MARION'S CAMP MASTER PLAN

PREPARED FOR: Town of Sutton, Massachusetts
James Smith, Town Administrator

PREPARED BY: GLA
Gates, Leighton & Associates, Inc.
LANDSCAPE ARCHITECTURE

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INTRODUCTION

Spring 2008

Mr. James Smith, Town Administrator
Town of Sutton, Massachusetts
4 Uxbridge Road
Sutton, MA 01590

Subject: Master Plan for Marion's Camp

Dear Mr. Smith:

Gates, Leighton & Associates, Inc. (GLA) is pleased to present the Master Plan document for Marion's Camp. We look forward to presenting this document to the Board of Selectmen.

Marion's Camp is a 25.48 acre town-owned property located in the Town of Sutton, Massachusetts. Before the Town of Sutton purchased the land in 1989, it was owned by the Central Massachusetts Camp Fire Council which obtained the land by a donation from the Goddard Family. The Goddard Family originally used the property as a camp for the Worcester Camp Fire Girls. The property was named Marion's Camp after the Goddard's daughter and it is the name still used for the property.

The Town's goal at the time the property was acquired was to preserve it as a natural resource and enjoy its recreational opportunities along the lake frontage.

Thanks in part to the local scouts, volunteer initiatives and several of the Town's Departments, basic maintenance and upgrades have occurred. However, over the years, the Town has had it's ups and downs maintaining the property. The camp has come to the point of being unusable due to the aggressive invasive vegetation taking over, continuing beach erosion and the existing structures becoming more hazardous.

Our firm has been fortunate to become part of the visioning process to improve Marion's Camp. The public workshop conducted this spring confirmed the fact that there is consensus among the community that a change needs to happen at the camp for the benefit of all.

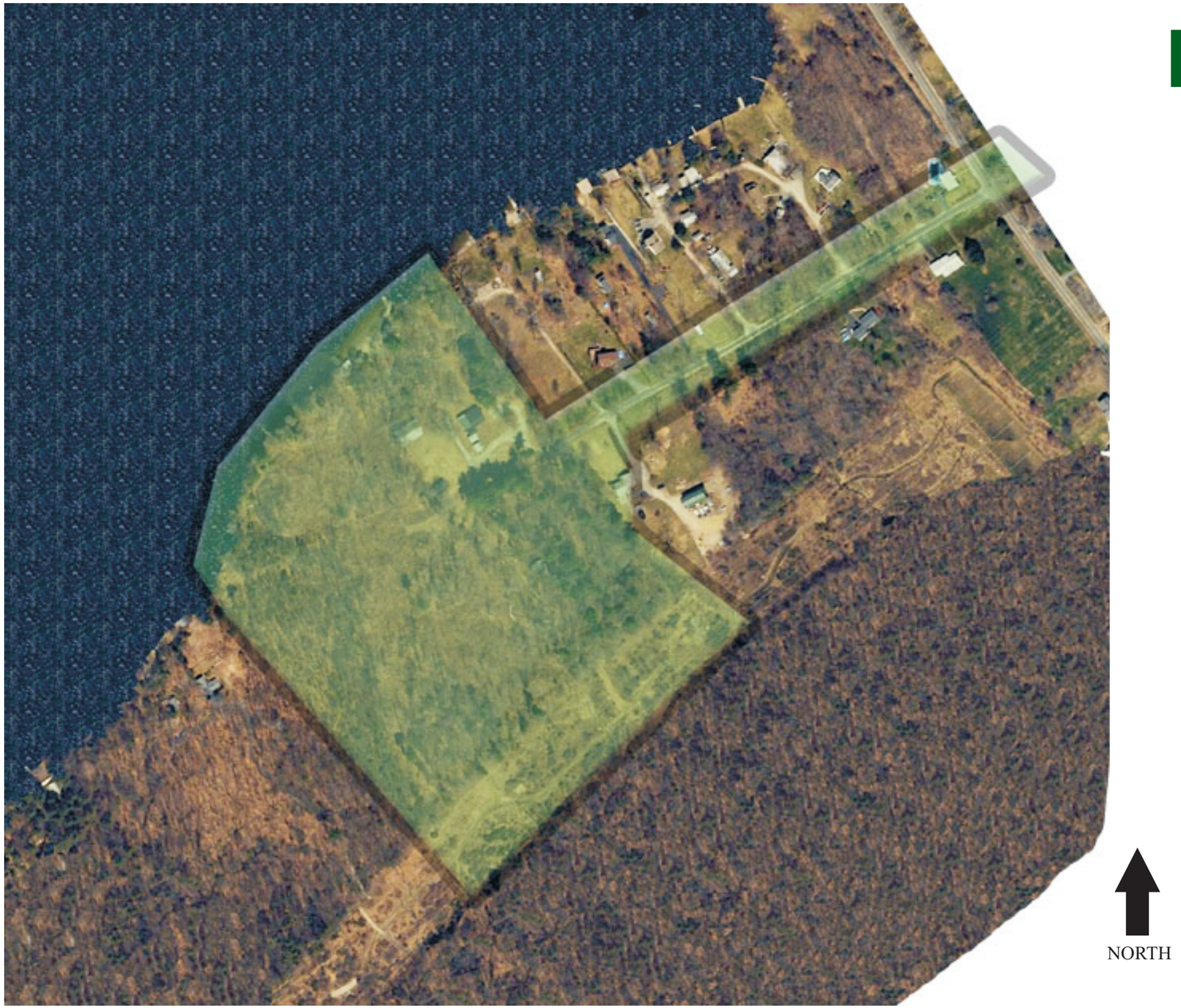
This master planning effort will promote community investment as the Town moves forward to develop Marion's Camp into a fully functional recreational and natural resource.

Sincerely,

Arthur J. Eddy
Gates, Leighton & Associates

MARION'S CAMP
SECTION 1
PROJECT AREA

PROJECT AREA



The property is located off of Singletary Avenue within a mile of the Sutton Town Center.

Private residential properties border the east and west sides of the property. A New England Power Easement runs through the southern portion of the property. The property ends at the Lake Singletary shoreline to the north.

The property is approximately 25 ½ acres and continuously slopes from the power easement down to the lake's shore. There are some very steep areas closest to the shore and along the western edge of the property.

A majority of the property is wooded with the exception of the power easement and the open grass area adjacent to the Goddard Lodge and small parking area near the entrance to the park.

MARION'S CAMP
SECTION 2
EXISTING CONDITIONS

VISUAL OBSERVATIONS

VIEW UPON ENTERING CAMP

EXISTING CAMP CENTER WITH OPEN SPACE

EXISTING PARKING AREA

EXISTING BEACH WITH BOAT HOUSE AND ACCESS

EXISTING ACCESS TO BEACH LOOKING UPHILL

EXISTING ACCESS TO BEACH LOOKING DOWNHILL

Marion's Camp was once a viable campground for the Worcester Campfire Girls. The now Town-owned property has the capital to make the necessary improvements to make it a safe place to meet, gather and play again.

At first glance, Marion's Camp possesses wonderful assets to the Town of Sutton such as public access to Lake Singletary, existing buildings to house public functions and utilities, existing electrical power, wooded open space for public engagement, and existing access from Tuttle Road.

The property unfortunately has seen years of neglect which impacts are easily visible. The existing access to the beach is poor. Steep slopes, bumpy pavement and erosion make it difficult pedestrians and drivers to navigate. There is currently no handicap access to the beach.

There is an existing gravel entrance at the end of Tuttle Road secured by an aluminum gate that keeps vehicles from entering the camp when it is closed. The circulation path is open to interpretation and there are no clear signs or pavement to define where vehicles are allowed.

There is an existing gravel parking lot. Wheel stops help set limits to the parking area but don't define each parking space for efficiency.

VISUAL OBSERVATIONS

CABIN

INFIRMARY

REMAINS OF GILMAN COTTAGE

BEACH & DOCK

BOAT HOUSE

GODDARD LODGE

PAST LOGGING REMNANTS

OLD GROWTH FOREST

WINTER HOUSE

MARION'S HOUSE

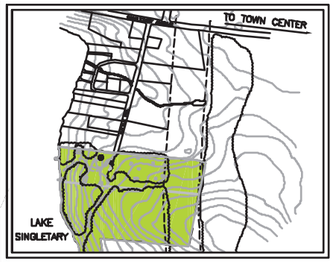
NEW GROWTH WOODLANDS

In order to enjoy and make use of the property several areas need attention.

There are several buildings on the property. These include Marion's House, the Infirmary, Winter House, the boat house, several cabins for the campers, and a hand full of other out-buildings. The Goddard Lodge was relocated from the Goddard Farm in Auburn, Massachusetts to it's current location at Marion's Camp. Most of the buildings have been deemed hazardous due to asbestos, structural failure, etc. The Goddard Lodge and Winter House are the only two structures that are deemed structurally sound and can be repaired at this time.

There is a distinct difference between the old growth forest located along the east side of the property and the new growth woodlands located along the west side of the property. Both wooded areas have dead trees, dead tree branches, and thick sapling growth. Invasive plants are spreading at an alarming rate along the woods edges and around several of the buildings.

