

GATE STREET RECREATION COMPLEX: MASTER PLAN

TOWN OF VOLUNTOWN - CONNECTICUT

October 2023





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PROJECTS

- New Playgrounds (5-12yrs, 2-5yrs)
- Expanded Parking Area & Boat Launch Drive
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- Fenced in Dog Park
- Bicycle Skills Park
- Sports Courts
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INTRODUCTION

PURPOSE

The Town of Voluntown’s Gate Street Recreation Complex is a recreational, and scenic resource for both the local community and greater New London County. However, the Recreation Complex’s facilities have degraded over time and the amenities need to be renovated and modernized to respond to current use and future athletic trends. The redesign of the Gate Street Recreation Complex will aid in the physical and financial revitalization of the entire community. This Master Plan is intended to identify improvements within the Gate Street Recreation Complex that could be implemented over time. The contents of this Master Plan will support the Town of Voluntown desire to aggressively pursue grant funding to implement the identified projects.

PROCESS



ACKNOWLEDGMENTS

This Master Plan was made possible through the generous time and input of the Gate Street Recreation Complex Planning Committee, and active members of the public who made significant contributions to the development of this Plan. The input enhanced the plan by offering local knowledge, providing direction throughout the planning process, reviewing draft documents, actively participating in community engagement efforts, and providing valuable feedback.

PEOPLE INVOLVED

Committee Members:

Michael Kalwara, Chairperson, appointed by the Recreation Commission

James Anderson, Secretary, appointed as abutting neighbor

Sandra Pellinen, appointed by the Library Board of Trustees

Brian Kallio, appointed by the Board of Education

Charles ‘Chip’ O’Lari, appointed as a Town resident

Mary Sullivan, appointed by the Elderly Commission

Advisory:

Tracey Hanson, First Selectman representing Public Works, Town Hall and Board of Selectmen

John Guskowski, Consulting Planning and Development Director

Kevin Grindle, Project Lead, Barton & Loguidice

Nicole Cleary, Barton & Loguidice

Plan Prepared By:

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EXISTING CONDITIONS

FACILITIES AND INFRASTRUCTURE

The Gate Street Recreation Complex is the primary recreation complex within the Town of Voluntown, and is located adjacent to the Pachaug State Forest. Additionally, it is a main community hub as it contains the Town Hall the Public Library and is adjacent to the Elementary School and Public Works garage. The Recreation Complex's facilities and infrastructure are in need of renovation and modernization so that they can continue to effectively meet the needs of Voluntown's residents and the surrounding community. The Town is dedicated to making this investment to assure that everyone has access to recreational facilities that are safe, modern, well-maintained and appealing.

The project area is currently made up of Town-owned parcels totaling approximately 12.5 acres located on the east and west sides of Gate Street, immediately north of Main Street (Route 138). This includes the area behind the Town Hall and Constitution Field, which borders Voluntown Elementary School. Additionally, Sawmill Pond borders the northwest corner of the project site, with Pachaug State Forest located directly across the Pond. Numerous forms of passive and active recreational programming are currently established within the project area – however, there is an exciting potential to improve upon

these existing amenities.

Amenities within the east side of Gate Street include;

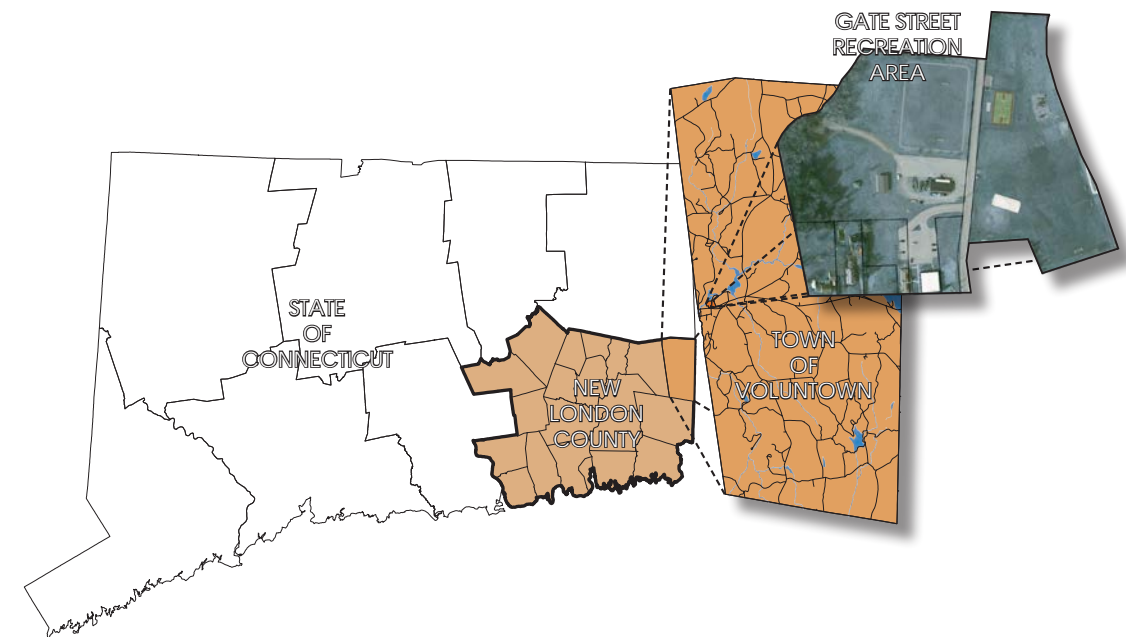
- Playground
- Baseball/Softball field
- Basketball court
- Sledding hill
- Multi-purpose recreational field (soccer)

Amenities within the west side of Gate Street include;

- Gazebo
- Pavilion
- Walking track
- Paved and gravel parking lot(s)
- Historic garage/storage building
- Disc golf course
- Access to Sawmill Pond

The project area contains the existing Town Hall building and the Voluntown Public Library, as well as two small undeveloped adjacent parcels. Both structures are aging and are likely inadequate to meet the long-term needs of the community. For the purpose of this plan, it is anticipated that these facilities will ultimately be replaced with a single municipal complex housing the Town Hall, Library, Community Center, and meeting rooms.

GEOGRAPHIC CONTEXT



GATE STREET RECREATION COMPLEX

SITE ANALYSIS

Barton & Loguidice



Legend

Residential	Pedestrian Circulation
Community	Vehicular Circulation (Town Owned)
Commercial	Vehicular Circulation (State Owned)
Site Access	Site Boundary
Parking	Tree
	Disc Golf Target

DATA SOURCE: - LIDAR Contours
- National Flood Insurance Program FEMA FIRMette Flood Line

Boundary

- The Gate Street Recreation Area is bounded by Sawmill Pond, residential areas, Voluntown Elementary School, and heavily trafficked (4,000-5,000/day) Route 138.

Open Space

- The majority of the Gate Street Recreation Area is open space, with sections of flexible green space.

Amenities

- There are two Handicap parking spots adjacent to the basketball court. Alternate parking is around the garage.
- There are programming elements such as a walking track, playground, two recreational fields, and a baseball field.
- There is a need to evaluate the uses of some spaces (existing baseball field, garage) to determine if they are amenities to the space.
- There are five disc golf targets.
- There is small access to Sawmill Pond, however the area currently has some unwanted uses.

Facilities

- There is an existing garage which is antiquated.
- There is currently only one porta-potty on site which is heavily used.
- There are two additional structures including a gazebo, and pavilion.

Pedestrian Circulation

- The walking track is used heavily by visitors.
- There is pedestrian access between the site and Voluntown Elementary School.
- There is an existing sidewalk along the north edge of route 138. There are no sidewalks along Gate Street.

Topography, Drainage & Utilities

- Some of the park is within the limits of the FEMA Flood zone.

Plantings/Vegetation

- There is a lack of shade trees on the site.
- There is a dense tree border along Sawmill Pond.



EXISTING CONDITIONS

CHALLENGES & OPPORTUNITIES

A tour of the project area and feedback from community members revealed several challenges facing the Gate Street Recreation Complex. Key site challenges are summarized below.



