

TOWN OF CHARLEMONT  
CHARLEMONT PLANNING BOARD  
APPLICATION FOR SPECIAL PERMIT

NAME OF APPLICANT: Luke Toritto Berkshire Bike Tours LLC  
MAILING ADDRESS OF APPLICANT: 86 Leyden Rd Greenfield, MA 01301  
PHONE NUMBER: 413-250-9216 DATE OF APPLICATION: 4/14/21

LOCATION OF PROPERTY: Berkshire East, 133 Worfield Realty LLC, Zoor Outdoor  
Berkshire East Ski Area  
PROPERTY IS IDENTIFIED AT REGISTRY OF DEEDS IN: Book #: 7500  
BOOK #: 5354 MAP #: 2 Page #: 188  
PAGE #: 232 PARCEL #: 27 Map #: 7  
Parcel #: 90 Map #: 2  
Parcel #: 32

APPLICANT IS:  
(OWNER, TENANT) LICENSEE, PROSPECTIVE PURCHASER, ETC.)

NOTE: If applicant is not owner, include letter of owner's approval with application. (see attached)

REASON FOR REQUEST: To operate Berkshire Bike Tours LLC in Charlemont, MA  
(see attached description)

Date of denial by Building Inspector: NA

Applicable section of Building/Zoning by-law: 32.3 Commercial Recreation

APPLICANT'S SIGNATURE: Luke Toritto

OWNER'S SIGNATURE, IF DIFFERENT: Jan [Signature]

\*\*\*APPLICANT MUST OBTAIN FROM THE ASSESSORS AND SUBMIT WITH THIS APPLICATION, A CERTIFIED LIST OF ALL ABUTTERS WITHIN THREE HUNDRED FEET (300') OF ALL PROPERTY LINES.

SEND COMPLETED FORMS TO:  
Carlene Hayden/Charlemont Planning Board  
P.O. Box 465  
Charlemont, MA 01339

DATE OF RECEIPT BY TOWN CLERK: \_\_\_\_\_

\*\*\*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

NA Plot plans and floor plans attached.

Abutters list attached.

Check for \$90.00 Special Permit fee and \$10.00 abutter notice fee included.

Town of Charlemont Special Permit  
Berkshire Bike Tours LLC  
133 Warfield Rd. Charlemont, MA 01339  
Luke Toritto – [berkshirebiketours@gmail.com](mailto:berkshirebiketours@gmail.com) – 413-250-9216

### Operations Description

Berkshire Bike Tours is a cycling coaching and guiding service. We provide guided road tours on public roads in the Berkshires and Southern Vermont. Some road rides will start and finish at the main Berkshire East parking lot. The Deerfield River Trails network will be utilized for mountain bike coaching, which includes properties owned by Warfield Reality and Berkshire East Ski Area. Day tours and private lessons will bring in one to ten visitors per day. Instructional bike “camps” will be as large as 30 people including guests and employees. One to four camps will be held each year. A typical camp will be two to four days long.

### Submittal Requirements

A) Permission to guide on Berkshire East and Warfield Reality Properties (see attached letter)

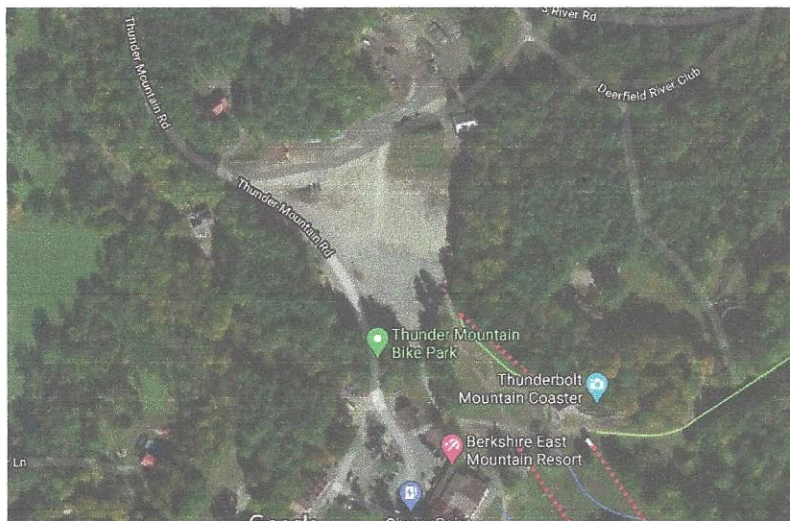
B) Abutters list (see attached)

