

GATE STREET RECREATION AREA: MASTER PLAN

TOWN OF VOLUNTOWN - CONNECTICUT

JULY 2023 DRAFT





TABLE OF CONTENTS

INTRODUCTION _____ 5

PURPOSE

PROCESS

ACKNOWLEDGEMENTS

EXISTING CONDITIONS _____ 7

FACILITIES & INFRASTRUCTURE

GEOGRAPHIC CONTEXT

CHALLENGES & OPPORTUNITIES

PUBLIC PARTICIPATION _____ 15

INTRODUCTION

COMITTEE MEETINGS

PUBLIC MEETING

MASTER PLAN _____ 17

ABOUT THE PLAN

PROJECTS

- New Playgrounds (5-12yrs, 2-5yrs)
- Expanded Parking Area & Boat Launch Drive
- Pavilion & New Bathrooms
- Fenced in Dog Park
- Bicycle Skills Park
- Sports Courts
- Pedestrian Walking Paths Through Park, Sidewalk Along Gate Street
- Viewsheds
- Community Garden
- Removals, Family Picnic Area, Site Landscaping, Rain Gardens & Pollinator Gardens

NEXT STEPS _____ 31

TAKING ACTION

POTENTIAL FUNDING SOURCES



INTRODUCTION

PURPOSE

The Town of Voluntown’s Gate Street Recreation Area is a recreational, and scenic resource for both the local community and greater New London County. However, the Recreation Area facilities have degraded over time and amenities are underutilized. 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 in pursuing grant funding to implement the identified projects.

PROCESS



ACKNOWLEDGEMENTS

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 contributed significantly to the development of this Plan by offering local knowledge, providing direction throughout the planning process, and reviewing draft documents. The public also guided the development of this Plan by actively participating in community engagement efforts and providing valuable feedback. They shaped this Master Plan into a document that reflects and serves the greater Voluntown community.

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 resident
 - Mary Sullivan**, appointed by the elderly
- Advisory:*
- Tracey Hanson**, representing public works, town hall and Board of Selectmen
 - John Guskowski**, Planning and Development Director
 - Kevin Grindle**, Project Lead, Barton & Loguidice
 - Nicole Cleary**, Barton & Loguidice

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EXISTING CONDITIONS

FACILITIES AND INFRASTRUCTURE

The Gate Street Recreation Complex is one of the main recreation areas, adjacent to Pachaug State Forest, within the Town of Voluntown. Additionally, it is a main community hub as it contains the Town Hall building and the Voluntown Public Library. Due to recreational facilities and infrastructure that are in poor condition, it can no longer support the needs of Voluntown as effectively. The Town is dedicated to providing the recreational requirements of the community and making sure that everyone has access to facilities that are well-maintained and appealing.

The project area is currently made up of Town owned parcels totaling approximately 12.5 acres on either side of Gate Street and just 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. Several existing forms of passive and active recreational programming are established within the project area – however, there is large potential to

improve upon these existing amenities since they are considered underutilized and degraded. Amenities within the east side of Gate Street include;

