

# Special Permit Application

For

## **Berkshire East Ski Resort, LLC** New Ski Lift

For Property Located at

South River Road  
Charlemont, Massachusetts

*Prepared by:*



**DESIGN GROUP, INC.**

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201 (413) 443-3537

January, 2023

January 11, 2023

Charlemont Planning Board  
P.O. Box 65  
Charlemont, MA 01339

**RE:** Special Permit Application  
Berkshire East Ski Resort LLC  
South River Road  
Charlemont, MA

Dear Board Members;

On behalf of the Applicant, Berkshire East Ski Resort LLC, we hereby submit a Special Permit application for property located at South River Road (Parcels 03-Lot 002; 02-027; 17-001) in Charlemont, MA.

The proposed project includes the construction of a new ski lift. A detailed project narrative and plans are included herein in support of this application. Also included is a Special Application Form, Plans, Application Fee (<sup>1</sup>\$90.00), and a Certified Abutter's List.

If you should have any questions or concerns, or require additional copies, please do not hesitate to contact the office.

Sincerely,  
SK DESIGN GROUP, INC.



James M. Scalise, II PE

Attachments

Cc: Berkshire East Ski Resort LLC  
Atty. William Martin  
File

G:\SK DESIGN GROUP\2015\150124 Berkshire East-66 Thunder Mtn Rd, Charlemont-Hawley, MA-Form A\Documents\NEW LIFT - SP (2022 - 2023)\01 Cover Letter.docx

<sup>1</sup> Plus \$10 for Abutter's List

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- A. Schematic Lift Design Plans

# Special Permit Application



## Certified Abutter's List



# 300 foot Abutters List Report

Charlemont, MA  
December 27, 2022

## Subject Property:

Parcel Number: 02-027  
CAMA Number: 02-027  
Property Address: SOUTH RIVER RD

Mailing Address: BERKSHIRE EAST SKI RESORT, LLC  
P.O. BOX 727  
CHARLEMONT, MA 01339

## Abutters:

Parcel Number: 03-002  
CAMA Number: 03-002  
Property Address: SOUTH RIVER RD

Mailing Address: BERKSHIRE EAST SKI RESORT, LLC  
P.O. BOX 727  
CHARLEMONT, MA 01339

Parcel Number: 15-001-1  
CAMA Number: 15-001-1  
Property Address: THUNDER LANE

Mailing Address: LEAR, NEAL & CECILIA  
P.O. BOX 131  
CHARLEMONT, MA 01339-0131

Parcel Number: 15-002  
CAMA Number: 15-002  
Property Address: 10 THUNDER LANE

Mailing Address: LEAR, NEAL & CECILIA  
P.O. BOX 131  
CHARLEMONT, MA 01339-0131

Parcel Number: 15-003  
CAMA Number: 15-003  
Property Address: 65 EAST HAWLEY RD

Mailing Address: ROACH, KAREN M. C/O RAU, KAREN M.  
65 EAST HAWLEY ROAD  
CHARLEMONT, MA 01339

Parcel Number: 15-004  
CAMA Number: 15-004  
Property Address: 73 EAST HAWLEY RD

Mailing Address: HARKER, WILLIAM & PATRICIA  
73 EAST HAWLEY RD  
CHARLEMONT, MA 01339

Parcel Number: 15-005  
CAMA Number: 15-005  
Property Address: EAST HAWLEY RD

Mailing Address: HARKER, WILLIAM D & PATRICIA  
73 EAST HAWLEY RD  
CHARLEMONT, MA 01339

Parcel Number: 15-006  
CAMA Number: 15-006  
Property Address: 79 EAST HAWLEY RD

Mailing Address: BERGERON, JOSEPH G. & PATRICIA  
P.O. BOX 842  
CHARLEMONT, MA 01339

Parcel Number: 16-006  
CAMA Number: 16-006  
Property Address: 52 SOUTH RIVER RD

Mailing Address: ROSENBERG, DENNIS J & DEBRA  
52 SOUTH RIVER RD  
CHARLEMONT, MA 01339

