, protection and recharge of groundwater, public access to recreational land and trail systems, important plant communities, structures and landscapes that represent the community’s heritage, flood control and scenery. The term “natural resource” describes the biological and physical components of an ecosystem that

people depend on for their existence and for some, their livelihood. These components are air, surface and ground water, soil nutrients, vegetation, fisheries and wildlife. Recreational facilities can include open space, parks, and developed areas like tennis courts and swimming pools. Open space and recreation plans typically identify areas of undeveloped land that contain precious natural and recreational resources and prioritize them for protection.

Open space can be protected from development in several ways that differ in the level of legal protection they provide, the method by which they are protected, and by the type of landowner. Permanent protection means that land is intended to remain undeveloped in perpetuity. This level of protection is ensured in one of two ways: ownership by a state conservation agency, a not-for-profit conservation land trust, the local Conservation Commission or, in some cases, a local water district, or attachment of a conservation restriction or similar legal mechanism to the deed.

Land is considered to be permanently protected from development when it is owned by the Commonwealth of Massachusetts and managed by a state conservation agency, including the Department of Fish and Game (DFG) or the Department of Conservation and Recreation (DCR). Land is also considered permanently protected when it is owned by a town and is under the authority of the Conservation Commission, or when it is owned by a land trust for conservation purposes. Land acquired by a public agency for the purpose of water supply protection is also considered to be permanently protected.

A conservation restriction is a legally binding agreement between a landowner (grantor) and a holder (grantee)—usually a public agency or a private land trust—whereby the grantor agrees to limit the use of his/her property by forfeiting interests in the land (development being one type of interest) for the purpose of protecting certain conservation values. The conservation restriction may run for a period of years or in perpetuity, and is recorded at the Registry of Deeds. Income, estate or real estate tax benefits may be available to the grantor of a conservation restriction.



There are several types of conservation restrictions. Some protect specific resources, such as wildlife habitat or surface water. Actively farmed land with prime soils or soils of statewide importance may be eligible for enrollment in the state’s Agricultural Preservation Restriction (APR) Program. The APR program purchases development rights and attaches a restriction to the deed, which legally bars development, keeping land permanently available for agriculture.

Removing permanent protection from any parcel of land that is in the APR Program, protected with a conservation restriction, owned by a state conservation agency, a land trust or a town for conservation purposes, or acquired by a fire or water district for the purpose of water supply protection requires a vote by two thirds of the State Legislature as outlined in Article 97 of the Amendments to the Massachusetts State Constitution. For the purposes of this Open Space and Recreation Plan, cemeteries are also considered to be permanently protected from development.

This “permanent protection” conveyed by Article 97 does have its limits. The state legislature has, on dozens of occasions, voted to release this protection at the request of local communities, so that conservation land can be used for schools, roads, economic development, or other public projects not related to resource protection. Reforms have been proposed to make this process more difficult. It is important for local advocates of conservation to be vigilant of attempts to remove the “permanent protection” status from open space in the Town of Montague.

Other land in Massachusetts owned by towns may be considered to have limited protection from development. If a town-owned parcel of land is under the legal authority



of the Select Board rather than the Conservation Commission, it is considered to have limited protection from development. The parcel could be called a wildlife sanctuary or a town forest, but not have the long-term protection afforded by Conservation Commission ownership. In this case, converting a town forest to a soccer field or a school parking lot could be decided at Town Meeting.

Determining the status of lands owned by a municipal fire or water district is more complex. Land acquired for the specific purpose of protecting public water supplies has the same “Article 97” protection as land owned by state conservation agencies and land trusts and land protected by conservation restrictions. Such lands actually have an extra level of protection. In addition to requiring approval by two thirds of the State Legislature, the state Department of Environmental Protection must approve any conveyance, conversion or change of use of land acquired for protecting water supplies. Finally, any such change must be approved by a two-thirds vote at a special district meeting. Land owned by municipal fire and water districts and NOT acquired or necessary for the purpose of protecting public water supplies may not require the same process for conversion, conveyance or sale.

The Turners Falls Fire District owns approximately 1551 acres of land in Montague, most of which is managed by the Turners Falls Water Department. This land was acquired over more than a century in dozens of separate transactions. From preliminary research conducted at the Franklin County Registry of Deeds for this plan, it appears that a majority of the land was acquired by eminent domain for protection of public water supplies. While more research is needed to determine exactly which parcels of land can be considered to be permanently protected, it is assumed for the purposes of this plan that all lands in the watershed of Lake Pleasant, Green Pond, Hannegan Brook, and the recharge areas for the Turners Falls and Montague Center Wells are permanently protected.



Parcels enrolled in the three Massachusetts Chapter 61 tax abatement programs are temporarily protected from development. These programs offer landowners reduced local property taxes in return for maintaining land in productive forestry, agricultural or recreational use for a period of time. These “chapter lands” provide many public benefits, from maintaining wildlife habitat and recreational open space to sustaining rural character. Another benefit of the Chapter 61 programs is that they offer towns the opportunity to protect land permanently. When a parcel that has been enrolled in one of the Chapter programs is proposed for conversion to a use that would make it ineligible for the program, the Town is guaranteed a 120-day waiting period during which it can exercise its right of first refusal to

purchase the property. Alternatively, the Town may assign this right to a non-profit land conservation organization.

Table 5-1: Summary of Open Space by Ownership and Level of Protection from Development

	Acres	Percentage of Total Land Area in Montague (20,109 acres)
Privately Owned Open Space		
Farmland		
Permanent protection (APR and Conservation Restriction)	1227	
Chapter 61A, temporary protection	983	
No protection	526	
Total Farmland	2736	14%
Forest Land		
Permanent protection (Conservation Restriction)	104	
Chapter 61, temporary protection	1317	
No protection	1963	
No protection, Montague Plains	509	
Total Forest	3893	19%
Recreational Land		
Permanent Protection	0	
Chapter 61B, temporary protection	7	
Utility land, limited protection	720	
No protection	44	
Total Recreational Land	771	4%
Private Cemeteries (Permanent Protection)	83	
TOTAL PRIVATELY-OWNED OPEN SPACE	7483	37%
PUBLICLY-OWNED OPEN SPACE		
Land Under Permanent Protection		
Massachusetts Department of Fish & Game	3556	
Massachusetts Department of Conservation & Recreation	673	
Town of Montague (Conservation Commission)	6	
Turners Falls Fire District	1551	
Montague Center Water District	24	
Public Cemeteries	5	
Total Permanent Protection	5815	29%
Land Under Limited Protection		
Town of Montague	120	
Franklin County Technical School	59	
Montague Economic Development Industrial Corporation	2	
Federal land	20	
Total Limited Protection	201	1%
TOTAL PUBLICLY-OWNED OPEN SPACE	6016	30%
TOTAL OPEN SPACE, TOWN OF MONTAGUE	13499	67%



Table 5-1 summarizes open space in Montague by ownership and level of protection from development. Approximately 67 percent or 13,499 acres of the total area of Montague (20,109 acres) is undeveloped open space. Undeveloped areas of the Town include the Montague Plains, most of the forested landscape east of Route 63, farmland along Route 47, Meadow Road, Old Sunderland Road, Ferry Road, South Ferry Road, Greenfield Road, Turners Falls Road and East and West Mineral Roads, and land along the Connecticut River.

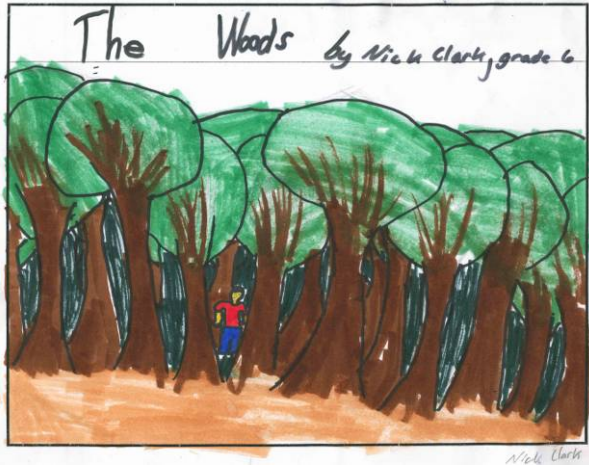
Table 5-2 summarizes open space in Montague with some form of protection, either permanent or limited. Thirty six percent, or 7,229 acres, of open space in Montague is permanently protected from development. Twenty nine percent of permanently protected open space is publicly owned, and 7% is under private ownership. Open space with limited protection comprises 16%, or 3,228 acres, of land in Montague. Fifteen percent of open space under limited protection is privately owned, and 1% is publicly owned. Overall there are approximately 10,457 acres of open space in Montague under some form of protection, comprising 52% of the total land area in Town.

