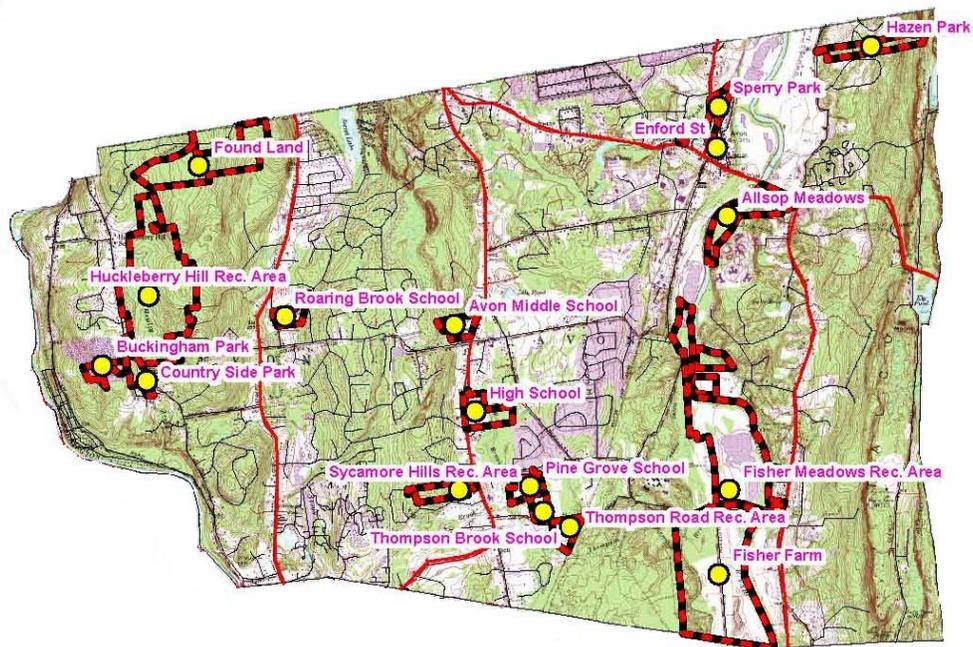


*Report to the  
Parks & Recreation Committee Task Force*

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*Executive Summary Recommendations  
Recreation & Park Facilities  
Master Plan  
Avon, Connecticut*



Site Locus USGS Facilities Plan

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## **Executive Summary**

The Town engaged Weston & Sampson in 2006 to prepare a study of the existing recreation facilities and athletic fields and Town owned parcels that may potentially be developed for future recreational use and to develop several conceptual recreation plans based upon the report analysis and recommendations.

The scope of work consisted of reviewing existing reports and studies; evaluating existing facilities for adequacy of quality and quantity; inspection and evaluation of town and privately owned parcels for suitability for recreational development; the assessment of existing facility maintenance and recommendation of a comprehensive maintenance program for all facilities; and consulting with town officials, sports league officials and other interested parties to gather relevant data; and incorporating relevant demographic and statistical data to complete the work of the report.

Our analysis of existing use and scheduling indicates that field quantities and time provided to most sports during their respective prime season of play is at, or nearing, full capacity for all sports (See Appendix III).

A review of the quality of the existing facilities indicates that most sites have ADA / Handicap Accessibility deficiencies; many sites have field, parking or equipment problems requiring corrective action. The potential for substantial field or facility expansions exist at several sites either through new construction or by means of reorientation of the facilities. Field turf quality was found to be variable from facility to facility. A turf industry recommended maintenance plan and facility irrigation improvement program is outlined to keep fields in their best and safest condition.

Our work primarily focused on fields and outdoor areas since it was determined that with the new gymnasium at the high school, gym space would be adequate for the foreseeable future.

The needs identified in this report should be reviewed and reprioritized by the town of Avon on a periodic basis.

## **Why The Need For Additional Recreational Facilities In Avon?**

As discussed in detail in the Avon Plan of Conservation and Development, approved on May 2, 2006, the population of Avon has grown from 3,171 in 1950 to 15,832 in 2000 to 17,041 in 2004. The Town's population is projected to increase to about 20,000 by the year 2015.

School enrollment increased from 2,364 in 1996-97, to 3,507 in 2006-07, an increase of 1,143, or almost 50%. Enrollment as of August 24, 2007 is 3,577, an additional 70 student increase in one year. As of October 1, 2006, the State of Connecticut Department of Education projected enrollment in 2016-17 to be 3,816. Past projections have been significantly lower than the actual enrollment experienced.

A similar increase in the number of children participating in organized sports in Avon is reflected on the chart in Appendix IV. The percentage of Avon children participating in organized sports appears to be larger than communities of similar size, creating a greater need for field space than those same communities. Although it is hard to quantify, there are now many children who participate in more than one sport during a season.

With the significant expansion of lacrosse, there is currently a shortage of field space in spring. This is further compounded because boys and girls lacrosse is played on different sized fields, and as a result the fields are lined differently. For younger children there is a trend towards playing on smaller fields, with less numbers of children on a team. This results in more teams, and thus the need for more fields. As a result, it is recommended that the all purpose fields be constructed such that they are easily relined for the different age levels and different sports.

There is also a general increase in public consciousness of health and other quality of life issues that result in a demand for more recreational facilities. The Plan of Conservation and Development, on page 26, states "...the Town must maintain areas for active recreation which match demand for the use of these areas as population grows."

As part of its initial review of sites to be selected for Master Plan considerations and recommendations, the Task Force determined that certain sites would not be studied. These include:

- Enford Street
- Hazen Park
- Found Land
- Fisher Farm
- Town Green.

A map of Avon showing the location of all of the recreation facilities, including the schools, is included as Appendix VII.

## Summary of Recommendations

### **Immediate Action Items (To be completed by Town personnel with minimal incremental cost to Town)—**

- Remove obsolete play equipment at Huckleberry Hill Recreation Area
- Install service gate and create a gravel service drive at Pine Grove School to allow Town maintenance crews access to fields during the school day (without driving on the playground)
- Renovate and install safety fencing on the Pine Grove softball field for use by girls softball
- "Skin" the infields at both the Avon Middle School softball field and the Thompson Brook School baseball field for use by girls softball
- Convert tennis/basketball court to additional parking; remove fencing and reline parking lot at Huckleberry Hill Recreation Area
- Drain and clean debris and boulders from in and around the lower pond at Countryside Park

- Drain and clean debris and boulders from in and around the lower pond at Countryside Park

### **Maintenance and Recurring Activities—**

Maintenance standards are discussed in detail in Appendix I. Based on discussions with Town personnel, most of these items should be done on a regular basis, although the recommended standards suggest greater frequency for certain of the items.

Required maintenance items include--

- Drain and clean debris and boulders from in and around the lower pond at Countryside Park
- Inspection of all play equipment in order to ensure safety and ADA compliance (semi-annually)
- Maintain “portable” goals—no permanent goals in multi-purpose/dual purpose fields
- Synthetic turf cleaning and replacement (future; cleaning annually, replacing every 10 years)
- Floodlight re-aiming and on-going maintenance (future)
- Pool Painting
- Tennis and basketball court re-surfacing and re-lining

### **Additional Field Needs—**

Field use standards, including both ideal and realistic utilization, are discussed in detail in Appendix II. Based on realistic utilization, and the historical and projected growth of Avon’s sports programs (see Appendix IV), the following additional fields are needed in Avon. Potential locations are discussed in the specific site analyses in Appendix V.

- 2 full size (225’ X 360’) all-purpose fields, lighted with artificial turf
- 4 smaller (U-8) (150’ X 210’) all-purpose fields for soccer and lacrosse (2 additional and 2 replacement)
- 3 smaller (U-10) (150’ X 240’) all-purpose fields for soccer and lacrosse (2 additional and 1 replacement)
- 2 additional girls softball fields
- 1 full-sized baseball field
- 3 t-ball fields (2 additional and 1 replacement)

See Appendix VI for an inventory of Avon’s current and proposed recreational facilities.

## **Specific Site Recommendations—**

### ***Alsop Meadows***

- Demolish barn and make into additional parking
- Properly grade and chip seal (stone on liquid bitumen) driveway; add periodic pullouts for safety
- Provide facilities for gardeners (i.e. metal box trailers, trash/composting areas and water service)
- Refurbish 2 all-purpose fields (limited grading, reseeding and irrigation)
- Extend electrical service from River Mead; build a pump house so water for irrigation can be drawn from Farmington River

### ***Buckingham Road Recreation Area***

- Light existing fields and parking areas
- Construct new tennis, basketball and volleyball courts
- Expand parking facilities; pave and light
- Construct full-service restrooms, concession and storage facility
- Continue trail connections to Countryside Park and Huckleberry Hill Recreation Area; sign and provide maps

### ***Countryside Park***

- Dredge the ponds and stabilize edges and banks
- Restore and stabilize “beach” areas; ensure handicap access
- Construct small fishing decks or piers to prevent pond edge and bank disturbance
- Seal or repave all paved areas and refurbish trail surfaces
- Add security lighting to parking area
- Add sidewalks/trail to and from Edwards Road

### ***Fisher Meadows***

- Build 7 new all-purpose fields on the Fisher Meadows north property (4 U-8 fields and 3 U-10 fields), which may also be relined and used for lacrosse, field hockey, and full-size regulation soccer, as needed
- Relocate all small-sided all-purpose fields now sharing softball and baseball fields; and bisecting one full sized all-purpose field to the new area.
- Expand parking for an additional 200-300 cars
- Light the existing full size all-purpose fields

### ***Huckleberry Hill Recreation Area***

- Convert tennis/basketball court to additional parking; remove fencing and reline parking lot
- Relocate the swing set, and provide proper under-surfacing
- Construct 2 t-ball diamonds with protective fencing, backstops and players benches
- Reconstruct an irrigated all-purpose field, 180’ X 240’

### ***Sperry Park***

- Expand parking area to satisfy existing use
- Provide access and circulation from Simsbury Road
- Construct restrooms, seating plaza and playground to serve visitors
- Potential location for a synthetic “ice” skating rink
- Potential space for an additional baseball field (on site of old Towpath School)

### ***Sycamore Hills Recreation Area***

- ADA access to play areas
- Bury overhead electrical wires, remove utility poles
- Regrade, reseed and irrigate meadow area to create an informal all-purpose field
- Add sidewalks along pool to building
- Expand senior center community room or modify/retrofit interior

### ***Thompson Road property***

- Construct full size (225’ X 360’ plus safety zones) synthetic turf all-purpose field with floodlighting and press box
- Construct full size, 350’ +/-, baseball field with synthetic turf, floodlighting and press box
- Build parking lot for 350 cars
- Build concession stand, with storage and restrooms

### ***Avon High School***

- As part of our work, it was determined that a full-sized soccer field would not fit within the confines of the current track.
- Specific recommendations for Avon High School have been deferred as a result of the significant amount of money the community has recently committed to the expansion and upgrading of the high school facilities.

### ***Avon Middle School***

- A geotechnical study is required to determine the reason for “cracking and leaning” of the tennis courts and to determine if the courts can be repaired (at quite some expense) or reconstructed with subsurface drainage infrastructure
- Refurbish fields (including tilling, regarding, reseeding, and irrigation, with a skinned infield on the softball field)
- Infields should have new backstops, protective fencing and players’ benches

### ***Thompson Brook School***

- Light tennis and basketball courts
- Skin infield so field can be used for softball

### ***Pine Grove School***

- Install gate and create a gravel service drive at Pine Grove School to allow maintenance crews access to the fields during the school day (without driving on the playground)
- Reconstruct skinned 200’ girls softball field
- Install irrigation
- Install protective fencing, a new back stop and new players benches

***Roaring Brook School***

- Install irrigation
- Refurbish all-purpose field (aeration, topdressing, and seeding), including irrigation
- Install protective fencing, a back stop and new players benches for baseball/softball field

**Proposed Ten -Year Implementation Plan**

The task force attempted to prioritize the site specific recommendations in an order that seemingly accomplished needed facilities in a cost feasible and doable manner such that the financial burden in any one-year could be readily supported by the citizens.

Proposed projects, and estimated costs, for each of the next ten years are listed on Appendix VIII.

## **APPENDIX I—MAINTENANCE STANDARDS**

Field observations and comments included in the field user survey forms indicate that the quality and appearance of turf and playing fields currently in use are variable in their condition. The variability exists within both the School sites and the town park sites.

A major factor contributing to the variable condition among town fields is a lack of on-site irrigation. Fields that appear lush and green well into fall have extensive irrigation systems in place to maintain a quality turf. Adequate watering allows the field turf to more easily repair itself after wear and damage. Play on fields where turf is stressed due to insufficient water is damaged much more easily and extensively during game events, and healing takes significantly longer. We recommend implementation of an on-going field improvement program to install irrigation systems at all town fields to keep fields in their best condition.

Another factor contributing to the variable field condition appears to be varying levels of maintenance from field to field. Some fields show evidence of low spots, bare spots or other turf problems making play difficult, while others appear smooth, lush and green. In order to minimize adverse field conditions due to maintenance issues, we recommend that all fields be maintained to the following industry standards listed below.

The standards need to be codified into a written plan to govern maintenance operations that all field maintenance personnel use and reference. The plan should be supported by sufficient labor saving equipment to allow implementation of all aspects of the plan.

**Soil Testing:** Perform at least once every three to five years. This allows fertilization to be tailored to each field's individual needs.

**Fertilization:** Fertilizers should be applied mid spring, early June, mid September, late October, and mid to late December.

**Aeration:** In late March to early April, after school is out in June, and in late August before fall school sports begin. Aeration reduces hardness and compaction of soil, allowing roots to breathe and grow more easily, and making turf more resilient for falling players. Sand might also be top-dressed after aerating to prevent compaction and increase water leaching to root zones.

**Mowing:** Weekly, March through October, as needed October to November. Turf maintenance professionals emphasize that mowing schedules should not be reduced when fields are resting or otherwise inactive, to ensure thick vigorous growth.

