

Charlton

Massachusetts

2008



A BUSINESS & COMMUNITY GUIDE

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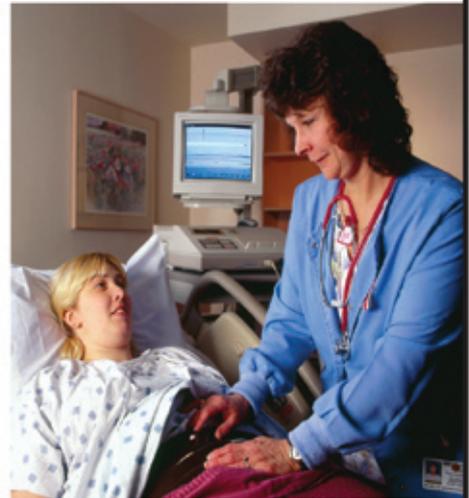


Harrington

is your community hospital located in Southbridge, MA,

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We also diagnose Sleep Disorders, provide Cardiac Rehabilitation, Speech and Audiology Services, as well as Physical and Occupational Rehabilitation.



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Health Education to keep you informed

The hospital provides community health education programs, including the popular Baby-Sitter training, Childbirth education, Prenatal programs, First Aid, CPR training, Cardiac Rehab and education on diabetes.

Harrington has initiated a major capital expansion effort to better serve our community. New MRI and other equipment is already in place

For more information, or a list of our well credentialed physicians,



call 508-765-9771
or log on to:
www.harringtonhospital.org
Harrington
Memorial Hospital
100 South Street
Southbridge, MA, 01550

CHARLTON MASSACHUSETTS WELCOMES YOU

It is my pleasure to welcome you to the Town of Charlton, one of the fastest growing towns in Central Massachusetts!

Charlton is located 50 miles or less from five major New England cities; Boston, Worcester, Springfield, Hartford and Providence. Once a very rural landscape, modern-day Charlton is rural residential, with a mix of woods and fields, and a small percentage of retail and business land developed mostly along Route 20. Like most small New England towns, Charlton boasts a traditional village green and historic district that the town values and seeks to preserve.

Residents choose to live in Charlton for its quiet wooded hills, farms & orchards, excellent schools and country living that is still close to cultural centers and urban areas. Recent improvements include a 6.4 million dollar library renovation and extended Fire Department services to 24/7 Fire / EMT / Ambulance coverage. Harrington Hospital, located in nearby Southbridge, provides a wide range of health care services for area residents and works closely with Charlton to plan for regional emergencies.

Because of its abundant available land, Charlton has grown rapidly in the past decade. With improved infrastructure and zoning changes, Charlton has gained industrial and commercial activity and hopes to continue this growth with a careful eye trained on maintaining the open space, character and heritage of our town.

Robin Craver ~ Town Administrator

Charlton Public Library

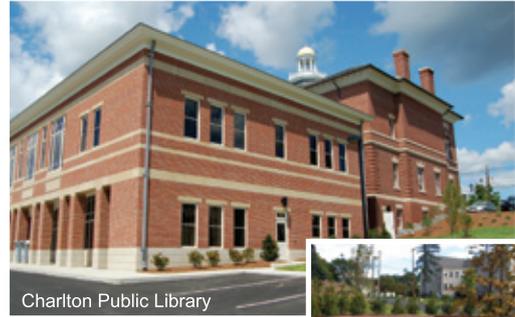
Dexter Memorial Hall is a beautiful building situated on Main St. directly across from the Town Common. Dexter Memorial Hall has housed the public library since 1904. In 1998, town offices were moved across the street to the old high school building and a town meeting vote transferred custody of Dexter Memorial Hall to the Board of Library Trustees. The Library building has recently undergone a 6.4 million dollar renovation and expansion project, funded by the state, town, and donations.

The newly renovated library is approximately 27,000 square feet. It features three meeting rooms; including the newly renovated 2500 sq. ft. Dexter Hall Meeting Room on the third floor. All meeting rooms may be reserved for public use.

