

TOWN OF CHARLEMONT  
CHARLEMONT PLANNING BOARD  
APPLICATION FOR SPECIAL PERMIT

NAME OF APPLICANT: Marie Hyattinen / Hyattinen Hollow Tube Rentals  
MAILING ADDRESS OF APPLICANT: 7 Tea St. Ext.  
PHONE NUMBER: 413-339-4786 DATE OF APPLICATION: 5/7/21

LOCATION OF PROPERTY: Tea St. Extension (see below)

PROPERTY IS IDENTIFIED AT REGISTRY OF DEEDS IN:

MAP #:	PARCEL #:	BOOK #:	PAGE #:	ADDRESS:
6	3	7698	169	23 Tea St. Ext.
6	4	3247	51	7 Tea St. Ext.
6	8.1	5746	259	Tea St.

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: **Tube rental, river parking & shuttle bus, cabin rental, hot dog concession, seasonal signage along the river and camping for family.**

Date of denial by Building Inspector:

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

APPLICANT'S SIGNATURE: *Marie Hyattinen*

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: \_\_\_\_\_

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

Plot plans and floor plans attached.

Abutters list attached.

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

Marie Hyytinen  
Hyytinen Hollow  
413 339 4786

May 7, 2021

To the members of the Charlemont Planning Board,

I have a scheduled meeting with the planning board on Thursday June 3, 2021 to update the permits for Hyytinen Hollow. Also, a walk though of my properties on May 20<sup>th</sup>.

- First, I would like to be able to incorporate 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 newly acquired 23 Tea Street Ext as part of my business plan known as Hyytinen Hollow.
- I am in need to update my permit to allow for addition parking spaces on 7 Tea Street Ext, **PARCEL 4** from the existing 9-14 to now allow up to 30 cars plus employees' cars.

On Tea Street Ext. the riverfront land, **PARCEL 8-1** I would like to allow up to 25 cars to park. The parking area on this land is at least 10' to 15' above the river level and approximately 100' from the river.

On my newly purchased property, 23 Tea Street Ext. **PARCEL 3** I would like a permit to park up from 28 to 30 more vehicles.


Combining these hopefully permitted parking spaces Hyytinen Hollow will have parking ability for at least 80 vehicles.

- I also would like to apply for a permit to offer shuttling of customers for Hyytinen Hollow from 7 Tea Street Ext to the Zoar Picnic Area.

On weekends we offer chartered school buses to transport our customers, allowing patrons to park their personal vehicles here in one of our designated lots. This also means less vehicles parking up at the Zoar Picnic Area and at Shunpike Rest Area alleviating some of the congestion. Our customers then exit the river here at Hyytinen Hollow.

- Our next permit request 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, whether to return their tubes back to Hyytinen Hollow or to stop at Sue-Per Dogs for a hotdog or other beverage. We have two banners possible 2 foot by 6 foot and two feather flags to catch their attention. These banners and feather flags are only on the river during the season of operation. Their location is noted on the MAPS with a **RED CIRCLE** on PARCEL 8-1

- I am also asking 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 wanting a hotdog, for use of the porta-potties, or the dumpster, for a safety reason or any other reason they feel they have.
- I am asking for a permit to allow family and or friends of family to occasionally camp down on my river land. Not as a campground but as a place for friends to have a quiet spot to enjoy for a day or two. The location is at the west end of my riverfront property marked with  this symbol.
- Other items mentioned during the previous meeting you requested our hours of operation and a brochure of our business. One is enclosed.

We try to open both Hyytinen Hollow and Sue-Per Dogs 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: 11 until 5pm

Saturday and Sunday: 10 until 6pm.

Sue-Per Dogs is open Saturday and Sunday, and the 4<sup>th</sup> of July. 11 until 6. We close for the season on Labor Day.


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

This year we plan to clean the land from debris, and a remove few scraggly  
trees.

Button up the house to make it safe from intruders and hopefully preserve  
what parts of it we can.

Tear down the bigger of the two back buildings. And hopefully re-roof the  
other for storage.