→ FACILITIES IMPROVEMENT

There are several facilities within the Gate Street Recreation Complex, such as the playground, garage, and baseball field, which are in poor condition and would benefit from upgraded equipment, relocation/renovation, or complete removal in order to meet accessibility/safety requirements and/or community programming needs. There is the opportunity for multiple new amenities such as accessible and inclusive play spaces, a pavilion and restrooms to meet the needs of all ages and abilities, rain gardens to improve stormwater quality, community gardens, dog parks, etc.



→ CIRCULATION

The Gate Street Recreation Complex is currently limited to a single walking track, and several access points to the Recreation Complex. There are no clear paths which circulate the area. The ample amount of open space provides an opportunity to expand the amount of walking paths exponentially. A proposed multi-use walking path can connect existing and future programmed spaces, and allow for safer movement throughout the site.



→ VEGETATION

Though surrounded by a substantial canopy of trees on the surrounding properties, the Gate Street Recreation Complex does not have a thriving or diverse selection of mature vegetation. Invasive plant species can be found along the Sawmill Pond waterfront. There is an opportunity to increase the amount of tree plantings to create additional shaded spaces to promote gathering within the Recreation Complex. Clearing invasive species around Sawmill Pond will positively support the ecosystem while also providing an improved connection to the waterfront.



→ PROGRAMMING

Though the Gate Street Recreation Complex has established programming in some spaces, amenities such as the playground, walking track and baseball/softball field are underutilized due to their condition. There is an opportunity to boost these amenities by either removing them, relocating them or upgrading their equipment to make them usable to their fullest potential.



→ CONNECTION

The Gate Street Recreation Complex has strong connections to existing recreational amenities in the community, this includes the which is located to the north and south of the park. These include but are not limited to the 27,000 acre Pachus State Forest via the Fire Tower Road Access along with access points along Route 165 to the south, the Gate Street Recreation Complex Sawmill Pond Access, and the Beachdale Pond Dam Kayak and Hiking Access. There are numerous connections that can be enhanced from the Gate Street Recreation Complex and these connections may include by automobile, bicycle, foot or boat.

GATE STREET RECREATION COMPLEX

SITE OPPORTUNITIES

Barton & Loguidice



Open Space

- There is an opportunity to take advantage of the ample open space for new programming elements.

Amenities

- There is an opportunity to expand and improve parking within the site.
- There is an opportunity to convert the existing baseball field into an area for pickleball, tennis, and handball.
- It is recommended to relocate the existing playground to the area within the walking track..
- There is opportunity to develop a bicycle skills park.
- There is a opportunity to improve accessibility and safety along the edge of Sawmill Pond.
- There is an opportunity to enhance site furnishings.
- There is potential for the addition of a digital information sign.

Facilities

- It is recommended to remove the existing garage.
- There is an opportunity for another pavilion.
- It is recommended that an improved restroom is put in place.

Pedestrian Circulation

- It is recommended to install established an ADA loop trail and sidewalks.
- It is recommended to improve pedestrian circulation conditions along Route 138.
- There is an opportunity to connect with the Pachaug State Forest and surrounding open space.

Plantings/Vegetation

- It is recommended to increase tree plantings throughout the space to increase shade.
- The trees bordering Sawmill Pond block potential views and opportunities to connect with the Pond.
- It is recommended that there is selective clearing of invasive plant species.



PUBLIC PARTICIPATION

INTRODUCTION

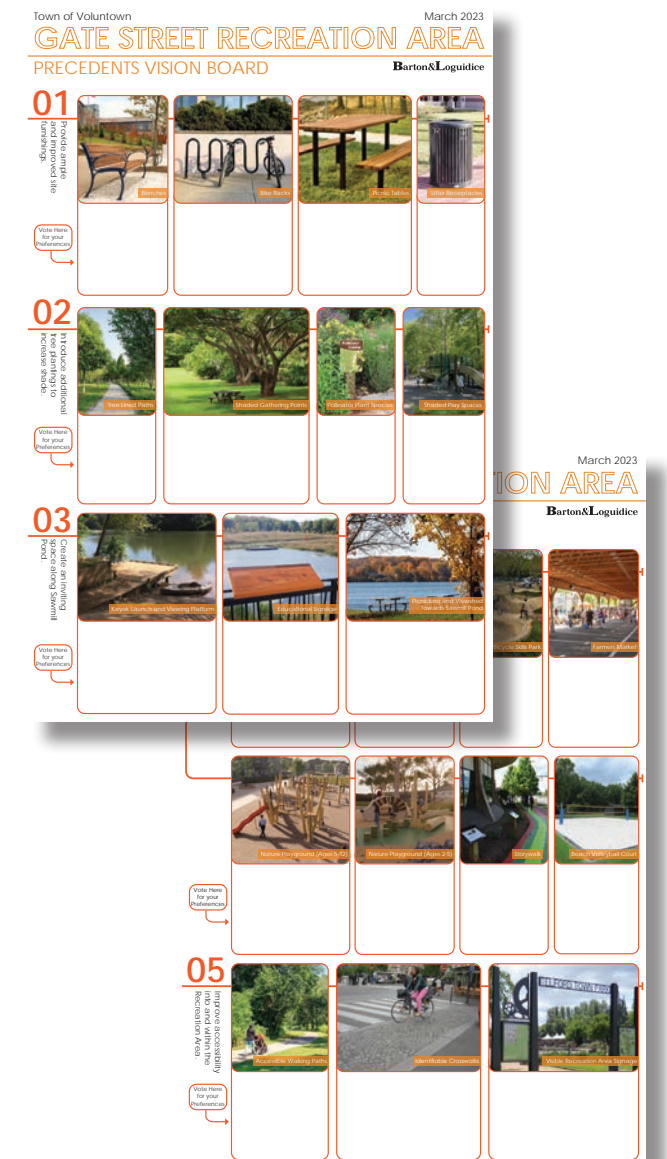
A critical part of the planning process is facilitating methods to gather public input. When design and planning consultants work with a community, it is important that the residents be actively involved in the process. A Master Plan should be a product of the community's residents, it should address their concerns, and present their vision for the future. The Gate Street Recreation Complex Planning Committee and Barton & Loguidice's design team recognized the importance of community participation and together they designed a planning process to actively involve the community. Through this process, residents and park users shared their understanding and knowledge of the Gate Street Recreation Complex and its connections to the surrounding area. They identified concerns, expressed preferences, and reviewed the design recommendations during the regular committee meetings, and public meeting.