F) Requested days and hours of operation

Seven days per week. 8:00 AM – 7:00 PM. May – October

G) Parking Plan

Berkshire East Main Parking lot. Maximum 30 cars for bike camps. Average day 0-3 parked cars.

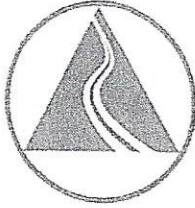


Berkshire East Solar Field. Limited number of cars agreed upon with Berkshire East management, providing room for emergency vehicles.



Warfield House. Two to four cars for bike lessons. 10 - 30 cars for bike camps on non-wedding dates.





# BERKSHIRE EAST MOUNTAIN RESORT

Date: April 2, 2021

To Whom it May Concern,

This letter is to confirm that Berkshire Bike Tours LLC has been granted permission to use the properties at Berkshire East Ski Area (66 Thunder Mountain Rd, Charlemont, Ma 01339), Zoar Outdoor Adventure Resort (7 Main St, Charlemont, MA 01339) & 133 Warfield Reality LL (133 Warfield Rd Charlemont, Ma 01339) to lead guided bike tours and instruction. Permission is also granted for Berkshire Bike Tours LLC customers to park on their properties. This permission will be reviewed and authorized on an annual basis.

Jim Schaefer

Owner

Berkshire East Ski Area, Warfield House Inn, & Zoar Outdoor LLC  
413-339-6617



# 300 foot Abutters List Report

Charlemont, MA  
April 02, 2021

## 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

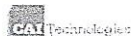
Mailing Address: ROSENBERG, DENNIS J & DEBRA  
52 SOUTH RIVER RD  
CHARLEMONT, MA 01339

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

Mailing Address: GIRARD, DANIEL J. & OLIVIA J.H  
HOWARD, JACK R. TRUSTEE HIDEWAY  
PO BOX 835  
CHARLEMONT, MA 01339

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

April 02, 2021

Parcel Number: 16-008	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC
CAMA Number: 16-008	P.O. BOX 727
Property Address: SOUTH RIVER RD	CHARLEMONT, MA 01339

Parcel Number: 16-009	Mailing Address: FLAHERTY, JONATHAN J & TIMOTH
CAMA Number: 16-009	PO BOX 103
Property Address: SOUTH RIVER RD	CHARLEMONT, MA 01339-0103

Parcel Number: 16-010	Mailing Address: PENA, RUTH D. & DAVID
CAMA Number: 16-010	364 FOSTER AVENUE
Property Address: 32 SOUTH RIVER RD	SAYVILLE, NY 11782

Parcel Number: 16-011	Mailing Address: PENA, RUTH D. & DAVID
CAMA Number: 16-011	364 FOSTER AVENUE
Property Address: SOUTH RIVER RD	SAYVILLE, NY 11782

Parcel Number: 16-012	Mailing Address: STRAUTMAN, LARISSA, SABINA, RE
CAMA Number: 16-012	STRAUTMAN FAMILY TRUST
Property Address: 42 THUNDER MOUNTAIN RD	1 RICHMOND HILL RD
	WESTON, CT 06883

Parcel Number: 16-013	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC
CAMA Number: 16-013	P.O. BOX 727
Property Address: EAST HAWLEY RD	CHARLEMONT, MA 01339

Parcel Number: 16-014	Mailing Address: MCKENNA, BARBARA A & CHAD E
CAMA Number: 16-014	23 EAST HAWLEY RD
Property Address: 23 EAST HAWLEY RD	CHARLEMONT, MA 01339