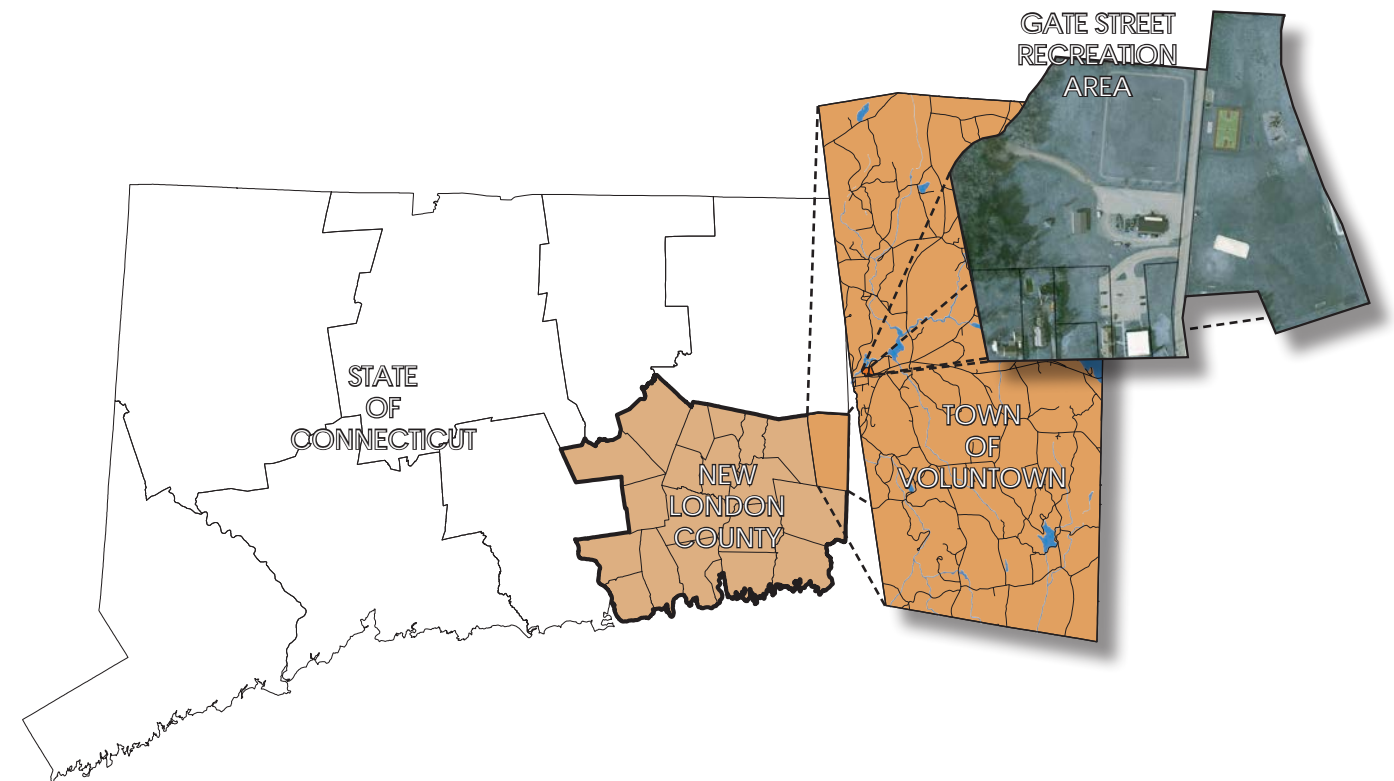
- A playground
- A baseball/softball field
- A basketball court
- A sledding hill

Amenities within the west side of Gate Street include;

- A gazebo
- A pavilion
- An old walking track
- A formal parking lot
- An old garage/storage building

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. At some point, it is anticipated that these facilities will be demolished and replaced with a single municipal complex housing the Town Hall, Library, Community Center, and meeting rooms.

GEOGRAPHIC CONTEXT



GATE STREET RECREATION AREA

SITE ANALYSIS

Barton & Loguidice



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 if 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 Area. Key site challenges are summarized below.



→ FACILITIES IMPROVEMENT

There are several facilities within the Gate Street Recreation Area, such as the playground, garage, and baseball field, which are in poor condition and would benefit from upgraded equipment, relocation, or removal to meet accessibility and safety needs. There is the opportunity for a new accessible and inclusive play space, and a newly relocated building to replace the garage which contains a pavilion and restrooms which meets the needs of all ages and abilities.



→ CIRCULATION

The Gate Street Recreation Area is limited to a single walking track, and several access points to the Recreation Area. 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 walking path fit for all abilities and needs, can connect programmed spaces, and allow for safer movement throughout the site.



→ VEGETATION

Though surrounded by a vast canopy of trees, especially located within the neighboring Pachaug Forest, the Gate Street Recreation Area lacks a strong presence of trees. Invasive plant species can also be found along the Sawmill Pond waterfront. There is opportunity to increase the amount of tree plantings, to create more shaded places within the Recreation Area. Clearing invasive species around Sawmill Pond will not only positively support the ecosystem, but also provide greater connection to the waterfront.



→ PROGRAMMING

Though the Gate Street Recreation Area has established programming in some spaces, amenities such as the playground and soccer field are underutilized due to the condition that they are in. There is an opportunity to boost these amenities by either relocating or upgrading equipment to make them usable to their fullest potential.



→ CONNECTION

The Gate Street Recreation Area and Pachaug State Forest boundaries are divided by Sawmill Pond. There are various connections that can be made from the Gate Street Recreation Area to Pachaug State Forest by kayak, foot, or bicycle to connect the recreational activities which both locations provide. These areas are the Pachaug State Forest Fire Tower Road Access, the Pachaug State Forest Access to the south, the Gate Street Recreation Area Sawmill Pond Access, and the Beachdale Pond Dam Kayak and Hiking Access.