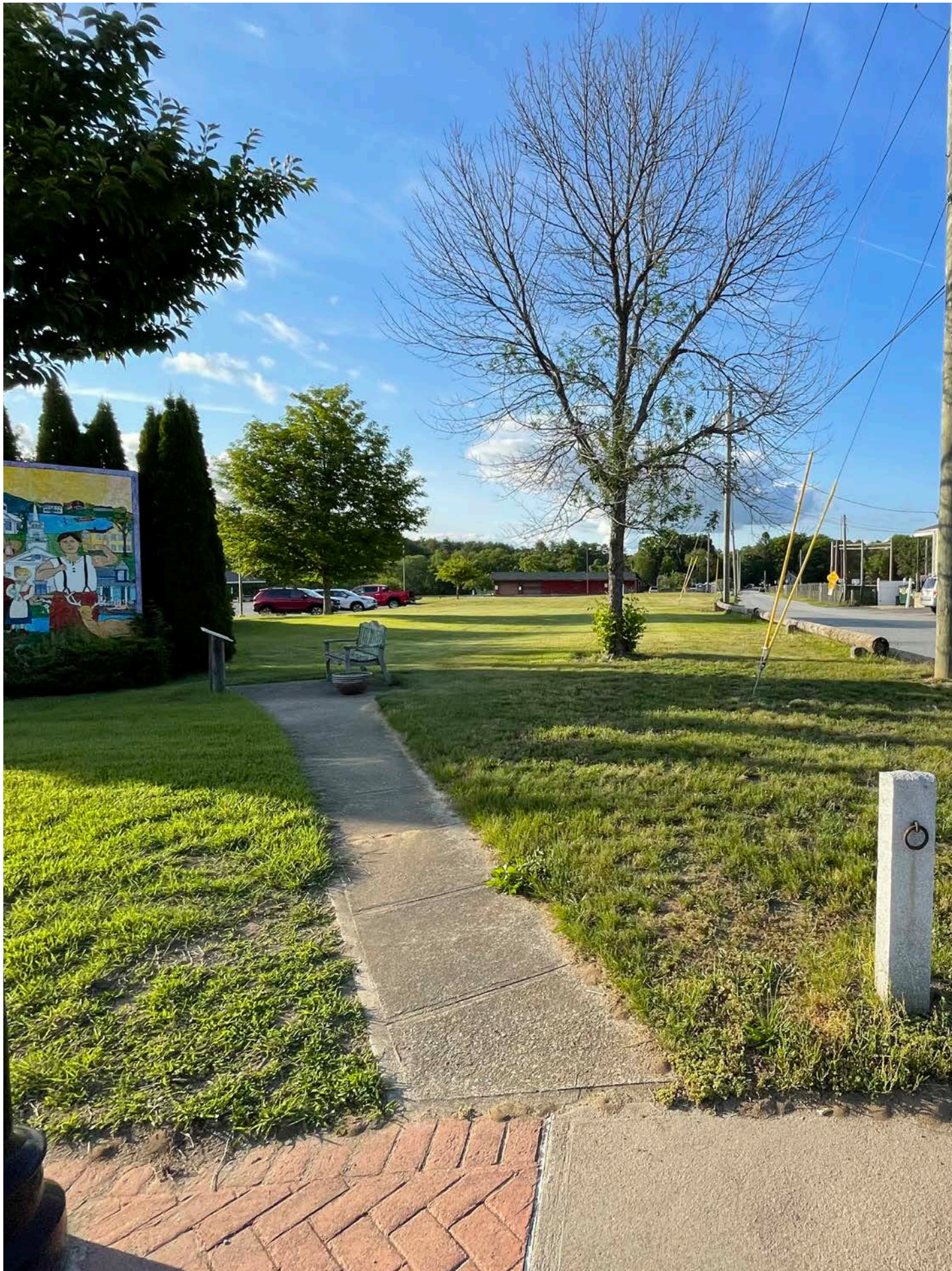
COMMITTEE MEETINGS

The Gate Street Recreation Complex Planning Committee regularly meets on the 2nd Monday of the month. During these meetings, detailed discussions were had and plans were reviewed, these plans included the site analysis, site opportunities, precedent boards, conceptual design plans, and cost estimates. This exercise was undertaken to determine what was and wasn't working in order to develop a plan which responded to the community's needs and wants. Prior to the meetings, the Committee had opportunities to review documents and prepare points of discussion. The result of this extensive back-and-forth discussion led to a thoughtfully crafted Master Plan, tailored specifically for the Voluntown community.

PUBLIC INFORMATION MEETING

A Public Meeting was held at the Voluntown Town Hall on March 28th, 2023. A detailed presentation on the development of the Gate Street Recreation Complex was provided to the community by Barton & Loguidice. The presentation outlined the project understanding, approach, schedule, site analysis map, site opportunities map, and a series of project precedents, or 'vision' boards. The meeting included a 'Q&A' session where attendees were able to express their questions or concerns, along with things they may have liked, or any additional needs/ideas they had for the space.





MASTER PLAN

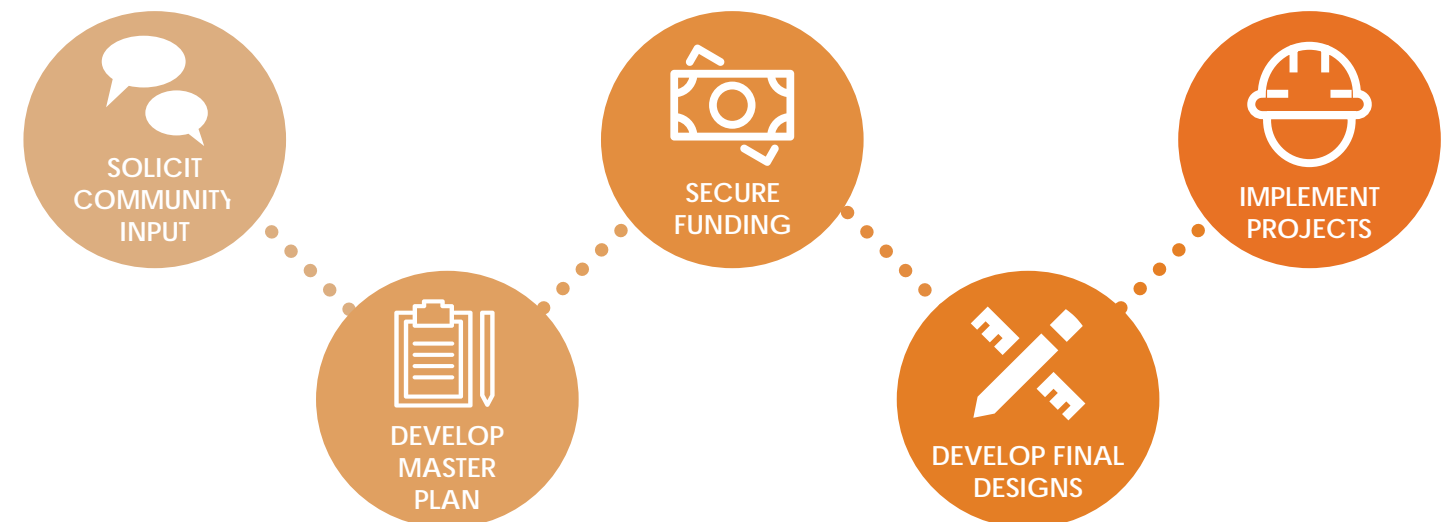
ABOUT THE PLAN

This Master Plan identifies improvements to the Gate Street Recreation Complex that could be implemented in a 2-10 year time frame. Improvements described herein were conceptualized through substantial community input - which was solicited through Committee Meetings and public outreach. A Recreation Commission consisting of local stakeholders also supported the development of this Plan by providing local insight, advertising for community input opportunities, and reviewing draft materials. Lastly, a consultant team of landscape architects, engineers and community planners provided professional and technical expertise throughout the project process.

The Priority Improvements recommended in this Master Plan are the enhancements that community members voiced as important in improving the quality of the Recreation Complex. These improvement recommendations were fine-tuned using findings from site visits, Committee Meetings, and a thorough understanding of the existing facilities and infrastructure and needs/opportunities of the site. These projects are initiatives which were expressed and supported as being fundamental components to the overall Master Plan, directly from the community.

A narrative, cost estimates, and supporting renderings, site plans, and/or images are presented for each of the proposed projects. It is important to note that each of the projects laid out in this Master Plan is not set in stone, as they may require some alteration based on future environmental and community conditions, engineering considerations, and funding availability. However, because the projects and proposed designs presented herein have been developed based on substantial community input, implementation of proposed projects should follow closely the recommendations defined in this Plan.

This Master Plan is intended to serve as a framework by which the Gate Street Recreation Complex improvements that are desired by the Voluntown community, may be implemented. By having analyzed the community's concerns and priorities, established conceptual plans for priority improvements, and identified potential funding sources, the town of Voluntown will be well-positioned to move recommended projects forwards for the betterment of the overall community.



