VILLAGE OF MANCHAUG MASTER PLAN

PREPARED FOR: Town of Sutton, Massachusetts
Jennifer Hager, Planning Coordinator

PREPARED BY: Gates, Leighton & Associates, Inc.
Landscape Architects

TABLE OF CONTENTS

NORTH

Introduction Letter

Section 1. Project Area 1

Section 2. Existing Conditions.....2-5

-Visual Observations

-Existing Conditions Plan

-Site Analysis Plan

Section 3. Proposed Improvements.....6-14

-Master Plan

-Perspective Sketch

-Enlargement Areas A-G

Section 4. Site Amenities.....15-17

Appendix A - 1st Master Planning Session.....18-26
Summer, 2007

INTRODUCTION

Summer, 2007

Ms. Jennifer S. Hager, Planning Coordinator
Town of Sutton, Massachusetts
4 Uxbridge Road
Sutton, MA 01590

Subject: Master Plan, Village of Manchaug

Dear Ms. Hager:

Gates, Leighton & Associates, Inc. (GLA) is pleased to present a Draft Master Plan document for your review. We look forward to hearing your comments and moving forward to finalizing the document, presenting it to the village and seeing the improvements made to the village.

The Village of Manchaug is a historic New England mill village located along the Mumford River in the Town of Sutton, Massachusetts. The original mill complex consisted of three mills built during the American Industrial Revolution. Over the years, Mother Nature and industry trends have resulted in changes in the landscape and the community. Today, the Old Mill No.1 is experiencing a renaissance and is now home to light industry and retail. Town-owned land and buildings are available for development to spur on economic growth and for the creation of a river front park for community gathering and recreation.

The village community is vibrant with American Legion and Auxiliary groups, residential and shop owners ready to celebrate their village, their history, and their children growing up in this small community.

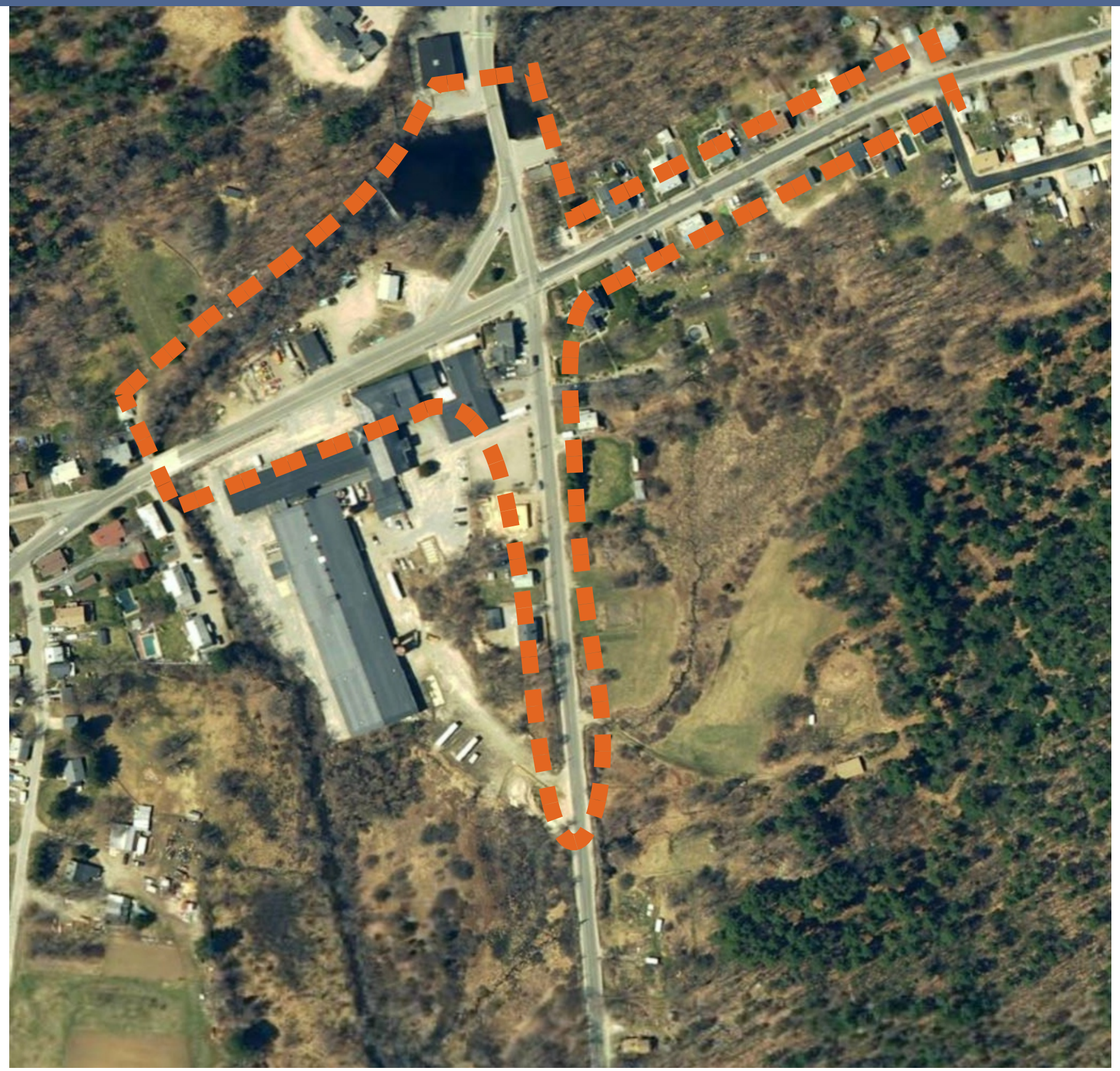
The master planning effort will give the community a sense of direction as they enhance their village center.

Sincerely,

Arthur J. Eddy
Gates, Leighton & Associates

VILLAGE OF MANCHAUG
SECTION 1
PROJECT AREA

PROJECT AREA



NORTH

The project area includes the intersection of Putnam Hill Road, Manchaug Road, Whitins Road and Main Street as well as Canal Street.

The project reaches north on Putnam Hill Road to the intersection with Snow Road, extending west to the Post Office and bridge, south to the other bridge, and east to the end of Manchaug Mills.

The main emphasis of the project lies between Main Street and the Mumford River on Town owned land. The Village of Manchaug is interested in embracing the river front by creating a park path system and cleaning up the river's edge to increase views to it.

In addition to a park path system there is opportunity for economic development incorporating the existing buildings and land for both indoor and outdoor community gathering space.

VILLAGE OF MANCHAUG
SECTION 2
EXISTING CONDITIONS

VISUAL OBSERVATIONS

The Village of Manchaug has an abundance of history to offer the people of Sutton, the region, and it's visitors.

From it's large existing mill to the Mumford River that feeds the Blackstone River to it's hidden stone work and local architecture there is a great deal to offer a visitor for the day.

Villagers and shop keepers have tremendous vitality and passion in this community. They agree that their village has been overlooked for too many years and these hidden treasures have become just that.

The Town of Sutton is working hard to help the community bring some life back to the area. Enhancements to the village by means of streetscape improvements are currently underway. This planning effort will ultimately allow for a river front park, building reuse, and community gathering space. These elements will offer both the local community and visitors a stronger sense of identity and long term financial viability.

VISUAL OBSERVATIONS

In order to enjoy the existing gems of the village some other areas need attention.

