

TOWN OF CHARLEMONT
CHARLEMONT PLANNING BOARD
APPLICATION FOR SPECIAL PERMIT

NAME OF APPLICANT: Great Outdoors Christian Carcio
ADDRESS OF APPLICANT: 78 Main St Charlemont MA
PHONE NUMBER: 413-834-0861 DATE OF APPLICATION: 4/18/21

LOCATION OF PROPERTY: 78 Main St Charlemont 01339

PROPERTY IS IDENTIFIED AT REGISTRY OF DEEDS IN: Lot 2
BOOK #: 5448 MAP #: 19 Book 5449 page 242
PAGE #: 292 PARCEL #: 92 parcel 92 map 19

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

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

REASON FOR REQUEST: Permit for tube + gear rentals, river parking + Shuttle and retail store

Date of denial by Building Inspector:

Applicable section of Building/Zoning by-law:

APPLICANT'S SIGNATURE: [Signature]

OWNER'S SIGNATURE, IF DIFFERENT: [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.

- Plot plans and floor plans attached.
- Abutters list attached.
- Check for \$90.00 Special Permit Fee and \$10.00 abutter notice fee included

Helen and Frank Carcio
Special Permit Application

For

The Great Outdoors

May 3, 2021

Application to include:

- Application Permit
- Signed letter of approval to use land
- Special permit narrative
- Overall survey of related properties
- Insert of upper lot
- Insert for lower back lot
- Next level insert of # of cars per acre
- Images of GOD structure
- Images of lower lot field
- River map
- Education sample
- Abutters

Frank and Helen Carcio

2 Ledge Lane
Charlemont MA 01339

April 18, 2021
Planning Board

Christian Carcio has our permission to use the two identified lots to run his business The Great Outdoors

Signed

Helen Carcio

A handwritten signature in cursive script, appearing to read "Helen Carcio".

Frank Carcio

A handwritten signature in cursive script, appearing to read "Frank Carcio".

The Great Outdoors (GOD) Special Permit Application 2021
Tube and Equipment Rentals and Retail
River Parking and Shuttle Service. Concession and Retail

Purpose: GOD hopes to offer a safer and more enjoyable river experience to tourists and tubers by continuing to offer riverside parking, and shuttle service in addition to a retail store. The proposal is designed to enhance the experience of river tubers by helping to provide a much needed solution to the problem of overcrowding along the river which results in dangerous situations both in and around the river. The proposed services will bring parking to a central location near restaurants and stores, provide safety information through our website and brochures, provide trash and sanitation facilities, enhance upfront monitoring for alcohol and marijuana use, help control misuse of privately owned river frontage through adequate signage, and reduce overcrowding at river access points by keeping parking in a central location. The shuttle service will help enhance control over what goes up the river by having staff monitor who is using the river and to observe for any safety irregularities. It will provide legal, safe and clearly marked point access to and from the river. Please note that this special permit is addressseing a “forcast” of what we expect to what direction we expect to go and offer for the next 10 years.

Trips: GOD will offer two river run trips:

- The first trip with shuttle passengers up to the Zoar picnic area, where they will tube back down to the take out at Flag Pole Point at the GOD. Tubers on that section of the river will not be shuttled after 3 pm, depending on the river release.
- The second trip called a “Float Trip”, which will probably not be offered until next year, will allow tubers to float from GOD down the I-II rapids to the take out just north of Shelburne. They will be shuttled back to the GOD. Berkshire and Crab Apple both offer similar trips.

Education: GOD website provides detailed information key to river safety.

Please go to www.greatoutdoors-deerfieldriver.com. From there users can connect directly to Safewater river flow report for up to date info on river releases and explanation of flow rates. Additdional emphasis is placed on no profanities, harassment of others, loud noise & music etc. A map of the river and access points and river rules plus a river waiver are downloadable plus provided at the check-in. (see attached)

There will be signs/posters warning about ticks and Brookfields “SHARE THE RIVER SAFELY” and WEAR IT” posters.

Traffic Flow

UPPER LOT: The traffic will enter and exit off Main Street/ Rte 2. (see traffic control designs) Site lines are excellent in both east and west directions. There has never been an accident in the ten years of operation.

In the upper lot customers will be allowed to park short term in order to purchase tickets or buy retail. Picnic tables 4-6 tables will be available for people to regroup and to fill out forms

There is a stop sign warning vehicles to stop and slow down as they exit onto route 2. Cones and painted arrows on drive, will help to divide the in and out lanes

Discussion was initiated with DOT when they were planning the new highway and they agreed to further widen the entrance to the upper parking lot.

LOWER LOT: Traffic will flow into the lower lot and be greeted by a parking attendant who will direct them to the proper parking space. Spaces will be identified by a series of small flags as we have done successfully in the past.