**Irrigation:** 1" of water (rain or irrigation) per week.

**Lime:** As needed to maintain a ph of 6.0-6.7.

**Seeding:** Applied between mid August and mid September. Slice seeding or plugging is the preferred method.

**Field Lining:** Before each game or as needed.

**Baseball Infields:** Sand and calcined clay should be worked into clay-skinned infields as required. Skinned infields should be tilled, graded, and compacted twice yearly. An approximate two-inch thickness of soil conditioning oolitic clay should be tilled into infields every five years.

**Disease and Pest Control:** Any problems detected should be resolved using cultural practices. In practice, fields treated with pesticides or chemicals must be taken out of play to avoid contact with players and children, which will require extra fields to relocate game play to. Local regulations should be followed.

**Excess Thatch Removal:** Performed in June when soil is dry.

**Rolling:** Perform three (3) times per year when the ground is soft. This will assist to keep the turf from becoming uneven and lumpy, increasing player safety.

## **APPENDIX II—FIELD USE STANDARDS**

### **Introduction**

To provide a better understanding of the recommendations in this plan, it is useful to compare the industry standard recommendations with the assumptions agreed upon by the study consultants and the Committee. The industry standards and report assumptions can generally be divided in two categories - “ideal utilization” and “realistic utilization assumptions.”

### **Ideal Utilization**

- Industry field and turf professionals recommend limiting field event scheduling to 100-250 hours of use per year. Field turf areas become noticeably thin and bare beyond this limit.
- Each field should receive eight (8) weeks rest (no use at all) during an active growing season (spring, summer, fall) to allow the turf to rejuvenate prior to next year’s use.
- Each field should receive 1” minimum of water each week, through rain or irrigation, to maintain healthy and vigorous growth.
- Turf should receive the same level of industry recommended maintenance during active, inactive, and field rest periods. Industry maintenance standards are discussed in Appendix I.
- Each field should receive one (1) full year of rest every four (4) years to permit turf to rejuvenate itself and develop a sufficient “thatch” layer to ensure player safety. (Although seasonal thatch removal is a normal part of turf maintenance, athletic fields require a certain thickness of thatch to protect roots from drainage and to cushion players from injury.)
- Football, soccer, and lacrosse tend to be more damaging to turf than other sports such as baseball. Additionally, wear tends to be concentrated in specific areas. Thus to prevent overuse of field turf, shared use fields tend to be discouraged by field maintenance professionals.

Based on the “ideal utilization” recommendations listed above, town fields could typically be used for only several hours per week for one of the three sports seasons. Fields that are not irrigated should receive only minimal summer scheduling to prevent severe turf damage, while either spring or fall should remain as a scheduled “rest” period.

### **Summary**

Weston and Sampson feels that it is unrealistic for most municipal recreation departments to administer these ideal recommendations as a whole. Budget, personnel and facility supply limitations require a more “realistic utilization” of athletic facilities.

## **Realistic Utilization**

- Fields will be scheduled as necessary to meet the needs of the school-age population, leagues, and unstructured general use
- Field scheduling should be limited to 85-90% of maximum per week to allow sufficient rain date game replays and some measure of in season rest
- Establish a sufficient number of fields to permit fields to be rested for three to six months during the growing season every two years
- Fields not irrigated should be scheduled for minimal use during the summer season, with play rotated frequently during the season to minimize turf damage. Damage occurs easily during hot, dry summer months
- Implement an on-going field improvement program to systematically provide on-site irrigation systems for each town field. This will allow summer months, currently the least utilized season of the year, to be used as the rest and rejuvenation period for turf
- To maintain sufficient thatch levels and vigorous turf, all fields should receive the industry recommended levels of maintenance throughout the growing season
- Players should not use fields when turf is excessively wet, as severe turf damage can occur when used under these conditions
- Play on all-purpose Soccer/Lacrosse fields should be routinely rotated to minimize specific areas of turf damage and wear

## **Benefits of Artificial Turf Fields**

The benefit of artificial turf fields is primarily that they may be utilized regardless of weather conditions, without suffering damage and with minimal maintenance. The fields require little or no sustained maintenance, but rather occasional irrigation wash-downs, sweeping of sand or filler materials back into place, and infrequent patching or touchup of minor damages and touch ups of line color fabric.

The field surfaces are usually replaced every 10-12 years, and sometimes earlier depending on frequency of, and types of, use and abuse. In the past, the greatest damage to artificial turf has been caused by cheerleading teams, because they spin on their heels. In many instances, outdoor carpeting has been used to cover the cheerleader areas.

From a safety standpoint, although the types of injuries vary, the frequency and severity of injuries is generally the same for natural versus artificial turf when comparing high quality, well-maintained fields of either type. However due to the fact that many public parks and school fields are NOT well-maintained and are informally used (i.e. not scheduled league or competition games), the incidence of injuries is estimated to be higher than studies show due to the lack of reporting. These fields are not as regulated or highly maintained as those which serve

scheduled team play at public and private elementary, middle, and high schools and universities, and semi- and professional private stadiums.

An unpublished study done by Weston and Sampson staff for the City of West Haven, CT, for Ken Strong Stadium, which involved National Football League team trainers and coaches, and high school and university athletic directors and coaches, concluded that the frequency and severity of injuries to players on both types of fields was equal, though the types of injuries varied widely.

However, the consensus was that because so many publicly accessible fields were NOT maintained to the high standards of these well-regulated fields, the incidence of injury on these average grass fields (which were not part of this study due to non-reporting of injuries) would be significantly higher.

**APPENDIX III—CURRENT FIELD USE BY SEASON**

	<b>Spring</b>	<b>Summer</b>	<b>Fall</b>	<b>Winter</b>
<b>ALL-PURPOSE FIELDS--</b>				
AHS-1 (Field Hockey)	AHS lacrosse (G) Rec lacrosse (G) – practice		AHS field hockey - practice & games	
AHS-2 (Practice)	AHS track (throwing)		Football practice	
AMS	Not available due to AMS & Rec baseball & softball		AMS soccer & field hockey	
TBS	Rec lacrosse (G) – practice & games		Rec soccer practice	
PGS	Rec lacrosse (G) Rec soccer – practice & games		Rec soccer – practice & games	
RBS-1	Rec soccer practice		Rec soccer practice	
RBS-2	Rec soccer practice		Rec soccer practice	
Alsop-1	Rec lacrosse (B) practice		Rec soccer practice	
Alsop-2	Rec lacrosse (B) practice		Rec soccer practice	
Buckingham-1 (Game field)	AHS lacrosse (B) Rec lacrosse (B) - games			
Buckingham-2	AHS lacrosse (B) Rec lacrosse (B) – practice & games			
Fisher-1 (Game field)	Rec soccer games		AHS Varsity soccer games Rec soccer games	
Fisher-2 (Game field)	Rec soccer games Men’s soccer games		AHS JV soccer games Rec soccer games Men’s soccer games	
Fisher-3	Rec soccer – practice & games Men’s soccer games		AHS DV soccer games AHS soccer practice Rec soccer – practice & games Men’s soccer games	
Fisher-4	Rec soccer – practice & games		AHS soccer practice Rec soccer – practice & games	
Huckleberry	Rec soccer practice		Rec soccer practice	
Sperry	Outfield of machine pitch field YMCA T-ball		Outfield of machine pitch field YMCA soccer	

**FOOTBALL FIELD--**

AHS	AHS track team AMS track team AHS lacrosse (G) Rec lacrosse (G) - games		AHS Varsity football AHS JV football AHS DV football	
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**ALL-PURPOSE TRACK--**

AHS	AHS track team AMS track team		AHS Cross country-- coed AMS Cross country--coed	
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**Spring****Summer****Fall****Winter****90' REGULATION BASEBALL FIELDS--**

AHS	AHS-JV AHS-DV Babe Ruth - practice & games	Babe Ruth JC Courant Twilight - practice & games	Babe Ruth - practice & games	
AMS	AMS Babe Ruth - practice & games	Babe Ruth JC Courant - practice & games	Babe Ruth - practice & games	
Buckingham	AHS Varsity baseball Babe Ruth - practice & games	Babe Ruth JC Courant Twilight - practice & games	Babe Ruth - practice & games	
AOF		JC Courant games		

**60' BASEBALL/SOFTBALL FIELDS--**

AMS	AMS softball Rec softball – practice & games		Rec softball – practice & games	
TBS	Little League - practice & games		Little League baseball practice Rec softball- practice & games	
PGS	T-Ball games Rec softball practice		Rec softball - practice & games	
Fisher-1	AHS JV softball Rec softball – practice & games Adult Coed softball games	Adult Coed softball games	AHS soccer practice Rec soccer - practice & games	
Fisher-2	Outfield used for soccer – practice & games		AHS soccer practice Rec soccer – practice & games	
Fisher-3	AHS Varsity softball Rec softball - practice & games Adult Coed softball games	ASA softball – practice & games Adult Coed softball games	AHS soccer practice Rec soccer - practice & games	
Fisher-4	Little League- practice & games	Adult Coed softball games	AHS soccer practice Rec soccer – practice & games	
Sperry-major	Little League- practice & games	Little League- practice & games	Little League- practice & games	
Sperry-minor	Little League- practice & games	Little League- practice & games	Little League- practice & games	
Sperry-machine	Little League- practice & games		Little League- practice & games	
Sperry-TBall	T-Ball games			
Enford Street (TBD)	T-Ball games			

**Spring****Summer****Fall****Winter****TENNIS COURTS--**

AMS (4 courts)	AMS Intramurals		AMS Intramurals	
TBS (4 courts)	AHS Boys tennis			
Sycamore Park (4 courts)	AHS Girls tennis Avon Tennis Assoc.	Avon Tennis Assoc.		
Huckleberry Hill	To be removed due to condition.			

**GYMNASIUMS--**

AHS--Full Size	AHS Baseball & Softball	Basketball camp, summer league league	AHS Volleyball- Varsity & JV	AHS Basketball- -Varsity/JV (B & G)
AHS--Small			AHS Cheerleading AHS DV Volleyball	AHS Wrestling Cheerleading
AMS--Full Size	Men's Open Gym – basketball	Summer sports camps	Men's Open Gym – basketball	AMS Basketball AHS Frosh (B), Rec. Dept., Travel, Men's Open Gym – basketball
AMS--Small		Summer sports camps		AHS Cheerleading
TBS		Rec Dept. Summer Camp		AHS Frosh (G), Rec Dept., Travel – basketball
PGS				Rec Dept., Travel, YMCA, Pee Wee – basketball
RBS	Rec Dept. Tumble Bunnies	Rec Dept. Tumble Bunnies	Rec Dept. Tumble Bunnies	Rec Dept., Travel, Bidy – Basketball Rec Dept. Tumble Bunnies

**HOCKEY RINK--**

AOF	AHS-Varsity & JV Hockey Avon Hockey Club		AHS-Varsity & JV Hockey Avon Hockey Club	AHS-Varsity & JV Hockey Avon Hockey Club Rec Dept. Skating Lessons
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**SWIMMING POOLS**

Sycamore Park		Rec Swim Team Swim lessons Open swim		
Farmington Farms			FV Rec Swim Team	AHS Boys & Girls Swim Team

**APPENDIX IV—HISTORICAL AND PROJECTED GROWTH OF AVON PROGRAMS**

	<b>1995/96</b>		<b>2000/01</b>		<b>2005/06</b>		<b>Guesstimates of</b>		<b>2010</b>		<b>2015</b>	
	<b># of</b>	<b># of</b>	<b># of</b>	<b># of</b>	<b># of</b>	<b># of</b>	<b># of</b>	<b># of</b>	<b># of</b>	<b># of</b>	<b># of</b>	
	<b>players</b>	<b>teams</b>	<b>players</b>	<b>teams</b>	<b>players</b>	<b>teams</b>	<b>players</b>	<b>teams</b>	<b>players</b>	<b>teams</b>	<b>players</b>	<b>teams</b>
<b>Avon High School--</b>												
Baseball (B)	32	2	36	2	41	3	60	3	60	3	60	3
Basketball (B)	36	3	37	3	37	3	40	3	40	3	40	3
Basketball (G)	31	3	32	3	32	3	40	3	40	3	40	3
Cheerleading (fall)	17	1	17	2	30	2	35	2	45	3	45	3
Cheerleading (winter)	17	1	12	2	35	2	40	2	50	2	50	2
Cross Country (B)	10	1	12	1	23	1	40	2	50	2	50	2
Cross Country (G)	27	1	23	1	15	1	35	2	50	2	50	2
Field Hockey (G)	36	3	43	3	33	3	43	3	60	3	60	3
Football (B)	57	3	55	3	66	3	80	3	100	3	100	3
Golf (B)	8	1	15	1	14	1	30	2	30	2	30	2
Golf (G)	-	0	9	1	14	1	30	2	30	2	30	2
Ice Hockey (B)	-	0	17	1	28	1	40	2	40	2	40	2
Lacrosse (B)	42	2	52	2	57	3	60	3	60	3	60	3
Lacrosse (G)	36	2	41	2	41	3	60	3	60	3	60	3
Soccer (B)	48	3	47	3	48	3	60	3	60	3	60	3
Soccer (G)	45	3	63	3	60	3	60	3	60	3	60	3
Softball (G)	33	2	26	2	30	2	45	3	60	3	60	3
Swimming (coed)	27	1	30	1	40	1	50	2	60	2	60	2
Tennis (B)	25	1	16	1	22	1	30	2	40	2	40	2
Tennis (G)	16	1	16	1	20	1	30	2	40	2	40	2
Track (B)	30	1	43	1	46	1	55	1	75	1	75	1
Track (G)	35	1	39	1	43	1	55	1	75	1	75	1
Volleyball (G)	28	2	24	2	34	3	40	3	50	3	50	3
Wrestling (B)	18	1	30	1	33	1	45	2	50	2	50	2
	<u>654</u>	<u>39</u>	<u>735</u>	<u>43</u>	<u>842</u>	<u>47</u>	<u>1103</u>	<u>57</u>	<u>1285</u>	<u>58</u>	<u>1285</u>	<u>58</u>