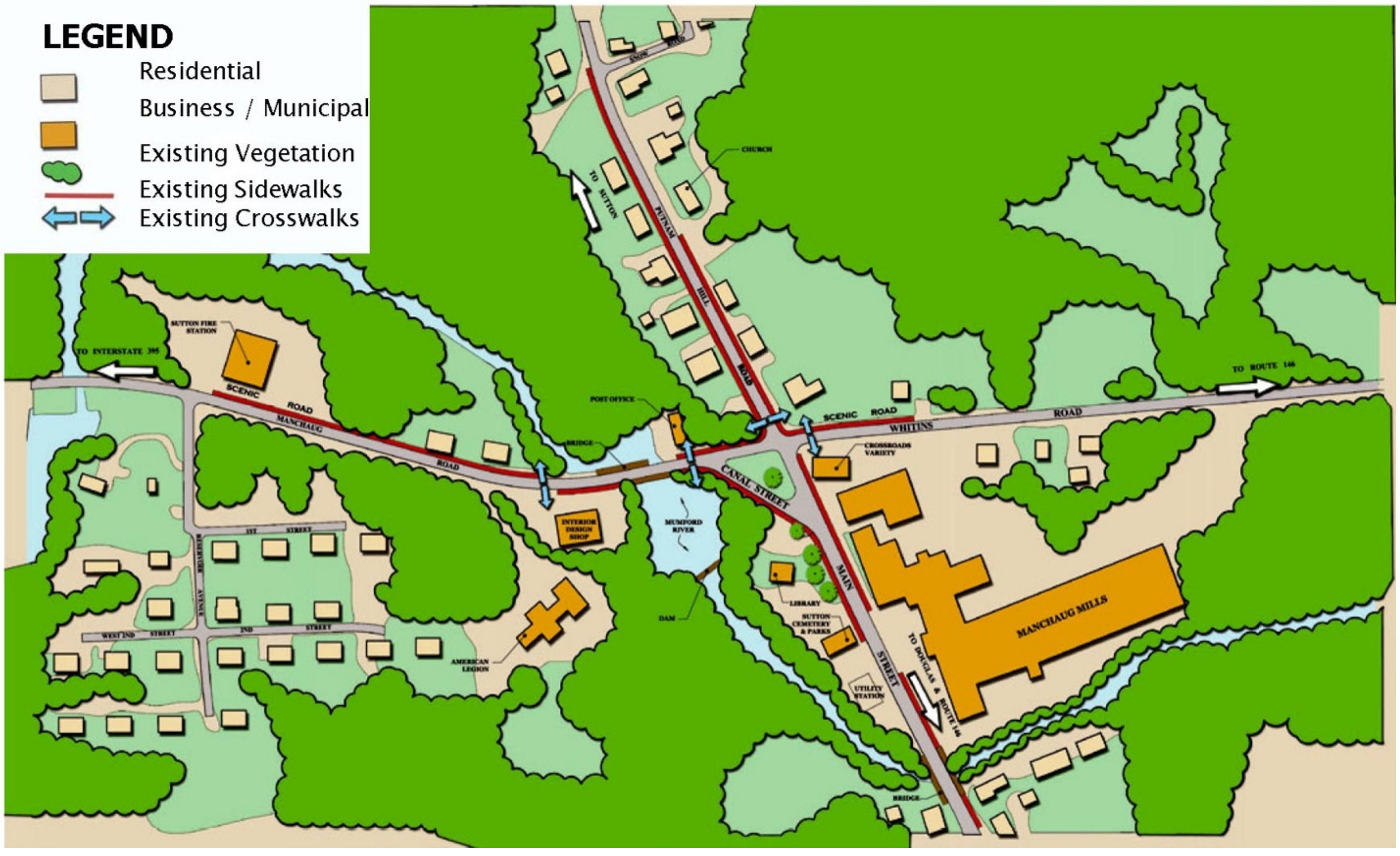
These include the existing bridges located on Manchaug Road and Main Street. The bridges are in disrepair and eventually will be unsafe. As new bridges are designed, sidewalks and aesthetic treatments should be investigated because they serve an important north and south pedestrian connection.

Existing sidewalks throughout the village are in need of repair or replacement. Other areas where there is a conflict between delivery vehicle circulation and pedestrian use requires special treatment for safety.

Other safety improvements along with streetscape enhancements will better define the village center and create safe circulation for motorists and people on foot.

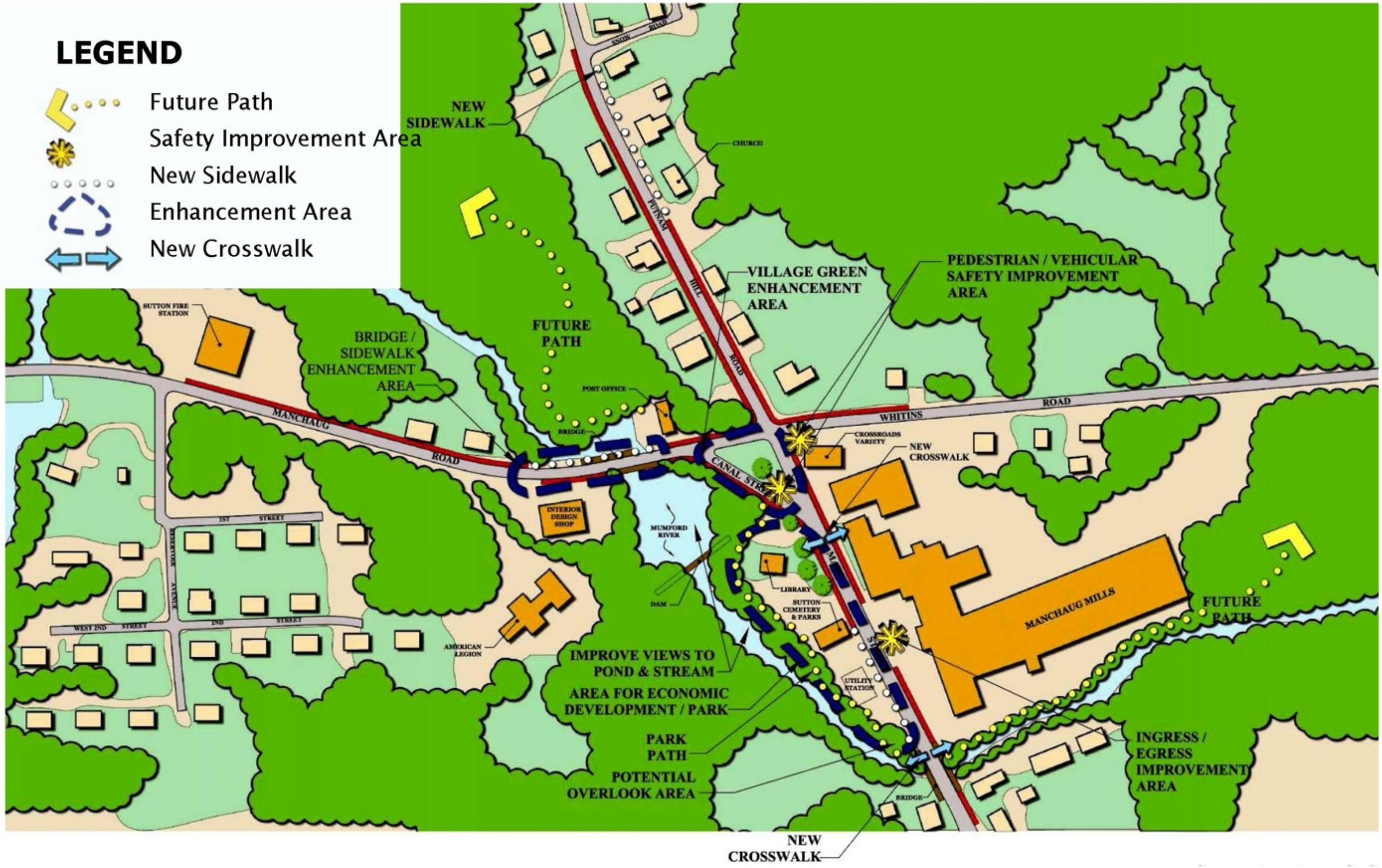
The development of a river front park and reuse of adjacent buildings will be the key attractions to the village.

EXISTING CONDITIONS PLAN



VILLAGE OF MANCHAUG
SECTION 3
PROPOSED IMPROVEMENTS

SITE ANALYSIS PLAN



PROPOSED MASTER PLAN

PERSPECTIVE SKETCH

1. Bridge Improvements may include minor updates or major reconstruction to be determined.

2. Improvements to the existing village Green. Improvements will be made to benefit pedestrian and vehicular traffic while enhancing the overall space itself.

3. Improvements to existing building facades, and to further develop spaces within the buildings for public use and enjoyment.

4. Defined vehicular parking that will have a harmonious relationship with Main Street and the park that will surround it.

5. The proposed river front park will highlight and enhance the Mumford River so that it is more integrated into the fabric of the community, while giving the community a place to enjoy for years to come.