SITE OPPORTUNITIES AND CONSTRAINTS



LOCUS MAP

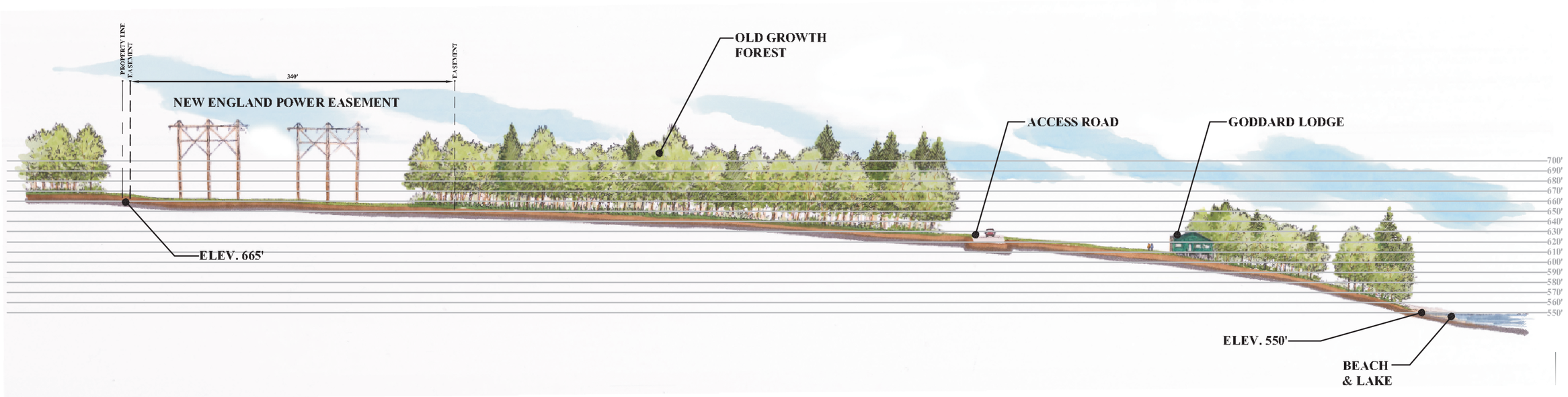
PROGRAM ELEMENTS

- Connect water & sewer to the park
- Remove excess pavement & stabilize beach area
- Create a vegetation management plan to contain/eliminate invasive growth
- Consider ways to improve security
- Adopt a maintenance plan for the park
- Design vehicular access for pick-up/drop-off, handicap parking and emergency access to edge of conservation area
- Design ADA compliant pedestrian path to the beach and picnic area from the handicap parking area

LEGEND

- GENTLY SLOPING OPEN SPACES
- LIMIT VEHICULAR ACCESS
- REMOVE EXISTING STRUCTURES
- PROPERTY LINE
- 20% SLOPE
- 25% SLOPE OR GREATER
- RENOVATE EX. STRUCTURES
- LANDSCAPE BUFFER
- (1) OLD GROWTH FOREST
- (2) NEW GROWTH WOODLAND
- EX. PARKING & CIRCULATION
- EXISTING PEDESTRIAN FLOW

SECTION - ELEVATION



1 **SECTION** 1

NOT TO SCALE

MARION'S CAMP
SECTION 3
PROPOSED IMPROVEMENTS

PROGRAM ELEMENTS

PROGRAM ELEMENTS

Area 1- Activity Area

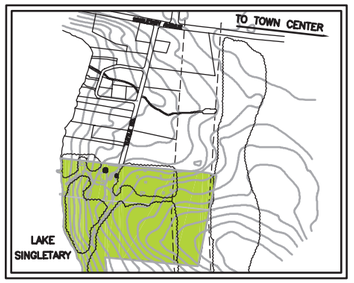
- Rehabilitate Goddard Lodge
- Rehabilitate Winter House
- New beach equipment shed
- Adequate parking
- Improve beach access
- Stabilize beach - reduce pavement
- Swimming lessons
- Picnic areas
- Ice Skating
- Playground/Play Structures
- Court Activities - Volleyball, Badminton and Horseshoes
- Signs - Entrance sign on Singletary Ave., Directional and Safety signs within property, Trail Head Signs
- Multi-Use Field with Pavilion for multi-use community events

Area 2 - Natural Resource Area

- Walking/Nature Trails
- Destination points along the Trails - Fishing, Picnics, Bird Watching Areas, Fitness Stations, Educational kiosks
- Cross country skiing and/or running

Area 3 - Utility Easement Area

- Restricted use in Easement
- Trails



LOCUS MAP

LEGEND

- PROPERTY LINE
- 200' GREAT POND BUFFER ZONE
- 20% SLOPE
- 25% SLOPE OR GREATER
- EXISTING STRUCTURES
- 1 ACTIVITY AREA
- 2 NATURAL RESOURCE AREA
- 3 UTILITY EASEMENT AREA

CONCEPTUAL PLAN

OVERALL OBJECTIVES

1. **To create a town destination to meet, gather, & play.**
2. **To create a sense of community through volunteer efforts and programs**
3. **To improve the property in a sustainable way**

AREA A - ENTRANCE AND PARKING

- Clear definition of park entrance
- Create a defined parking lot
- Safe circulation between vehicles and pedestrians

AREA B - BEACH ACCESS

- Establish a safe route from the upper parking lot to the beach for both vehicles and pedestrians

AREA C - GODDARD LODGE ACTIVITY AREA

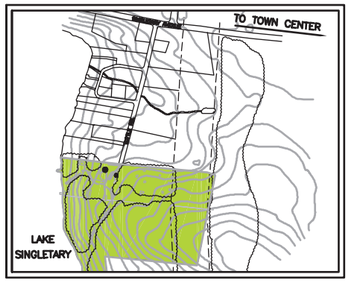
- Indoor/Outdoor community gathering space
- Establish activity areas for all ages
- Create field & pavilion for multi-use events and open space recreation

AREA D - NATURAL RESOURCE AREA

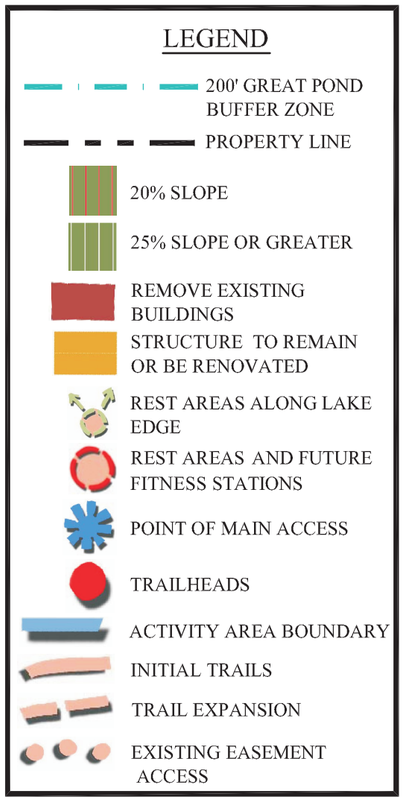
- Create network of trails through the wooded areas and along the shoreline for the enjoyment of all ages

AREA E - UTILITY EASEMENT AREA

- Extend trail system to access the open meadow and views from the higher elevations (with approval from utility company)



LOCUS MAP



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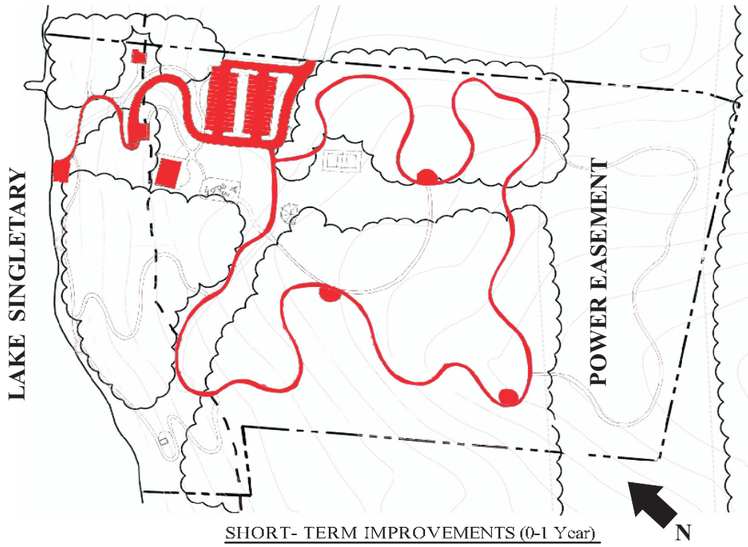
PHASING PLAN

SHORT-TERM IMPROVEMENTS (0-1 Year)



SHORT- TERM IMPROVEMENTS (0-1 Year)

1. Demolish Marions House
2. Demolish shed next to Marion's House
3. Demolish boathouse
4. Demolish Infirmary building
5. Demolish cabins and out-buildings
6. Remove invasive vegetation
7. Prune trees as needed
8. Repair Goddard Lodge for seasonal use
9. Repair Winter House for seasonal use
10. Establish Water and Electric infrastructure
11. Construct upper parking lot
12. Remove existing beach access road and stabilize
13. Construct new vehicular beach access road and lower parking area
14. Establish handicap accessible path to the beach from the lower parking area
15. Locate temporary restroom facility
16. Place new storage building at the beach
17. Establish initial walking/nature trail
18. Create rest areas along trail
19. Maintain access to easement area
20. Place new entrance sign at Singletary Avenue and Tuttle Road
21. Place safety signs
22. Place trail head sign
23. Create vehicular barriers where needed
24. Permanent restroom feasibility study & investigation

MID-TERM IMPROVEMENTS (2-5 Years)

MID- TERM IMPROVEMENTS (2-5 Years)

1. Continue Goddard Lodge improvements (exterior terrace and deck)
2. Build playground with play structure
3. Establish landscape buffer between parking lot and neighbors
4. Construct pedestrian paths from upper parking lot to Winter House and beach
5. Improve existing picnic area near beach
6. Re-establish volleyball court
7. Establish horseshoe pits
8. Create open multi-use field, surrounding path and covered pavilion for community events
9. Expand rest areas into fitness/educational stations
10. Place new entrance sign at Camp entrance with associated directional and safety information
11. Determine feasibility of seasonal caretaker facility and other security measures

LONG-TERM IMPROVEMENTS (6-12 Years)

LONG- TERM IMPROVEMENTS (6-12Years)