GATE STREET RECREATION AREA

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 its residents, it should address their concerns, and it should present their vision for the future. The Town leaders and the Barton & Loguidice design team recognized the importance of community participation and together they designed a planning process to actively involve the community. Through this process, local 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.

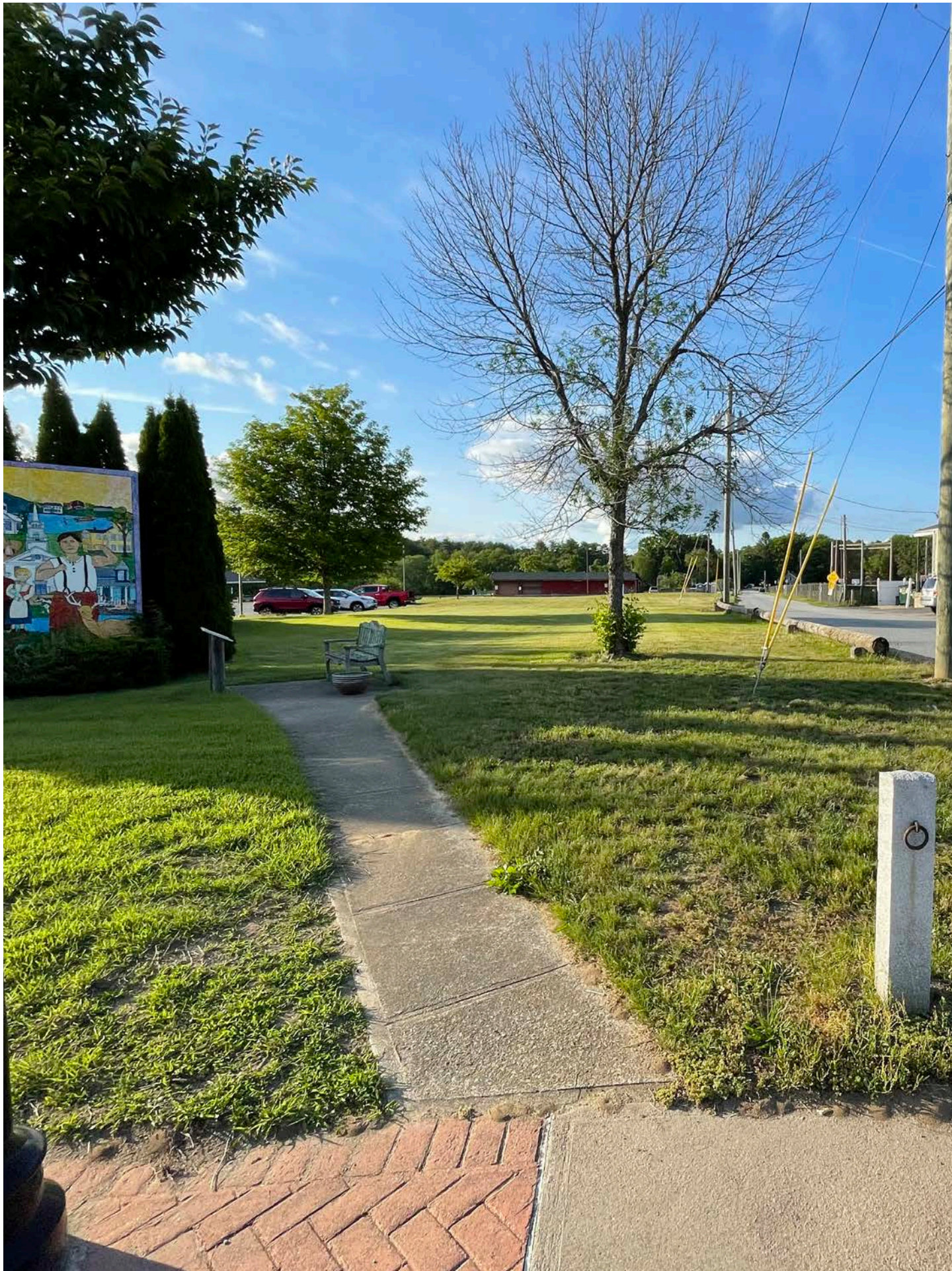
COMMITTEE MEETINGS

The Gate Street Recreation Complex Planning Committee meets on the 2nd Monday of every month. During these meetings, updated plans including the site analysis, site opportunities, precedent boards, concept plan, and cost estimate were discussed to determine what was and/or wasn't working in order to develop a plan which responded to the communities needs and wants the greatest. Prior to the meetings, the Board had opportunities to review documents and prepare points of discussion. Any feedback was then taken and implemented or removed from the plans. The result of this positive back and forth discussion led to a thoroughly thought-out Master Plan best suited for the Voluntown Community

