

TOWN OF CHARLEMONT  
CHARLEMONT PLANNING BOARD  
APPLICATION FOR SPECIAL PERMIT

NAME OF APPLICANT: Marie Hyytinen  
ADDRESS OF APPLICANT: 7 Tea St Ext, Charlemont, Ma  
PHONE NUMBER: 413 339 4786 DATE OF APPLICATION: April 20, 2023  
LOCATION OF PROPERTY: 7, 15, 23 Tea St Ext

**7 Tea Street Ext.:**  
**Book #3247 Page #51**  
**Map: 6 Parcel: 4**

**23 Tea Street Ext.:**  
**Book #7698 Page #169**  
**Map: 6 Parcel: 3**

**Tea Street (Ext.):**  
**Book #5746 Page #259**  
**Map: 6 Parcel: 8.1**

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: Renew Permit Hyytinen Hollow 2023  
(see letter in application package)

Date of denial by Building Inspector:

Applicable section of Building/Zoning by-law:

APPLICANT'S SIGNATURE: Marie Hyytinen

OWNER'S SIGNATURE, IF DIFFERENT: \_\_\_\_\_

\*\*\*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: May 1, 2023  
Kathleen Rego

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

X Plot plans and floor plans attached.

X Abutters list attached.

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

Marie Hyytinen  
Hyytinen Hollow

413 339 4786

April 20, 2023

To the members of the Charlemont Planning Board,

I have a scheduled meeting with the planning board on Thursday April 27, 2023 to update the permits for Hyytinen Hollow. Also, have a scheduled public meeting for May 18, 2023.

- As was permitted in 2021 all three pieces my properties; 7 Tea Street Ext, Tea Street Ext (the riverfront land), 15 Street Ext, (part of 7 Tea Street Ext property) and 23 Tea Street Ext are all included still part of my business plan known as Hyytinen Hollow.
- I need to renew my permit to allow for all the parking spaces on 7 Tea Street Ext, **PARCEL 4** to allow up to 30 cars plus employees' cars also, 23 Tea Street Ext. **PARCEL 3** to park up to 58 to 60 more vehicles. Allotting parking spaces for at least 85 vehicles at Hyytinen Hollow.
- Renewal for permit to offer shuttling of customers for Hyytinen Hollow from 7 Tea Street Ext to the Zoar Picnic Area.
- The next permit needing renewal is for signage down on the river land area. These are small banners giving persons on the river notice that it is where they should exit the river. We have three signs possible 2 foot by 5 foot or smaller in size. Their location is noted on the MAPS of **PARCEL 8-1**. Photos of signs are included in permit packet.
- Renewal for a permit to allow egress from the river onto Hyytinen Hollow property. This could be for use by any person on the Deerfield River needing or wanting to exit the river, for use of the porta-potties, or the dumpster, for a safety reason or any other reason they feel they have.

- A new item for a permit to change my Hyytinen Hollow sign that is on the intersection of RT2 and Tea Street Ext. Both signs are about 2' x 3' but the new one will be landscape as the original is portrait. Photos of both are in the permit packet.

Other items mentioned during the previous meetings you requested the hours of operation and a brochure of our business. One is enclosed.

We try to open both Hyytinen Hollow on Memorial Day weekend, weather permitting. We then open for the season on the second weekend of June. The first weekend in June being reserved for Mass Free Fishing weekend. There is no scheduled water release.

Our hours of Operation:

Monday and Tuesday: Closed. Unless it is a holiday.

Wednesday: 11 until 5pm

Thursday and Friday: Noon until 4pm

Saturday and Sunday: 11 until 5pm.

These hours are subject to change, I am contemplating not opening on Wednesdays.

We close for the season on Labor Day Weekend.

I would like to now give you a very tentative plan regarding 23 Tea Street Ext. PARCEL 3

Tearing down all of the buildings and reclaim the land.

Our long term plans, not 2023, we are thinking on the lines of having 6 to 10, 10'x10' cabins for seasonal rentals. These would be along the western and back side of the property.

I hope this is what your needed from me.

Sincerely,

Marie Hyytinen

Hyytinen Hollow

[Mariehyytinen.mh@gmail.com](mailto:Mariehyytinen.mh@gmail.com)

413 339 4786



Enclosed: 3 Maps, Hyytinen Hollow Brochure. 3 Permit applications.  
Lists of Abutters for each property. Photos of signage for seasonal use  
down on the riverfront land.



