

WALLINGFORD 2036



**TOWN OF WALLINGFORD
2026 PLAN OF CONSERVATION UPDATE**



ACKNOWLEDGMENTS

The following individuals worked as part of with the project team to share their expertise throughout the plan process. They provided guidance for the plan process and community engagement, which ensured that the recommendations of the Plan were consistent with the community's vision and needs.

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INTRODUCTION

This chapter details the foundation from which this plan is formed. The chapter discusses goals and objectives of this plan, summaries of previous plans and how this plan aligns with them, and basic information about Wallingford. Together, these components establish the framework through which existing conditions were analyzed and future recommendations were shaped.



WHAT IS THIS PLAN?

This Plan of Conservation and Development is intended to guide Town planning efforts and decision-making over the next decade.

OBJECTIVES OF THE PLAN OF CONSERVATION AND DEVELOPMENT

Connecticut General Statutes, Section 8-23, requires municipal planning commissions to adopt a new Plan of Conservation and Development (POCD) every 10 years. This Plan serves as an update to the Town's 2016 POCD, reflecting the changes in values and trends that have occurred over the past decade. The statute requires plans to primarily determine policy for future land use, but also requires determinations of policy for transportation, housing, open & recreational space, municipal services, and more.

The intention of this planning process is to document the existing conditions of these topics within Wallingford, identify the community's future vision, establish goals, and identify a roadmap for future action. The Plan's vision, policies, and objectives serve as a guide for decision-makers and community leaders, and provide a comprehensive development framework to guide future investment. The policy statements in this plan must be consistent with the South Central Connecticut Council of Governments POCD and State POCD.

This POCD will have a planning horizon of ten years, up until 2036. However, it is recommended that the Town review the information contained in this document every year to track progress and assess whether any of the recommendations need to be modified based on changes in the Town.

LAND USE SUBAREA APPROACH

This plan contains a unique approach to conducting land use analysis and recommendations based for 7 individual land use subareas which comprise the town. These subareas and their borders were determined based on similar and complementary land uses which make them unique from bordering subareas. See the Land Use Subarea chapter for analysis and recommendations for each subarea.

PLAN PROCESS

Public Engagement and Visioning

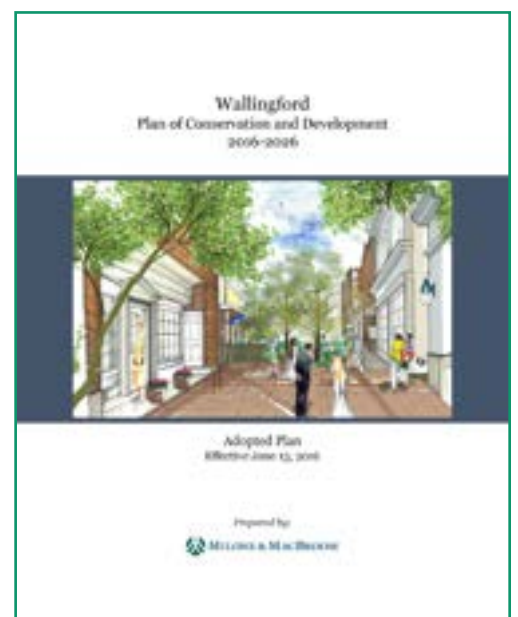
Meet residents and stakeholders in a variety of contexts to discuss their vision of the town's future.

Existing Conditions Analysis

Analyze maps and informational resources to find strengths and needs of Wallingford's assets.

POCD Recommendations & Implementation Plan

Create a cohesive roadmap to advise future policy and planning decisions.



Wallingford's 2016 POCD

Town of Wallingford Map



BUILDING ON PAST EFFORTS

This POCD builds on a number of plans and studies completed across the Town and region in recent years.

2016 PLAN OF CONSERVATION AND DEVELOPMENT

Wallingford's last Plan of Conservation and Development (POCD) laid out development policies from 2016 through 2026. The plan was formatted by general themes, with each chapter having an assessment of current conditions for each theme along with goals and strategies for each. Major goals include:

- Preserving farmland and supporting farmers
- Strengthening community services and parks and recreation facilities
- Attracting new businesses to industrial areas
- Supporting more variety in housing
- Promoting sustainability in development and government services
- Strengthening the Town Center
- Expanding access to and quality of multimodal transportation

2016 TRANSIT-ORIENTED DEVELOPMENT PLAN

This plan was created to spur transit-oriented development (TOD) around the planned commuter rail platform near Route 5, to the north of the Town Center. The plan calls for industrial uses to be moved further north of the area around the station in favor of more concentrated townhouses, apartment buildings, and mixed-use buildings in the immediate vicinity of the station. To do this, implementation of the plan calls for:

- A new TOD zone
- A Tax Increment Financing (TIF) district
- Transportation improvements around the station area.



Historic Wallingford Station

2022 AFFORDABLE HOUSING PLAN

This is Wallingford's plan for affordable housing for the years 2022 through 2027. The plan sets goals for Wallingford to get closer to the State's goal of 10% of total housing stock within a municipality to be affordable. The plan establishes goals to:

- Preserve the current affordable housing stock
- Align land use and zoning regulations to allow more affordable housing
- Support development of two- and three-family buildings, townhomes, and condominiums to diversify housing stock
- Promote affordable housing development opportunities to developers

2025 FACILITIES ASSESSMENTS

In 2024-2025, the Town of Wallingford conducted assessments of various facilities as part of an effort to plan a long-term capital improvement plan. The Animal Control, Armory, Parks and Rec, Railroad Station, SCOW STEM, Senior Center, and Town Hall buildings were assessed. Key findings of the assessments include:

- Several of these buildings are over 100 years old, with lifespans containing several uses and major renovations to accommodate for these uses and maintain regular upkeep and integrity.
- The SCOW STEM and Railroad Station buildings will require major renovations over the next 10 years which will approach the cost of replacing these buildings in full.



William J. Ulbrich Reservoir

LOCAL AND REGIONAL CONTEXT

The Town of Wallingford is shaped by its strategic location on transportation corridors and its unique geography.

LOCAL CONTEXT

Wallingford is a town of over 45,000 residents with a broad range of land uses and development contexts. It contains well-defined town center, commercial corridor, residential, and industrial districts. Further away from the center lie low-density districts, with semi-rural living, suburban living, agricultural uses, and park and conservation areas. The town hosts a wide range of public and commercial amenities for its residents and visitors, with many daily needs of most residents existing within the town's borders.

REGIONAL CONTEXT

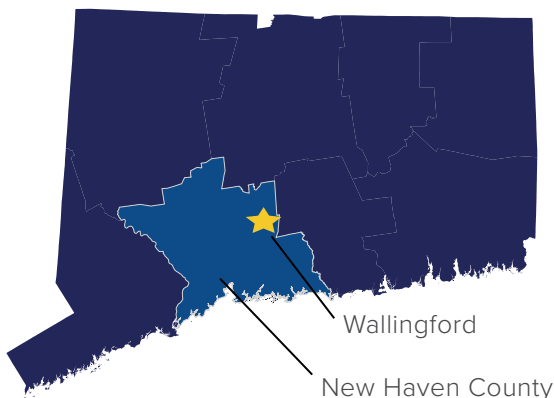
Wallingford is located within the South Central Connecticut Council of Governments region within New Haven County. North-South Routes 91 and 15/5 run through the town, providing direct highway access between New Haven and Hartford, as well as New York and Boston. East-West Route 68 runs through town. Amtrak and CT Rail service the Wallingford Train Station with routes between New Haven and Hartford, each connecting to regional routes from those stations. The town holds several institutions of regional significance, including Toyota Oakdale Theater, Choate Rosemary Hall, and Gaylord Hospital.



Le Jardin Cafe

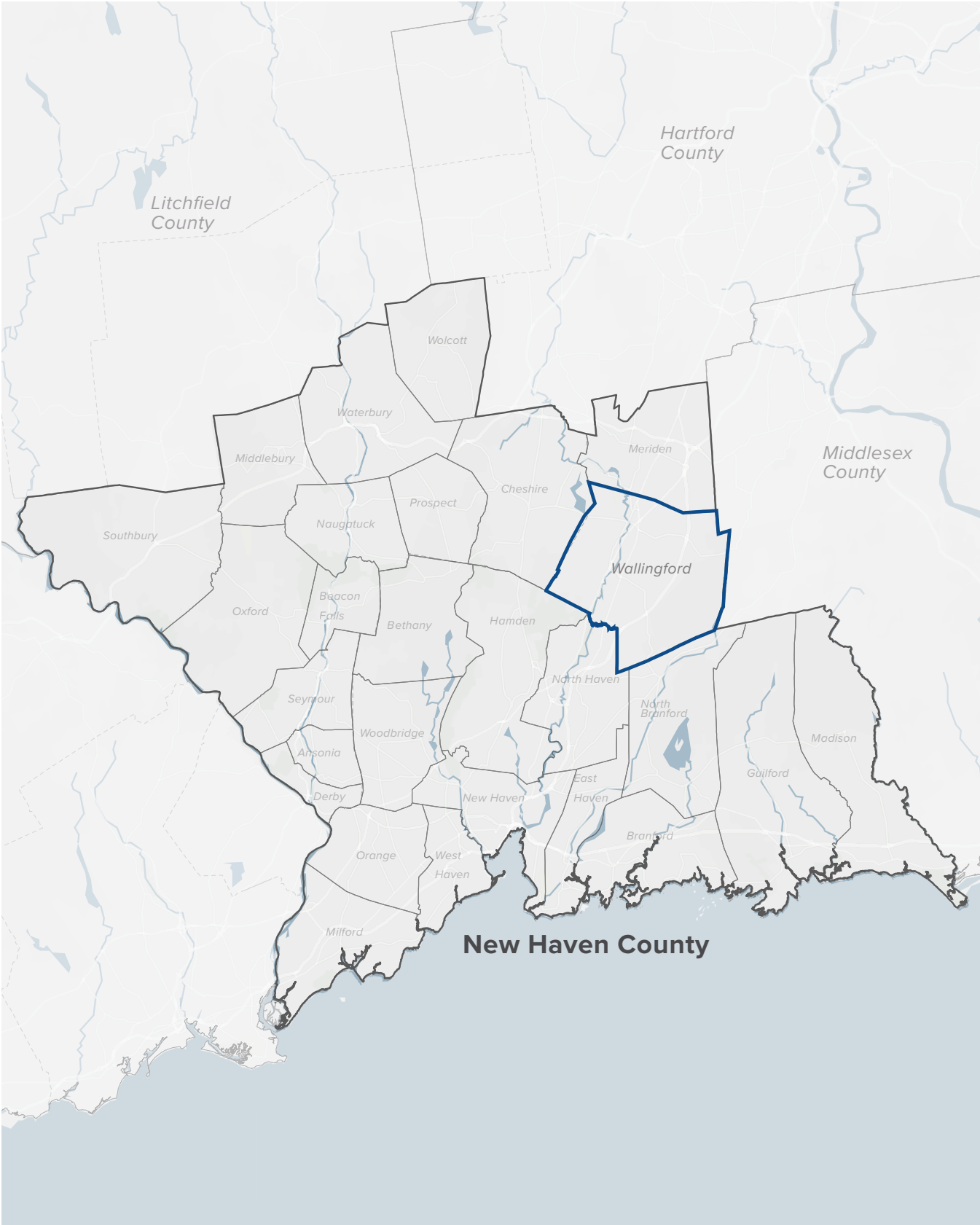


Kohler Environmental Center at Choate Rosemary Hall



Gaylord Hospital

Regional Context Map



SOCIOECONOMIC ANALYSIS

An overview of town social and demographic indicators compared to the county and the state provides the foundational context for analysis.

Wallingford is an upper-middle-income suburban community within New Haven County. It's population size is comparable to Meriden, Milford, Hamden, and West Haven. At 39.9 square miles, Wallingford is 10 square miles larger than the average Connecticut municipality.

Key Findings

Affordable Rental Market

Though less of the population is renting in Wallingford compared to New Haven County and Connecticut, the cost of those rentals were generally less expensive from 2019-2023, though this trend most likely has changed by 2026, which the most recent Census data does not account for.

Aging Population

Wallingford's population trends older than New Haven County and Connecticut on average, likely due to a combination of rising homeownership costs and reduced rate of rental offerings.

Reduced Diversity

Wallingford is less diverse than the county and state for Black and Latino races.

Limited Access to Homeownership

The post-pandemic rise in home prices affecting Wallingford, the state, and the country have limited homeownership options for families and residents looking to establish or re-establish themselves.

Less Multi-Family Units

Wallingford has higher rates of single-family housing and lower rates of multi-family housing compared to the state and county.

Low Poverty Rate

Wallingford's poverty rate is much lower than New Haven County and Connecticut, likely due to lower renter rates and higher homeownership rates.



Moses Yale Beach Monument

Sociodemographic Information

Comparison of Wallingford, New Haven County, and the State of Connecticut.

| | Wallingford | New Haven County | Connecticut |
|-------------------------------------|----------------------|---------------------|-----------------------|
| Population | 44,428 | 864,751 | 3,624,508 |
| Size | 39.9 mi ² | 604 mi ² | 4,842 mi ² |
| Median Household Income | \$88,573 | \$75,043 | \$96,049 |
| Median Home Value | \$276,300 | \$282,200 | \$396,900 |
| Median Average Rent | \$1,168 | \$2,016 | \$1,550 |
| Population under 25 | 24% | 30% | 29% |
| Population over 65 | 21% | 18% | 19% |
| Median Age | 44 yrs | 40 yrs | 41 yrs |
| Non-Hispanic White Population | 85% | 72% | 75% |
| Black Population | 1% | 16% | 14% |
| Asian Population | 5% | 5% | 6% |
| Hispanic or Latino | 13% | 20% | 19% |
| Vacancy Rate | 5% | 6% | 6% |
| Ownership Rate | 73% | 62% | 67% |
| Renter Rate | 27% | 38% | 33% |
| Pre-1940 Housing | 16% | 22% | 20% |
| Post-2000 Housing | 10% | 9.2% | 14% |
| Single-family Units | 68% | 62% | 65% |
| Duplexes | 8% | 8% | 7% |
| Multi-Family Units | 22% | 30% | 27% |
| Percent of Population Below Poverty | 6% | 11% | 10% |

American Community Survey, 2019-2023 (most recent data)



COMMUNITY ENGAGEMENT

Community input was integral to informing the planning process. The engagement of stakeholders and community members from various backgrounds provided various perspectives and helped guide and define the future vision of Wallingford.



PUBLIC OUTREACH

Community members, landowners, stakeholders, elected officials, and regional organizations have a vested interest in the success of the Plan of Conservation and Development and must become partners in its implementation.

Outreach Conducted:

| | |
|--|--------------------------------|
| 3 Steering Committee Meetings | 4 Pop-Up Events |
| 3 Planning & Zoning Commission Meetings | 13 Focus Group Meetings |
| 2 Public Meetings | |



Public Meeting #1



Public Meeting #1

OUTREACH PROCESS

During the planning process, the project team conducted an iterative public engagement campaign to create a shared vision for the future of Wallingford. The public outreach process combined a variety of methods for collecting feedback to maximize:

- The number of opportunities for community members to share feedback.
- The variety of contexts of the opportunities to allow a diversity of voices to be heard.
- The ability to have one-on-one, in-depth conversations with both stakeholders and community members.

ENGAGEMENT EVENTS

The following events and meetings were held to provide information sharing and feedback opportunities (a full summary of engagement events can be found in the Appendix):



Poster courtesy SCOW

Steering Committee Meetings

There were 3 meetings with the plan steering committee, comprised of community members, Town staff, and Planning & Zoning Commission members. The Committee advised the planning process and provided feedback on draft deliverable at key milestones.

December 8th, 2025

At this first meeting of the committee, members were given an overview of the proposed planning process and gave their feedback on their vision for the town in 10 years.

January 29th, 2026

The Committee was provided with initial findings of the Existing Condition analysis and public engagement process, as well as provided their feedback on the future of land uses around the town. Most of the comments revolved around existing plans (i.e.; Park Master Plan, Transportation Plan, etc).

April 2nd, 2026

At this meeting, committee members reviewed and provided feedback on preliminary plan recommendations. General consensus was that the goals and actions are very comprehensive.

Planning & Zoning Commission Meetings

There were 3 meetings and presentations to the Planning & Zoning Commission to gather their vision for the future of development in Wallingford and hear their feedback on zoning recommendations.

December 8th, 2025

At this presentation, PZC members were given a primer on POCD's and shown the proposed plan process for Wallingford 2036. Comments were focused on plan development.

April 14, 2026

At this meeting, the Planning & Zoning Commission were provided with an update on the initial survey findings and presented the draft plan recommendations for feedback.



SCOW International Celebration



Downtown Restaurant Hop



Public Meeting 1

Combined Steering Committee & PZC Meeting

Near the end of the planning process on May 27th, 2026, the Planning & Zoning Commission and Steering Committee met in a combined meeting to review the full planning process and recommendations. SUMMARY OF FEEDBACK TO BE ADDED.

