

# Special Permit Application

For

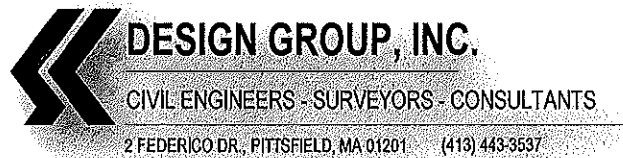
## **Berkshire East Ski Resort, LLC**

**New Ski Lift**

For Property Located at

South River Road  
Charlemont, Massachusetts

*Prepared by:*



October 2021

October 19, 2021

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. The lift will include a base terminal, top terminal, and 11 towers. The towers will support a chair lift system to transport alpine skiers from the base to the top of the mountain. The underlying ski trails will be cleared of trees. A Notice of Intent has also been submitted to the local Conservation Commission as that portion of the clearing work falls within buffer zone of bordering vegetated wetlands, and the riverfront area of both Weatherby Brook and the Deerfield River. A detailed project narrative and plans are included herein in support of this Special Permit application.

Included within this submission are three (3) copies of the application package, which consists of the Special Application Form, Plot Plan, Application Fee (\$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: Jon Schaefer  
Berkshire East Ski Resort LLC  
File

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

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2. NHESP GIS Map of Estimated Habitats of Rare Wildlife and Vernal Pools
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#### **Attachments**

- A. Schematic Lift Design Plans
- B. Plans to Accompany Special Permit Prepared for Berkshire East Ski Resort

## Special Permit Application

**TOWN OF CHARLEMONT  
CHARLEMONT PLANNING BOARD  
APPLICATION FOR SPECIAL PERMIT**

NAME OF APPLICANT: Berkshire East Ski Resort LLC

ADDRESS OF APPLICANT: 66 Thunder Mountain Road / PO Box 727

PHONE NUMBER: 413-339-6617

DATE OF APPLICATION: Oct. 2021

LOCATION OF PROPERTY: 66 Thunder Mountain Road/South River Road

PROPERTY IS IDENTIFIED AT REGISTRY OF DEEDS IN:

BOOK #: 6505

MAP #: 053

Book 7378, Page 52 - Lot 17-001-41

PAGE #: 78

PARCEL #: 3-2

Book 7266, Page 18 - Lot 17-001-1

Book 5354, Page 232 - Lot 17-001 &  
2-027

APPLICANT IS: Owner

(OWNER, TENANT, LICENSEE, PROSPECTIVE PURCHASER, ETC.)

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

REASON FOR REQUEST:

Date of denial by Building Inspector:

Applicable section of Building/Zoning by-law: Section 23 Special Permits  
Section 28 Site Plan Review  
Section 32.3 Other Uses: Ski Resort

APPLICANT'S SIGNATURE: Jonathan Schaefer  
Jonathan Schaefer, Authorized Agent

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.

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

## Certified Abutter's List



# 300 foot Abutters List Report

Charlemont, MA  
October 21, 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: ROSENBURG, 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, CHRISTOPHER E & JEFFRE  
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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10/21/2021

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# 300 foot Abutters List Report

Charlemont, MA  
October 21, 2021

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 MOUNTAIN RD 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: KEATING, JOSEPH B & ISABEL A 53 MASON ST #7 GREENWICH, CT 06830-5434
Parcel Number: 16-017 CAMA Number: 16-017 Property Address: THUNDER LANE	Mailing Address: KEATING, JOSEPH B SR & JOSEPH 53 MASON ST #7 GREENWICH, CT 06830-5434
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, LYNDIA J. PO BOX 418 CHARLEMONT, MA 01339



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10/21/2021

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# 300 foot Abutters List Report

Charlemont, MA  
October 21, 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

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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Narrative