<b>Avon Middle School--</b>												
Baseball (B)		1	15	1	18	1	36	2	36	2	36	2
Basketball (B)		1	22	1	26	2	30	2	30	2	30	2
Basketball (G)		1	22	1	26	2	30	2	30	2	30	2
Cross Country		1	20	1	20	1	40	2	40	2	40	2
Field Hockey		1	20	1	22	1	40	2	40	2	40	2
Soccer (B)		1	26	1	45	1	50	2	50	2	50	2
Soccer (G)		1	22	1	44	1	50	2	50	2	50	2
Softball (G)		1	15	1	23	1	36	2	36	2	36	2
Track		0		0	70	1	100	1	100	1	100	1
	<u>0</u>	<u>8</u>	<u>162</u>	<u>8</u>	<u>294</u>	<u>11</u>	<u>412</u>	<u>17</u>	<u>412</u>	<u>17</u>	<u>412</u>	<u>17</u>

**Avon Soccer Club--**

Travel  
(Spring/Fall)--

U-16 & U-19	58	3	0	0	60	3	60	3	60	3
U-14	36	2	36	2	58	3	58	3	60	3
U-13	37	2	26	2	37	2	58	3	60	3
U-12	38	2	57	3	37	2	58	3	60	3
U-11	39	2	38	2	57	3	60	3	60	3
U-10	33	2	49	3	30	2	30	2	30	2
U-9	37	2	32	2	30	2	30	2	30	2
	278	15	238	14	309	17	354	19	360	19

Recreation  
(Fall)--

U-14	41	2	50	3	47	3	80	4	80	4
U-12	88	5	71	5	103	6	125	8	125	8
U-10	130	10	165	11	163	12	190	14	190	14
U-8	212	17	246	18	241	18	280	21	280	21
Clinic	120	10	136	10	140	14	160	16	160	16
	591	44	668	47	694	53	835	63	835	63

Recreation  
(Spring)--

U-14	50	3	60	3	80	4	90	5	90	5
U-12	100	5	80	4	85	5	95	6	95	6
U-10	84	6	120	8	156	11	165	12	165	12
U-8	240	18	251	20	224	17	250	19	250	19
Clinic	120	10	125	12	130	12	150	14	150	14
	594	42	636	47	675	49	750	56	750	56
	1463	101	1542	108	1678	119	1939	138	1945	138

**Avon Little League--**

Spring--

Majors/minors	192	16	216	18	324	27	420	35	504	42
Machine	96	8	72	6	72	6	96	8	120	10
T-ball	108	9	132	11	156	13	204	17	252	21

Summer--

All-Stars	24	2	36	3	48	4	60	5	84	7
Tournament teams	0	0	30	2	36	3	45	3	75	5

Fall--

In town teams	n/a		90	7	180	15	240	20	300	25
Travel teams	n/a		n/a		60	4	90	6	90	6
	420	35	576	47	876	72	1155	94	1425	116

**Baseball-13 years and up-**

Babe Ruth--

Spring	n/a		n/a		60	5		8		10
Summer	n/a		45	3	45	3		5		7
JC Courant--summer	n/a		n/a		45	3		4		5
Twilight League	n/a									
	0	0	45	3	150	11	0	17	0	22

**Lacrosse--**

Boys	60	3	100	4	200	9	250	11	275	12
Girls	n/a		60	3	150	7	200	9	225	10
	60	3	160	7	350	16	450	20	500	22

## APPENDIX V—INDIVIDUAL SITE ANALYSES AND RECOMMENDATIONS

### **ALSOP MEADOWS**

#### Description

56.69 acres. 19 Waterville Road. Access between Nassau's Furniture Store and Apple Health Care, Inc. off Waterville Road (Route 10) and adjacent to the Farmington River. A largely natural area consisting of woods and open meadows. Used for: walking, hiking, jogging, cross country skiing, canoeing (launch available), and camping (with permission). Two full-sized all-purpose fields and the Garden Plot Program are located here. Part of the Forestry Management Program. Open dawn to dusk, year round. Golf is prohibited and dogs are not allowed on the fields.

#### Introduction

Alsop Meadows is basically a linear, forested woodland following the Farmington River. The entrance has narrow frontage on Waterville Road with a dilapidated barn structure.

The park is served primarily by a narrow earthen/gravel driveway, with no provision for positive drainage and no edges or railings. Two cars can just pass each other and dangerous sight distance problems exist on tight curves and steep hills.

The lengthy driveway leads to a boat launch area and non-sanctioned swimming area; then on to open fields utilized as community gardens and multipurpose play fields. Gravel/parking is provided beside the fields. No irrigation or electrical service is provided.

The garden/field area is approximately 2,000 feet off Waterville Road; quite inaccessible and isolated.

Electrical service would be available from River Mead Road, and non-potable water may be drawn from the river without extensive permitting at a rate of less than 50,000 gallons per day.

#### Recommendations

The existing barn/cottage, previously thought to be a potential activity center for the recreation department, is in poor and dilapidated condition, has little head clearance, and meets few code or ADA access requirements. It should be demolished and the area developed for limited parking for hikers. That would also allow the driveway to be closed at dusk except for game/practice events.

The lengthy earth/gravel driveway is in fair to poor condition and needs to be properly graded and given a chipseal surface (stone on liquid bitumen). Because of stormwater and riverfront environmental issues, it is recommended that the driveway remain approximately the same width. However, every 200' or so the drive should be widened to allow a pull out, so vehicles may safely pass each other. Certain segments of the road should be guardrailed and marked for safety (requiring electrical service).

Upon exiting the forested area, community gardens are located in the initial clearing. Facilities for the gardeners such as metal box trailers, trash/composting areas, and water service should be provided. Non-potable water could be drawn from the river; piped from a proposed irrigation system.

Continuing on the driveway, the clearing offers two all-purpose fields, which are in need of refurbishment, limited grading, reseeding, and irrigation.

Electrical service from River Mead Road may be extended to the fields with a pump house located above the flood plain elevation to draw water from the river.

Comfort facilities must consist of portable toilets serviced weekly.

Swales and siltation basins should be established with nutrient reducing vegetation along side the driveway/parking areas to prevent runoff into the river. Bioremediation areas should be incorporated wherever possible.



COMMUNITY GARDENS.  
ADD STORAGE, TRASH  
BOXES AND WATER

REFURBISH DRIVEWAY.  
ADD PULLOUTS &  
RAILING OCCASIONALLY

PUMP HOUSE

NEW ELECT. LINE

DEMOLISH EXISTING  
BARN & RESTORE TO  
PARKING

IRRIGATE & REFURBISH  
MULTI-PURPOSE FIELDS

EXTEND ELECTRIC LINE  
FROM RIVER MEAD ROAD



## **BUCKINGHAM ROAD RECREATION AREA**

### Description

17.73 acres. 10 Buckingham Road. Access is off Huckleberry Hill Road. There are two (2) all-purpose fields and one full-sized regulation baseball field in addition to a fully accessible children's playground. Open 8:00 a.m. to 8:00 p.m., April 1 to November 15. Golf is prohibited and dogs are not allowed on the fields.

### Introduction

Buckingham Road Recreation Area, a work in progress, currently features two all purpose fields, a full-size regulation baseball field, a large completely handicap accessible adventure playground, and a major unpaved parking area, with sedimentation ponds for runoff. The terraced fields drain over-vegetated slopes into small grassed detention areas. However, the gradients of the sloped and parking areas create a good deal of erosion and sedimentation, which needs to be corrected.

The original Master Plan by Richter and Cegan called for a crested overlook with a pavilion; however, the play area constructed was 2-3 times larger than planned, and now occupies the planned overlook area.

The need for additional fields for use by Town leagues places a great emphasis on the use of floodlighting to extend playing schedules. The field lighting is included in the original site plan as approved by the Planning and Zoning Commission.

### Recommendations

- Light existing fields and parking areas
- Construct new tennis, basketball and volleyball courts
- Pave the parking areas and provide stormwater runoff controls/bioremediation areas
- Expand parking facilities; pave and light all areas
- Construct full-service restrooms, concession and storage facility, centrally located
- Continue trail connections to Countryside Park and Huckleberry Hill Recreation Area; add signage and provide maps

# TOWN OF AVON, CONNECTICUT



## **COUNTRYSIDE PARK**

### Description

17.5 acres. 335 Huckleberry Hill Road. The area consists of two (2) ponds designated as the upper (north) pond and lower (south) pond and a 60' X 25' multi-use building. Used for: picnicking.

Building: Available with full kitchen, fireplace, and air conditioning, as well as decks overlooking the lower pond. Used for recreation classes, non-profit public meetings/functions, and rental by private groups. Building capacity is 35 persons.

The park is open from dawn to dusk, year round, while the building is available from 9:00 a.m. to 11:59 p.m., year round.

### Introduction

The facility is primarily a passive use facility. The ponds exhibit serious siltation and sedimentation, the pond and “beach” areas are worn, the paths and parking areas have deteriorated, and invasive vegetation is attacking shade trees and open areas. Most of the area is not handicap accessible, with the exception of the building area.

Trails exist to connect to Buckingham Road and Huckleberry Hill Recreation Areas. Additional connections are needed to Edwards Road.

The facility is available for rentals for various functions or parties.

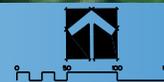
### Recommendations

- Dredge the ponds and stabilize edges and banks
- Restore and stabilize “beach” areas; ensure handicap access
- Construct small fishing decks or piers to prevent pond edge and bank disturbance
- Seal or repave all paved areas and refurbish trail surfaces
- Add security lighting for parking area
- Add sidewalks/trails to and from Edwards Road
- Improve handicap accessibility to the extent possible

# TOWN OF AVON, CONNECTICUT



COUNTRYSIDE PARK - AERIAL PHOTOGRAPH - CONCEPT A  
Parks Master Planning



## **FISHER MEADOWS**

### Description

250.45 acres. 800 Old Farms Road and adjacent to the Farmington River. Partially developed (20 acres) with the remaining meadows, wooded areas, and lake and riverfront left in a natural state. Used for:

- Spring Lake - fishing and boating (no motors). Open dawn to dusk, year round.
- Undeveloped Areas - walking, hiking, jogging, cross-country skiing, and camping (with permission). Part of the Forestry Management Program (Trail maps are available). Open dawn to dusk, year round.
- Softball/Baseball Fields -Four (4) fields - Open 8:00 a.m. to 8:00 p.m., April 1 to November 15. Golf is prohibited and dogs are not allowed on the fields.
- All-Purpose Fields - Four (4) fields - Open 8:00 a.m. to 8:00 p.m., April 1 to November 15. Golf is prohibited and dogs are not allowed on the fields
- 2 - sided Soccer Kick Wall and a small children's playground are available.
- 2 - Pavilions - available April 1 - November 15

### Introduction

The site has the potential of being a “signature” park for the Town and the region and should be considered a regional facility due to the number of visiting teams and visitors facilitated.

The facilities are intensely utilized by various Town Leagues. The multiple sports field uses of the softball/baseball fields (smaller sized soccer fields are set within the outfields) intensifies scheduling problems and results in significant over-use, leading to deteriorating turf. Fortunately, the fields are irrigated and well maintained.

Unfortunately, the site is also subject to severe flooding, as exhibited this spring (2007), which further tends to injure healthy turf due to inundation and sedimentation.

However, some relief appears possible. An area of approximately 15 acres north of the existing fields, now being farmed under a lease arrangement, will be recaptured for park use in 2008. This certainly would allow the restoration and use of softball and baseball fields as “sole use” fields and allow reinvigoration of the turf surfaces.

Additionally, CTDOT and the Town are relocating Old Farms Road, constructing the new roadway and bridge above flood stage. The existing bridge is to be removed and the former roadway ended in a cul-de-sac allowing connection to trails.

Although the site is open and available to numerous passive uses, the facilities to encourage such uses remain fairly primitive, i.e., access is given but little infrastructure is provided. The

opportunities for more structured and organized “passive” activities are extensive, having to do with boating, fishing, hiking, jogging, walking, bird-watching, cross-country skiing, camping, picnicking, etc. The Town’s Forest Management program is a vehicle which should be utilized more extensively to foster additional passive use programs.

### Recommendations

- Construct 3 U-10 and 4 U-8 soccer fields, which may also be relined and used for lacrosse, field hockey, and full-size regulation soccer as needed; irrigated from Pond
- Remove multiple uses from softball/baseball fields and repair and refurbish turf
- Expand parking between new and existing fields; provide overflow parking
- Consider future lighting of full-size fields
- Resurface and stabilize parking areas, add stormwater runoff management swales and basins/add bioremediation areas wherever possible
- Extend access along east side of pond, with pavilions, boat launch, parking, and fishing piers for a limited distance, making use of already cleared and disturbed areas
- Construct an entrance parking area, playground and pavilion at the southerly end of the pond
- Construct a comfort station adjacent to the relocated Old Farms Road, above the flood elevation, or provide portable restrooms trailers which can be towed
- Replace crushed culvert connecting Spring Lake and Willow Pond across relocated Old Farms Road (DPW)
- Dredge Spring Lake to deepen and to increase holding capacity for irrigation purposes
- Negotiate shared parking and circulation with Old Farms School at baseball and soccer fields

### Funding Possibilities

The construction of the new fields should result in an extensive amount of valuable topsoil being removed from the site. Although this will need to be replaced with suitable base material, the value of the topsoil should exceed that of the backfill.

The Avon Water Company, drawing well water from the site, is obliged to remunerate the Town a fixed surcharge per cubic foot of water drawn, which fee must be expended only for planning or improvements at the site.

In the future, if any damage is caused by flooding, i.e., to structures or to fields and facilities, the Town should apply for FEMA relief. Many Connecticut communities claimed damages and received assistance in 2007.

Additionally, this facility is significant enough regionally, and so highly visible due to visitation and proximity to Old Farms School, that the Town might consider selling naming rights to the total facility or to individual fields. The Mass. Youth Soccer Association, having built 14 fields in Lancaster, Ma., just received over \$1,000,000 over a period of some years for a corporation to emblazon its name on their facility. Even state colleges name buildings, rooms, fields, etc., after donors.