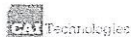
Parcel Number: 16-015	Mailing Address: DEMIRALI, MARY B & JOHN X
CAMA Number: 16-015	89 CROSSTOWN AVE
Property Address: 41 EAST HAWLEY RD	WEST ROXBURY, MA 02123

Parcel Number: 16-016	Mailing Address: KEATING, JOSEPH B & ISABEL A
CAMA Number: 16-016	53 MASON ST #7
Property Address: THUNDER LANE	GREENWICH, CT 06830-5434

Parcel Number: 16-017	Mailing Address: KEATING, JOSEPH B SR & JOSEPH
CAMA Number: 16-017	53 MASON ST #7
Property Address: THUNDER LANE	GREENWICH, CT 06830-5434

Parcel Number: 16-018	Mailing Address: GRITZNER, ADAM D & SLOCIK, LYN
CAMA Number: 16-018	PO BOX 418
Property Address: THUNDER LANE	CHARLEMONT, MA 01339

Parcel Number: 16-019	Mailing Address: SLOCIK, LYNDA J.
CAMA Number: 16-019	PO BOX 418
Property Address: 18 THUNDER LANE	CHARLEMONT, MA 01339



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# 300 foot Abutters List Report

Charlemont, MA  
April 02, 2021

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, BARRY E.  
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

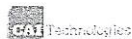
Mailing Address: ANGELICO, JOSEPH J.  
PO BOX 5  
CHARLEMONT, MA 01339

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



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BERKSHIRE EAST ABUTTERS LIST REPORT ADDENDUM

**Abutters:**

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: SCHÄEFER, GABRIELLE S. & THOMAS E. 4389 DENKER DRIVE PLEASANTON, CA 94588
CAMA Number: 17-1-0004-004 Property Address: 60 South River	Mailing Address: NARAIN, DHRUV & 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: SCHÄEFER, GABRIELLE S. & THOMAS E. 4389 DENKER DRIVE PLEASANTON, CA 94588
CAMA Number: 16-1-0000-0007.A Property Address: 25 Thunder MT RD	Mailing Address: GIRARD, DANIEL J. & OLIVIA J.H. PO BOX 835 CHARLEMONT, MA 01339
CAMA Number: 16-1-0000-0007.B Property Address: 25 Thunder MT RD	Mailing Address: HOWARD, JACK R., TRUSTEE THE HIDEWAY REALTY TRUST PO BOX 3197 WAQUOIT, MA 02536
CAMA Number: 17-1-0000-0004.1 Property Address: South River RD	Mailing Address: BERKSHIRE EAST SKI RESORT, LLC 66 THUNDER MOUNTAIN ROAD CHARLEMONT, MA 01339





# 300 foot Abutters List Report

Charlemont, MA  
April 02, 2021

## Subject Property:

Parcel Number: 07-090  
CAMA Number: 07-090  
Property Address: 133 WARFIELD RD

Mailing Address: 133 WARFIELD REALTY, LLC  
133 WARFIELD ROAD  
CHARLEMONT, MA 01339

## Abutters:

Parcel Number: 02-030  
CAMA Number: 02-030  
Property Address: TEA ST

Mailing Address: COMMONWEALTH OF  
MASSACHUSETTS MASSDOT  
270 MAIN STREET  
LENOX, MA 01240

Parcel Number: 02-032  
CAMA Number: 02-032  
Property Address: 7 MAIN ST

Mailing Address: ZOAR OUTDOOR ADVENTURE RESORT,  
66 THUNDER MOUNTAIN ROAD  
CHARLEMONT, MA 01339

Parcel Number: 02-033  
CAMA Number: 02-033  
Property Address: 73 EAST HARMONY RD

Mailing Address: HARRIS, BARBARA J.B.  
PO BOX 259  
CHARLEMONT, MA 01339

Parcel Number: 02-033-1  
CAMA Number: 02-033-1  
Property Address: 49 EAST HARMONY RD

Mailing Address: FLAHERTY, TIMOTHY & BETH M.  
P.O. BOX 1024  
CHARLEMONT, MA 01339

Parcel Number: 02-033-2  
CAMA Number: 02-033-2  
Property Address: EAST HARMONY RD