Table 5-2: Summary of Protected Open Space by Ownership and Level of Protection

	Acres	Percentage of Total Land Area in Montague (20,109 acres)
PERMANENTLY PROTECTED OPEN SPACE		
Private		
Farmland (APR & CR)	1227	
Forestland (CR)	104	
Recreation	0	
Cemeteries	83	
Total Permanently Protected Private Open Space	1414	7%
Public		
Forest	5810	
Cemeteries	5	
Total Permanently Protected Public Open Space	5815	29%
TOTAL PERMANENTLY PROTECTED OPEN SPACE	7229	36%
OPEN SPACE UNDER LIMITED PROTECTION		
Private		
Farmland (Ch.61A)	983	
Forestland (Ch.61)	1317	
Recreation (Ch.61B) and Utility	727	
Total Limited Protection Private Open Space	3027	15%
Public		
(See Table 5-1 for ownership)	201	
Total Limited Protection Public Open Space	201	1%
TOTAL LIMITED PROTECTION OPEN SPACE	3228	16%
TOTAL OPEN SPACE WITH SOME LEVEL OF PROTECTION	10457	52%

A. PRIVATELY OWNED OPEN SPACE

Approximately 37 percent of open space in Montague is privately owned. Most of this land is owned by private individuals and is either forested or in use for agriculture. There are many advantages to private ownership of open space. Privately-owned open space contributes to the Town's tax base. As discussed in Section 3, this land requires few if any town services, generating a net tax gain for the Town. When used for farming or



forestry, land also generates revenue, jobs, food and forest products. Some landowners allow access to their property for recreational purposes. Most take pride in their land, which leads to good stewardship.

The major disadvantage of private ownership of open space is that most privately-owned land can easily be converted to other uses. Permanently protected, privately owned land has increased since the 2003 Open Space and Recreation Plan, from 1,163 acres to 1,414 acres, which accounts for 19

percent of privately owned open space in Montague. This increase suggests there is a growing interest among private landowners to protect their land. However, the remainder of privately owned open space is vulnerable to development. Some landowners acquire land specifically for the purposes of development, but others are forced to sell property due to circumstances beyond their control. Aging, the death of a parent or spouse, financial needs of family and rising costs or declining profits of farming and forestry are common reasons why landowners decide to put their property on the market. The high value of land for residential development is both a powerful incentive to sell property, and a formidable obstacle to people who might otherwise want to buy it for agriculture or forestry.

This section provides a detailed inventory of privately-owned land in Montague and discusses the value of this land for conservation and recreation. Privately-owned land provides many public benefits, but it is important to respect private property rights and to remember that use and disposition of this land is ultimately determined by landowners. While many landowners choose to keep their property in farms and forests, and some allow public access, it is critical to respect the rights of those who make different choices.

Privately-Owned Farmland

Farmland, including farm woodlots, constitutes approximately 20 percent of open space in Montague, accounting for 14 percent of the town's total land base. The foldout Table



5-3 displays information on the town's farms, including ownership, management, farm size, products for sale and whether public access is permitted. Montague's agricultural sector is diverse, encompassing farms that grow a wide variety of products.

Roughly 1,227 acres of farmland in Montague is permanently protected by the Agricultural Preservation Restriction (APR) Program, a Conservation Restriction or both. This is an increase from 2003 of approximately 242 acres. These restrictions are owned by the Massachusetts Department of Agricultural Resources (MDAR), the Massachusetts Department of Conservation and Recreation (DCR), the Town of Montague, a land trust, or a combination of these agencies. This protected land accounts for approximately 45 percent of all farmland in Town. Information on permanently protected farmland in Montague is included in Table 5-4.

Land enrolled in Chapter 61A is considered to be temporarily protected. Approximately 36 percent of Montague's farmland, including many large parcels with prime soils, falls into this category (see Table 5-5). In many cases, farmland enrolled in Chapter 61A abuts permanently protected land. Conversion of even a small percentage of this land to residential use could affect the viability of farming on the remainder. Location of new homes in proximity to active agricultural operations often results in conflict between new residents and farmers over the noise, dust, odors and use of chemicals that are part of normal agricultural practices. Increased commuter traffic on roads in agricultural areas also makes it difficult for farmers to move their equipment between fields.

Much of the land enrolled in Chapter 61A also abuts rivers and streams. While agriculture can have negative impacts on water quality, these impacts can be reduced or avoided through the use of best management practices. When best management practices are observed, agriculture is compatible with watershed protection, because it keeps the land open, while development results in conversion of land to impervious surfaces, with negative impacts on water quality.

Nineteen percent of farmland in Montague has no protection from development (see Table 5-6). This figure includes all land known to be used for agriculture in Town. Unprotected farmland abuts permanently protected farmland on East Mineral Road, Meadow Road and Route 47, and land enrolled in Chapter 61A on Turners Falls Road.

Table 5-3: Farms in Montague

Farm	Location	Landowner	Acres Owned	Assessors Map & Lot Numbers	Manager	Public Access	Products	Zoning	Level of Protection	Funds Used
Apple Crest Farm	West Mineral Road	Andrew & Shirley Carson	96	M 18, L 5	Andrew Carson	None	Hay, vegetables, nursery plants, llamas	AF-4	None	Not applicable
Brooks' Bend Farm	Old Sunderland Road	Suzanne Webber	91	M 51, L 2, 12, 74	Al Miller	Limited	Vegetables, nursery plants, hay, meat, wool, eggs	AF	Permanent and Chapter 61A	MDAR, Town of Montague
Cold Brook Farm	Greenfield Road	Frances Field Hemond	22	M 32, L 51, 81		None	Nursery plants (at Turners Falls Farmers Market)	AF	Chapter 61A	Not applicable
Garbiel Farm	Greenfield Road, Meadow Road	Lena Garbiel, Karl Garbiel	709	M 26, L 5; M 32, L 44; M 35, L. 5, 35, 37; M 39, L 1, 4, 5, 35, 37, 47; M 41, L 24, 25, 26; M 42, L 6, 8, 9, 10, 13, 75; M 47, L 1, 2, 3, 12, 14, 15, 20; M 48, L 22, 29, 30	Karl Garbiel	None	Hay, squash, cordwood	AF	Permanent and Chapter 61A	MDAR; Town of Montague; MA Dept. of Conservation & Recreation (DCR)
Gary Gardner's Farm	Turners Falls Road, Meadow Road	Gary Gardner	38	M 39, L 34, plus rented APR land		None	Vegetables, straw	AF	Chapter 61A and temporary CR	MDAR, USDA
Hunting Hills	Route 63	Suzanne Kretzenger, Trustee	34	M 49, L 1, 3, 6, 10	Suzanne Kretzenger	When open for business	Nursery plants, trees, hay	AF, AF-4	None	Not applicable
Jiang	Federal Street, Center Street	Xin Miao Jiang	23	M 44, L 56, 61	Family	None	Wholesale	RB	Chapter 61A	Not applicable
Mieczkowski Farm	Wills Ferry Road	Mieczyslaw Mieczkowski	142	M 38, L 5, 8, 9; M 39 L 3, 43, 44, 45, 86; M 41, L 1, 11, plus rented land	Mieczyslaw Mieczkowski	None	None (dairy farm, tobacco)	AF	Permanent and Chapter 61A	MDAR; Town of Montague
Nourse Farms	Ferry Road	Timothy & Mary Nourse	123	M 32, L 71; M 38, L 1, 3, 4, 6; M 39, L 2, 89		None	Nursery plants, berries and vegetables at Whately location only	AF	Permanent and Chapter 61A	MDAR; Town of Montague
Old Homestead Farm	Route 63	Andrew & Kathy Peura	69	M 44, L 36; M 45, L 42; M 52, L 01; plus rented & other family land		None	Berries, cordwood, lumber, maple syrup, pumpkins	AF-4	Chapter 61A and none	Not applicable
Patterson Farm	Greenfield Road, Rt 47, main loc. in Sunderland	Donald & Susan Patterson	159	M 26, L 44; M 51, L 13	Donald Patterson	None	Vegetables and berries at Sunderland location only	AF	Permanent	MDAR; DCR
Podlenski Farm	Route 47, Gunn Road	Stanley Podlenski Jr., Richard Podlenski, Frederick Podlenski	42	M 51, L 16, 17, 93	Richard Podlenski	None	Hay, vegetables	AF, RB	None	Not applicable
Red Fire Farm	Meadow Road	Ryan Voiland	110	M 41, L 5, 19, 37	Ryan Voiland	When open for business	CSA shares, organic vegetables and fruit	AF	Permanent	MDAR; DCR
Red Fire Farm/ Old Depot Gardens	Turners Falls Road	Paul & Jean Voiland	2	M 39, L 56	Ryan Voiland	None	Vegetables, nursery plants, berries, honey, maple syrup	AF	None	Not applicable
Ripley Farm	Ripley Road	Gary Billings	55	M 52, L 66, 68, 86, 89		None	Maple syrup	AF-4	Chapter 61A	Not applicable
Smiarowski Farm	Meadow Road	Stanley Smiarowski	166	M 47, L 4, 5, 6, 7, 9, 27; M 50, L 1, 9, 10, 11, 12		None	Vegetables, berries	AF	Permanent	MDAR; Town of Montague; DCR
Stewart's Nursery	Greenfield Rd, retail on Millers Falls Rd.	James Stewart	54	M 20, L 23; M 41, L 2, 28, plus rented land	Robert Reid	Limited	Nursery plants, trees	AF	Permanent and Chapter 61A	MDAR; DCR
Waidlich Farm	East Mineral Road	Henry, Betty & Jon Waidlich	242	M 18, L 10, 14; M 25, L 9	John Waidlich	Limited	Vegetables	AF-4	Permanent	DCR
Watroba's Farm	West Street	Marilyn Watroba	94	M 48, L 8, 24, 57, 87, 88		None	Hay, horse boarding	AF-2	None	Not applicable
Xenophon Farm	Route 47	Janice & Elaine Kachavos	17	M 51, L 52, 53		When open for business	Horse boarding	AF	Chapter 61A	Not applicable
Total acres owned (does not include rented land)			2,288							