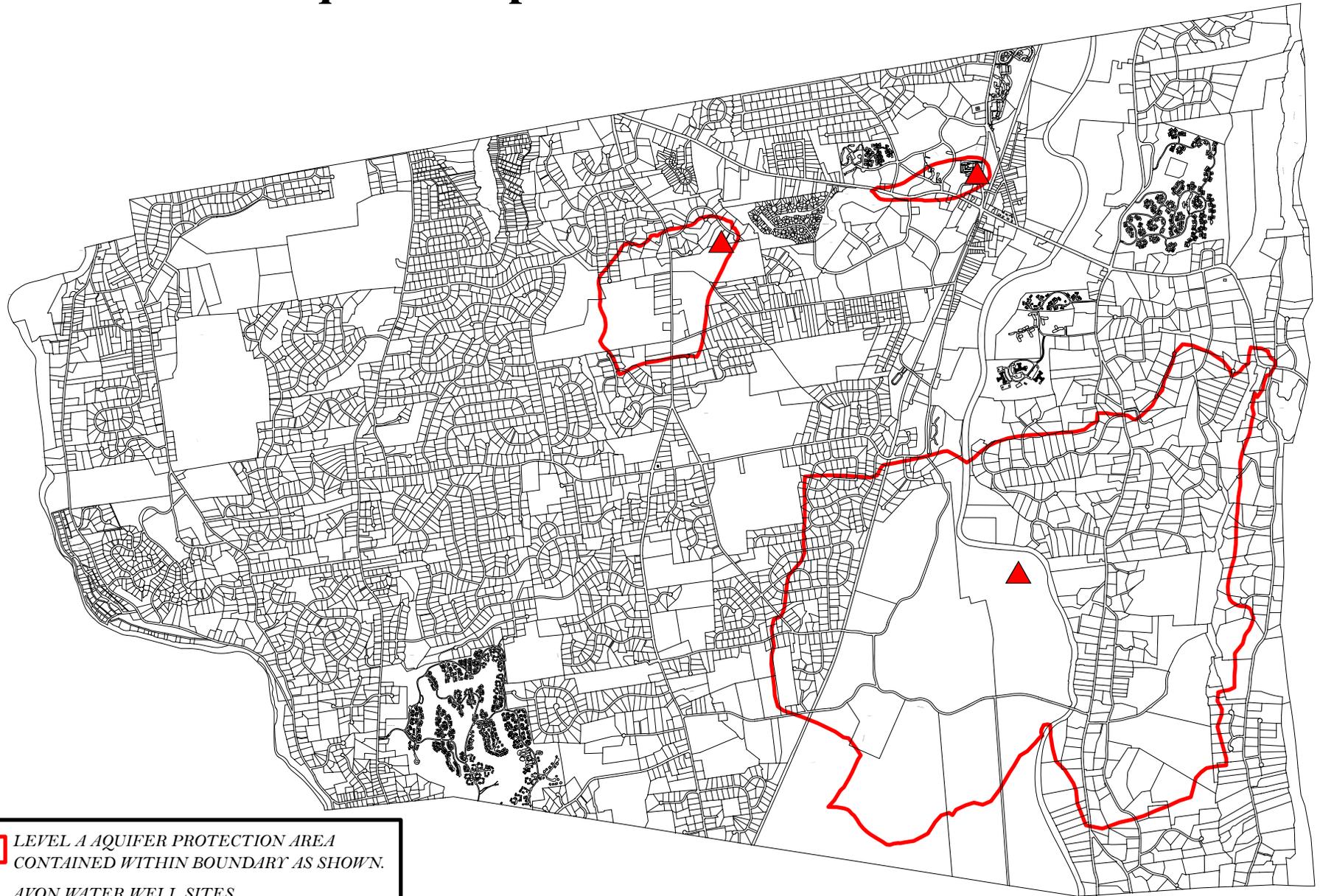
One may also obtain grants from the U.S. Soccer Foundation.

#### Additional Information

Water drawn from Spring Lake should be kept beneath the threshold of 50,000 gallons per day to avoid extensive and lengthy permitting from DEP. However, this amount should be sufficient for the 3 U-10 and 4 U-8 fields. Other fields are separately irrigated from on-site wells.

The State of Connecticut has assigned a Final Level “A”, Aquifer Protection Area (APA), to the area. This will affect future construction, maintenance and operation of these facilities, and will require special measures for stormwater management and Integrated Pest Management Plans. The APA map is included.

# Town of Avon Aquifer Map



 LEVEL A AQUIFER PROTECTION AREA  
CONTAINED WITHIN BOUNDARY AS SHOWN.

 AVON WATER WELL SITES

Notes: Level A Aquifer Protection Area well field #8, Revised  
June 2006.  
Level A Aquifer Protection Area well fields #2 and #9,  
Revised June 2007.

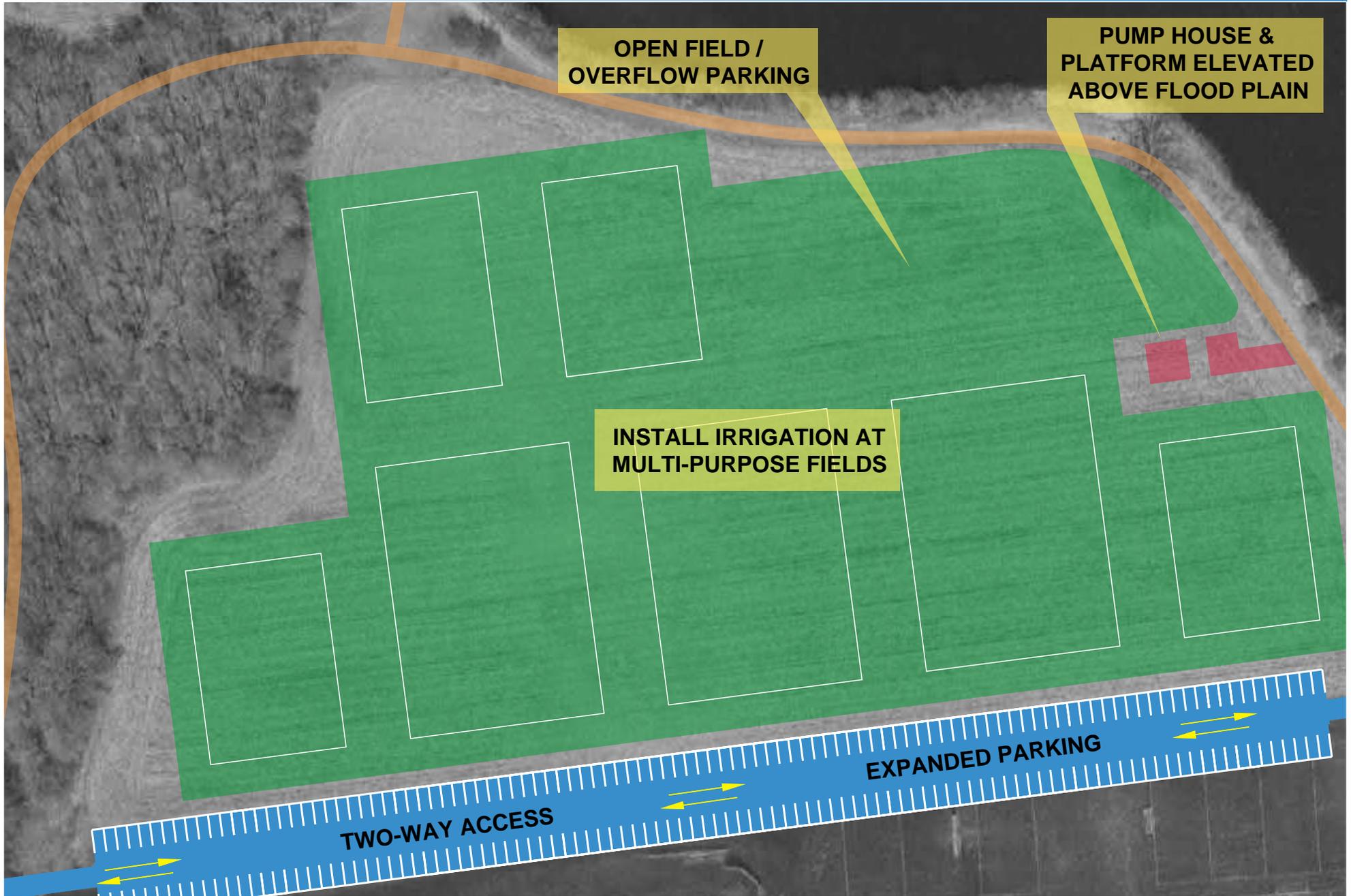
# TOWN OF AVON, CONNECTICUT



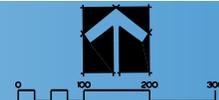
FISHER MEADOWS REC. AREA - AERIAL PHOTOGRAPH - CONCEPT E  
Parks Master Planning



# TOWN OF AVON, CONNECTICUT



FISHER MEADOWS REC. AREA - CONCEPT E - ENLARGEMENT OF MULTI-PURPOSE FIELDS & PKG.  
Parks Master Planning



## **HUCKLEBERRY HILL RECREATION AREA**

### Description

279.8 acres. 116 Huckleberry Hill Road with parking access at the Old Huckleberry Hill School. 4.8 acres are developed and consist of one (a) all-purpose field, one (1) swing set and one (1) each, basketball and tennis court. Limited parking is available. Available 9:00 a.m. to 8:00 p.m., April 1 to November 15. 275 acres of the property are heavily wooded and used for walking, hiking, jogging, cross-country skiing, and camping (with permission). Part of the Forestry Management Program (trail maps are available). Open dawn to dusk, year round. Golf is prohibited and dogs are not allowed on the field.

### Introduction

This facility is a major natural wooded area exhibiting minimal disturbance.

Existing trails are in need of improvement, stabilization, and mapping. Connection to other parks makes the potential for major trail systems and bike trails possible.

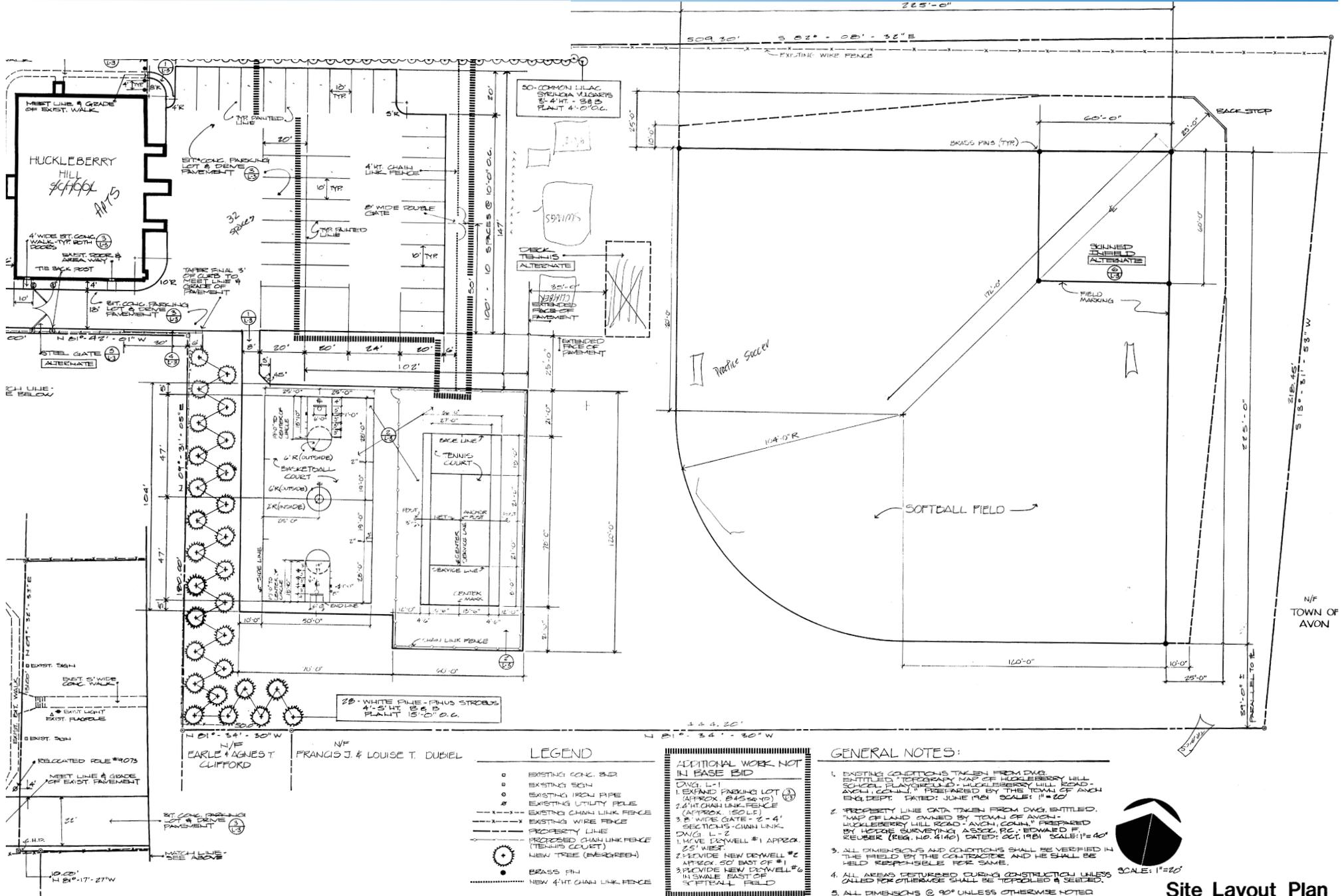
This facility exhibits a basketball and tennis court in unusable condition due to settlement cracks and deteriorating pavement, a lack of protective fencing and backstops, a deteriorated and obsolete play equipment area, and a poor all-purpose field.