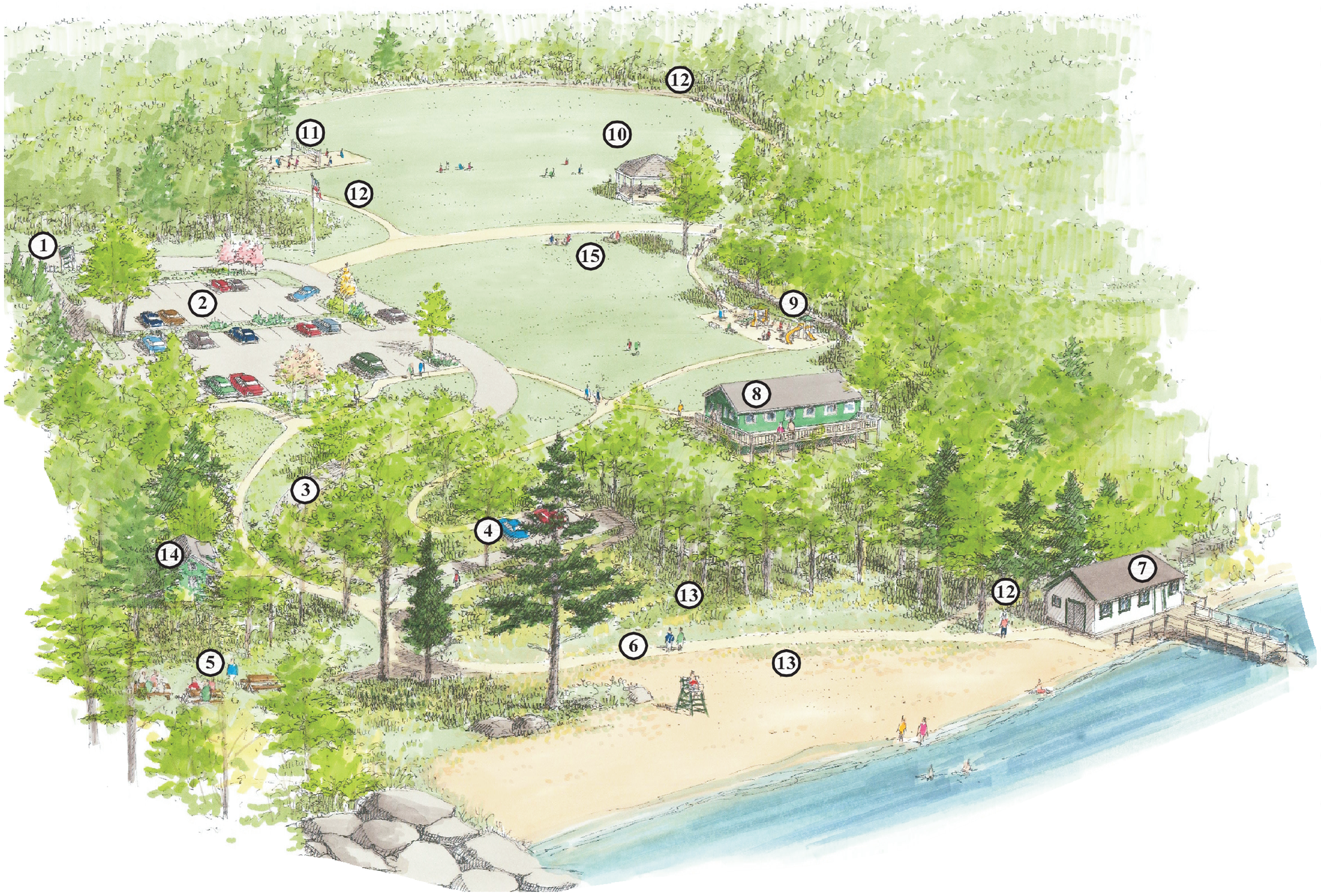
1. Construct seasonal guard station at Camp entrance
2. Construct permanent restroom facility
3. Winterize Goddard Lodge
4. Establish trail along lake edge with rest/picnic/fishing areas
5. Extend trails into easement (requires approval from utility company)
6. Place trail head signs
7. Finalize security measures

LEGEND

NEW IMPROVEMENTS IN EACH PHASE

IMPROVEMENTS FROM PREVIOUS PHASES

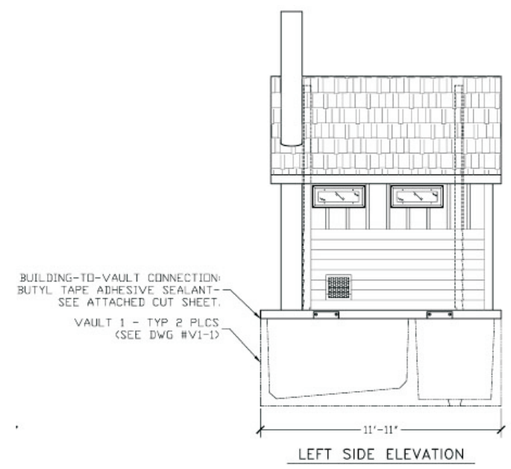
PERSPECTIVE SKETCH

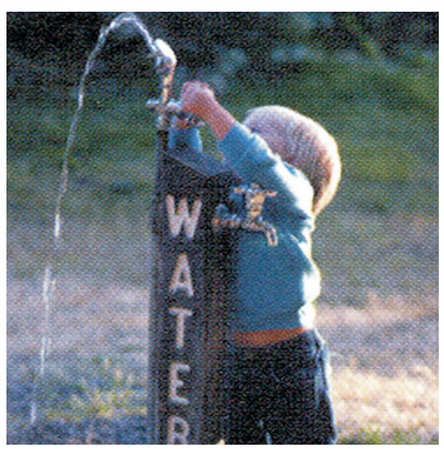


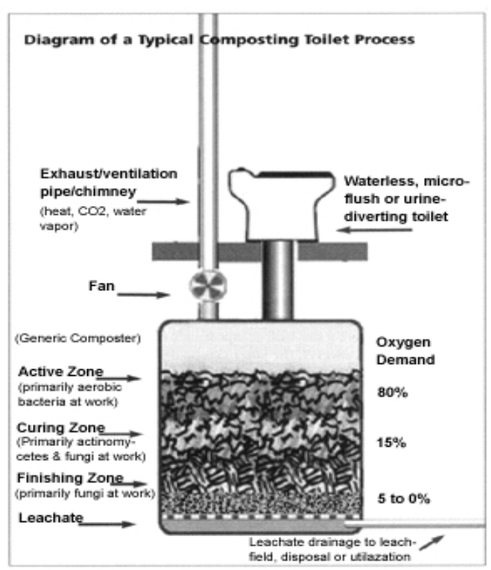
1. Entrance to Camp with Improved Signage
2. Defined and improved parking lot
3. Vehicular access to lower parking area
4. Lower parking area for handicap/emergency access and drop-off
5. Improved picnic area near beach
6. Handicap accessible path to beach
7. New beach storage building and pier improvements
8. Indoor/Outdoor Goddard Lodge renovations
9. Playground with play structure
10. Open multi-use field, surrounding path and covered pavilion for community events
11. Re-established volleyball court
12. Walking and nature trail system
13. Stablized beach
14. Renovated Winterhouse for seasonal use
15. Horseshoe Pits

MARION'S CAMP
SECTION 4
SITE DETAILS

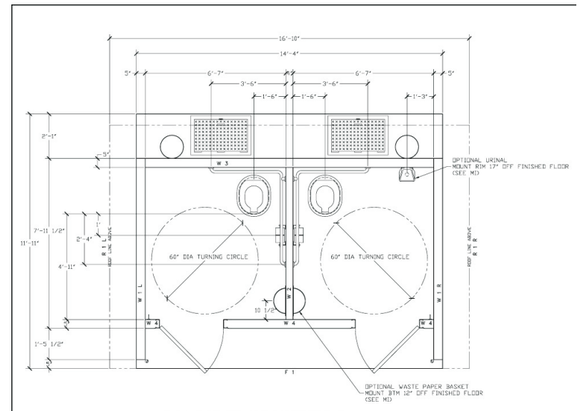
INFRASTRUCTURE







COMPOSTING TOILET



VAULT SYSTEM

MASTER PLAN RECOMMENDATION

It became apparent through the public master planning process that infrastructure is the most important improvement the Town can make to the property. The Town is beginning the planning process for these elements and in some cases, short term solutions may be needed.

WATER:
Running water will be required for the restroom facilities, kitchen facilities, water fountains and fire hydrants. There is an existing well on the property which is not currently used. It is recommended that the reuse of this well be investigated. The Town is also currently working on public water expansion to the camp.

ELECTRICITY:
There is existing electrical service to the property. The Town is currently in the planning stages of coordinating cable access as well as the installation of security cameras.

SEWER/SEPTIC:
A recreational facility of this size and activity needs restroom facilities. Because the property is sloped there is a clear distinction between the beach activity area and the upper portion of the site. Therefore, the master plan recommends that a restroom facility is located as close to the beach as regulations allow as well as an additional facility near the Goddard Lodge which is considered the hub of activity for the upper portion of the property.

Engineering studies and coordination with the local health board will be helpful to determine innovative septic solutions. A composting toilet is one alternative shown below.

While the Town is pushing for ideas, a temporary solution will need to be port-o-johns that should be placed in secure locations. Another alternative is a vault system restroom as shown on the right. This solution may be not only a temporary solution, but a permanent solution as well. This system will require periodic pump out which would need to be considered both physically and financially.

ENVIRONMENT AND LANDSCAPE

INVASIVE VEGETATION AT GODDARD LODGE

ACCESS ROAD AND BEACH AREA

OVERGROWTH ALONG BEACH ACCESS ROAD AND WINTER HOUSE

MASTER PLAN RECOMMENDATION

Marion's Camp was once a vibrant and active landscape. Over the years, open fields became filled in and exotic invasive plants choked out the native landscape. Currently, the property is covered with poison ivy, knotweed and honeysuckle as well as various other invasive vegetation. The invasive plants dominate the woods edge and around buildings where there is more sunlight.

Erosion of soil, sand and pavement into Lake Singletary is a serious problem. Every year more erosion occurs and it has impacts to not only the land but the lake environment as well.

The Master Plan recommends bringing back this active landscape with open fields, healthy forest and native vegetation. Planned plantings are recommended to screen parking from neighboring properties and shade trees to provide cool areas at playgrounds and other activity areas.

The Master Plan recommends landscape and environmental improvements which can be achieved through short term goals and long term goals.

Short Term Goals:

1. Remove the existing pavement that is used to access the lake and stabilize the slope, in particular, the area that opens up into the sandy beach. Over the years, so much of the sand and earth has washed right down in to the lake and immediate action needs to take place to stabilize the slopes. There are many environmental engineering solutions for slope stabilization that can help along with planting native groundcovers and other spreading plants in specific areas.