The main level features a comfortable seating area, quiet study rooms, a local history room, a book sale room, and a café area where patrons may purchase freshly

brewed coffee. Ten computers are available for public use as well as wireless access throughout the building.

The Children's Room is a hub of activity with story times, programs, and special performances scheduled throughout the year. The outdoor Reading Garden is



Charlton Public Library



a great place to get some fresh air, read a book or magazine, and watch the world go by. Whether you need to do some research or you're simply looking for a bestseller or the newest DVD the Charlton Public Library is the place to be! www.charltonlibrary.org



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Published & Distributed by:

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860-963-0414 • globaldesign@snet.net
www.gdpublishing.com

All sales, design, and text is provided by
Global Design & Publishing, LLC in collaboration
with the Town of Charlton.

To inquire about producing a publication call 866-963-0414.
All text and images have been carefully compiled for
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Photography by: Jim Tourtellotte
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Business Growth & Open Space *Working Together*

Charlton prides itself as a community which balances business development while preserving its heritage.

Since 2000, Charlton Economic Development Commission has worked closely with the Town Planning Board and interested parties to study potential, appropriate re-zoning that balances growth with maintaining the character and heritage of the town. This includes a traditional village center with town common and public buildings and an 85-acre historic district on the National Register of Historic Places. The recently completed Route 20 reconstruction effort by MassHighway in 2006 makes way for a development corridor to flourish along this well-traveled regional highway. Along with a streamlined local permitting process, Charlton is poised for economic growth and success.

Agribusiness and high-tech and biotech development and manufacturing currently make up an important part of Charlton's economic base. Charlton takes pride in its agribusiness, which helps preserve the historically rural nature and agricultural heritage of the town. Some of these businesses include Charlton Orchards Farm (orchards and winery), Signal Rock Farm (pasture raised sheep's milk, lamb, hay and wool products), Hidden Acre Alpaca Farm (raise and breed alpaca).

Agribusiness is so important to Charlton that in 2002 the town purchased



Route 20, Charlton, MA

the 65-acre Fay Mountain Farm, with a Massachusetts Division of Conservation Services grant and a substantial donation from the Massonic Home, to preserve an existing apple orchard and historic barn. The property includes 28 acres of open space, with a section of the Mid-State Trail that is open to the public for passive recreation. Capen Hill Wildlife Sanctuary and Nature's Classroom also take advantage of Charlton's natural resources, offering educational opportunities utilizing their surrounding woods, fields and water sources.

Economic Development Commission
Phone: (508) 248-2237/ Fax: (508) 248-2372
Community Master Plan:
www.townofcharlton.net/masterplan.htm

Other Current Industry/Business:

- **Incom, Inc.** world's largest supplier of rigid fused fiberoptic products for commercial applications; 2 Charlton facilities employ highly trained assemblers and leading engineers
- **Karl Storz Endovision (KSE)** develops and manufactures medical imaging and light transmission fiber optics.
- **GTC Biotherapeutics**, develops, produces and commercializes therapeutic proteins through transgenic animal technology
- The Overlook Life Care Community, 219 independent living residences on 450-acre campus.

Available Development Opportunities:

- **Jaromis Property Trust**, a 138-acre zoned business enterprise park located just off Rt 20.
- **Green Hill Realty Trust:** 98 acres business enterprise zoned site just off Rt 20 just minutes from Mass Pike and Rt 84.
- **POG Realty Trust:** across from Trolley Crossing business district, 100 acres business enterprise zoned
- **Kaszowki Property** 98 acres business enterprise zoned site just off Rt 20, former farm near intersection Rts 20 & 169
- **Griffin Realty Trust Park:** Charlton's first modern Business Enterprise Park on 13 acres, ideal for light industrial, warehouse, professional office or high-tech business tenants. Will consist of 5 buildings to be leased.