The apartment complex also lacks sufficient parking and no handicapped parking spaces.

### Recommendations

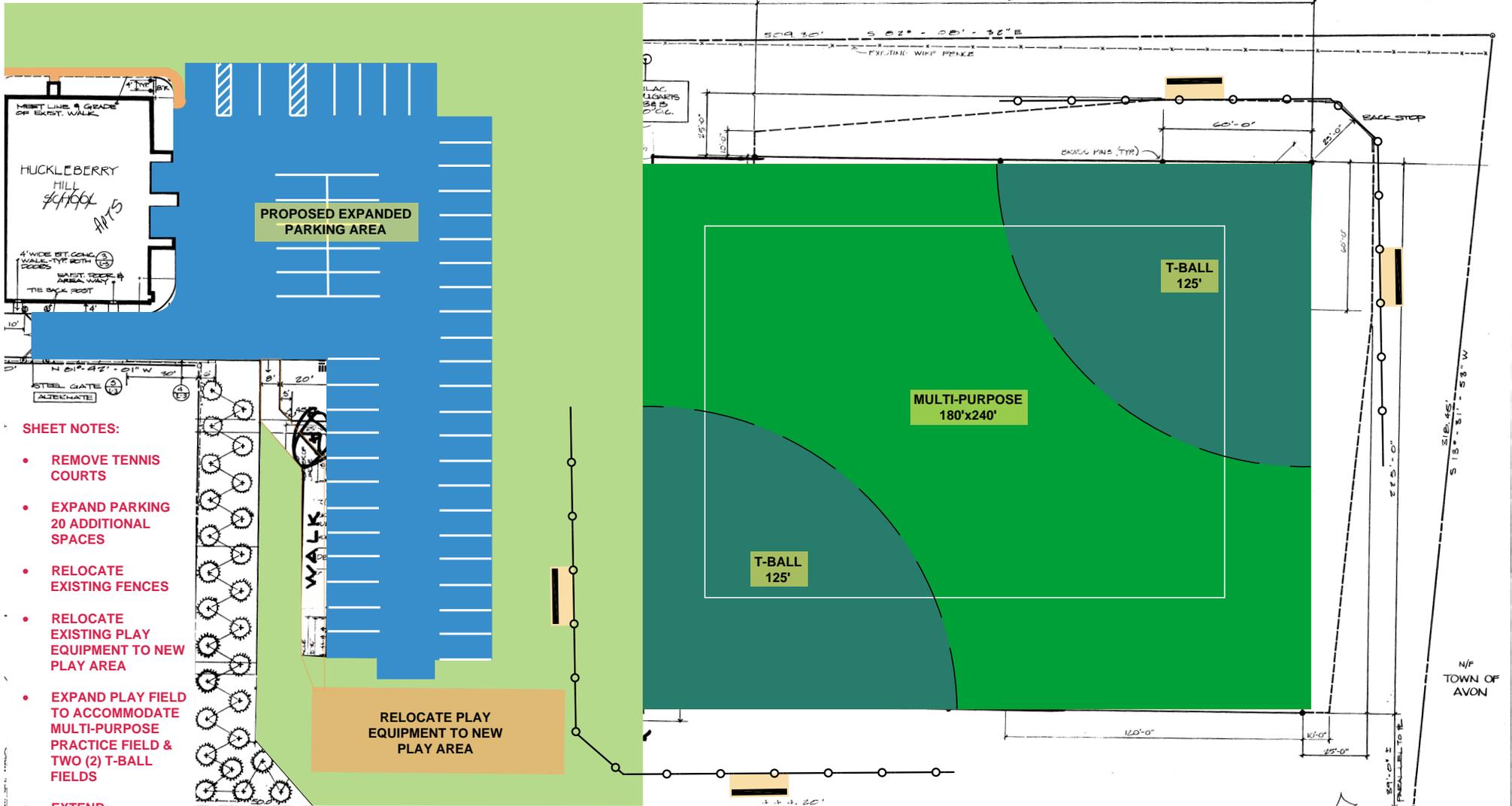
- The tennis and basketball courts were determined to be unnecessary for the Parks and Recreation Department programs and are recommended to be removed
- The area of the courts may be repaved and expanded to increase parking by a total of 20 spaces providing at least 2 handicap van parking spaces
- The play equipment area should be removed and restored to lawn to improve the all-purpose field
- Relocate the swing set and provide proper under-surfacing; provide handicap access
- An irrigated all-purpose field, 180' x 240', should be reconstructed
- T-ball fields should be constructed in diagonal corners with protective fencing, backstops, and player benches
- Fencing should be relocated along the entire parking area at the field side and around the new play area

- Disturbed areas should be restored to lawn
- Trail systems should be improved, expanded, interpreted and mapped, especially to connect to other “nature” park areas.
- Development of natural areas should be limited to a “primitive” woodland experience
- Additional limited parking should be developed
- Forest management programs should be expanded to include education/ interpretation
- Primitive “camping” should be provided, i.e. tent sites, etc.
- Portable toilets should be provided and serviced weekly



Site Layout Plan

N/F HENRY JACOBY



**SHEET NOTES:**

- REMOVE TENNIS COURTS
- EXPAND PARKING 20 ADDITIONAL SPACES
- RELOCATE EXISTING FENCES
- RELOCATE EXISTING PLAY EQUIPMENT TO NEW PLAY AREA
- EXPAND PLAY FIELD TO ACCOMMODATE MULTI-PURPOSE PRACTICE FIELD & TWO (2) T-BALL FIELDS
- EXTEND BACKSTOPS & PROTECTIVE FENCES AT PLAYERS BENCHES

## **SPERRY PARK**

### Description

9.4 acres. 60 Simsbury Road (Route 10). Park mostly developed into field areas with a small picnic area at the entrance. Consists of three (3) baseball/softball diamonds, two of which are lighted, and one (1) all purpose field (in the outfield of one of the baseball diamonds). Open 8:00 am to no later than 10:30 pm, at which time all field lights will be turned off. All night games will end no later than 10:15 pm. April 1 to November 15. At all other times, open dawn to dusk. This is the home of the Avon Little League. Provides two entrances with limited parking to the Farmington Valley Greenway. Golf is prohibited and dogs are not allowed on the fields.

### Introduction

Sperry Park is an intensely used complex of two (2) lighted Little League Fields and one additional field, with a concession building and minimal parking. Portable toilets are provided and serviced weekly. Some overflow parking is provided in the area of the former Towpath School.

The entrance and exit from the complex is at the signalized intersection of Fisher Drive. This intersection also serves the Health Center Complex.

The need for better access to Route 10, additional parking and improved circulation, comfort station and shelter facilities, a seating plaza, and a playground for adolescents, is critical. Handicap accessibility must also be provided.

The Towpath School demolition allows a very positive and safe connection from Route 10, Simsbury Road, opposite the Marriot Extended Stay driveway. It also provides an opportunity to finally expand access to, and parking for, the existing Little League complex.

### Recommendations

The Marriott Extended Stay driveway, connecting to Route 10, is served by a left-turn storage lane on northbound Route 10. With that, a “painted” island, southbound, directs through traffic to the right, bypassing the storage lane. This provides an opportunity for an opposing left turn storage lane, southbound, into the Sperry Park Complex. CTDOT should have little problem approving this left turn storage.

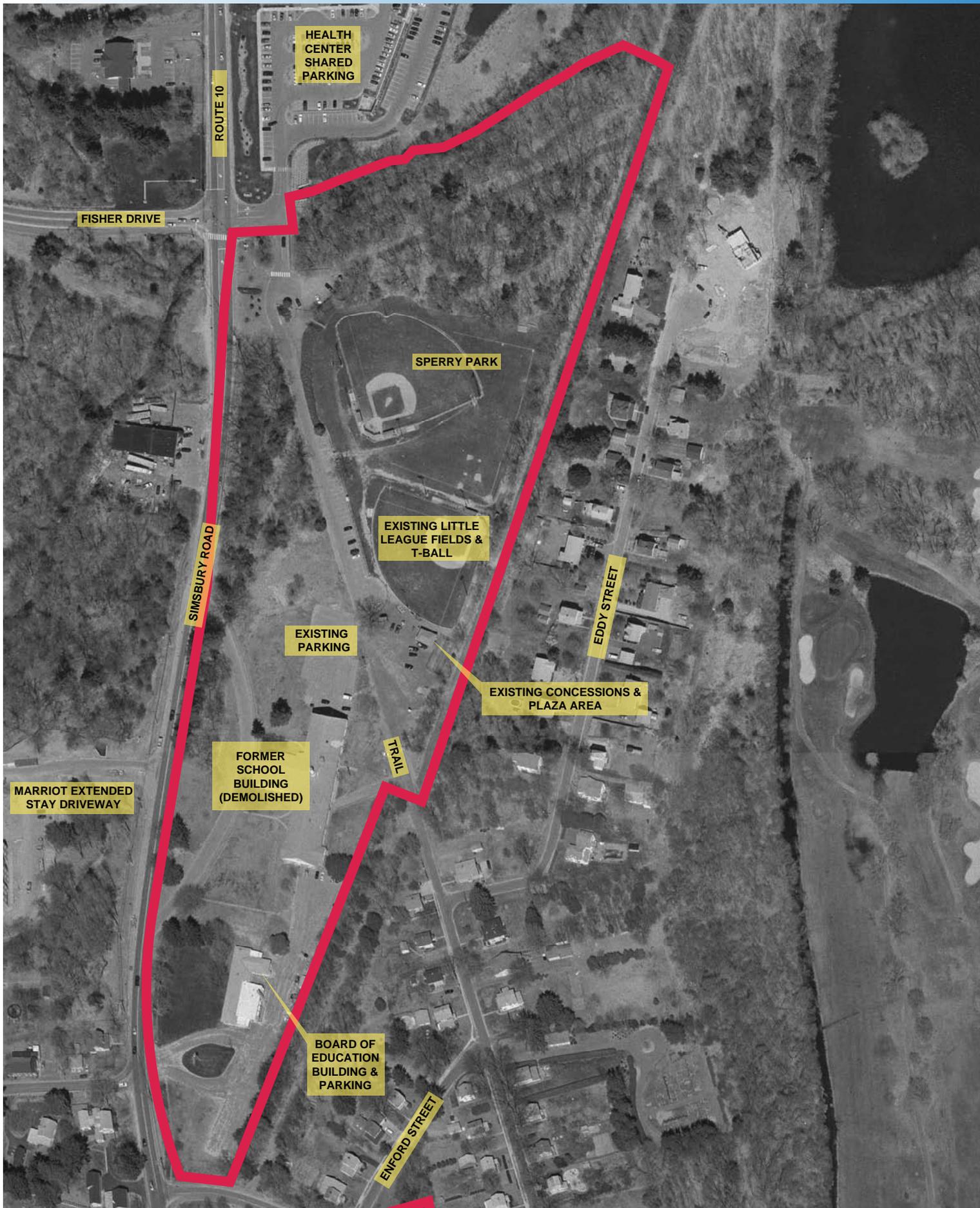
From this point, an S-turn driveway would lead uphill to an expanded parking area in existing paved areas and a cleared open grassed hill. A new park area would be to the south. The driveway might be one-way in from Route 10, or an exit (right-turn exit only) and entrance, with CTDOT determining. Additionally, the driveway would accommodate parking for future “park” which may be developed on the “Towpath” site. The existing half-circle driveway would be removed and restored to meadow grass or park. The twin entrances will be closed, making Route 10 safer.

The parking at Sperry Park would be increased by over 100 spaces and the major entrance and exit opposite Fisher Drive would be significantly relieved. An overflow grass parking area might also be used as a practice “bungo” field, additional T-ball field, or practice Little League field to reduce wear on the other fields. Overflow parking might also be arranged on a shared basis with the Health Center north of the Sperry Park Complex and the Board of Education site to the south.

Bioremediation areas should be located wherever possible to trap and treat stormwater runoff from fields and parking areas.

The Concession Area is in need of serious improvements, restroom accommodations, a seating plaza, shade/shelters, and landscaping. Parking directly around it should be prohibited. Restroom trailers should also be considered to serve crowds at scheduled games until permanent restrooms are constructed.

The area south of the Board of Education Building is being considered by the Town Planner for a multi-use development that would obviously benefit the Town. The task-force considered that the area along Enford Street, with or without development, would be an excellent location for an extension of the Town Center green, and could exhibit the cupola of the former school building in a garden/park setting to emphasize the Towpath name and history. It could easily be incorporated into such development.

