

# **SITE PLAN REVIEW APPLICATION**

For

**Hume Lake Christian Camps, Inc.**

**(Hume New England)**

73 Chestnut Hill Road

P.O. Box 156

Monterey, MA 01245

Tax Map 235, Lot 26

Zoning District – Agricultural-Residential

Construction of RV Park – Religious Use  
Monterey Zoning Bylaw Sections 7.4 and 9.5

**Landscape Architect:**

Robert C. Stevens  
Stevens Land Architecture  
21 Beaverbrook Road  
West Simsbury, CT 06092

**Civil Engineer:**

Michael Kulig P.E.  
Berkshire Engineering, Inc  
80 Run Way  
Lee, MA 01238

**Submitted by:**

Alexandra H. Glover, Esq.  
Lazan Glover & Puciloski, LLP  
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Dated: March 6, 2024

**LIST OF EXHIBITS**

<b>Exhibit A</b>	Site Plan Review Set of Plans, Family Camp – Hume New England, dated 11/20/2023 and revised 2/16/2024 at request of the Conservation Commission
	L-1 Site Location Plan (p. 1)
	L-2 Site Layout Plan (p. 2)
	L-3 Site Grading Plan (p.3)
	L-4 Site Details Plan (p. 4)
<b>Exhibit B</b>	Mass GIS image – Location of Hume New England parcels
<b>Exhibit C</b>	Google Earth image

## **PROJECT NARRATIVE**

### **1. Project Description**

Hume New England proposes to construct a 12-space RV Park to accommodate temporary travel trailers, motorhomes, and staff housing trailers. This camp would be for religious purposes only and in alignment with Hume's mission in New England. Hume's purpose is to present the Gospel and facilitate life transformation, in partnership with the local church, through innovative and biblically-based programs, impacting the world for Jesus Christ.

The individual parcel for which the RV Park is planned has an area of 145 acres, out of the 408-acre, contiguous, largely-undeveloped property owned by Hume. The parcel in question is now used exclusively in conjunction with Hume's religious mission. The RV Park would be located on the far north side of the camp to alleviate any concerns about impact on residential neighbors. It would sit 200 feet back from Chestnut Hill Road, with the existing woods would provide a natural buffer. See Exhibit B, MassGIS, Location of Hume Parcels, and Exhibit C, Google Earth images.

The RV Park would not be operated as a secular, public campground available to the general population. Any guests staying in the camp would be a Hume religious event or working, as an employee or as a volunteer, in support of Hume's Christian mission. As such, the RV Park is an activity exempt from local zoning under M.G.L. c. 40A, §3.

The RV Park would provide the following benefits and address certain Camp needs:

- An opportunity for families – grandparents, parents, children – to have a Christian Camp experience while staying together in their own accommodations. Benefits to the family would include a lower price to stay overnight on camp in order to enjoy religious chapel sessions, recreation, and dining;
- The opportunity for volunteers to stay on camp in their own travel trailers or motorhomes. Hume heavily depends on volunteer labor throughout the year to accomplish its mission and provide significant savings to our operating expenses. Many volunteers are retired and prefer to stay in their trailers and motorhomes while traveling and working at camp. The RV Park would also provide volunteers with a place to stay when permanent housing is not available when Camp housing is full;
- Fill an increasing demand for staff housing when needed. For example, Hume hires many college-age staff for the summer. This staff must be housed on site, but there are currently times when housing in Hume's permanent housing is not available as it is occupied by guests and year-round staff.

Although permanent buildings are a part of Hume New England, they are significantly more expensive and require much more construction activity over a longer period of time. The RV Park would resolve a critical housing need.

**2. The Project Meets the Requirements of Section 7.4**

7.4.1 General. Hume New England is a religious use subject to site plan review.

7.4.2 Dimensional Requirements. The RV Park complies with all of the dimensional requirements set forth in Section 7.4.2. There are no proposed buildings. The 200' setback from the public way, with the exception of the driveway, is met.

7.4.3 Access. Except for the driveway, no changes are proposed to any roads or parking areas. The campground sites are detailed on Exhibit A.

7.4.4 Parking. The RV Park requires no parking other than the campground sites detailed on Exhibit A. Each campsite is large enough to accommodate vehicle parking. Typical handicapped parking is not applicable for this development, but we have designed one accessible space within the camp.

**3. Required Plans Attached as Exhibit A (Section 9.5.5.1)**

The plans required under Section 9.5.5 are attached as Exhibit A.