As for the house, it is to be determined if any of it is salvageable. If part of  
it is, we are thinking in the future, we would possibly like to renovate it into  
possible 2 rooms to rent with a bathroom/shower house housed in the  
middle between the two rooms. This will also be accessible for persons  
renting proposed cabins.

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,

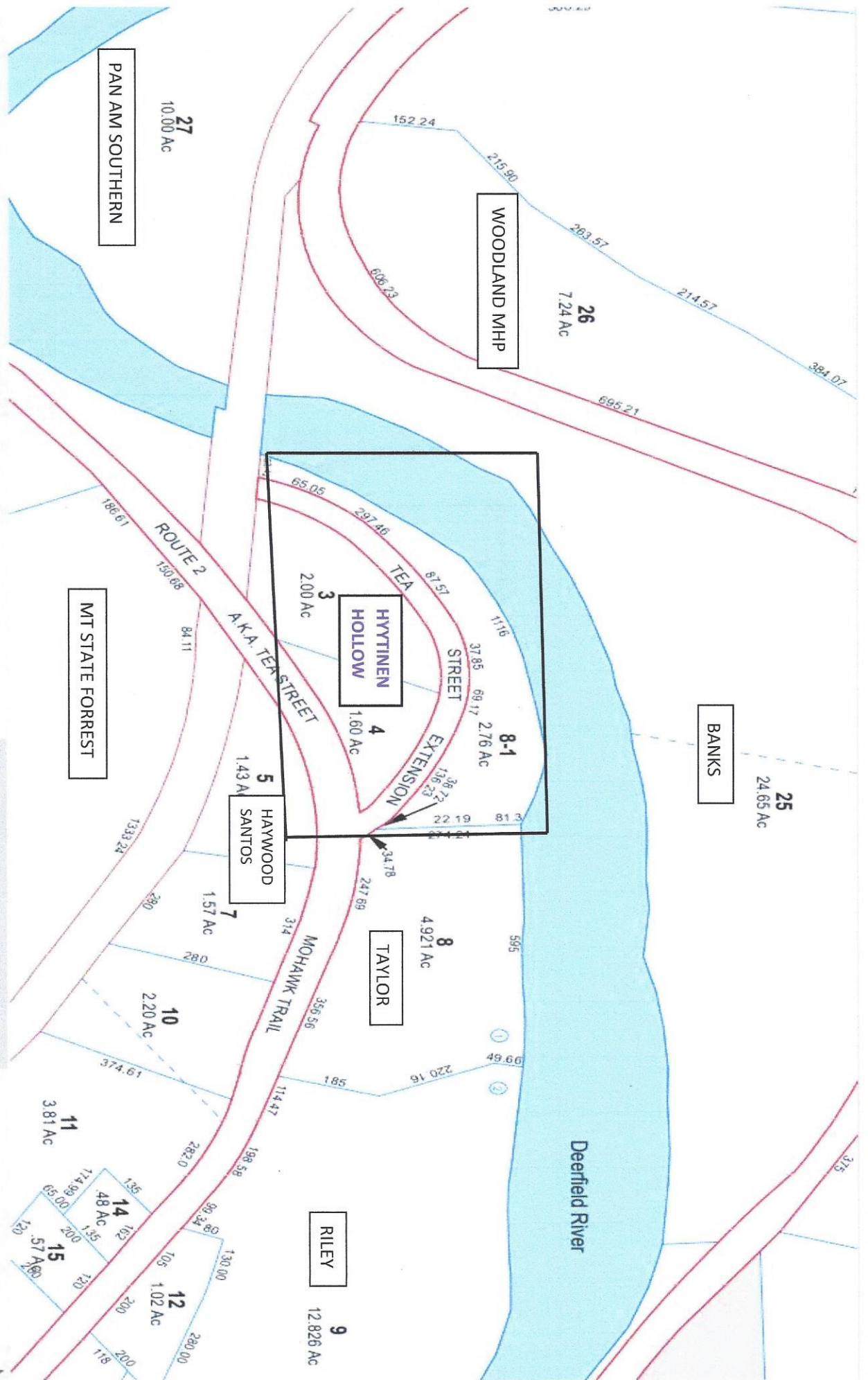
Marie Hyytinen

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.