Parcel Number: 16-007  
CAMA Number: 16-007  
Property Address: THUNDER MOUNTAIN RD

Mailing Address: GERRY, TYLER  
DONNELLY, PAUL & GAITONDE, P  
422 MAIN STREET  
DURHAM, CT 06422

Parcel Number: 16-007-1  
CAMA Number: 16-007-1  
Property Address: SOUTH RIVER RD

Mailing Address: BERKSHIRE EAST SKI RESORT, LLC  
P.O. BOX 727  
CHARLEMONT, MA 01339



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# 300 foot Abutters List Report

Charlemont, MA  
December 27, 2022

Parcel Number: 16-008 CAMA Number: 16-008 Property Address: SOUTH RIVER RD	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC P.O. BOX 727 CHARLEMONT, MA 01339
Parcel Number: 16-009 CAMA Number: 16-009 Property Address: SOUTH RIVER RD	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC 66 THUNDER MOUNTAIN ROAD CHARLEMONT, MA 01339
Parcel Number: 16-010 CAMA Number: 16-010 Property Address: 32 SOUTH RIVER RD	Mailing Address: PENA, RUTH D. & DAVID 364 FOSTER AVENUE SAYVILLE, NY 11782
Parcel Number: 16-011 CAMA Number: 16-011 Property Address: SOUTH RIVER RD	Mailing Address: PENA, RUTH D. & DAVID 364 FOSTER AVENUE SAYVILLE, NY 11782
Parcel Number: 16-012 CAMA Number: 16-012 Property Address: 42 THUNDER MOUNTAIN RD	Mailing Address: TRUMONT LLC 42 THUNDER MTN RD, PO BOX 727 CHARLEMONT, MA 01339
Parcel Number: 16-013 CAMA Number: 16-013 Property Address: EAST HAWLEY RD	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC P.O. BOX 727 CHARLEMONT, MA 01339
Parcel Number: 16-014 CAMA Number: 16-014 Property Address: 23 EAST HAWLEY RD	Mailing Address: MCKENNA, BARBARA A & CHAD E 23 EAST HAWLEY RD CHARLEMONT, MA 01339
Parcel Number: 16-015 CAMA Number: 16-015 Property Address: 41 EAST HAWLEY RD	Mailing Address: DEMIRALI, MARY B & JOHN X 89 CROSSTOWN AVE WEST ROXBURY, MA 02123
Parcel Number: 16-016 CAMA Number: 16-016 Property Address: THUNDER LANE	Mailing Address: SLOCIK, LYNDA & GRITZNER, ADAM PO BOX 418 CHARLEMONT, MA 01339
Parcel Number: 16-017 CAMA Number: 16-017 Property Address: THUNDER LANE	Mailing Address: SLOCIK, LYNDA & GRITZNER, ADAM PO BOX 418 CHARLEMONT, MA 01339
Parcel Number: 16-018 CAMA Number: 16-018 Property Address: THUNDER LANE	Mailing Address: GRITZNER, ADAM D & SLOCIK, LYN PO BOX 418 CHARLEMONT, MA 01339
Parcel Number: 16-019 CAMA Number: 16-019 Property Address: 18 THUNDER LANE	Mailing Address: SLOCIK, LYNDA J. PO BOX 418 CHARLEMONT, MA 01339



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# 300 foot Abutters List Report