Table 5-4: Permanently Protected Farmland in Montague

Map	Lot	Acres Protected	Type of Restriction	Landowner	Restriction Holder ¹
32	13	5.7	APR	Bitzer, John	MDAR
32	15	1.3	APR	Bitzer, John	MGLCT
32	17	18.7	APR	Bitzer, John	MGLCT
32	84	9.3	APR	Bitzer, John	MDAR
41	38	9.8	APR	Gaier, Melanie & Anthony Reiber	MDAR, Town
32	44	25.0	APR	Garbiel, Karl	MDAR, Town
39	35	82.9	APR	Garbiel, Karl	MDAR, Town
39	47	16.8	APR	Garbiel, Karl	MDAR, Town
39	1	19.3	APR	Garbiel, Lena	MDAR, Town
39	4	17.3	APR	Garbiel, Lena	MDAR, Town
47	1	42.2	APR & CR	Garbiel, Lena	MDAR, DCR
47	2	2.4	APR & CR	Garbiel, Lena	MDAR, DCR
47	3	26.0	APR & CR	Garbiel, Lena	MDAR, DCR, Town
39	27	2.3	CR*	Gardner, Gary	USDA
39	34	9.9	CR*	Gardner, Gary	USDA
38	8	14.9	APR	Mieczkowski, Mieczyslaw	MDAR, Town
38	9	31.5	APR	Mieczkowski, Mieczyslaw	MDAR, Town
39	3	27.5	APR	Mieczkowski, Mieczyslaw	MDAR, Town
39	43	2.3	APR	Mieczkowski, Mieczyslaw	MDAR, Town
39	44	14.3	APR	Mieczkowski, Mieczyslaw	MDAR, Town
39	45	12.8	APR	Mieczkowski, Mieczyslaw	MDAR, Town
41	1	21.6	APR	Mieczkowski, Mieczyslaw	MDAR, Town
41	11	3.7	APR	Mieczkowski, Mieczyslaw	MDAR, Town
42	2	6.0	APR	Mountain Research LLC	MDAR, Town
42	3	9.0	APR	Mountain Research LLC	MDAR, Town
42	7	2.1	APR	Mountain Research LLC	MDAR, Town
32	71	49.6	APR	Nourse Realty LLC	MDAR
38	3	10.6	APR	Nourse Realty LLC	MDAR, Town
26	44	81.8	APR, CR	Patterson, Donald	MDAR, DCR
51	13	29.2	APR	Patterson, Donald & Susan	MDAR
51	73	16.4	APR	Plavin, Amy F.	MDAR
50	23	1.0	CR	Ross, Allen	DCR
50	2A	1.3	CR	Ross, Allen	DCR
32	85	3.0	APR	Shreve, Miriam Shannon	MGLCT
50	1	10.4	APR	Smiarowski, Daniel A.	MDAR
50	10	14.5	APR	Smiarowski, Daniel A.	MDAR, Town
50	11	5.7	APR	Smiarowski, Daniel A.	MDAR
50	12	4.7	APR	Smiarowski, Daniel A.	MDAR
50	9	1.6	APR	Smiarowski, Daniel A.	MDAR
47	4	4.5	APR & CR	Smiarowski, Daniel A. & Elizabeth A.	MDAR, DCR
47	5	27.3	APR & CR	Smiarowski, Daniel A. & Elizabeth A.	MDAR, DCR
47	6	5.3	APR & CR	Smiarowski, Daniel A. & Elizabeth A.	MDAR, DCR
47	7	44.0	APR	Smiarowski, Daniel A. & Elizabeth A.	MDAR
47	9	0.7	APR	Smiarowski, Daniel A. & Elizabeth A.	MDAR

¹ MDAR is Massachusetts Department of Agricultural Resources, DCR is Massachusetts Department of Conservation and Recreation, MGLCT is Mount Grace Land Conservation Trust, USDA is United States Department of Agriculture.

Map	Lot	Acres Protected	Type of Restriction	Landowner	Restriction Holder¹
47	27	5.2	APR	Smiarowski, Daniel A. & Elizabeth A.	MDAR
41	28	11.7	CR	Stewart, James	DCR
20	23	27.0	APR	Stewart, James & Barbara	MDAR
41	5	47.1	APR & CR	Voiland, Ryan	MDAR, DCR
41	37	60.7	APR & CR	Voiland, Ryan	MDAR, DCR
18	14	47.3	CR	Waidlich, E C & J. M & J. Kozloski	DCR
18	10	112.5	CR	Waidlich, Henry and Betty Life Estate	DCR
25	9	82.4	CR	Waidlich, J., Trustee, Waidlich Revocable Trust	DCR
51	12	77.5	APR	Webber, Suzanne	MDAR, Town
51	74	9.2	APR	Webber, Suzanne	MDAR, Town
		1226.8		Total Acreage	

* These parcels are not permanently protected, but are under a 50 year conservation contract ending in 2055 with the USDA, acting through the Farm Service Agency.



Table 5-5: Agricultural Land Enrolled in Chapter 61A in Montague²

MAP	LOT	ACRES	LAST NAME	FIRST NAME	Zoning	Residence?	Stream?	Adj. to cons. Land?
38	7	12.6	Beaubien	Mark	AF	N	Sawmill River	Y
42	1	19.6	Beaubien	Mark	AF	Y	N	N
52	66	35.0	Billings	Gary	AF-4	N	N	DFG
52	68	8.9	Billings	Gary	AF-4	N	N	N
52	86	4.5	Billings	Gary & Catherine	AF-4	N	N	N
52	89	4.5	Billings	Gary	AF-4	N	N	N
41	32	3.0	Conner	William & Nancy	AF	N	N	Y (APR Farm)
42	80	7.1	Conner	William & Nancy	AF-2	Y	N	N
53	27	81.1	Coppinger	Raymond & Lorna	AF-4	N	N	Y
53	28	25.3	Coppinger	Raymond & Lorna	AF-4	Y	N	N
46	48	5.2	Damon	Audrey	AF-4	N	N	Y (DCR)
46	63	2.5	Damon (Life Estate)	Audrey	AF-4	Y	N	Y (DCR, DFG)
26	5	50.6	Dodge	Charles E. III	AF	N	N	N
39	46	5.8	Fronckus	Edwin	AF	N	Sawmill River	N
39	48	2.5	Fronckus	Edwin	AF	N	Stream	N
39	49	1.5	Fronckus	Edwin	AF	N	Sawmill River	N
39	51	1.0	Fronckus	Edwin	AF	Y	Sawmill River	N
39	52	2.2	Fronckus	Edwin	AF	N	Stream	N
39	53	17.0	Fronckus	Edwin	AF	Y	Stream	N
32	44	25.0	Garbiel	Lena	AF	N	Hatchery Brook	across from APR farm
39	5	40.1	Garbiel	Lena	AF	N	Stream	N
39	37	36.1	Garbiel	Karl	AF	N	Streams	Y (APR Farm)
41	24	6.7	Garbiel	Lena	AF	N	Sawmill River	Y (DFG)
41	25	1.2	Garbiel	Lena	AF	N	Sawmill River	Y (APR Farm)
41	26	0.3	Garbiel	Lena	AF	N	Sawmill River	Y (DFG)
42	6	28.2	Garbiel	Lena	AF	N	Stream	N
42	8	5.4	Garbiel	Karl	AF	N	Stream	N
42	9	7.6	Garbiel	Lena	AF	Y	Sawmill River	N
42	10	1.5	Garbiel	Lena	AF	N	N	N
42	13	10.4	Garbiel	Lena	AF	N	Stream	N
42	75	11.3	Garbiel	Lena	AF	N	Sawmill River	N
47	12	8.2	Garbiel	Lena	AF	N	Stream	Y (APR Farm)
47	14	2.5	Garbiel	Lena	AF	N	Stream	across from APR farm
47	20	23.5	Garbiel	Lena	AF	N	N	N
39	34	26.0	Gardner	Gary	AF	N	Stream	N
47	15	32.8	Greene	Marc	AF	Y	N	across from APR farm
32	51	19.1	Hemond	Frances	AF	Y	Hatchery Brook	Y (APR Farm)
32	81	2.5	Hemond	Frances	AF	N	Hatchery Brook	Y (DCR)
44	56	6.4	Jiang	Xin Miao	RB	N	Sawmill River	N