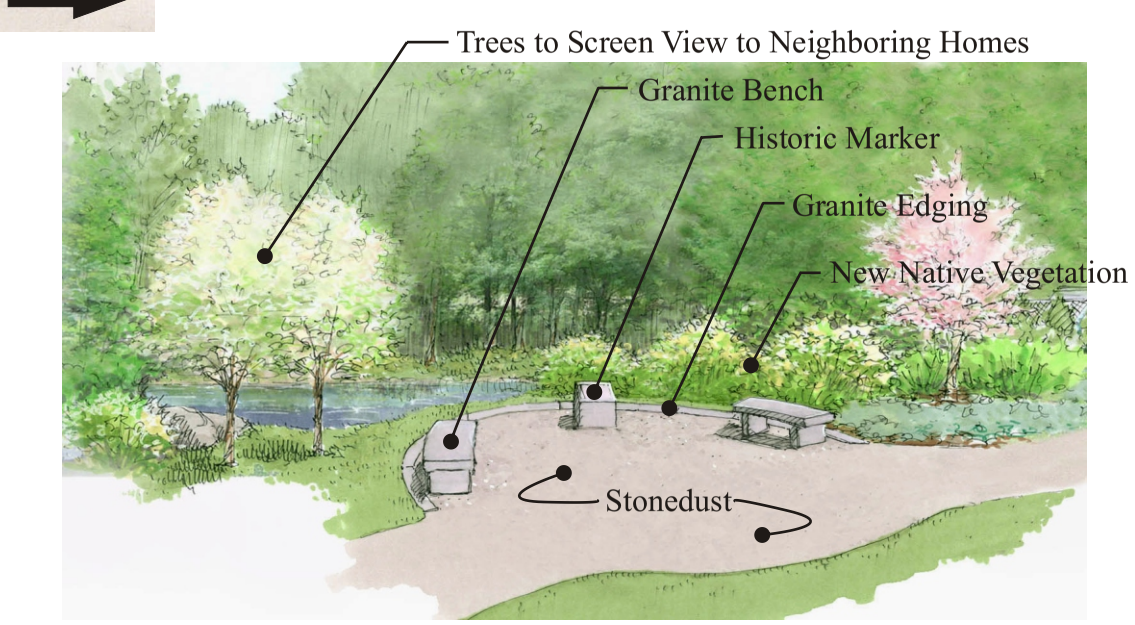
6. One of the goals is to address safety concerns for pedestrian and vehicular traffic within the Village of Manchaug.

ENLARGEMENT A

This area consists of the southern portion of the project. Crossing over the Mumford River entering the historic village area, this small bridge is currently slated for reconstruction in 2008. It is our recommendation that the reconstruction take into consideration the master planning efforts so that aesthetic treatments to the bridge parapets and sidewalk are incorporated.

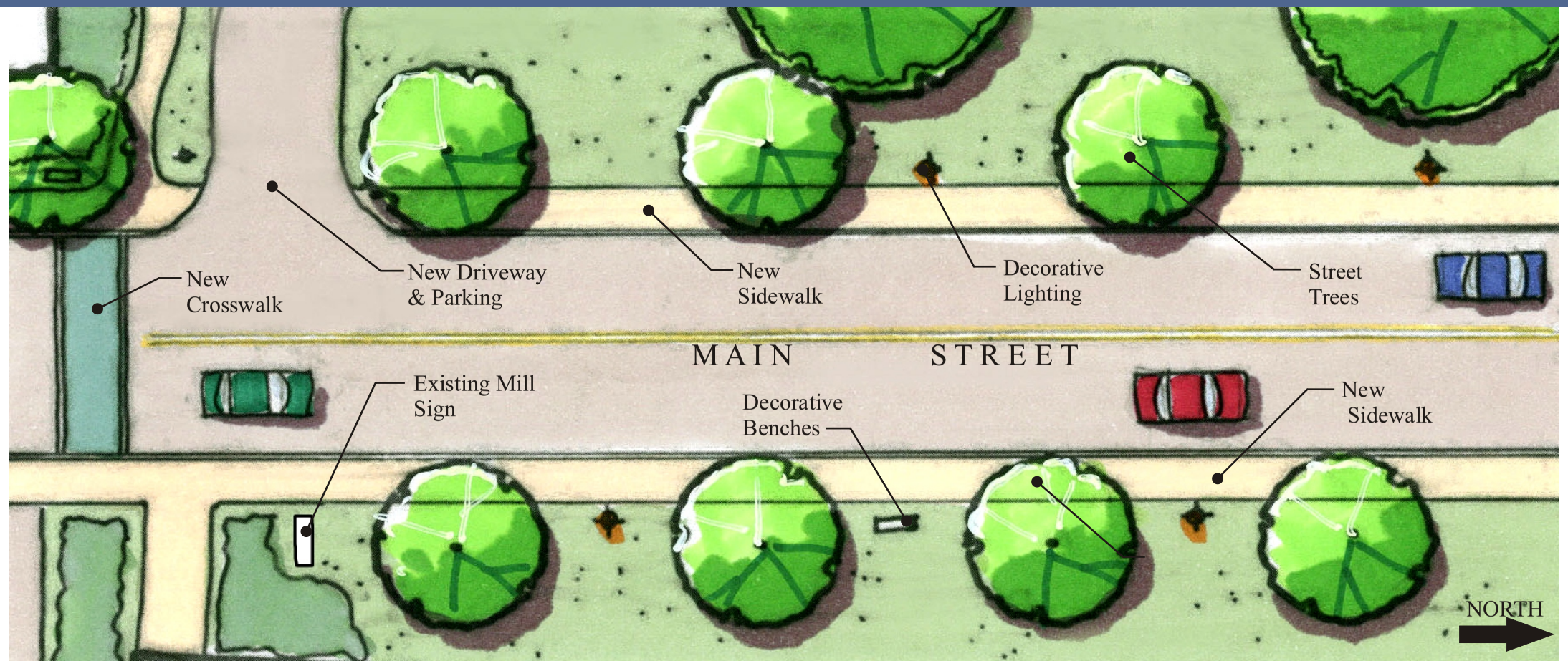
This area is important because there are two proposed trail heads in this area. One is for a future path around the mill following an original path that has since been overgrown or washed out. The other trail head is the beginning of the river walk which follows the Mumford River into new community park space. The path passes overlook areas where seating is provided as well as historical markers explaining pieces of village history.

Existing Photo



Proposed Overlook

ENLARGEMENT B



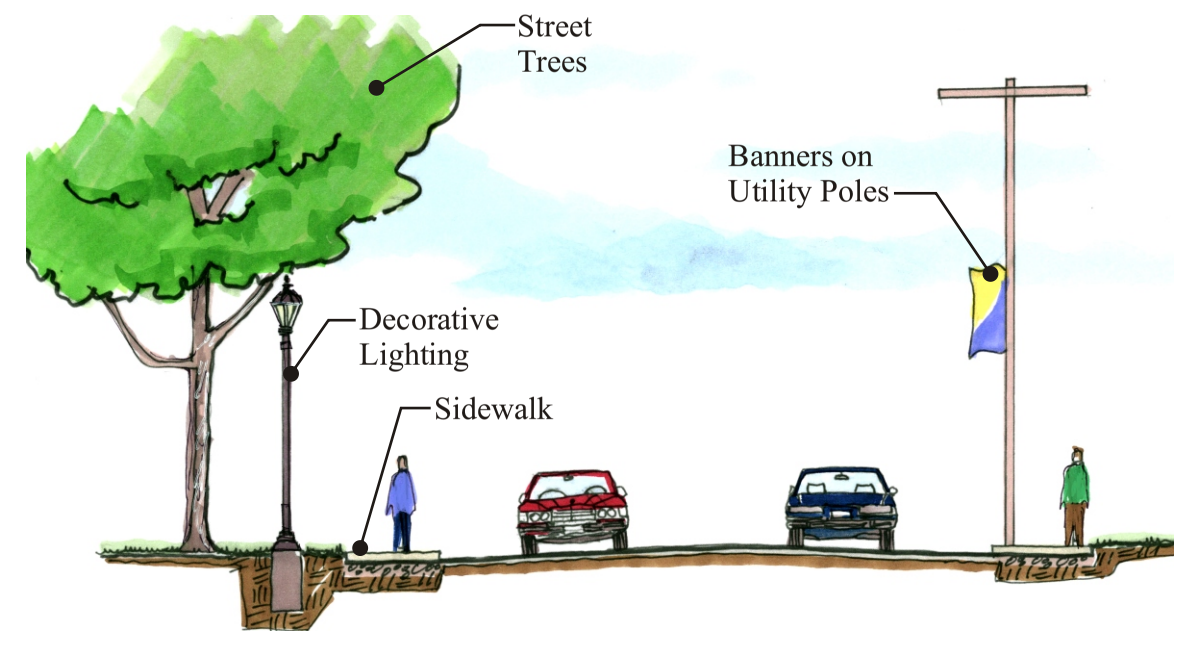
Streetscape improvements are proposed along Main Street as well as Putnam Hill Road, Whitins Road, and Manchaug Road. Improvements include new or reconstructed sidewalks where required, decorative lighting, benches, mid-block crosswalks and banners on utility poles.