Public Meetings

Two public meetings were held at key milestones throughout the planning process to share progress with community members and gather feedback. Topics covered included housing accessibility, land development, transportation improvements, and environmental sustainability. The purpose of the public meetings was to hear from community members and educate them on the plan process.

December 11, 2025 Public Meeting 1

The first public meeting of the planning process was facilitated in an charette format, beginning with a presentation followed by themed station breakouts. The goal for this meeting was to gather insight from the public on the POCD and listen to responses on where Wallingford is today and where the community envisions its future.

June 11, 2026 Public Meeting 2

At this public meeting, the full planning process was presented, including public feedback, needs and opportunities, and plan recommendations. SUMMARY OF FEEDBACK TO BE ADDED.

Pop-up Events

Pop-up events were held at various venues to gather feedback from community members and the public. Visitors could provide feedback on the challenges, desired improvements, and existing conditions Wallingford, all of which help shape the plan goals and recommendations.

Wallingford Senior Center

On January 28th, 2026, the plan team held a session at the Wallingford Senior Center where residents could share their vision for the town's future. Attendees felt that senior recreation services were important, and that meeting the housing needs for residents' full lifecycle was important.



SCOW International Celebration

Public Meeting 2 (to be inserted)

Public Meeting 2 (to be inserted)

Lyman Hall High School

On May 6th, 2026, the Wallingford 2036 team met with an AP Government class at Lyman Hall High School to present plan recommendations and hear feedback. Attendees felt that recreational and shopping opportunities were important, as well as housing for people looking to establish themselves.

SCOW International Celebration

On May 13th, 2026, Spanish Community of Wallingford and Wallingford Public Schools held the 10th annual International Celebration of food, music, and dance from around the world. The Wallingford 2036 team tabled at the event to hear comments on the plan recommendations. Participants commented on need to protect natural resources and strengthen affordability

Downtown Restaurant Hop

On May 14th, 2026 Wallingford Center, Inc. and participating restaurants served samples of special menu items all night long in Town Center. The Wallingford 2036 team tabled at the event to hear comments on the plan recommendations. Participants remarked on the need for better transportation, more nightlife, and better access to services in Town Center

Project Website

A project website, *Wallingford2036.com*, was created with information on the plan and public events, as well as a form to submit feedback directly to the project team. The website acted as a central hub where all project related information and events can be found.

Focus Group Meetings

The project team conducted 13 focus group meetings and stakeholder interviews throughout the planning process. Focus groups were organized by themes and were comprised of various organizations and individuals within the community that represented the group topic. These meetings provided first-hand knowledge to the project team of local challenges and opportunities. Focus groups were organized into the following themes: tourism, technology, seniors, public facilities, parks and trails, housing, history, education, economic development, conservation, and community resources. General comments and opinions heard during these meetings revolved around land preservation, improvements of community resources, maintenance of public infrastructure, education focus, and attracting business.



Lyman Hall Pop-Up



Downtown Restaurant Hop



Plan website

PUBLIC SURVEY

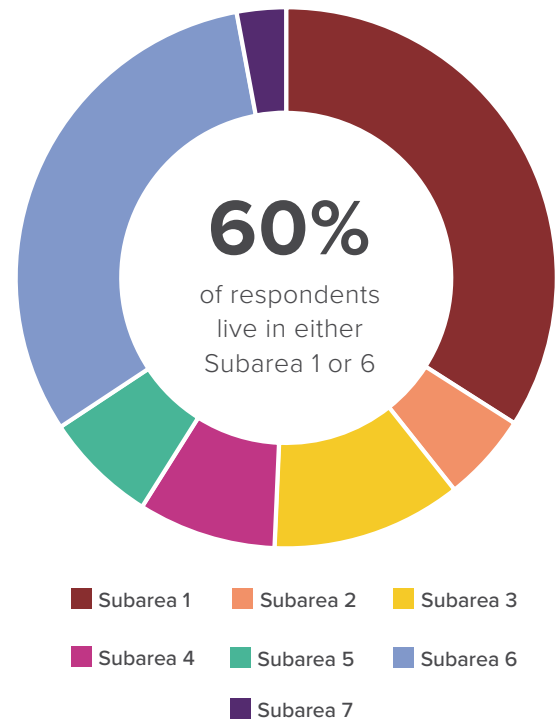
An online community survey was open for six months during the planning process. The purpose of this survey was to understand how the public views of Wallingford today and how they would like to improve it in the future. The survey was posted on the plan website, Wallingford2036.com, and a link to the survey was enclosed within Town-distributed electric bills. A total of 1,273 responses were recorded. The large respondent pool provided essential insight to the community’s vision for the future of Wallingford. A full summary of the survey can be found in the Appendix.

Respondent Demographics

The first few questions of the survey focused on understanding who the respondents were. Approximately 91% are homeowners, 8% are renters, 8% work in Wallingford, and 5% are business or property owners.

The subarea with the most representation was Subarea 1 as 31% of respondents indicated they live in the subarea followed closely by Subarea 6 as approximately 29% indicating they live in the subarea. As these are the two most residentially numerous subareas, it is expected that they would make up a majority of the respondent pool. *See Section 4 for Land Use Subarea information.*

About 80% of respondents between ages 35-74, with widely distributed age responses within this bracket: 19% were aged 35-44, 17% were aged 45-54, 22% were aged 55-64, and 21% were aged 65-74. This relatively even distribution helped us with receiving balanced feedback from community members at various stages of their lives.



Wallingford Today & In The Future

The majority of questions focused on the how respondents viewed Wallingford today and their visions for Wallingford in the future. The following are the top three priorities indicated by residents:

Important Aspects of Where Residents Live



Proximity to Goods, Services, Dining, Entertainment

65% of respondents indicated this was a top priority



Affordability

62% of respondents indicated this was a top priority



Walking/Biking Opportunities

44% of respondents indicated this was a top priority

Priorities for Future Land Use



Protect Natural Resources and Open Spaces

74% of respondents indicated this was a top priority



More Walkable, Mixed-Use Areas

64% of respondents indicated this was a top priority



Strengthen Residential Neighborhoods

50% of respondents indicated this was a top priority

Open-Ended Comments

The survey included open-ended sections where respondents could write in detail their thoughts and opinions on the topic. Below are comments which highlight the general consensus:

How would you describe Wallingford today?

Variety of Amenities

“Wallingford is a quaint town with an abundance of amenities for families. Has a lot of open space, trails, and a beautiful historic district.”

Town Safety & Maintenance

“Wallingford is safe, friendly, and conveniently located — but it has been held back by years of deferred investment in its schools, roads, and infrastructure.”

Affordability

“Rising taxes and increasing costs are making it harder for long-time residents and young families to stay.”

How would you like to describe Wallingford in the future?

Family-Friendly Community

“Thriving schools with buildings and fields we are proud of. Thriving community with activities for all ages.”

Modern Amenities

“Large town benefits, but with a small town feel.”

Affordable

“Wallingford will remain affordable but not at the expense of moving forward on needed amenities in town.”

What are Wallingford’s greatest assets and strengths?

Wallingford’s Public Utilities

“Wallingford Electric was instrumental in our decision to move to Wallingford!”

Location

“Central location with proximity to major highways, affordable electric rates, great downtown, community events, a wonderful library, and a safe place to raise a family.”

Small-Town Character

“Wallingford benefits from a strong community identity, excellent location, and family-friendly neighborhoods.”

What are the best opportunities you see for Wallingford in the future?

Wallingford’s Downtown

“Wallingford should strive to create the premier walkable mixed-use downtown in Connecticut.”

Education

“I think if you improve the education system and maintain the taxes, Wallingford will attract more young families to move here.”

Business Attraction

“Attract business! Wallingford has the train station, plenty of decaying infrastructure for reinvestment, and a market that could support new amenities.”

WHAT WE HEARD

Below is a summary of recurring themes we heard in the survey, at pop-up engagement events, public meetings, and in focus group discussions:

WALLINGFORD'S STRENGTHS



Charming Character

The small-town character of Wallingford and the ability to access rural and urban activities is a strength that many residents admire about Wallingford.



Sense of Community

The dedication of residents and community members to Wallingford is evident through the amount of respondents to the survey for this plan. Wallingford's residents share a desire for a successful future of the town.



Environmental Resources

Residents appreciate the significant amount of protected lands in Wallingford offers critical benefits such as improved water quality, biodiversity protection, and fosters a higher quality of life for residents by providing access to parks and open space.



Town Center

Residents felt that Wallingford's walkable and vibrant Town Center serves as an important cultural and economic hub.



Family-Friendliness

Residents felt that Wallingford's safety and youth activity offerings make it a great place to raise a family.

OPPORTUNITIES



Housing Affordability

Stakeholders described limited quality housing units available to residents that are affordable.

Difficulty buying a first home or finding rentable units within budget make it challenging for people to move to or stay in Wallingford.



Multi-Modal Transportation

The town's transportation system offers limited opportunities for non-vehicular modes. Stakeholders wanted to see more opportunities for walking, bicycling, and taking buses or trains to their destinations.



Resource Investment

Residents felt that investing more into public services, such as parks and schools, is critical to their current effectiveness and long-term sustainability.



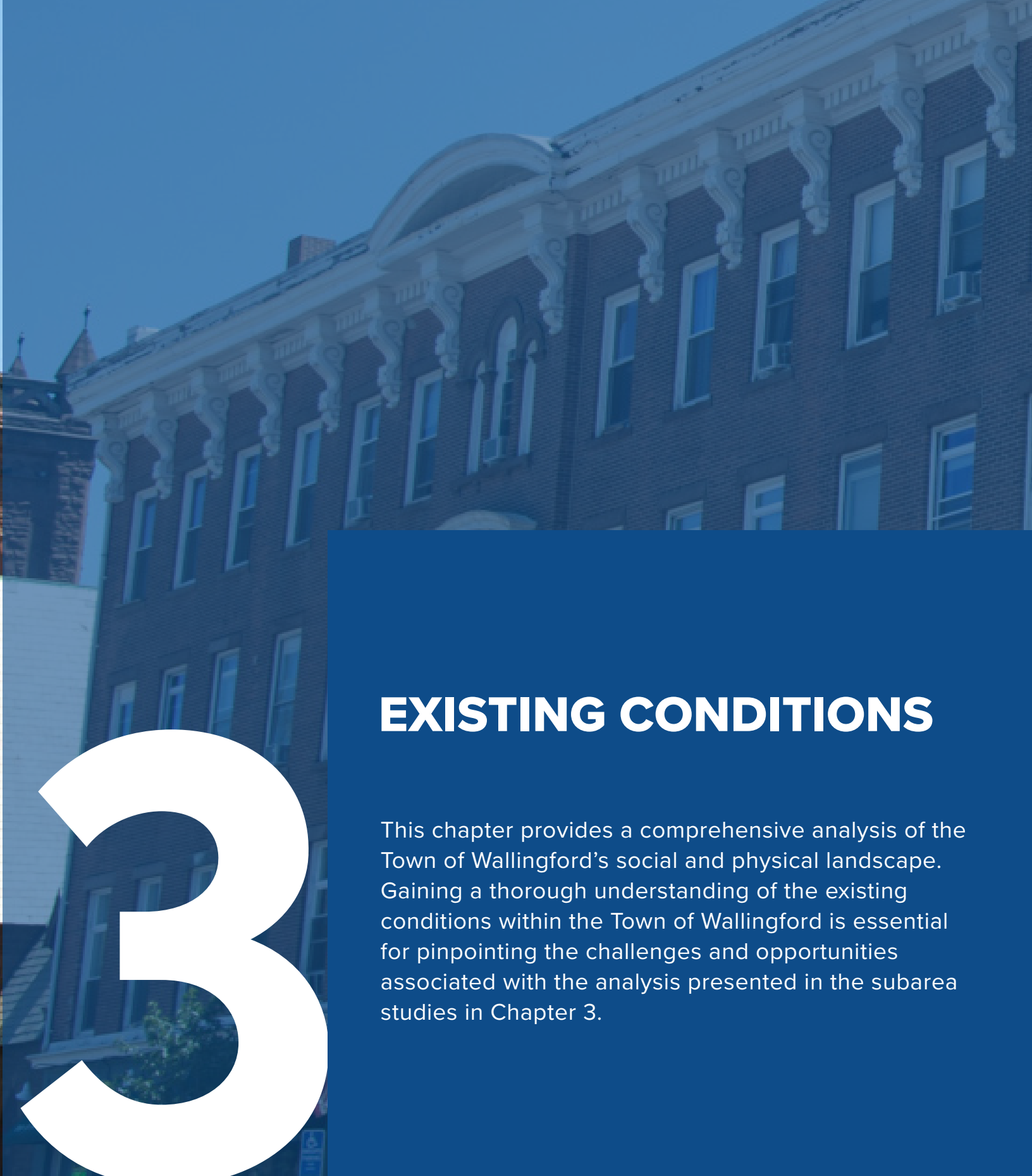
Conservation

Residents felt that further conservation efforts are necessary for the town's open spaces to continue to provide quality recreation opportunities and protect natural resources.



Supporting Businesses

Helping existing businesses to expand and attracting new businesses were recognized as necessary for a sustainable local economy. Attracting family-friendly businesses is important to residents.



EXISTING CONDITIONS

This chapter provides a comprehensive analysis of the Town of Wallingford’s social and physical landscape. Gaining a thorough understanding of the existing conditions within the Town of Wallingford is essential for pinpointing the challenges and opportunities associated with the analysis presented in the subarea studies in Chapter 3.

3



EXISTING LAND USE

The land use pattern in Wallingford is predominantly residential with key areas of preservation and development. Land uses are analyzed in the Land Use Subareas chapter.

Residential

Residential uses make up the largest share of Wallingford. There are more than 10,500 acres of residential lands, accounting for 48% of the total acreage in Wallingford. Residential land uses include single-family dwellings (39%), duplexes (1%), multi-family dwellings (3%), and condos (4%) of total land.

Commercial

There are more than 1,500 acres of commercial lands, accounting for 7% of the total acreage in Wallingford. Commercial uses are located along major corridors such as Route 5, 68, and 150. Businesses are varied and include mixed uses.

Agricultural

There are more than 1,600 acres of agricultural land, accounting for 7% of the total acreage in Wallingford. However, some of the vacant parcels shown on the map are also used for agricultural purposes. The agricultural uses are dispersed throughout most of the districts, with the majority falling within District 6 in the eastern most part of town.

Vacant

Vacant lands account for 470 acres, or 2% of the total acreage in Wallingford. Some of this space is

undevelopable, while other parts are open space or agriculture uses.

Recreation & Open Space

Recreation and open space comprise 21% of land. Areas included in this category include parks, cemeteries, and open spaces such as Doolittle park, Tyler Mill Preserve, and various walking trails.

Institutional

There are more than 1,100 acres of institutional lands within the town, accounting for 5% of the total acreage in Wallingford. Institutional uses includes schools, hospitals, and churches, such as Gaylord hospital, Wallingford library, and various schools.

Industrial

There are more than 2,000 acres of industrial lands within the town, accounting for 10% of the total acreage in Wallingford. Industrial uses are located along major corridors such as Route 5 and 68. Businesses include various warehouses, technology businesses, and distribution centers.