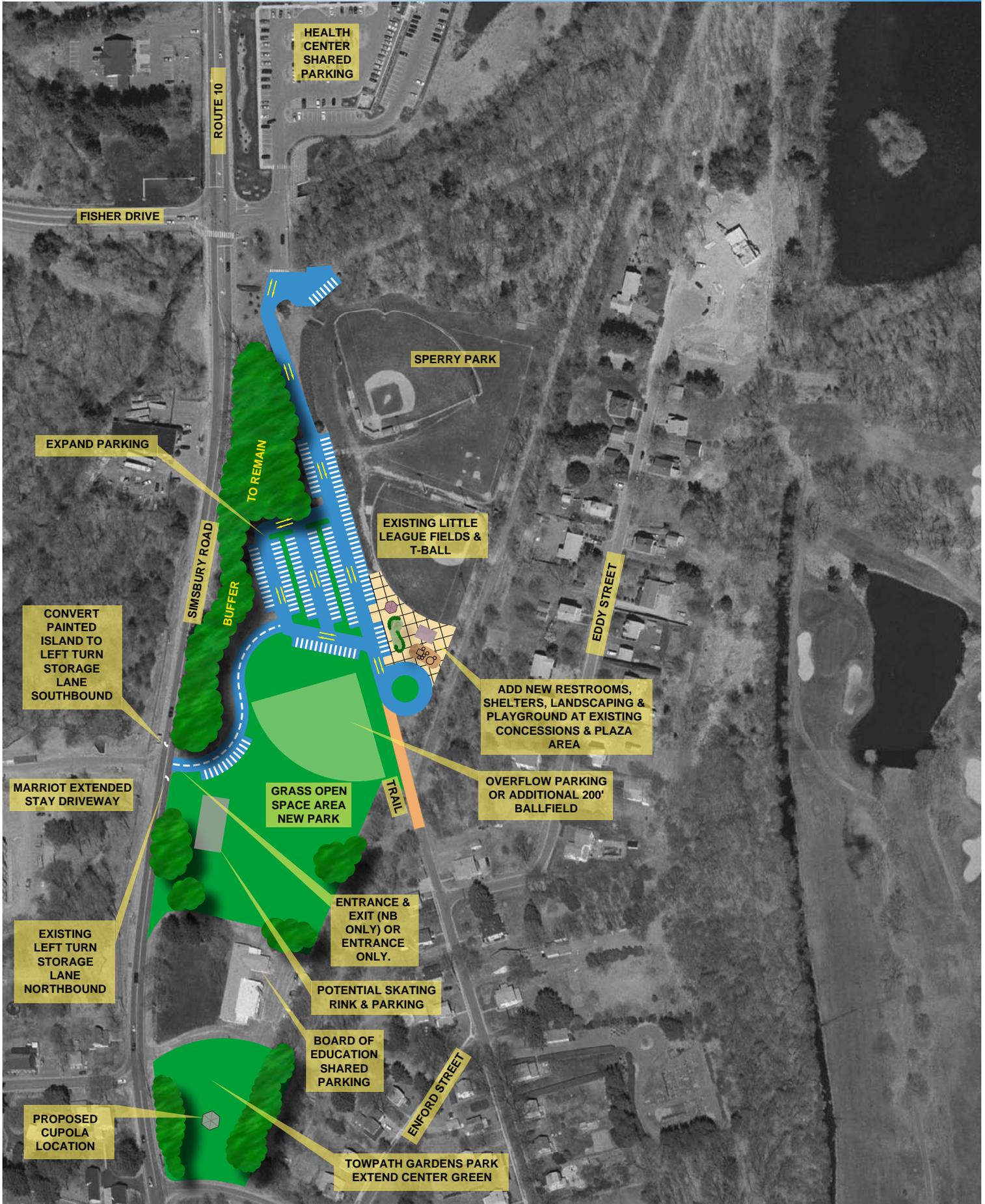


SPERRY PARK - EXISTING CONDITIONS

## Parks Master Planning



# TOWN OF AVON, CONNECTICUT



SPERRY PARK - AERIAL PHOTOGRAPH - CONCEPT B

## Parks Master Planning



## **SYCAMORE HILLS RECREATION AREA**

### Description

29.8 acres. 635 West Avon Road. Flat, open land that rises to a wooded area at the rear of the park. Consists of three (3) age relevant playscapes, swings, four (4) all weather tennis courts (April 1 to December 1), one (1) outdoor basketball court (year round), one (1) sand volleyball court (April 1 to December 1), a large pavilion (April 1 to November 15), and two outdoor pools (Memorial Day weekend through Labor Day weekend). Swim lessons, tennis lessons and leagues, and picnicking are available in this area. The Senior Center/Community Room Building is located on this site. The Community Room is available to local organizations and public functions. The building is available by permit until 11:59 pm. The park is open from dawn to dusk, year round. Golf is prohibited and dogs are not allowed on the fields, nor in the pool enclosure.

### Introduction

Overall, the site is well maintained, in serviceable condition, and heavily utilized. The informal grass areas are in need of re-grading and re-seeding to allow safe unstructured play. The utility poles and overhead wires within the meadow area should be removed and services underground.

The Senior Center is well managed and kept, but is in need of greater space for a senior's game room. Sidewalks should be located from the pool to the Center.

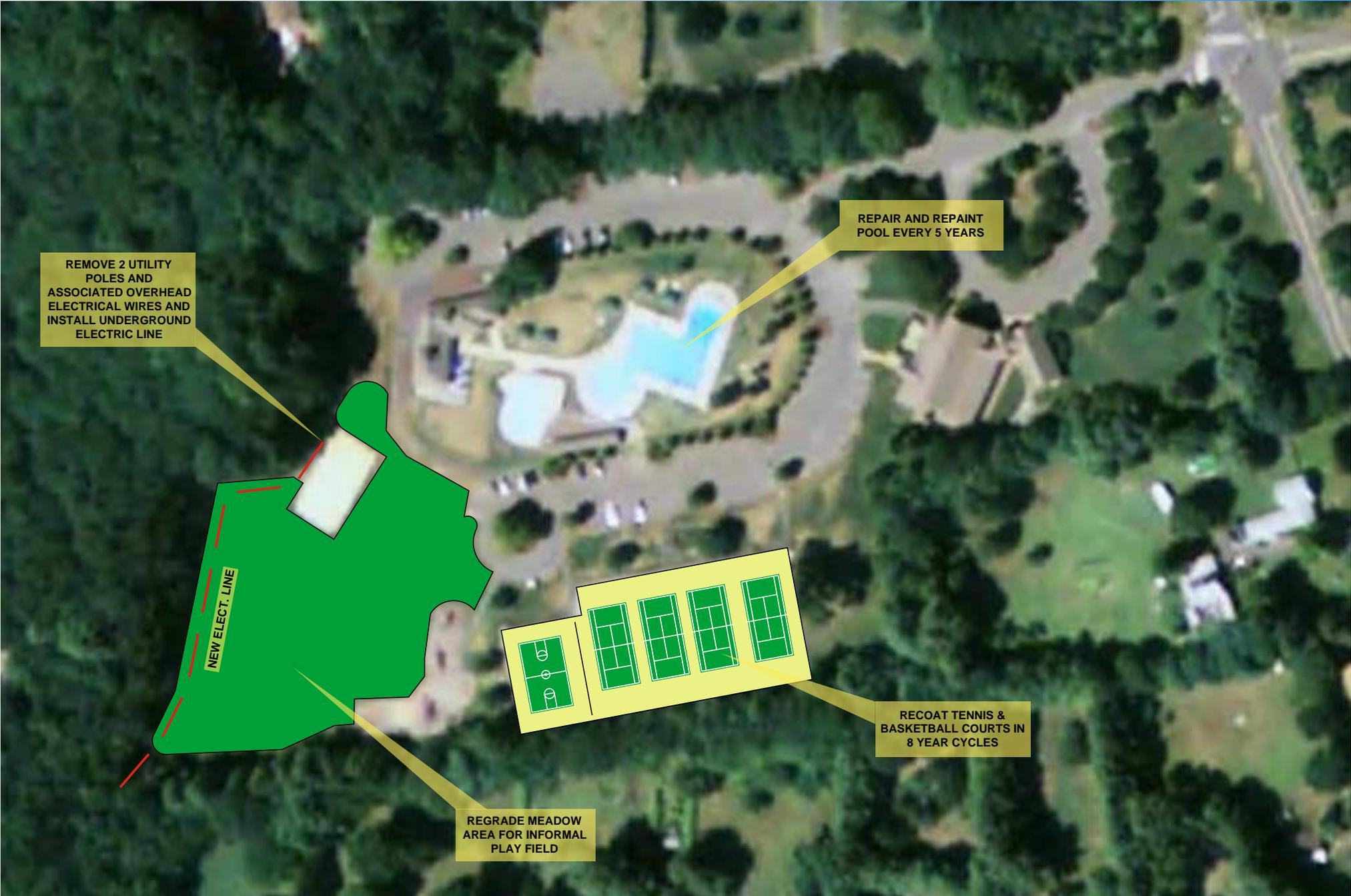
The pool walls and bottom should be patched and painted as any cracks develop, and in general, refinished every five years.

### Recommendations

- Bury overhead electrical wires and remove utility poles
- Regrade, reseed and irrigate meadow area to create informal all-purpose field
- Add sidewalks along pool to the building
- Provide additional handicap accessible experiences

Additional Recommendation:

- Expand Senior Center to expand Community room or modify/retrofit interior



REMOVE 2 UTILITY  
POLES AND  
ASSOCIATED OVERHEAD  
ELECTRICAL WIRES AND  
INSTALL UNDERGROUND  
ELECTRIC LINE

REPAIR AND REPAINT  
POOL EVERY 5 YEARS

NEW ELECT. LINE

RECOAT TENNIS &  
BASKETBALL COURTS IN  
8 YEAR CYCLES

REGRADE MEADOW  
AREA FOR INFORMAL  
PLAY FIELD

## **THOMPSON ROAD PROPERTY**

### Description

15.25 acres. 99 Thompson Road. Large, flat, well-drained field area with a large utility building used for storage. Parking is provided adjacent to the Farmington Valley Greenway. The area is open from dawn to dusk, year round. Golf is prohibited and dogs are not allowed on the fields.

### Introduction

The Thompson Road property is decidedly the site most suited for an intense town-wide sports stadium complex. Located outside the core of the Town and in proximity to the Pine Grove School/Thompson Brook School complex, it offers sufficient parking on-site and off-site to support regulation soccer, field hockey, lacrosse, football, and a semi-professional level and high school baseball field.

The traffic in the area is minimal except during school commuting hours, the number of residences is minimal, and the site is served by the Farmington Valley bikeway along its entire eastern border. Three residences are located across Thompson Road from the site.

Additionally, the site is served by sewer and water of a capacity adequate to support event attendance. The previously developed site has also been graded making construction costs reasonable, requiring minimal clearance and disturbance, and without the presence of ledge and other obstructions.

Previously, contaminated soils were removed from the site according to state regulations, with on-going well monitoring being observed by a Licensed Professional Scientist. No risks have been identified to restrict development.

The existing industrial building on the site serves as the maintenance/storage building, town-wide, for the Parks and Recreation Department and would be retained, though siding would be re-clad, with entrances and vehicle bay doors upgraded, and access improved. It is possible that toilet facilities could be utilized temporarily, until support buildings are completed at a later date.

### Recommendations

Due to the need for additional facilities which are anticipated to be intensively used by town sports leagues and the School District, and the multi-purpose use of the high school baseball, lacrosse and football fields, and other fields throughout town, a town-wide sports stadium complex for high school games and other competitions should be undertaken.

The proposed facility would include:

- Lighted and irrigated synthetic field turf soccer, lacrosse, football, and field hockey field, 225' x 360' with 30' safety zones
- Semi-professional and high school synthetic turf and irrigated baseball field (350'-400' outfield) with 50' foul areas and backstop, also lighted
- Parking sufficient for up to 1,000 people (350 cars) with overflow and bus parking at nearby Thompson Brook and Pine Grove Schools (shuttles for events)
- Concession and comfort station plaza and seating areas with a small adventure playground; temporary facilities may be made available in existing building
- Grandstands, press boxes, gated ticket booths
- Upgraded maintenance/storage building
- Thompson Road shade tree buffer zone (50'-75' wide)
- Connections to trailhead and bikeway
- Protection of adjacent wetlands
- Service drive all around

#### Additional Considerations

The property abutting the western side of the site, now undeveloped, should be considered for future acquisition, for expanded parking and other uses. If future grant funds are available for this purpose, negotiations with the owner should be considered for obtaining a right of first refusal.

#### Funding Considerations

Funding for this facility would be jointly with the Board of Education, which would use the fields for game events and tournament competitions.

The highly visible stadium complex is suitable for offering naming rights to gain private investment to maintain the complex.

Certainly the facility may be rented for many suitable events to obtain general revenues to support upkeep.

# TOWN OF AVON, CONNECTICUT



THOMPSON ROAD PROPERTY - AERIAL PHOTOGRAPH - CONCEPT E  
Parks Master Planning



## **AVON HIGH SCHOOL**

### Description

38.35 acres. 510 West Avon Road. Used by the Recreation Department for both indoor and outdoor activities. Indoor - two (2) full sized, secondary school gymnasiums, one (1) small gymnasium, two (2) cafeterias, one (1) auditorium, one (1) band room and numerous classrooms. Outdoor - one (1) regulation baseball field, one (1) synthetic surface outdoor track, one (1) football field, one (1) all purpose field, and one (1) field hockey field.

### Introduction

Avon High School is currently undergoing a major expansion and renovation. New recreational facilities include a 1,000 seat gymnasium and an enlarged all-purpose practice/game field.

Avon High School, with its increasing school population, needs to provide necessary athletic facilities for practices and games by varsity, sub-varsity and intramural teams, as well as unorganized exercise and athletics, on turf that is safe and which can be properly maintained. In addition, the high school should provide the Town with facilities for unscheduled uses.

Additionally, the current national initiative to increase the conditioning of our school age population as well as citizens of all ages, can only be achieved if facilities and programs are available to those who require and desire it, and to those who teach and espouse it.

In general, the floodlighting of tracks has been found to be an extremely popular addition to municipalities, serving the general public's interest in exercising; especially handicapped and elderly persons who can exercise/walk the track at times when the school population does not use the surface. These are low-level floodlights and not "game" level lighting.

Unfortunately, neighbors' perceptions of noise and light spill are usually negative. However, state of the art refractors control "up-light" in conformance with the "Dark Skies" initiative, which demands no light emanating from above a 90° line from the light source, and requires flood light systems to control beams (aiming) to the limits of sports field edges. Timers may be added to ensure shut off times at acceptable hours.

Many communities in Connecticut have embraced floodlighted, synthetic fields. Dozens of additional fields are being constructed expressly because the earlier synthetic fields became so overwhelmingly successful in delivering services to the populace.

### Recommendations

As part of this study, it was determined that a full-sized all-purpose field would not fit within the existing track.

Specific recommendations for Avon High School have been deferred as a result of the significant amount of money the community has recently committed to the expansion and renovation of Avon High School.