**4. Estimated Construction Costs and Schedule (Section 9.5.5.2)**

The construction is expected to be completed within 2-3 months of commencement.

Estimated Construction Costs as of 02/27/2024:

- Site prep work, Clear cutting, grading, trench work \$69,000.00
- Utilities, propane, pressure sewer, water, PF fire, \$210,000.00
- Electrical – lighting, transformer, busters, disconnects \$280,000.00
- Septic Work, vaults, pumps, gravity & pressure sewer \$135,000.00
- Storm Water Drainage, Detention basin, sump pump,  
Culverts, and rip rap \$60,000.00
- Pavement, grading, road base, pavement, striping

Handicap signage, RV signage	\$212,500.00
• <u>Landscaping</u> , trees, shrubs, chips, clean fill	\$15,000.00
• <u>Miscellaneous</u>	\$5,000.00
• <u>Permits and Engineering fees</u>	\$35,500.00
• <u>Hume Contingency</u>	\$118,641.00

Total Construction Cost \$1,140,641.00

**5. Minimal Impact of The RV Park**

The RV Park will have no impact on the neighborhood in terms of light, noise, or town services.

Hume does not expect to see any significant increase in vehicle traffic on a week-to-week basis. In fact, Hume intends to purchase approximately six RVs that will remain on the property and thus will not affect traffic flow to or from the property. The remaining six RV spots will be utilized mostly by camp volunteers, people who come to Hume to volunteer their time to help Hume with any number of tasks. The volunteers, for the most part, travel from the Spring to the Fall. The volunteers stay for a weekend or a week at a time, but they do not come and go from the site during their stays. Hume does not expect that all six RV spots will routinely be used at the same time, as volunteers are not on site every weekend.

Other than the actual use of the RV spots, no additional traffic is expected as a result of the RV Park.

**6. Request for Approval (Section 9.5.7)**

The RV Park meets the following objectives as set forth in Section 9.5.7 of the Zoning Bylaw:

1. *Minimize the volume of cut and fill, the number of removed trees 6" at 4' caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution.*

The grading design minimizes cut and fill with finish grades nearly at, or near, the existing grades. This allows for the preservation of existing vegetation within, as well as close to, the outer edges of the proposed improvements. The areas of clearing and stormwater management are detailed on the Plans, Exhibit A.

To summarize, the area to be cleared is a little more than an acre (50,000 square feet). The site is relatively even and requires no major cuts or fills. The required grading is minimal. There is a proposed stone swale to be installed into which any groundwater that does not dissipate into the ground will flow, and from there would be directed into a detention basin with a 25-year capacity. There would be no issues of soil erosion.

The site is located in the Scenic Mountains Act jurisdiction. Hume has filed a Notice of Intent with proposed mitigation. The Notice of Intent is still pending at the time of the filing of this Application.

2. *Maximize pedestrian and vehicular safety both on the site and egress from it.*

The proposed roadway is of sufficient width to allow for safe vehicular and pedestrian traffic, especially given that any vehicle traffic will be at a slow posted speed. See further discussion of traffic above, Paragraph 5, p. 5.

3. *Minimize obstruction of scenic views from publicly accessible locations.*

The RV Park, located within a wooded area 200 feet from Chestnut Hill Road, will not obstruct any scenic views from any location. Hume has submitted a Notice of Intent under the Scenic Mountains Act to the Conservation Commission.

4. *Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned.*

The RV Park, located within a wooded area 200 feet from Chestnut Hill Road, will be largely screened by natural vegetation from Chestnut Hill Road and from the single residential property in the area.

5. *Minimize glare from headlights and lighting intrusion.*

The proposed site lighting is kept to a minimum and is located well back (204 feet) from Chestnut Hill Road. Headlights from vehicles turning in or out of the facility should not create glare of property of others.

6. *Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.*

Again, The RV Park would be located within a wooded area 204 feet from Chestnut Hill Road. No buildings are planned. The RV Park will have the character and materials consistent with a campground.

7. *Minimize contamination of groundwater from on-site waste-water disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.*

Waste disposal will be captured on site, directed to a septic tank and pump chamber, and will be pumped to Hume's wastewater treatment plant.

8. *Ensure compliance with the provisions of this Bylaw, including parking and signage.*

Other than the recreational vehicles and temporary trailers, no parking is expected within The RV Park. Signage will consist of one small sign, at the intersection of the proposed road with Chestnut Hill Road, identifying the facility.