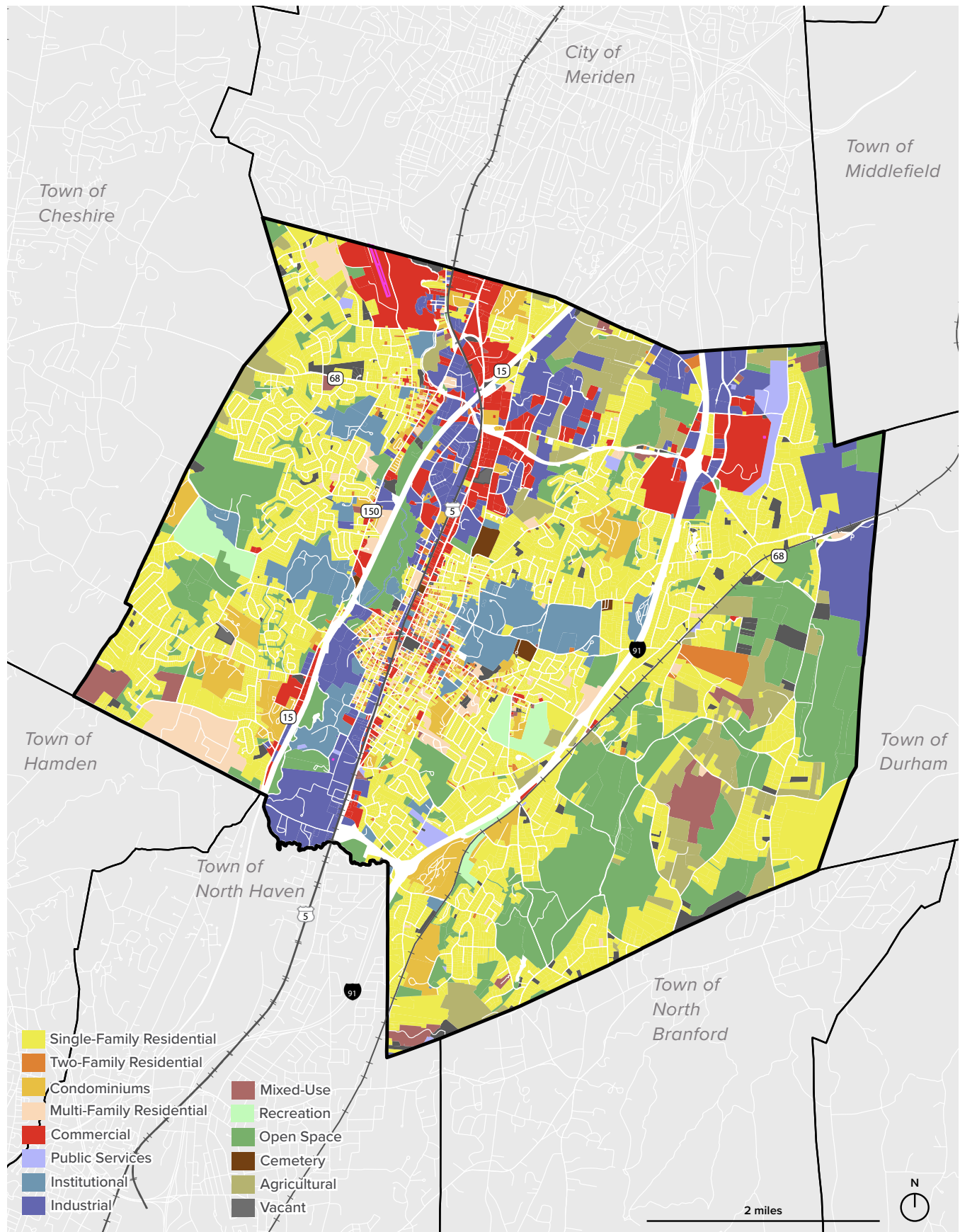
Public Service/Utility

Public service and utilities accounts for 1% of the total acreage in Wallingford. Lands dedicated to public services include electrical substations and other utility infrastructure.



Hughes & Bailey 1905 Bird's Eye View of Wallingford

Land Use Map





EXISTING ZONING



Wallingford's Zoning Code guides development patterns in the town by establishing standards for land use, building dimensions, and occupancy.

The Town has 30 districts and 4 overlay districts which include the following:


Residence Districts (R-18, R-15, R-11, R-6)

 The purpose of the residential districts zone is to allow for moderate to high density residential development. The districts are predominantly located near the east and the center of town.
 The second largest zone district in Wallingford, almost 22% of land area, is R-18. The R-15 zone comprises 0.5% of land, R-11 zone comprises 1.7%, and the R-6 zone comprises 1.6% of land area.


Multi-Family Residence Districts (RM-40, RM-18, RM-12, RM-11, RM-6)

 The purpose of the multi-family districts is to allow for multi-family residential development.
 The RM-40 district comprises 0.9% of land, RM-18 district comprises 0.1% of land, RM-12 district comprises 0.1%, and the RM-6 district comprises 0.3% of land.




Rural Districts (RU-120, RU-80, RU-40)

 The purpose of the rural districts is to allow for low density residential development and support agricultural operations. These zones are mostly located in the western most and eastern most portions of town. The largest district in Wallingford is RU-40, comprising 24.4% of land area. The RU-120 district comprises 21.2% of land area and the RU-80 district comprises 6.9% of land.

Limited Business Districts (C-LB, YLB)

 The purpose of these districts is to provide land for professional offices and multi-family dwellings while maintaining residential character. The C-LB (Central) district comprises 0.1% of land area and the Y-LB (Yalesville) district comprises 0.2% of land area.


Commercial Districts (CA-40, CA-12, CB-40, CB-12)

 The purpose of the commercial zones is to allow for general commercial and office development.
 These zones are located along major corridors in town, such as Route 5, Route 15, and Route 91.
 The CA-40 zone district comprises 0.2% of land, CA-12 comprises 0.3% of land, CB-40 comprises 0.8%, and CB-12 comprises 0.1%.

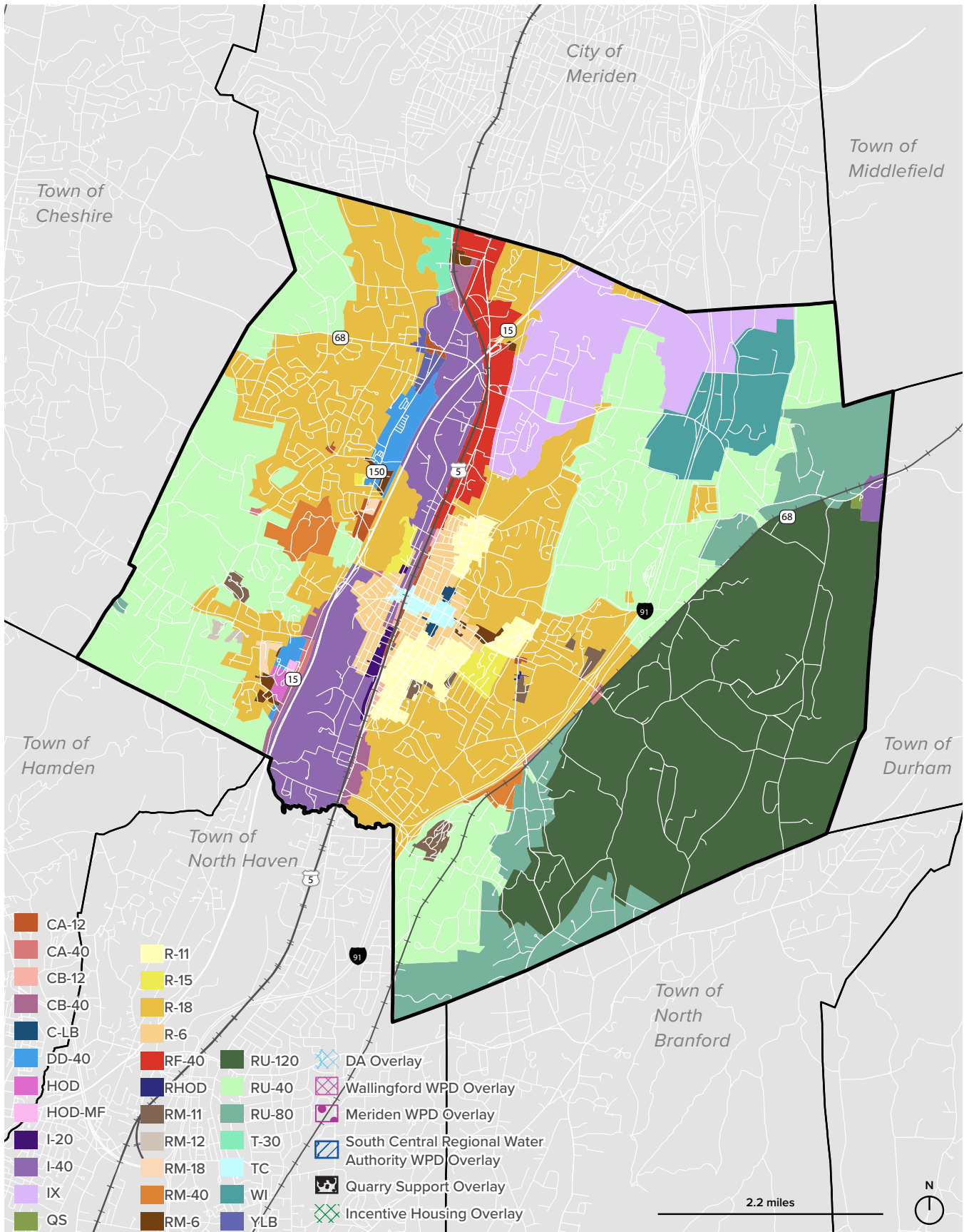
Route 5 District (RF-40)

This district comprises 2% of land area. The purpose of the district is to allow for mixed-uses. This district is mostly located to the north of town, along Route 5.


Housing Opportunity Districts (HOD, HOD-MF, RHOD)

 The main purpose of these districts is to promote affordable housing. The HOD district is located off of Route 15 and comprises 0.1% of land area. The HOD-MF (Multi-Family) district is located along South Turnpike Road and comprises 0.03%. The RHOD (Rental) district comprises 0.01% of land.

Zoning Map



 **Industrial Districts (I-40, I-20)**

 The purpose of the district is to allow for heavy industrial, manufacturing, and distribution uses. The I-40 zone comprises 5.9% of land area. The I-20 zone comprises 0.2% of land.

 **Industrial Expansion District (IX)**

This district comprises 5.6% of land area. The purpose of the zone is to allow for industrial and office uses in suitable location.

 **Design District (DD-40)**

This district comprises 0.9% of land area. The purpose of the zone is to allow for commercial uses but with more landscaping standards due to it's location near residential zones. This zone is located in the center of town along Route 15 and Route 150.

 **Tracy Zone (T-30)**

This zone comprises 0.4% of land area. The purpose of the zone is to allow for general commercial and office development. This zone is located off of Route 5 in the northern portion of town.

 **Town Center District (TC)**

This district comprises 0.3% of land area. The purpose of the zone is to allow for pedestrian-friendly commercial with strong supportive institutional and residential components.

 **Watershed Interchange District (WI)**

This district comprises 3% of land area. The purpose of the zone is to provide access to Route 91 in a manner protecting the town's water supply and allowing for low intensity uses.

Overlay Zones

Overlay zones create additional regulations on top of the underlying zoning district for special purposes such as protecting sensitive environmental features or preserving historic character. Wallingford's overlay zones include:

DA Downtown Apartment Overlay District

This overlay district is intended to encourage multi-family dwellings in existing and new buildings within designated areas of the Downtown.

WPD Watershed Protection Overlay District

The Watershed Protection Overlay districts intends to provide additional safeguards to protect and maintain public drinking water. There are 3 watershed protection overlays: Meriden Watershed, South Central Regional Water Authority Watershed, and Wallingford Watershed.

Quarry Support Overlay District

This district is intended to regulate land uses in areas supporting a quarry. This overlay must be adjacent to land zoned for industrial uses and must be land in which certain activities supportive of those uses can take place, such as storage of earth products or related equipment.

Incentive Housing Zone

This overlay is intended for the development of offices and medium or high-density housing.

Table of Zone Requirements

| Zone District | % of Total Acres | Principal Permitted Uses | Dimensional Requirements |
|---|-------------------------|--|--|
| Residence Districts (R-18, R-15, R-11, R-6) | 25.5% | Single-family dwellings, child-care facilities, community residences | Minimum lot size: 18,000 sq ft (R-18), 15,000 sq ft (R-15), 11,250 sq ft (R-11), 6,250 sq ft (R-6) Minimum lot frontage (width): 100 ft (R-18), 85 ft (R-15), 75 ft (R-11), 50 ft (R-6) Maximum building coverage: 30% Maximum height of building: 30 feet |
| Multi-Family Residence Districts (RM-40, RM-18, RM-12, RM-11, RM-6) | 2% | Multi-family dwellings, administrative and financial offices | Minimum lot size: 5 acres Minimum lot frontage (width): 50 ft (RM-40), 40 ft (RM-18), 20 ft (RM-11), 10 ft (RM-6) Maximum building coverage: 15% (RM-40), 25% (RM-18, RM-11, RM-6) Maximum height of building: 40 ft ((RM-40) 35ft (RM-18, RM-11, RM-6) |
| Rural Districts (RU-120, RU-80, RU-40) | 52.5% | Single-family dwellings, child-care facilities, community residences agricultural operations | Minimum lot size: 120,000 sq ft (RU-120), 80,000 sq ft (RU-80), 40,000 sq ft (RU-40) Minimum lot frontage (width): 250 ft (RU-120), 200 ft (RU-80), 150 ft (RU-40) Maximum building coverage: 5% (RU-120), 10% (RU-80, RU-40) Maximum height of building: 30 ft |
| Limited Business District (C-LB, YLB) | 0.3% | Single-family dwellings, child-care facilities, community residences | Minimum lot size: 11,250 square feet Minimum lot frontage (width): 75 feet Maximum building coverage: 15% (C-LB), 25% (YLB) Maximum height of building: 30 feet |
| Commercial Districts (CA-40, CA-12, CB-40, CB-12) | 1.4% | Education, religious, boarding rooms, offices, restaurant, funeral homes, clothes cleaning services, theaters, hotels, retail, clubs, museum, government buildings, public utilities, dance studios, veterinary services | Minimum lot size: 40,000 sq ft (CB), 12,000 sq ft (CA) Minimum lot frontage (width): 150 ft (CB), 80 ft (CA) Maximum building coverage: 35% Maximum height of building: 30 feet |
| U.S. Route 5 District (RF-40) | 2% | Education, religious, boarding rooms, offices, restaurant, funeral homes, clothes, theaters, hotels, retail, clubs, museum, government buildings, public utilities, dance studios, veterinary services, wholesale trade, storage, manufacturing | Minimum lot size: 40,000 square feet Minimum lot frontage (width): 150 feet Maximum building coverage: 30% Maximum height of building: 30 feet |
| Housing Opportunity Districts (HOD HOD-MF, RHOD) | 0.1% | Single-family homes, Multifamily rental dwellings | Minimum lot size: 26 acres Minimum lot frontage (width): 40 feet Maximum building coverage: 20% (RHOD), 25% (HOD) Maximum height of building: 30 feet |
| Industrial Districts (I-40, I-20) | 6.1% | Cleaning services, manufacturing, woodworking shops, blacksmithing shops, motor truck terminals, bulk storage, outpatient medical treatment facility, kennels | Minimum lot size: 40,000 sq ft (I-40), 20,000 sq ft (I-20) Minimum lot frontage (width): 150 ft (I-40), 100 ft (I-20) Maximum building coverage: 35% (I-40), 33.5% (I-20) Maximum height of building: 30 feet |
| Industrial Expansion District (IX) | 5.9% | Public utilities, printing, offices, research & development, manufacturing, warehouse & distribution, agricultural, hotels, conference center, existing residential, nonresidential elder care centers, veterinary facilities | Minimum lot size: 217,800 square feet Minimum lot frontage (width): 250 feet Maximum building coverage: 40% Maximum height of building: 30 feet |
| Design District (DD-40) | 0.9% | Business or professional offices, financial institutions, restaurants, public utilities, retail, personal services, government, recreation, boarding houses, educational, religious uses, funeral homes, veterinary hospitals | Minimum lot size: 40,000 square feet Minimum lot frontage (width): 150 feet Maximum building coverage: 35% Maximum height of building: 30 feet |
| Tracy Zone (T-30) | 0.4% | Single-family dwellings, child-care facilities, community residences | Minimum lot size: 25,000 square feet Minimum lot frontage (width): 100 feet Maximum building coverage: 30% Maximum height of building: 30 feet |
| Town Center District (TC) | 0.3% | Retail, restaurants, cleaning services, banks, real estate, medical offices, business offices, indoor recreation, museums, taverns, government, veterinary, funeral homes, residential uses, town sponsored events, wellness center | Minimum lot size: 25,000 square feet Minimum lot frontage (width): 50 feet Maximum building coverage: 0% Maximum height of building: 45 feet |
| Watershed Interchange District (WI) | 3% | Food & beverage production, manufacturing, warehousing & distribution, public utilities, offices, hotels, conference centers, governmental buildings, outpatient medical treatment facility, nonresidential elder care centers, existing residential uses, child day care centers, veterinary facility, indoor recreation facilities | Minimum lot size: 217,800 square feet Minimum lot frontage (width): 250 feet Maximum building coverage: 20% Maximum height of building: 40 feet |

HOUSING

Affordability is one of the largest issues that Wallingford residents see facing the Town over the next ten years.

Lifelong residents have noticed that the Wallingford they grew up and raised their families in is less accessible to the current generation, with young families more likely to feel economically strained in their living situations. Seniors are also feeling more of a financial burden to either stay in their homes or to find accessible homes for downsizing at a price point which fits their budget.

Key Findings:

Housing Availability

There is a limited supply of available single-family residential homes which is not meeting demand in the area, causing prices to rise.

“Starter” Homes

High costs in housing create limited availability of smaller, more affordable homes and rentals for families and residents looking to establish or re-establish themselves.