PUBLIC INFORMATION MEETING

A Public Meeting was held at the Voluntown Town Hall on March 28th, 2023. A brief presentation was provided on the project understanding, approach, schedule, site analysis map, site opportunities map, and a series of project precedents, or 'vision' boards, to the community for the development of the Gate Street Recreation Area. Then, the meeting turned into a 'question and answer' 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

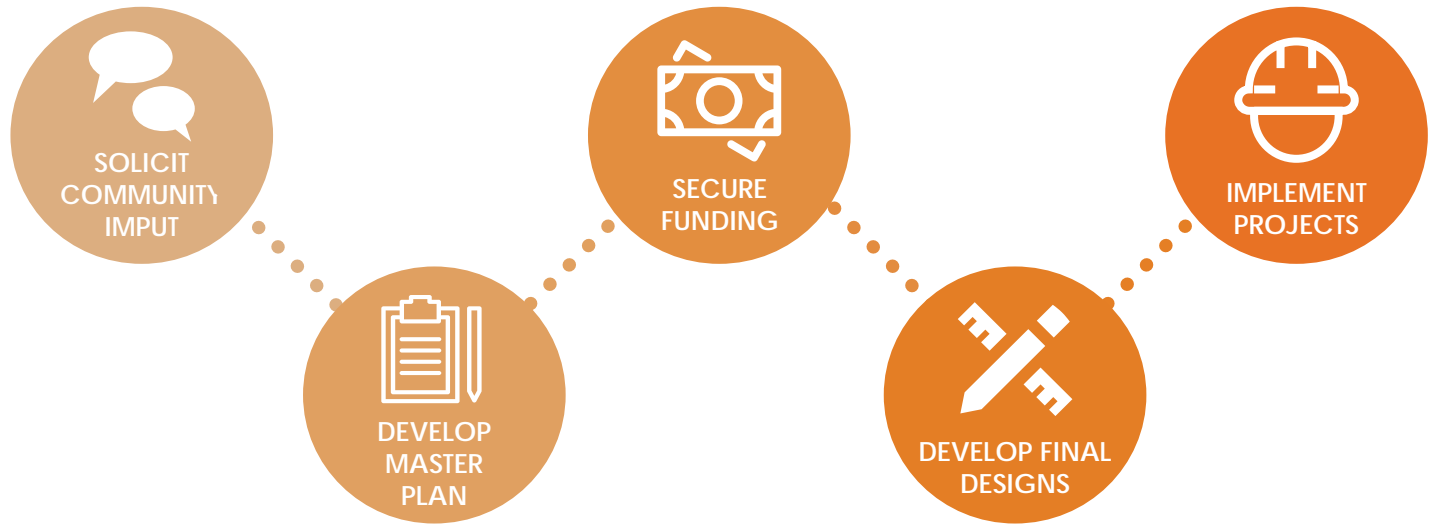
ABOUT THE PLAN

This Master Plan identifies improvements to the Gate Street Recreation Complex that could be implemented over time. Improvements described herein were conceptualized through substantial community input - which was solicited through Committee Meetings. A Recreation Commission consisting of local stakeholders also supported the development of this Plan by providing local insight, advertising community input opportunities, and reviewing draft materials. Finally, 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 Area. 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 desired by the Voluntown community may be implemented. By having already analyzed the community's concerns and priorities, established conceptual plans for priority improvements, and identified potential funding sources, the town of Voluntown and New London County will be well-positioned to move recommended projects forwards for the betterment of the overall community.