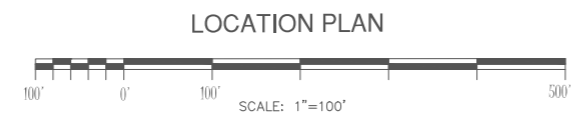
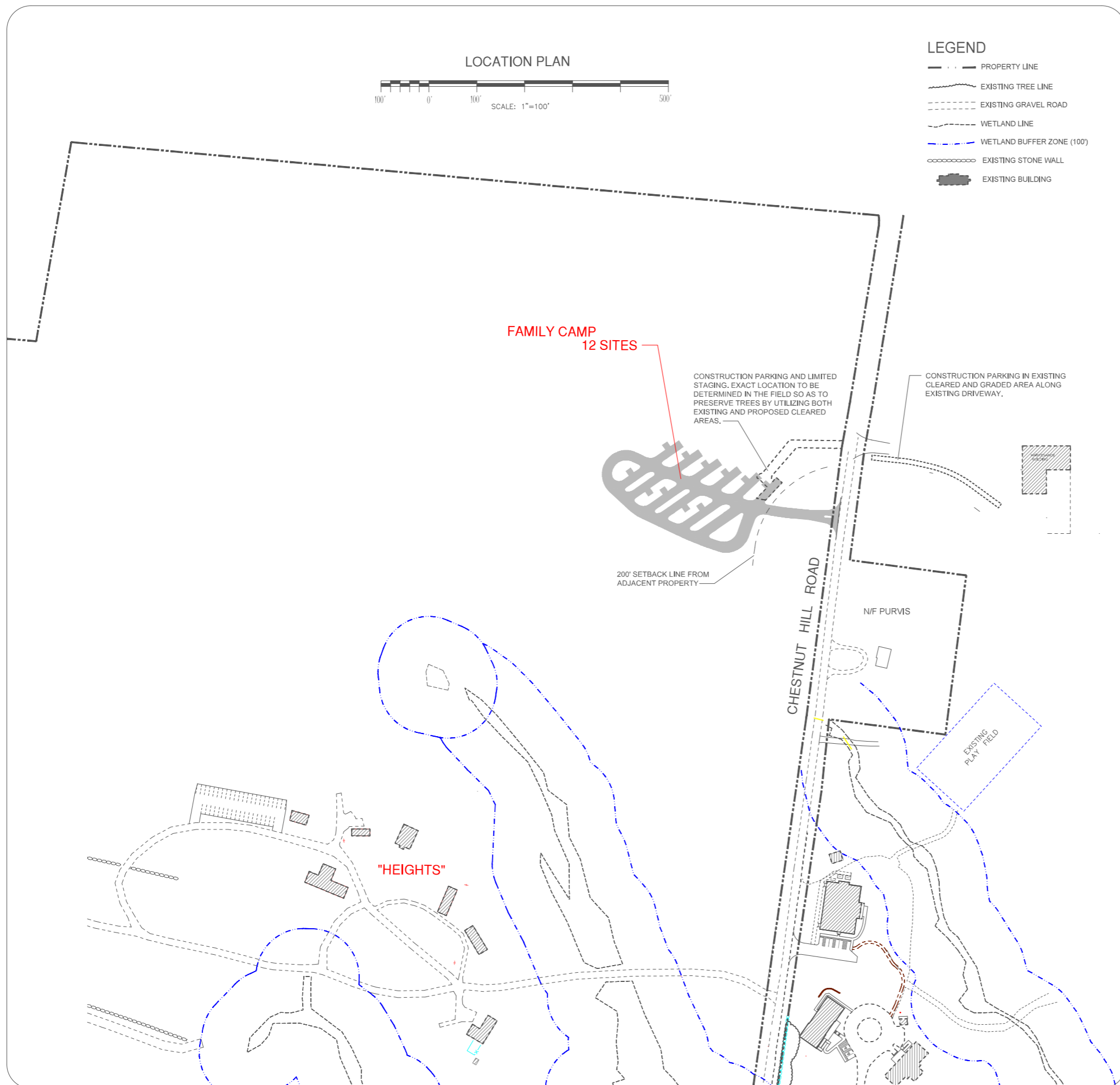
The Applicant, Hume Lake Christian Camps, Inc., requests that this Board grant Site Plan Approval of this application.