Currently, there are areas where no sidewalks exist with an open section roadway. The addition of curbs and new sidewalks would greatly enhance the visual appearance of the area and serve as a safe travel way for pedestrians. The parking area for Manchaug Mills will need to remain as an open section for large delivery vehicles entering and exiting the mill complex. In this situation, special paving flush with the existing pavement would visually define the pedestrian travel way.

New community banners are currently being made and will be placed on the existing utility poles. The placement of these banners will not conflict with the American Flag display.

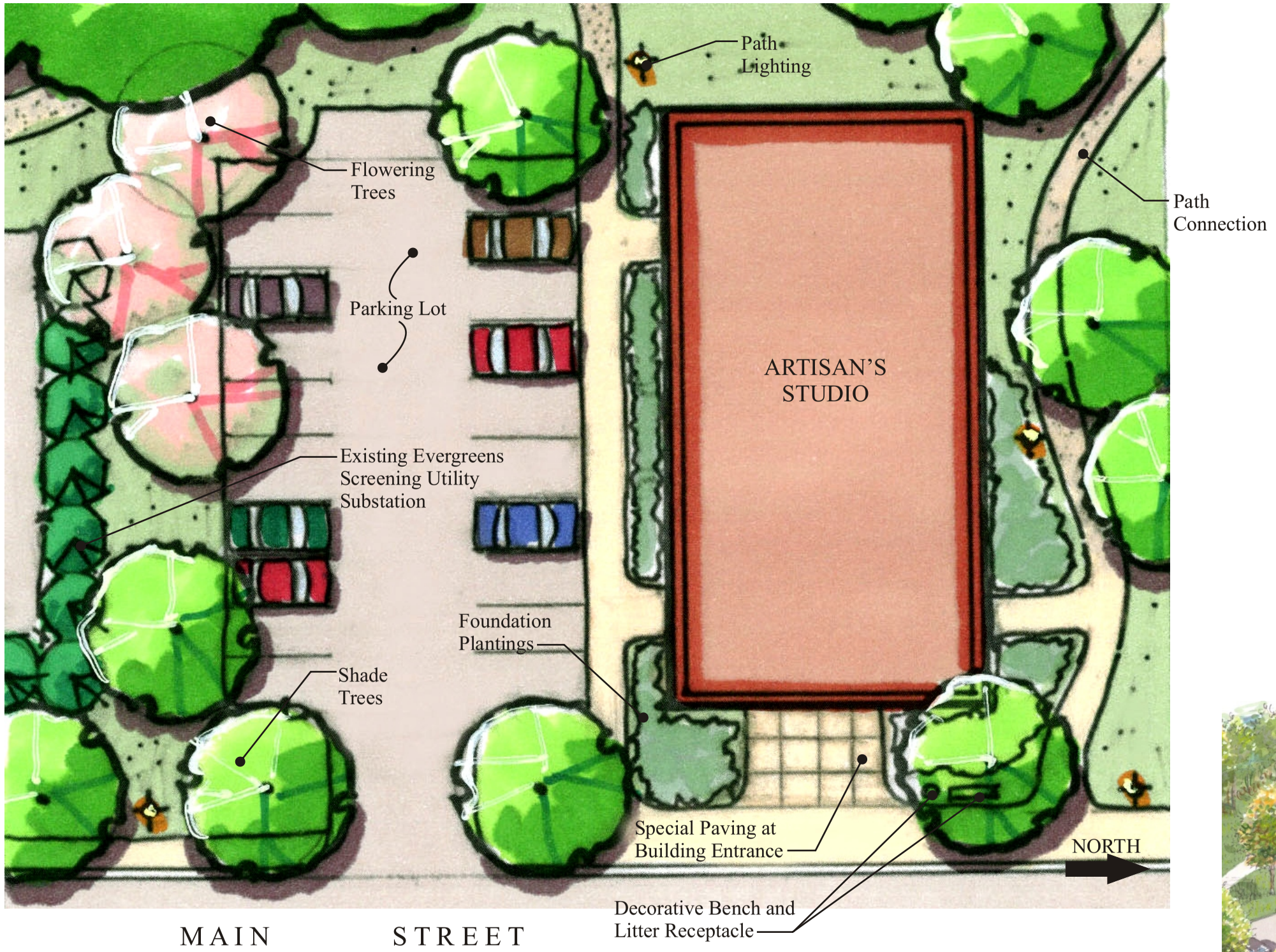
Existing Photo

Main Street Sketch



Section at Main Street

ENLARGEMENT C



The Sutton Cemetery and Parks Department is currently located in the old fire station building across from Manchaug Mills. There is a real opportunity for economic development on this town-owned building and land. With the department relocated, the building would be prime space for an artisan's studio. The garage doors can be reconstructed for retail display of the art created further back in the building. Defined parking is tucked between the building and the existing utility substation and is surrounded by shade and flowering trees and lawn. Paths connect the street corridor with the river front park.

Existing Photo

Sketch of Improvements

ENLARGEMENT D

North of the proposed artisan's studio is an opportunity to convert the old Manchaug Library into two uses. An eatery such as a bakery/café, sandwich shop, or restaurant would be appropriate for the lower floor where parking and an outdoor dining area is accessible. The top floor can be used for community indoor space that can spill outdoors to a plaza and amphitheater style seating along the slope for public gatherings.

In addition to walks connecting the different areas, the park atmosphere would dominate with connections to the river front path. Existing memorial trees would be preserved and accentuated with seating and plantings. Space would be allotted for a veteran's memorial and a community bulletin board.

This building re-use, along with the artisan's studio would spur on economic growth and remain viable income in the future. This also creates employment, internship and volunteer opportunities for the community that is in keeping with the village way of life.

Existing Building

Existing Building

Sketch of Improvements

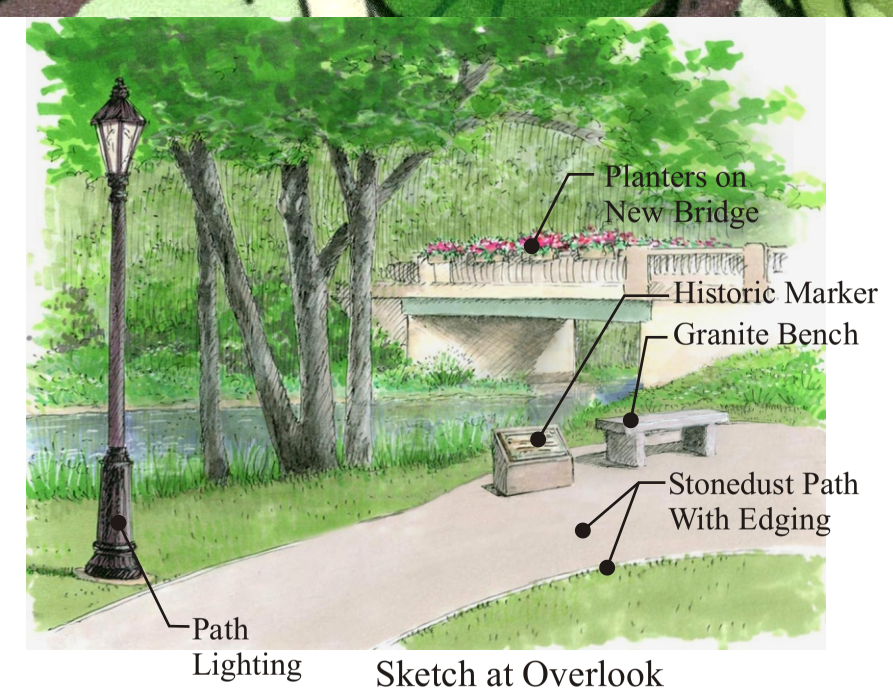
ENLARGEMENT E

The proposed river walk weaves in and out of the existing trees along the Mumford River with an overlook downstream of the existing dam. Selective clearing is recommended to remove invasive plants to create important views to the river. Selective pruning of trees and shrubs to remain will also accentuate views. New native plantings should be placed along the slopes for stabilization.