Lot lines: GOD will respect property regulations for 10 foot set backs and sidelines. GOD will work with abutters. This has not been a problem in the recent past.

Hours of Operation: The Great Outdoors retail store will be open from 10 am to 7pm, 365 days a year. GOD Shuttle service and tube rentals will be open 7 days a week from May15th until October 15th. It will open at 10 but will also depend on water release.

Shuttle Services: Park and shuttle operation will be linked to the Great Outdoors.

GOD will provide shuttle transportation for customers who have rented or purchased tubes and other safety equipment (commercial users) and for users with their own tubes that park in the lot and use the shuttle van and do not rent equipment. It will expand to include other tubers and tourists who only wish to park. It will not shuttle users to cars parked in other locations.

The shuttle vehicle will either be 8 passenger vans with trailer for the tubes or commercial Kuzmescus school buses, the number depending on the need. The shuttles will run continuous loops.

Private tubes will be inspected for river safety worthiness. Large floating pool toys (my Pony is a favorite) will not be allowed. Shuttle riders will be screened for alcohol, tobacco products, glass containers etc.

Vans are be fully insured.

The shuttle will run on a regular loop as volume and river release dictates.

Regulations Minimum age will be in accordance with 323CMR 6.03.4. Children younger than 15 must be accompanied by an adult (18).

Parking: Parking will be in accordance with the attached plan.

A parking area attendant will be stationed at the entrance to the back lot and direct parking to the appropriate lanes. The attendant will have a hand held counter. They will also give a visual inspection of the contents of the car and provide each car with a handout addressing such things as trash, alcohol, river rights etc. Cars will not be searched.

No one will be allowed to remain in the back lot after 7pm. Overnight parking is prohibited.

Signage will be at the entrance to the lot.

River Access: Flag Pole Point (FPP) will be the only point of access to and from the river. It will be clearly marked. Has not been a recent problem. There will be no swimming or picnicking allowed along the river's edge with proper signage. It will be strictly enforced. Two to four Adirondack chairs will be allowed there.

Monitoring of the property: There will be surveillance cameras to monitor each field with central screening area inside GOD.

Sanitation: The GOD is linked to town sewage. There is a private water supply. River users will be encouraged to "take out what they bring in". A large dumpster also will be located on the premises. Carson cans (porta potties) will be situated as to best providing screening. Number will depend on demand. We had two last year which worked out fine. They are emptied and cleaned weekly. The area will be swept for garbage/trash at the end of each day and deposited in dumpster.

Signage: A sign will be at sign at the entrance directing drivers into the upper lot at GOD. There will be multiple directional signs on the property directing participants on where to park.

Will be a sign in front of building with "River Shuttle and Parking" 3 x 4.

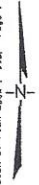
River signs will be needed to post along the river so direct tubers etc to "take-out" area and "at Flag pole point and no trespassing" signs to protect abutters.

A sign at the entrance to the back field stating hours of operation and that area will be closed to all cars after seven. They will be removed at the end of the season. A lot full sign will be placed once the lot has reached capacity.

Lighting No change since operation occurs during day light hours.