**SHEET NOTES:**

PROPOSED SYNTHETIC 225'x360' MULTI-PURPOSE FIELD WITH NEW BROKE-BACK 400 METER 8-LANE TRACK

**IMPACTS:**

- NEED TO REMOVE AND REPLACE EXISTING TRACK.
- RELOCATE EXISTING PARKING AREA
- SHIFT BASEBALL FIELD INTO PRACTICE FIELD & CONSTRUCT OUTFIELD WALL
- SHIFT PRACTICE FIELD AND ADD RETAINING WALL AND FENCE
- RELOCATED FIELD EVENTS

## **AVON MIDDLE SCHOOL**

### Description

18.52 acres. 375 West Avon Road. Used heavily by the Recreation Department for both indoor and outdoor activities. Indoor - one (1) full-sized, secondary school gymnasium, one (1) small gymnasium, one (1) cafetorium, and numerous classrooms. Outdoor - four (4) all-weather tennis courts, one (1) girls' softball field, one (1) regulation baseball field, and one (1) all-purpose field.

### Introduction

This facility exhibits deteriorated turf fields due to wear and tear and 4 tennis courts which have a major crack weaving throughout a 30' swath the entire "center" of the courts.

The septic field for the school is located beneath the playing fields.

### Recommendations

- A geotechnical study is required to determine the reason for "cracking and heaving" and to determine if the courts can be repaired (at quite some expense) or reconstructed with subsurface drainage infrastructure
- Consideration might be given to converting these courts to parking areas and selecting another more "stable" area to rebuild courts
- The fields should be completely refurbished, including tilling, re-grading, re-seeding, and irrigation, with a skinned infield on the softball field
- Infields should have new backstops, additional protective fencing, and players' benches

### Other Recommendations

- Tennis courts should be monitored weekly to ensure no conditions exist, i.e., trip hazards, etc. that could create liability
- Temporary repairs, even if unsightly, should be undertaken until the determination is made to rebuild or to demolish

## **THOMPSON BROOK SCHOOL**

### Description

14.8 acres. 150 Thompson Road. Used by the Recreation Department for both indoor and outdoor activities. Indoor - one (1) gymnasium with stage, one (1) cafeteria, one (1) multi-purpose room, and numerous classrooms. Outdoor - four (4) all-weather tennis courts, two (2) outdoor basketball courts, one (1) all purpose field, one (1) youth baseball field, and an age relevant playground area. Alternating Site of Summer Pre-school and Elementary Day Camps.

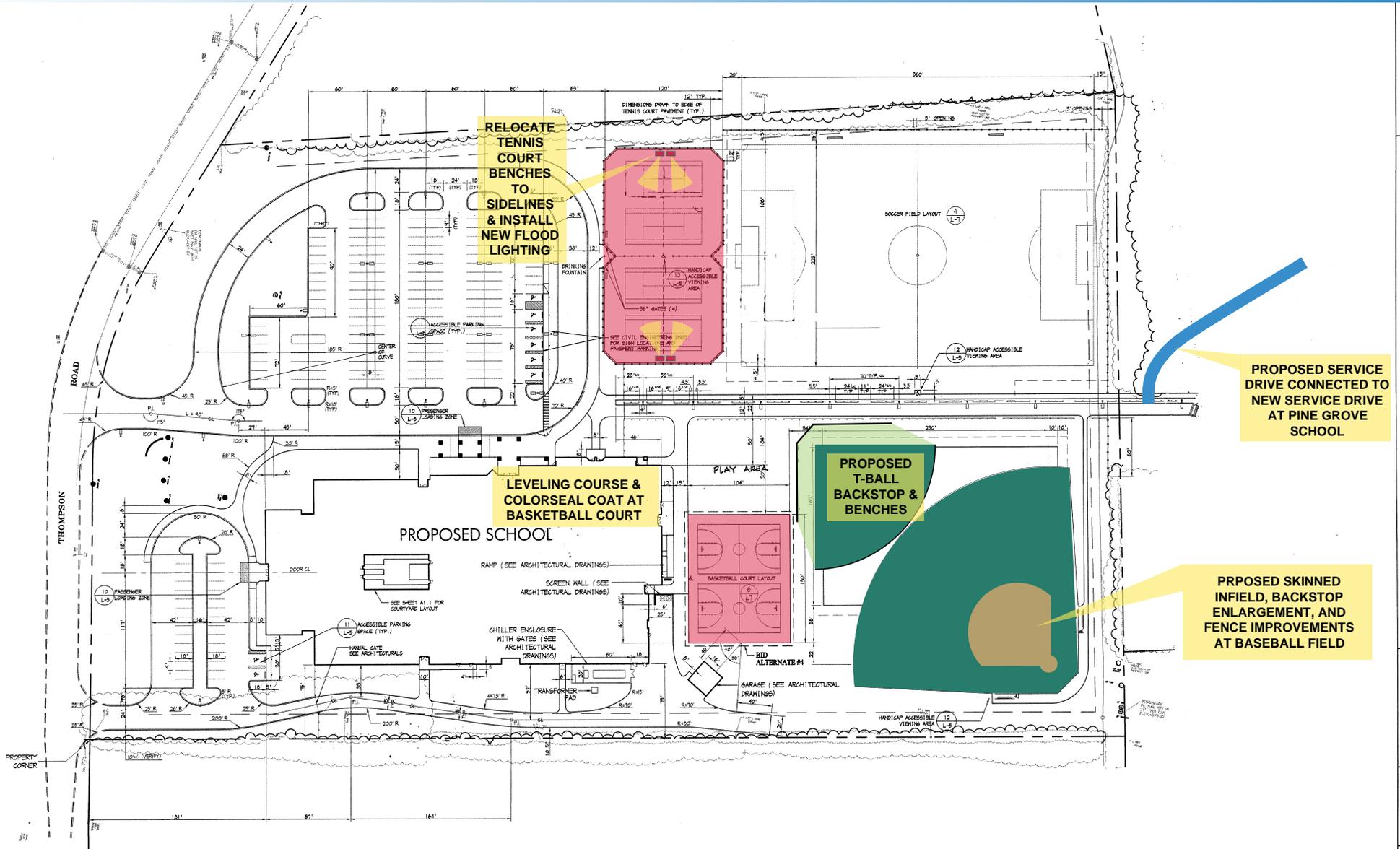
### Introduction

In general, the facility accommodates the needs of the school population and the Town Leagues and neighborhood very well.

The lack of lighted court facilities throughout Town, and the fact that these facilities at the school are in such good conditions, emphasize the need for lighting to extend use of the courts.

### Recommendations

- Light tennis and basketball courts (tennis courts have an empty conduit system)
- Skin infield so field can be used for softball



## **PINE GROVE ELEMENTARY SCHOOL**

### Description

21.24 acres. 151 Scoville Road. Used by the Recreation Department for both indoor and outdoor activities. Indoor - one (1) elementary school size gymnasium with stage, one (1) cafeteria and numerous classrooms. Outdoor - three (3) age relevant playscapes, two (2) outdoor basketball courts, two (2) all purpose fields, one (1) softball/baseball field. Alternating Site of Summer Pre-school and Elementary Day Camps.

### Introduction

The facility is intensely used by the student population and exhibits a great deal of wear. The softball skinned infield is over grown with weeds and the field exhibits potholes and wear in the infield, players bench areas and backstop.

The ballfield is intended to be a girl's softball field and is not large enough for adult softball.

Open field areas are compacted and in need of refurbishment, aerating, top dressing and seed. There is little shade for the children and no shelter.

Basketball courts need to be resealed with a leveling course to smooth out pavement.

Because no service drive exists, maintenance crews are forced to drive through active children's play areas during school hours, or forced to maintain the facility in an insufficient time between the end of the school day and work stoppage. Therefore, an alternate service drive is required.

### Recommendations

- Provide a service gate and create a gravel service drive leading from the intersection of the front driveway and the Thompson Brook service path to allow maintenance from the side and rear lawn areas, eliminating conflict with play areas
- Relocate the softball field 40' towards left field, reconstruct skinned infield, and irrigate; place outfield fence at 200' and relocate or provide new back stop, protective sideline fencing, and player's benches
- Expand soccer field to full-size regulation and irrigate
- Add shelter buildings with tables and benches for children's activities in the shade.
- Refurbish/replace play equipment as necessary
- Refinish and color sealcoat basketball courts (every 7-8 years)
- Provide additional handicap accessible features

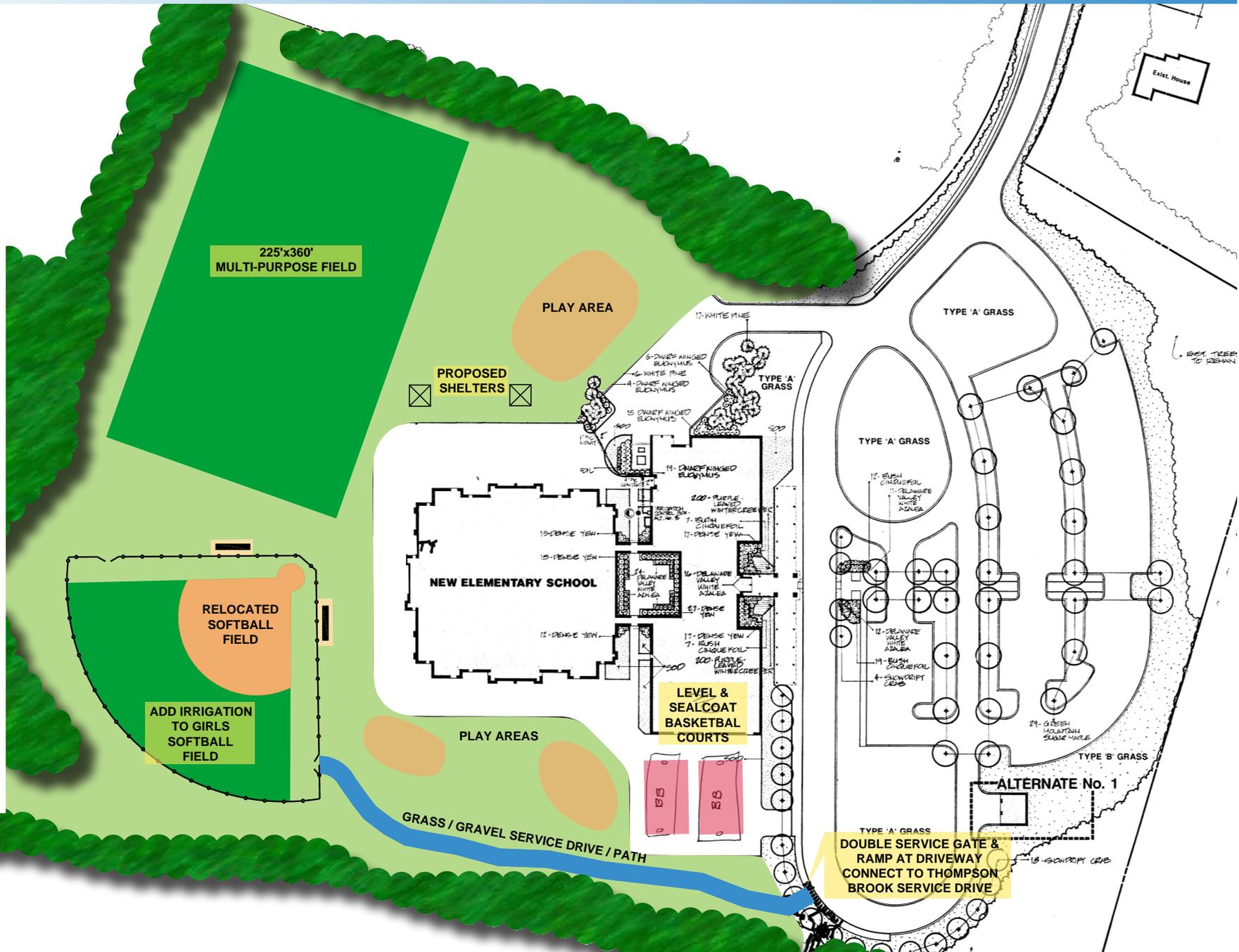
## RECOMMENDATIONS:

### SOCCER

- WIDEN FIELD TO 225'
- LENGTHEN FIELD TO 360'
- MULTI-PURPOSE FIELD
- MINOR RERADING REQUIRED

### SOFTBALL

- RELOCATE BACKSTOP 40' SOUTH
- SHORTEN OUTFIELD TO 200' HOME RUN LIMIT
- ADD BENCHES ON PADS WITH 8' PROTECTIVE FENCE
- REGRADE OUTFIELD & REBUILD INFIELD SOD / SKINNED



## **ROARING BROOK ELEMENTARY SCHOOL**

### Description

20.02 acres. 30 Old Wheeler Lane. Used by the Recreation Department for both indoor and outdoor activities. Indoor - one (1) elementary school gymnasium with stage, one (1) cafeteria, one (1) multi-purpose room, and numerous classrooms. Outdoor - three (3) age relevant playscapes, two (2) outdoor basketball courts, one (1) all-purpose field, one (1) baseball/softball field, and a soccer kick wall.

### Introduction

The needs at this facility revolve around the multi-purpose use and deteriorating condition of the ball fields. Other recreation areas at the school are maintained and in an acceptable condition.