Aging in Place

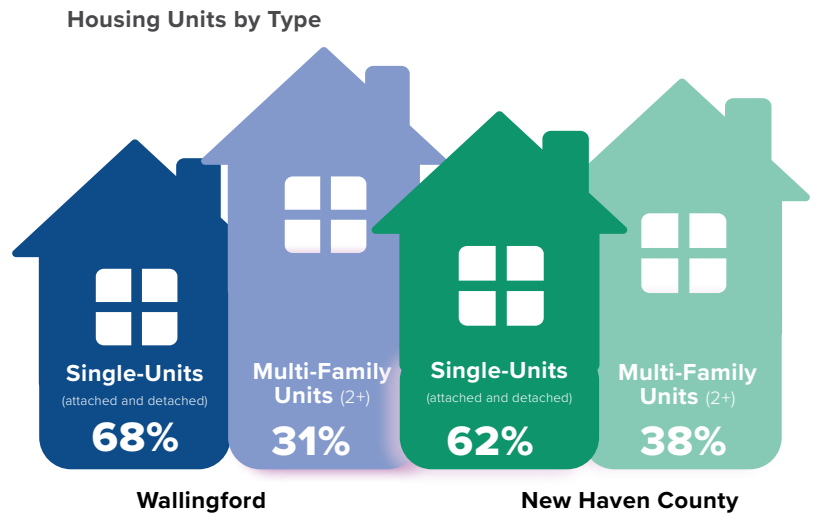
There are long wait times for senior housing facilities and few affordable options for downsizing, leaving established Wallingford senior residents with no choice but to search elsewhere to meet their changing housing needs.

Housing Development

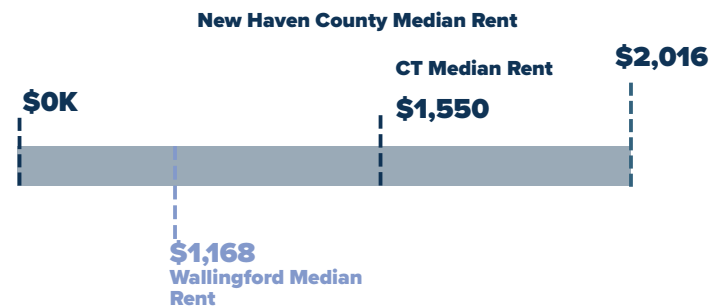
Educational resources are needed to dispel fear of housing development, such as expert testimony and better visualization of prospective development at public meetings during the development process. This education promotes awareness of how development impacts community needs and housing stability, and can potentially address fears of residents.

New Affordable Housing

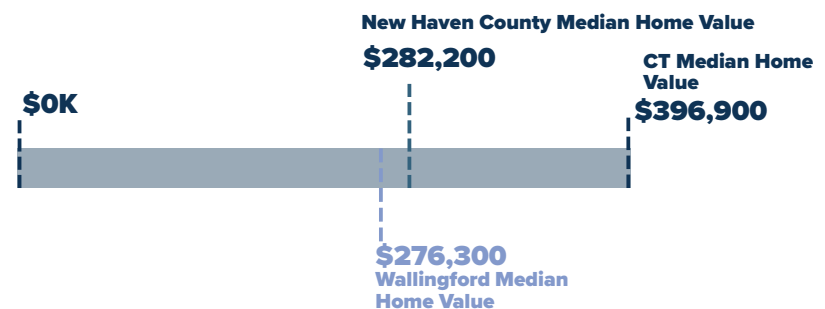
There is an opportunity for more equitable dispersion of affordable housing on developable parcels throughout town.



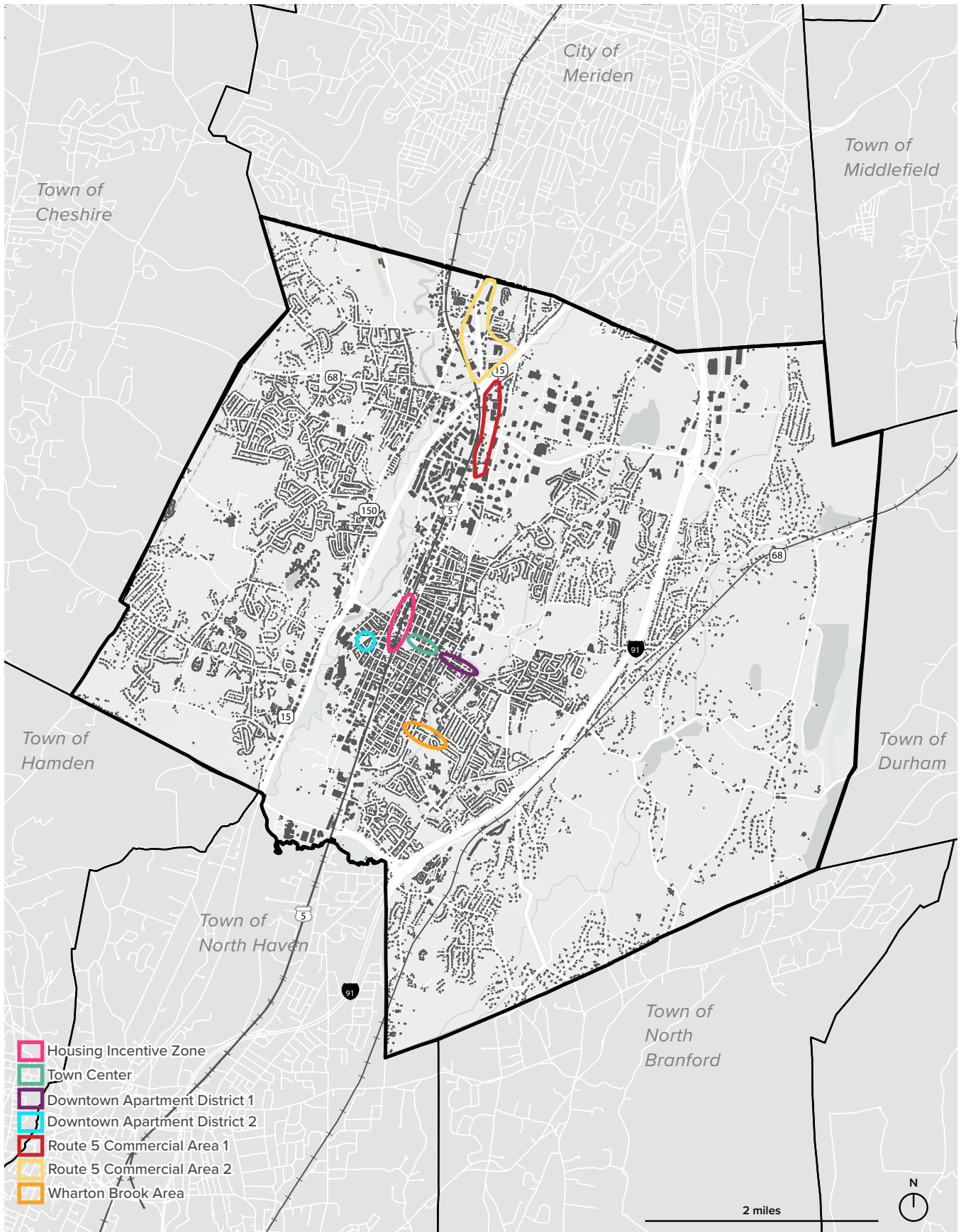
Median Gross Rent



Average House Value



Affordable Housing Plan 2022 - Targeted Growth Locations Map



UNDERSTANDING HOUSING AFFORDABILITY

To understand the relative affordability of housing in Wallingford, it is important to understand the cost of housing compared to the incomes of potential buyers.

In August 2025, Centers for Housing Opportunity conducted a study of incomes of employment sectors in the Southern Connecticut Regional Council of Government area (the Greater New Haven Region) and compared those incomes with the Area Median Income (AMI). The Centers then compared those earning levels to costs of housing in Wallingford. These are their findings of how affordable housing is in Wallingford.

Key Findings:

- **Many people who work in Wallingford can't afford to live in Wallingford.**
- 30% of working families in Wallingford struggle to afford the basic cost of living.
- The hourly wage needed to afford a 2-bedroom apartment in Wallingford is \$33.88.
- Many young couples and families cannot afford to purchase a home in Wallingford.
- This housing market is inaccessible to those whose only income is from Social Security or a minimum wage job.
- Many older residents struggle to find affordable housing when downsizing in Wallingford.

80% AMI (Low Income)

- 1 person households = \$63,392 / \$30.467 hr
- 2 person households = \$72,448
- 4 person households = \$90,560



1 person earning 80% AMI can afford rent + utilities of \$1,584/month (30% of income)

8 studio/1 bedroom apartments for rent in Wallingford (no utilities): \$900-\$1,975

Only 4 units are affordable at 80% AMI

WALLINGFORD SALARIES RELATIVE TO AREA MEDIAN INCOME (AMI) FOR A SINGLE ADULT

| | %AMI | Income | Income Source |
|----------------------|------|---------------------|---|
| | | | Tax Manager \$125,000 |
| | 150% | \$118,860 (\$57.14) | |
| | 140% | \$110,936 (\$53.33) | |
| | 130% | \$103,012 (\$49.52) | |
| | 120% | \$95,088 (\$45.71) | Business Sales Account Manager \$92,000 |
| | 110% | \$87,164 (\$41.90) | Dental Hygienist \$80,000 |
| | AMI | \$79,240 (\$38.09) | Sanitation Supervisor \$72,800 |
| | 90% | \$71,316 (\$34.28) | |
| low-income | 80% | \$63,392 (\$30.47) | 4th Year Wallingford Teacher \$60,368 |
| | 70% | \$55,468 (\$26.66) | 1th Year Wallingford Teacher \$55,024 |
| | 60% | \$57,544 (\$22.85) | Maximum Social Security retirement benefit \$48,216 |
| very low-income | 50% | \$39,620 (\$19.04) | Administrative Assistant \$40,000 Customer Service Rep \$35,000 |
| extremely low-income | 40% | \$31,696 (\$15.23) | OT minimum wage \$16.35/hr (\$34,000) Caregiver \$33,800 |
| | 30% | \$23,772 (\$11.42) | |
| | 20% | \$16,848 (\$7.61) | Federal poverty level for 1 person household \$15,060. Maximum SSI benefit for the disabled \$11,604 |

DEVELOPMENT

Wallingford has many strategic advantages to attract and support businesses. Through better coordination and promotion, these advantages can be honed and strengthened.

Wallingford's diverse commercial base signals that it is a community that attracts businesses as well as consumers to patronize them. Wallingford's residential base, which has a household income above Connecticut's average, also have the spending power to support businesses. Residents of the town work in a wide variety of fields, assisting in local economic resiliency against changes in the state and national economy.

Key Findings:

Town Center

Wallingford Center has a rare combination of walkability, available parking, and rental affordability rarely found in towns of its size.

Limited Worker Housing

Housing affordable to workers on the lower end of pay scales and/or just entering the job market can be hard to find in Wallingford, which may make these jobs harder to fill.

Community Events

There is an opportunity to more thoroughly promote community events to attract more residents and build community cohesion.

Business Promotion

There is opportunity to create better collaboration and promotion for Wallingford's businesses to foster higher success rates for smaller businesses and faster expansion for established businesses.

Historic Draw

Conserving and promoting tourist and historic assets can serve to bring in more consumers to Wallingford's businesses.

Utility Affordability

Improved promotion of the Town's electric rates can help to attract investment.



Celebrate Wallingford



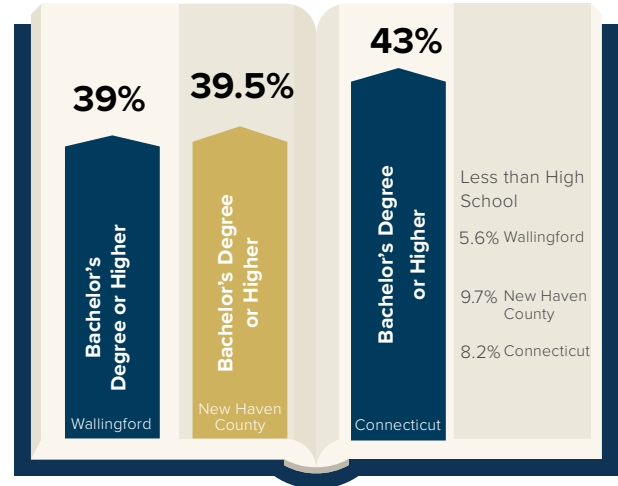
Town Center



Gouveia Vineyards

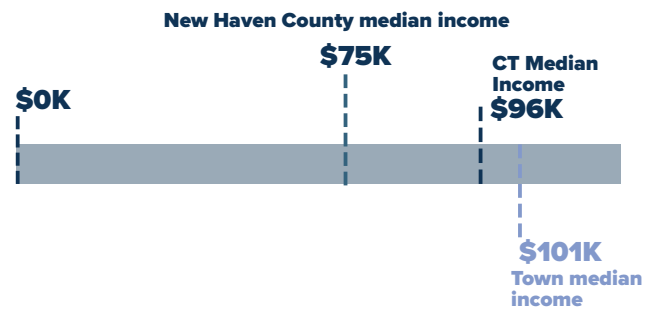
Educational Attainment (25+ Years Old)

Wallingford residents are well-educated, with approximately six percent having less than a high school degree. In comparison, New Haven County and Connecticut have an average of nine percent of people with less than a high school degree. High educational attainment empowers residents to achieve higher standards of living and can attract businesses to the community.



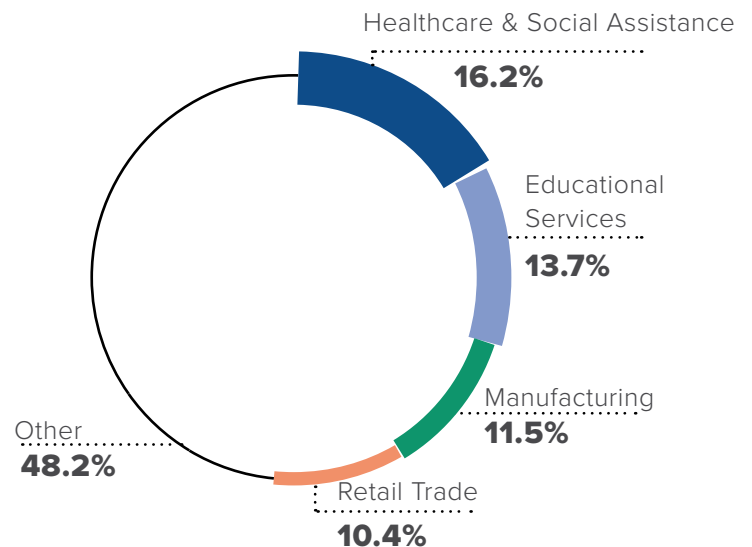
Household Income

The town median income is higher than the county and state's, indicating the strong spending power of residents to support local businesses.



Employment by Industry

Wallingford residents work in a variety of industries, with the top four most prominent industries being healthcare and social assistance, educational services, manufacturing, and retail trade. The variety of industries indicates a diversified and resilient economy.



ENVIRONMENTAL CONDITIONS

Wallingford has various environmental resources that should be protected and celebrated for future generations.

Wallingford boasts more than 20 parks with various trails, water bodies, and open space. Many agricultural businesses which have been passed down through generation of Wallingford residents exist near the town's open spaces.

The Quinnipiac River runs through Wallingford and periodically floods. There are various wetlands within town, some of which are also with flood zones.

Key Findings:

Ecosystem Preservation

Sensitive ecosystems in watersheds must be protected to ensure the long-term sustainability of the town's drinking water supply. An inventory of conservation areas should be considered to accomplish this.

Open Space Maintenance

There is need for better resource coordination and investment in maintaining trails and open spaces to continue quality recreation access. Volunteer groups that aid in maintenance efforts can benefit from better coordination.

Agricultural Uses

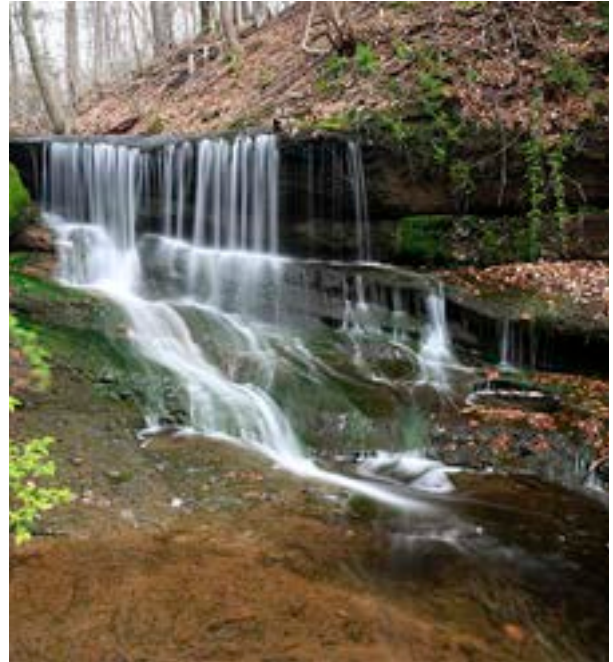
Current agricultural uses should be supported so they can continue to operate into the future. Allowing agricultural businesses to diversify their operations so they can remain economically feasible should be considered.

Preservation Space Access

There is a resident demand for limited recreational access to currently off-limits recreation and open space. Such access can provide niche recreation opportunities with limited impact on the ecosystems, such as walking trails, birding, and other passive recreation opportunities.