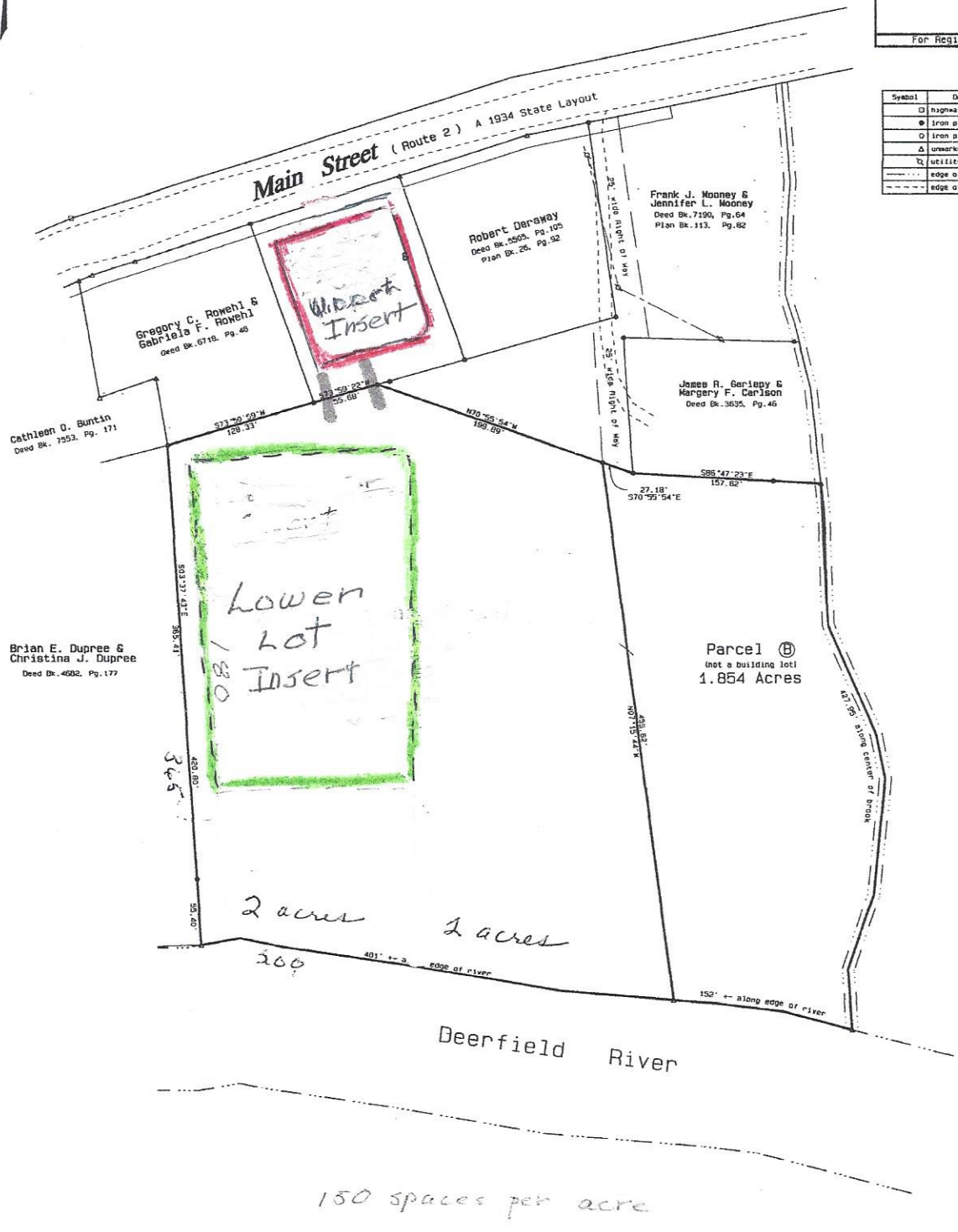
Final Thoughts: Tubing companies are not the problem but an important part of the solution to the various problems associated with river use

Remember that the 300 commercial tubers who will use both tubing companies, rent a tube with all the safety advantages that come with it (listed above), that means there will be 300 less unprepared tubers who will be out there free-wheeling. Each car one sees in the GOD parking lot would instead be out searching desperately to find a spot where ever they could find one upriver.



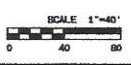
For Registry Use

Symbol	Description
□	highway bounds found
●	iron pipe found
○	iron pipe set
△	unmarked point
⊠	utility pole
---	edge of river/branch
---	edge of travelled way



Approval under the Subdivision Control Law not required
 Charlemont Planning Board
 Dated _____
 Signed _____

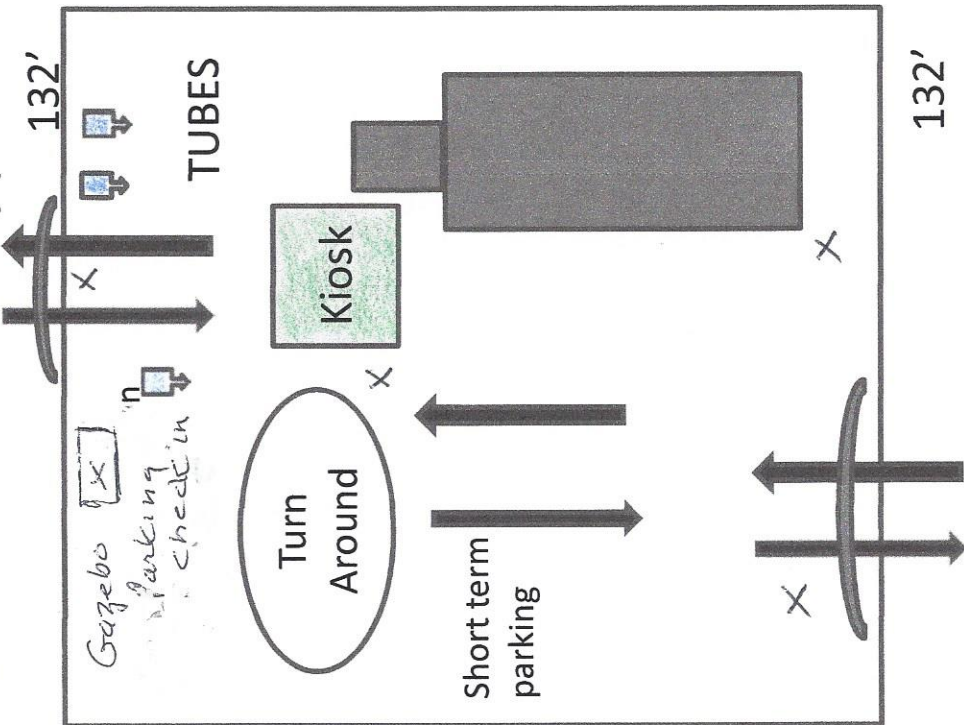
I hereby report that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.
Daniel R. Warner July 8, 2020
 Professional Land Surveyor Date