For more information contact
Alan I. Gordon, Town Planner
(Economic Development
Commission) at 508-248-2237

TREASURING *Our* HERITAGE



Rider Tavern (Courtesy of Charlton Historical Society)

- ◆ *Initially called Oxford*, the area was first settled by French Huguenots in the late 1600s, then by English pioneers in 1713.
- ◆ *The western part of Oxford was split off and incorporated* as Charlton in 1755, named in honor of an English baronet, Sir Francis Charlton.
- ◆ *By 1830*, Charlton became the 3rd largest agricultural producer in Worcester County.
- ◆ *Built through Charlton in 1838* to transport products east, the railroad helped Charlton become the leading producer of fresh milk in the country.

- ◆ *During the industrial revolution*, textile mills (especially woolen) powered by numerous local streams developed and competed with dairy farms as the area's leading industries.
- ◆ *Post-WWII saw* residential development rise, with families moving to Charlton for its small town friendliness and rural character.
- ◆ *In the late 20th century*, many dairy farms were replaced with housing, with the last commercial farm closing in 2000. The last woolen mill closed in the 1990s.
- ◆ *Modern Charlton* is a rural/residential area with some light industry and

commercial development. It is still considered a desirable place to live for its rural character.

◆ *Charlton treasures its heritage*, as reflected in designated historic districts. The Charlton Center Historic District is on the National Register and encompasses the Charlton Common and the village of Charlton Center. The General John Spurr House (c. 1755), the Dexter Memorial Hall (c. 1905, formerly the town hall), and the Federated Church (1761, rebuilt after a fire in 1939) are just a few of the 40 public and private historic buildings, representing a wide array of architectural styles.

◆ *The Northside Village* was designated a Historic District in 1976 and includes the Rider Tavern (c. 1799, home of the Charlton Historical Society and named one of the ten most outstanding buildings in the state) and the Waters-Morton House (mid-1800s), the boyhood home of William Morton, who discovered the anesthetic properties of ether and helped modernize surgery to avoid pain.

The Overlook Hotel Reception Room and Performing Arts Center

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Lifestyle & ATTRACTIONS

Charlton Old Home Day is an annual themed day-long family event on Labor Day Weekend. This community celebration includes a parade, booths on the Common (food & beverage, activity and information), soap box racing, frog jumping contest, book sale, craft fair, art exhibit (28th annual) and 5-Mile Road Race (41st annual) and more!

1

Historical Attractions

Home to the Charlton Historical Society, the Rider Tavern is open seasonally to the public and available for group tours. Built in 1797 by Eli Wheelock, a local innkeeper and distiller, to serve guests along the road between Worcester and Hartford, the Rider Tavern is “one of the least altered and best documented examples of a wayside tavern of the Federal period in New England.” The Tavern has the distinction of hosting France’s General Lafayette in 1824 as he toured the United States after coming to assist in the Revolutionary War. The Historical Society’s mission is to preserve, restore, and maintain the Rider Tavern as well as to encourage the preservation of other historic structures and sites in Charlton. They host several annual events plus hold regular meetings and provide educational programs and tours. www.charltonhistoricalsociety.org