**Submitted by:**

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# **EXHIBIT A**

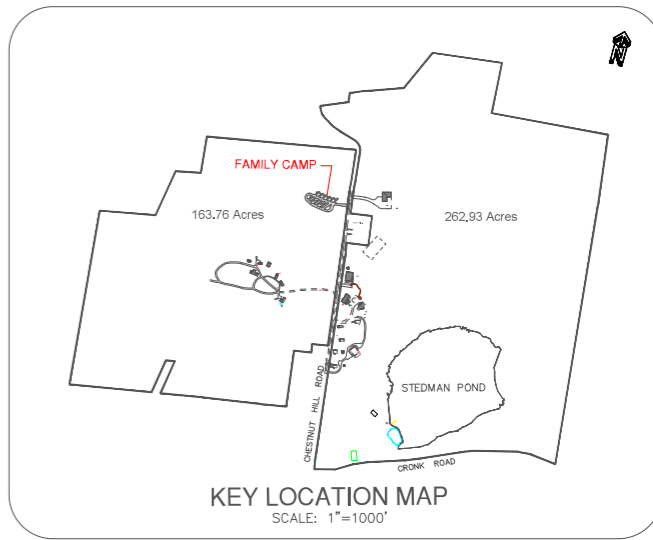




- LEGEND**
- PROPERTY LINE
  - - - EXISTING TREE LINE
  - - - EXISTING GRAVEL ROAD
  - - - WETLAND LINE
  - - - WETLAND BUFFER ZONE (100')
  - o-o-o-o EXISTING STONE WALL
  - █ EXISTING BUILDING

**Table of Dimensional Requirements**

AREA (Acres)	REQUIRED	PROVIDED
FRONTAGE	2 Min	163.76
FRONT SETBACK	200' Min	2,238'
SIDE YARD	25' Min	110.60'
REAR YARD	25' Min	506.82'
		1,218.27'



**STEVENS LAND ARCHITECTURE**  
 Land Planning - Landscape Architecture  
 21 Beaverbrook Road - West Simsbury, CT 06092  
 860-729-1222  
 RCSStevens3@aol.net



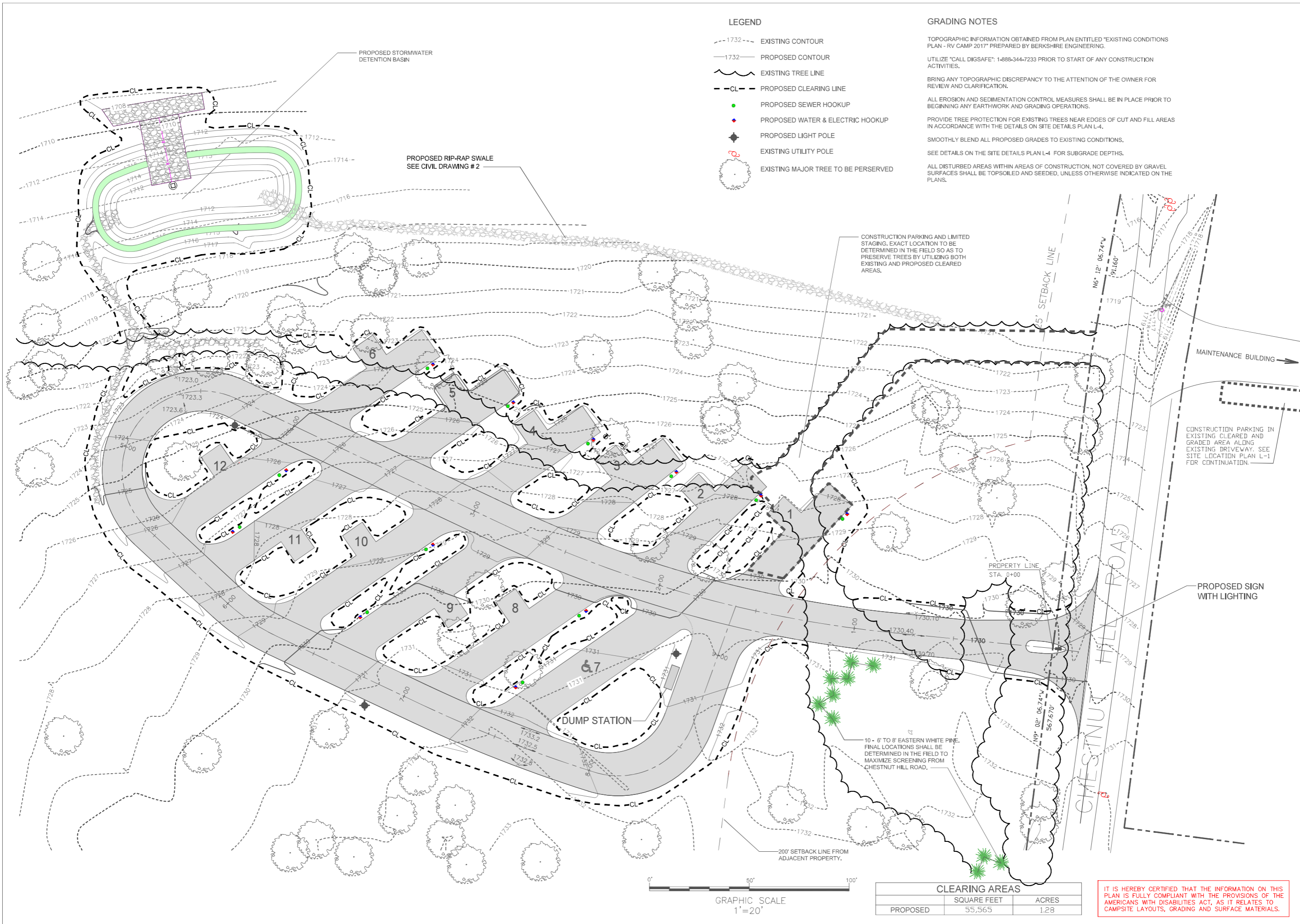
DATE: NOV. 20, 2023  
 REVISIONS: JAN. 9, 2024  
 FEB. 16, 2024