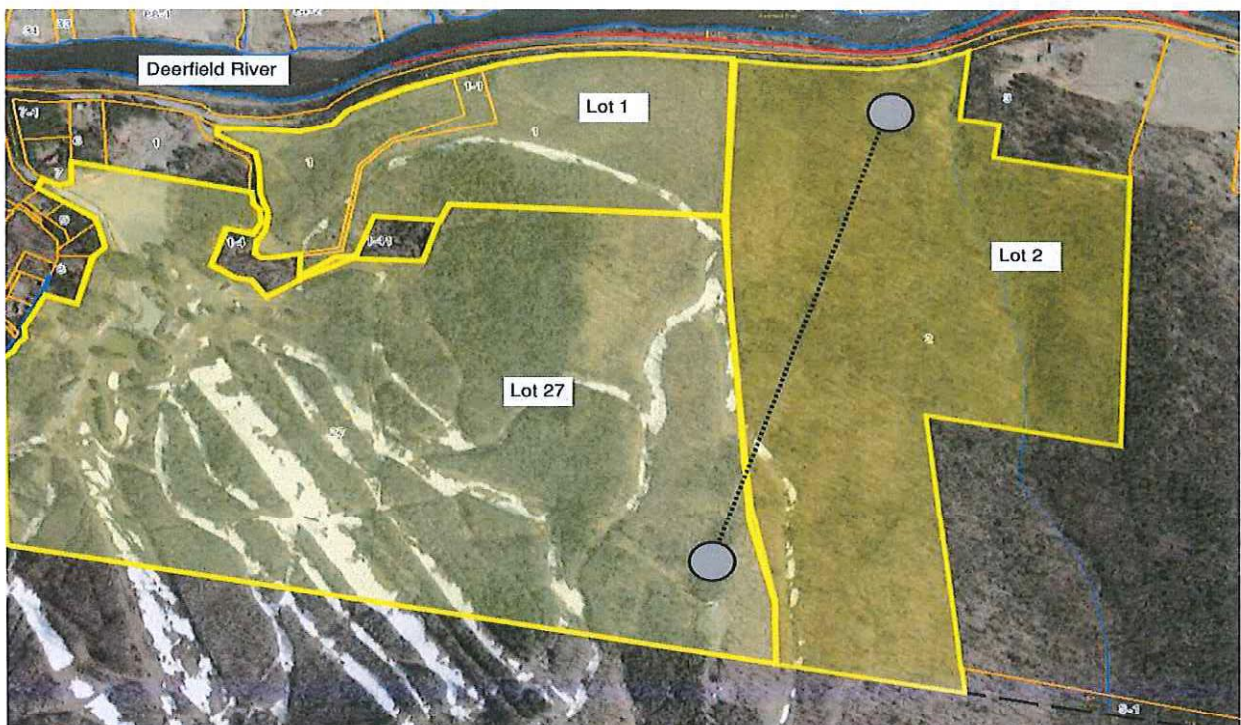
## Special Permit Narrative

### **New Ski Lift at South River Road Charlemont, Massachusetts**

#### **SECTION 1.0 - Introduction**

##### **EXISTING CONDITIONS**

The project site includes three properties owned by the Berkshire East Ski Resort, LLC. The properties are inclusive of undeveloped and developed portion of the Berkshire East Ski Area. The work is an expansion of skiable terrain and a new lift on mostly undeveloped forest located East of the existing base area and existing ski trails.



The ski area is located at 66 Thunder Mountain Road in Charlemont, Massachusetts. The properties included in the resort in Charlemont include three lots that have work proposed under this application.

Lot 1- Has frontage on South River Road and includes 40 acres of land. The drinking water well for the resort is located on this property.

Lot 2- is primarily undeveloped and has frontage on South River Road. The property boundary has the ski trail "Thunder" along its easterly boundary.

Lot 27- is the existing resort property that has the base area buildings, ski lifts and majority of the ski trails.

The work proposed in this application includes the tree clearing, stump removal and hillside erosion controls and stabilization. Ski trails are meadows mowed monthly and used for skiing in the winter. The impacts are construction include the removal of trees over a large area. The project requires a permanent access road from South River Road. Most of the work is located outside of WPA jurisdiction. The work is limited to buffer zones in most areas other than an access road from South River Road to the new base area. The access road/driveway is in the Riverfront area. A Notice of Intent has been submitted to the local Conservation Commission.

## **Project Description & Sequence**

The project has several scope items that include the following activities depicted on the project plans.

### Access Road

The existing property denoted as lot 2 has no access to South River Road. The proposed installation of a ski lift requires direct access under zoning and to accommodate service, repairs, and more importantly emergency vehicles. The access is proposed along a historic wood road. The road is overgrown but the remnants and grading along the hillside access remain. This will minimize earthwork and overall intensity for construction to create the new access. The access is not intended for patrons but rather resort staff and emergency vehicles.

### Trail Construction

The project procedures use *Best Management Practices: Ski Area BMPs* prepared by the USDA forest service in 2001. Chapter 2 includes considerations for lift construction and ski trail improvement and construction. The ski lift terminals and towers require concrete for foundations and lifting capability for assembly of large heavy components.

The key work related to the lift is the construction of a temporary hillside access road needed for equipment access. The road construction will be confined to the proposed trails. The temporary access road will include the use of erosion controls around disturbed areas between roads and resource areas. The trail work is entirely located in the buffer zone. The work includes tree clearing, rough grading, and stump grinding.