PAN AM SOUTHERN  
27  
10.00 Ac

WOODLAND MHP  
26  
7.24 Ac

MT STATE FOREST

BANKS  
25  
24.65 Ac

HAYWOOD  
SANTOS  
5  
1.43 Ac

HYTTINEN  
HOLLOW  
4  
1.60 Ac

TAYLOR  
8  
4.921 Ac

RILEY  
9  
12.826 Ac

3  
2.00 Ac

8-1  
2.76 Ac

10  
2.20 Ac

ROUTE 2  
A.K.A. TEA STREET

TEA STREET  
EXTENSION

MOHAWK TRAIL

Deerfield River

14  
48 Ac

15  
57 Ac

7  
1.57 Ac

11  
3.81 Ac

12  
1.02 Ac

13  
1.30 Ac

14  
1.02 Ac

15  
1.18 Ac

16  
1.78 Ac

17  
2.00 Ac

18  
2.00 Ac

19  
2.00 Ac

20  
2.00 Ac

21  
2.00 Ac

22  
2.00 Ac

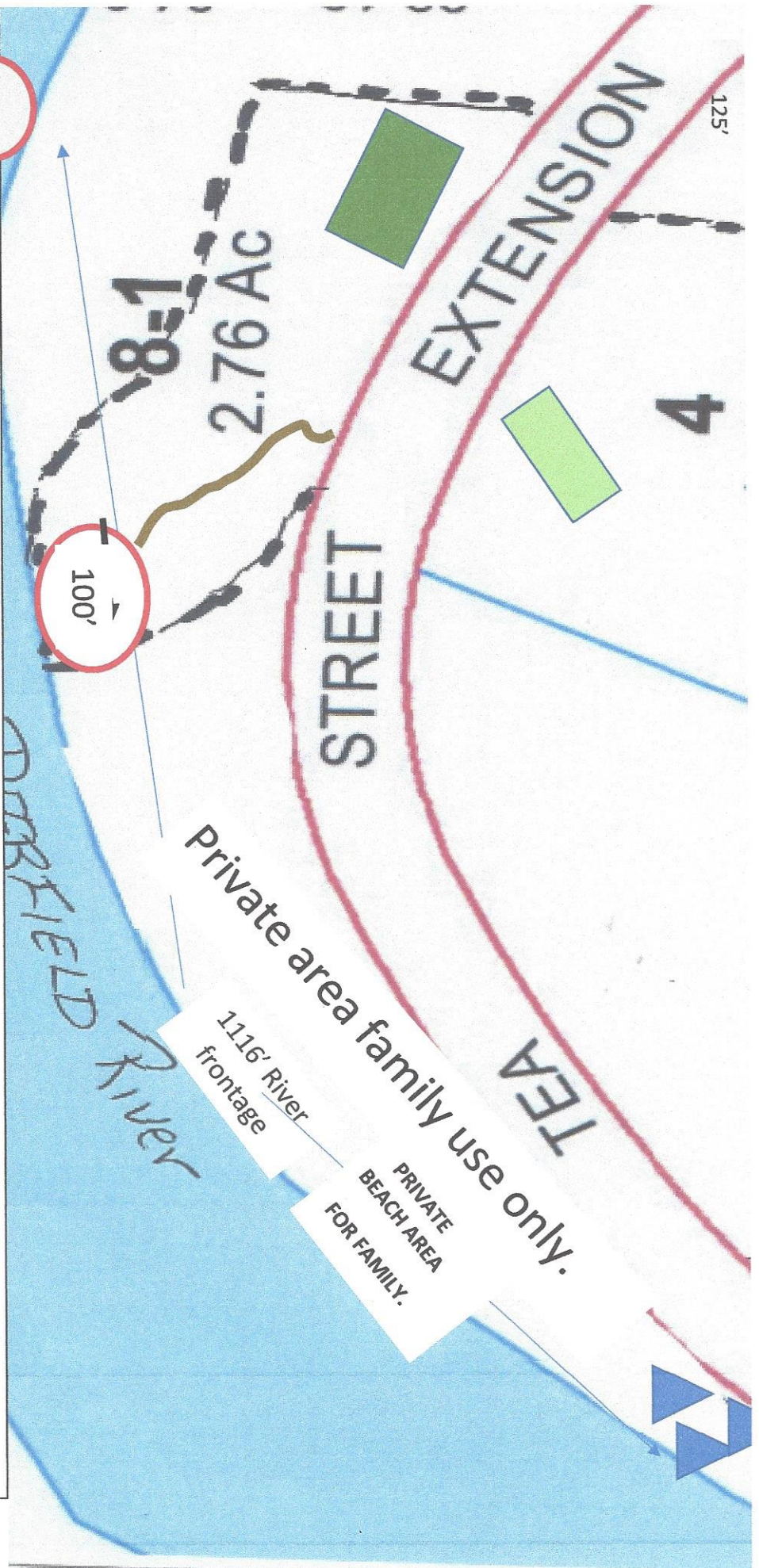
23  
2.00 Ac

24  
2.00 Ac

25  
2.00 Ac

26  
2.00 Ac

27  
2.00 Ac



Area people may congregate or leave tubes for approximately 30 minutes while going up to upper-level **PARCEL 4** for **HOTDOGS porta potties or any reason**. This is where people exit the river to return tubes also. This area is visible to Mr. Banks. **Banners and Feather flags are in this area.**



Parking area. Not visible to Mr. Banks.



Family and Friends Camping area.



Hyytinen Hollow and Sue-Per Dog building

Is located up on **parcel 4**



Area used by Hyytinen Hollow The rest

of this river land is for private use.



PATH FROM UPPER LEVEL TO RIVER

**MAP 6 LOT 4**

**7 TEA ST. EXT**

House:

7 Tea Street  
Ext

SEPTIC

Employee parking

15 TEA ST  
EXT

**3**

SEPTIC

**MAP 6 LOT 3**

**23 TEA ST. EXT**

Possible future Cabins

**4**

Sue-Per Hyttinen  
Doe. Hollow

Drive  
way

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

PARKING AREA  
60'

23 TEA ST  
EXT.  
PARKING 6-8

PARKING 6-8

DRIVE  
WAY

PARKING 6-8

TEA STREET EXT.