2

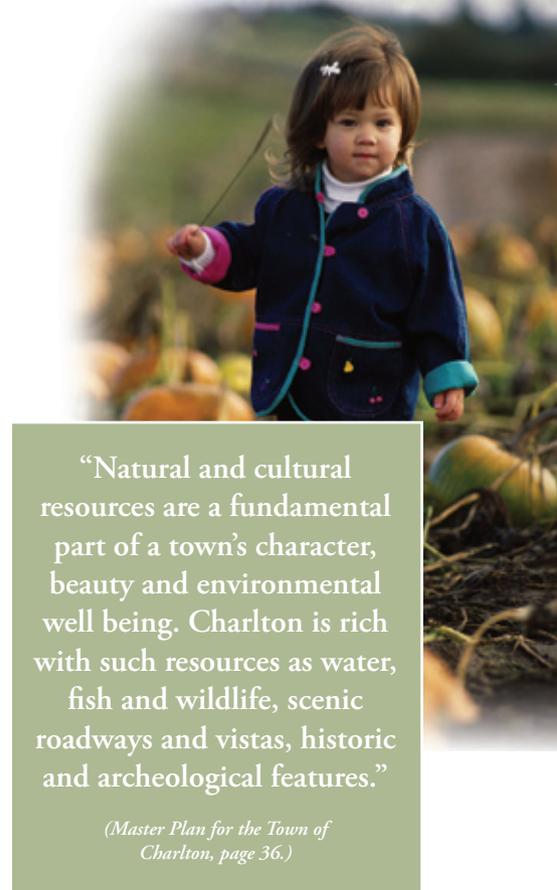
“Grizzly” Adams’ Grave

Bay Path Cemetery on Route 31 in Charlton is the burial site of John Capen Adams, the legendary 19th-century mountain man and bear-tamer better known as Grizzly Adams. Adams headed to the Rockies in 1852, where he both befriended and killed grizzly bears. His talents discovered by P.T. Barnum, Adams toured with the circus show. Grizzly Adams “died with his boots on” and is entombed in the Old Burying Ground (now known as Bay Path Cemetery) beneath a headstone commissioned by Barnum. The stone features a carved relief of the buckskin-clad Adams.

3

Dr. William Thomas Green Morton Memorial

Charlton Common features a memorial to Dr. William Thomas Green Morton (1819-1868), who “discovered” anesthesia by experimenting with ether. In 1846 Dr. Morton and a dentist made the first deep-root tooth extractions using ether. One



“Natural and cultural resources are a fundamental part of a town’s character, beauty and environmental well being. Charlton is rich with such resources as water, fish and wildlife, scenic roadways and vistas, historic and archeological features.”

(Master Plan for the Town of Charlton, page 36.)

month later he performed a major operation at the Massachusetts General Hospital with an etherized patient.

4

Capen Hill

A 72-acre wildlife refuge and non-profit corporation dedicated to nature conservation and education. Open year-round, the Sanctuary features walking trails, visitor’s center with wildlife rehabilitation facilities, live animal exhibits, a nature library, an observation room, gift shop and summer nature camps. Educational programs are tailored to school groups, clubs, scouts and more. www.capenhill.org

5

Buffumville Park

The U.S. Army Corps of Engineers manages Buffumville Park, which consists of 500 acres of land and 200 acres of water. The park is open daily seasonally and features a 300-foot-long beach with an enclosed swimming, picnic tables and grills, a seven-mile hiking trail, and a popular 27-hole frisbee golf course. Special programs on the cultural and natural environment, water resources, water safety and flood control are provided by Park Rangers. Hunting, fishing and boating are permitted. For an additional fee, picnic shelters, a volleyball court and horseshoe pits can be reserved, plus small groups can rent a 3-acre island by the week for primitive camping.

Buffumville Lake

Old Oxford Road (Buffums Dam Road)
Charlton, MA • 508-248-5697



Buffumville Park

6

The Midstate Trail

The Midstate Trail is a 92-mile scenic hiking trail in Worcester County that extends from Rhode Island through central Massachusetts and into New Hampshire. Charlton is home to 8.3 miles of the trail, sections of which pass through Fay Mountain Farm. www.midstatetrail.org

7

Charlton Orchards Farm & Winery

Charlton Orchards Farm & Winery is a working family farm open June – January

(the winery is open year-round). Charlton Orchards Farm offers “pick-your-own” farm fresh fruit (apples, pears, peaches, strawberries, blueberries & more),



seasonal produce plus bedding plants grown in their greenhouses, a bakery and a winery. The Obadiah McIntyre Farm Winery offers tastings and sales of handcrafted fruit and grape wines.