Mailing Address: HARRIS, EDWARD R III  
4 LA VILLA WAY  
FORT PIERCE, FL 34951-2831

Parcel Number: 02-034  
CAMA Number: 02-034  
Property Address: 15 NORTH ST

Mailing Address: SOVIECKE, NICHOLAS J. & NAOMI  
15 NORTH STREET  
CHARLEMONT, MA 01339

Parcel Number: 07-009-1  
CAMA Number: 07-009-1  
Property Address: TEA ST

Mailing Address: HUTCHINS, ROGER, FALANDES, MAX  
FALANDES, ANDREW & JAMES  
789 TEA ST  
CHARLEMONT, MA 01339

Parcel Number: 07-058  
CAMA Number: 07-058  
Property Address: 55 POTTERS RD

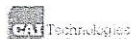
Mailing Address: GILCHREST, BYRON C., TRUSTEE THE  
GILCHREST FAMILY REALTY TR  
PO BOX 16  
CHARLEMONT, MA 01339

Parcel Number: 07-061  
CAMA Number: 07-061  
Property Address: POTTERS RD EXT

Mailing Address: KING, ASHLEY M.  
2970 POPLAR ST  
DENVER, CO 80207-2938

Parcel Number: 07-063  
CAMA Number: 07-063  
Property Address: 104 POTTERS RD EXT

Mailing Address: HAYWARD, HAROLD T & SANTOS, AN  
104 POTTERS RD EXT  
CHARLEMONT, MA 01339



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# 300 foot Abutters List Report

Charlemont, MA

April 02, 2021

Parcel Number: 07-064  
CAMA Number: 07-064  
Property Address: LEGATE HILL RD

Mailing Address: KEARNEY, SAMUEL W & ROSALIE  
4 BARKER COURT  
PARK RIDGE, NJ 07656

Parcel Number: 07-065  
CAMA Number: 07-065  
Property Address: POTTERS RD EXT

Mailing Address: KING, ROBERT PATRICK & PATRICI  
1680 PONTIAC ST  
DENVER, CO 80220-1850

Parcel Number: 07-066  
CAMA Number: 07-066  
Property Address: POTTERS RD

Mailing Address: PAGE, GLORIA J.  
36 RUE NICOLE  
BARKHAMPSTEAD, CT 06063-3359

Parcel Number: 07-067  
CAMA Number: 07-067  
Property Address: POTTERS RD

Mailing Address: NAUGHTON, GEORGE B  
279 NORTH VALLEY RD  
PELHAM, MA 01002

Parcel Number: 07-087  
CAMA Number: 07-087  
Property Address: 85 WARFIELD RD

Mailing Address: PURINTON, ESTHER PURINTON,  
BARRY, SCOTT & DOUGL  
PO BOX 724  
CHARLEMONT, MA 01339-0724

Parcel Number: 07-087-1  
CAMA Number: 07-087-1  
Property Address: 89 WARFIELD RD

Mailing Address: PURINTON, BARRY  
89 WARFIELD RD  
CHARLEMONT, MA 01339

Parcel Number: 07-088  
CAMA Number: 07-088  
Property Address: 93 WARFIELD RD

Mailing Address: SMITH, SAMUEL BRADFORD  
11 CLAFLIN RD  
BROOKLINE, MA 02445-4402

Parcel Number: 07-089  
CAMA Number: 07-089  
Property Address: WARFIELD RD

Mailing Address: ZOAR OUTDOOR ADVENTURE RESORT,  
  
66 THUNDER MOUNTAIN ROAD  
CHARLEMONT, MA 01339

Parcel Number: 07-091  
CAMA Number: 07-091  
Property Address: RIDDELL RD

Mailing Address: FORBES, DOUGLAS J. & BIHUN-FOR  
100 RIDDELL RD  
CHARLEMONT, MA 01339-0615

Parcel Number: 07-092  
CAMA Number: 07-092  
Property Address: 100 RIDDELL RD

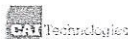
Mailing Address: FORBES, DOUGLAS J. & BIHUN-FOR  
100 RIDDELL RD  
CHARLEMONT, MA 01339