² For information on zoning designations and districts, please see Appendix

MAP	LOT	ACRES	LAST NAME	FIRST NAME	Zoning	Residence?	Stream?	Adj. to cons. Land?
44	61	16.9	Jiang	Xin Miao	RB	Y	Streams, Sawmill	N
51	52	10.3	Kachavos	Elaine	AF	N	Cranberry Pond Brook	Y (APR Farm)
25	2	15.3	Kozik	John S.	ID	N	N	N
25	3	18.9	Kozik	John	AF-4	N	N	N
25	19	1.4	Kozik	John	AF-4	N	N	N
38	5	7.4	Mieczkowski	Mieczyslaw	AF	Y	N	Y (APR Farm)
39	86	5.3	Mieczkowski	Mieczyslaw	AF	N	N	N
38	1	11.0	Nourse Realty LLC		AF	Y	Connecticut River	Y (APR Farms)
38	4	34.6	Nourse Realty LLC		AF	N	Connecticut River	Y (APR Farm)
38	6	2.3	Nourse Realty LLC		AF	N	Sawmill River	N
39	2	10.0	Nourse Realty LLC		AF	N	N	Y (APR Farm)
39	89	4.4	Nourse Realty LLC		AF	N	N	N
44	36	11.7	Peura	Andrew & Kathleen	RB	Y	N	N
40	44	6.2	Sirum	Anthony & Amelia	RB	N	N	N
40	47	8.5	Sirum	Anthony & Amelia	RB	N	N	N
40	57	33.3	Sirum	Anthony & Amelia	RB	N	Goddard Brook	N
45	25	166.9	Sirum	Anthony & Amelia	AF-4	N	Goddard Brook	Y (watershed)
35	46	10.3	Smith	Marsha	AF-4	N	N	Y
41	2	14.7	Stewart	James	AF	N	Connecticut River	Y (DFG)
51	2	2.2	Webber	Suzanne	AF	Y	Cranberry Pond Brook	Y (APR Farm)
50	4	2.5	Whitmore	William	AF	N	Connecticut River	N
50	5	4.4	Whitmore	William	AF	N	Connecticut River	N
		983.2		Total Acreage				



Table 5-6: Unprotected Agricultural Land

Map	Lot	Acres	Last Name	Zoning	Residence?	River?	Adjacent to Cons. Land?
48	62	26.4	Aitken	AF-2, AF	Y	Stream	N
18	5	96	Carson	AF-4	Y	Stream	Y (CR Farm)
49	16	25.5	Cote	RB	N	Streams	N
41	6	6.9	Dacyczyn	AF	Y	Sawmill River	Y (APR Farm)
49	25	2.1	Davenport	RB	Y	N	N
41	20	1.8	Gaier/Reiber	AF	Y	Y	Y (CR, APR, DFG)
18	6	47.3	Gendron	ID	N	N	N
18	9	21.4	Gendron	AF-4	Y	N	Y (CR Farm)
49	1	23	Kretzenger	RB	N	Sawmill River	N
49	3	1.6	Kretzenger	RB	N	Streams	N
49	6	9.2	Kretzenger	RB	N	Streams	N
49	10	.15	Kretzenger	RB	N	N	N
41	7	4.1	Lapinski	AF	Y	Sawmill River	Y (APR Farm)
32	6	17.5	Lucas	ID	Y	Stream, Pond	N
44	17	15.9	Perkins	RB	N	N	Y (Watershed)
45	42	30.9	Peura	4A	N	N	N
52	1	26.2	Peura	4A	N	N	Y (DFG)
51	16	39.9	Podlenski	AF	Y	Stream	Y (APR)
51	17	.2	Podlenski	RB	N	N	N
51	93	1.8	Podlenski	AF	N	N	N
42	5	10.4	Rosenau	AF	Y	Stream	N
39	56	2.2	Voiland	AF	Y	N	N
48	8	33.3	Watroba	AF-2	N	Stream	N
48	57	5.2	Watroba	AF-2	N	N	N
48	87	17.5	Watroba	AF-2	Y	Streams	N
48	88	28.3	Watroba	AF-2	Y	Streams	N
48	24	9.4	Watroba	AF-2	N	N	N
52	65	21.5	Peacemaker	AF-4	Y	Spaulding Brook	Y (DFG)
Total		525.6					



Privately-owned Forest

Approximately 28 percent of Montague’s open space is privately-owned forest, accounting for approximately 3,893 acres, or 19 percent of the town’s area. This is probably an underestimate, as it does not include forest residences on lots under twenty acres. In fact, there are many homes on lots ranging between four and twenty acres east of Route 63, and much of this land is forested and contiguous with larger forest parcels.

Ninety-six (96) acres of forested land on Chestnut Hill Loop Road are protected by a Conservation Restriction. This information is shown in Table 5-7, along with other permanently protected parcels. These additional parcels account for an increase of permanently protected forest since 2003 of 8 acres. In addition, many of the permanently protected farms shown in Table 5-4 include woodlots.

Table 5-7: Permanently Protected Private Forest in Montague

Map	Lot	Acres Protected	Type of restriction	Landowner	Restriction Holder
50	27	0.5	CR	Dancs, Anita	DCR
50	19	2.6	CR	Farnham, William & Victoria Nicholson	DCR
24	6	5.0	CR	Haas, Richard & Janet	DFG
53	37	17.9	CR	Walker, Robert & Muriel	Franklin Land Trust
53	41	46.1	CR	Walker, Robert & Muriel	Franklin Land Trust
53	42A	3.5	CR	Walker, Robert & Muriel	Franklin Land Trust
53	49	10.0	CR	Walker, Robert & Muriel	Franklin Land Trust
53	57	3.6	CR	Walker, Robert & Muriel	Franklin Land Trust
53	63	5.2	CR	Walker, Robert & Muriel	Franklin Land Trust
53	64	9.6	CR	Walker, Robert & Muriel	Franklin Land Trust
		104.0		Total Acreage	



Table 5-8: Privately-Owned Forest Land enrolled in Chapter 61 in Montague

Map	Lot	Acres	Last name	First Name	Zoning	Residence?	River?	Adj. to Cons. Land?
53	35	19.3	Bauman	Amy	AF-4	N	Stream	N
53	36	11.1	Bauman	Amy	AF-4	N	Stream	Y (CR)
53	46	36.5	Bauman	Amy	AF-4	Y	Stream, pond	N
53	42	5.0	Calagione	Samuel	AF-4	N	Stream	Y (CR)
53	43	62.7	Calagione	Samuel	AF-4	Y	Stream	N
50	16	27.7	Craven	Barbara	AF	N	Cranberry Pond Brook	N
50	17	4.9	Craven	Barbara	AF	N	N	N
50	18	45.2	Craven	Barbara	AF	N	Streams	N
45	37	37.9	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	Stream	N
45	46	39.5	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	N	N
45	47	35.8	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	N	N
46	57	140.3	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	Streams	Y (Watershed, DFG)
52	16	10.3	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	Stream	DFG
52	17	10.9	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	Stream	DFG
52	18	7.3	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	Stream	DFG
52	21	37.5	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	Spaulding Brook	DFG
52	22	22.7	Cutting/Dorian, Trsts.	LPC Realty Trust	AF-4	N	Stream	DFG
46	42	9.4	Damon	Audrey	AF-4	N	N	Y (DCR)
46	45	28.3	Damon, Audrey	William Hunting	AF-4	N	N	Y (watershed)
52	73	2.5	Doherty	Michael	AF-4	N	Chestnut Hill Brook	N
52	74	8.4	Doherty	Michael	AF-4	N	Chestnut Hill Brook	N
52	75	12.8	Doherty	Michael	AF-4	N	Chestnut Hill Brook	N
53	47	14.6	Doherty	Michael	AF-4	N	Chestnut Hill Brook	N
47	19	48.2	Edwards	Clarkson & Mary	AF-2, AF	Y	Stream	N
25	7	32.4	Elliot	James & Connie	AF-4	N	N	N
25	5	13.8	Elliott	James & Connie	AF-4	N	N	Y (Waidlich Farm)
35	23	48.9	Ellis (Trustee)	Ralph	AF-4	Y	Streams	Y (DCR)
51	5	25.5	Gorfine	Tetty	AF	Y	N	APR Farm
45	33	47.1	Hancock, Chandra	Patrick Pezzati	AF-4	Y	Goddard Brook	N
20	6	44.4	McKay	Mary	AF	Y	N	N
52	31	10.1	Pinardi	Davis & Denise	AF-4	Y	Stream	N
52	81	0.5	Pinardi	David	AF-4	N	N	N
52	118	31.5	Pinardi	David & Denise	AF-4	N	N	DFG
52	131	2.4	Pinardi	David & Denise	AF-4	N	N	N
26	2	69.4	Rewa, Andrew	Sandra Dowd	AF	N	N	Y (x st. from APR)
48	68	15.4	Simons	Thomas	AF	N	N	N
50	13	6.4	Simons	Thomas	AF	Y	N	Y (APR Farm)
50	21	1.9	Simons	Thomas	AF	N	N	N
52	8	4.9	W D Cows Inc.		AF-4	N	N	N
53	15	47.1	W D Cows Inc.		AF-4	N	N	DCR
53	17	25.2	W D Cows Inc.		AF-4	N	N	DCR
53	18	25.5	W D Cows Inc.		AF-4	N	Chestnut Hill Brook	DCR
52	7	19.9	WD Cows, Inc.		AF-4	N	Stream	DFG
51	6	26.2	Weaver (Life Estate)	Robert & Ann	AF	Y	N	APR Farm
53	40	36.1	Abele	Anna	AF-4	N	N	N
53	30	4.0	Mariani	Mark & Karen	AF-4	Y	Stream	N
53	58	7.9	Williamson	Patrick & Anne	AF-4	N	Chestnut Hill Brook	N
35	4	91.6	Zschau	Peter & Melanie	AF-4	Y	Stream	Y (DCR)
Total		1316.9						

Approximately 34 percent of privately-owned forest in Montague is enrolled in Chapter 61. Table 5-8 displays information on this land. Average ownership is approximately 63 acres; median ownership is roughly 46 acres. The two largest owners of land enrolled in Chapter 61 in Montague are non-residents who manage their land for its timber value.