Plan of Land
 prepared for
Frank A. & Helen A. Carcio
 located in
Charlemont, Massachusetts
 Daniel L. Werner, P.L.S., 225 Shelburne Line Road
 Colrain, Massachusetts
 Scale: 1" = 40' Date: July 8, 2020

Sabeth

Great Outdoors: Upper Lot



162'

162'

132'

132'

X - Signs

Gazebo
Parking
Check-in

TUBES

Kiosk

Turn
Around

Short term
parking

Route 2
North

in April 19

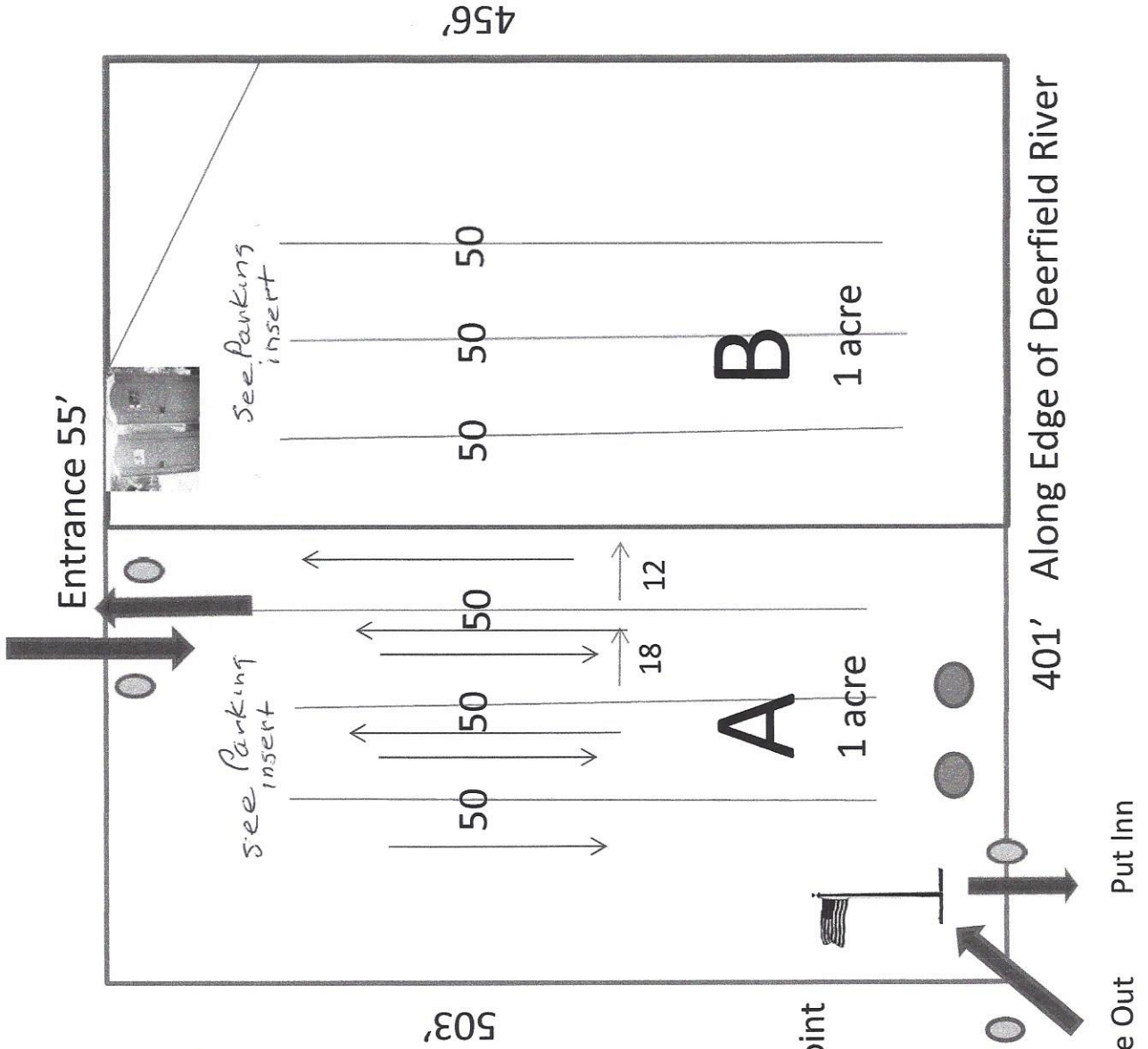
Great Outdoors: Lower Lot

Cars will fill lot A first
(Open M-Sunday)
Lot B open
(Friday-Sun)