2. Remove the invasive vegetation property wide and establish a continued maintenance program. The maintenance program should be a bi-annual check of the areas that were treated and additional removal or treatment as necessary. It is recommended that a landscape contractor knowledgeable with selective and non-selective herbicide treatments be involved with the work.

Long Term Goals:

1. Once the parking area is constructed a landscape screen should be planted between the parking lot and the neighboring property to the east. A combination of evergreen trees and large native shrubs will create a visual barrier to the parking lot. The large native shrubs will add a more natural character to the screen.

2. After the other master plan amenities have been established, a tree planting program can be created by local volunteers to incorporate new trees in specific locations based on shade requirements and overall enhancement to the camp.

These goals are achievable through the coordinated efforts of the Town of Sutton and volunteer groups.

PAVEMENT MATERIAL

CAMP PARKING LOT AND BEACH ACCESS SKETCH

POROUS PAVEMENT:

Pros:

1. Water recharge value
2. Hard clean surface
3. Reduction in heat island effect
4. Reduction in storm water runoff

Cons:

1. Increased construction costs
2. Increased maintenance costs
3. Restrictions in where it can be used

GRAVEL PAVEMENT:

Pros:

1. Easy to install
2. Lowest cost of all surfaces
3. Pervious to an extent

Cons:

1. Not long lasting
2. Needs edging to maintain
3. Erosion can occur

ASPHALT PAVEMENT

Pros:

1. Hard clean surface
2. Easy to repair and maintain
3. Lowest cost of hard surfaces

Cons:

1. Heat island effect
2. Impervious
3. Additional drainage solutions needed

MASTER PLAN RECOMMENDATION

Porous pavement would be the ideal choice for the upper parking lot, the beach access road and lower parking/drop-off area and some trails that may have limited vehicular access. This recommendation would need further study because of the limits of its use near drinking supplies, and its limitations in certain climates and soil conditions.

Gravel with a paved edge to hold the gravel in place may be an alternative for the upper parking lot. However, a hard paved surface is still recommended for the beach access road and lower parking/drop off area in order to reduce constant maintenance due to erosion.

POROUS PAVEMENT

Porous pavements conserve water, promote infiltration which cleanses storm water and protects water bodies. By allowing storm water to seep into the ground, porous pavement can be instrumental in recharging groundwater, reducing runoff and erosion.

Porous asphalt pavement is fast and easy to construct and has been proven to last for decades in extreme weather conditions. The color of porous concrete is sympathetic to rural settings and it is ideal for paths which cannot be drained or which are subject to erosion.

For more information contact the Asphalt Pavement Alliance or the National Ready Mix Concrete Association.

ASPHALT PAVEMENT

GRAVEL PAVEMENT

POROUS PAVEMENT

TRAIL MATERIAL

LAKE SHORE TRAIL

The lake shore trail alignment needs to be carefully located so as not to create more erosion into the lake.

The trail should be located uphill from the shore with particular points along the trail to access the lake for resting, viewing, fishing, etc. In addition, timbers, boulders and logs can be used on the downhill side of the trail and access points where needed to protect against erosion.

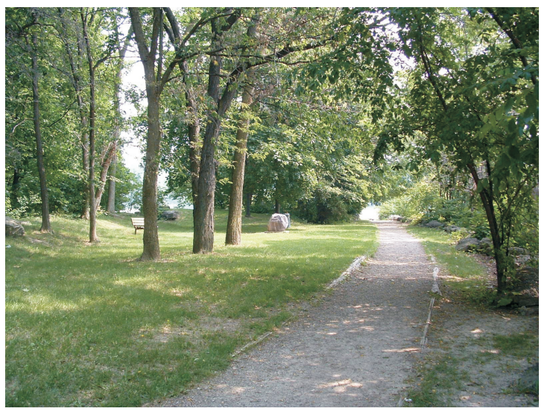
MASTER PLAN RECOMMENDATION

The proposed master plan contains several types of paths and trails. There are the hiking/walking trails through the woods, paths connecting one activity area to another and handicap accessible paths. The following are the recommendations depending on path type.

Handicap Accessible Path from lower parking area to the beach:
A stabilized pavement or other hard clean surface. This will enable the path to stay compliant with regulatory requirements and will require the least maintenance.

Wooded Trails and Lake Shore Trail:
These trails are outside of the main activity areas and are in the most natural settings. Therefore, the least intrusive means of establishing the paths are just as important as the surface treatment. These paths can be mulched with reused wood chips from on-site selective pruning activities or pine needles. This will eliminate the need for heavy equipment and can be accomplished by community volunteers.

Connecting Paths:
These paths connect one activity to another such as the upper parkinglot to the Goddard Lodge and the playground or the upper parking lot to the Winter House and lower parking area. Stone dust or stabilized pavement is recommended for these paths. Edging such as steel, aluminum or cobble will be needed if stone dust is used to hold the stone in place.



STONEDUST

MULCH

STABILIZED PAVEMENT

An alternative to stonedust, asphalt and woodchips is a stabilized pavement. This pavement system is considered environmentally friendly for several reasons.

First, because of its light color it reflects solar energy and therefore is considered a cool pavement. In addition to also having a lower thermal conductivity as compared to asphalt the stabilized pavement can also be less toxic during processing, transportation, storage and placement.

This pavement system can be considered as a trail material because it won't wash or erode away on sloped areas.

For more information contact Soil Stabilization Products Company.

MULTI-USE STRUCTURE

OPEN FIELD WITH MULTI-USE STRUCTURE

STEEL FRAME OCTAGONAL STRUCTURE

MASTER PLAN RECOMMENDATIONS

A multi-use structure can be pre-fabricated and installed on site or can be built per specification. This structure can also be another community based volunteer effort using the skill sets of local residents.

The purpose of the multi-use structure is not only for the every day enjoyment of the community, but also as a way to collect funding. This can be done by renting the space out for special private events and holding public events such as concerts. The funds can then be used for camp maintenance and improvements.

The structure becomes a focal point located at the base of the multi-use field. It's uses are staging for concerts and other private and public events, a shaded picnic area and a summer camp program space.

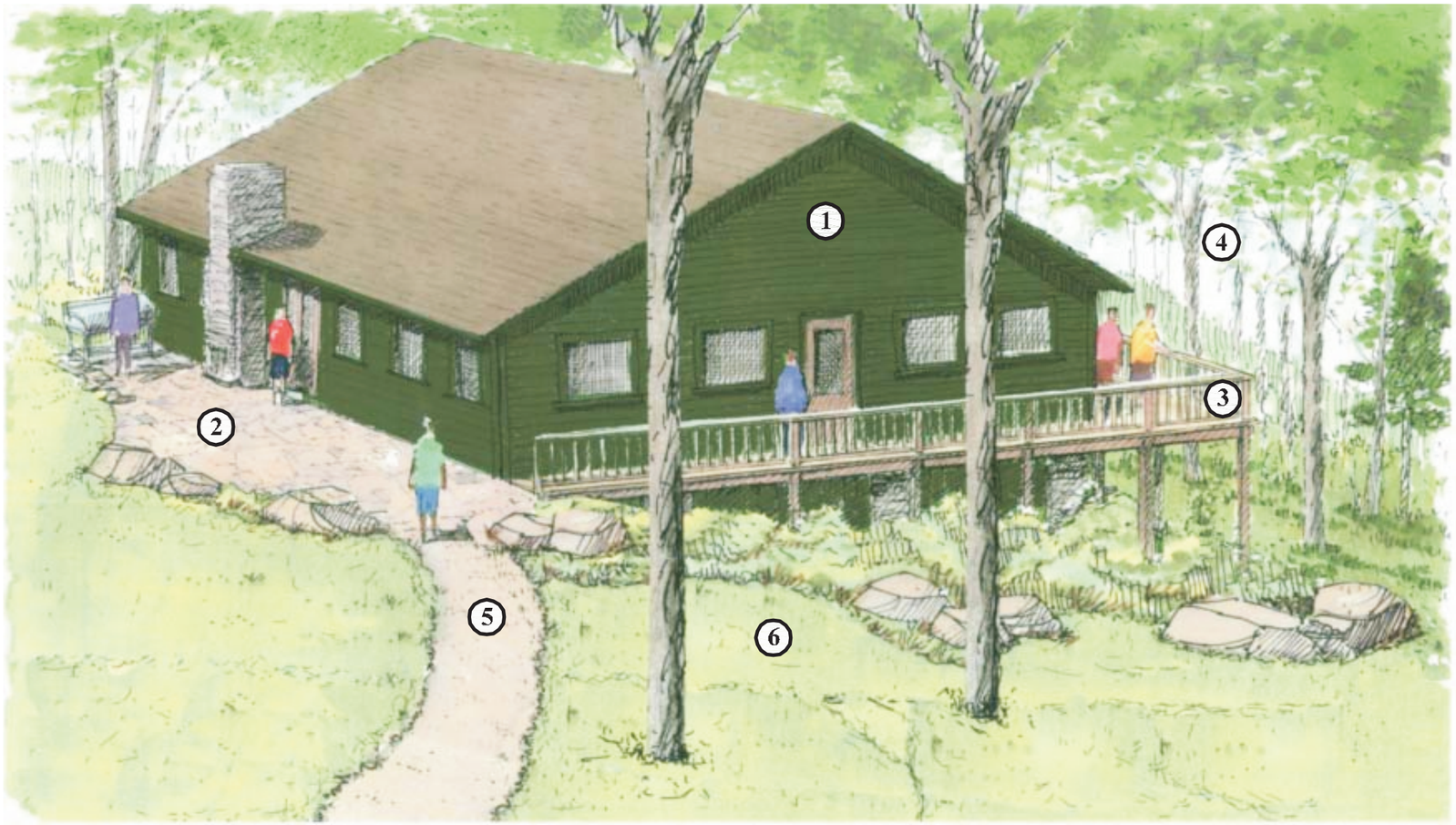
Here are a few examples of recommended shapes and sizes and overall appearance.