Low-Impact Development

Low-impact development policies should continue to be followed for developments in current open/vacant space to reduce their affect on the drinking water supply and sensitive ecosystems.

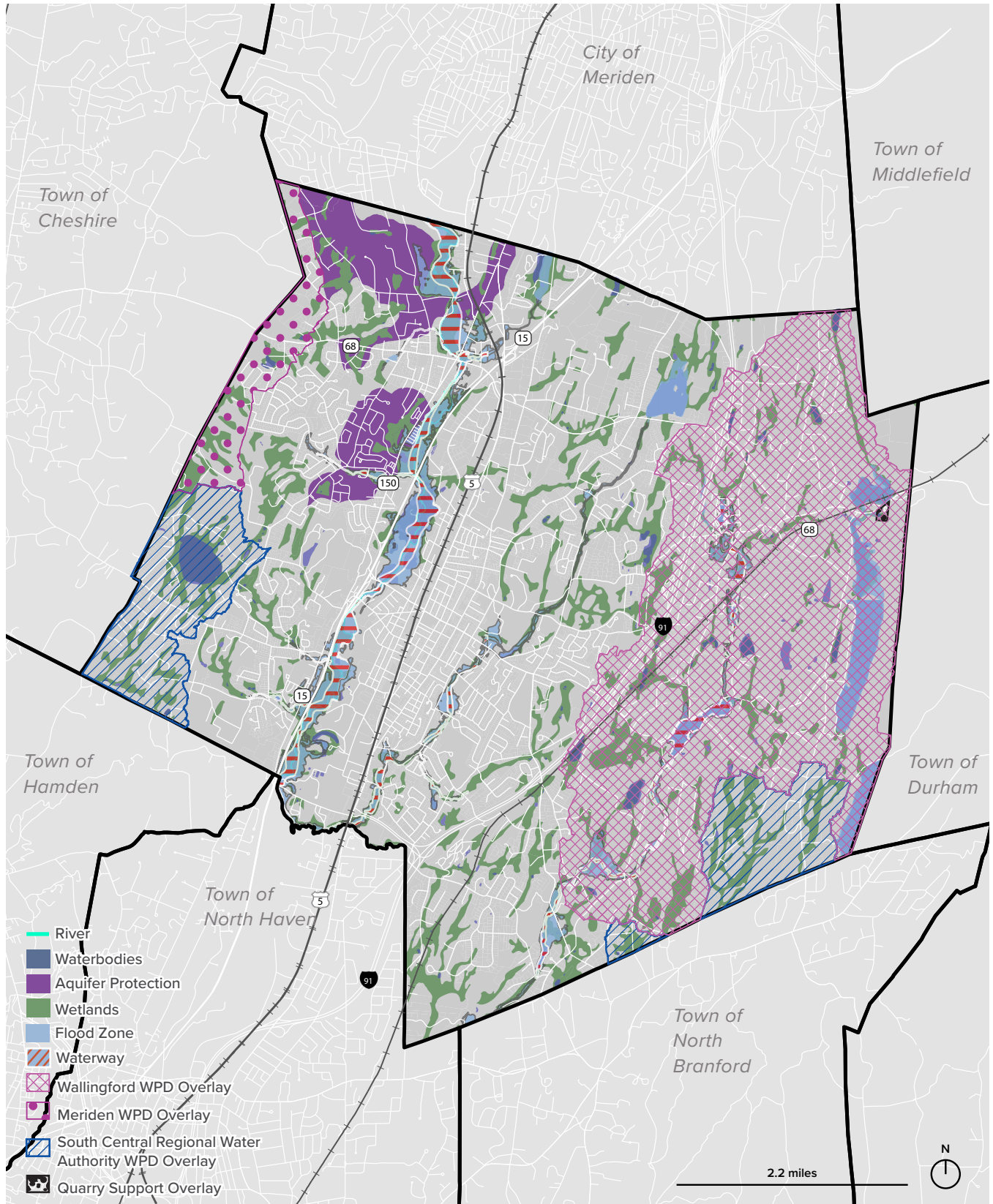


Spruce Glen Falls



Quinnipiac River Linear Trail

Environmental Characteristics Map



TRANSPORTATION

Wallingford is strategically located with access to multiple modes of regional transportation, but is predominately car-oriented.

Wallingford's location on highway and rail infrastructure between Hartford and New Haven present the town with clear advantages for passenger and commercial transportation. Bus service through CT Transit is offered in select portions of town. Pedestrian infrastructure is generally located in areas of heightened residential and commercial density, but linkages and quality of the infrastructure can be spotty. Hartford Bradley, New Haven Tweed, and Meriden Markham airports offer a variety of services to domestic and international locations.

Key Findings:

Intersection Improvements

A number of intersections throughout the town would benefit from infrastructure improvements to enhance safety and efficiency for all modes of transportation.

Irregular Rail Service

Commuters and businesses would benefit from more regular train services. In addition, commuters, visitors, and traveling residents would benefit from better bus and ride sharing services from the train station.

Alternate Transportation

Though bus services are offered in the center of town and portions of major routes, many major employers, housing concentrations, and points of interest are not served. Bus stops often need more amenities to provide a sense of comfort.

Walkability

Neighborhoods close to the Wallingford Center have a robust sidewalk network, but the sidewalk network in other neighborhoods is incomplete, discouraging walking and creating safety issues for pedestrians.

Town Center Disconnection

Topographic and infrastructure features contribute to a feeling of disconnection between Town Center and Route 5 in the area near the train station. Providing for a better sense of connection can create a more cohesive Town Center environment.

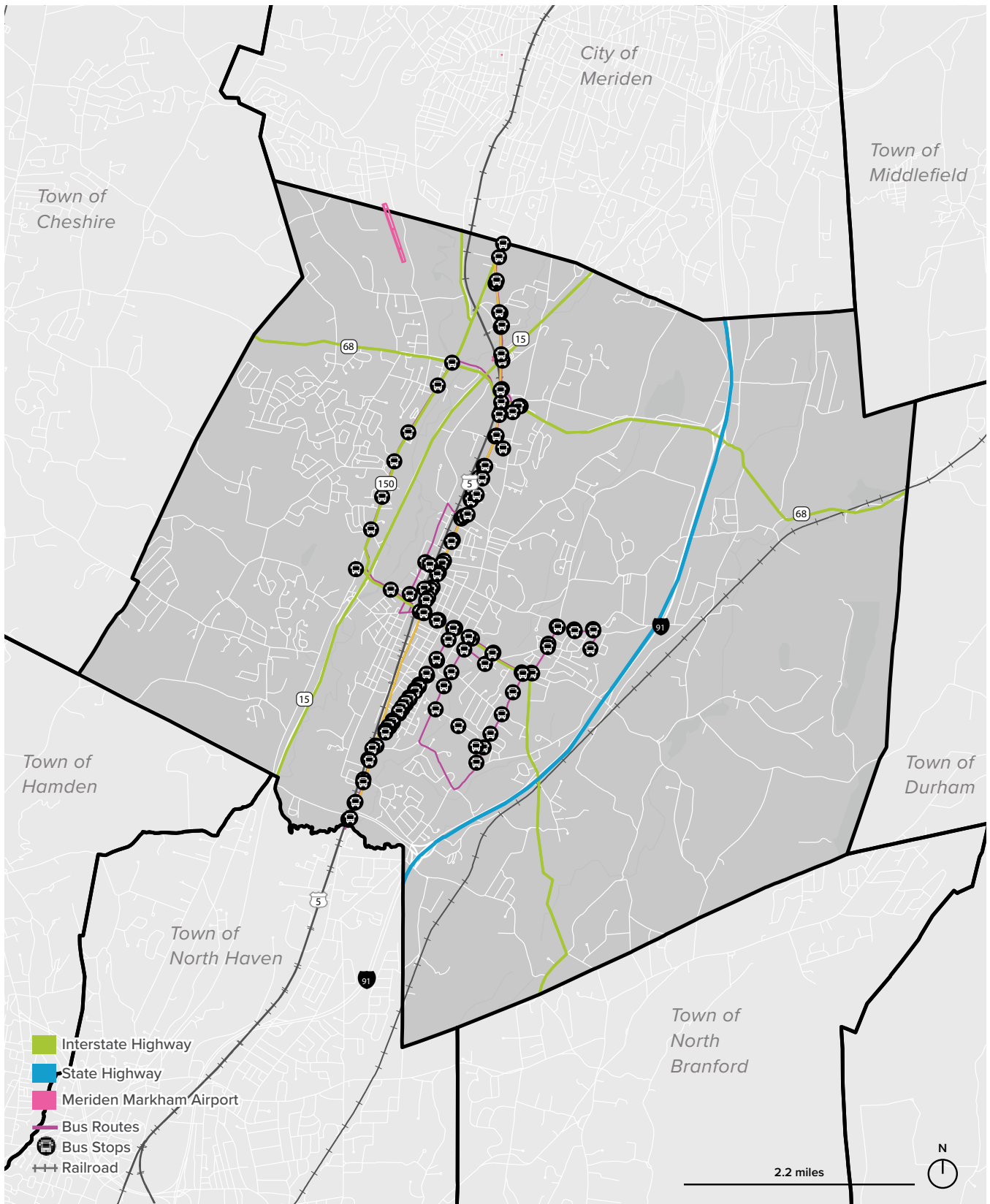


Wallingford Train Station



Intersection of S. Colony Street, Quinnipiac Street, Center Street, and Hall Avenue

Transportation Map



COMMUNITY RESOURCES

Wallingford offers many public resources for residents to enjoy, as well as low utility rates which contribute to affordable living.

Over the years, the Town and community organizations have developed and invested in services and facilities to serve residents and visitors. Community-based institutions such as Spanish Community of Wallingford (SCOW,) Wallingford Center, Inc., Wallingford Senior Center, Wallingford Public Library, Wallingford Works for Housing, and Wallingford Community Resource Alliance (WCRA,) provide spaces and services to residents and visitors which contribute to a sense of community and improve quality of life.

Key Findings:

Utility Rates

Wallingford’s utility rates, particularly electricity, help contribute to affordability of living and running businesses in Town.

Recreation and Open Space

Enhanced staffing and resources are needed to better maintain and provide amenities for the town’s open spaces, trails, and recreational facilities. Upgrading facilities such as bathrooms, playgrounds, signage, parking, and sports fields can attract more visitors.

Town Communications

Though the Town has made strides to better interface with its residents in recent years, opportunities exist to continue to digitize and better disseminate information.

School System Investment

Some school facilities need to be updated to stay competitive with other school systems and provide a quality learning environment.

Programming

Wallingford Senior Center, the Public Library, the Town Parks and Rec Department, and SCOW STEM host a plethora of community programming, which can make residents feel more connected to their community.



Lyman Hall High School



Senior Center



Wallingford Electric Division

Community-Based Electricity

In a rarity among Connecticut municipalities, the Wallingford Department of Public Utilities offers an electric utility for residents and businesses, as well as some neighboring municipalities. The limited transmission network and lowered overhead costs result in an estimated 30% - 40% reduced service rates compared to customers of electric utility companies in Connecticut. This service was seen as a source of pride among participants of this plan's public outreach process and is used by the Town as an asset to attract and support new residents and businesses

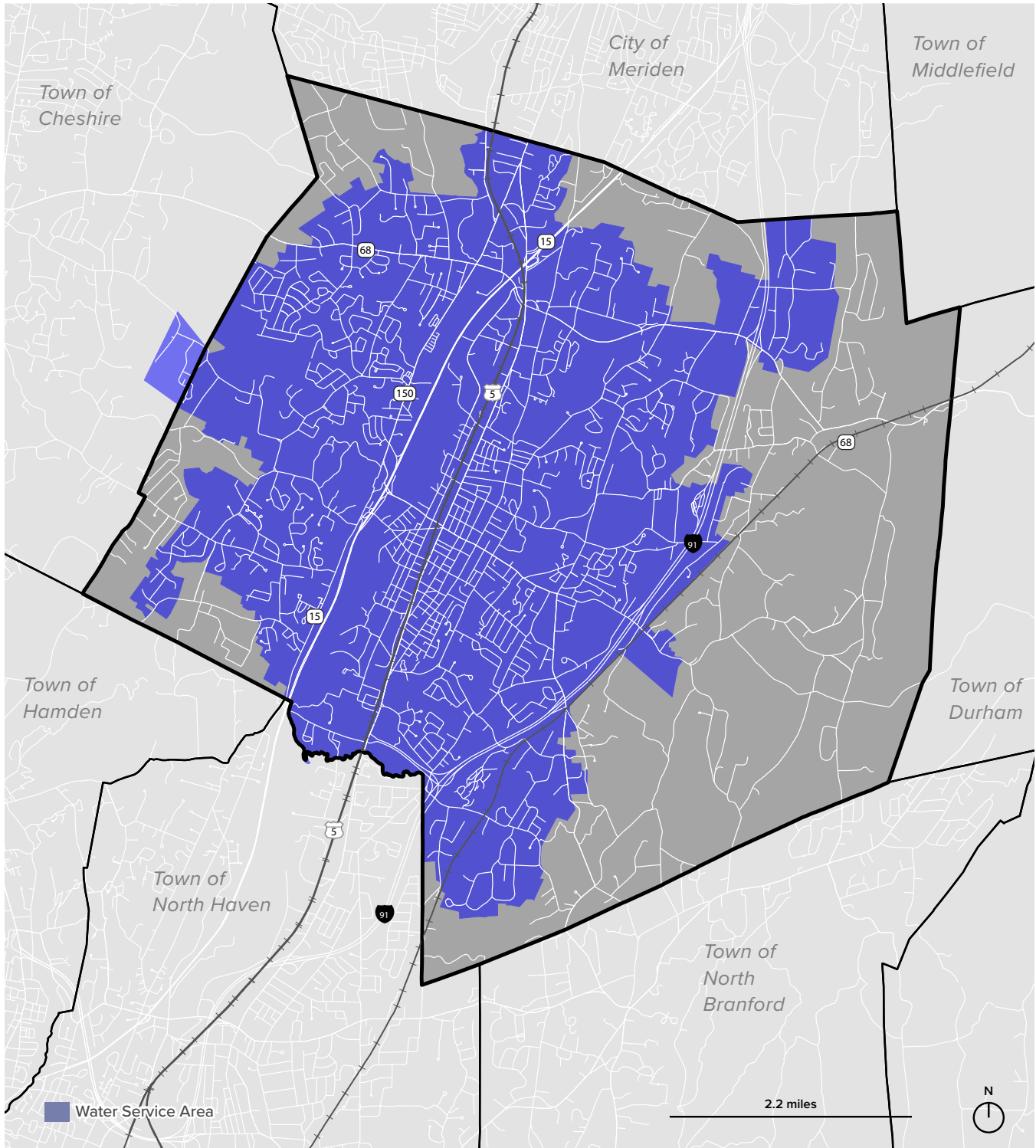


Wallingford Public Library

WATER AND SEWER SERVICES

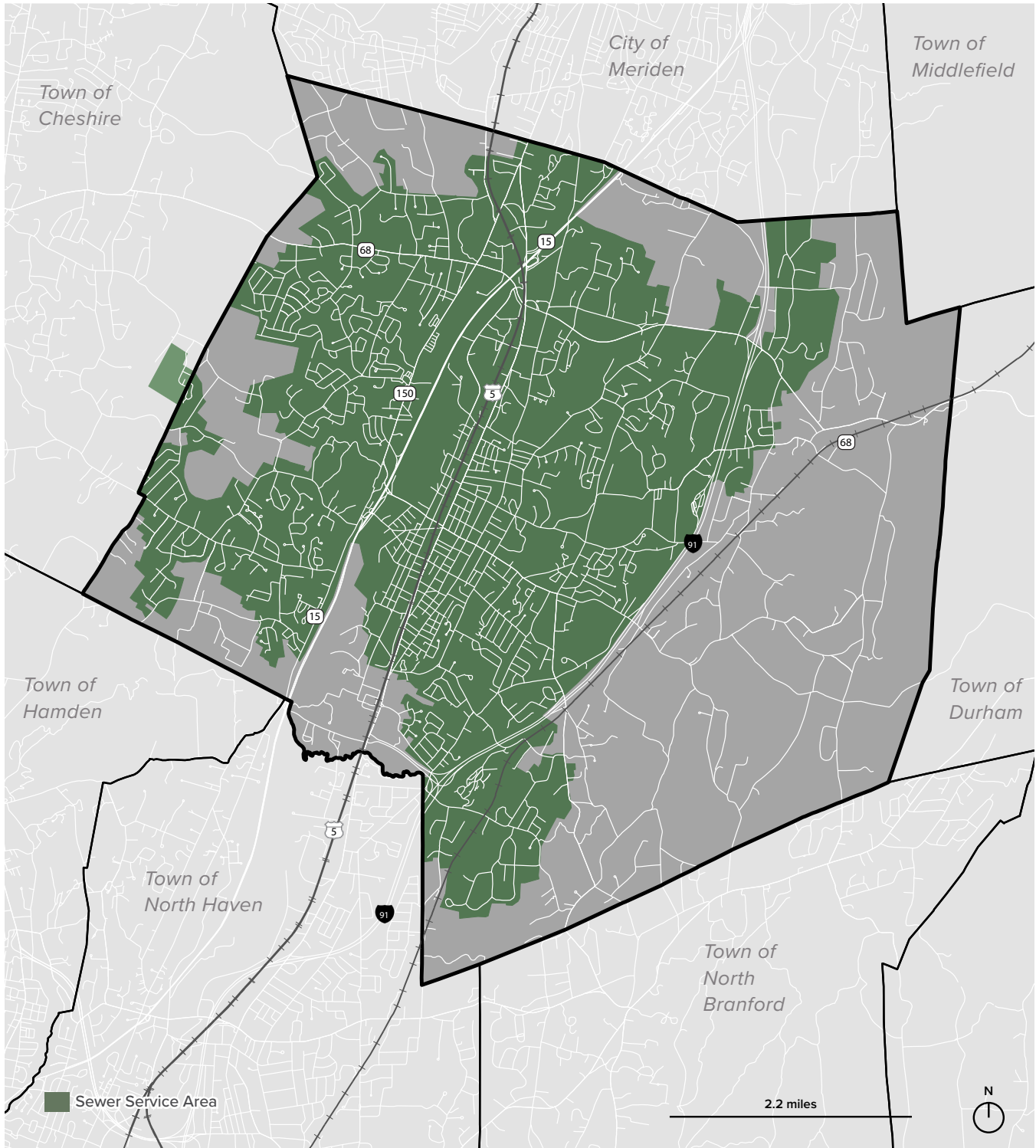
Water Service Map

The below map demonstrates the area of parcels which are reached by infrastructure which provides water as a utility service. Parcels not within the water service area depend on alternative sources for this service, predominantly groundwater wells.