Tables 5-9 includes information on unprotected private forest land not enrolled in Chapter 61 in Montague. This category includes:

- All forested parcels larger than 20 acres
- Forested parcels in common ownership totaling at least 20 acres
- Several small parcels encompassing critical resources, such as floodplain forest

It does not include large-lot forest residences or isolated small forest parcels. Utility company land on the Montague Plains and along the Connecticut River is discussed separately.

Table 5-9: Unprotected Privately-Owned Forest Land in Montague

Map	Lot	Acres	Last Name	Zoning	Home?	River?	Adj. to Cons. Land?
53	53	20.9	Bastl	AF-4	N	Streams	Y (CR Forest)
53	45	31.7	Bauman	AF-4	N	Williams Brook	N
38	7	12.6	Beaubien	AF	N	Sawmill River	N
47	25	35.1	Belunas	AF-2, AF	N	N	Y (APR Farm)
41	16	29.2	Burek	AF	N	N	Y (APR Farm)
45	43	163.0	Clapp	AF-4	N	N	N
46	55	30.9	Cutting	AF-4	N	N	Y (Watershed)
46	64	10.9	Damon	AF-4	Y	N	Y (DFG)
34	39	50.2	Denkiewicz	AF-4	N	N	Y (Watershed)
53	16	20.4	Diemand	AF-4	Y	N	N
42	92	23.7	Donovan	RS	N	Streams	Y (DFG)
21	62	22.6	Emond	RS	N	N	Y (DFG Plains)
23	47	25.7	Emond	RS, GB	N	N	Y (DFG Plains)
26	20	38.5	Emond	AF	N	N	(across road from Plains)
26	23	54.8	Emond	AF	N	Stream	(across from APR Farm)
41	9	8.9	Fairbrother	AF	Y	Sawmill River	Y (APR Farm, DFG)
41	10	12.1	Fairbrother	AF	N	Sawmill River	Y (DFG)
50	19	6.8	Farnham	AF	Y	Cranberry Pond Br.	Y (APR Farm)
52	4	18.3	Gezork	AF-4	N	Pond	Y (DFG)
52	5	20.4	Gezork	AF-4	N	Stream	Y (DFG)
45	61	35.0	Gocłowski	AF-4	Y	Stream	Y (Watershed)
35	11	37.5	Guilford	AF-4	N	Millers River	N
35	41	34.8	Hammond	AF-4	Y	Stream	N
52	80	99.8	HBM Properties LLC	AF-4	N	N	N
35	42	8.3	Hubert	AF-4	N	Streams	N



Table 5-9: Unprotected Privately-Owned Forest Land in Montague, continued

Map	Lot	Acres	Last Name	Zoning	Home?	River?	Adj. to Cons. Land?
35	1	73.9	LaGoy	AF-4	Y	Streams	N
45	54	70.2	Lang	AF-4	N	Stream	N
52	58	27.3	Lovejoy, S.	AF-4	N	N	(across from DFG)
52	145	17.3	Lovejoy, S.	AF-4	N	N	Y (DFG)
45	21	25.0	Lyon, James	AF-4	Y	Stream	N
26	15	9.2	Mann	ID	N	N	Y (DFG Plains)
53	22	51.4	McMahon	AF-4	Y	Chestnut Hill Brook	Y (DFG)
50	14	37.6	Miller	AF	Y	Cranberry Pond Br.	N
52	32	20.1	Nazar	AF-4	Y	Stream	Y (DFG)
44	18	11.8	Perkins	AF	N	Goddard Brook	Y (Watershed)
46	46	10.2	Perkins	AF-4	N	N	N
46	47	11.8	Perkins	AF-4	N	N	Y (DCR)
45	42	30.9	Peura	AF-4	N	N	N
52	1	26.2	Peura	AF-4	N	N	Y (DFG)
52	2	16.6	Peura	AF-4	N	Stream	Y (DFG)
25	10	113.5	Quinnehtuk	AF-4	N	Millers River	Y (CR Farm)
25	11	47.2	Quinnehtuk	AF-4	N	N	Y (CR Farm)
26	27	23.5	Quinnehtuk	AF	N	Connecticut River	Y (APR/CR Farm)
32	3	7.6	Quinnehtuk	AF	N	Stream	(across from APR Farm)
40	17	9.4	Reil	ID	N	Stream	Y (DFG Plains)
52	51	32.0	Rogalski	AF-4	N	Sawmill River	N
48	67	8.0	Ross	AF	N	N	N
48	90	16.2	Ross	AF	Y	N	N
45	11	30.5	Sawin	AF-4	N	Stream	Y (Watershed)
46	14	36.1	Senn	AF-4	N	Y	Y (Watershed, DCR)
46	30	20.6	Senn	AF-4	N	Y	Y (Watershed)
46	72	56.2	Senn	AF-4	N	Stream	N
52	146	20.9	Singleton	AF-4	N	N	Y (DFG)
45	41	35.4	Sirum	AF-4	N	N	N
35	47	29.2	Smith	AF-4	N	Streams	N
53	21	50.2	Stafford	AF-4	Y	N	N
45	5	27.4	Thomas	AF-4	N	N	Y (Watershed)
32	5	3.3	WMECO	ID	N	Stream	N
46	34	67.6	WMECO	AF-4	N	Stream	Y (DCR, Watershed)
46	68	4.1	WMECO	AF-4	N	Stream	Y (Watershed)
53	9	22.5	WMECO	AF-4	N	N	Y (DCR and DFG)
53	23	7.3	WMECO	AF-4	N	N	N
53	51	3.4	WMECO	AF-4	N	Stream	N
Total		1963.4					

As noted in Section 3, SUEZ Energy North America, Western Massachusetts Electric Company and Quinnehtuk Company are major owners of undeveloped land in Montague. Table 5-10 includes information on forested land owned by the utility on the Montague Plains. This land is planned for eventual industrial development. Because this area is designated as priority habitat for rare and endangered species, state regulations may result in some limits on where new development can occur, but it is unlikely that the entire area will remain undeveloped in the long term.

Table 5-10: Unprotected Utility Company Land on the Montague Plains

Map	Lot	Acres	Owner	Zoning	Home?	River?	Adj. to Cons. Land?
24	10	8.8	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
24	21	2.8	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
24	22	16.5	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
24	23	8.0	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
24	24	5.0	Quinnehtuk Company	ID	N	N	N
24	25	23.2	Quinnehtuk Company	ID	N	N	N
27	7	3.6	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
27	8	7.0	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
27	9	39.4	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
27	10	22.0	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
27	11	2.8	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
27	12	20.8	Quinnehtuk Company	ID	N	N	N
27	13	35.8	Quinnehtuk Company	ID	N	N	N
27	14	32.7	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
27	15	8.5	Quinnehtuk Company	ID	N	N	N
27	16	8.2	Quinnehtuk Company	ID	N	N	N
27	17	3.9	Quinnehtuk Company	ID	N	N	N
27	18	9.3	Quinnehtuk Company	ID	N	N	N
27	19	11.0	Quinnehtuk Company	ID	N	N	N
27	20	5.7	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
27	30	4.1	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
27	14A	0.9	Quinnehtuk Company	ID	N	N	N
27	8A	0.3	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
28	1	15.3	Quinnehtuk Company	ID	N	N	N
28	2	18.9	Quinnehtuk Company	ID	N	N	N
28	3	9.5	Quinnehtuk Company	ID	Y	N	N
28	4	0.4	Quinnehtuk Company	AF-4	N	N	N
28	5	2.2	Quinnehtuk Company	AF-4	N	N	N
28	6	3.2	Quinnehtuk Company	AF-4	N	N	N
28	7	0.8	Quinnehtuk Company	AF-4	N	N	N
28	14	3.2	Quinnehtuk Company	AF-4	N	N	Y (Cemetery)
28	15	20.9	Quinnehtuk Company	AF-4	N	N	Y (Cemetery)
28	16	3.5	Quinnehtuk Company	AF-4	N	N	N
28	17	4.6	Quinnehtuk Company	AF-4	N	N	N
28	21	40.9	Quinnehtuk Company	AF-4	N	N	N
28	22	13.6	Quinnehtuk Company	AF-4	N	N	N
28	23	13.5	Quinnehtuk Company	AF-4	N	N	N
28	24	0.5	Quinnehtuk Company	AF-4	N	N	N
28	25	34.8	Quinnehtuk Company	AF-4	N	N	Y (Watershed)
28	26	4.4	Quinnehtuk Company	AF-4	N	N	N
28	27	28.7	Quinnehtuk Company	AF-4	N	N	N
28	31	2.5	Quinnehtuk Company	AF-4	N	N	N
28	36	6.1	Quinnehtuk Company	AF-4	N	N	N
40	14	1.5	Quinnehtuk Company	ID	N	N	Y (DFG Plains)
Total		509.0					



Privately-Owned Recreational Land

SUEZ Energy North America owns most of the land in Montague along the Connecticut River north and east of its confluence with the Deerfield River. It also owns 79 acres of land on islands or under water in the Connecticut River. Land along the Connecticut River has many values for open space: it provides flood control, wildlife habitat, beautiful scenery and recreational opportunities. Most of the utility-owned land along the river is forested. SUEZ Energy North America's ownership and management of this land is a condition of its Federal Energy Regulatory Commission license for its hydroelectric facilities in Montague and Erving. Therefore, all land subject to the FERC license is considered to have limited protection from development. Land occupied by utility rights-of-way is also considered to have limited protection from development.