It produces over 20 varieties of wine, (10 international medal winners) plus hard cider. The Farm also offers seasonal events plus rental and group tour availability. www.charltonorchard.com

8

Nature’s Classroom

Based in Charlton but with 14 different sites throughout New England, Nature’s Classroom has provided educational programs to over half a million children and 450 schools. Working with elementary and middle schools, Nature’s Classroom helps create a “learning partnership,” where students take an active role in their own education. Students and teachers spend a week at a residential facility, “living and



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learning together, developing an appreciation for others and a sense of community.”

Through hands-on interdisciplinary classes, peer cooperation and student-teacher relationships are stressed, with a goal of influencing the cognitive growth of students throughout the school year. The Charlton facility is year-round and offers a summer camp (which includes day camp programs) and a weekend conference center. www.naturesclassroom.org

9 Charlton Heritage Preservation Trust

The Charlton Heritage Preservation Trust is a non-profit charitable land trust working to preserve open space and the unique natural resources in Charlton. The trust currently stewards about 156 acres on 8 properties. In addition to purchasing and acquiring donated land, the CHPT works to “educate the public on the value of open space, the wise use of natural resources, and



the advantages and principles of land use planning.” Education includes a semi-annual newsletter and other news updates, workshops and seminars plus participation in local events. www.charltontrust.org

10 Charlton Garden Club

The Charlton Garden Club has been meeting almost continuously since 1937. Meetings are held monthly at the Charlton Federated Church. The Club features a calendar of programs on different topics plus seasonal projects, such as planting annual beds at the Charlton Common, at local schools and other public buildings, creating a butterfly garden at Capen Hill Nature Sanctuary and so on. www.charltongardenclub.org

11 Sports

www.CharltonSports.org is a portal for all sorts of youth sports in Charlton, from Little League baseball, softball and soccer

to football and basketball. There’s also information about the annual Old Home Day 5-mile Road Race.

12 Welcome to Camp Joslin

“Teaching Kids to Control Diabetes So Diabetes Doesn’t Control Them!” Located in Charlton, Camp Joslin’s programs combine camping, sports and fun with diabetes education and support to give children with diabetes, and their families, the tools they need to live happy, healthy, balanced lives. Camp Joslin offers a variety of programs throughout the year. The largest summer camp serves over 450 boys and young men each summer. Campers and their families often call their time at camp the single most rewarding experience in their lives with diabetes. www.joslin.org

13 Heritage Country Club

Heritage Country Club is an 18-hole championship golf course and home of the Central Mass. Professional Open. It “has long been considered one of the finest public golf courses in the Central Mass area.” With a par 71, 6,468-yard course, Heritage Country Club offers something for players of all abilities plus private club conditions and amenities at affordable rates. The Club features a driving range, clubhouse, restaurant, lounge, professional staff and a fully stocked pro-shop. www.heritagecountryclub.com



Arts & Culture Gateway Players Theater Group

Located in nearby Southbridge, the Gateway Players is in its 32nd season of providing quality theatre to the tri-community area of Southbridge, Sturbridge and Charlton Massachusetts. Gateway is a non-profit, all-volunteer educational organization dedicated to the support of the arts and the development of talent and creativity. The theater produces about 5 to 8 shows a year, including plays, musicals and more. www.gatewayplayers.org


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Educating Our Students

Dudley-Charlton Regional School District

The Town of Charlton's school system is part of the larger Dudley-Charlton Regional School District. The District encompasses seven schools in Charlton and Dudley. Charlton educates approximately 1,800 students in three schools: Charlton Middle School (Grades 5-8), Heritage School



Charlton Elementary School

(Grades 2-4), Charlton Elementary School (Grades Pre-K – 1). Charlton high school students can attend Shepherd Hill Regional High School (1,200 students) in Dudley or Bay Path Regional Vocational Technical High School in Charlton.
www.dc-regional.k12.ma.us

Bay Path High School

Bay Path serves students from the southern Worcester County communities of Auburn, Charlton, Dudley, N. Brookfield, Oxford, Paxton, Rutland, Spencer, Southbridge, and Webster. Bay Path's mission is to "provide an integrated academic and vocational technical education [and prepare students] with a broad range of knowledge and job skills necessary to function effectively as productive and contributing members of multicultural communities."
www.baypath.tec.ma.us