LARGE RECTANGULAR STRUCTURE

WOOD FRAME OCTAGONAL STRUCTURE

RECTANGULAR STRUCTURE

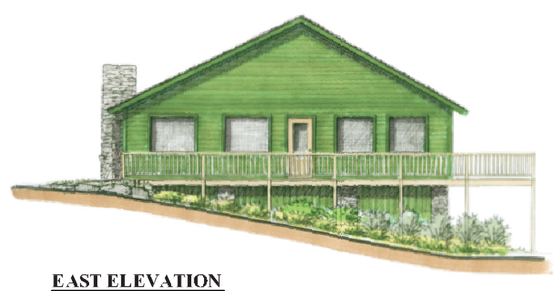
GODDARD LODGE SKETCHES



NORTH-EAST PERSPECTIVE VIEW OF THE IMPROVED GODARD LODGE

1. Improvements to exterior facade of building
2. Paved terrace for outdoor gathering space
3. Wrap around deck
4. Selective pruning to improve and control viewsheds to Lake Singletary
5. Defined path to other areas of the camp
6. Clearing of invasive vegetation and stabilized slopes

SOUTH ELEVATION

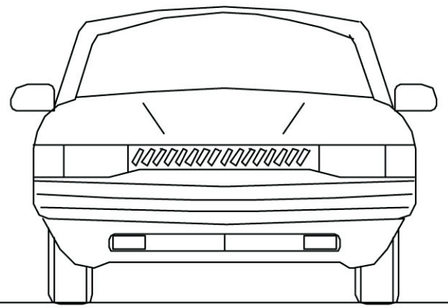


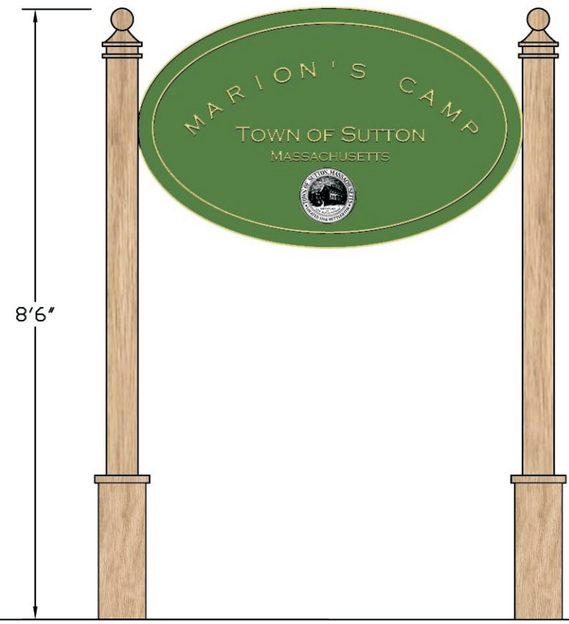
EAST ELEVATION

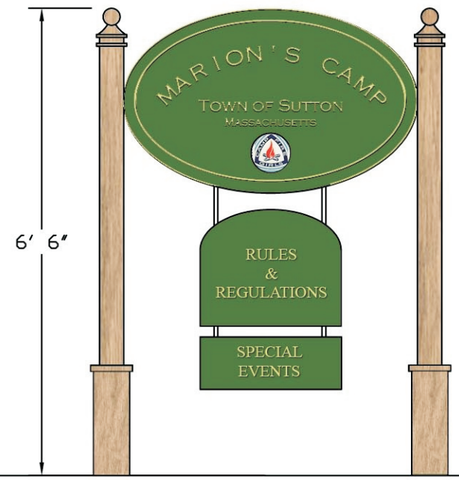
NORTH ELEVATION

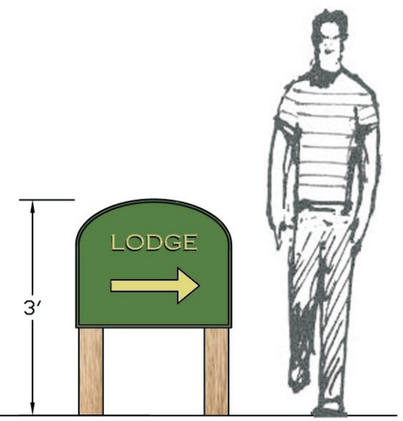
WEST ELEVATION

SIGNAGE









SIGNS ARE AN IMPORTANT ELEMENT TO THE MASTER PLAN FOR MARION'S CAMP.

THE PROPOSED FAMILY OF SIGNS FOLLOWS THE TOWN'S THEME FOR SUTTON SIGNS.

THE SIGNS CAN BE CONSTRUCTED BY A LOCAL OR REGIONAL SIGN COMPANY. THE MATERIAL FOR THE SIGNS CAN BE WOOD OR OTHER LONG LASTING MATERIAL THAT CAN BE PAINTED, STAINED AND ENGRAVED.

ENTRANCE SIGN AT SINGLETARY AVENUE

An entrance sign for Marion's Camp at the intersection of Tuttle Road and Singletary Avenue will identify the location of the camp to all potential users.

The sign follows the theme of other Sutton town signs and carries the Town logo.

The recommended height of the sign will allow good visibility. The exact placement of the sign will need to be determined so as not to negatively impact sight lines for people exiting Tuttle Road.

SIGN AT CAMP ENTRANCE

A secondary camp sign located at the end of Tuttle Road at the entrance to the property is recommended.

This sign carries the Camp Fire Girls Logo identifying the property's past. It also includes a hanging board listing the Rules and Regulations and Hours of Operation.

Special Events can also be listed which can be removed or interchanged depending on the time of year and season schedule.

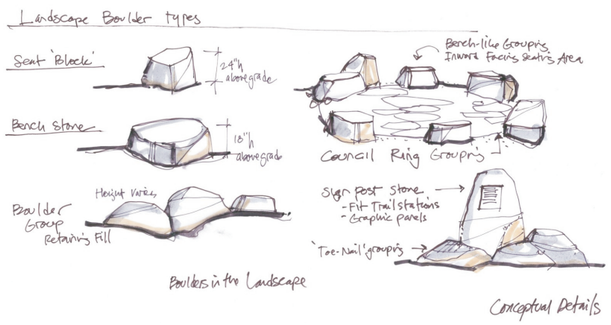
WAY FINDING SIGN

The smallest of the sign palette, however just as important is the directional or way finding sign.

These signs can be placed at the trail heads and at trail intersections guiding hikers back to Goddard Lodge or other points of interest.

These signs are also recommended for beach goers and summer recreational campers to direct the paths of travel.

SITE AMENITIES/REST STATIONS



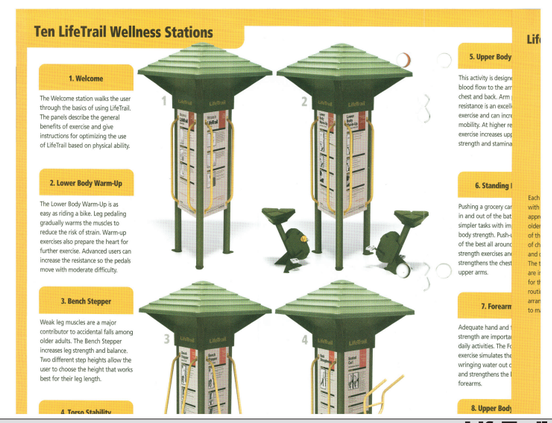
WOODLAND SEATING

PICNIC TABLE

BENCH

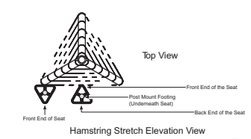
LITTER RECEPTACLE

LOWER BODY STRETCH (HAMSTRING STRETCH) LifeTrail The Pathway to Total Wellness

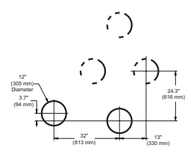


LOWER BODY STRETCH (HAMSTRING STRETCH) LifeTrail The Pathway to Total Wellness

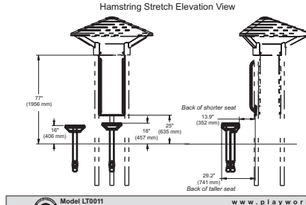
Refer to master layout drawing and station detail drawings for specific activity and panel placement on each station.



Hamstring Stretch Elevation View



Hamstring Stretch Footing Diagram



Notes Before You Begin:

- Do not tighten bolts during assembly, only snug tighten them until assembly is complete unless otherwise directed.
- If during the installation process a bolt needs to be removed from a plastic seat or roof more than 2-3 times, it will be necessary to re-apply a drop of liquid thread lock / loctite to the bolt before reinstallation.
- Before attempting to assemble your equipment, please review all installation information carefully. An installation manual accompanied the complete station order and is also available on the cd that is in your maintenance kit. Should you experience any difficulty during the installation process, please call us at the (800) number shown on the last page of these instructions.
- Separate and identify all components and hardware by referencing the detail drawings and packing list. Each activity is packaged with all of the hardware and parts necessary to assemble the activity.

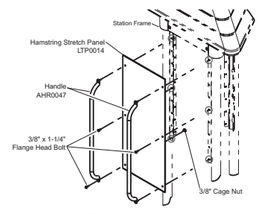
Hamstring Stretch.

Step 1: Orient the activity as outlined in the master layout drawing. Prepare the footings as shown in the appropriate **Elevation View** and **Footing Diagrams**. **Note**: The distance between the station support posts and the seats must match the Side Elevation Views.

Model LT0011 ECN1362 www.playworldsystems.com Page 1 of 3

Attach the Hamstring Stretch panel to the LifeTrail frame.

Step 2: Attach the Hamstring Stretch panel to the LifeTrail frame. See the **Panel Assembly Detail**. Select the Hamstring Stretch panel, (2) two handles, (6) six 3/8" x 1-1/4" flange head bolts, and (6) six 3/8" cage nuts. Insert the cage nuts into the upper, middle, and lowest square holes on each post bracket (see circles). Position the panel against the support post brackets and align. Insert a bolt through each middle hole in the panel and thread into a cage nut. Place the handles against the panel with the mounting tabs over the top and bottom holes in the side of the panel. Insert a bolt through each handle mounting tab, through the panel and thread into a cage nut.