Spaces 10 x 18
1 acre - 150 cars
Total - 300 cars

○ Sign

● Adk chairs



401' Along Edge of Deerfield River

If a field that is 180 feet by 242 feet (approximately 1 acre) is designed with six rows of parking spaces with each parking space being approximately 10 feet by 18 feet and the traffic lanes are 24 feet wide, approximately 150 spaces can be designed. As shown in Figure 1, there are three pairs of parking rows, each containing 48 spaces. The one-way traffic lanes are 12 feet wide and the two-way traffic lanes are 18 feet wide.

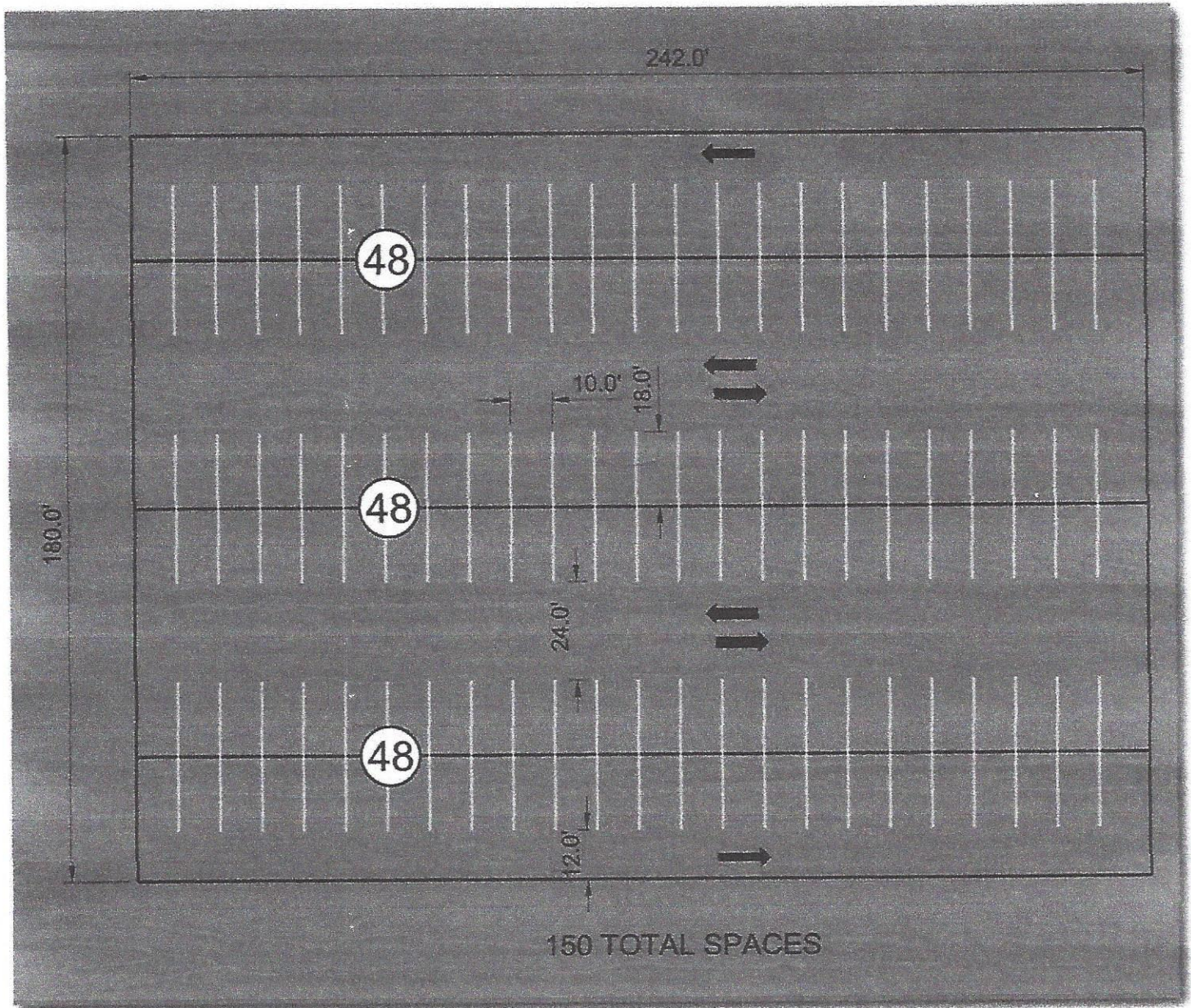
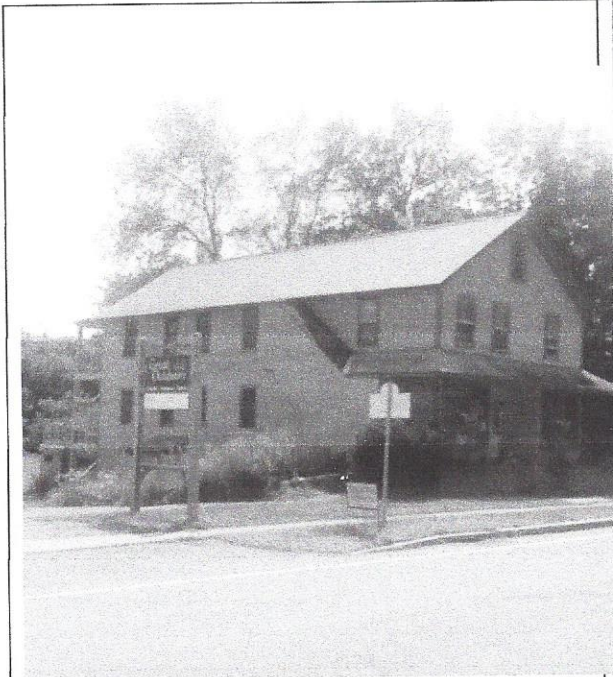