### Recommendations

- The all-purpose field needs to be refurbished, including aeration, topdressing, and seeding (relocate towards the north end of the property)
- Irrigation should be installed
- The baseball/softball field needs to be refurbished with an infield constructed
- Install protective fencing, a backstop, and new players benches

### Additional Recommendation

- At some future time, when additional multi-purpose fields are constructed in other locations, a field will be eliminated, and a “sole-use” softball field constructed in its place

# TOWN OF AVON, CONNECTICUT



ROARING BROOK SCHOOL - AERIAL PHOTOGRAPH  
Parks Master Planning



**APPENDIX VI—INVENTORY OF CURRENT AND PROPOSED RECREATIONAL FACILITIES**

Type of Facility	Existing Facilities		Needs	
	#	Location	#	Location
90' Regulation Baseball Field	3	Buckingham Avon High School Avon Middle School	1	Thompson Road
60' Little League Field	6	3-Sperry Park 1-Fisher Meadows 1-Thompson Brook (to softball) 1-Pine Grove School (to softball)	2  1	Huckleberry Hill (t-ball)  Roaring Brook
Softball Field 60' skinned infield	3	2-Fisher Meadows 1-Avon Middle School	1 1 1	Thompson Brook Pine Grove School Fisher Meadows (recovered by moving U-10 Soccer)
Turfed All-Purpose Fields	0	None	1 1	Thompson Road To be determined
All-Purpose Fields	13	2-Alsop Meadows 2-Buckingham 4-Fisher Meadows 1-Huckleberry Hill 1-Avon High School 1-Avon Middle School 1-Thompson Brook School 1-Pine Grove School	7  1	Fisher Meadow (smaller fields)  Roaring Brook

**APPENDIX VII—RECREATION FACILITY MAP**

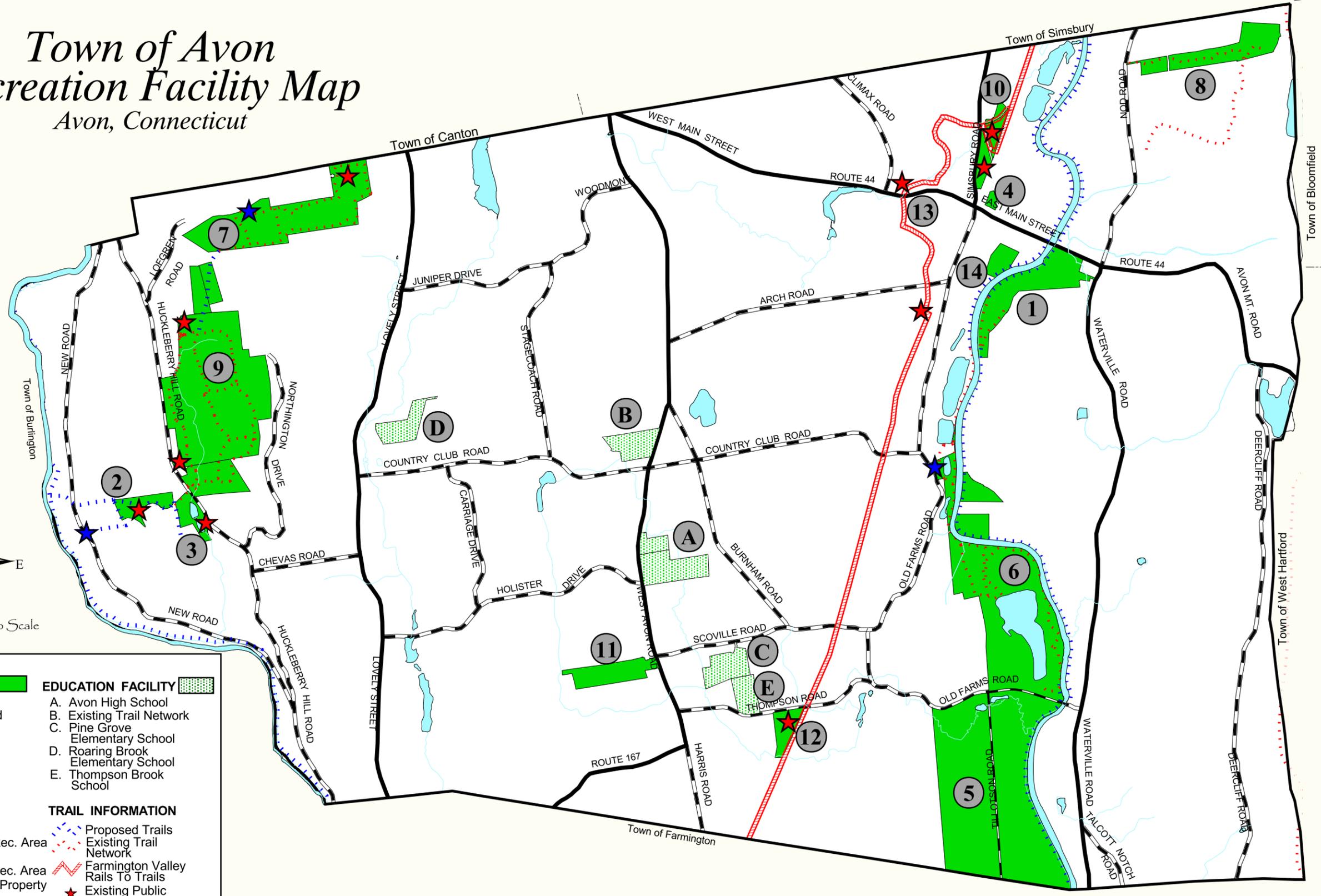
# Town of Avon Recreation Facility Map

Avon, Connecticut



## LEGEND:

- |                                    |  |                                    |                                   |
|------------------------------------|--|------------------------------------|-----------------------------------|
| <b>PARK FACILITY</b>               |  | <b>EDUCATION FACILITY</b>          |                                   |
| 1. Alsop Meadows                   |  | A. Avon High School                |                                   |
| 2. Buckingham Road Recreation Area |  | B. Existing Trail Network          |                                   |
| 3. Countryside Park                |  | C. Pine Grove Elementary School    |                                   |
| 4. Enford Street                   |  | D. Roaring Brook Elementary School |                                   |
| 5. Fisher Farm                     |  | E. Thompson Brook School           |                                   |
| 6. Fisher Meadows Recreation Area  |  |                                    |                                   |
| 7. Found Land                      |  | <b>TRAIL INFORMATION</b>           |                                   |
| 8. Hazen Park                      |  |                                    | Proposed Trails                   |
| 9. Huckleberry Hill Rec. Area      |  |                                    | Existing Trail Network            |
| 10. Sperry Park                    |  |                                    | Farmington Valley Rails To Trails |
| 11. Sycamore Hills Rec. Area       |  |                                    | Existing Public Trail Access      |
| 12. Thompson Road Property         |  |                                    | Proposed Public Trail Access      |
| 13. Town Green                     |  |                                    |                                   |
| 14. River Park ( Private)          |  |                                    |                                   |



**APPENDIX VIII—PROPOSED TEN-YEAR IMPLEMENTATION PLAN**

**AVON, CONNECTICUT  
CAPITAL IMPROVEMENT PROGRAM, PROJECT PROPOSAL  
FY 2008/2009 – 2017/2018**

**CAPITAL BUDGET REQUEST FORM 1 (CBF-1)  
SUMMARY OF PROJECT REQUESTS**

New 12/72  
Revised 06/02

		Estimated Expenditure by Fiscal Year * Total For Ten Year Plan											
PRIORITY LIST OF PROJECTS (1)	Source of Funds * (2)	Total Estimated Cost (3)	FY 2008/09 (4)	FY 2009/10 (5)	FY 2010/11 (6)	FY 2011/12 (7)	FY 2012/13 (8)	FY 2013/14 (9)	FY 2014/15 (10)	FY 2015/16 (11)	FY 2016/17 (12)	FY 2017/18 (3)	
<b>1.a. Avon High School*</b>	<b>8 (Private)</b>	<b>\$1,500,000</b>	<b>\$150,000</b> (Engineering)	<b>\$350,000</b>									
<b>i. Floodlight Track and Field</b>													
<b>ii. Synthetic Turf-Track Infield</b>					<b>\$1,000,000</b>								
<b>1.b. Sperry Park</b>	<b>1</b>	<b>\$300,000</b>	<b>\$10,000</b> (Engineering)										
<b>i. Parking Expansion</b>													
<b>ii. Additional Ballfield</b>			<b>\$140,000</b> <b>\$15,000</b> (Engineering)	<b>\$135,000</b>									
<b>iii. Optional Synthetic Skating Rink-open</b>	<b>1</b>	<b>Optional</b>	<b>Not</b>	<b>Projected</b>	<b>At</b>	<b>This</b>	<b>Time</b>						
<b>1.c. ADA Issues</b>		<b>\$100,000</b>	<b>\$10,000</b> (Engineering)	<b>\$90,000</b>									
<b>1.c. i. All schools and Parks</b>													
<b>2.a. Pine Grove School</b>	<b>1</b>	<b>\$40,000</b>	<b>\$5,000</b> (Engineering)										
<b>i. Service Drive Gate</b>													
<b>ii. Girls Softball</b>			<b>\$2,000</b>										
<b>iii. Irrigated Field</b>			<b>\$15,000</b> <b>\$18,000</b> (materials)										
<b>2.b. Thompson Brook School</b>	<b>1</b>	<b>\$30,000</b>	<b>\$5,000</b>										
<b>i. Girls Softball</b>			<b>\$15,000</b> (Engineering)										
<b>ii. Irrigated Fields</b>			<b>\$10,000</b> (materials)										
<b>2.c. Middle School</b>	<b>BOE/Parks</b>	<b>\$20,000</b>	<b>\$5,000</b> (Engineering)										
<b>i. Girls Softball</b>			<b>\$10,000</b>										
<b>ii. Irrigated Fields</b>			<b>\$5,000</b> (Materials)										
<b>TOTALS THIS SHEET</b> *Not including 1.a and 1.b.iii		<b>\$490,000</b>	<b>\$265,000</b>	<b>\$225,000</b>									

\*(1) General Revenue (2) Long Term Bonds (3) Short Term Notes (4) State Aid (5) Federal Aid (6) Special Assessments (7) Other

**AVON, CONNECTICUT  
CAPITAL IMPROVEMENT PROGRAM, PROJECT PROPOSAL  
FY 2008/2009 – 2017/2018**

**CAPITAL BUDGET REQUEST FORM 1 (CBF-1)  
SUMMARY OF PROJECT REQUESTS**

New 12/72  
Revised 06/02

PRIORITY LIST OF PROJECTS (1)	Source of Funds * (2)	Total Estimated Cost (3)	Estimated Expenditure by Fiscal Year *									
			Total For Ten Year Plan									
			FY 2008/09 (4)	FY 2009/10 (5)	FY 2010/11 (6)	FY 2011/12 (7)	FY 2012/13 (8)	FY 2013/14 (9)	FY 2014/15 (10)	FY 2015/16 (11)	FY 2016/17 (12)	FY 2017/18 (13)
2.d. Huckleberry Hills Apartment/Park i. Parking Area\	1	\$10,000	\$10,000 (Materials)									
2.e. Sycamore Hills i. UG Electric and Refurbish Field	1	\$10,000	\$10,000 (Materials)									
2.f. Middle School i. Tennis Courts	BOE	\$250,000	\$25,000 (Engineering)	\$225,000								
2.g. Buckingham Park i. Parking Area Improvement New and Temporary	1	\$150,000	\$15,000 (Engineering)	\$135,000								
3.a. Fisher Meadows i. All Purpose Fields with Irrigation/Subdrain and Parking	1	\$1,500,000		\$150,000 (Engineering)	\$750,000	\$500,000	\$100,000					
3.b. Pine Grove School i. Lacrosse Field Refurbish/Irrigate	1/BOE	\$120,000			\$20,000 (Engineering)	\$100,000						
<b>TOTALS THIS SHEET</b>		<b>\$2,040,000</b>	<b>\$215,000</b>	<b>\$510,000</b>	<b>\$770,000</b>	<b>\$600,000</b>						

\*(1) General Revenue (2) Long Term Bonds (3) Short Term Notes (4) State Aid (5) Federal Aid (6) Special Assessments (7) Other

**AVON, CONNECTICUT  
CAPITAL IMPROVEMENT PROGRAM, PROJECT PROPOSAL  
FY 2008/2009 – 2017/2018**

**CAPITAL BUDGET REQUEST FORM 1 (CBF-1)  
SUMMARY OF PROJECT REQUESTS**

New 12/72  
Revised 06/02

PRIORITY LIST OF PROJECTS (1)	Source of Funds * (2)	Total Estimated Cost (3)	Estimated Expenditure by Fiscal Year * Total For Ten Year Plan										
			FY 2008/09 (4)	FY 2009/10 (5)	FY 2010/11 (6)	FY 2011/12 (7)	FY 2012/13 (8)	FY 2013/14 (9)	FY 2014/15 (10)	FY 2015/16 (11)	FY 2016/17 (12)	FY 2017/18 (13)	
3.c. Thompson Brook School i. Tennis Lighting	1/BOE	\$80,000			\$10,000 (engineering)	\$70,000							
4.a. Thompson Road i. All Purpose Synthetic Field, Lighted with 350+ car parking ii. Synthetic Baseball Field Enclosures and Parking iii. Support Buildings	1/BOE	\$3,000,000				\$350,000 (engineering)	\$1,250,000			\$750,000		\$650,000	
4.b. Buckingham Road Park i. Courts/Lighting	1	\$250,000								\$25,000 (engineering)	\$225,000		
4.c. Roaring Brook School i. T-ball and All Purpose Field/Irrigated	1/BOE	\$150,000								\$15,000 (engineering)	\$100,000	\$35,000	
4.d. Alsop Meadows i. Additional Field Irrigation, Boat Launch Rebuilding	1	\$250,000									\$30,000 (engineering)	\$120,000	\$100,000
4.e. Enford Street and Towpath Park i. New Park and Parking Area	1/BOE  (Land Transfer)	\$200,000									\$25,000 (engineering)	\$100,000	\$75,000
<b>TOTALS THIS SHEET</b>		<b>\$3,930,000</b>	<b>0</b>	<b>0</b>	<b>\$10,000</b>	<b>\$420,000</b>	<b>\$1,250,000</b>	<b>\$750,000</b>	<b>\$690,000</b>	<b>\$380,000</b>	<b>\$255,000</b>	<b>\$175,000</b>	
<b>TOTALS ALL SHEETS</b>		<b>\$6,460,000</b>	<b>\$485,000</b>	<b>\$605,000</b>	<b>\$780,000</b>	<b>\$1,020,000</b>	<b>\$1,350,000</b>	<b>\$750,000</b>	<b>\$690,000</b>	<b>\$380,000</b>	<b>\$255,000</b>	<b>\$175,000</b>	

\*(1) General Revenue (2) Long Term Bonds (3) Short Term Notes (4) State Aid (5) Federal Aid (6) Special Assessments (7) Other