Sewer Service Map

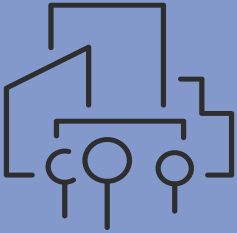
The below map demonstrates the area of parcels which are reached by infrastructure which provides sewer as a utility service. Parcels not within the sewer service area depend on alternative sources for this service, predominantly septic systems.



TOWNWIDE THEME ANALYSIS

Below is a list of strengths and opportunities created through analyzing overarching themes of Wallingford's housing, development, environmental, community resources, and transportation conditions.

STRENGTHS



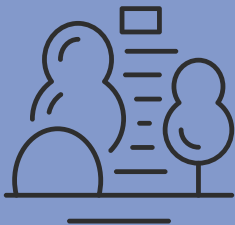
Walkable Town Center

Town Center's walkable, heightened density with ample parking provides a context for small businesses and community events to flourish. These create opportunities for social cohesion and community pride.



Engaged Populace

Wallingford has an abundance of civic groups which meet regularly to advocate and provide programming for quality-of-life improvement. Regular attendance by residents supports programming by the Senior Center, Library, SCOW, and other community institutions.



Natural Areas

Wallingford has a plethora of local and state natural areas within a short distance of its residential areas, providing residents easy access to recreational and exercise opportunities as well as the opportunity to experience nature. These natural areas are the source of much of the town's drinking water.



Regional Draws

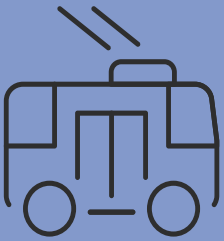
Wallingford's location on the transportation corridor between Hartford and New Haven, as well as between New York and Boston, provides it with a context that is attractive for institutions drawing patronage on a regional scale, giving easy access to residents and strengthening the town's economic base.

OPPORTUNITIES



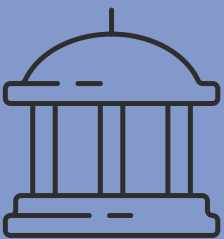
Develop Diverse Housing

Wallingford has the opportunity to amend regulations to allow for development of housing that meets a diverse set of needs which are currently underserved. These include housing which meets the changing needs of aging citizens and people looking to establish or re-establish themselves.



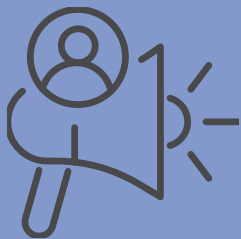
Improve Transportation Options

Improving multimodal transportation options can facilitate residents, commuters, and visitors to Wallingford get to amenities, patronize businesses, and get to work. Allowing people to freely travel no matter which mode of transportation they choose can improve the local economy and quality of living.



Reinvest in Community Facilities

Many of Wallingford's community facilities including schools, parks, and civic buildings are either reaching the end of their useful lifetimes or require significant repairs to maintain their baseline level of service. Reinvesting in these can ensure the town's residents benefit from their services in the future.



Improved Communications

There is an opportunity to continue progress in enhancing information sharing between stakeholders and promotion of Wallingford's assets in the future. Doing so will improve business success and community cohesion.



LAND USE SUBAREAS

This chapter provides an analysis of the seven identified land use subareas in Wallingford. Analyzing each subarea provides insight into the strength and opportunities specific to each subarea.

4



LAND USE SUBAREAS

The Town of Wallingford has 7 planning subareas, each of which has different characteristics that shape the culture and future of the area.

This plan utilizes an approach of grouping areas of the Town based on similar or complementary land uses. Each subarea area is described below.

Subarea 1 - Yalesville/South Turnpike

The subarea is characterized by its rural and rural-residential nature with diverse development, such as commercial and institutional uses, concentrated near the Route 150 corridor.

Subarea 2 - Route 5/Northern Gateway

This subarea is characterized by the heavily commercialized Route 15 corridor, featuring large retail businesses, car dealerships, and restaurants.

Subarea 3 - South Colony/Southern Gateway

This subarea is characterized by its light commercial businesses concentrated along the Route 5 corridor along with single-family and multi-family medium-density residential uses.

Subarea 4 - Town Center

This subarea is the hub of the community, characterized by a variety of walkable development and community resources.

Subarea 5 - North Main Residential/ Academic

This subarea is characterized by institutional, educational and a mix of single-family and multi-family residential uses.

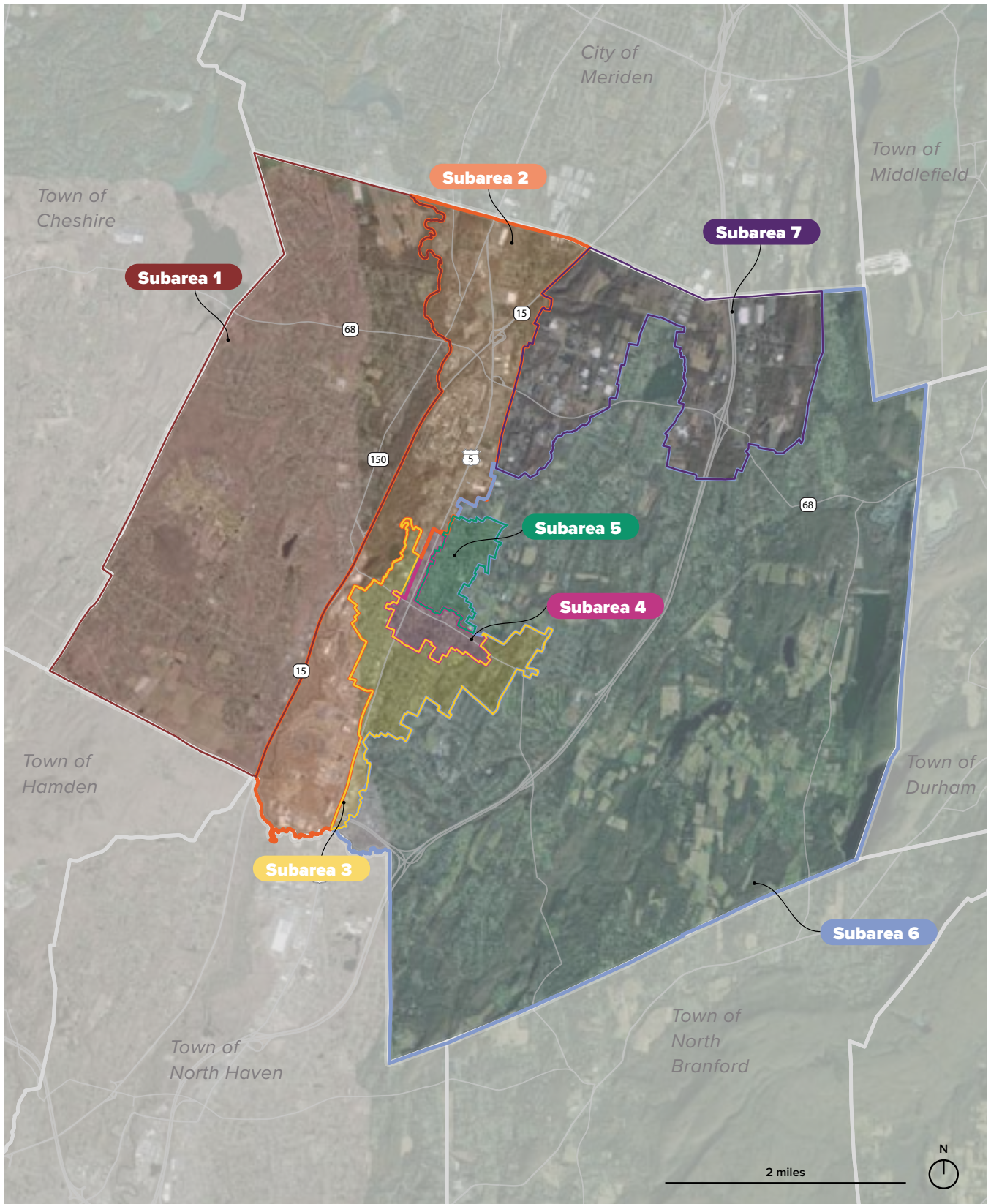
Subarea 6 - Rural Preservation/Watershed

This subarea is characterized by high concentration of rural and rural-residential development as well as preserved lands, including watershed preservation areas.

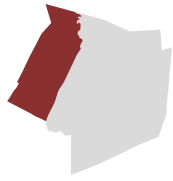
Subarea 7 - Route 68 Industrial Gateway

This subarea is characterized by lighter industrial activities such as offices, warehouses, and manufacturing, as well as pockets of single-family residential uses.

Subarea Map



SUBAREA 1



YALESVILLE/ SOUTH TURNPIKE

INTRODUCTION

This area west of South Turnpike Road (Route 150) is predominantly rural and rural-residential, with development historically concentrated along the corridor. Key landmarks include Sheehan High School, Moran Middle School, Masonicare, Gaylord Hospital, and Blue Hills Orchard.

The gateway to this subarea is the village of Yalesville, located at the intersection of Route 68 and Route 150. The southern stretch of Route 150 hosts elder care facilities, with notable businesses including Masonicare and the Oakdale Theater. Overall, the subarea balances its rural character with the historic corridor development along Route 150.

Key Findings (highlighted in table):

Large Residential Population

The predominantly residential land use within this subarea lends to it having a large portion of the town's population.

High Home Values

The values of homes in this subarea are on average 15% higher than the average home in Wallingford.

Higher Household Income

The average household income is about \$17,000 higher than the average Wallingford household.

Sociodemographic Information

| | Subarea 1 | Wallingford |
|-------------------------------------|--------------------|----------------------|
| Population | 15,055 | 44,428 |
| Size | 10 mi ² | 39.9 mi ² |
| Median Household Income | \$105,871 | \$88,573 |
| Median Home Value | \$318,488 | \$276,300 |
| Median Gross Rent | \$1,457 | \$1,168 |
| Population under 25 | 23% | 24% |
| Population over 65 | 22% | 21% |
| Median Age | 49.4 yrs | 44.3 yrs |
| Non-Hispanic White Population | 87% | 85% |
| Black Population | 4% | 1% |
| Asian Population | 3% | 5% |
| Hispanic or Latino | 6% | 13% |
| Vacancy Rate | 4% | 5% |
| Ownership Rate | 77% | 73% |
| Renter Rate | 23% | 27% |
| Pre-1940 Housing | 8% | 16.4% |
| Post-2000 Housing | 12% | 10% |
| Single-family Units | 74% | 68% |
| Duplexes | 3% | 8.3% |
| Multi-Family Units | 21% | 22% |
| Percent of Population Below Poverty | 4% | 6% |

Subarea 1 Map



EXISTING LAND USE

Reviewing existing land use provides insight to the various activities occurring on parcels and helps to identify any patterns of land usage within the subarea.

Key Findings:

Land Use is Predominantly Low-Density Residential

The predominantly residential land use is comprised of single-family low-density residential uses, as well as multi-family and condominiums. Residential uses account for approximately 61 percent of the land use.

Plenty of Recreation & Open Space

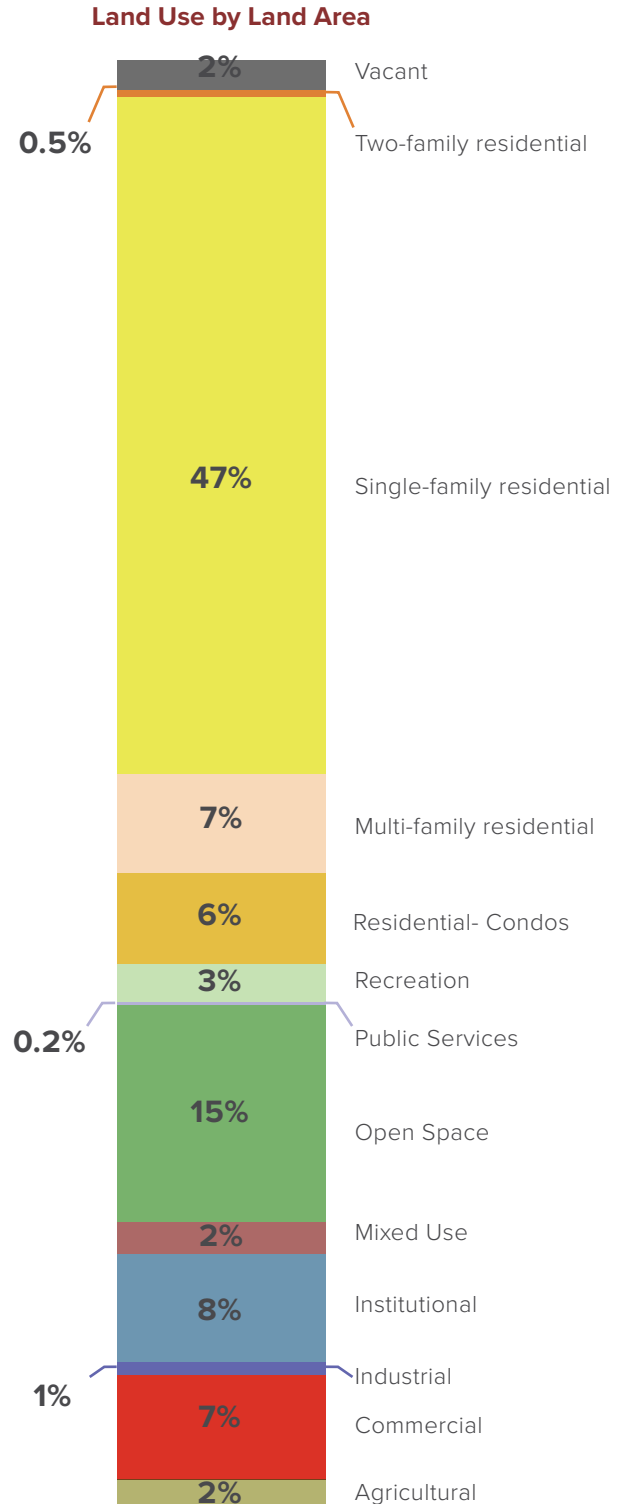
There are many parks and recreation assets located in this subarea which can ensure residents have access to outdoor activities. There are also town-owned open spaces which can be preserved or utilized as parks, providing an opportunity for future enhancements to increase access and availability to residents.

Airport

The Meriden Municipal Airport is located in the northern portion of the subarea, directly adjacent to residential uses. While access to the airport is convenient for residents and businesses, the environmental impacts on residential uses can be unpleasant.



Gaylord Hospital



EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within each district, the development character, and application of requirements which dictates future development on a parcel.

Key Findings:

Variety of Zoning Districts Near Route 150

Route 150 hosts a variety of districts rarely found in the rest of the subareas, including Housing Opportunity districts, Commercial districts, and Design districts.

Rezoning Institutional Uses

As several institutional uses in this district have the potential to close, there is an opportunity to rezone these parcel for a new use which aligns with future priorities.