Figure 1. Example design for 150 parking spaces per acre with 10' by 18' spaces.

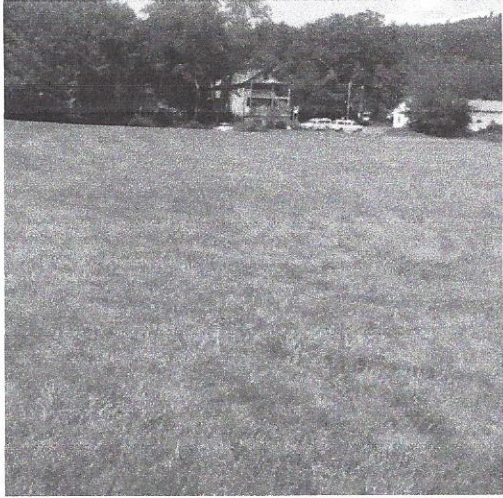
Images of the Great Outdoors Building
78 Main Street Charlemont



The Great Outdoors



Take out



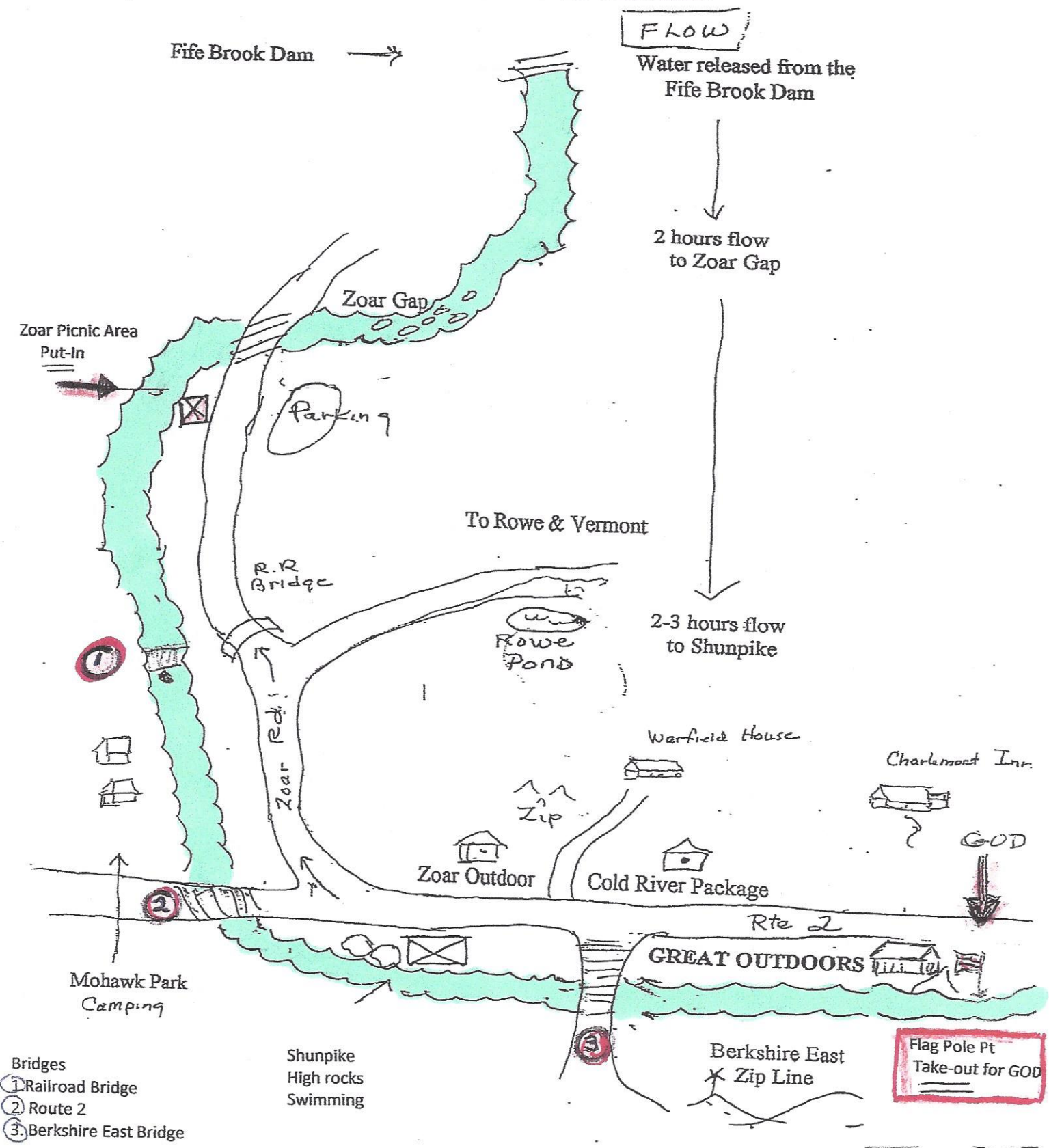
Looking North



Looking South

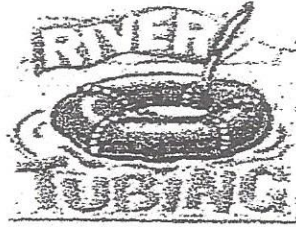
THE GREAT OUTDOORS

Deerfield River Tube Run



THE GREAT OUTDOORS

Safety tips for the river



The Deerfield River Water Release

The Deerfield River flow rises and falls as water is released from the upper dams. The Great Outdoors will post the releases every day. The flow is measured in cubic feet per second (cfs). A flow of 850 is normal. Use caution with higher flows. Medium flow is 700-1200 cfs. Water is usually released between 9:30 and 12 noon and is guaranteed to be at least 700 cfs's.

For river flow you may call 1-800 452-1737 and enter the six digit codes for the Fife Brook Dam which is 255123.

All published flows are approximate and forecasts are estimates only. Actual flows will vary and can change quickly at any time.

Tube Safety

- All river activities have unknown potential dangers. The river is unattended. You will be on your own. It is unwise to tube alone.
- Children under 12 must wear life vests and be accompanied by an adult.
- All tubers should be physically capable and be old enough to use the tubes wisely.
- The tubes are not puncture proof. Beware of sharp edges sticking out of the water. Do not smoke while rafting, you may pop tube
- Alcohol is prohibited.
- Do not litter. Dispose of trash in the proper receptacles.
- You should wear water-shoes or teva-type sandals. Do not wear flip flops.
- Use waterproof pouches as necessary and floating key chains, which are available at the great outdoors. Leave all unnecessary items in your car.