**MAP 6 LOT 8**

**TEA ST. EXT**

120' railroad

**8-1**

PARKING AREA UP TO 25  
VEHICLES

DRIVE

PATH  
ENTER  
&  
EGRESS  
125'

Exit the river anywhere in  
this area between banners.

**DEERFIELD RIVER**

**HYTTINEN HOLLOW BUSINESS MAP**

**SIGNAGE ALONG RIVER**

**HYTTINEN HOLLOW**

- Hyttinen Hollow/Sue-Per Dog building
- Driveway, pickup, turn around.
- Walking path to and from river.
- Wells
- Border between 7, 15 & 23
- Porta Potties

- Parking areas for up to 80 vehicles.
- Vehicles
- Area encompassing Hyttinen Hollow Business.

- 3'x6' Banner "Hyttinen Hollow Exit ahead"
- 3'x6' Banner Exit for Sue-Per Dogs or Hyttinen Hollow
- 2'x 8' feather flag 'HOT DOGS'
- 2'x6' feather flag "HYTTINEN HOLLOW"



Location grouping of 3 flags. At path to Hyytinen Hollow and Sue-Per Dogs.



2'x6' "Hyytinen Hollow"



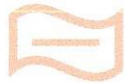
2'x8' "HOT DOGS"



3'X6' Exit to Hyytinen Hollow and Sue-Per Dogs.

Located near path to Hyytinen Hollow.





Located at beginning of area at Hyytinen Hollow for people to start to exit the river to come to Hyytinen Hollow. Other banner and feather flags in the background. River is immediately on the left. River had not come up for the day yet for this picture.

3'x6' Banner



These are a couple other signs we have on the river level property along with 6 -8 garbage cans. They are also seasonal and temporary.



# Hyttinen Hollow

For daily water release times or  
RENTAL INFORMATION

413 339 4786

7 Tea Street Ext.

Charlemont, MA . 01339

**Price \$10.00** per tube

## Hours:

Mon and Tues: CLOSED

Wednesday: Call for hours.