Charlemont, MA  
December 27, 2022

Parcel Number: 16-020 CAMA Number: 16-020 Property Address: 16 THUNDER LANE	Mailing Address: BOEHMER, RICHARD W. & MARY E. PO BOX 2011 CHARLEMONT, MA 01339
Parcel Number: 16-021 CAMA Number: 16-021 Property Address: 14 THUNDER LANE	Mailing Address: SANDERSON, RALPH W. & MARY C/O SANDERSON, BARRY E. TRUST PO BOX 574 CHARLEMONT, MA 01339
Parcel Number: 16-022 CAMA Number: 16-022 Property Address: 8 THUNDER LANE	Mailing Address: HYER, TRICE PO BOX 115 CHARLEMONT, MA 01339
Parcel Number: 17-001 CAMA Number: 17-001 Property Address: SOUTH RIVER RD	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC P.O. BOX 727 CHARLEMONT, MA 01339
Parcel Number: 17-001 CAMA Number: 17-001 Property Address: 60 SOUTH RIVER RD	Mailing Address: ANGELICO, JOSEPH J. PO BOX 5 CHARLEMONT, MA 01339
Parcel Number: 17-001 CAMA Number: 17-001 Property Address: SOUTH RIVER RD	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC P.O. BOX 727 CHARLEMONT, MA 01339
Parcel Number: 17-001 CAMA Number: 17-001 Property Address: 60 SOUTH RIVER RD	Mailing Address: ANGELICO, JOSEPH J. PO BOX 5 CHARLEMONT, MA 01339
Parcel Number: 17-001-1 CAMA Number: 17-001-1 Property Address: SOUTH RIVER RD	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC 66 THUNDER MOUNTAIN ROAD CHARLEMONT, MA 01339
Parcel Number: 17-001-4 CAMA Number: 17-001-4 Property Address: SOUTH RIVER RD	Mailing Address: DEERFIELD RIVER, CLUB CONDOMIN CARROLL, FRANK PO BOX 71 CHARLEMONT, MA 01339
Parcel Number: 17-001-41 CAMA Number: 17-001-41 Property Address: SOUTH RIVER RD	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC 66 THUNDER MOUNTAIN ROAD CHARLEMONT, MA 01339



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BERKSHIRE EAST ABUTTERS LIST REPORT ADDENDUM

CONDOS

DEERFIELD RIVER CLUB CONDOS

CAMA Number: 17-1-0004-001  
Property Address: 60 South River

Mailing Address: ANGELICO, JOSEPH J.  
PO BOX 5  
CHARLEMONT, MA 01339

CAMA Number: 17-1-0004-002  
Property Address: 60 South River

Mailing Address: CARROLL, FRANK  
PO BOX 71  
CHARLEMONT, MA 01339

CAMA Number: 17-1-0004-003  
Property Address: 60 South River

Mailing Address: SCHAEFER, JAMES ROY  
2 ROWAYTON AVENUE  
NORFOLK, CT 06853

CAMA Number: 17-1-0004-004  
Property Address: 60 South River

Mailing Address: NARAIN, DHUV & SUBBARAO, SANDHYA  
3 STONE BRIDGE ROAD  
PURCHASE, NY 10577-1621

CAMA Number: 17-1-0004-005  
Property Address: 60 South River

Mailing Address: 10K PROPERTIES, LLC  
248 MAIN STREET, PO BOX 37  
CHARLEMONT, MA 01339

CAMA Number: 17-1-0004-006  
Property Address: 60 South River

Mailing Address: SCHAEFER, GABRIELLE S. & THOMAS E.  
4389 DENKER DRIVE  
PLEASANTON, CA 94588

THUNDER MOUNTAIN CONDOS

CAMA Number: 16-1-0000-0007.A  
Property Address: 25 Thunder MT RD

Mailing Address: GERRY, TYLER  
422 MAIN STREET  
DURHAM, CT 06422

CAMA Number: 16-1-0000-0007.B  
Property Address: 25 Thunder MT RD

Mailing Address: DONNELLY, PAUL & GAITONDE, PRITI  
C/O 25B THUNDER MOUNTAIN RD  
CHARLEMONT, MA 01339

Narrative

**Special Permit Narrative**  
**New Ski Lift**  
**at Berkshire East Ski Area**  
**Charlemont, Massachusetts**

**SECTION 1.0 – Project Description**

The project site is located on the main property owned by the Berkshire East Ski Resort, LLC (lot 27 – see below). The proposed work includes the construction a new high-speed (“detachable”) ski lift. The new lift will be constructed adjacent to an existing lift, which will remain in operation. The lift is located near the main lodge building and will extend approximately 3,500 up the mountain.