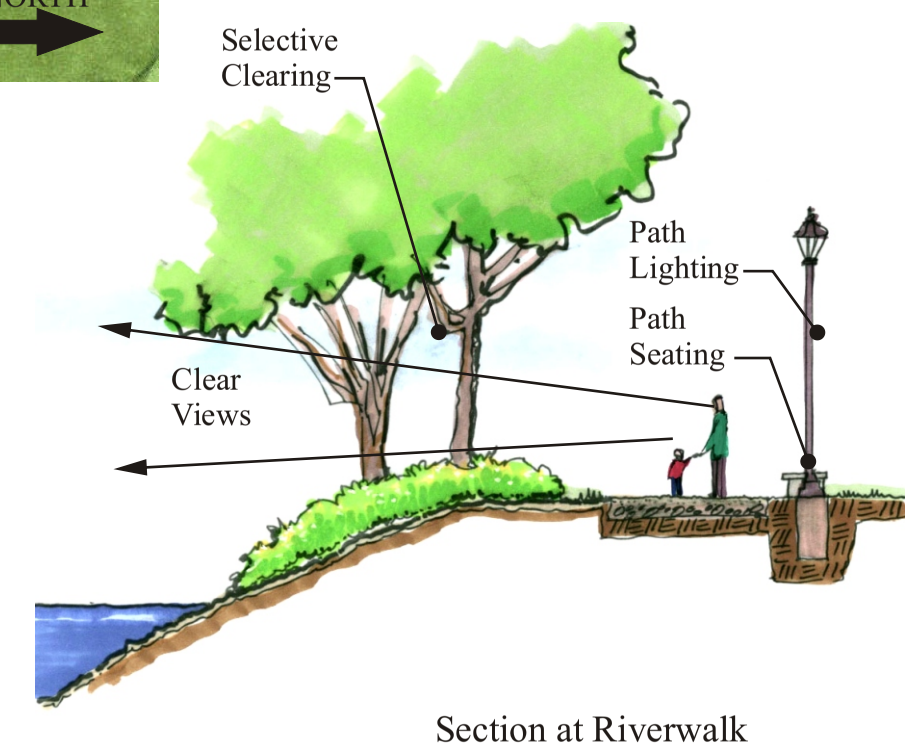
It is recommended that the path system is primarily a pervious surface except for some important connections to the streetscape and buildings. A stone dust path with edging to contain the path is recommended. However, other pervious surfaces can be investigated.

The overlook area consists of stone dust and granite edging, granite benches and a granite historical marker noting more history of the dam and the mills.

Existing Photo

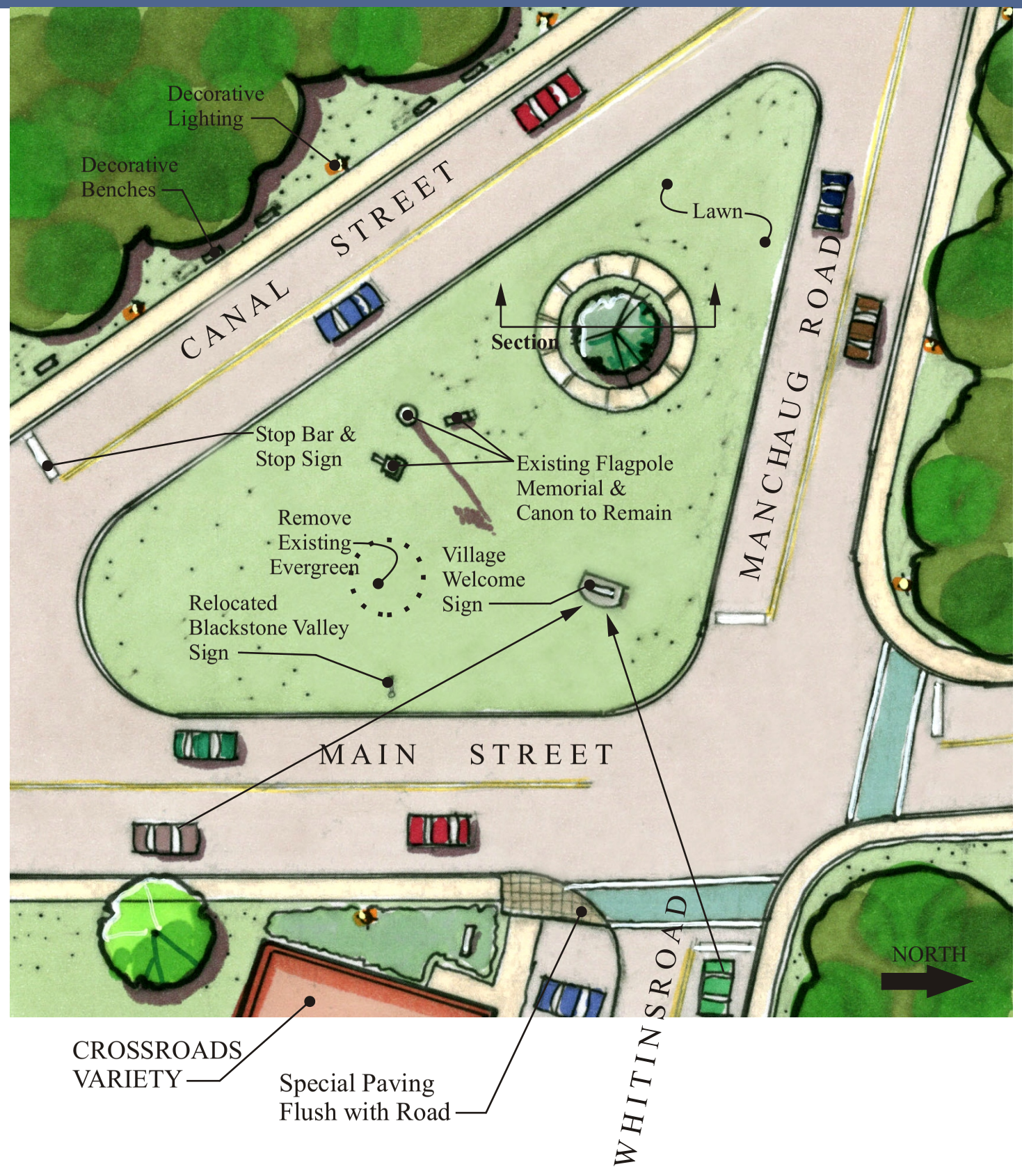


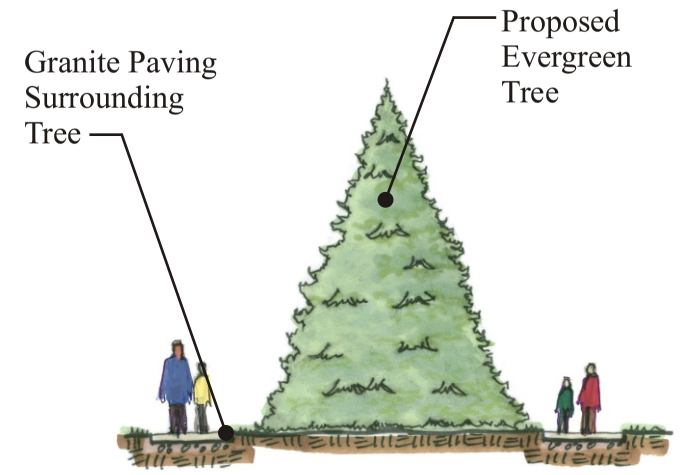
Sketch at Overlook



Section at Riverwalk

ENLARGEMENT F





Section at Evergreen Tree

Sketch of Village Green Improvements

The central island is an important area for the community. It serves as a focal point for patriotic parades, memorial space for fallen war veterans and Christmas pageants and tree lighting.