Thurs and Friday: 11 to 5

Saturday and Sunday: 10 to 6

We do not rent tubes after 4 pm.

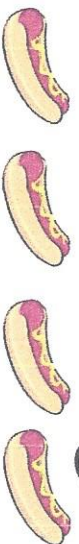
Please take a few  
minutes to read this  
brochure

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

Please return your tubes by 6 pm.

Do not take keys or  
valuables in the river

## "Sue-Per" Dogs



Hot Dog Stand

Open Weekends 11 to 6

Memorial day to Labor day

Check us out at  
Hyttinen Hollow

Hotdogs, Chili dogs, Rubeen dogs, Piz-za dogs, the Spicy Italian, the Grim Reaper. 20 different toppings to choose from. Also Nachos, side dishes, beverages, snacks, novelty ice creams and much more. We gladly accept wet money. Plan on stopping by no matter what your float is.

Tube the white waters of the  
Deerfield River

HYTTINEN HOLLOW

# TUBE



# RENTALS

413-339-4786

Your Envelope Number

is:

( )

No. of tubes rented

( )

Like us on  
facebook



## TUBING GUIDELINES

The use of tubes on specific areas of the Deerfield River is 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 for all.

Children under 12 and 100 lbs must wear them. 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, and please **DO NOT DISTURB** the fisherman or cross over their lines.

## DO NOT LITTER THE RIVER OR ITS BANKS

### TAKE IT IN, TAKE IT OUT

**ONLY GET OUT** in designated areas, not on private property  
You should be off the river and beyond the Mohawk park bridge by 4:30 pm

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

## SAFTEY TIPS

- No Children under 5 should tube the river.
- Anyone over 6 must ride their own tube, we offer double tubes for parent and child.

### 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 loose 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.

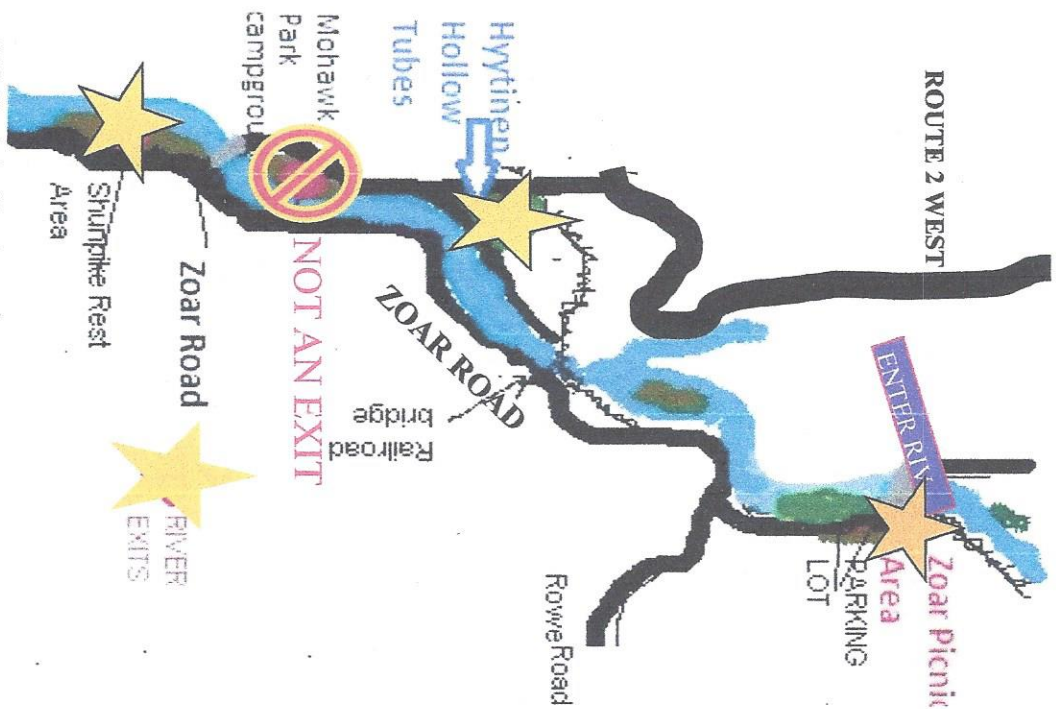
- **YOU ARE TUBING AT YOUR OWN RISK**

- **HYTTINEN HOLLOW IS NOT LIABLE**

The land along the river is Private Property. **EXIT ONLY** at designated areas, Hyttinen Hollow, Shumpike Rest Area or Great Outdoors