GATE STREET RECREATION COMPLEX

CONCEPT PLAN

Barton & Loguidice



LEGEND

EXISTING FEATURES

- 1 Existing Soccer Field
- 2 Existing Basketball Court
- 3 Existing Parking

PROPOSED FEATURES

- 4 Proposed Bicycle Skills Park
- 5 Proposed Accessible Playground (2-5y)
- 6 Proposed Accessible Playground (5-12y)
- 7 Proposed Beach Volleyball
- 8 Proposed Accessible 10' Multi Use Track
- 9 Proposed Multi Use Playing Courts (Tennis, Pickleball, Handball)
- 10 Proposed Multi Use Building (Restrooms, Pavilion)
- 11 Proposed Overlook/Fishing Dock
- 12 Proposed Story Walk Loop
- 13 Proposed Fenced in Dog Park
- 14 Proposed Picnic Area
- 15 Proposed Expanded Parking Lot
- 16 Proposed Sidewalk
- 17 Proposed Community Garden
- 18 Flexible Greenspace
- 19 Proposed Screening Vegetation
- 20 Proposed Rain Garden
- 21 Proposed Wildflower Plantings

NEW PLAYGROUNDS (5-12YRS, 2-5YRS)

A new inclusive playground system, comprised of one larger area for 5-12 year olds, and a smaller area for 2-5 year olds is proposed within the interior of the existing walking track. This will move the playground away from its existing location where it is hidden behind the existing basketball court, and is inaccessible from the parking lot as there are no established walking paths leading to it. Additionally, new playground equipment will provide amenities that are safe and accessible for all needs and abilities.

The intent of relocating the playground is to improve accessibility and safety by having it close in proximity to the proposed parking area, and the proposed walking loop.

The proposed walking path to be constructed around the playground will allow those supervising playground users the ability to take advantage of the walking path, while also being in close proximity to the playground

equipment and users.

Benches proposed around the new playground will increase seating opportunities. Timber fences proposed along the eastern border of the 5-12 year old playground, and along the eastern and southern border of the 2-5 year old playground presents a safe barrier between the playgrounds and the park's surrounding vehicular corridors such as Gate Street and the proposed parking lot.



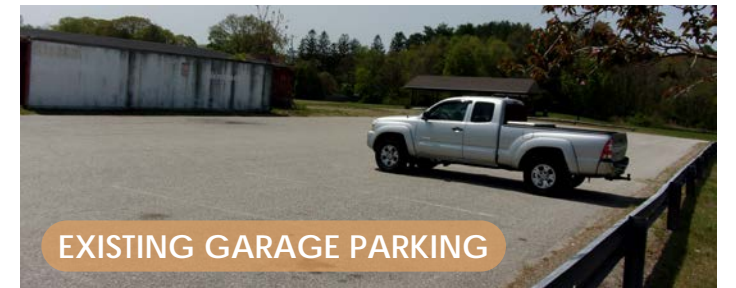
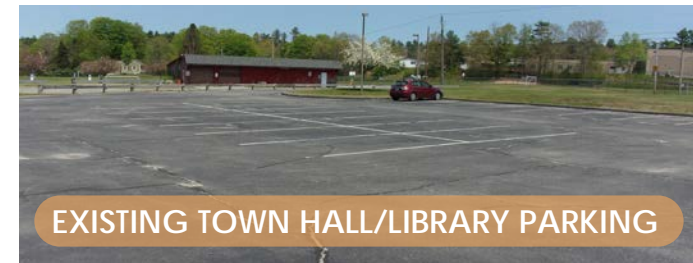
*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE (5-12yrs)	COST ESTIMATE (2-5yrs)
Playground Equipment		\$75,000 - \$93,750	\$50,000 - \$62,500
Unclassified Excavation And Disposal	Playground Area	\$5,310 - \$6,640	\$3,870 - \$4,840
Poured-In Place Rubber Surfacing		\$142,680 - \$178,350	\$103,620 - \$129,530
New Split Rail Fence		\$13,880 - \$17,350	21,000 - 26,250
Unclassified Excavation And Disposal	Bench Foundation	\$120 - \$150	\$60 - \$80
Concrete Pad For Bench		\$2,880 - \$3,600	\$1,440 - \$1,800
New Benches		\$10,000 - \$12,500	\$5,000 - \$6,250
New Litter (Trash) Receptacle		\$2,000 - \$2,500	\$1,000 - \$1,250
Lawn Restoration	Assume 5' perimeter around playground	\$4,700 - \$5,880	\$4,300 - \$5,380
Removal of Existing Playground	Includes Lawn Restoration	\$15,000 - \$18,750	-
	15% Professional Design Fee	\$40,800 - \$51,000	\$28,544 - \$35,679
TOTAL:		\$312,400 - \$390,500	\$218,900 - \$273,600

EXPANDED PARKING AREA & BOAT LAUNCH DRIVE

A proposed expanded parking area is designed to merge the two existing parking areas (the parking area that contains the existing garage, and the parking area directly to the north of the library and Town Hall) within the Recreation Area. The recommendation to merge the two parking lots will create a more cohesive layout, and provide a greater number of parking spots to accommodate increased visitors.

The expanded boat launch drive will give users greater room to maneuver vehicles/trailers when loading and unloading boating equipment. Additionally, it provides an area for boat launch users to park their vehicles which is separate from the main Recreation Complex's parking areas.



*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Unclassified Excavation And Disposal	Asphalt Pavement	\$41,250 - \$51,570
Removal Of Existing Garage		\$50,000 - \$62,500
Existing Parking Area	Partial Removal & Lawn Restoration	\$25,000 - \$31,250
Asphalt Pavement	Includes Subbase	\$401,270 - \$501,590
Concrete Sidewalk/Pathway To Road		\$28,820 - \$36,030
Detectable Warning Strip		\$1,620 - \$2,030
New Striping		\$1,900 - \$2,380
New Pavement Markings		\$5,470 - \$6,840
Lawn Restoration	Assume 5ft On Either Side Of Pathways, Including Landscape Islands	\$29,000 - \$36,250
	15% Professional Design Fee	\$87,647 - \$109,559
TOTAL:		\$672,100 - \$840,100

PAVILION & NEW BATHROOMS

The proposed pavilion and bathrooms will be constructed in place of the existing garage. It was the opinion of the community and design consultants that the existing garage no longer serves a beneficial purpose for the park and does not warrant renovation. Therefore, it was determined that the space would be best utilized as the location for a new 32' x 54' pavilion and an attached 16' x 32' restroom space. Though the Recreation Complex already has an existing gazebo and pavilion, this new space would provide additional areas and flexibility for future growth and programming.

Several potential uses were discussed during the planning sessions and these included; a gathering space for community and civic organizations, a potential farmers market location, an area of refuse for park users during inclement weather, etc.

The proposed restrooms will be a major upgrade and amenity to the Recreation Complex, as there are no existing public restrooms facilities at the park. It is suggested that the restrooms be constructed as an eco-friendly composting system.



PAVILION & RESTROOM



EXISTING GARAGE



PAVILION & RESTROOM PRECEDENT

*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Building-Restroom & Office	16' X32'	\$125,000 - \$156,250
Pavilion	32' X54'	\$100,000 - \$125,000
Bicycle Rack	Design Capacity 6 Bicycles	\$3,000 - \$3,750
	15% Professional Design Fee	\$34,200 - \$42,800
TOTAL:		\$262,200 - \$327,800