It is recommended that this space be simple with few signs and plantings. The ground plane should remain manicured lawn. The only tree should be a new evergreen tree to replace the existing overgrown spruce. The location of the new tree should be adjusted to have clear views from Main Street to the flagpole and the new village sign. The existing flagpole, canon and memorial will be more visible with the removal of the existing evergreen. The Blackstone River Valley sign should be moved slightly south of its current location to allow clear views to a new village welcome sign.

Traffic safety recommendations include special paving flush with the roadway for a safe pedestrian travel way which does not inhibit delivery vehicle circulation to Crossroads Variety on the corner of Whitins Road and Main Street. The other recommendation includes a new stop sign at the end of Canal Street for vehicles turning onto Main Street.

Existing Photo of Island Variety Store

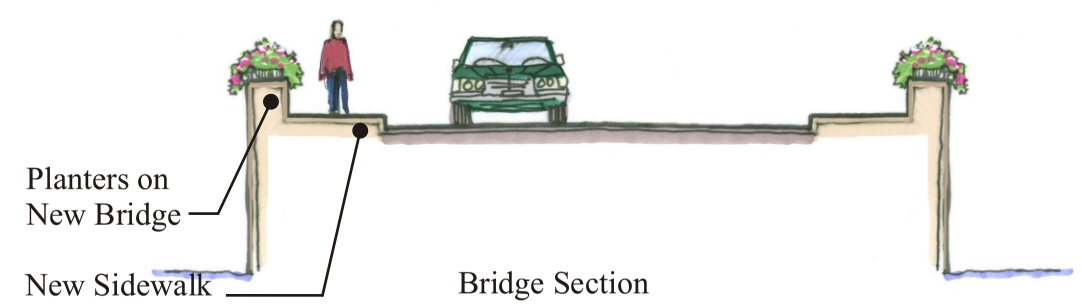
Special paving to signify pedestrian sidewalk flush with road

ENLARGEMENT G

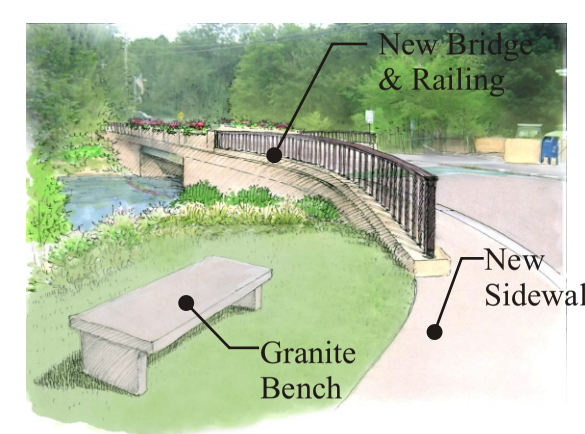
The bridge crossing Mumford River is in need of replacement. It is recommended that sidewalks be built along both parapets for pedestrian safety and to gain views to the old stone arch. Planters along the parapet walls are proposed to create a "garden wall" or "bridge of flowers" to enhance the visual quality entering the village center. Railings and guardrails should be replaced to add to the visual improvements.

Selective clearing and pruning along the river's edge and the old stone arch will greatly enhance the visual and environmental quality of the area. The addition of shade trees along the street will create shade for the pedestrians walking to the Post Office.

A future wooded path north of the Post office is recommended to continue outdoor recreational use for the village and it's visitors.

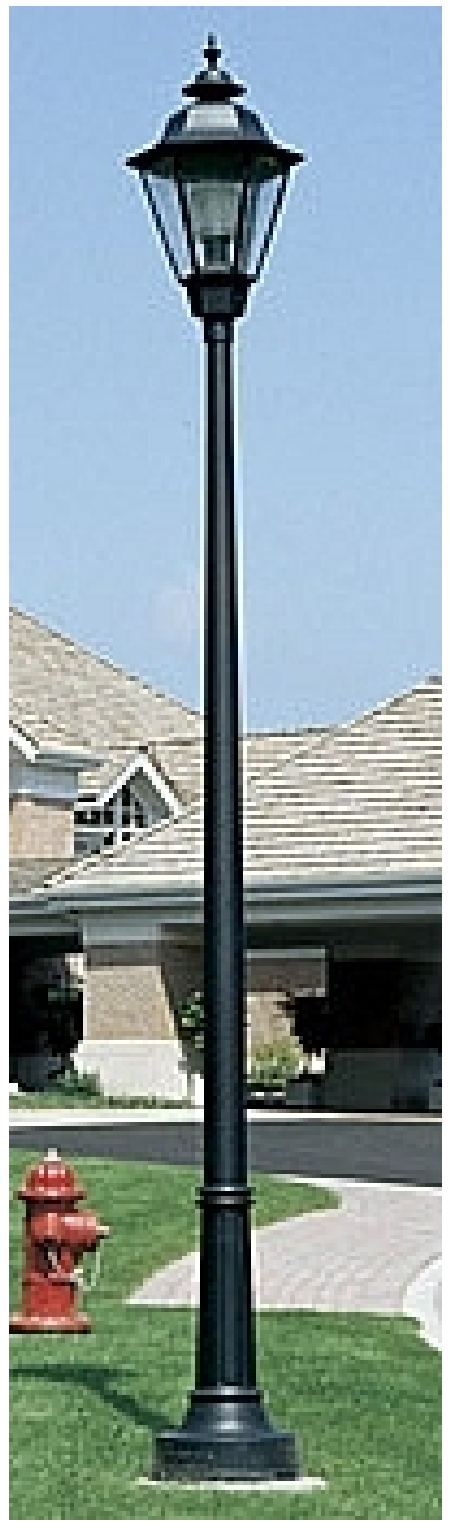


Existing Bridge Photo



Sketch of Improvements

VILLAGE OF MANCHAUG
SECTION 4
SITE AMENITIES

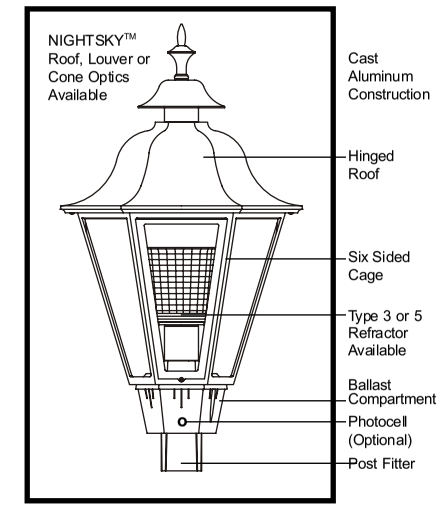


Vintage Heritage Lantern Typical Post

Vintage Heritage Lantern Typical Housing
Lantern style resembles cupola on Mill Building

STERNBERG *Lanterns* *6-250*

6130C HERITAGE SPECIFICATIONS



GENERAL
The 6130C Heritage is a modern replica of an elegantly styled fixture featuring a tapered six sided cage and roof. It shall be appointed with a cast aluminum decorative finial.

POST FITTER
The fitter shall be heavy wall cast aluminum, 319 alloy for high tensile strength. It shall have an inside diameter opening to attach to a 3" pole or tenon. When ordered with a Sternberg pole, the fitter shall be set screwed to the pole top or tenon.

BALLAST HOUSING
The ballast housing shall be heavy wall cast aluminum, 319 alloy for high tensile strength. The housing shall be mounted to the cast fitter with one screw. The ballast shall be attached against the ballast housing by 4 studs to ensure high capacity heat sinking of ballast temperatures, keeping the ballast cooler and ensuring long life.