The new lift will contain a new base tower, several intermediate towers, and a top terminal. Some selective tree removal/ trimming will be necessary to construct the new lift. No new ski trails are proposed as part of this application. The proposed lift will not impact any wetlands and therefore will not require Conservation Commission approval. The schedule to construct the new lift is Spring, 2023 (after snow melt).

#### Utilities

The new ski lift will utilize existing private utilities.

#### Traffic

The proposed lift will not alter traffic patterns on public ways near the ski area.

#### Erosion and Sediment Control

The project is not expected to create erosion or sediment issues as work will take place in small isolated areas without the need to clear large areas or build access roads. The existing vegetation will be preserved to the extent possible.

#### Stormwater

Stormwater patterns will not be altered as a result of the project. Runoff will continue to flow to one or more existing snow making ponds at the base of the mountain.

## **SECTION 2.0 – Zoning Requirements**

23.9 Special Permit Criteria. In acting upon Special Permits, the Planning Board shall consider the following criteria:

- a) The degree to which the activity, site plan, and building design are consistent with economic development activities, including tourism, as identified in the Master Plan.

***The proposed project will promote local tourism and provide increased skier capacity at Berkshire East Resort.***

- b) Capability of and cost to the Town to provide municipal services for the proposed use and premises, including police, fire, emergency services, and road maintenance and the ability of existing infrastructure to support the proposed use including but not limited to existing roads and bridges and their conditions.

***No impact will result from the seasonal use of the ski lift.***

- c) Impact on the Town's school or other educational facilities.

*No impact will result from the seasonal and transient use of the ski lift.*

- d) Consequences of sound, light, odor, noise, traffic congestion, or other disturbances for abutting and other properties that may be impacted.

*Impacts, including sound, light, odor, and noise will not be felt at abutting properties.*

- e) Environmental impact of the proposal, including the degree to which the proposal results in water, air, noise, or light pollution; topographic change; removal of mature trees or other botanical assets; removal of cover vegetation; risk of erosion or siltation, increased storm water runoff from the site; or displacement of natural habitats.

*The proposed ski lift will not cause environmental impacts.*

- f) Impact on existing traffic conditions and vehicular and pedestrian safety on all roads in town, particularly at intersections with the Mohawk Trail.

*The project is not expected to cause traffic increases.*

- g) Degree to which the proposal is compatible with the character of the surrounding area and neighborhood.

*The proposed use is accessory to the existing resort use.*

- h) Degree to which the proposal preserves scenic views and historic, natural, and cultural resources through site design, landscaping, and protection of resources.

*The use of the area already developed will avoid any degradation of scenic views and/or historic, natural, and cultural resources.*

- i) Employment, housing, and fiscal consequences to the Town.

*Existing Berkshire East Staff will manage the lift and there will be no fiscal consequences to the Town.*

- j) Impact on agricultural or forestry operations or the productivity of the land for those uses.

*There will be no impacts to on agricultural or forestry operations or the productivity of the land for those uses.*

- k) Capability of the Town or other public or private entities to provide water supplies, sewage treatment, and stormwater management.

*Not Applicable. The lift will use private services including sewer and water supplies.*

- l) Other impacts on the Town including support of local products and businesses, protection of open space, provision of recreational opportunities for Town residents, and energy conservation.