# 300 feet Abutters List Report

Charlemont, MA  
April 28, 2023

## Subject Property:

Parcel Number: 06-008-1  
CAMA Number: 053/006.0-0000-0008.1  
Property Address: TEA ST

Mailing Address: HALL, MARIE HYYTINEN  
7 TEA ST EXT  
CHARLEMONT, MA 01339

## Abutters:

Parcel Number: 06-003  
CAMA Number: 053/006.0-0000-0003.0  
Property Address: 23 TEA ST EXT

Mailing Address: HYYTINEN, MARIE <sup>a</sup>  
7 TEA STREET EXT  
CHARLEMONT, MA 01339

Parcel Number: 06-004  
CAMA Number: 053/006.0-0000-0004.0  
Property Address: 7 TEA ST EXT

Mailing Address: ~~HALL, MARIE H.~~  
~~7 TEA ST EXT~~  
~~CHARLEMONT, MA 01339~~

Parcel Number: 06-005  
CAMA Number: 053/006.0-0000-0005.0  
Property Address: TEA ST

Mailing Address: HAYWOOD, HAROLD THOMAS & SANTO <sup>a</sup>  
C/O LEPRECHAUN SHEEPSKIN  
464 TEA STREET, PO BOX 302  
CHARLEMONT, MA 01339

Parcel Number: 06-007  
CAMA Number: 053/006.0-0000-0007.0  
Property Address: 464 TEA ST

Mailing Address: HAYWARD, HAROLD T & ANDREA G. <sup>a</sup>  
104 POTTER ROAD EXT  
CHARLEMONT, MA 01339

Parcel Number: 06-008  
CAMA Number: 053/006.0-0000-0008.0  
Property Address: 471 TEA ST

Mailing Address: TAYLOR, FRANKLIN A. & COREY L. <sup>a</sup>  
488 TEA STREET  
CHARLEMONT, MA 01339

Parcel Number: 06-025  
CAMA Number: 053/006.0-0000-0025.0  
Property Address: 247 ZOAR RD

Mailing Address: BANKS, PHILIP A. & MARY ELLEN <sup>a</sup>  
BANKS RESIDENCE TRUST  
PO BOX 347  
CHARLEMONT, MA 01339

Parcel Number: 06-027  
CAMA Number: 053/006.0-0000-0027.0  
Property Address: ZOAR RD

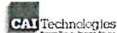
Mailing Address: PAN AM SOUTHERN LLC <sup>a</sup>  
1700 IRON HORSE PARK  
NORTH BILLERICA, MA 01862

Parcel Number: 06-001  
CAMA Number: 053/006.M-0701-0101.0  
Property Address: MOHAWK TRAIL STATE F

Mailing Address: COMMONWEALTH OF MASSACHUSETTS DPT OF CONSERVATION & RECREATI <sup>a</sup>  
251 CAUSEWAY STREET, SUITE 600  
BOSTON, MA 02114

Parcel Number: 06-006  
CAMA Number: 053/006.M-0701-0101.1  
Property Address: MOHAWK TRAIL STATE F

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BOSTON, MA 02114



www.cai-tech.com

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4/28/2023

Page 1 of 1



# 300 feet Abutters List Report

Charlemont, MA

April 27, 2023

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CAMA Number: 053/006.0-0000-0003.0  
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Mailing Address: HYYTINEN, MARIE  
7 TEA STREET EXT  
CHARLEMONT, MA 01339

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C/O LEPRECHAUN SHEEPSKIN  
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CHARLEMONT, MA 01339

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Page 1 of 1

MAP 6 LOT 4

7 TEA ST. EXT

MAP 6 LOT 3

23 TEA ST. EXT

[Grab your reader on the page, just

House:  
7 Tea  
Street Ext

with a g... quote from the

15 TEA ST  
EXT

use this space to emphasize a key point. To place this text box anywhere

SEPTIC

4

20' x 14'  
Sue-Per Hytinen  
Doc. Hytinen

Drive  
way

175' Rt 2

DRIVE

PARKING AREA FOR 25 TO 30  
CARS  
80+ft  
120 ft

Employee parking

TEA STREET EXT.

3

SEPTIC

90'

23 Tea St  
Ext. house

PARKING FOR 58

Drive  
way

8-1

PATH  
ENTER  
&  
EGRESS  
RIVER.  
125'

Exit the river anywhere in  
this area between banners.

DEERFIELD RIVER

HYTYNEN HOLLOW BUSINESS MAP

New sign  
location

SIGNAGE ALONG RIVER

ahead

3'x6' Banner "Hytinen Hollow Exit

3'x6' Banner Exit for Sue-Per Hytinen or Hytinen Hollow

2'x6' feather flag "HYTYNEN HOLLOW

HYTYNEN HOLLOW

Hytinen Hollow/Sue-Per Dog building

Driveway, pickup, turn around.

Walking path to and from river.

Wells

Parking areas for up to 88  
vehicles.