Parcel Number: 07-092-1  
CAMA Number: 07-092-1  
Property Address: RIDDELL RD

Mailing Address: HOWLETT, MARGARET A.  
688C HERITAGE HILLS DR  
SOMERS, NY 10589-2046

Parcel Number: 07-093  
CAMA Number: 07-093  
Property Address: RIDDELL RD

Mailing Address: 133 WARFIELD REALTY, LLC  
133 WARFIELD ROAD  
CHARLEMONT, MA 01339



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# 300 foot Abutters List Report

Charlemont, MA  
April 02, 2021

Parcel Number: 07-096  
CAMA Number: 07-096  
Property Address: 169 ROUTE 8A NORTH

Mailing Address: DUPREE BRIAN E & CHRISTINA J  
169 ROUTE 8A NORTH  
CHARLEMONT, MA 01339

Parcel Number: 07-104  
CAMA Number: 07-104  
Property Address: 100 VINCENT RD

Mailing Address: MARDER, DONNA G, TRUSTEE  
MARDER REAL ESTATE TRUST  
26 E 10TH ST., APT 4F  
NEW YORK, NY 10003-5977

Parcel Number: 07-104-1  
CAMA Number: 07-104-1  
Property Address: RIDDELL RD

Mailing Address: BOULTER, BRUCE A. & REEVE S.  
788 SOUTH STREET  
WRENTHAM, MA 02093

Parcel Number: 12-068  
CAMA Number: 12-068  
Property Address: HICKS RD

Mailing Address: HICKS, LORI A.  
119 HICKS ROAD  
CHARLEMONT, MA 01339

Parcel Number: 12-070-6  
CAMA Number: 12-070-6  
Property Address: MAXWELL RD

Mailing Address: FRIEND, DOUGLAS J.  
59 MYRTLE ST, APT #1  
BOSTON, MA 02114

Parcel Number: 12-072  
CAMA Number: 12-072  
Property Address: RIDDELL

Mailing Address: AVERY, DENNIS & JOHN AVERY  
99 MOUNTAIN RD  
CHARLEMONT, MA 01339

Parcel Number: 18-016  
CAMA Number: 18-016  
Property Address: 33 WARFIELD RD

Mailing Address: STONE, CATHERINE P.  
67 WARREN RD  
FRAMINGHAM, MA 01701

Parcel Number: 18-018  
CAMA Number: 18-018  
Property Address: 35 WARFIELD RD

Mailing Address: TAYLOR, FLOYD H. JR. & DONNA L  
35 COLONIAL HILL RD  
CHARLEMONT, MA 01339

Parcel Number: 18-020  
CAMA Number: 18-020  
Property Address: 44 WARFIELD RD

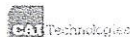
Mailing Address: SINCLAIR, JAMES B. & BARBARA A  
44 WARFIELD RD  
CHARLEMONT, MA 01339

Parcel Number: 18-021  
CAMA Number: 18-021  
Property Address: WARFIELD RD

Mailing Address: PURINTON, SCOTT R & ELLEN S  
60 WEST HAWLEY ROAD  
HAWLEY, MA 01339

Parcel Number: 18-029  
CAMA Number: 18-029  
Property Address: EAST HARMONY RD

Mailing Address: FLAHERTY, TIMOTHY & BETH M.  
P.O. BOX 1024  
CHARLEMONT, MA 01339



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4/2/2021

Page 3 of 3



# 300 foot Abutters List Report

Charlemont, MA  
April 15, 2021

## Subject Property:

Parcel Number: 02-032  
CAMA Number: 02-032  
Property Address: 7 MAIN ST

Mailing Address: ZOAR OUTDOOR ADVENTURE RESORT,  
66 THUNDER MOUNTAIN ROAD  
CHARLEMONT, MA 01339

## Abutters:

Parcel Number: 02-030  
CAMA Number: 02-030  
Property Address: TEA ST

Mailing Address: COMMONWEALTH OF  
MASSACHUSETTS MASSDOT  
270 MAIN STREET  
LENOX, MA 01240

Parcel Number: 07-009-1  
CAMA Number: 07-009-1  
Property Address: TEA ST

Mailing Address: HUTCHINS, ROGER, FALANDES, MAX  
FALANDES, ANDREW & JAMES  
789 TEA ST  
CHARLEMONT, MA 01339

Parcel Number: 07-087-1  
CAMA Number: 07-087-1  
Property Address: 89 WARFIELD RD