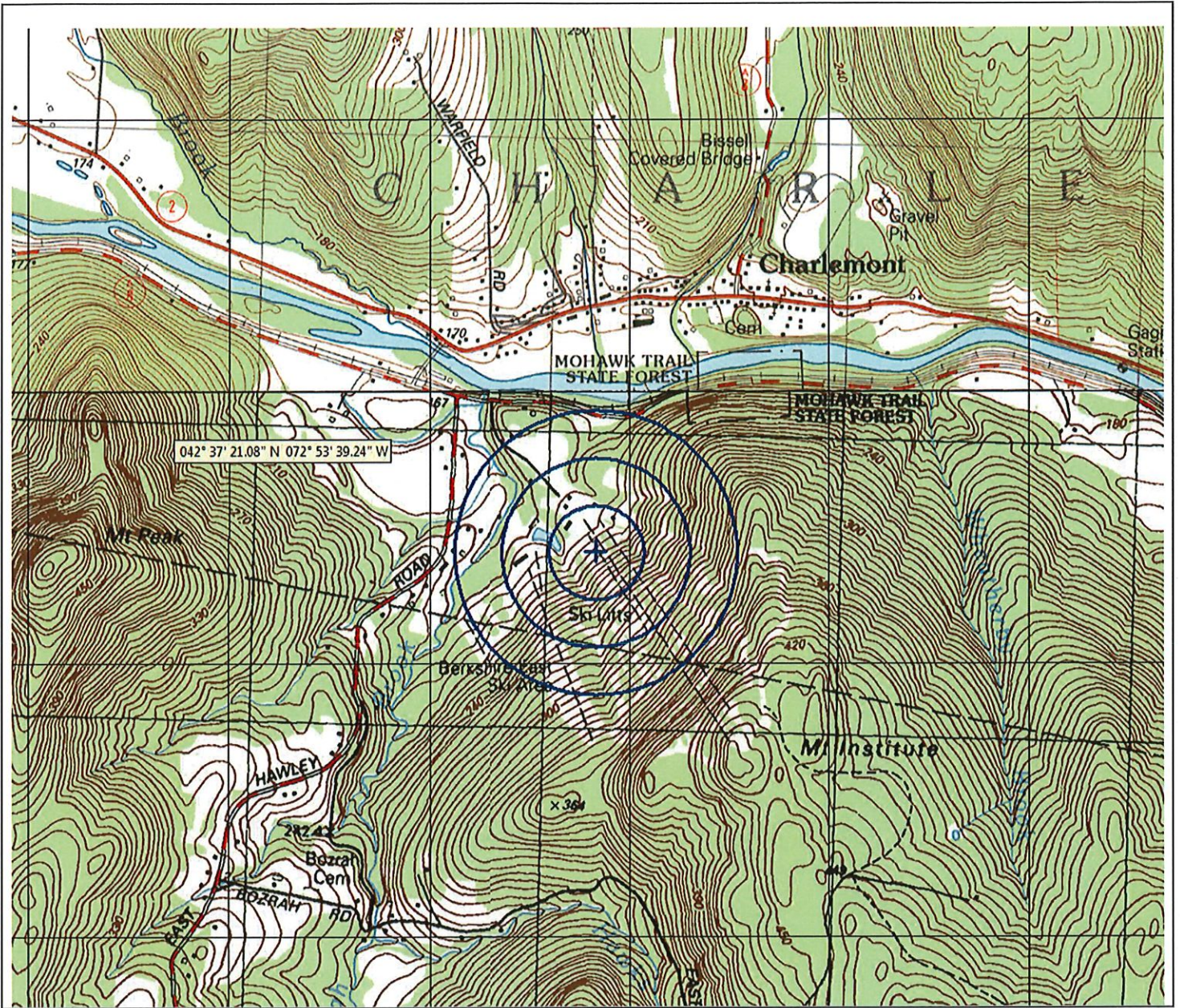
*Berkshire East is a local business utilizing winter facilities with year-round recreational opportunities. The Berkshire East wintertime operations draw tourists to the town. Tourists frequent local retail establishments and coffee shops. The lift will improve the scope of the existing facility.*

Zoning District

The property is located in the “RR” Zoning District. The following is a listing of the Dimensional Requirements per the Town of Charlemont Zoning Regulations:

*Town of Charlemont  
 Table of Dimensional Requirements*

	Minimum Area	Lot Frontage (Feet)	Yard Minimum (Feet)		
			Front	Side	Rear
Required	45,000 S.F.	150	50	50	50
Provided	247,955 S.F.		+100	+100	+100