Table 5-11: Utility Company Land with Limited Protection in Montague

Map	Lot	Acres	Use	Protection	Owner
2	2	18.9	Power Canal	FERC	SUEZ NA
2	3	1.1	Riverfront	FERC	SUEZ NA
2	4	3.0	Riverfront	FERC	SUEZ NA
3	28	3.6	Riverfront	FERC	SUEZ NA
4	6	0.8	Recreational	FERC	SUEZ NA
4	7	4.7	Recreational	FERC	SUEZ NA
4	8	1.9	Riverfront	FERC	SUEZ NA
4	9	0.6	Recreational	FERC	SUEZ NA
4	15	0.3	Recreational	FERC	SUEZ NA
5	128	8.1	Power Canal	FERC	SUEZ NA
5	149	1.3	Power Canal	FERC	SUEZ NA
5	151	40.5	Right of Way	Limited	SUEZ NA
7	27	3.1	Riverfront	FERC	SUEZ NA
7	37	1.2	Riverfront	FERC	SUEZ NA
7	93	0.3	Riverfront	FERC	SUEZ NA
7	103	0.1	Riverfront	FERC	SUEZ NA
8	1	61.1	Riverfront/Power Canal	FERC	SUEZ NA
8	2	3.5		FERC	SUEZ NA
9	1	15.8	Canal/Right of Way	FERC	SUEZ NA
9	2	23.4	Canal	FERC	WMECO
9	3	3.9	Open	FERC	WMECO
9	4	3.7	Open	FERC	Quinnehtuk
9	69	30.3	Right of way, Wetlands	FERC	Quinnehtuk
9	75	1.2	Right of way, Wetlands	Limited	WMECO
9	84	6.1	Right of Way	Limited	WMECO
11	48	27.0	Riverfront	FERC	SUEZ NA
11	116	4.7	Land Under Water	FERC	SUEZ NA
11	117	4.6	Land Under Water	FERC	SUEZ NA
11	118	3.9	Land Under Water	FERC	SUEZ NA
12	1	25.8	Power Canal	FERC	SUEZ NA
12	2	4.9		FERC	SUEZ NA
12	3	13.2	Right of way, Wetlands	Limited	SUEZ NA
12	25	0.4	Right of way, Wetlands	Limited	WMECO
12	26	0.7	Right of way, Wetlands	Limited	SUEZ NA
12	27	0.4	Right of way, Wetlands	Limited	WMECO
12	28	0.5	Right of way, Wetlands	Limited	WMECO
12	29	0.5	Open	Limited	WMECO
12	30	4.4	Canal access, bike path	FERC	SUEZ NA
12	31	1.5	Canal access, bike path	FERC	WMECO
12	56	2.6	Open/Wetlands	Limited	SUEZ NA
12	58	0.9	Open/Wetlands	Limited	SUEZ NA
13	16	15.3	Open/Wetlands	FERC	SUEZ NA
14	3	0.6	Right of way	Limited	WMECO
14	38	0.4	Right of way	Limited	WMECO
15	20	0.5	Open	FERC	WMECO
15	21	9.9	Riverfront	FERC	SUEZ NA
15	213	11.0	Riverfront	FERC	SUEZ NA



Table 5-11: Utility Company Land with Limited Protection in Montague, Continued

Map	Lot	Acres	Use	Protection	Owner
17	1	3.8	Land Under Water	FERC	SUEZ NA
17	2	2.5	Land Under Water	FERC	SUEZ NA
17	3	21.8	Land Under Water	FERC	SUEZ NA
17	4	10.3	Land Under Water	FERC	SUEZ NA
17	5	4.8	Land Under Water	FERC	SUEZ NA
17	6	8.5	Land Under Water	FERC	SUEZ NA
17	7	10.5	Land Under Water	FERC	SUEZ NA
17	8	3.7	Land Under Water	FERC	SUEZ NA
17	9	4.9	Riverfront	FERC	SUEZ NA
17	10	3.7	Riverfront	FERC	SUEZ NA
17	12	13.0	Riverfront	FERC	SUEZ NA
17	17	8.4	Recreational	FERC	SUEZ NA
17	18	27.0	Recreational	FERC	SUEZ NA
17	34	72.0	Recreational	FERC	SUEZ NA
18	1	3.5	Riverfront	FERC	SUEZ NA
18	3	5.0	Riverfront	FERC	SUEZ NA
18	12	4.0	Riverfront	FERC	SUEZ NA
18	13	1.8	Riverfront	FERC	SUEZ NA
18	15	2.3	Recreational	FERC	SUEZ NA
18	16	1.1	Parking lot	FERC	SUEZ NA
19	74	0.7	Recreational	FERC	SUEZ NA
21	40	2.4	Right of way	Limited	WMECO
25	17	3.5	Riverfront	FERC	SUEZ NA
26	6	2.3	Right of way	Limited	Quinnehtuk
26	27	23.5	Right of way, Wetlands	Limited	Quinnehtuk
26	29	1.5	Right of way	Limited	Quinnehtuk
26	40	30.0	Right of way	Limited	Quinnehtuk
32	50	1.3	Riverfront	Limited	WMECO
32	60	4.1	Riverfront	Limited	Quinnehtuk
32	61	2.3	Riverfront	Limited	Quinnehtuk
32	62	1.4	Riverfront	Limited	Quinnehtuk
34	23	1.9	Right of way	Limited	WMECO
34	24	5.2	Right of way	Limited	WMECO
34	45	14.7	Right of way	Limited	WMECO
35	6	18.1	Right of way	Limited	WMECO
35	40	2.4	Right of way	Limited	WMECO
35	6A	2.1	Riverfront	Limited	WMECO
40	62	1.0	Right of way	Limited	WMECO
45	56	17.5	Right of way	Limited	WMECO
TOTAL		720.4			

Other than lands owned by SUEZ Energy North America, there is relatively little privately-owned recreational land in the Town of Montague. Thomas Memorial Golf Course on Montague City Road is privately-owned. Part of the golf course is enrolled in Chapter 61B, which is similar to Chapter 61 and 61A but is designed specifically for land in recreational use. The Millers Falls Rod & Gun Club, located off Turners Falls Road, is not enrolled in any land protection program, but lacking frontage, it is probably not at

high risk of development. A project to create a small recreational area on property owned by the Freemasons in Montague City was completed in 2010. The Harmony Lodge Wildlife viewing area includes a bench and informational signage to provide visitors an understanding of the wetland habitat around them and the historical significance of the site, which was once part of the canal system. The facility is located along the Canalside Trail Bike Path on property behind the lodge on Masonic Street. The bench placed at the site is in honor of Charles W. Hazelton, a historical figure of Montague.

Table 5-12: Other Privately-Owned Recreational Land in Montague

Map	Lot	Acres	Owner	Zoning	Use	Level of Protection
9	78	0.7	Thomas Memorial Golf Course	RE	Golf Course	61B
9	80	4.7	Thomas Memorial Golf Course	RE	Golf Course	61B
9	87	32.6	Thomas Memorial Golf Course	RE	Golf Course	None
14	4	0.1	Thomas Memorial Golf Course	RE	Golf Course	61B
		11.3	Millers Falls Rod & Gun Club		Recreational	None
51	53	1.0	Kachavos, Elaine J.	AF		61B
		50.4	Total			

B. PUBLICLY OWNED OPEN SPACE

There are approximately 6,016 acres of publicly-owned open space in Montague, accounting for about 45 percent of total open space and 30 percent of the Town’s land area. Publicly-owned open space includes land owned by state conservation agencies, municipal fire and water districts, school districts, the federal government and the Town of Montague. These lands are described in the foldout Table 5-13. For the purposes of this section, both public and privately-owned cemeteries are included in this category. Cemeteries are listed in table 5-14. There is no known publicly-owned farmland in Montague. Most of the publicly-owned open space in Montague is forested or occupied by cemeteries.

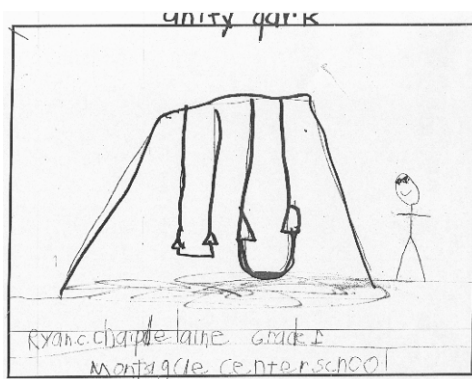
The Massachusetts Department of Fish and Game (DFG) is the largest single property owner in the Town of Montague. The agency owns approximately 3,556 acres in two large blocks on the Montague Plains and east of Route 63, and three smaller ones. Between 2006 and 2008, DFG purchased three parcels along Federal Street, Dry Hill Road, and North Leverett Road totaling roughly 236 acres. The Bitzer State Fish Hatchery raises trout for stocking around the state and is open to visitors in the spring, and in the fall when it is used as a checking station for hunters.