Panel Assembly Detail

Step 3: Attach the seats to the anchor posts. See **Seat Attachment Detail**. Select both LifeTrail seats, the tall and short anchor posts, and (6) six of the following: 3/8" x 1" button head bolts and 1" O.D. flat washers. Position a seat on top of the seat mounting plate on each anchor post and align the holes. Apply a drop of loctite to the bolt threads and insert each bolt up through a flat washer, the mounting plate, and thread into the seat. Fully tighten the connections.

Step 4: Place the post assemblies into the prepared footings. See **Footing Diagram and Elevation View**. The taller post must be located directly in front of the station panel and the short post off to the side of the taller post. *Note that the post mounting hole underneath the seat is off-set from the center towards the back of the seat. Ensure that the front end of the seat faces the station on the taller anchor post and that the front of the seat faces away from the station on the shorter anchor post. See the dimensions on the* ***Elevation*** *and* ***Top Views***. Plumb and level. Tighten **all** fasteners. Block and brace for concrete.

Seat Attachment Detail

Model LT0011 ECN1362 www.playworldsystems.com Page 2 of 3

EXCERSIZE STATIONS

gretchen's™ bench collection

North America net prices

description	PolySite™ *price (ship.wt.)*	Ipe* no finish *price (ship.wt.)*	Redwood no finish* *price (ship.wt.)*	Jarrah no finish *price (ship.wt.)*	Red Oak LF-80 finish* *price (ship.wt.)*	Jarrah LF-80 finish *price (ship.wt.)*
Backless Bench To order: Specify collection name, model description, PolySite™ or wood. For wood, specify jarrah, ipe, or redwood for exterior use; red oak or jarrah with LF-80 finish for interior use. For PolySite, specify color. Available freestanding/surface mount only. Specify powdercoat color for metal components. Bench ships fully assembled.						
Gretchen's Bench, Backless, 72" 22" x 17" x 72"	$ 960 (145)	$ 970 (165)	$ 1070 (95)	$ 1070 (110)	$ 1070 (110)	$ 1310 (125)
Gretchen's Bench, Backless, 96" 22" x 17" x 96"	N/A	1130 (205)	1230 (125)	1230 (145)	1230 (145)	1470 (165)
Option *Special Stain on Red Oak*	*$240/bench*					

backless bench

Backed Bench – without Armrests To order: Specify collection name, model description, PolySite™ or wood. For wood, specify jarrah, ipe, or redwood for exterior use; red oak or jarrah with LF-80 finish for interior use. For PolySite, specify color. Specify freestanding/surface mount or wall mount support. Specify powdercoat color for metal components. Bench ships fully assembled.						
Gretchen's Bench, Backed, without Armrests, 72" / 25" x 32" x 72"	$ 1110 (160)	$ 1240 (190)	$ 1380 (110)	$ 1380 (125)	$ 1380 (125)	$ 1620 (140)
Gretchen's Bench, Backed, without Armrests, 96" / 25" x 32" x 96"	N/A	1420 (235)	1590 (145)	1590 (160)	1590 (160)	1830 (175)
Option *Special Stain on Red Oak*	*$240/bench*					

backed bench without armrests

Backed Bench – with Armrests To order: Specify collection name, model description, PolySite™ or wood. For wood, specify jarrah, ipe, or redwood for exterior use; red oak or jarrah with LF-80 finish for interior use. For PolySite, specify color. Specify freestanding/surface mount or wall mount support; ornamental or loop armrest. Specify powdercoat color for metal components. Bench ships fully assembled.						
Gretchen's Bench, Backed, with Armrests, 72" / 25" x 32" x 72"	$ 1310 (165)	$ 1440 (195)	$ 1580 (115)	$ 1580 (130)	$ 1580 (130)	$ 1820 (145)
Gretchen's Bench, Backed, with Armrests, 96" / 25" x 32" x 96"	N/A	1620 (240)	1790 (150)	1790 (180)	1790 (180)	2030 (190)
Option *Special Stain on Red Oak*	*$240/bench*					

backed bench with loop armrests

Available support options:

freestanding/surface mount loop armrest | freestanding/surface mount ornamental arm | wall mount no armrest | wall mount loop armrest | wall mount ornamental armrest

** FSC certified wood available for 25% upcharge. Call for a quote and lead time.*

gretchen picnic table and receptacles

North America net prices

description / size (w x l x h)	PolySite™ *price (ship.wt.)*	Ipe* no finish *price (ship.wt.)*	Redwood* no finish *price (ship.wt.)*	Jarrah no finish *price (ship.wt.)*	Red Oak* LF-80 finish *price (ship.wt.)*	Jarrah LF-80 finish *price (ship.wt.)*
Picnic Table To order: Specify freestanding or surface mount. Select powdercoat color for metal support, and specify with or without umbrella hole. For wood, specify jarrah, ipe, or redwood for exterior use; red oak or jarrah with LF-80 finish for interior use. For PolySite, specify color. Some assembly required.						
Gretchen Picnic Table/58" x 54" x 30"	$ 1610 (310)	$ 1620 (345)	$ 2060 (250)	$ 2060 (250)	$ 2060 (250)	$ 2300 (290)
Option *Special Stain on Red Oak*	*$240/unit*					

picnic table

Litter Receptacles To order: Specify top- or side-opening, wood type, polysite color and powdercoat color for lid. Stormcloud polyethylene liner included with each unit. Available freestanding/surface mount only. Ships fully assembled.						
Gretchen Litter Receptacle, top-opening/22" dia. x 36" h	25	$ 800 (130)	$ 900 (140)	$ 1120 (80)	$ 1120 (110)	$ 1120 (95)	$ 1360 (110)
Gretchen Litter Receptacle, side-opening/22" dia. x 42" h	25	830 (135)	930 (145)	1150 (85)	1150 (115)	1150 (100)	1390 (115)
Options *Gretchen Sand Pan for Receptacles with side-opening (11" dia. x 1-1/2" deep)*		$ 80					
Special Stain on Red Oak		*$240/unit*					

Note: Unit is emptied by lifting trash bag from the top.

litter receptacle, top-opening, 30 gallons | litter receptacle, side-opening, 30 gallons

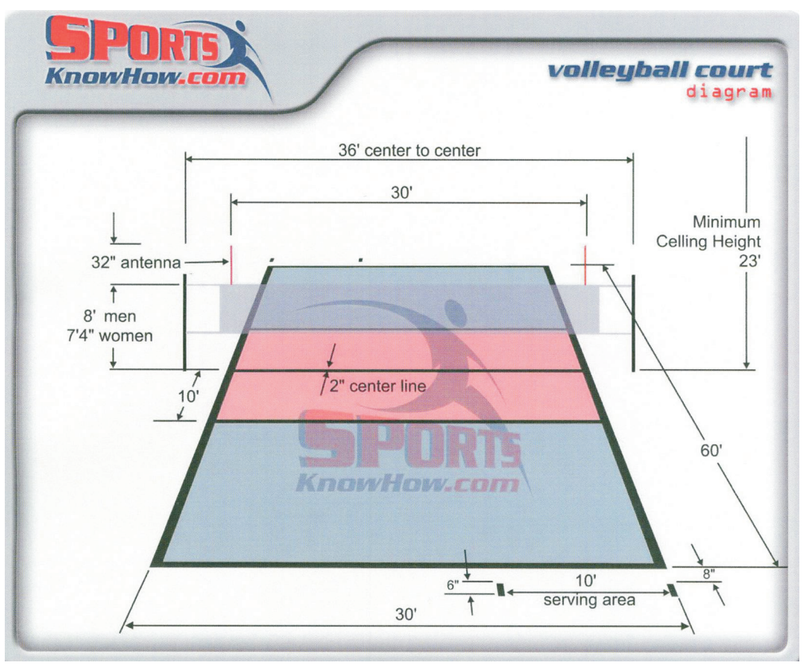
Ash Urn To order: Specify wood type, polysite color and powdercoat color. Available freestanding/surface mount only. Ships fully assembled.						
Gretchen Ash Urn / 14" dia. x 21" h (11" dia. x 1-1/2" deep)	$ 410 (55)	$ 470 (45)	$ 570 (30)	$ 570 (35)	$ 570 (35)	$ 670 (35)
Option *Special Stain on Red Oak*	*$100/unit*					

ash urn

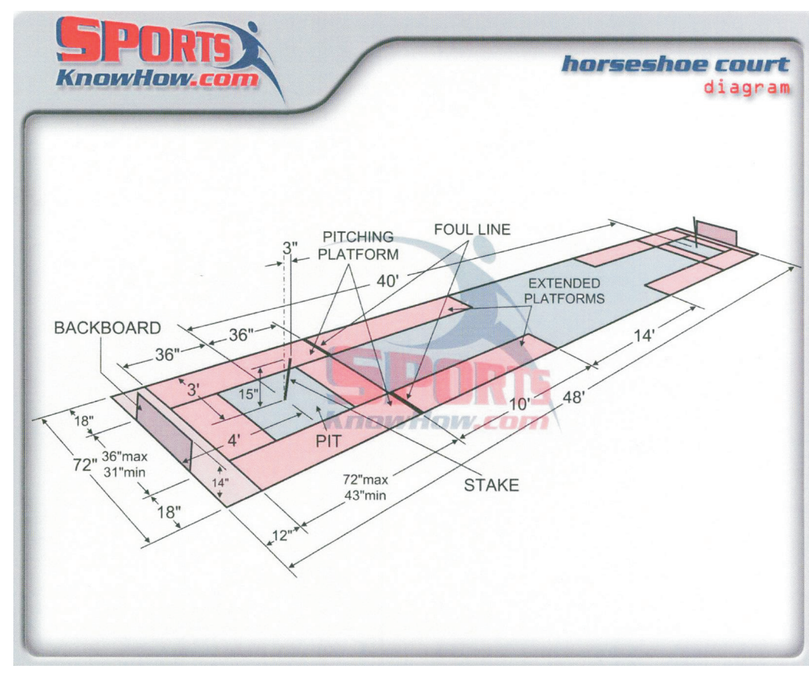
** FSC certified wood available for 25% upcharge. Call for a quote and lead time.*