Source: U.S.G.S. Map

**FIGURE #1**

**U.S.G.S. Map**  
 Berkshire East Ski resort  
 South River Road  
 Charlemont, MA

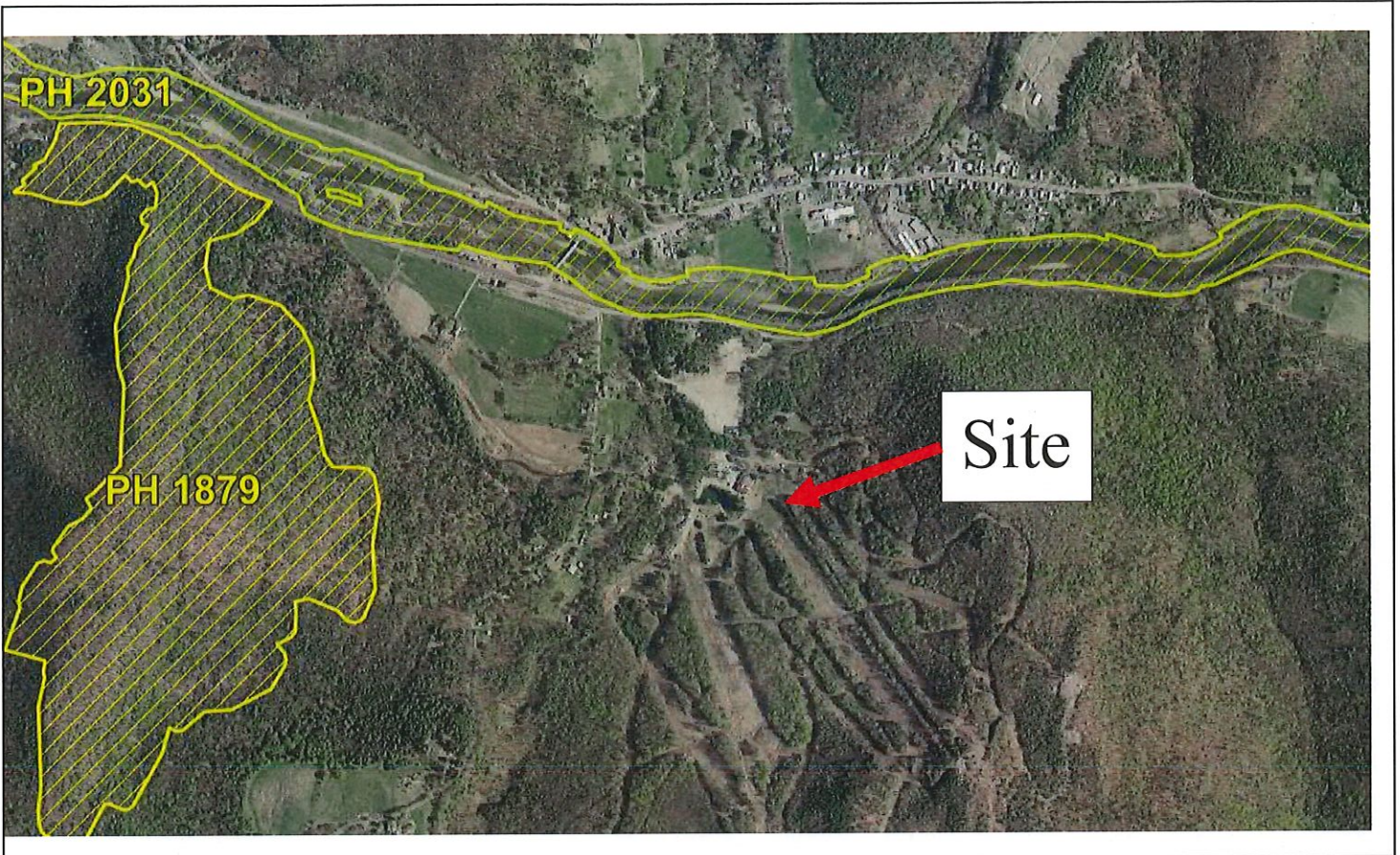


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Source: NHESP website