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 Muti Use Playing Courts (Tennis, Pickleball, Handball)
- 10 Proposed Muti 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

MASTER PLAN

PRIORITY PROJECTS

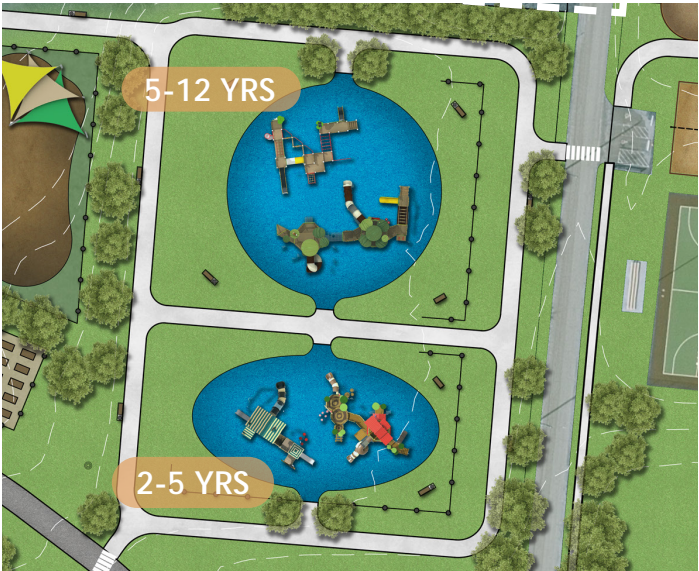
NEW PLAYGROUNDS (5-12YRS, 2-5YRS)

A new inclusive playground system, comprised of one larger 5-12 year old area, and a smaller 2-5 year old area 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 with no established walking paths towards it. Additionally, new playground equipment will provide equipment that is 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 designated parking area, and the proposed walking loop.

The proposed walking path circulating the playground will allow those supervising playground users to be able to utilize the walking path, while also being in close enough proximity to keep an eye on playground 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 Gate Street/proposed parking lot.



*Range indicates 25% increase to accomodate 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 - \$6,637	\$3,870 - \$4,837
Poured-In Place Rubber Surfacing		\$142,680 - \$178,350	\$103,620 - \$129,525
New Split Rail Fence		\$13,875 - \$17,343	21,000 - 26,250
Unclassified Excavation And Disposal	Bench Foundation	\$120 - \$150	\$60 - \$75
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 - \$5,875	\$4,300 - \$5,375
Removal of Existing Playground	Includes Lawn Restoration	\$15,000 - \$18,750	-
	15% Professional Design Fee	\$40,735 - \$48,668	\$28,544 - \$35,679
TOTAL:		\$312,300 - \$373,125	\$218,834 - \$273,542

EXPANDED PARKING AREA & BOAT LAUNCH DRIVE

A proposed expanded parking area is proposed by merging 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 together will not only create a more cohesive layout, it will also provide a greater number of parking spots to accommodate increased visitors.

The expanded boat launch drive would give users greater room to maneuver vehicles when dropping off any paddling equipment. Additionally, it provides an area for users to park their vehicle, that is separated from the main Recreation Area parking.



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

ITEM		DESCRIPTION	COST ESTIMATE
Unclassified Excavation And Disposal		Asphalt Pavement	\$41,250 - \$51,562.50
Removal Of Existing Garage			\$50,000 - \$62,500
Existing Parking Area		Partial Removal & Lawn Restoration	\$25,000 - \$31,250
Asphalt Pavement		Includes Subbase	\$401,266 - \$501,583
Concrete Sidewalk/Pathway To Road			\$28,815 - \$36,018
Detectable Warning Strip			\$1,620 - \$2,025
New Striping			\$1,892 - \$2,365
New Pavement Markings			\$5,470 - \$6,837
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:			\$671,961 - \$839,951

MASTER PLAN

PRIORITY PROJECTS

PAVILION & NEW BATHROOMS

The proposed pavilion and bathrooms would take the place of the existing garage. It was strongly expressed by the community that the existing garage no longer serves a beneficial purpose and is structurally unkept. Therefore, it was determined that the space would be more efficiently used, and benefit from a new 32' x 54' pavilion and an attached 16' x 32' restroom space. Though the Recreation area already has an existing gazebo and pavilion, due to the increase in proposed programming, it would be necessary to provide an additional space.

The pavilion has several potential different uses including a gathering space, new farmers market location, resting, etc.

The proposed restrooms will be a major upgrade to the Recreation Area, as there are no existing facilities for the public to use. It is suggested that the restrooms can be constructed as an eco-friendly composting system.