The general sequence for construction would consist of the following:

- Tree clearing
- Stump removal
- Rough grading
- Installation of water pipelines for snowmaking (on ground surface)
- Installation of pole mounted power lines and lights
- Installation of lift tower foundations
- Installation of lift towers
- Installation of base and top terminals
- Installation of lift sheds and buildings



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. If an impact becomes apparent, Berkshire East shall provide appropriate security.*

- 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 are mitigated by creating a setback from the ski lift to the nearest neighbor. The nearest neighbor is about 900 feet east on South River Road.*

- 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 utilize existing forested areas.*

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

*Modest, seasonal traffic increases will result from the proposed project (see following narrative).*

- 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. The location is to the east of the resort and will contain approx. acres. The use is compatible with the 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 areas 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 clearing of existing forest areas on the property. Existing vegetation will be preserved in specific areas.*

- 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 broaden 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
45,000 S.F.	150	50	50	50

### Utilities

The new ski lift will utilize existing private services including sewer and water supplies.

The property contains soil that is moderately well drained. The project proposes that runoff will be dispersed on the hillside near its origin avoiding point source discharges and mimicking existing drainage patterns. This approach is observable throughout the ski area.

### Traffic

An evaluation of traffic impacts was prepared using the Institute of Transportation Engineers (ITE) common trip generation rates. A “snow ski area” is land use code 466. Snow ski areas typically include chair lifts, ski trails, and a lodge facility. Snow ski areas may also contain rental facilities, refreshment areas, locker rooms, and small commercial office space.

ITE surveyed a ski area in Montana that had 71 trails with 2000 acres of skiable area and 1500 parking spaces. The site surveyed is larger than Berkshire East but within reasonable size distribution to justify comparison for traffic evaluation purposes.

The independent variable is the number of ski lifts. The resort currently has 2 quad chairlifts, 2 surface lifts, 1 double chairlift and 1 triple chairlift. The total number of lifts is six (6). The resort has 45 trails and will add two (2) new trails with this expansion.

Additional trips generated by adding new lift:

Weekday A.M. Peak Hour	Weekday P.M. Peak Hour	Saturday Peak Hour	Sunday Peak Hour
13	26	85	46

The proposed lift installation will generate noticeable traffic during late morning to midday on Saturdays with 1-2 cars per minute during the peak hour. On Sunday mornings peak hour traffic will be one car every minute or less. Weekday traffic will be one additional car every 2 minutes. Overall traffic generation will be modestly increased during the peak periods with sufficient capacity available on the recently improved State Highway (Route 2) through the Town center.

The proposed lift installation will result in modest traffic increases and will not create traffic congestion or undue traffic delays in the study area. The Special Permit criteria are met or exceeded as a result of this project with no traffic mitigation recommended or proposed.

### Other Impacts

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 broaden the scope of the existing facility. The proposed use is accessory to the existing resort use. The proposed project will promote local tourism and provide increased skier capacity at Berkshire East Resort.

The location is to the east of the resort and is compatible with the resort use. Existing Berkshire East Staff will manage the lift and there will be no fiscal consequences to the Town. Impacts, including sound, light, odor, and noise are mitigated by creating a setback from the ski lift to the nearest neighbor. The nearest neighbor is about

900 feet east on South River Road. The use of the area already developed will avoid any degradation of scenic views and/or historic, natural, and cultural resources.

The proposed ski lift will utilize existing forested areas. There will be clearing of existing forest areas on the property. Existing vegetation will be preserved in specific areas.

#### Erosion and Sediment Control

Erosion Control BMPs Erosion control, also referred to as soil stabilization, consists of source control measures that are designed to prevent soil particles from detaching and becoming transported in storm water runoff. Erosion control BMPs protects the soil surface by covering and/or binding soil particles. This project will implement the following practices for effective erosion control:

- Preservation of Existing Vegetation

The Contractor shall protect and preserve existing vegetation within the Project area as long as practicable before removing. The Contractor shall preserve and protect existing vegetation adjacent to all work areas. The protection and preservation of such vegetation will serve to control erosion and filter out sediment.

- Divert stormwater away from steep slopes.

Runoff can be diverted from slopes that are exposed during development by using diversions (ex. Water bars) to intercept runoff and keep it away from the slope face. A diversion extends across a slope, usually a combination of dike and ditch. Diversions can be used at intervals across the slope face to reduce slope length. Diversions are also used to collect runoff from a construction site and divert it to a sediment retention trap or pond.

- Soil Binders

The Contractor shall reduce the discharge of pollutants from the site by applying soil binders to disturbed soil surfaces that may be left temporarily to prevent water and wind induced erosion of exposed soils.