COURT ACTIVITIES

VOLLEYBALL/BADMITTON COURT

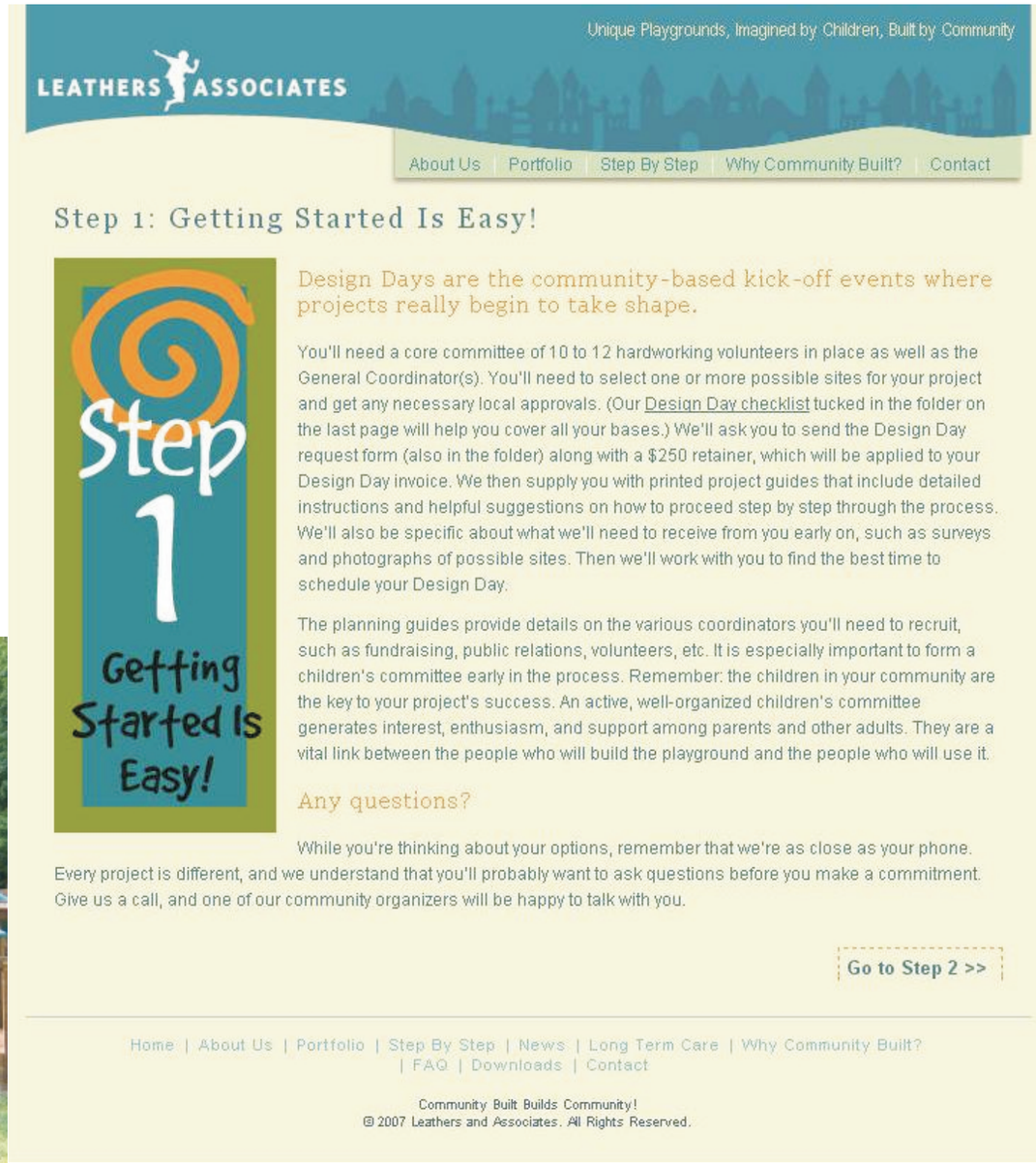


HORSESHOE PITS



PLAYGROUND STRUCTURE

COMMUNITY BASED PLAYGROUND CONSTRUCTION BY LEATHERS ASSOCIATES



Unique Playgrounds, Imagined by Children, Built by Community

LEATHERS ASSOCIATES

About Us | Portfolio | Step By Step | Why Community Built? | Contact

Step 1: Getting Started Is Easy!

Step 1 Getting Started Is Easy!

Design Days are the community-based kick-off events where projects really begin to take shape.

You'll need a core committee of 10 to 12 hardworking volunteers in place as well as the General Coordinator(s). You'll need to select one or more possible sites for your project and get any necessary local approvals. (Our Design Day checklist tucked in the folder on the last page will help you cover all your bases.) We'll ask you to send the Design Day request form (also in the folder) along with a $250 retainer, which will be applied to your Design Day invoice. We then supply you with printed project guides that include detailed instructions and helpful suggestions on how to proceed step by step through the process. We'll also be specific about what we'll need to receive from you early on, such as surveys and photographs of possible sites. Then we'll work with you to find the best time to schedule your Design Day.

The planning guides provide details on the various coordinators you'll need to recruit, such as fundraising, public relations, volunteers, etc. It is especially important to form a children's committee early in the process. Remember: the children in your community are the key to your project's success. An active, well-organized children's committee generates interest, enthusiasm, and support among parents and other adults. They are a vital link between the people who will build the playground and the people who will use it.

Any questions?

While you're thinking about your options, remember that we're as close as your phone. Every project is different, and we understand that you'll probably want to ask questions before you make a commitment. Give us a call, and one of our community organizers will be happy to talk with you.

Go to Step 2 >>

Home | About Us | Portfolio | Step By Step | News | Long Term Care | Why Community Built? | FAQ | Downloads | Contact

Community Built Builds Community!
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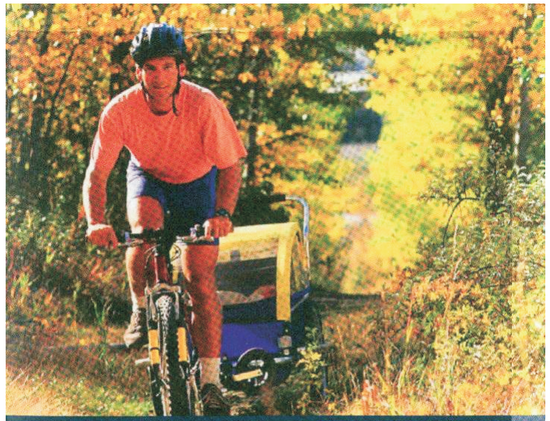
NEW ENGLAND POWER EASEMENT



Recreational Trails Policy

Information for Towns and Organizations
About Recreational Trails in the
Utility Corridors of National Grid.

National Grid

National Grid operates a network of high and low voltage electrical transmission lines, and gas pipelines, throughout New England and New York.

These lines and utility corridors (also commonly referred to as rights-of-way) are a critical part of the region's electrical grid. To operate the grid in a safe and reliable manner, National Grid needs to manage its rights-of-way.

National Grid limits activities within the rights-of-way in order to protect the public and avoid damage to the electrical system.

Although rights-of-way are sometimes viewed as public lands, they are actually the private property of National Grid. National Grid evaluates proposals to use its utility corridors for recreational trails on a case-by-case basis.

The following guidelines will assist you in submitting a proposal for a recreational trail on a National Grid right-of-way.

WHAT'S ALLOWED

Limited activities that do not interfere with the safe operation, maintenance and future use of the right-of-way may be permissible. To the extent that a proposed recreational trail can coexist on the right-of-way, we will consider it.

Typically walking, jogging, bicycling and similar uses may be acceptable. **No motorized vehicles will be allowed**, except for wheelchairs or other devices which allow handicapped people access to the recreational trail.

For safety reasons or to minimize the risk of damage that could cause power outages, we sometimes must decline requests for recreational trails.

HOW DOES NATIONAL GRID EVALUATE A REQUEST FOR A PROPOSED RECREATION TRAIL?

A number of factors are considered when evaluating a proposal for a recreational trail, including:

- **Safety** - Federal and state law governs how far people and equipment must remain away from utility wires. A proposed activity must meet all safety code requirements and not create a hazard to National Grid workers or the public in order to be considered.
- **Protection of Utility Structures and Facilities** - Public activities on our rights-of-way cannot create a risk of damage to the utility structures or wires. For example, they cannot destabilize the soil surrounding the structures or be located too close to the structures, including guy wires. The activities also cannot preclude the future construction or reconstruction of our utility lines within the right-of-way.
- **Access** - Access to and along the right-of-way must be maintained for maintenance work and future construction or reconstruction of the lines.
- **Environmental Impact** - National Grid is committed to protecting the environment and being a good steward of the lands it owns. Any proposal for a recreational trail must address how the requester plans to safeguard natural resources, collect and dispose of trash, and prevent or mitigate erosion control.

WRITTEN PERMISSION IS REQUIRED

In order to install, maintain, and operate electrical lines safely and reliably, National Grid must restrict activities within rights-of-way. Typically, the actual right-of-way extends a considerable distance beyond the company's actual facilities.

If the company agrees to allow specific activities within a right-of-way, a written agreement detailing the work to be done must be executed by the company and the applicant. The written agreement explains the specific activities that are allowed.

No activities on a right-of-way are allowed without written permission from the company.

APPLICATION AND REVIEW PROCESS

An application is required of anyone requesting permission to conduct activities within the right-of-way. All applications must be in writing and include:

- **A cover letter with the following:**
  - Name of organization proposing activities within the right-of-way
  - Location (town/city and state) of the proposed activity
  - A list and description of the proposed activities within the right-of-way
- **Complete project details with specifications including:**
  - Scope of work
  - Project schedule
  - A full set of plans
  - Approved funding commitment for construction and maintenance
  - Applicant contact information
  - Entity that would execute the agreement
- **Send two copies of the application materials to:**

  Property Assets and Real Estate - JAMES ONALEC
  National Grid
  25 Research Drive
  Westborough, MA 01582

We will carefully evaluate the proposal and provide the applicant with a written answer.