★ = Designated exit locations

Tubing river entrances and exit map



Only exit the river in designated Areas



# 300 foot Abutters List Report

Charlemont, MA  
April 05, 2021

## Subject Property:

Parcel Number: 06-003  
CAMA Number: 06-003  
Property Address: 23 TEA ST EXT

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

## Abutters:

Parcel Number: 06-004  
CAMA Number: 06-004  
Property Address: 7 TEA ST EXT

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

Parcel Number: 06-005  
CAMA Number: 06-005  
Property Address: TEA ST

Mailing Address: HAYWARD, HAROLD THOMAS &  
SANTOS, ANDREA GRACE  
C/O LEPRECHAUN SHEEPSKIN  
464 TEA STREET, PO BOX 302  
CHARLEMONT, MA 01339

Parcel Number: 06-008-1  
CAMA Number: 06-008-1  
Property Address: TEA ST

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

Parcel Number: 06-025  
CAMA Number: 06-025  
Property Address: 247 ZOAR RD

Mailing Address: BANKS, PHILIP A. & MARY ELLEN  
BANKS RESIDENCE TRUST  
PO BOX 347  
CHARLEMONT, MA 01339

Parcel Number: 06-027  
CAMA Number: 06-027  
Property Address: ZOAR RD

Mailing Address: PAN AM SOUTHERN LLC  
1700 IRON HORSE PARK  
NORTH BILLERICA, MA 01862-1681

Parcel Number: 06-001 & 06-002  
CAMA Number: 06-101.0  
Property Address: Mohawk Trail State Fo

Mailing Address:  
COMMONWEALTH OF MASSACHUSET  
DEPT OF CONSERVATION & RECREAT  
251 CAUSEWAY STREET, SUITE 600  
BOSTON, MA 02114

Parcel Number: 06-006  
CAMA Number: 06-101.1  
Property Address: Mohawk Trail State Fo

Mailing Address:  
COMMONWEALTH OF MASSACHUSET  
DEPT OF CONSERVATION & RECREAT  
251 CAUSEWAY STREET, SUITE 600  
BOSTON, MA 02114



www.cai-tech.com

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# 300 foot Abutters List Report

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April 05, 2021

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CHARLEMONT, MA 01339

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7 TEA STREET EXT  
CHARLEMONT, MA 01339

Parcel Number: 06-005  
CAMA Number: 06-005  
Property Address: TEA ST

Mailing Address: HAYWARD, HAROLD THOMAS &  
SANTOS, ANDREA GRACE  
C/O LEPRECHAUN SHEEPSKIN  
464 TEA STREET, PO BOX 302  
CHARLEMONT, MA 01339

Parcel Number: 06-007  
CAMA Number: 06-007  
Property Address: 464 TEA ST

Mailing Address: HAYWARD, HAROLD T & ANDREA G.  
104 POTTER ROAD EXT  
CHARLEMONT, MA 01339

Parcel Number: 06-008  
CAMA Number: 06-008  
Property Address: TEA ST

Mailing Address: TAYLOR, FRANKLIN A. & COREY L.  
488 TEA STREET  
CHARLEMONT, MA 01339

Parcel Number: 06-008-1  
CAMA Number: 06-008-1  
Property Address: TEA ST

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

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DEPT OF CONSERVATION & RECREAT  
251 CAUSEWAY STREET, SUITE 600  
BOSTON, MA 02114

Parcel Number: 06-006  
CAMA Number: 06-101.1  
Property Address: Mohawk Trail State Fo

Mailing Address:  
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251 CAUSEWAY STREET, SUITE 600  
BOSTON, MA 02114



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4/5/2021

Page 1 of 1



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