**FIGURE #2**

**N.H.E.S.P. Map (None Mapped)**

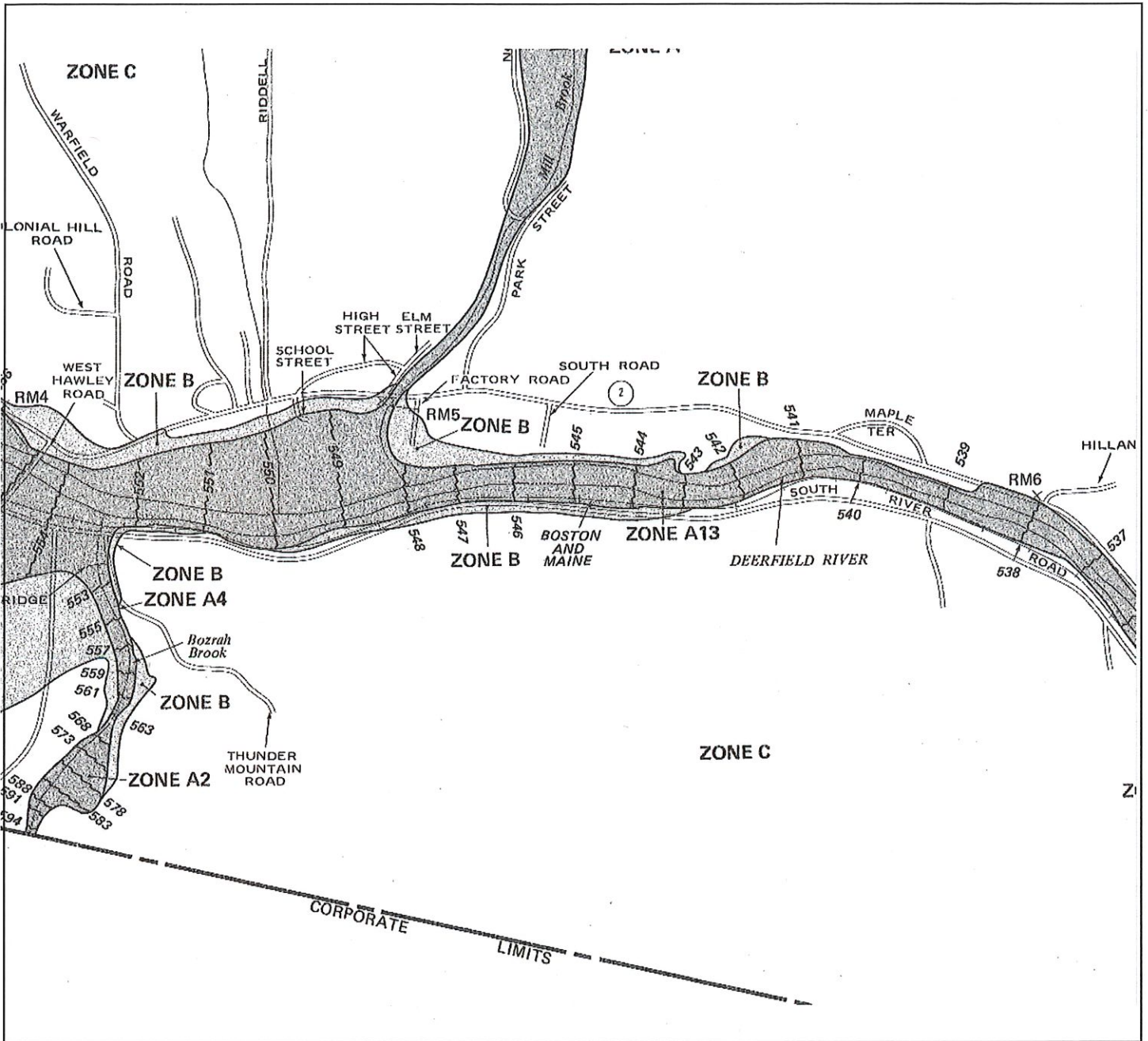
Berkshire East Ski resort  
South River Road  
Charlemont, MA



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Source: Charlemont Online Property Viewer