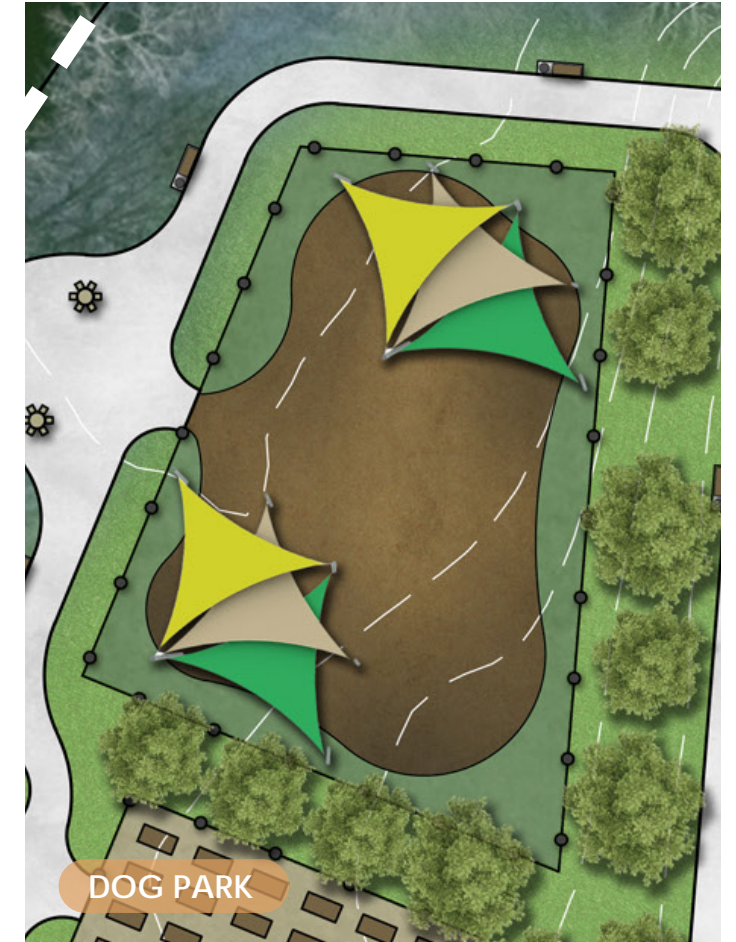
FENCED IN DOG PARK

A fenced dog park is proposed within the northwest corner of the Recreation Complex. It will consist of a shade structure, seating, and will have grass, along with a mulch covered surface. Additional amenities within the space will include a pet waste bag dispenser, signage, and a water bottle filling station with an attached pet fountain.

A dog park will attract more dog owners to the Park and give dogs off-leash freedom within the confines of the proposed fenced in area. A dog park provides dogs the opportunity to roam and socialize with other dogs as well as keeping them separate and safe from roads, sidewalks, and other park goers.



DOG PARK PRECEDENT



DOG PARK

*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
New 6ft High Chain Link Fence		\$34,880 - \$43,600
Unclassified Excavation And Disposal	Mulched Dog Park	\$6,450 - \$8,070
New Mulch Cover	Assume 6" Depth	\$8,620 - \$10,780
New Shade Structure	One (1) Unit	\$30,000 - 37,500
New Pet Playground Equipment		\$10,000 - \$12,500
New Pet Waste Bag Dispenser		\$4,000 - \$5,000
	New Signage	\$500 - \$630
	Lawn Restoration	Assume 5ft Off Of Disturbed Areas \$4,400 - \$5,500
	15% Professional Design Fee	\$14,900 - \$18,600
TOTAL:		\$113,800 - \$142,200

BICYCLE SKILLS PARK

Due to the abundance of bicycling trails located within the Pachaug State Forest, there is a strong desire to introduce a bicycle skills park within the Gate Street Recreation Complex.

The proposed bicycle skills park is located in the northeast corner of the Recreation Complex. It is accessible by the proposed walking path located directly to the south. The track is designed to contain the traditional features of rollers and berms but also more advanced features like tabletops, double rollers (that can be jumped) and other challenges. The track is designed for users of all ages and skills.

Proposed vegetation including shade trees will be planted to provide shade while also mimicking the environment of cycling on trails within the forest. A proposed bicycle rack will allow users to store their bicycles in a safe location when not in use.



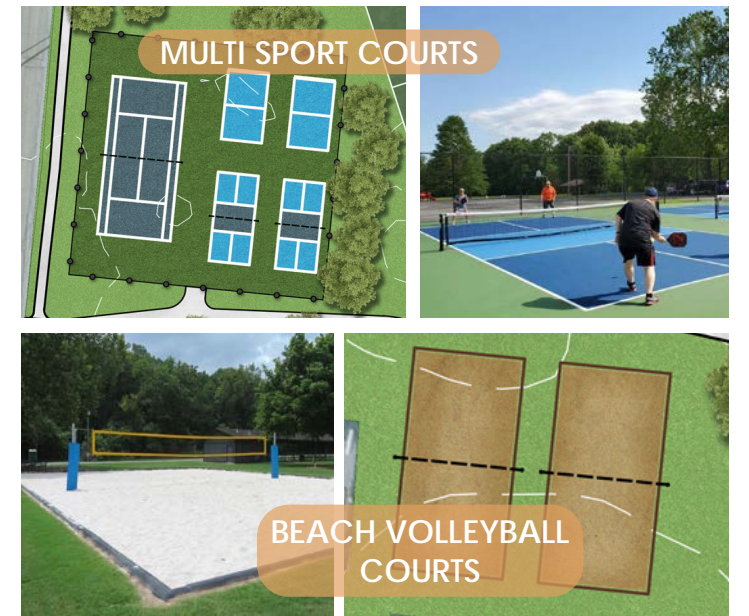
*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Equipment	Wooden and/or concrete jumps/ ramps/structures, etc	\$50,000 - \$62,500
Dirt Pathway Surfacing		\$21,100 - 26,380
Bicycle Rack	Design Capacity 6 Bicycles	\$3,000 - \$3,750
Signage	Provide one (1) informational sign	\$500 - \$630
Site Restoration	Assume 5ft off of disturbed areas	\$19,200 - \$24,000
	15% Professional Design Fee	\$14,100 - \$17,600
TOTAL:		\$107,900 - \$134,900

SPORTS COURTS

The proposed fenced-in sports courts area includes one full-sized tennis court (36' x 78'), two full-sized pickleball courts (20' x 44'), and two handball/wall ball areas (20' x 35'). It is located in the southern portion of the Recreation Complex, directly north of the abutting property currently containing the Sunny Supermarket. Community members expressed concern that the sports courts may produce nuisance noise that has potential to be bothersome to abutting residential properties. The proposed location of the sports courts was strategically chosen to maximize the distance between the courts and the surrounding residential areas, to reduce any potential noise conflicts.

The proposed beach volleyball courts are located directly to the north of the existing basketball court and east of the small parking area. There are two (2) proposed courts, each being 26' x 52'.



*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Relocation of Disc Golf Targets		\$2,000 - \$2,500
Removal Of Baseball Field & Lawn Restoration		\$15,000 - \$18,750
Unclassified Excavation And Disposal	Volleyball Area	\$3,150 - \$3,940
Beach Volleyball Court Sand	Assume 1' Depth, 2 Courts	\$5,100 - \$6,380
New Posts And Nets - Beach Volleyball Court	7.95' Tall	\$3,000 - \$3,750
Lawn Restoration	Assume 5ft off of disturbed areas	\$2,800 - \$3,500
Unclassified Excavation And Disposal	Multi Sport Court Area	\$11,250 - 14,070
New Court Surfacing - Tennis	1 Court	\$14,040 - \$17,550
New Asphalt Court	Entire Court Area	\$295,330 - \$369,170
New Posts And Nets - Tennis	1 Court	\$1,000 - \$1,250
Digital Information Sign		\$10,000 - \$12,500
New Court Surfacing - Wallball	2 Courts	\$6,800 - \$8,500
New Concrete Wall - Wallball	2 Courts	\$25,600 - \$32,000
New Court Surfacing - Pickleball (2 Court)	2 Courts	\$8,800 - \$11,000
New Posts And Nets - Pickleball (2 Court)	2 Courts	\$2,000 - \$2,500
New 8ft High Chain Link Fence	Including (2) Single Access Gates	\$47,030 - \$58,790
Lawn Restoration	Assume 5ft Off Of Disturbed Areas	\$5,700 - \$7,130
	15% Professional Design Fee	\$68,800 - \$86,000
TOTAL:		\$527,400 - \$659,300

PEDESTRIAN WALKING PATHS THROUGH PARK

The proposed pedestrian walking paths circulate the complete Recreation Complex, and contains loops around the playground area, as well as a story walk loop adjacent to the library. It is designed to be 10' wide and handicap accessible to accommodate all uses and abilities. Uses of the walking path are intended to include but not be limited to; walking, running, jogging, cycling, etc. This walking loop weaves in and around other site amenities allowing for better accessibility to the Recreation Complex's amenities. Construction of this proposed path may be completed in phases and would increase the diversity of recreation opportunities while improving the use and aesthetic qualities of the area. Along the walking path is a series of rest areas, containing benches and trash receptacles.