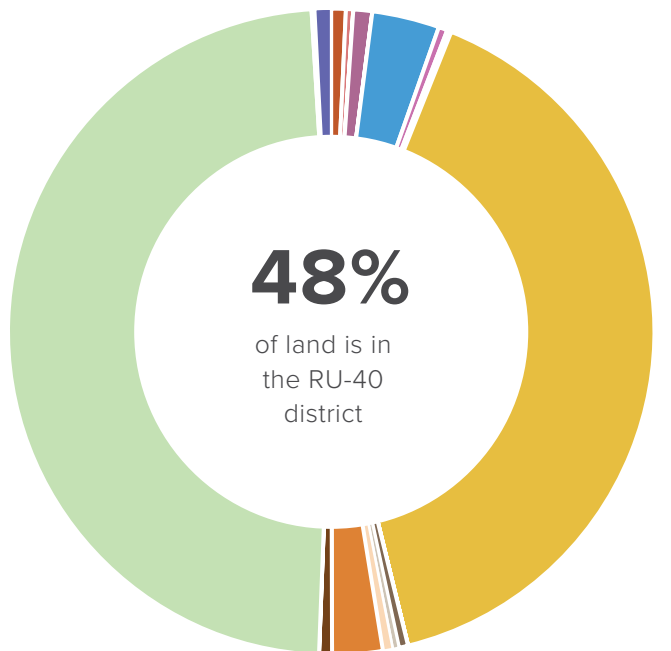
Encouraging Small Businesses

The large residential population of this subarea could support and potentially benefit from allowing more small businesses of complementary land use character such as country stores, yoga studios, and artist studios along primary corridors.

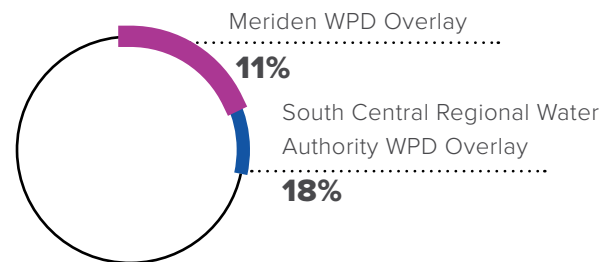


Residential Homes in the RU-40 Zone

Districts by Land Area

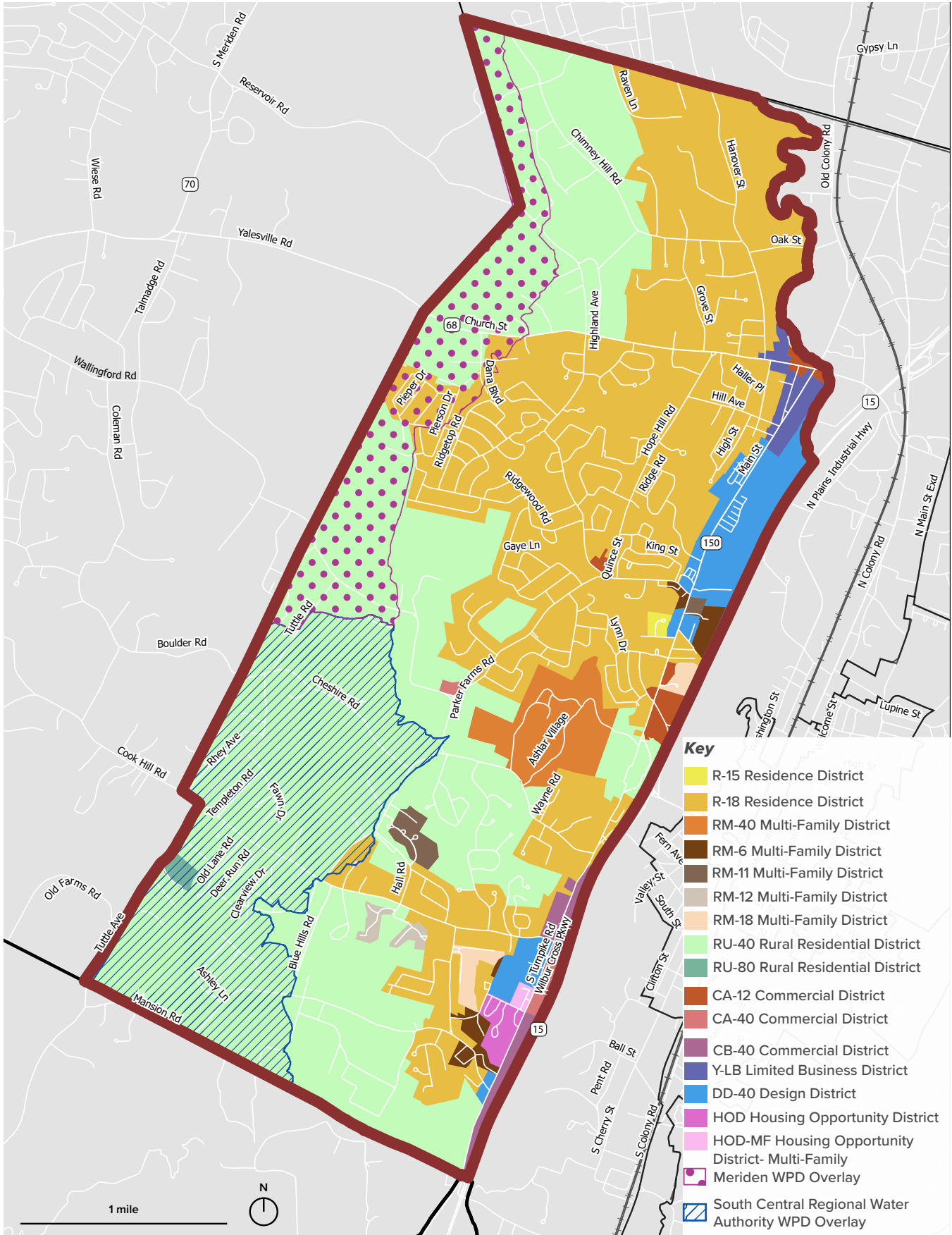


Zoning Overlays by Land Area

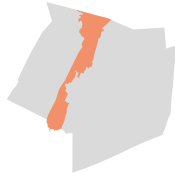


- R-18, 40%
- RM-40, 2%
- RM-6, 1%
- RM-11, 0.5%
- RM-12, 0.5%
- RM-18, 0.5%
- RU-40, 48%
- CB-40, 1%
- CA-12, 1%
- CA-40, 0.4%
- Y-LB, 1%
- DD-40, 3%
- HOD, 0.4%

Zoning Map



SUBAREA 2



ROUTE 5/ NORTHERN GATEWAY

INTRODUCTION

This subarea serves as the primary northern gateway into the Town. The corridor is heavily commercialized, featuring large retail businesses, car dealerships, and restaurants. The subarea also encompasses Town-owned Community Lake and the majority of the Quinnipiac River Linear Trail, which the Town hopes to expand in the future to connect with Meriden and the Farmington Canal Heritage Trail.

The southern half of the subarea contains historically heavy industrial uses, including Silversmith Park, the Town’s landfill and wastewater treatment facilities, and major industrial operations.

Key Findings (highlighted in table):

Large Hispanic Population

Almost half of the residents of this subarea are Hispanic or Latino, the highest concentration of all subareas.

Higher Rent

The median rent is one of the highest in the Wallingford. Almost 25% more expensive than the overall Town median, potentially signifying greater affordability issues and high demand for rental property.

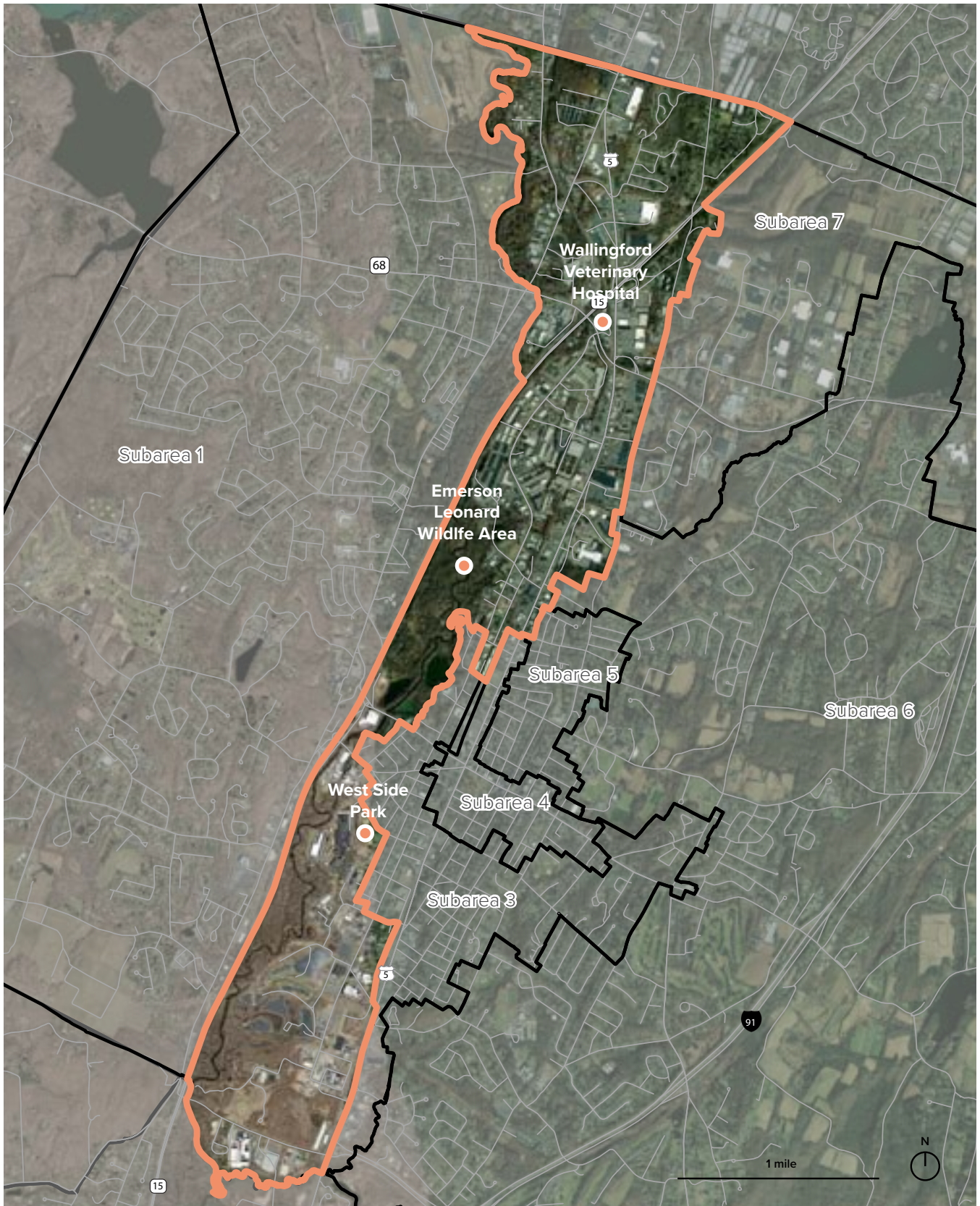
Varied Housing Stock

Route 5/Northern Gateway has a close to equal amount of single family homes and multi-family homes, providing more varied options for those looking for housing in this subarea.

Sociodemographic Information

| | Subarea 2 | Wallingford |
|-------------------------------------|-------------------|----------------------|
| Population | 2,278 | 44,428 |
| Size | 4 mi ² | 39.9 mi ² |
| Median Household Income | \$86,723 | \$88,573 |
| Median Home Value | \$250,000 | \$276,300 |
| Median Gross Rent | \$1,469 | \$1,168 |
| Population under 25 | 24% | 24% |
| Population over 65 | 19% | 21% |
| Median Age | 40.9 yrs | 44.3 yrs |
| Non-Hispanic White Population | 56% | 85% |
| Black Population | 0% | 1% |
| Asian Population | 4% | 5% |
| Hispanic or Latino | 47% | 13% |
| Vacancy Rate | 9% | 5% |
| Ownership Rate | 60% | 73% |
| Renter Rate | 40% | 27% |
| Pre-1940 Housing | 14% | 16.4% |
| Post-2000 Housing | 14% | 10% |
| Single-family Units | 46% | 68% |
| Duplexes | 10% | 8.3% |
| Multi-Family Units | 38% | 22% |
| Percent of Population Below Poverty | 3% | 6% |

Subarea 2 Map



EXISTING LAND USE

Reviewing existing land use provides insight to the various activities occurring on parcels and helps to identify any patterns of land usage within the subarea.

Key Findings:

Land Use is Predominantly Industrial

The predominantly light industrial and warehouse land use within this subarea is partly due to its location and access to Route 5 and Route 15.

High Concentration of Commercial Uses

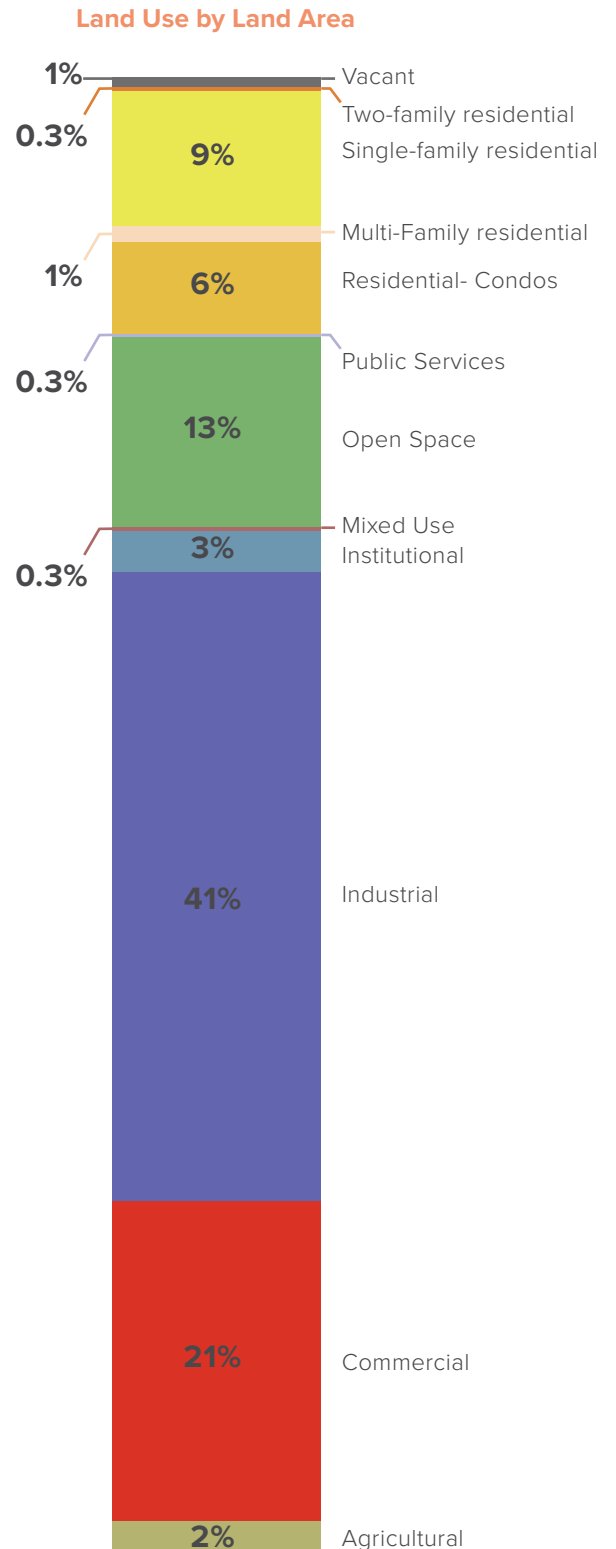
Due to its centralized location, Route 5/Northern Gateway contains a high concentration of the town's retail and commercial land uses along the northern portion of the Route 5 corridor.

River and Flooding

The Quinnipiac River running through this subarea creates large tracts of land which are undevelopable due to flood risk and wetland buffers.



Dad's Restaurant



Land Use Map



EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within each district, the development character, and application of requirements which dictates future development on a parcel.

Key Findings:

Limited Residential Development

Only 11% of land in this subarea is zoned for residential development. The one residential district in this subarea, R-18, permits increased density.

Commercial-Supporting Residential

Allowing new multi-family residential development in the commercial districts in the vicinity of Route 5 can add new housing stock to Wallingford and support commercial businesses.

Downtown Apartment District Overlay

The DA Overlay has been underutilized by developers, though the overlay has existed for several years.