**FAMILY CAMP**  
 Hume New England  
 73 Chestnut Hill Road - Monterey, MA

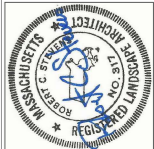
**SITE LOCATION PLAN**  
 SPR Submittal

**L-1**  
 SCALE: AS NOTED





STEVENS LAND ARCHITECTURE  
 Land Planning - Landscape Architecture  
 21 Beaverbrook Road - West Simsbury, CT 06092  
 860-729-1222  
 RCStevens@aatt.net

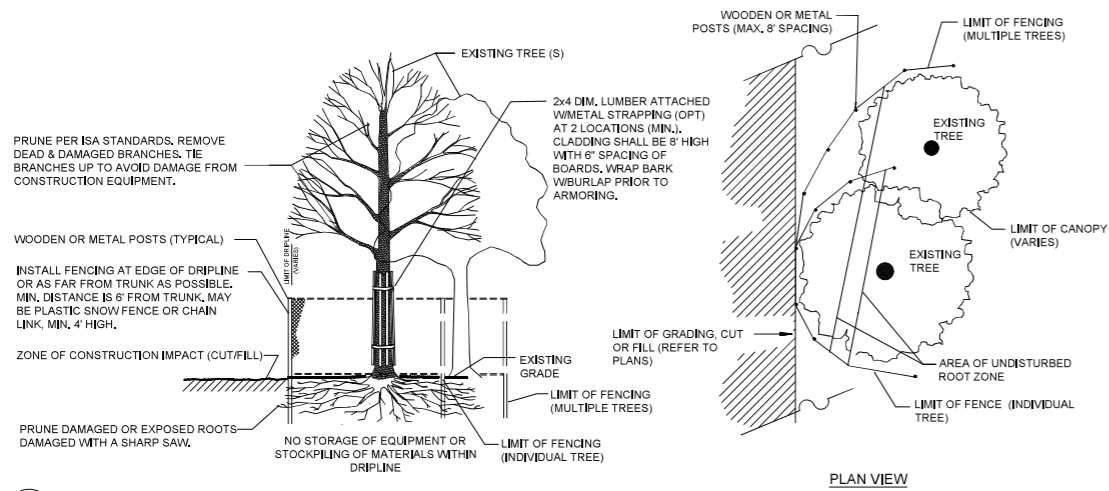


DATE: NOV. 20, 2023  
 REVISIONS: DEC. 19, 2023  
 JAN. 11, 2024  
 FEB. 20, 2024

**FAMILY CAMP**  
 Hume New England  
 73 Chestnut Hill Road - Monterey, MA

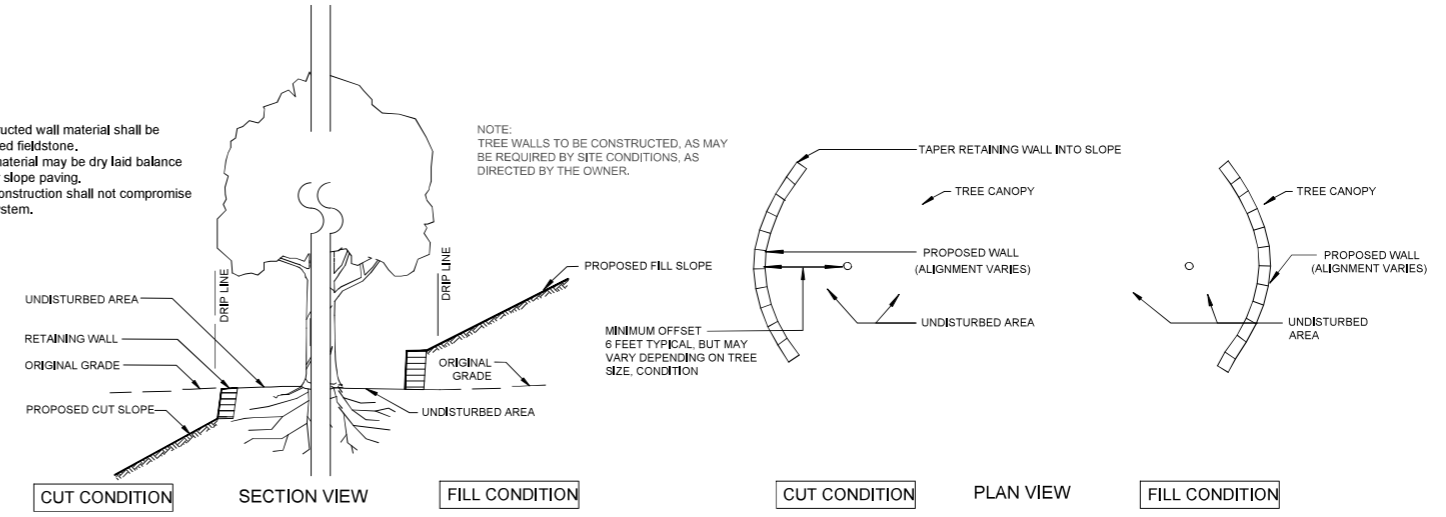
**SITE GRADING PLAN**  
 SPR Submittal

**L-3**  
 SCALE: 1" = 20'

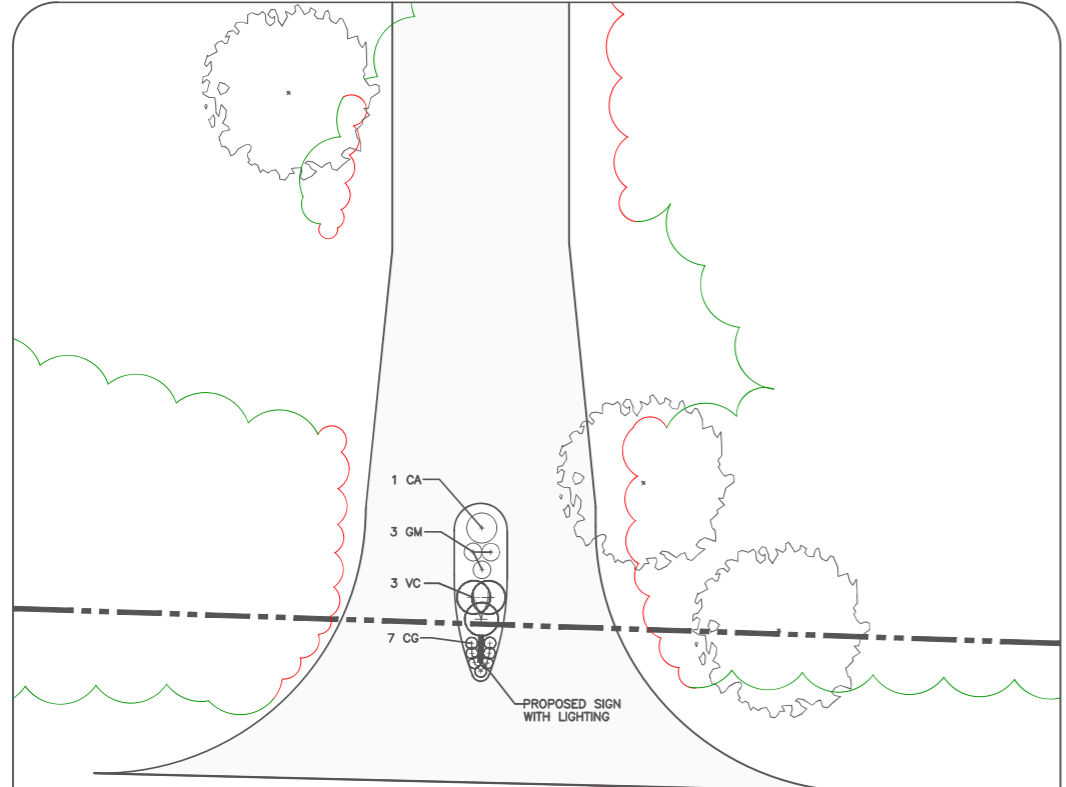