Nichols College

Located in Dudley, Massachusetts on 200 acres of rolling hills, Nichols College was founded in 1815 as "Nichols Academy" and later became the first junior college in Massachusetts to receive the authority to grant an associate's degree in Business Administration. Today, Nichols College offers bachelors and masters degrees in

business plus continuing education program and an associates degree for non-traditional students. Within the last ten years, Nichols has added academic programs in sports management, educator preparation (grade 5-12), criminal justice and business communication. Nichols MBA program, which started with an enrollment of 11 students in 1974, is now the largest MBA program in central Massachusetts. Nichols college "strives to develop tomorrow's leaders through a dynamic, career focused business education." www.nichols.edu

Bay Path Community College

Founded in 1897, Bay Path is a comprehensive, private college offering undergraduate degrees for women and graduate degrees for men and women. The main campus is based in Longmeadow, MA, and the school offers a Central Mass Center located on Route 20 on the Charlton/Sturbridge line. The JRD Building offers a Saturday College for adult women. This accelerated program allows working women or those raising families to earn a bachelors or associates degree by attending classes just one day a week.
www.baypath.edu



Photo courtesy of Nichols College

Nichols' MBA program, which started with an enrollment of 11 students in 1974, is now the largest MBA program in central Massachusetts.



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Masonic Health System

Based in Charlton, the Masonic Health System offers a variety of health and wellness services and community resources.

The Overlook Life Care Community is part of the Masonic Health System services, convenience store, library, game room and more. A full range of medical care and living assistance services are offered.

The Overlook Masonic Health Center provides skilled nursing services, intermediate services, and post acute rehabilitation services. The Center also specializes in the care of individuals with

Alzheimer's disease and other forms of dementia related diagnoses.

The Overlook Visiting Nurse Association & Hospice Services is a Medicare / Medicaid certified agency, providing skilled nursing, physical, speech, and occupational therapy, as well as certified home health aides, social workers, pediatric nurses, and end-of-life care.

The Overlook Health & Wellness InfoSource is a comprehensive centralized call center, Website and database resource providing answers to general health-related questions, free of charge.

The Overlook Catering & Reception Room offers catering services and menu options with both traditional and contemporary selections for weddings, conferences, family events and so on. www.masonichealthsystem.org

Christopher Heights Assisted Living

Christopher Heights of Webster is a rental community where residents enjoy private apartments with a kitchenette, bath, and which are furnished with their own treasured possessions.

The leasing program includes assistance with personal care, three meals a day, on-site 24 hour professional caring staff, weekly laundry and housekeeping, and a supportive environment that ensure peace of mind to residents and family alike. The goal is to provide a caring and uplifting atmosphere where each resident's rights, dignity and individuality are respected. www.christopherheights.com

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www.christopherheights.com

Health & Wellness

Harrington Hospital

Harrington Hospital is a non-profit community hospital founded in 1931 and about to embark on a capital campaign for a major renovation. Today it is a modern, 113-bed hospital that provides quality health care to 17 towns in South Central Massachusetts and Northeastern Connecticut.

Harrington Hospital offers a wide range of services including sports medicine, orthopedic surgery, rehabilitation services, cosmetic surgery, obstetrics, gynecology and women's and family health services. The hospital also features a sleep lab, physical and occupational therapy, audiology services, mental health services and more. Also provides community health education such as baby-sitter training, childbirth and prenatal programs, first aid, CPR and more.

www.harringtonhospital.org



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The Overlook Life Care Community

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CHARLTON FACTS

Settled: Incorporated 1755

Population: 14,404

Labor Force: 6,836

Unemployment Rate: 5.2%

Total area: 44 square miles

Government: Board of Selectmen,

Town Administrator, Open Town Meeting

Population per square mile: 224 per sq mile

Dresser Hill, Charlton