*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Unclassified Excavation And Disposal	Bench Foundation	\$780 - \$980
Concrete Pad For Bench		\$18,720 - \$23,400
New Benches		\$65,000 - \$81,250
New Litter (Trash) Receptacle		\$26,000 - \$32,500
Light Post		\$390,000 - \$487,500
Picnic Table	Wheelchair Accessible	\$9,000 - \$11,250
Unclassified Excavation And Disposal	Pathway	\$33,000 - \$41,250
10 Ft Pedestrian Pathways	Asphalt, Includes Subbase	\$60,900 - \$76,130
6 Ft Pedestrian Pathways	Asphalt, Includes Subbase	\$88,200 - 110,250
Detectable Warning Strip		\$6,480 - \$8,100
Wayfinding Signage		\$5,000 - \$6,250
Terra Bound Solutions Dog Waste System		\$2,000 - \$2,500
Bottle Fill Station		\$7,000 - 8,750
Waterline Connection		\$10,000 - 12,500
Lawn Restoration	Assume 5ft off of disturbed areas	\$85,700 - \$107,130
	15% Professional Design Fee	\$121,200 - \$151,500
	TOTAL:	\$929,000 - \$1,161,300

SIDEWALKS ALONG ROADWAYS

Gate Street currently lacks pedestrian accessibility including sidewalks and crosswalks, the lack of these amenities within the Recreation Complex poses significant safety concerns for park users and to those who travel Gate Street. It's recommended that a new sidewalk system be installed along Gate Street with two designated crosswalks. The sidewalk begins on the west side of Gate Street at Route 138 and travels north until it crosses to the east side of the road. The sidewalk then continues north to the small parking area serving the basketball court/beach volleyball and pump track. There, it joins with the walking loop that continues through the park. The proposed sidewalk will allow for easy and safe north-south travel along Gate Street and provide multiple points of connection through the park.

*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Unclassified Excavation And Disposal	Sidewalk	\$2,550 - \$3,190
5 Ft Concrete Sidewalk	Includes Subbase	\$52,860 - \$66,080
Rectangular Rapid Flashing Beacon		\$20,000 - \$25,000
Paint Striping	Street Crossing	\$1,700 - \$2,130
Lawn Restoration	(Assume 5ft Off Of Disturbed Areas)	\$15,900 - \$19,880
Light Post		\$105,000 - \$131,250
	15% Professional Design Fee	\$29,800 - \$37,200
	TOTAL:	\$227,900 - \$284,800

VIEW SHEDS

The establishment of an overlook over Sawmill Pond is recommended to connect the Recreation Complex and park users to the water. The proposed location of the overlook is adjacent to the boat launch drive. The overlook contains several picnic tables, and has an area of approximately 1,500 square feet. Once fully accessible, the overlook would serve park users as a space for picnicking, fishing, bird watching, and relaxing.



The selective removal of vegetation including invasive species along the waterfront of Sawmill Pond is recommended not only to improve the surrounding ecosystem, but also to create viewsheds for visitors to enjoy the natural beauty that the Gate Street Recreation Complex provides. It was expressed by the community that the area by Sawmill Pond may be considered unsafe – visually and physically opening this space up has potential to improve the park's safety due to increased visibility and programming opportunities.



*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Selective Removal Of Invasive Plant Species		\$30,000 - \$37,500
Fishing Pier/Overlook Structure	One Structure	\$75,000 - \$93,750
Structure Railing		\$16,500 - \$20,630
Picnic Table - Wheelchair Accessible		\$6,000 - \$7,500
	15% Professional Design Fee	\$19,200 - \$24,000
	TOTAL:	\$146,700 - \$183,400

COMMUNITY GARDEN

A fenced community garden is proposed directly south of the dog park area.

The Community expressed a desire for a community garden as a way to foster connectivity and promote good health. Community gardens have the ability to bring people together at a central location, where they work together to grow food for family and friends.

A fence and raised planter boxes are proposed to reduce the chance of animals (deer, woodchuck, and geese) from entering the garden.



*Range indicates 25% increase to accommodate potential inflation trends.

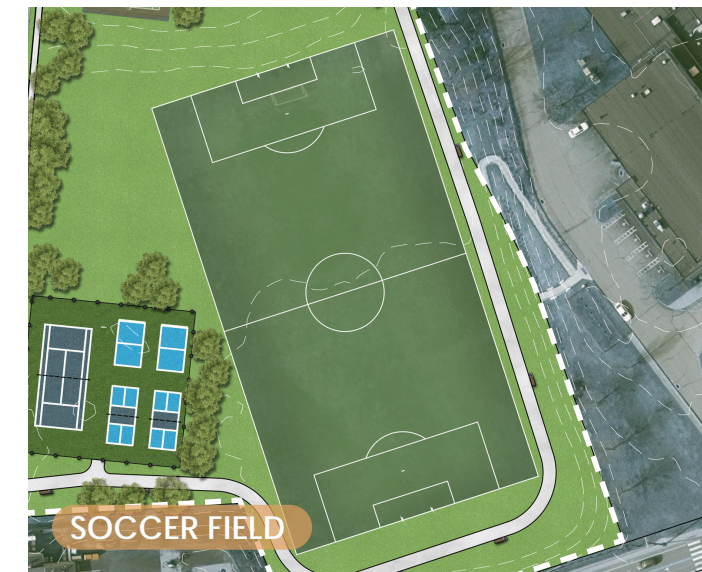
ITEM	DESCRIPTION	COST ESTIMATE
New 6ft High Chain Link Fence		\$20,250 - \$25,320
New Mulch Cover	6" Deep	\$3,250 - \$4,070
Planter Boxes	Includes Soil	\$15,000 - \$18,750
Lawn Restoration	Assume 5ft Off Of Disturbed Areas	\$3,200 - \$4,000
	15% Professional Design Fee	\$6,300 - \$7,900
	TOTAL:	\$48,000 - \$60,100

EXISTING FIELD IMPROVEMENTS

Improving the conditions of the existing recreational field is necessary to enhance the functionality and long term sustainability of the field.

The Community expressed a concern that the existing field is underutilized. This is due to the poor quality of the playing surface, including the presence of invasive plant species, lack of irrigation resulting in inconsistent grass growth and the need for drainage improvements.

Field improvements would include improved drainage, the installation of an irrigation system, regrading and reseeding and updated nets/bleachers, etc.



*Range indicates 25% increase to accommodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Turf Improvements	Includes core aeration, additional topsoil if required, sand topdress, overseed	\$78,000 - \$97,500
Drainage Improvements		\$100,000 - \$125,000
Install Field Irrigation	Includes new well and storage tank	\$150,000 - \$187,500
Nets & Bleachers		\$50,000 - \$62,500
	15% Professional Design Fee	\$56,700 - \$70,900
	TOTAL:	\$434,700 - \$543,400

MASTER PLAN

FAMILY PICNIC AREA

Family picnic areas are proposed in two separate spaces within the Recreation Complex. One located where the existing gazebo and pavilion are, and the other located along the edge of Sawmill Pond, to the west of the proposed dog park.

- 6 Picnic Tables - Wheelchair Accessible
- 15% Professional Design Fee

Total \$20,700 - \$26,500



SITE LANDSCAPING

The park has very few mature trees and minimal landscaping, it is recommended that deciduous trees are planted to provide shade in the open areas and along the trails and low level landscaping be installed at strategic locations throughout the park. Recommended shade trees include; Acer saccharum (Sugar Maple), Acer rubrum (Red Maple), and Quercus alba (White Oak) but countless other species may be considered as well. The cost of trees varies based upon species and specified size.

- Major trees
- Minor trees
- 15% Professional Design Fee

Total \$165,600 - \$207,000

RAIN GARDENS / POLLINATOR GARDENS

It is recommended that several rain gardens be established within the Gate Street Recreation Complex, these gardens will address concerns about highly saturated soils and will improve water quality from the parking lot run-off. The proposed rain gardens are in four separate locations of the Recreation Area, strategically placed where higher amounts of runoff may occur, or in areas that can become saturated quickly, as indicated by the community. It is recommended to locate the proposed pollinator garden inside the proposed Story Loop for ecological and educational purposes. All new plantings will be native and/or sustainable species to allow for a thriving landscape requiring minimal maintenance.