- Should you fall off your tube DO NOT stand up. Your foot may become entrapped and it may be difficult to release it against the strong current. You should float with your feet straight out in front of you as you paddle your way to calm water where you may stand.
- Watch out for fellow tubers and help out should they be in difficulty. Stay away from fisherman and avoid their lines.
- Respect private property. Do not trespass. *No abusive acts, loud music*
- The weather cannot be controlled. It can change at any time. Should a thunder storm occur, quickly float to the river bank and wait until it subsides.

Always be alert and ^{must} wear an approved flotation device. Never go in or near the water until you know and accept the risks you are assuming by being on the river

Be safe and enjoy your river trip. Help keep the river beautiful.

The Great Outdoors on the Deerfield
Charlemont, Massachusetts
(413) 339-8373



300 foot Abutters List Report

Charlemont, MA
April 16, 2021

Subject Property:

Parcel Number: 19-092
CAMA Number: 19-092
Property Address: 78 MAIN ST

Mailing Address: CARCIO, FRANK, HELEN
PO BOX 411
CHARLEMONT, MA 01339

Abutters:

Parcel Number: 18-025
CAMA Number: 18-025
Property Address: 14 HARMONY HEIGHTS

Mailing Address: REYNOLDS, SARAH E.
P.O. BOX 3
CHARLEMONT, MA 01339-0003

Parcel Number: 18-026
CAMA Number: 18-026
Property Address: 10 HARMONY HEIGHTS

Mailing Address: DARGIS, NEIL & DEBORAH
79 SOUTH CROSS ROAD
GILL, MA 01354

Parcel Number: 18-030
CAMA Number: 18-030
Property Address: 64 MAIN ST

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

Parcel Number: 18-031
CAMA Number: 18-031
Property Address: 72 MAIN ST

Mailing Address: ROWEHL, GREGORY C. & GABRIELA
324 WEST HAWLEY ROAD
HAWLEY, MA 01339