*Range indicates 25% increase to accomodate 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 - \$42,750
TOTAL:		\$348,450 - \$435,563

FENCED IN DOG PARK

A fenced dog park is proposed within the northeast corner of the Recreation Area. It will consist of, two (2) shade structures, seating, and will have grass, along with a mulch cover 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 roll with other dogs as well as keeping them separate and safe from roads, sidewalks, and other park goers.



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

ITEM	DESCRIPTION	COST ESTIMATE
New 6ft High Chain Link Fence		\$34,875 - \$43,593
Unclassified Excavation And Disposal	Mulched Dog Park	\$6,450 - \$8,062
New Mulch Cover	Assume 6" Depth	\$8,612 - \$10,765
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 - \$625
Lawn Restoration	Assume 5ft Off Of Disturbed Areas	\$4,400 - \$5,500
	15% Professional Design Fee	\$14,826 - \$18,532
TOTAL:		\$113,663 - \$142,078

MASTER PLAN

BICYCLE SKILLS PARK

Due to the endless cycling trails located within the Pachaug State Forest, there is a strong desire to introduce a bicycle skills park within the Gate Street Recreation Area.

The proposed bicycle skills park is located in the northernmost section of the property, on the eastern side of Gate Street. It is accessible by the proposed walking path directly to the south of it. The track is designed to contain 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 trees will provide shade while also mimicking the environment of cycling on trails within the forest. A proposed bicycle rack will allow users to store their bicycle in a safe location when not being used.



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

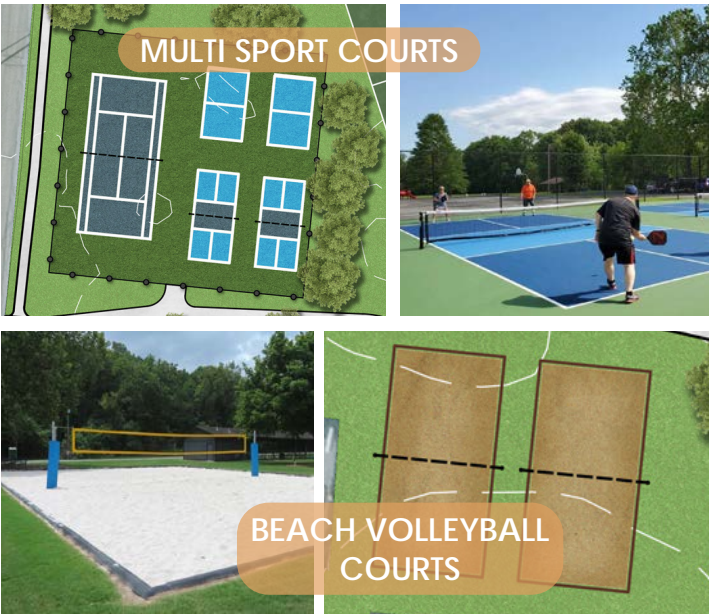
ITEM	DESCRIPTION	COST ESTIMATE
Equipment	Wooden and/or concrete jumps/ ramps/structures, etc	\$50,000 - \$62,000
Dirt Pathway Surfacing		\$21,000 - 26,375
Bicycle Rack	Design Capacity 6 Bicycles	\$3,000 - \$3,750
Signage	Provide one (1) informational sign	\$500 - \$625
Site Restoration	Assume 5ft off of disturbed areas	\$19,200 - \$24,000
	15% Professional Design Fee	\$14,070 - \$17,588
TOTAL:		\$107,000 - \$134,000

PRIORITY PROJECTS

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 within the southern part of the property, directly north of the Sunny Supermarket. Community members expressed concerns that the sports courts may produce noise that has potential to be bothersome. The location of the sports courts was strategically chosen away from the surrounding residential areas to reduce any anticipated noise increases.

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



*Range indicates 25% increase to accomodate 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 - \$3,937
Beach Volleyball Court Sand	Assume 1' Depth, 2 Courts	\$5,092 - \$6,365
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 - 14,062
New Court Surfacing - Tennis	1 Court	\$14,040 - \$17,550
New Asphalt Court	Entire Court Area	\$295,327 - \$369,159
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	\$47,025 - \$58,781
Lawn Restoration	Assume 5ft Off Of Disturbed Areas	\$5,700 - \$7,125
	15% Professional Design Fee	\$68,788 - \$85,985
TOTAL:		\$527,373 - \$659,216

PEDESTRIAN WALKING PATHS THROUGH PARK

The proposed pedestrian walking paths circulate the entire Recreation Area, 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 is accessible all around to accommodate for all uses and abilities. Uses of the walking path can include, but are not limited to, walking, running, jogging, cycling, etc.