**FIGURE #3**

**FEMA Floodplain Map**

Berkshire East Ski Resort

South River Road

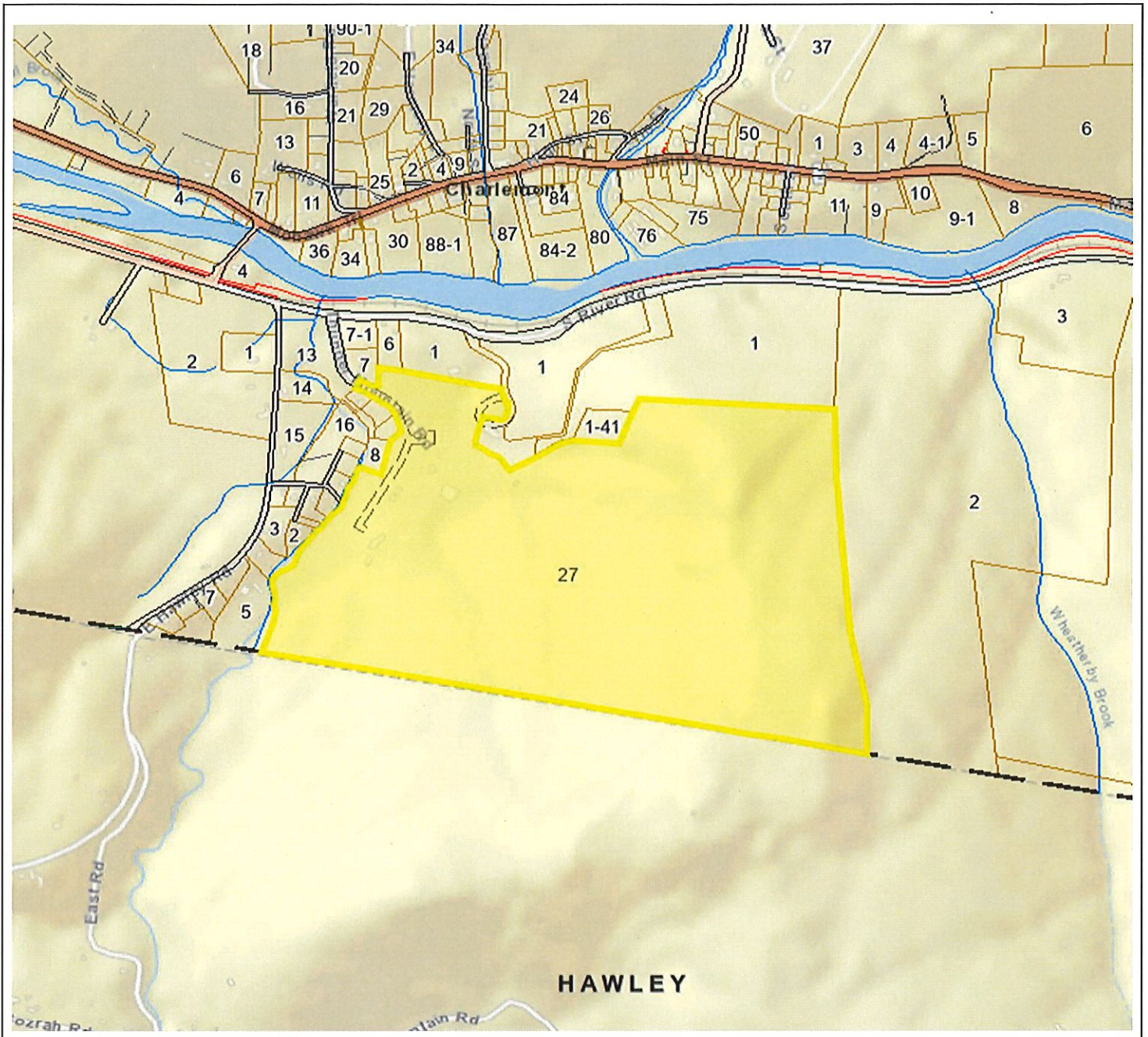
Charlemont, MA



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Source: Charlemont Online Property Viewer

**FIGURE #4**

**Assessor Map**  
 Berkshire East Ski Resort  
 South River Road  
 Charlemont, MA

Attachment A  
Schematic Lift Design Plans