**A TREE PROTECTION - EXISTING TREE(S)**  
NOT TO SCALE

- NOTES:**
1. Constructed wall material shall be collected fieldstone.
  2. Wall material may be dry laid balance wall or slope paving.
  3. Wall construction shall not compromise root system.



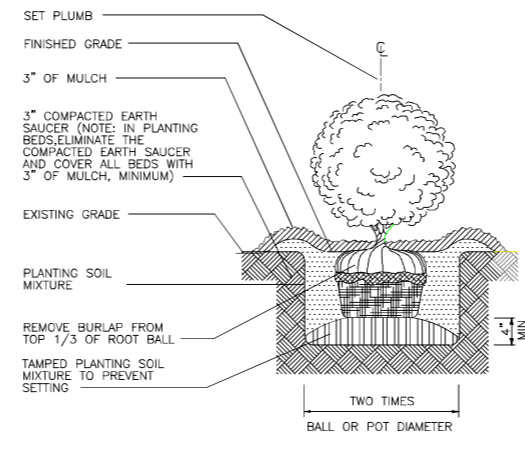
**B TREE WALL**  
NOT TO SCALE



**CHESTNUT HILL ROAD**

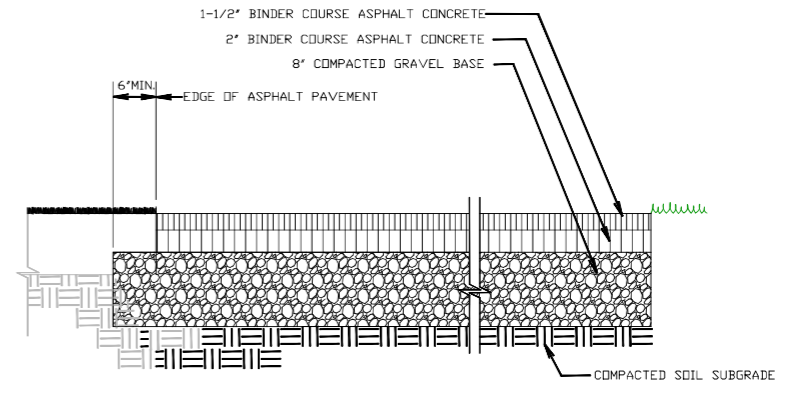
PLANT LIST				
SYMBOL	BOTANICAL NAME ...COMMON NAME	SIZE	QUANTITY	REMARKS
CA	Calamagrostis Acutiflora ... Karl Foerster (grass)	1 GAL	1	In pots
CG	Carex Glauca Flacca ... Blue Sedge	1 GAL	7	In pots
GM	Glyceria Maxima 'Variegata' ... Mana Grass	1 GAL	3	In pots
PS	Pinus Strobus ... Eastern White Pine	6' to 8' Ht	10	Balled and burlaped
VC	Viburnum 'Carlesii' ... Korean Spice Viburnum	1 GAL	3	In pots

**PLANTING PLAN**  
SCALE: 1"=10'



**D SHRUB OR ORNAMENTAL GRASS PLANTING DETAIL**  
NOT TO SCALE

- PLANTING NOTES**
1. CONTRACTOR SHALL HAVE ALL SUBSURFACE UTILITIES MARKED PRIOR TO THE START OF WORK.
  2. FINAL LOCATION OF ALL PLANT MATERIAL WILL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  3. ALL PLANT MATERIAL WILL HAVE TAGS INDICATING COMMON NAME, BOTANICAL NAME & SIZE.
  4. ALL PLANTS WILL BE MULCHED PER THE PLANTING DETAILS.
  5. ALL PLANT MATERIALS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  7. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
  8. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATES.