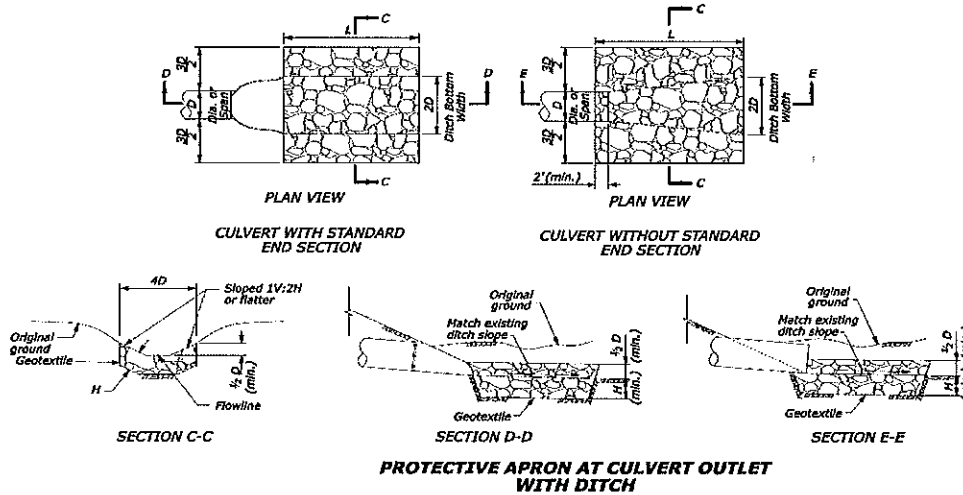
- Slope stabilization measures

Slope surfaces can be roughened by running wheeled construction equipment across the slopes or tracked equipment up and down the slope face. This reduces the velocity of water flowing down the slope and increase infiltration rates. The rough surface holds water, seed, and mulch better than a smooth slope. The grooves created by the construction equipment should run across the slope horizontally, and not up and down the slope. Slopes can also be scarified (loosened with a harrow) to produce desired surface roughness.

- Velocity Dissipation Devices

Velocity Dissipation Devices shall be installed at the discharge points of the swales to prevent erosion. The velocity dissipation device shall conform to the rock rip-rap pad as specified below.





Riprap Gradation, Filter Blanket Requirements, Maximum Velocities						
Percent Passing (Square Openings)						
Class, Size NO. Rock Size (Inches)	R-8	R-7	R-6	R-5	R-4	R-3
42	100					
30		100				
24	15-50		100			
18		15-50		100		
15	0-15					
12		0-15	15-50		100	
9				15-50		
6			0-15		15-50	100
4				0-15		
3					0-15	15-50
2						0-15
Nominal Placement Thickness (Inches)	63	45	36	27	18	9
Filter Stone <sup>1</sup>	AASHTO #1	AASHTO #1	AASHTO #1	AASHTO #3	AASHTO #3	AASHTO #57
V <sub>max</sub> (ft/sec)	17.0	14.5	13.0	11.5	9.0	6.5

Adapted from PennDOT Pub. 408, Section 703.2(c), Table C

- 1 This is a general standard. Soil conditions at each site should be analyzed to determine actual filter size. A suitable woven or non-woven geotextile underlayment, used according to the manufacturer's recommendations, may be substituted for the filter stone for gradients < 10%.

### Sediment Control BMPs

Sediment controls are structural measures that are intended to complement and enhance the selected erosion control measures and reduce sediment discharges from active construction areas. Sediment controls are designed to intercept and settle out soil particles that have been detached and transported by the force of water. This project will implement the following practices for effective sediment control:

**Silt Fence** Silt fences are a temporary sediment barrier consisting of woven geotextile stretched across and attached to supporting posts, trenched-in, and supported with wire mesh fence. The Contractor shall check periodically and make sure all silt fences are in place. If the silt fence is ripped due to heavy sediment and or high wind intensity, one shall replace immediately.

**Check Dam** Check dams shall consist of gravel berms installed within the proposed swales located at the project site. Check dams shall be 2 feet high, span the entire width of the swale, and be spaced every 50 feet. Check Dams which become clogged with sediment or damaged will be replaced as directed by the Contractor to ensure the free flow of water. Sediment detained by the check dams shall be removed when the sediment is 1/3 the height of the check dam or as directed by the Contractor.

**Straw Wattles:** BESR shall install straw wattles along the perimeter of the project area and as designated on the Erosion and Sediment Control Drawings. The straw wattles must extend to cover the entire disturbance area around the clearing limits. Wattles must be trenched and backfilled into ground 1/4 to 1/3 the thickness of the roll. Wattles shall be staked into the ground using wood stakes with a minimum length of 24 inches, spaced at a maximum of 4 feet. If more than one wattle is placed in a row, the rolls should be overlapped, not abutted. Once final stabilization of the site has been completed the wattles must be removed from the site. Sediment buildup behind the wattles shall be removed when it reaches 1/3 the height of the roll. Wattles, which become clogged with sediment or damaged, will be replaced as necessary to ensure the free flow of water.