ELECTRICAL
Fixture shall be U.L. or E.T.L. listed. H.I.D. ballasts shall be high power factor with lamp starting down to –30 degrees C. Medium base and mogul base porcelain sockets are 4KV rated. The ballast / socket assembly shall be pre-wired when ballast is located in the fitter. All compact fluorescent (PL) ballasts shall be instant start electronic with a starting temperature of down to 0 degrees F. They shall have a 4-pin socket to accept quad or triple tube lamps.

FIXTURE HOUSING
The fixture shall be 21" wide and 43" tall. It shall be made of heavy wall cast aluminum, 319 alloy and lenses will be made of vandal resistant acrylic, available in clear, clear seeded, clear textured, prismatic and white acrylic. Ballast is accessible from inside the lamp compartment. It features a hinged roof for easy lamp access.

OPTICAL OPTIONS
Refractors shall be 6" diameter borosilicate glass with an I.E.S. Type 3 (RE3G) or Type 5 (RE5G) distribution. It shall be secured to the socket stem with 3/8" plated steel threaded pipe nipple and rest on a cast aluminum holder with anti-shock gasket. The refractor will be secured to cast holder with a quarter-turn internal aluminum twist ring for ease of maintenance.

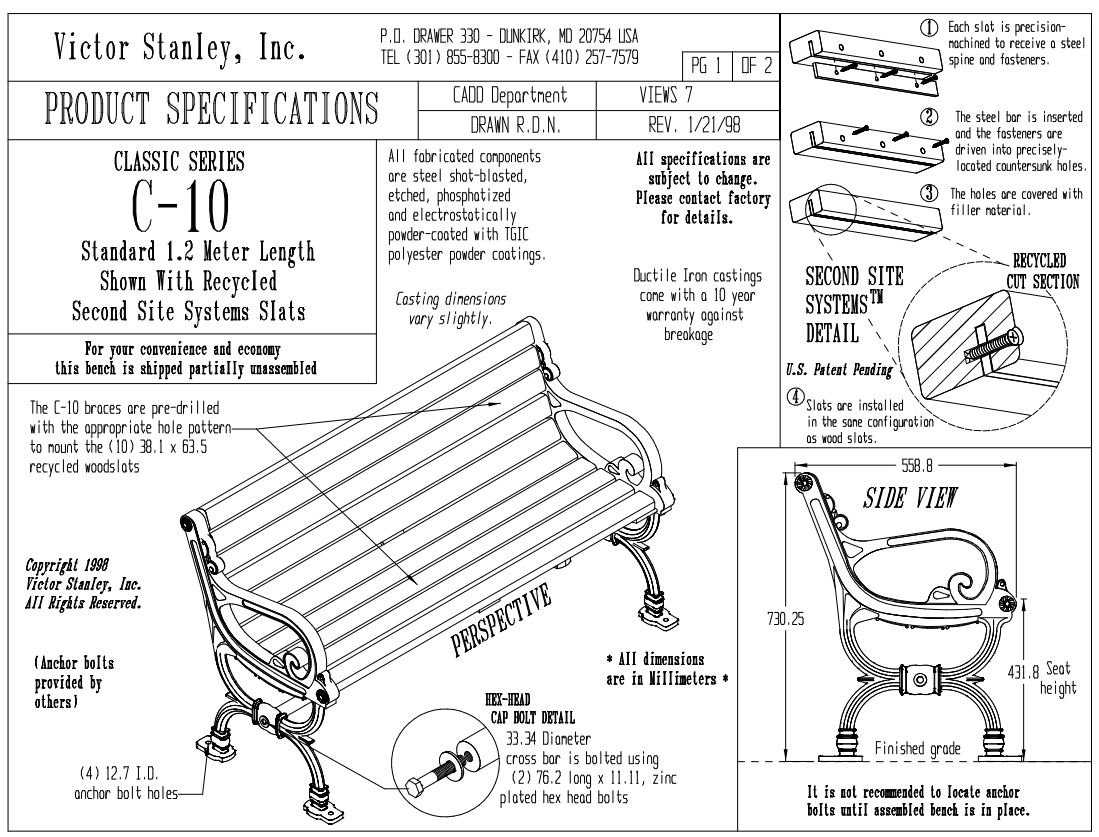
Louver Optic System (LO or LO-S) shall be a multi-tier reflector with 7" diameter rings to produce an I.E.S. Cut-off Type 3 or 5 distribution. The Louver Optic System shall be made of highly specular anodized aluminum and shall come standard with medium base socket.

NIGHTSKY™ STAR-SHIELD™ Roof Optics distribution shall be delivered by multi-segmented roof mounted reflector systems which eliminate uplight and provide cut-off. The reflector cavity shall be made of specular anodized aluminum. Roof Optics Type 2 (RO2H-S), Type 3 (RO3H-S), Type 5 (RO5H-S) horizontal are available for medium base lamps.

List No. 6130C HERITAGE

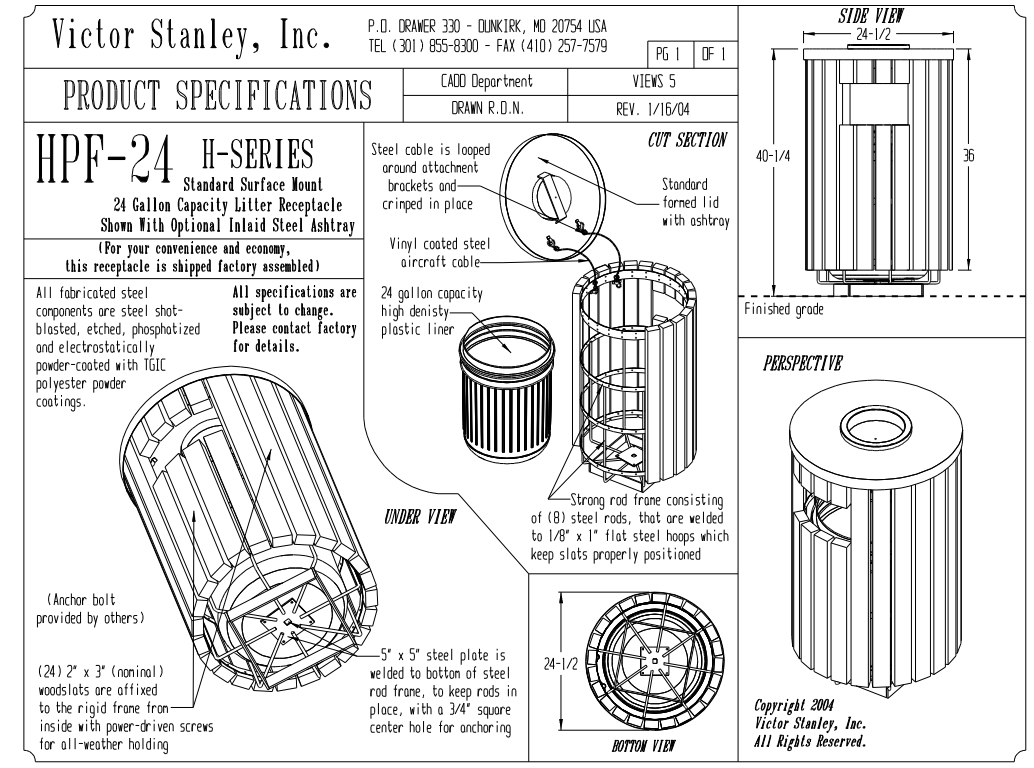
SITE AMENITIES - SITE FURNITURE

Decorative Bench alternative made of standard recycled slats



Bench Specifications

Litter Receptacle made of standard recycled slats



Litter Receptacle Specifications

Granite Benches to be used along River Walk and Street

SITE AMENITIES - MONUMENTS

Granite Marker Example

Monument Examples

Proposed Welcome Monument for Center Island

VILLAGE OF MANCHAUG

APPENDIX A

MEETING NOTES

Date of Meeting: **Summer, 2007**

RE: **Manchaug Village**
Sutton, Massachusetts

Prepared By: **Arthur J. Eddy, Gates, Leighton & Associates, Inc.**

1. The bridge south of Manchaug Mills is slated for reconstruction in 2008. This should be incorporated into the current master planning process.