Parcel Number: 18-032
CAMA Number: 18-032
Property Address: 66 MAIN ST

Mailing Address: BUNTIN, CATHLEEN O., TRUSTEE O
PO BOX 1004
CHARLEMONT, MA 01339

Parcel Number: 19-001
CAMA Number: 19-001
Property Address: RICE FORT RD

Mailing Address: TURNER, DORA C/O LORENE SMALL
PO BOX 744
MCINTOSH, NM 87032-0744

Parcel Number: 19-002
CAMA Number: 19-002
Property Address: 8 HARMONY HEIGHTS

Mailing Address: WESTORT, AARON M & SIMONNE A
PO BOX 14
CHARLEMONT, MA 01339

Parcel Number: 19-003
CAMA Number: 19-003
Property Address: 7 HARMONY HEIGHTS

Mailing Address: TERAULT, CINDY ANN & NILSEN, JA
7 HARMONY HEIGHTS P.O. BOX 34
CHARLEMONT, MA 01339

Parcel Number: 19-004
CAMA Number: 19-004
Property Address: 5 HARMONY HEIGHTS EXT

Mailing Address: MALMROS, MARY E
PO BOX 464
CHARLEMONT, MA 01339

Parcel Number: 19-005
CAMA Number: 19-005
Property Address: 9 EAST HARMONY RD

Mailing Address: DENIS, DANIEL & SANDRA
PO BOX 413
CHARLEMONT, MA 01339



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4/16/2021

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300 foot Abutters List Report

Charlemont, MA

April 16, 2021

Parcel Number: 19-008
CAMA Number: 19-008
Property Address: 9 NORTH ST

Mailing Address: FLAHERTY, MAUREEN FLAHERTY,
TIMOTHY & JONATHAN J
P O BOX 103
CHARLEMONT, MA 01339

Parcel Number: 19-009
CAMA Number: 19-009
Property Address: 91 MAIN ST

Mailing Address: CHILDS, WILLIAM R. & DONNA K.
229 WISDOM WAY
GREENFIELD, MA 01301

Parcel Number: 19-011
CAMA Number: 19-011
Property Address: 97 MAIN ST

Mailing Address: JJ SMITH PROPERTIES, LLC
PO BOX 117
BUCKLAND, MA 01338

Parcel Number: 19-087
CAMA Number: 19-087
Property Address: 104 MAIN ST

Mailing Address: WILLIS, RAYMOND C & DOREEN C/O
DORAY INVESTMENT TRUST
PO BOX 192
CHARLEMONT, MA 01339

Parcel Number: 19-088
CAMA Number: 19-088
Property Address: 98 MAIN ST

Mailing Address: MOONEY, FRANK J. & JENNIFER L.
P.O. BOX 295
CHARLEMONT, MA 01339

Parcel Number: 19-088-1
CAMA Number: 19-088-1
Property Address: MAIN ST

Mailing Address: CARCIO, FRANK & HELEN
PO BOX 411
CHARLEMONT, MA 01339

Parcel Number: 19-089
CAMA Number: 19-089
Property Address: 92 MAIN ST

Mailing Address: GARIEPY, JAMES R & CARLSON, MA
PO BOX 246
CHARLEMONT, MA 01339

Parcel Number: 19-090
CAMA Number: 19-090
Property Address: 90 MAIN ST

Mailing Address: DERAWAY, ROBERT
144 WEST HAWLEY RD
HAWLEY, MA 01339



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CHARLEMONT, MA 01339

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Charlemont, MA

April 16, 2021

Parcel Number: 19-084-1
CAMA Number: 19-084-1
Property Address: 8 SCHOOL ST

Mailing Address: CHARLEMONT, TOWN OF OLD H.S.
PO BOX 677
CHARLEMONT, MA 01339

Parcel Number: 19-084-2
CAMA Number: 19-084-2
Property Address: SCHOOL ST

Mailing Address: CHARLEMONT, TOWN OF BALL FIELD
PO BOX 677
CHARLEMONT, MA 01339

Parcel Number: 19-086
CAMA Number: 19-086
Property Address: 108 MAIN ST

Mailing Address: PASTRICH-KLEMMER, RE INC.
86 MOSER STREET
NORTHAMPTON, MA 01060

Parcel Number: 19-087
CAMA Number: 19-087
Property Address: 104 MAIN ST

Mailing Address: WILLIS, RAYMOND C & DOREEN C/O
DORAY INVESTMENT TRUST
PO BOX 192
CHARLEMONT, MA 01339

Parcel Number: 19-088
CAMA Number: 19-088
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