- Rain garden - Assume underdrain, bioretention soil, and plantings
- Pollinator garden - soil and plantings
- 15% Professional Design Fee

Total \$153,800 - \$192,200





NEXT STEPS

TAKING ACTION

Implementation of this Master Plan will take many forms, from acts of service by local community groups to direct actions facilitated by Voluntown's elected boards and commissions. Some of the projects recommended here may be accomplished in the short-term while others may take significant amounts of planning and resources to complete. Therefore, it is recommended that decision-makers become familiar with the programs that fund the types of projects found in this Master Plan and implement them as funding becomes available.

POTENTIAL FUNDING SOURCES

Small Town Economic Assistance Program

This matching grant program can be utilized for the development of recreation projects. The goal of the program is to fund economic development, community conservation and quality-of-life capital projects for municipalities that are ineligible to receive Urban bonds. Funding is issued by the State Bond Commission and can only be used for capital projects.

Local Capital Improvement Program

This grant program is provided by the State of Connecticut and issued through Bond Funds. The goal of the program is to distribute formula-based entitlement funds to municipalities to reimburse the cost of eligible local capital improvement projects such as road, bridge, or public building construction activities.

Community Investment Fund

This grant program can be used for capital improvement programs, small business capital programs, or planning for capital projects. Eligible projects are those which promote economic or community development in the municipality where the project is located.

Connecticut Department of Transportation Community Connectivity Grant

The primary goal of the grant program is to make conditions safer and more accommodating for pedestrians and cyclists, thereby encouraging more people to use these healthy and environmentally sustainable modes of travel. This competitive grant program is developed and funded by the Connecticut Department of Transportation. Funding can only be used for construction activities.

Connecticut Department of Energy & Environmental Protection Recreational Trails Grants Program

This matching grant program utilizes funds from the Connecticut Department of Energy & Environmental Protection, and eligible recipients include private nonprofit organizations, municipalities, state departments and tribal governments in support of trail projects.

Eligible projects include:

- Planning, design, and construction of new trails (motorized and non-motorized).
- Maintenance and restoration of existing trails (motorized and non-motorized).
- Access to trails by persons with disabilities.
- Purchase and lease of trail construction and maintenance equipment.
- Acquisition of land or easements for a trail, or for trail corridors.
- Operation of educational programs to promote safety and environmental protection as related to recreational trails.

APPENDICES

CONTENTS

- Appendix A** - Existing Conditions Photos
- Appendix B** - National Flood Hazard Layer FIRMette
- Appendix C** - Natural Diversity Data Base Areas
- Appendix D** - NDDDB Map
- Appendix E** - Soil Map
- Appendix F** - Wetlands Map
- Appendix G** - Zoning Map
- Appendix H** - Trails Connection Map

Everyone needs play. It is essential to learning, creativity, and discovery. It guides physical, intellectual, and social development. It drives innovation, increases productivity, and contributes to healthier lives.

The Strong National Museum of Play

APPENDICES

Appendix A - Existing Conditions Photos















Appendix B - National Flood Hazard Layer FIRMette

APPENDICES

National Flood Hazard Layer FIRMette



71°52'26"W 41°34'40"N



71°51'49"W 41°34'13"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AP</i>
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN <i>Zone X</i>
	Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMFRs <i>Zone D</i>
GENERAL STRUCTURES	Area of Undetermined Flood Hazard <i>Zone D</i>
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	20.2
	17.5
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

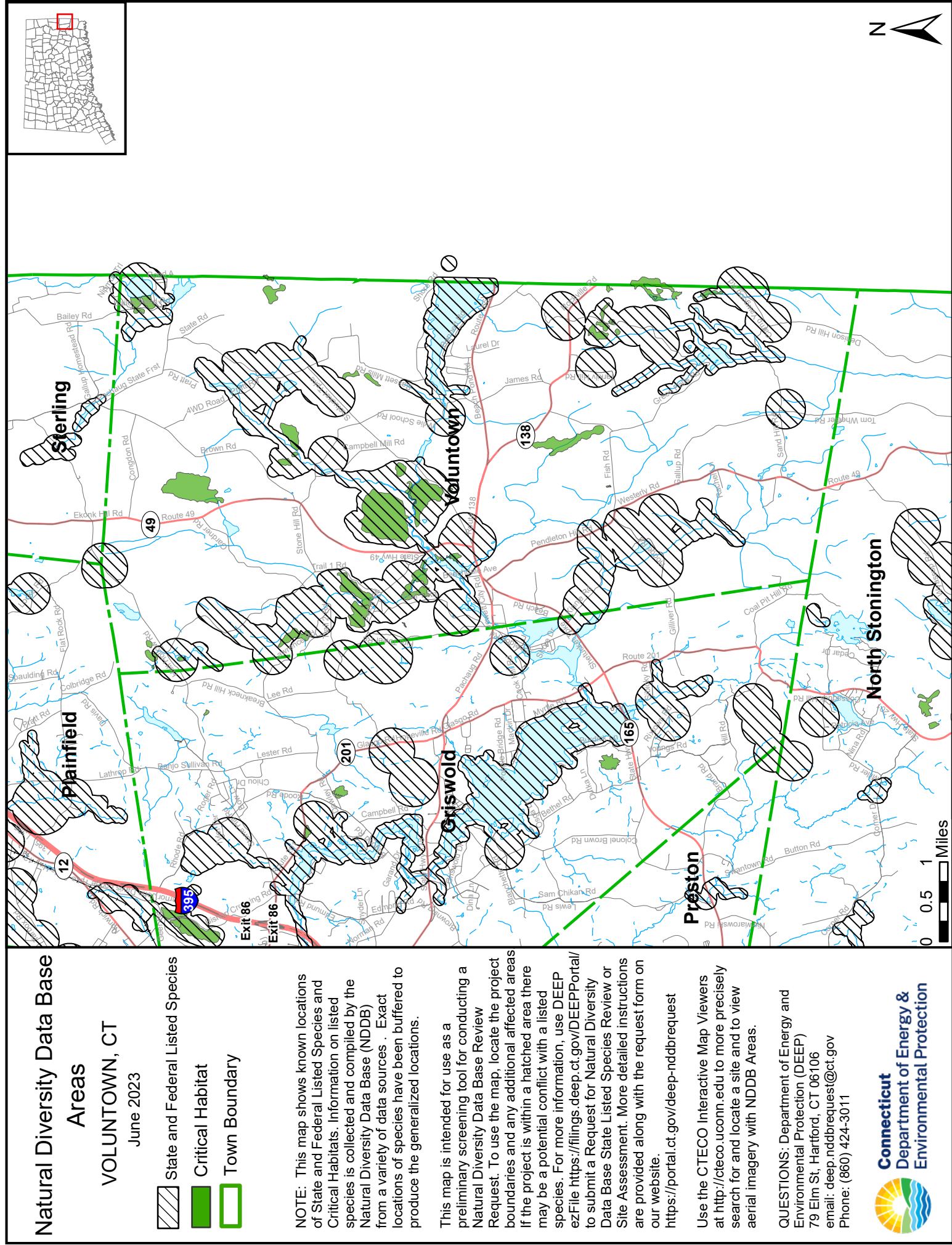
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/25/2023 at 1:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