2. Concern arose about the seasonal display of 34 American flags on the utility poles. Jen Hager replied that there is no intention of ruining the effect of the current American flag display. The 45 new banners planned along Main Street, Putnam Hill Road, Whitins Road and Manchaug Road will be a coordinated effort.

3. A concern was raised about the large evergreen tree in the central island. There is not only limited space for the Memorial Day children's presentation but it is also in the way of the honor guards' view if the flag pole during parades. The tree has never been trimmed and does not have a central leader. There was community interest in replacing this tree with another evergreen in a different location within the island.

4. The granite stone in the center island is a veteran's memorial “Mateychuk Square - Post 390”. The current location has been positioned for best view from all directions so relocation should not be considered. Community members also felt that the flag pole location in the island is fine.

5. The majority of residents at the town meeting agreed that the existing location of the canon on the island can change.

6. Although most attendees showed more interest in the economic development approach, there was some concern about the amount of new traffic it would bring the area and need for parking. Jen Hager explained that traffic and parking would be addressed early on in the planning process.

7. The town owns the property and buildings where the project is focused. What is the town's process for economic development of this area? Jen Hager explained that the town considers all options (i.e.: restaurant, artisan's studio, selling, leasing) and the most economically viable option is chosen. Jen also explained that the town would most likely not consider selling the property. There was community support for some type of eatery at the library building under municipal control with profits being reinvested into the mill community. This option would help promote long term viability for the area and also open up employment opportunities for area students and retired community members.

8. An issue was raised that when new sidewalks are planned, they are constructed wide enough to navigate around existing utility poles and fire hydrants.

9. There used to be a walking path along river south of the mill will that be reintroduced? The current site analysis presented at this meeting illustrated a future path at this location that has the potential to connect to Whitins Road.

10. The plans presented showed a curb and sidewalk at the corner of Crossroads Variety. The manager explained that delivery trucks need an open section at this location. GLA discussed other options to designate safe pedestrian crossing at this location. After the meeting, GLA and the mill manager also discussed a similar issue at the parking lot/entrance to Manchaug Mills.

11. One of the community members asked the town to consider removing the overgrown vegetation from the stone retaining wall across from the Manchaug Fire Station on Manchaug Road as part of this project. Maybe this would be a potential area for a mural.

12. Some preliminary improvements to the Village of Manchaug will be happening this summer including pole banners, granite benches, and ornamental tree plantings.

13. The idea of opening up views to the river and cleaning out invasive plantings and establishing native plants was well received.

14. The community supported the idea of the park path system and the idea of destinations throughout the path system indicated with historic markers or plaques.

15. This project is zoned as 'Village District' which allows for the mix of commercial and residential on a small scale.

16. The majority of residents recognized that the existing Mill façade and adjacent buildings to be aesthetically pleasing and also a symbol to the Village. In that same respect the residents also saw value in the existing granite block within the village. There was interest to reuse existing granite, but to also order granite from nearby quarries.

17. Signage identifying the Village of Manchaug for vehicular traffic should be incorporated in the project most likely in the center island. Other directional signage near the town line was discussed

18. Members of the American Legion requested that space be allotted for another monument honoring three fallen veterans.

19. The Village of Manchaug is being considered for the National Historic Register.

20. Community members requested space allotted for a community bulletin board. The board would have information on the future improvements, community events and updates from local organizations.

21. St. Paul's Baptist Church located on Putnam Hill Road is now owned by the Historical Society.

22. After the meeting GLA discussed the dead tree in the center island with Jen Hager's staff. GLA suggested removing the dead tree but not replacing it to help simplify the island design.

23. The proposed Tricentennial Park is located in a nearby village. The construction of Tricentennial Park is slated for fall of 2007 and being close in proximity, the Village of Manchaug should consider planning enhancements on a similar scale and appearance as part of its riverfront park system.

PUBLIC FORUM

SIGN IN
Manchuag Village

NAME	COMPANY/ADDRESS	EMAIL
ARTHUR EDDY	GLA	
KRIS BRADNER	GLA	
ANDREW ROLLINS	GLA	
Judi Vaillancourt	VFA	Judi.Vaillancourt@aol.com
Luke Vaillancourt	VFA	luke@lukeMf.com
Norman Storey Marion King	8 Whiting Rd	
Jerry & Edna Dresser	446 Putnam Hill	ednadresser@yahoo.com
Nancy Weagle	435 Putnam Hill	
JOHN HERBERT	23 SULLIVAN AVE	
Adelbert J. Kirsiway	243 S. ST Brooklyn CT	
GENE ZABINSKI	42 MAIN ST	ZABJEC@WMCONNECT.COM
Jim Baker	442 Putnam Hill Rd	JDBAKER99@Yahoo
Carol Baker	442A Putnam Hill Rd	cnbaker@charter.net
RANDY L. BRUNO	BOX 264 2A First St.	
Barbara Bessette	11 Morse Rd. P.O. Box 101	Manchaug MA 01526
Jonathan Anderson	165 Eight Lots Rd	jon.anderson@charter.net
Bob DuFault	9 Marble Rd	rdufault@millbury.k12.ma.us
Mike Chyz	12 Marble Rd	
Jane LaFance	PO. Box 175 27 Whitin Rd Manchaug 01526	

NAME	COMPANY/ADDRESS	EMAIL
Paul M Aymard	59 Dwight Rd Box 307	PMAymard@Town.Sutton.MA.US
Patti Weagle	435 Putnam Hill	pweagle@VERIZONNET
Neal Cretes	447 Putnam Hill	NFCE Lightband.com
Manchaug Mills	9 MAIN ST	manchaugmills@Lightband.com

Village of Manchaug – Public Forum Questions

- *Are there other areas of improvement and/or components within the project limits that you feel should be included?*

Prefer a natural approach.

- *What is your opinion of Alternative A?* This is my favorite. Beauty that preserves community.

- *Alternative B?* Not a fan. Believe we have enough potential business (eatery) space available at the Mill & they already have parking.

MASTERPLAN A: DEVELOPMENT OF A PARK

Existing library structure becomes a Community Center with oudoor public space at the front entrance

By reducing existing pavement and gravel, open park space is created with the addition of trees, lawn and plantings

Carefully placed paths, lighting, seating and overlooks adjacent to the river create an area for exploration and recreation

Park paths and additional crosswalks create connections to village sidewalks and local businesses

Selective clearing will enhance scenic views along the river and pond

Re-vegetation of native species along the rivers edge to create a sustainable landscape

Redesign of the existing bridge to create a new pedestrian connection along Scenic Manchaug Road and opening view to the existing granite arch

The addition of vehicular traffic controls to slow traffic for pedestrian safety

MASTERPLAN A: AREAS OF ENHANCEMENT

Island Landscaping, Sign Relocation, Bridge and Park Enhancements

Creation of Overlook Along Mumford River, Reuse of Granite, Plantings to Direct Views

MASTERPLAN A: AREAS OF ENHANCEMENT

Selective Clearing, New Site Amenities, Historic Markers, Bridge of Flowers

Bridge and Railing Replacement, New Benches with Donation Plaque

MASTER PLAN B: ECONOMIC DEVELOPMENT

Existing Library structure becomes a eatery with outdoor seating and drop off area

Cemetery and Parks building becomes artisans studio space

Park path creates a linear connection along the riverfront with overlook area. Lateral spurs link the path to the village and local businesses

Selective clearing will enhance scenic views along the river and pond

Re-vegetation of native species along the rivers edge to create a sustainable landscape

Re-design of the existing bridge to create a new pedestrian connection along Scenic Manchaug Road and opening views to the existing granite arch

The addition of vehicular traffic controls to slow traffic for pedestrian safety

MASTERPLAN B: AREAS OF ENHANCEMENT

Reduced Paving, Drop Off Area, Paths Leading to the River, Save Dedicated Tree

Defined Parking Area, Outdoor Seating, Save Dedicated Tree, Improve Building

New Street Trees, Lighting, Banners and Crosswalks

MASTER PLAN B: AREAS OF ENHANCEMENT

Enhanced Screening of Utility Station

Sidewalk and Curb Return

Relocate Heritage Corridor Sign, Flagpole, Canon and Granite Sign to More Prominent Locations

Gates, Leighton & Associates, Inc.
Landscape
Architects