Mailing Address: PURINTON, BARRY  
89 WARFIELD RD  
CHARLEMONT, MA 01339

Parcel Number: 07-089  
CAMA Number: 07-089  
Property Address: WARFIELD RD

Mailing Address: ZOAR OUTDOOR ADVENTURE RESORT,  
66 THUNDER MOUNTAIN ROAD  
CHARLEMONT, MA 01339

Parcel Number: 07-090  
CAMA Number: 07-090  
Property Address: 133 WARFIELD RD

Mailing Address: 133 WARFIELD REALTY, LLC  
133 WARFIELD ROAD  
CHARLEMONT, MA 01339

Parcel Number: 18-002  
CAMA Number: 18-002  
Property Address: 22 MAIN ST

Mailing Address: HEDDENS, RIANA C & PIZZI, ALDO  
1701 ROUTE 2  
SHELBURNE FALLS, MA 01370

Parcel Number: 18-003  
CAMA Number: 18-003  
Property Address: MAIN ST

Mailing Address: ZOAR OUTDOOR ADVENTURE RESORT,  
66 THUNDER MOUNTAIN ROAD  
CHARLEMONT, MA 01339

Parcel Number: 18-004  
CAMA Number: 18-004  
Property Address: TEA ST

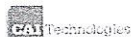
Mailing Address: ZOAR OUTDOOR ADVENTURE RESORT,  
66 THUNDER MOUNTAIN ROAD  
CHARLEMONT, MA 01339

Parcel Number: 18-005  
CAMA Number: 18-005  
Property Address: 920 TEA ST

Mailing Address: ZOAR OUTDOOR ADVENTURE RESORT,  
66 THUNDER MOUNTAIN ROAD  
CHARLEMONT, MA 01339

Parcel Number: 18-006  
CAMA Number: 18-006  
Property Address: 17 MAIN ST

Mailing Address: ZOAR OUTDOOR ADVENTURE RESORT,  
66 THUNDER MOUNTAIN ROAD  
CHARLEMONT, MA 01339



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# 300 foot Abutters List Report

Charlemont, MA  
April 15, 2021

Parcel Number: 18-007  
CAMA Number: 18-007  
Property Address: 25 MAIN ST

Mailing Address: FRANKLIN COUNTY REGIONAL HOUSI  
AUTHORITY  
241 MILLERS FALLS ROAD  
TURNERS FALLS, MA 01376

Parcel Number: 18-008  
CAMA Number: 18-008  
Property Address: 29 MAIN ST

Mailing Address: FAUFAW, KRISTIE & SISUM, MICHA  
PO BOX 102  
CHARLEMONT, MA 01339

Parcel Number: 18-010  
CAMA Number: 18-010  
Property Address: 33 MAIN ST

Mailing Address: COLD RIVER PROPERTIES, LLC  
P.O. BOX 102  
CHARLEMONT, MA 01339

Parcel Number: 18-013  
CAMA Number: 18-013  
Property Address: 11 WARFIELD RD

Mailing Address: RADASCH, BONNIE JO  
PO BOX 452  
CHARLEMONT, MA 01339

Parcel Number: 18-016  
CAMA Number: 18-016  
Property Address: 33 WARFIELD RD

Mailing Address: STONE, CATHERINE P.  
67 WARREN RD  
FRAMINGHAM, MA 01701

Parcel Number: 18-018  
CAMA Number: 18-018  
Property Address: 35 WARFIELD RD

Mailing Address: TAYLOR, FLOYD H. JR. & DONNA L  
35 COLONIAL HILL RD  
CHARLEMONT, MA 01339



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