Vehicles

Area encompassing





#1



c #





#13



**STAY RIGHT FOR  
HYTTINEN HOLLOW  
RIVER EXIT**

*New Sign  
Location*



# Hyvitiinen Hollow

New

## TUBE RENTALS

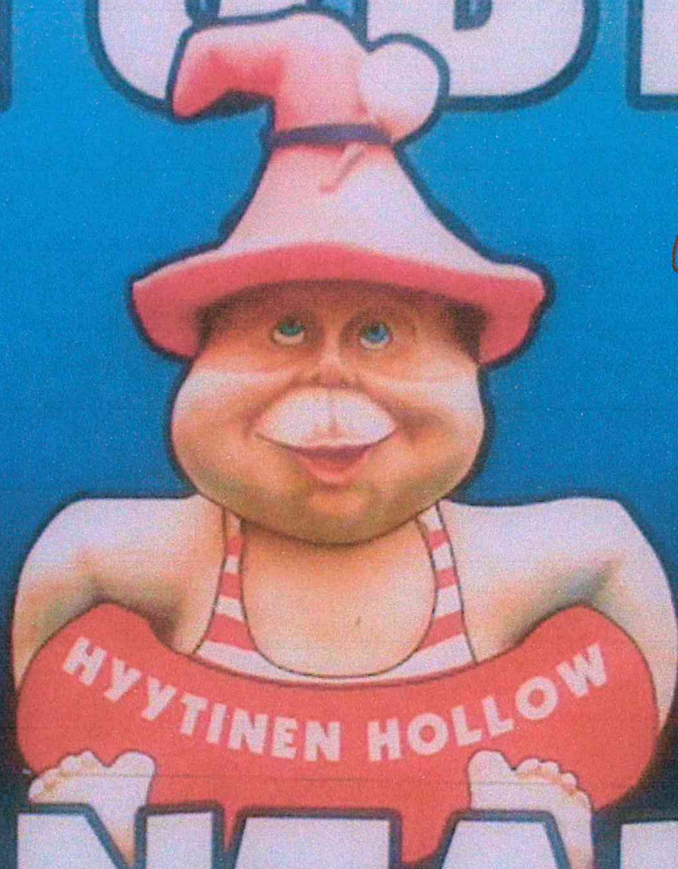


413 339 4786



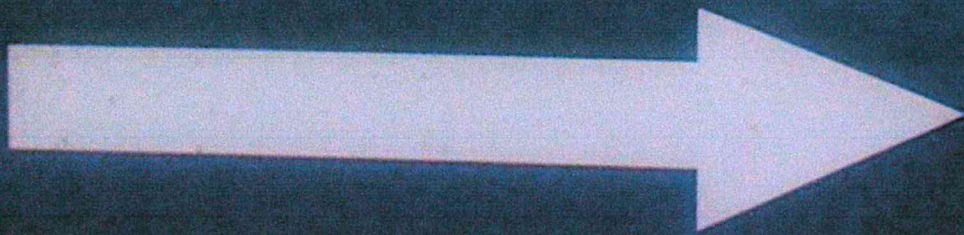
HYYTINEN HOLLOW

TUBE



*existing*

RENTALS





## TUBING GUIDELINES

The use of tubes on specific areas of the Deerfield River are not advised

**DRINKING ALCOHOLIC** beverages and Smoking Marijuana products while on the river is Prohibited

**NO GLASS** containers are allowed on the river.

**LIFE JACKETS** are advised for all. Water shoes should be worn by all.

**DO NOT TIE TUBES TOGETHER**  
Loose ropes can cause foot entanglement Resulting in serious injury or death.

**BASIC RULES OF ETIQUETTE**  
No profanity, littering, harassment of others or loud noises. Do Not Disturb the fisherman or cross over their lines,

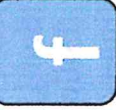
**DO NOT LITTER THE RIVER OR  
IT'S BANKS**  
**TAKE IT IN, TAKE IT OUT**

**ONLY GET OUT** in designated areas, not on private property  
Your should be off the river or beyond the Mohawk Park Bridge by 4:30 pm

**THANK YOU FOR YOUR  
CO-OPERATION IN MAKING THIS  
A FUN SAFE EVENT**

## Hyytinen Hollow

For daily water release times  
Check the



Hyytinen Hollow  
FACEBOOK PAGE

**7 Tea Street Ext.  
Charlemont, MA . 01339**

**Price \$20.00** per tube

Mon and Tues: CLOSED  
Wednesday: Depends on water release  
Thurs and Friday: 12 to 4  
Saturday and Sunday: 11 to 4  
We do not rent tubes after 4 pm.  
Please return your tubes before 6 pm.

**Please take a few  
minutes to read this  
brochure**

**YOU ARE TUBING AT  
YOUR OWN RISK  
HYYTINEN HOLLOW  
IS NOT LIABLE**

Please return your tubes by 6 pm.