The Sawmill River Access Area also known as the North Street Wildlife Management Area in Montague Center is much loved and very heavily used by area residents for walking, cross-country skiing, sledding and hunting. A bridge over the Sawmill River providing access from Montague Center to the majority of the conservation area washed out in a flood in the spring of 2005, and has yet to be replaced. Lack of adequate parking and riverbank erosion are additional problems in this area.



The state Department of Conservation and Recreation (DCR) owns approximately 673 acres in Montague. Most of this land is located in the Montague State Forest east of Route 63. DCR also owns small parcels of land on the Montague Plains, along the Connecticut River and on the east side of Route 63 along Cranberry Pond Brook. As discussed in Sections 3 and 4, these state-owned lands offer excellent habitat for wildlife and exceptional opportunities for recreational activities.

The Town of Montague owns public parks in Turners Falls, Millers Falls, Montague Center, and Lake Pleasant. Unity Park, Highland Park, Montague Center Park, and Rutter's Park are maintained by the Town and managed by the Town Parks & Recreation Department. Norma's Park in Lake Pleasant is owned by the Quinnehtuk Company but maintained and managed by the Town. These parks include play equipment for small children and playing fields. Montague City is the only village in Town that does not currently have a park. The Town is exploring the creation of a new small park on Town-owned land in Montague City, adjacent to the bike path, as a long term project.



A skateboard park was built at the request of young residents in the late 1990s on land leased by the Town from a private landowner, located adjacent to Unity Park. Many of the users participated in construction of the park, and it was maintained by donations and volunteer labor. In 2009 the skatepark was moved to another vacant privately owned lot leased by the Town off of Avenue A. Current plans are for a permanent park to be constructed on Town-owned land adjacent to Unity Park. Skaters

would like to see the equipment upgraded to a more durable material than the current ramps, which are constructed of plywood.

Peskeomskut Park was built by volunteers organized by the Young Women's Club in 1967 on a vacant lot in Turners Falls. Peskeomskut is the name that the Pocumtuck Indians gave to the site of the falls on the Connecticut River. The Park is owned by the Town, which does basic maintenance, such as tree pruning and lawn mowing. The Women's Club still participates in maintenance and management of the park. There are more than a dozen memorials to residents of the Town in the Park.

During the late 1990s, a committee was formed to develop a master plan for the Peskeomskut Park. A group of residents, including members of the Montague Community Band, were interested in the possibility of building an outdoor performance space



in town, and Peskeomskut Park was considered to be a desirable site. Parents of young children asked the Town if it would be possible to install play equipment in the park as well.

A committee appointed by the Selectmen in 1999 came to consensus on siting a performance structure and a few pieces of play equipment for small children in Peskeomskut Park. A master plan was developed for the park, including a site for the performance structure, in 2001. Construction of a new bandstand and addition of a picnic area, playground equipment, new landscaping and walkways was completed in 2006 using CDBG funds and following a public process. The Town has been promoting community events at the bandstand in the summer months.



Table 5-13: Publicly-Owned Open Space & Recreation Areas in Montague

Name of Area	Location	Acres	Owner	Manager	Condition	Potential for recreation	Recreational Activities	Public access	Zoning	Source of Funds	Level of Protection	Assessors Map & Lot Numbers
Conservation Areas												
Connecticut River Access Area	Meadow Road	70.82	DFG	DFG	Good	Medium	W, XC, B, H, F, BW, SL	Limited	AF	DFG	Permanent	M 41, L 3, 4, 21, 22, 23
Connecticut River Greenway State Park*	Greenfield Road	10.10	DCR	DCR	Good	Low	W	Limited	ID	DCR	Permanent	M 32, L 63
Montague Plains Wildlife Management Area	Center of Town	1607.30	DFG/DCR	DFG	Fair	High	W, XC, B, H, BW	Free	ID	DFG	Permanent	M 21, L 38, 61; M 24, L 14, 17, 18, 19, 20, 26, 27, 28, 29, 31, 32, 33, 35, 36, 37, 38; M 26, L 9, 10, 11, 12, 13, 14, 16, 18, 19, 30, 31, 32, 33, 36; M 27, L 1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 44, 45, 46, 47, 48, 49; M 32, L 25, 27, 28, 29, 30; M 33, L 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 27, 28, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 58, 62, 63, 64, 65, 66, 67, 68, 69; M 39, L 9, 11, 11A, 12, 13, 30, 66, 67, 68, 69, 97; M 40, L 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 18, 19, 21, 23, 24, 25, 28, 29, 30, 32, 33, 64, 65, 66, 67, 68
Montague State Forest	East of Route 63	635.72	DCR	DCR	Excellent	High	W, XC, B, H, F, BW	Free	AF-4	DCR	Permanent	M 35, L 18, 26; M 46, L 35, 41, 49, 50, 60, 61, 62, 66; M 51, L 69, 70, 71, 72; M 53, L 12, 12A, 12B, 12C, 14
Montague Wildlife Management Area	East of Route 63	1714.41	DFG	DFG	Excellent	High	W, XC, B, H, F, BW	Free	AF-4	DFG	Permanent	M 45, L 36, 38; M 46, L 40, 58, 65, 67; M 51, L 23, 29; M 52, L 6, 13, 14, 15, 19, 23, 24, 25, 26, 27, 35, 36, 37, 38, 39, 40, 41, 43, 44, 55, 57, 60, 63, 64, 67, 99, 107, 108, 109, 110, 111, 117, 133, 137, 148, 149; M 53, L 1, 2, 3, 4, 6, 10, 11, 13
Sawmill River Access Area	North Street	39.24	DFG	Private	Good	High	W, XC, B, H, F, BW, SL	Free	AF	DFG, Private donations	Permanent	M 42, L 54; M 43, L 12; M 48, L 50
Montague Conservation Commission Area	Fifth Avenue	6.42	MCC	MCC	Good	Low		Free	RS	Donated	Permanent	M37, L129; M44, L69
Parks & Recreation Areas												
Highland Park	Millers Falls	6.24	Town	Parks & Recreation Dept.	Good	High	PL, BF	Free	RE		Limited	M 29, L 79, 82
Montague Center Park	Montague Center	4.50	Town	Parks & Recreation Dept.	Good	High	PL, BF, G	Free			Limited	M 43, L 118, 119, 121, 122, 123
Norma's Park	Lake Pleasant	3.74	Quinnehtuk Co.	Parks & Recreation Dept.	Good	Medium	PL, BF	Free	ID		Limited	M 33, L 71
Peskeomskut Park	Avenue A, Turners Falls	1.90	Town	Dept. Of Public Works	Excellent	High	PL, W	Free	PS	Donation	Limited	M 3, L 33
Rutter's Park	Lake Pleasant	1.10	Town	Parks & Recreation Dept.	Good	Medium	PL	Free	RS		Limited	M 37, L 150
Unity Park	Turners Falls	8.25	Town	Parks & Recreation Dept.	Fair	High	PL, BF, SL, PI	Free	RE	DCS-Self Help	Limited	M 4, L 10, 11, 103
Schools												
Franklin County Regional Technical School	Industrial Boulevard	58.69	FCTS District		Good	High	W, BF	By permission	ID		Limited	M 17, L 11, 36
Hillcrest Elementary School	Turners Falls	10.37	Town	GMRSD	Good	Medium	PL, BF	Public	RE		Limited	M 10, L 49
Little League Fields	Keith Street, Turners Falls	6.16	Town	Newt Guilbault Little League	Fair	Good	BF	Public	RE		Limited	M 10, L 22
Sheffield Elementary School	Turners Falls	10.73	Town	GMRSD	Good	Medium	PL, BF	Public	RE		Limited	M 6, L 323, 324, 325
Turners Falls High School	Turnpike Road	70.7	Town	GMRSD	Good	High	W, B, BF, T, SW	Public	RE		Limited	M 21, L 11; M 22, L 15, 16, 43, 44
Public Water Supply Protection Areas												
Hannegan Brook Watershed	East of Route 63/Lake Pleasant	1381.62	TFFD	TFWD	Excellent	High	W, BW, H	By permission	AF-4		Permanent	M 24, L 7, 9, 16 M 28 L 28, M 33 L 16, 17, 18, 19, 20, 21 M 34, L 1, 2, 3, 4, 5, 6, 10, 40, 41, 42, 43, 44, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57 M 35 L 29, 30, 32 M 36 L 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50A, 51, 52, 55, 69, 71, 121, 137, 153, 154, 155, 156, 157, 158, 159, 160 M 37,