- Stabilized Construction Entrance/Exit shall install a stabilized construction entrance at the point of entrance/exit of the construction site to reduce the tracking of mud and dirt onto public roads by construction vehicles. Design of construction entrance shall follow the standard details found in *the Massachusetts Erosion and sediment control guidelines for urban and suburban areas*.
- Ensure that ALL storm water outlets located along access roads and trails are secure from potential stormwater pollution from the disturbed project site.
  - o All outlet structures shall remain secure with BMPs during the duration of construction.
  - o After a storm event, all ponded storm water shall be visibly inspected for any sheen and/or other visible pollutants. If pollutants are visible, water must be cleaned accordingly by a third-party agency prior to discharge. If no pollutants are visible, water may be drained

The Contractor will follow the guidelines below when mobilizing the material/equipment storage area:

- Minimize the removal of existing vegetation.
- Minimize exposed soil by only disturbing areas designated to be used for storage of equipment/materials.
- Keep equipment/materials within the areas defined for storage of equipment/materials;
- Install perimeter control BMPs (straw wattles, silt fence etc.) along the boundaries of the material/equipment storage area. No ground disturbing activities or storage of equipment/materials will take place outside of the perimeter controls. The storage area is depicted on the project plans near the base terminal.

o Straw Wattles will be installed on unpaved surfaces only per the guidelines below:

- ♣ Straw wattles will be installed along level contours (i.e., parallel to slope contours);
- ♣ Straw wattles will be trenched and backfilled into the ground two to four inches;
- ♣ Straw wattles will be staked into the ground using wood stakes (minimum length of 24 inches), spaced at a maximum of 4 feet;
- ♣ If more than one wattle roll is placed in a row, the rolls must be overlapped at least four inches, not placed end to end.

**Wind Erosion Control** Wind erosion control consists of applying water to prevent or minimize dust nuisance. This project will implement the following practices for effective wind erosion control:

- Wind Erosion Control: This BMP, along with Water Conservation Practices, will be implemented to provide Dust Control and prevent discharges from dust control activities. Water will be applied to disturbed soil areas of the project to control dust. Water equipment leaks will be repaired immediately. Water application rates will be minimized, as necessary, to prevent runoff and ponding. Water trucks and/or a

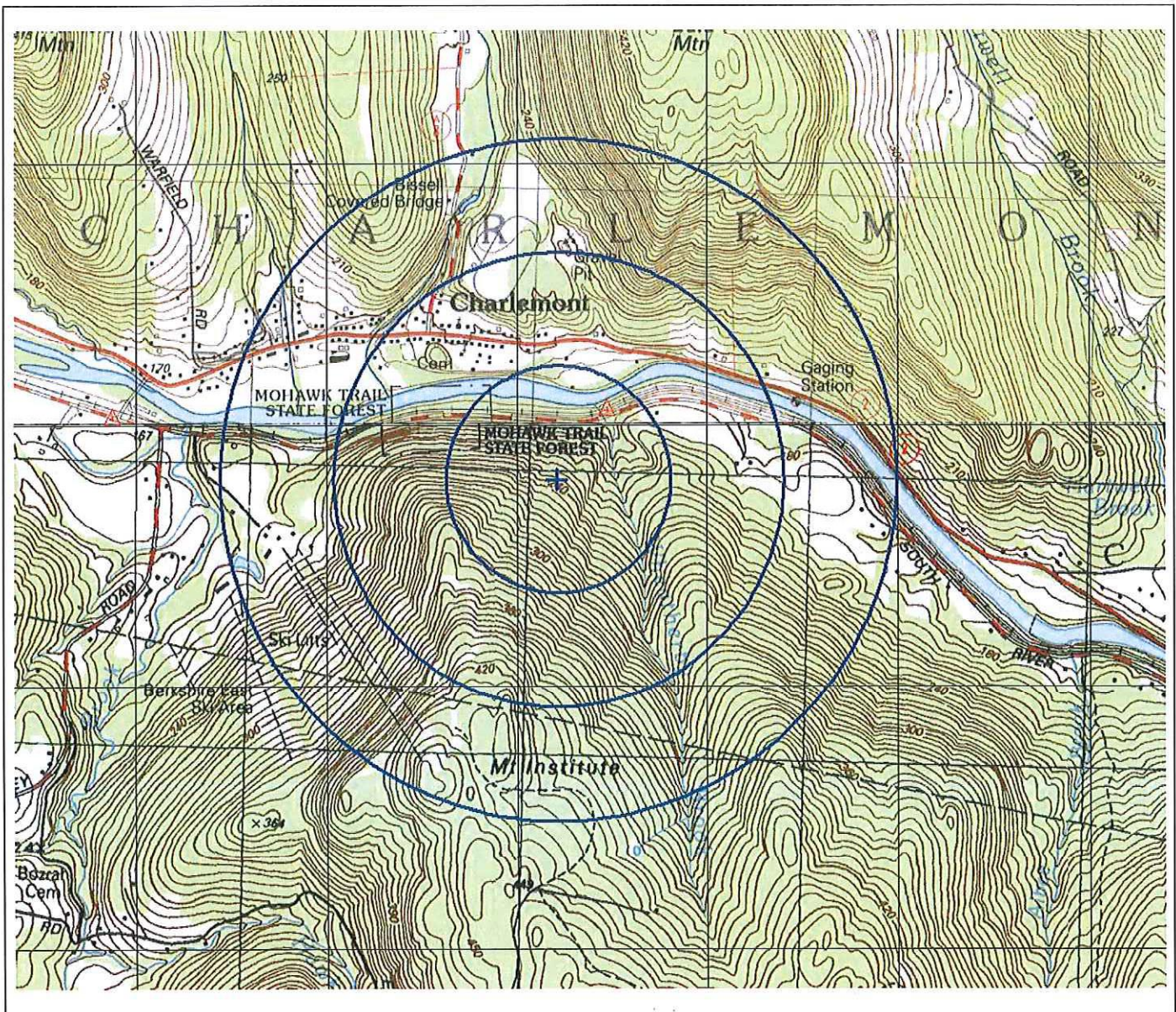
portable tank shall be made available to the field crews (if needed) with an adequate supply of non-chlorinated water to be used as necessary to mitigate the generation of airborne dust particulates from the construction sites. Water used for dust control will be applied in such a manner to minimize runoff from the site.