TO CONTACT US

If you have additional questions, please call us at 508.389.9119

MARION'S CAMP

APPENDIX A
PUBLIC WORKSHOP, APRIL 2008

APPENDIX A

Gates, Leighton & Associates, Inc.
LANDSCAPE ARCHITECTURE

MEETING NOTES

Date: **April 5, 2008**

Date Prepared: **April 9, 2008**
Date Modified: **April 30, 2008**

RE: **Marion's Camp Master Planning**
First Public Workshop
Sutton, Massachusetts

Prepared by: **Kris Bradner, Landscape Architect**

Big Picture Themes:

1. Protect the property as a the natural resource and use the open space wisely
2. The property is an asset for Sutton and surrounding region
3. The Town needs a way to generate revenue for operations and long-term maintenance
4. Improve security
   - Lighting
   - Cameras
   - Signs
   - Community Policing
   - Caretaker
5. The beach is a treasure and the only on-going activity at the site.

Specific Re-Occurring ideas among all groups:

1. Improve beach access
2. Stabilize beach – reduce pavement
3. Need Infrastructure
   - Water
   - Sewer or other innovative sanitary system
   - Electricity
4. Create all-ages trail system
   - Fitness stations
   - Educational kiosks
   - Bird watching
   - Destination points fishing, picnicking
   - Cross country skiing
   - Snowmobiling
5. Rehabilitate Goddard Lodge
   - Community gathering space
   - Year-round use
   - Dining and restrooms
6. Evaluate Winter House
   - Caretaker residence
   - Restroom facility
   - Equipment storage
   - Building Department needs to re-evaluate condition
7. Remove all other structures
8. Playground – safe, visible
9. Amphitheater
   - Concerts
   - Location – near the water or up hill of the Goddard lodge
10. Small scale activities
    - Court Activities - Volleyball/Basketball
    - Swimming lessons
    - Horseshoes
    - Picnic areas
11. Adequate parking
    - Pervious paving systems
12. Vegetation management – remove invasive species and poison ivy
13. Event location

Specific Desires Raised in each group:

1. Over-flow parking in power-line easement
2. Dog walking positive and negative
3. Sell piece of property
4. Ball field in new growth woodlands
5. Cross country running trail
6. On-site resident caretaker (would need facility)
7. Ice skating in winter
8. Keep buildings to a minimum and operations simple. Establish figure/year budget.
9. Snow mobile access
10. Picnic pavilions
11. Fishing (with trail along water)
12. Non-motorized boat launch
13. Equipment shed
14. Entrance signs
15. Exercise stations
16. Educational opportunities
17. Water Park
18. Open multi-use field in new growth woodlands for informal baseball, softball, frisbee, kite-flying, volleyball, events, etc.
19. If boat house is removed, a new storage shed should replace it and double as a cabana/ changing rooms
20. The existing pier should remain
21. If a path is created along the shoreline, it should be designed in such a way to have restricted access to the water (to keep erosion to a minimum)
22. Take advantage of the Gilman Cottage fireplace as a destination picnic spot.
23. Pervious paving should be investigated for the parking and road network
24. Picnic pavilions should be designed. A pavilion that doubles as a stage should also be investigated.

Specific Concerns Opposed by the groups:

1. Over-use (no longer a passive natural resource)
2. Continued neglect
3. Negative impact for neighbors on Tuttle and Singletary Lake
4. No boat launch, even for non-motorized vessels. Access issues too difficult. Also, no boat slips
5. No commercial camping
6. No clearing massive areas of woodland
7. Non-public use
8. No fencing it off
9. No impervious parking
10. No houses, condo's, etc.
11. No loss of Town Control
12. Not to violate the 200' conservation easement

Specific Funding ideas:

1. Selling off pieces of the property
2. Create a real-estate investment trust (RIT)
3. Seasonal rates for access
4. Equipment Rental for various activities
5. Dining and concessions
6. Sports league fees
7. Swim lesson Fees
8. Goddard Lodge fees for private events
9. Event admission fees

In conclusion, Gates, Leighton & Associates will consolidate the ideas presented. We will prepare conceptual layouts that are appropriate to the site given the natural and cultural constraints of the land. These layouts will be presented to the public for further comment and discussion. A Final Master Plan document will be prepared and submitted to the Town of Sutton.

MARION'S CAMP - SIGN IN SHEET

PLEASE PRINT CLEARLY

Name	Organization	Phone and/or Email
KRIS BRADNER	GLA	938-2071 Kbradner@glala.com
Andrew Rollins	GLA	" Arollins@glala.com
Art Eddy	GLA	" Aeddy@glala.com
Rick Herson		rherson@manderpartners.com
Bob Recone	—	brecone@charter.net
Donna Wood		DWood@Town.Sutton.MA.US
Bruce Davis	C.Citizen	865-9660
Sharon Manz	recreation	508 234-5059 esmanz@charter.net
Deb Jacques	Board of Selectmen	508-865-8727 djacques@town.sutton.ma.us
Jim Smith	"	" "
Elaine Halpin	LSWA	508 865-2517 Halpine49@AOL.com
Wayne Monco	LSWA	508 865-9493
Tony Halpin	LSWA	508 865-2517
Lynn Bakeli	Bldg Dept	865-8724
John Silverberg	LSWA	865-8130 JRSILVERBERG@CHARTER.NET
Tracey Zuliani	Citizen	865-7009
Jen Hager	Planning	
Lynn Lidz	LSWA	508-581-9739
Linda Shea	Planning	
Mary Elizabeth Surprenant	Recreation	865-7361 csurprenant13@hotmail
Karen Norlin	LSWA	508-865-2581 dnorlin@alum.wpi.edu
Greg Johnson	LSWA	5088655715 mustang33@charter
RAY PIERCE	27 West Sutton Rd.	
Molly Briggs	Con Comm	13 W. Sutton Rd Sutton MA
Betty Bryson	27 Hartness Rd	Sutton, MA
Chuck Lidz	LWSA	97 Singletary
Dave Wheeler	57 Flagg Town Rd	Sutton
Patricia Houghlin	197 Burbank Rd	508-865-9042 loughlinp@yahoo.com
Michael Salem	24 Mallard Way	508-865-3761-mgsalem
Patricia A. Barsetto	23 ½ Tucker Lane	508 476 2817 @verizon.net
Tim Vandelinde	LSWA	508-688-5576 - tatcat2@charter.net
Thomas Vassar		508-865-5091
Rose Direnzo	LSWA	508-865-4780 Board member
Mark Carlson		508 865 5004
Cody Mulvenhill		
Scott Paul	Planning	508 865 2931
Bill May		billmay@charter.net
Richard Norlin	LSWA	508-865-2581 DNORLIN@ALUM.WPI.EDU
Keiln Geraghty		865-2097 kevin.geraghty@fedex.com
Ryan Fattman	BOS	508 8641491 Ryan.Fattman@tufts.edu
Jennifer Warren	Rep. Callahan.	
Erin May		865-7311 MAY46@charter.net
Patricia Lane		476 2817
Paul Lasoie		865-9697
PLasoie64@charter.net		

MARION'S CAMP

APPENDIX B
PUBLIC MEETING, MAY 2008

APPENDIX B

Gates, Leighton & Associates, Inc.
LANDSCAPE ARCHITECTURE

MEETING NOTES

Date:	**May 22, 2008**
Date Prepared:	**June 3, 2008**
RE:	**Marion's Camp Master Planning Public Presentation Sutton, Massachusetts**
Prepared by:	**Kris Bradner, Landscape Architect**
Attendees:	**See Attached**

Mr. Jim Smith introduced the project to the group and briefly discussed the outcome of the first public workshop before introducing Gates Leighton & Associates (GLA). Arthur Eddy, Vice President of GLA described the role of GLA in the master planning process for Marion's Camp and how the presentation of the evening is a result of the first public workshop, GLA's professional experience and the Town's goals.

Kris Bradner, Senior Landscape Architect at GLA described each presentation board beginning with the program elements, conceptual plan and phasing plan. She then went on to present the master plan sketch, the proposed improvements to Goddard Lodge and other site amenities.

The floor was then open for comments, questions and answers which Jim Smith, Art Eddy and Kris Bradner responded.

- The most important topic brought up for discussion is the camps need for water, electricity and restroom facilities. With this infrastructure in place, the attendees of the meeting believed the camp improvements will be most successful.
- A question was raised about what the future use of the Winter House might be. GLA responded that the structure could only be for seasonal use because it is built on piers. It could be used for changing rooms, storage or future seasonal caretaker's residence.
- The amphitheater element was very popular at the public workshop. However, it was not incorporated in the draft master plan because of its limited use. Instead, a large gently sloping field that can be used for multi-purposes was proposed. A large field can be used for seating during an event, passive recreation as well as active games. However, a small

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amphitheater or other natural stone seating area can be incorporated within the property or along the trails or along the slope for views to the water.

- A question was asked about how the initial improvements would impose on the summer camp program this season. The Town would coordinate all work being done this summer with the Recreation Commission.
- There was a question of whether any thought of expanding the beach was considered and how the size of the beach relates to the size of the proposed upper parking area. Expanding the beach would mean locating the proposed storage shed and relocating the existing pier to the west of their current location. It would have environmental issues including clearing trees and the potential for more erosion due in part because the slopes are generally steeper to the west. Further in-depth study would need to occur. Also, there is no standardized formula available to determine how the capacity of the parking relates to the available space of a beach.
- A question was asked about the age appropriateness of the playground and its proposed location on the property. GLA explained that a proposed playground would have structures appropriate for different age groups with signs included describing the equipment. Due to the site constraints such as steep slopes and existing vegetation near the beach, the location of the playground is meant to relate more to the Goddard Lodge and the upper open space and to be close to the parking lot.
- Generally, the plans presented were well received by those in attendance.

In conclusion, Gates, Leighton & Associates will present the Town with a draft master plan document for review. Once comments are addressed, GLA will prepare a Final Master Plan document for Town of Sutton.

MARION'S CAMP - SIGN IN SHEET
PUBLIC MEETING NO. 2
SIGN-IN SHEET

Name	Organization	Phone and/or Email
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Don Weston	Auburn	—
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GLA

Gates, Leighton & Associates, Inc.

LANDSCAPE ARCHITECTURE