												L 12, 13, 14, 15, 16, 17, 140, 142, 145 M 45, L 1, 2, 6, 7, 8, 9; M 46, L 1, 2, 3, 4, 5, 6, 7, 8, 8A, 9, 10, 11, 12, 13, 28, 51, 52, 53, 53A, 54, 56, 59 M 51 L 50
Montague Center Well Field/West Pond	Main Street	23.60	MCTR Water District		Good	Low	F	By permission	AF-2		Permanent	M 48, L 19, 21, 22, 29, 30
Tolan Farm Well Field	Center Street	36.14	TFFD	TFWD	Good	Medium	W, BW, XC, H	By permission	AF		Permanent	M 44, L 6, 7, 8, 15, 16, 44, 45, 46, 50
Other public lands												
Bitzer State Fish Hatchery	Hatchery Road	150.44	DFG	DFG	Excellent	Medium	W	Seasonal	AF	DFG	Permanent	M 32, L 8, 18, 23, 24, 42, 54, 66, 67
Great Falls Discovery Center	Avenue A	3.30	MEDIC/DCR	DCR	Good	High	W, B	Scheduled 2003	CB	DCR, Town	Limited	M 4, L 1, 2, 28, 40, 41, 44
Silvio Conte Anadromous Fish Research Center	Migratory Way	20.00	USGS	USGS	Good	High	W, B	Free (grounds only)			Limited	M 8, L 3

Note: DFG is Department of Fish and Game, DCR is Department of Conservation and Recreation, MCC is the Montague Conservation Commission, GMRSD is the Gill-Montague Regional School District, TFWD is the Turners Falls Water Dept, TFFD is the Turners Falls Fire District, the USGS is the United States Geological Survey, the DCS is the Massachusetts Division of Conservation Services and MEDIC is the Montague Economic Development Industrial Corporation.

* The Connecticut River Greenway is one of Massachusetts' newest State Parks, connecting open spaces, parks, scenic vistas, and archaeological and historic sites along the length of the Connecticut River. There are over 12 miles of permanently protected shoreline, and numerous access points to the river. The parcel located in Montague was acquired by the Department of Conservation and Recreation for conservation purposes, and there are no plans at this time to develop recreational amenities on the site.

Recreation Activities Legend	B - Biking	BF - Ball Field	BW - Bird watching	F - Fishing	G - Garden (Community)	H - Hunting	PI - Picnic Area	PL - Playground	SK - Skating
	SL - Sledding	SW - Swimming	T - Tennis Courts	W - Walking/Hiking	XC - Cross-country Skiing				



Table 5-14: Cemeteries in Montague

Cemetery	Map	Lots	Acres	Owner
Aaron Clark Memorial	21	10	10.893	Aaron Clark Memorial Cemetery
Burnham Cemetery	13	34	0.494	Town of Montague
Dry Hill Cemetery	46	27	0.963	Town of Montague
East Mineral Road	25	15	0.519	Town of Montague
Elm Grove	42	26, 27, 32, 81	7.443	Elm Grove Cemetery
Fairway Avenue	13	88	0.310	Town of Montague
Old South	48	25	1.543	Town of Montague
Our Lady of Czestochowa	22	36	4.283	Roman Catholic Bishop of Springfield
Springdale	21	4	13.193	Springdale Cemetery
St. Anne's	21	5	25.193	Roman Catholic Bishop of Springfield
St. Mary's	21	8, 9	22.286	Roman Catholic Bishop of Springfield
Town Farm	34	58	0.292	Town of Montague
West Chestnut	53	29	0.390	Town of Montague

Cemeteries

Table 5-14 lists all of the thirteen cemeteries in Montague, seven of which are owned by the Town. Most cemeteries represent well-maintained open space areas that are sometimes appropriate for walking and bird watching. Access to Dry Hill Cemetery is the subject of ongoing discussion between the Town of Montague and the private landowner. The Cemetery is in poor condition and is accessible to the public only by 4-wheel drive. The Town completed a feasibility study in 2008 with options to improve access.

C. PARK AND OPEN SPACE EQUITY

As discussed in Section 3: Community Setting, the village of Turners Falls qualifies as an Environmental Justice Population area, where median household incomes are below 50% of the state median household income according to the 2000 U.S. Census. Residents may be unable to afford recreational opportunities that require a fee, and may lack transportation to open space and recreation resources in other areas of Town. It is therefore important to ensure free access to an adequate amount of well-maintained open space and recreational resources within walking distance of homes in Turners Falls.

Currently residents of Turners Falls have free access to several parks and open spaces. The proximity to the Connecticut River provides residents of Turners Falls with opportunities for fishing in the downtown area. An old bridge abutment adjacent to Unity Park is a popular fishing spot. As mentioned above, Peskeomskut Park, a small park of approximately 2 acres, was recently refurbished to include a bandstand for live events and play equipment for young children. The Canalside Trail Bike Path, a 3.27 mile off-road path completed in 2008, begins at Unity Park in Turners Falls and runs along the canal, eventually crossing the Connecticut River and ending in northeast Deerfield. The path has proven to be a heavily used resource, with 68% of respondents to the 2009 Open Space and Recreation Survey indicating that they or their families use the bike path. SUEZ Energy leases land for the path to the Department of

Conservation and Recreation, and provides a picnic area at the head of the path adjacent to Unity Park.

Unity Park is another heavily used recreational area, with 65% of respondents to the 2009 survey indicating use of the park. Consisting of 8.25 acres, it is the largest park in Turners Falls and includes two ball fields, a large playground area with play equipment, a basketball court, and a picnic area. Unity Park is also the home of the Montague Parks and Recreation Department, with their offices located in the Fieldhouse. The Town developed a master plan for improvements to the park in 2008, and received design funding from the Community Development Block Grant (CDBG) in 2009. The Town applied for, but did not receive, additional CDBG funding in 2010 for the construction of a multi-phased project that would include facility-wide improvements. Such improvements would include the playground, ball fields, parking areas, accessibility throughout the park, and possibly the development of new recreational areas including a skate park, community garden, fitness trail, water spray element, and sand volleyball court. The Town is still actively pursuing CDBG funding for this project.

Although many recreational resources exist within downtown Turners Falls, opportunities also exist to improve access to certain recreational activities. Some residents of Turners Falls have expressed interest in the development of an additional community garden space, as the current community garden on 4th Street is full. The small lots characteristic of the urban village may lack enough space for a garden, and renters may not have the option to garden at their apartments. As previously mentioned, it is possible that a community garden could be developed as part of the improvements to Unity Park. If this does not happen, other opportunities for a garden space in Turners Falls should be explored.

Despite the close proximity to the Connecticut River, residents of Turners Falls must either travel across the Connecticut River to Gill or south to Montague City to access a boat launch area. This may prove difficult for residents who do not have a vehicle that can carry a canoe. SUEZ Energy controls access to the Connecticut River in Turners Falls, and the Town should work with the utility to develop an access point to the river close to downtown. The lack of a safe outdoor swimming facility in Town is another issue expressed by Montague residents in general. Currently the Montague Parks and Recreation Department (MPRD) offers swimming programs at the Turners Falls High School pool during the summer, and open swimming during the winter. Transportation to Laurel Lake in Erving is provided once a week in the summer as part of the MPRD summer youth programs. These programs require a fee, and scholarships are available for Montague residents.

Walking is both a form of physical fitness that all ages can take part in, and a viable form of transportation. The industrial village of Turners Falls was originally planned with walking as the main mode of transportation. Workers lived within walking distance to the mills, and everyday needs were available in the shops along Avenue A. Today the village maintains its pedestrian character, although an increase in traffic and other hazards impact how safe or comfortable a pedestrian feels. Providing a network of safe and interesting walking routes connecting key destinations is a large factor in encouraging people to walk. For some, walking may be the only choice of transportation available to them, regardless of how safe the route may be.



In 2008 the Turners Falls RiverCulture Project put out a request for proposals for a public art installation along a series of pathways leading from downtown Turners Falls up to the “hill” section of the village. The pathways have been used for over a century to travel between homes and work, shopping, church, or school. More recently the pathways were perceived by some residents as unsafe and overgrown. The chosen artwork, called “woven river” for its network of woven branches meant to symbolize the Connecticut River, was installed along a section of the pathway in the fall of 2009 (Turners Falls RiverCulture website, <http://www.turnersfallsriverculture.org/>). The RiverCulture Project continues to promote public art that highlights the history and culture of Turners Falls while providing for a stimulating pedestrian environment in downtown.

There are other opportunities for improvements to the pedestrian network in Turners Falls that would help make the community more walkable. Many school children walk from downtown Turners Falls to Sheffield Elementary School on the hill. In 2009 the Town completed safety improvements to the school crossing on Unity Street near Scotty’s convenient store. New sidewalks were added, and an island was inserted to make the crossing distance shorter for pedestrians. Increased signage to encourage slower traffic on routes traveled by children would also be helpful. The Town has identified safety improvements to the crosswalk between the Town Hall and the Discovery Center on Avenue A as a priority project. In downtown Turners Falls, worn footpaths provide evidence that more pedestrian connections are needed to access the bike path along the canal. Residents have also expressed concern about maintaining a pedestrian connection to Gill during the Gill-Montague Bridge construction work, which will close the bridge to automobile traffic. Improved pedestrian, bicycle, and transit connections to Greenfield would benefit Turners Falls residents, as many shopping, employment, and services destinations are located there.