**1 ASPHALT CONCRETE ROAD PAVEMENT**  
NOT TO SCALE

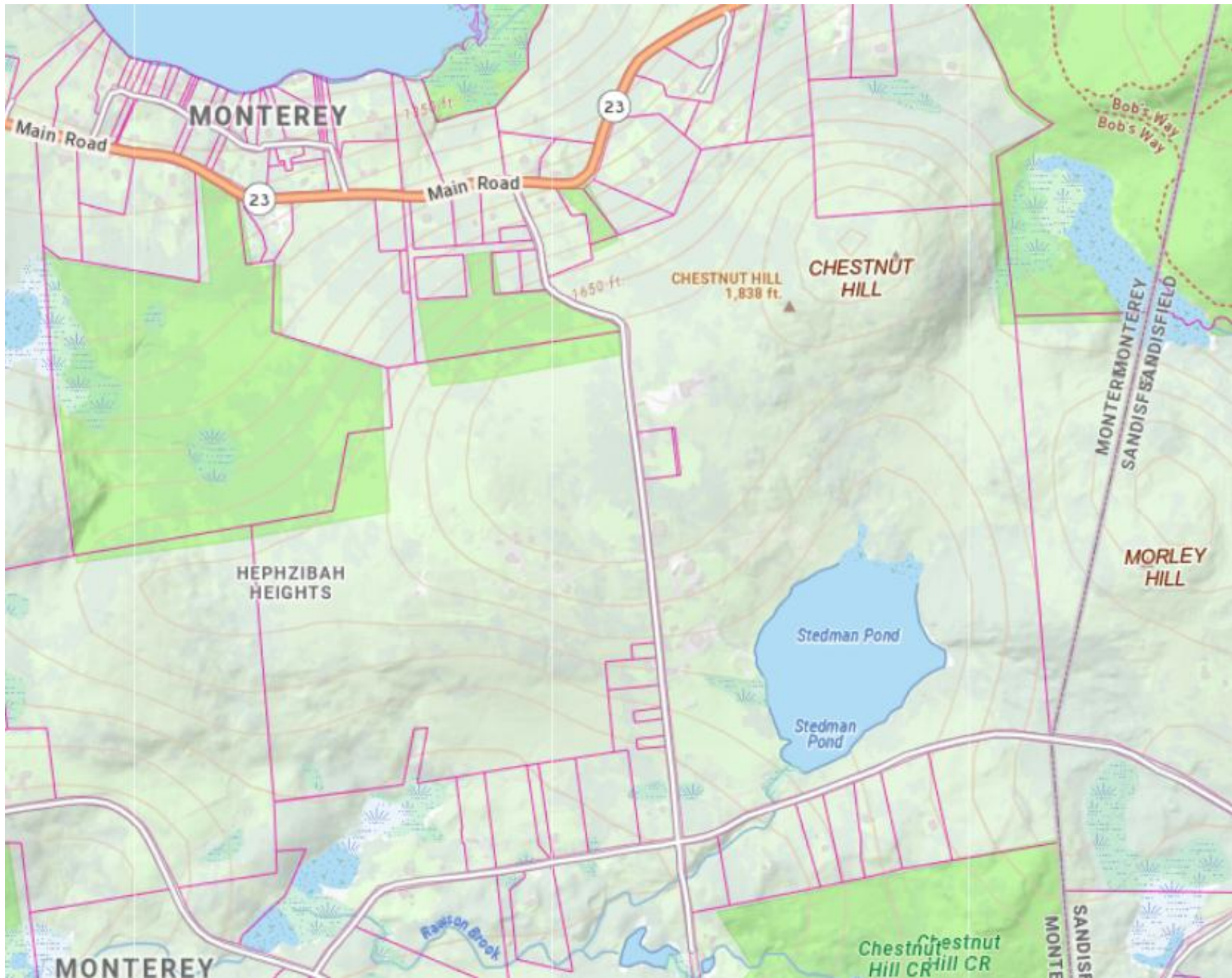


**2 SITE LIGHT FIXTURE**  
NOT TO SCALE



**DATE** NOV. 20, 2023  
**REVISIONS**  
JAN. 11, 2024  
FEB. 16, 2024  
FEB. 20, 2024

## **EXHIBIT B**



# **EXHIBIT C**