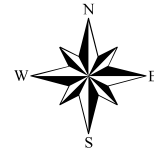
APPENDICES

Appendix C - Natural Diversity Data Base Areas



APPENDICES

Appendix D - NDDB Map



NDDB Map

Voluntown, CT

1 inch = 200 Feet



www.cai-tech.com

September 21, 2023



	Water-poly
	Property

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APPENDICES

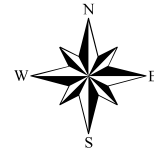


Appendix E - Soil Map



APPENDICES

Appendix F - Wetlands Map



Wetlands Map

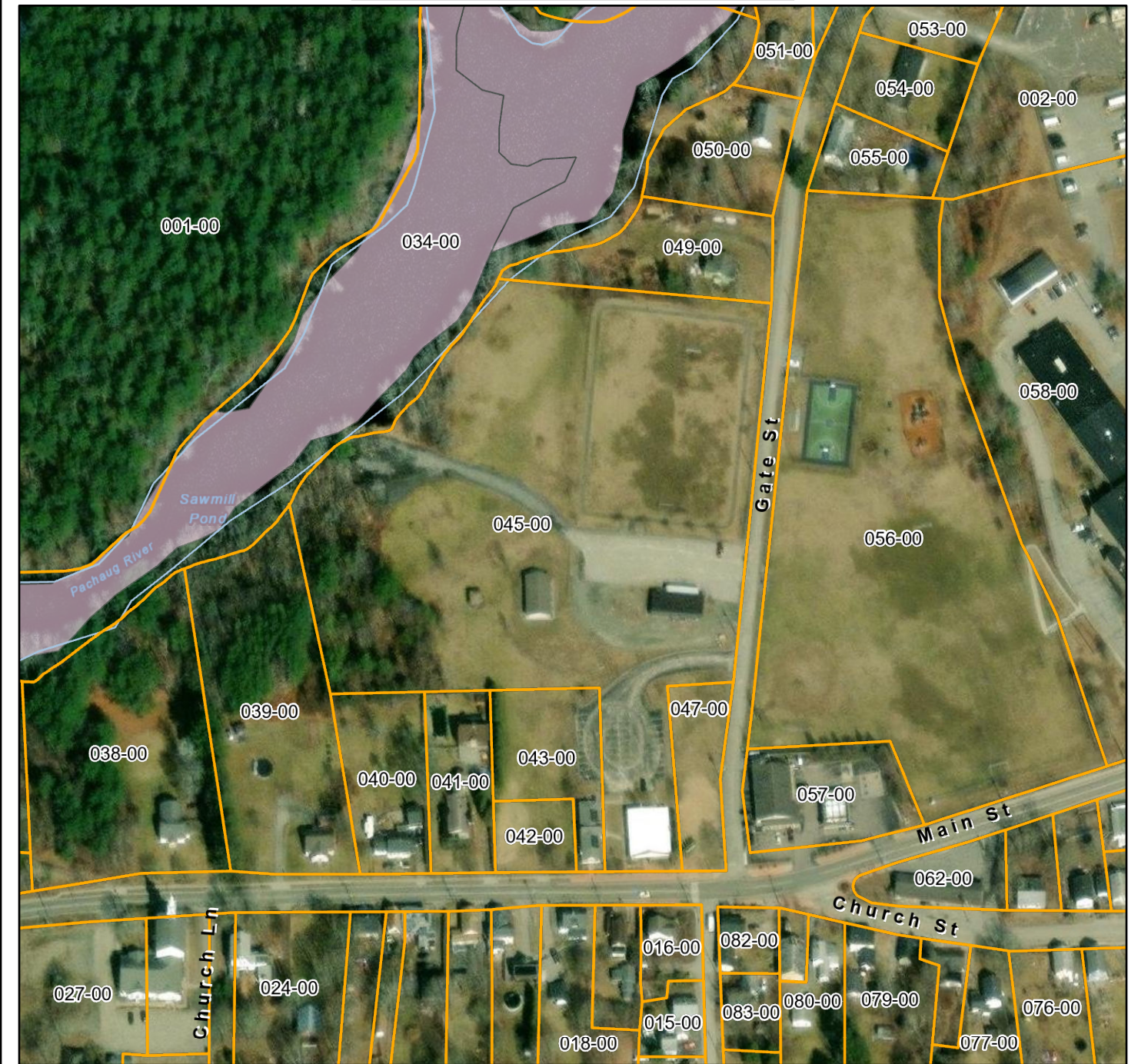
Voluntown, CT

1 inch = 200 Feet



www.cai-tech.com

September 21, 2023



	Freshwater Pond
	Water-poly
	Property

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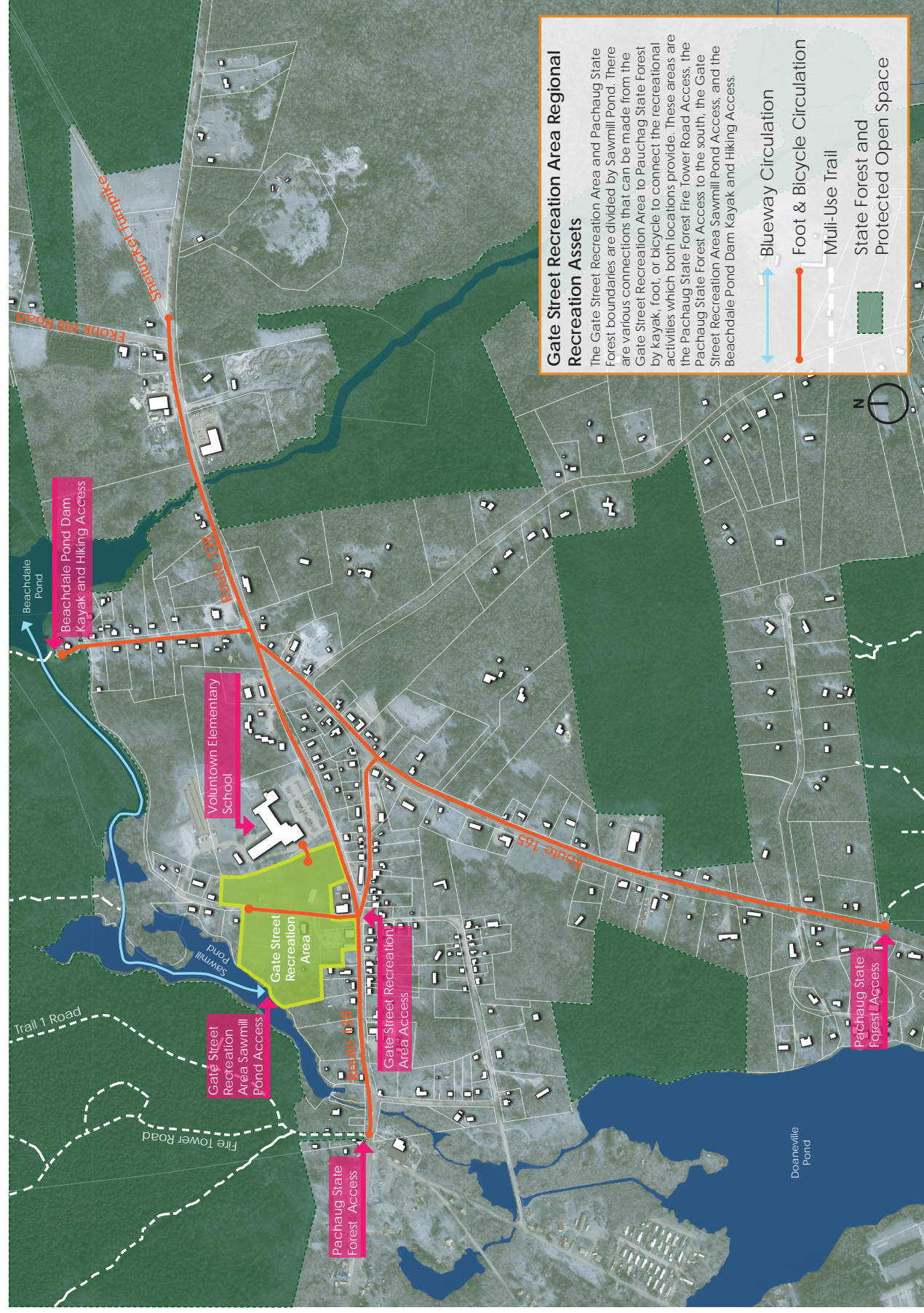
Appendix G - Zoning Map



GATE STREET RECREATION COMPLEX

CONNECTION OPPORTUNITIES

Barton & Loguidice



DATA SOURCE: - State Forest and Open Space - ArcGIS

APPENDICES

Appendix H - Trails Connection Map



**Barton
& Loguidice**

www.bartonandloguidice.com