Do not take keys or valuables in the river

Tube the white waters of the  
Deerfield River

**Hyytinen Hollow**  
**TUBE RENTALS**



**413 339 4786**

Your Envelope Number  
is:

( )

No. of tubes rented

( )

Like us on  
facebook





## SAFETY TIPS

- Anyone 10 or older must ride their own tube,
- **NO LAP RIDERS**
- **FOOT WEAR** should be worn
- If you need to exit the river before your destination exit on the left. Cross the railroad tracks to the road.
- If you get caught in a thunderstorm exit the river, stay in small groups. Try to find a group of trees. **DO NOT** hug the trees or stand on the roots. Take life jacket off and stand on it.
- If you lose your tube and are caught in **FAST** water float on your back with feet in front of you at an angle. This defensive swimming position will bring you to shore.
- Tubers should not enter the water if the flow is above 1100 CFS
- Respect and help your fellow tubers if they are in distress.
- **YOU ARE TUBING AT YOUR OWN RISK**
- **HYYTINEN HOLLOW IS NOT A LIABILITY**

## Directions

To get to Zoar Picnic Area .Take a **LEFT** at the end of my road, go one half (1/2) mile over the Indian bridge and take that **LEFT** onto Zoar Road.

Follow Zoar Road about 2 miles to the intersection, turn Left. You will go under an underpass, continue until you see Zoar Picnic Area on your left. You can park at this picnic area.

There is also a parking area on the right just past the picnic area.

You can park in either place.

You enter the river at this point; There is also a path just this side of the bridge past picnic area.

**ENTER** the river just below the bridge at the Zoar Picnic Area.

The land along the river is

**PRIVATE PROPERTY**

**EXIT ONLY**

at designated areas,

**REMEMBER WHERE YOU PARKED YOUR CAR**

either here at

**Hyytinen Hollow**, float under the Railroad Bridge and **EXIT RIVER ON RIGHT** or

**Shunpike Rest Area**; under the Rt.2 bridge on the left.

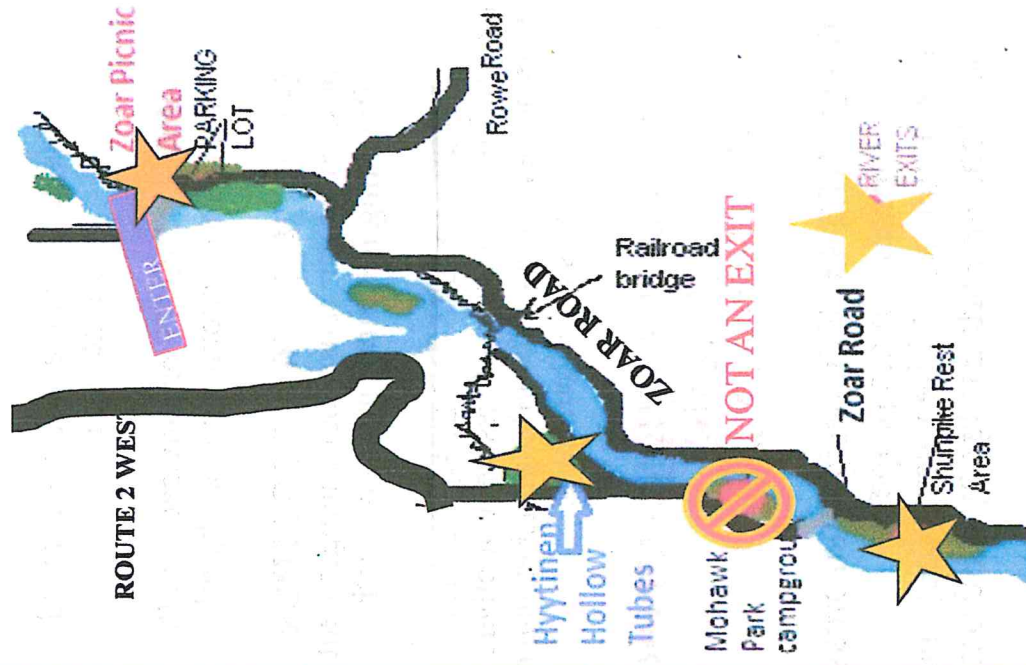
**IN CASE OF AN**

**EMERGENCY EXIT ON YOUR LEFT GO UP TO THE ROAD AND FLAG DOWN A VEHICLE**

The land along the river is Private Property. **EXIT ONLY** at designated areas, **Hyytinen Hollow**, or **Shunpike Rest Area**

★ = Designated exit locations

Tubing river Entrances and Exits



Only exit the river in designated