- **Tracking Control** Tracking control consists of preventing or reducing the tracking of sediment off-site by vehicles leaving the construction area. A temporary construction entrance is a temporary sediment removal device at the approach from a temporary road or construction site/staging area to a public road or detour, or another paved surface such as a sidewalk. This BMP is used to limit off-site tracking of sediment and is typically made of crushed stone or rock often with an underlying geotextile or non-woven filter fabric, or a turf reinforcement mat. A detail is provided on the project plans.

#### Stormwater

The plan as proposed intends to clear mature forest on the hillside and replace the forest with a meadow mix of grasses. The property has a thin lens of soil that is moderately well drained and characterized as soil type B. the underlying substratum is rock which is encountered from 0"-65" below grade. The Rock outcrop soils are characterized as soil type D. The change of cover over the D soil results in a slight increase in the Runoff curve number of less than 4%. The project proposes the runoff be dispersed on the hillside near its origin avoiding point source discharges and mimicking existing drainage patterns. This approach is observable throughout the ski area. This Low impact development approach does not warrant or require management of stormwater under the Wetland's Protection Act.





Source: U.S.G.S. Map

**FIGURE #1**

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

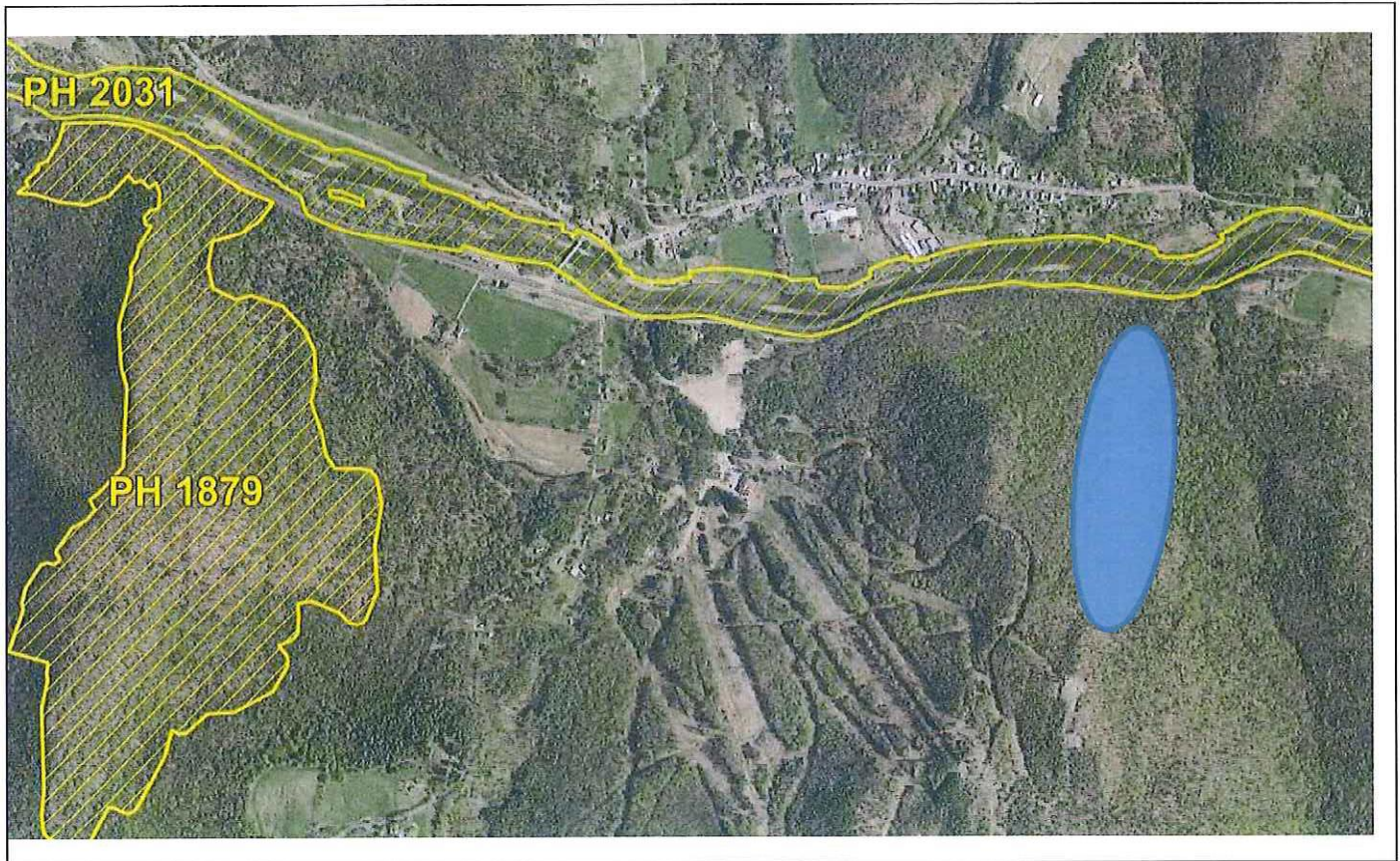


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Source: NHESP website

**FIGURE #2**

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

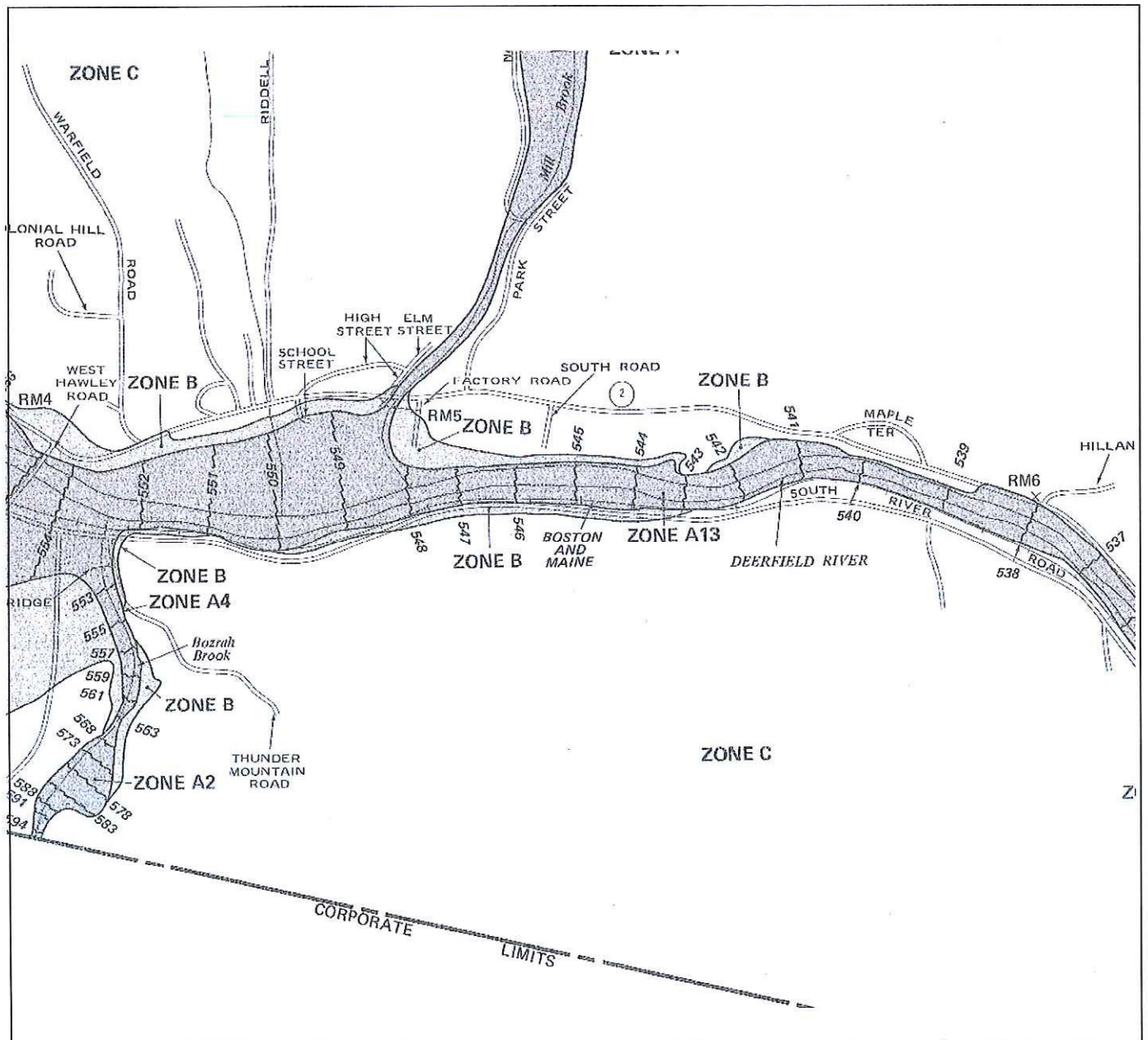
Berkshire East Ski resort  
South River Road  
Charlemont, MA