This walking loop weaves in and around other site amenities facilitating better accessibility of the Recreation Areas features. Construction of this proposed path system 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 accomodate potential inflation trends.

ITEM	DESCRIPTION	COST ESTIMATE
Unclassified Excavation And Disposal	Bench Foundation	\$780 - \$975
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 - \$76,125
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 - \$107,125
	15% Professional Design Fee	\$121,167 - \$151,459
TOTAL:		\$928,947 - \$1,161,184

SIDEWALKS ALONG ROADWAYS

The current layout along Gate Street lacks sidewalks and crosswalks for pedestrians to travel from one side to the other, which poses a major safety concern. Therefore, it is recommended that a new sidewalk be installed along Gate Street with two designated crosswalks. The sidewalk begins on the west side of Gate Street at Route 138. It travels north and crosses over to the east side, then continues north all the way to the small parking area. There, it crosses again with a designated crosswalk back to the west side at the playground area. The proposed sidewalk will allow for easy and safe north-south travel along Gate Street.

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

ITEM	DESCRIPTION	COST ESTIMATE
Unclassified Excavation And Disposal	Sidewalk	\$2,550 - \$3,187
5 Ft Concrete Sidewalk	Includes Subbase	\$52,855 - \$66,068
Rectangular Rapid Flashing Beacon		\$20,000 - \$25,000
Paint Striping	Street Crossing	\$1,700 - \$2,125
Lawn Restoration	(Assume 5ft Off Of Disturbed Areas)	\$15,900 - \$19,875
Light Post		\$105,000 - \$131,250
	15% Professional Design Fee	\$29,701 - \$37,126
TOTAL:		\$227,706 - \$284,632

VIEW SHEDS

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



The selective removal of invasive species along the waterfront of Sawmill Pond is recommended not only to improve the quality of the surrounding ecosystem, but also to create viewsheds for visitors to enjoy the natural beauty that the Gate Street Recreation Area provides. It was expressed by the community that the area by Sawmill Pond may be considered unsafe - opening up the space has potential to reduce safety concerns, due to increased visibility and programming.



*Range indicates 25% increase to accomodate 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 - \$20,625
Picnic Table - Wheelchair Accessible		\$6,000 - \$7,500
	15% Professional Design Fee	\$19,125 - \$23,906
TOTAL:		\$146,625 - \$183,281

COMMUNITY GARDEN

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

The Community expressed their desire for a community garden as a way to foster gathered community efforts. 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.



ITEM	DESCRIPTION	COST ESTIMATE
New 6ft High Chain Link Fence		\$20,250 - \$25,312
New Mulch Cover	6" Deep	\$3,240 - \$4,050
Planter Boxes	Includes Soil	\$15,000 - \$18,750
Lawn Restoration	Assume 5ft Off Of Disturbed Areas	\$3,200 - \$4,000
	15% Professional Design Fee	\$6,254 - \$7,817
	TOTAL:	\$47,944 - \$59,929

FAMILY PICNIC AREA

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

- 6 Picnic Tabels - Wheelchair Accessible
 - 15% Professional Design Fee
- Total \$20,700 - \$26,450



SITE LANDSCAPING

Plant deciduous shade trees to provide shade in the open area and along the trails. Recommended trees include; Acer saccharum (Sugar Maple), Acer rubrum (Red Maple), and Quercus alba (White Oak). The cost of trees varies based on species and size specified.

- Major trees
 - Minor trees
 - 15% Professional Design Fee
- Total \$165,600 - \$207,000

RAIN GARDENS / POLLINATOR GARDENS

It is recommended to establish several rain gardens within the Gate Street Recreation Area to address concerns about highly saturated soils. There are proposed rain gardens in four separate locations of the Recreation Area, strategically placed where higher amounts of runoff may occur, or in areas where the community has expressed can become saturated easily.

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 \$153,660 - \$192,075





NEXT STEPS

TAKING ACTION

The implementation of this Master Plan can 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 localities 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, 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 Transportation Community Connectivity Grant


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.



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