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Source: Charlemont Online Property Viewer

**FIGURE #3**

**FEMA Floodplain Map**  
 Berkshire East Ski resort  
 South River Road  
 Charlemont, MA

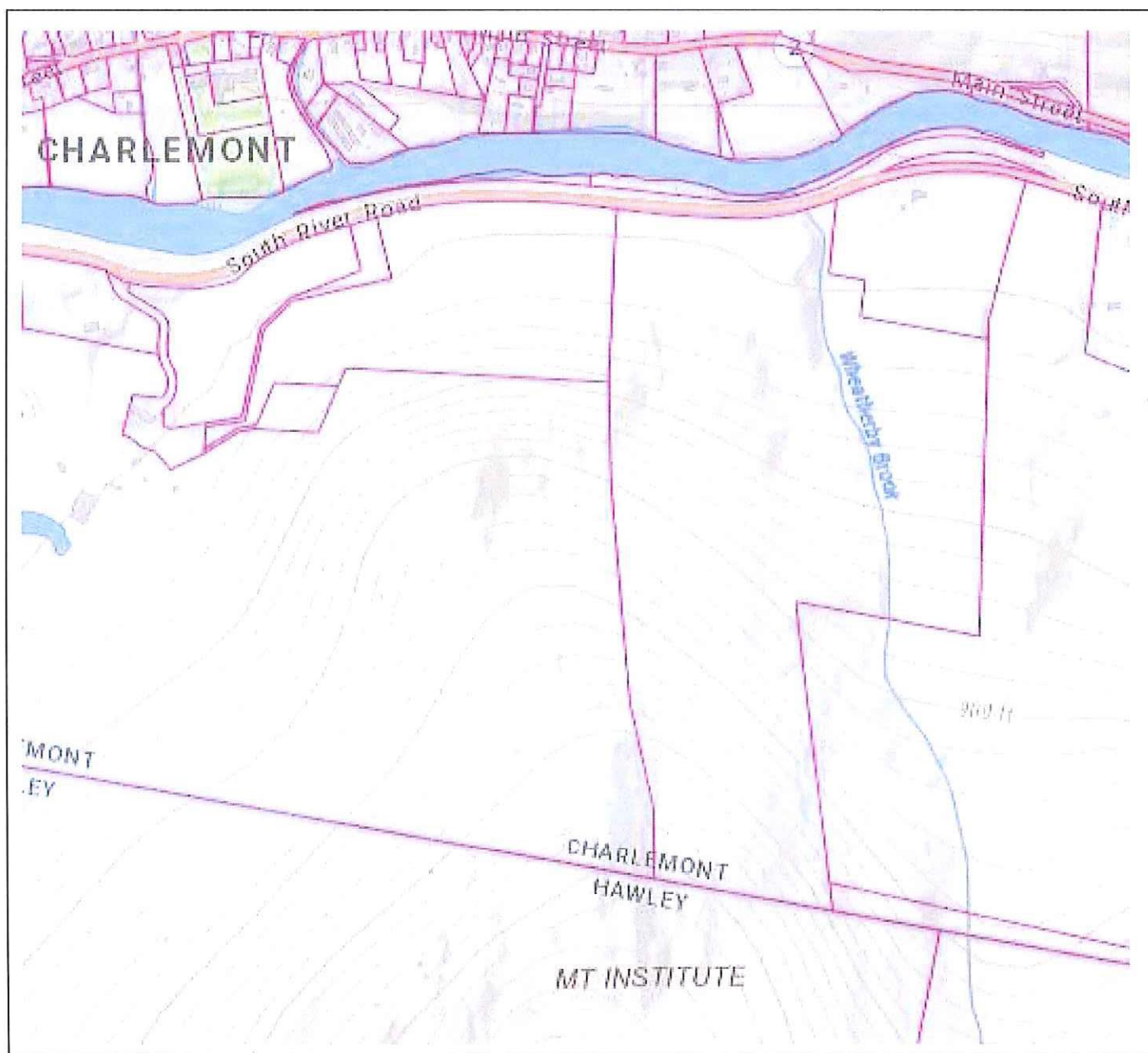


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Source: Charlemont Online Property Viewer

**FIGURE #4**

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



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Attachment A  
Schematic Lift Design Plans



Attachment B  
Plans to Accompany Special Permit