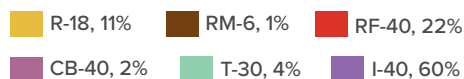
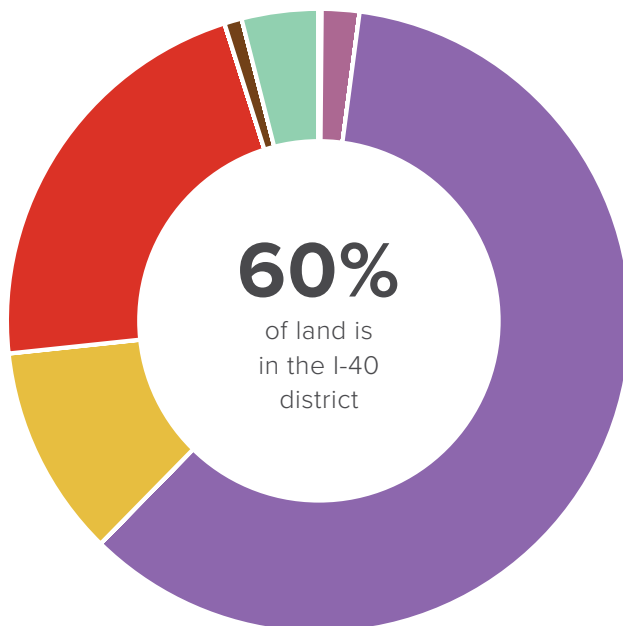


View of industrial building



Mozzicato's Bakery

Districts by Land Area



SUBAREA 3



SOUTH COLONY/ SOUTHERN GATEWAY

INTRODUCTION

This subarea encompasses the South Colony Road corridor and surrounding older, higher-density residential neighborhoods. The corridor, located just south of the Town Center, is primarily composed of light commercial businesses concentrated along the eastern side of the road.

Serving as the Town’s primary southern gateway, the South Colony corridor has seen recent improvements with the addition of several new retail establishments, including CT Fresh Produce Mart, Yellow King Brews, and Infinity of Wallingford. This mix of commercial and residential uses gives the subarea a vibrant, transitional character as a gateway to the Town Center.

Key Findings (highlighted in table):

Higher Renter Percentage

The South Colony/Southern Gateway has the second highest percentage of renters in the Town.

Home Value

The home value is consistent with the town’s median, however the median household income is lower, which could be explained by a heightened renter rate, but could potentially indicate higher affordability issues.

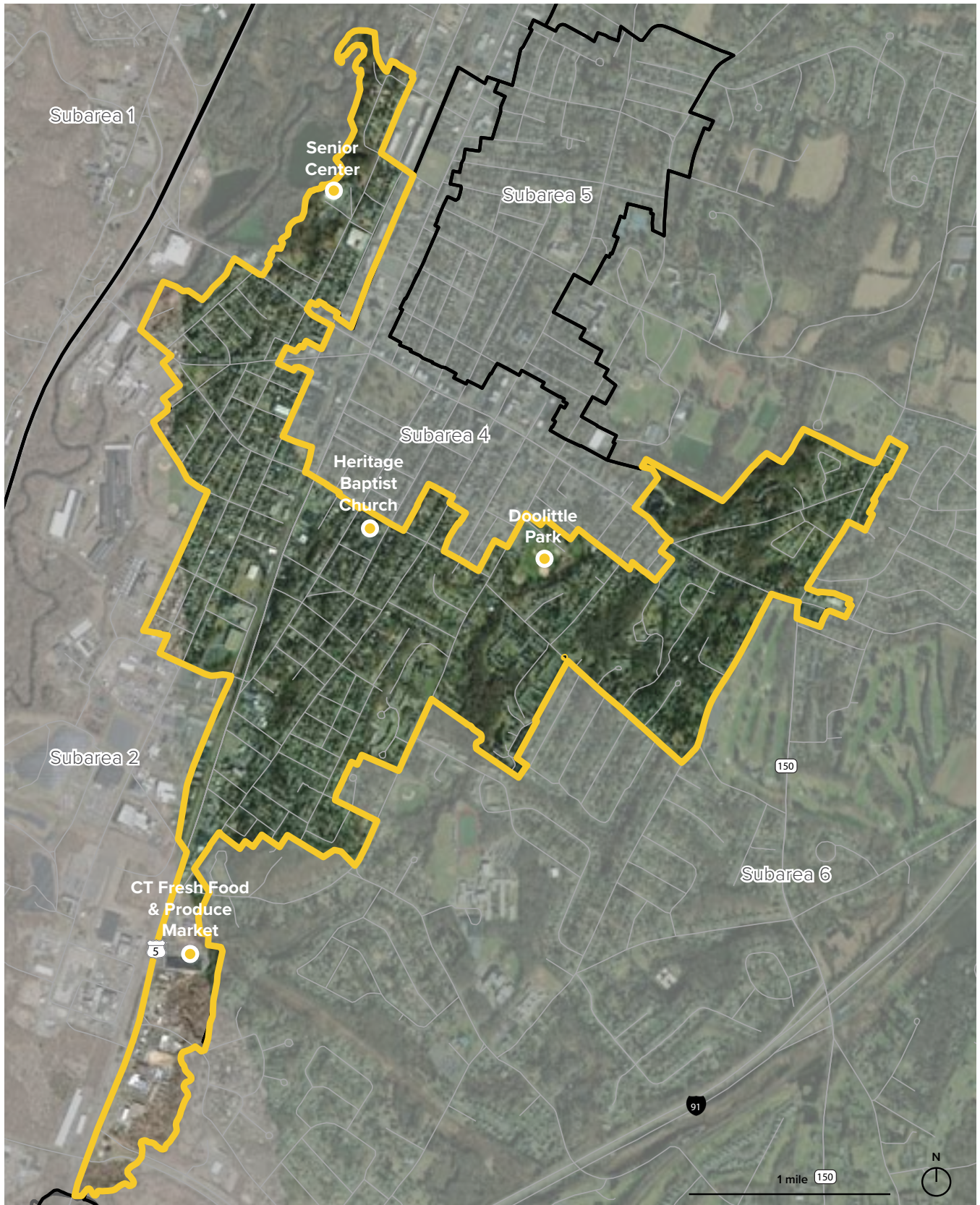
Older Housing Stock

Approximately 33% of homes were built prior to 1940. While an older housing stock can indicate homes with character, there are also risks of hazardous material and more expensive upkeep.

Sociodemographic Information

| | Subarea 3 | Wallingford |
|-------------------------------------|---------------------|----------------------|
| Population | 4,991 | 44,428 |
| Size | 1.3 mi ² | 39.9 mi ² |
| Median Household Income | \$77,488 | \$88,573 |
| Median Home Value | \$276,872 | \$276,300 |
| Median Gross Rent | \$1,184 | \$1,168 |
| Population under 25 | 24% | 24% |
| Population over 65 | 23% | 21% |
| Median Age | 40.2 yrs | 44.3 yrs |
| Non-Hispanic White Population | 77% | 85% |
| Black Population | 2% | 1% |
| Asian Population | 3% | 5% |
| Hispanic or Latino | 24% | 13% |
| Vacancy Rate | 4% | 5% |
| Ownership Rate | 53% | 73% |
| Renter Rate | 47% | 27% |
| Pre-1940 Housing | 33% | 16.4% |
| Post-2000 Housing | 13% | 10% |
| Single-family Units | 45% | 68% |
| Duplexes | 20% | 8.3% |
| Multi-Family Units | 35% | 22% |
| Percent of Population Below Poverty | 8% | 6% |

Subarea 3 Map



EXISTING LAND USE

Reviewing existing land use provides insight to the various activities occurring on parcels and helps to identify any patterns of land usage within the subarea.

Key Findings:

Land Use is Predominantly Residential

Various densities of mostly single-family residential land uses exist in this subarea, offering a variety of housing units, with greater density and walkability closer to Town Center.

Industrial Land

Along the railroad, there exists various areas of industrial land uses which differs from the predominantly residential subarea.

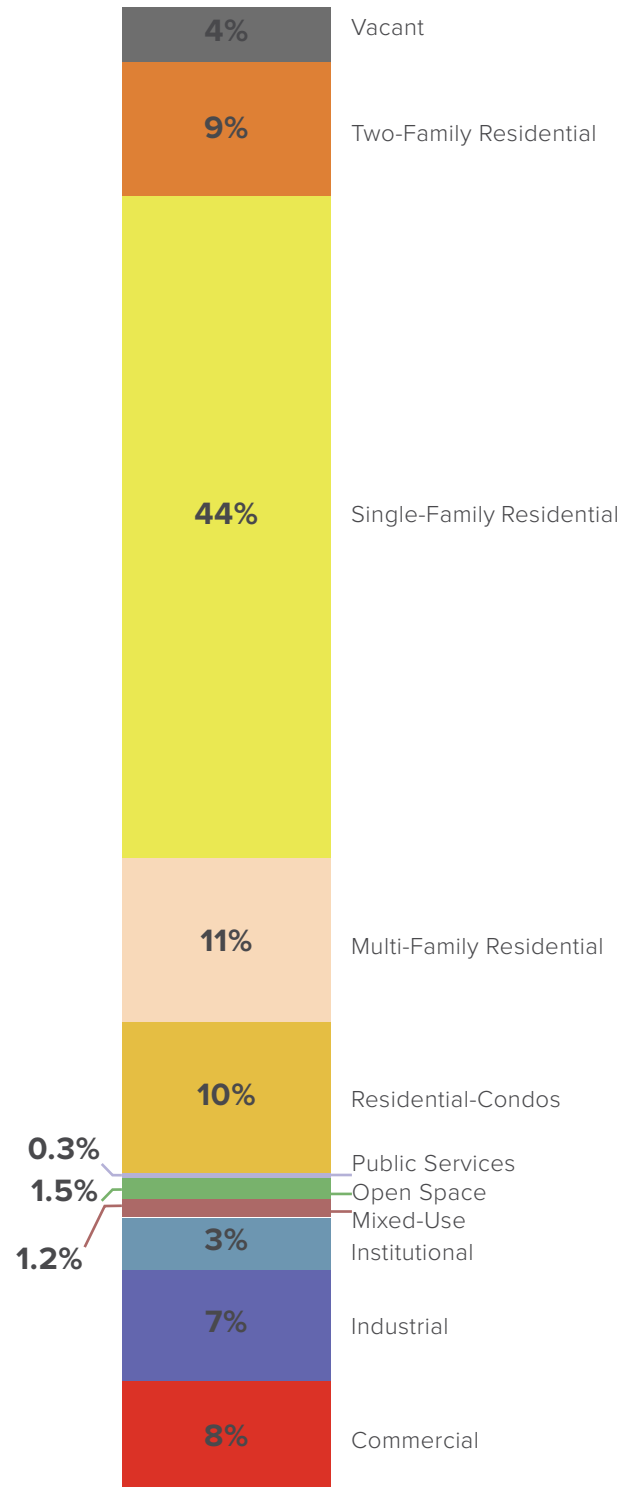
Density Transition

Density and intensity of land uses tends to transition to become greater the closer they are to Town Center.

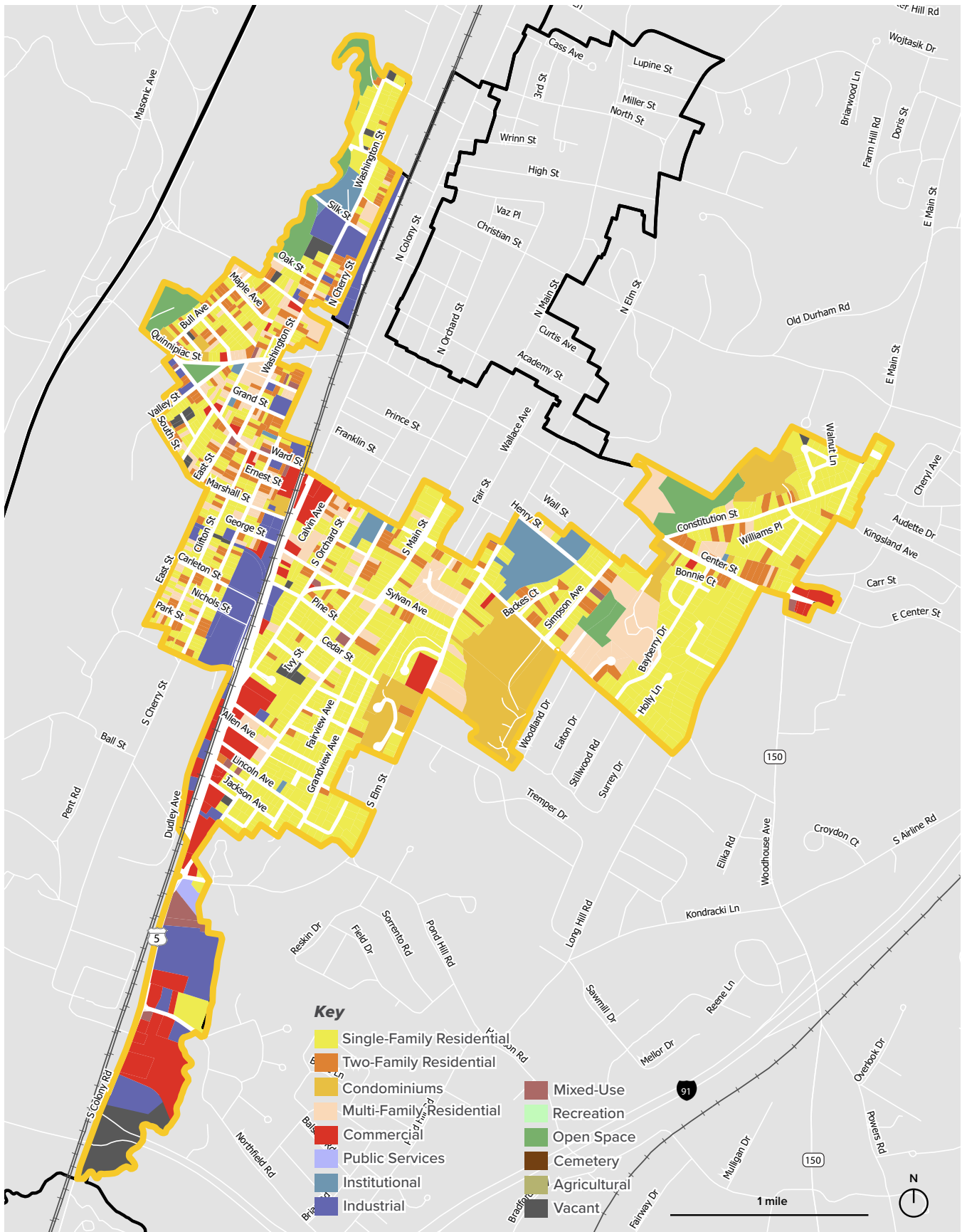


Historical Society of Wallingford

Land Use by Land Area



Land Use Map



EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within each district, the development character, and application which dictates future development on a parcel.

Key Findings:

Land Use is Predominantly Residential

The predominantly residential land use within this subarea are medium- to high-density residential, with smaller lot sizes and multi-family housing.

Route 5 Access

The zoning on either side of Route 5 consists of non-residential permitted uses. Indicating an opportunity to encourage development of business and services that support the surrounding zones and uses.

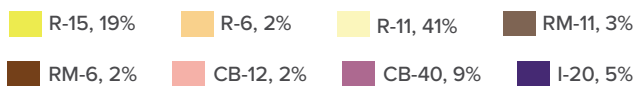
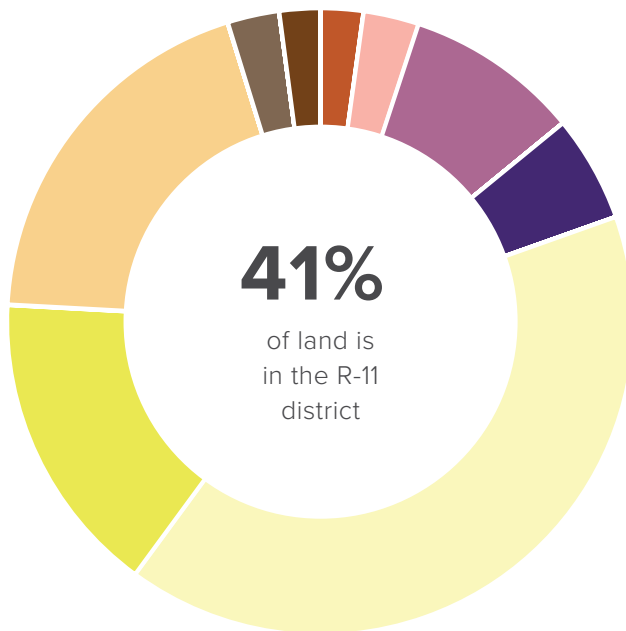
Commercial-Supporting Residential

Allowing new multi-family residential development in the commercial zones in the vicinity of South Colony Road can add new housing stock and support commercial businesses.

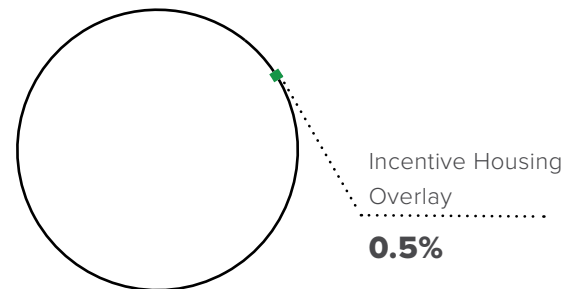


Islamic Center of Wallingford

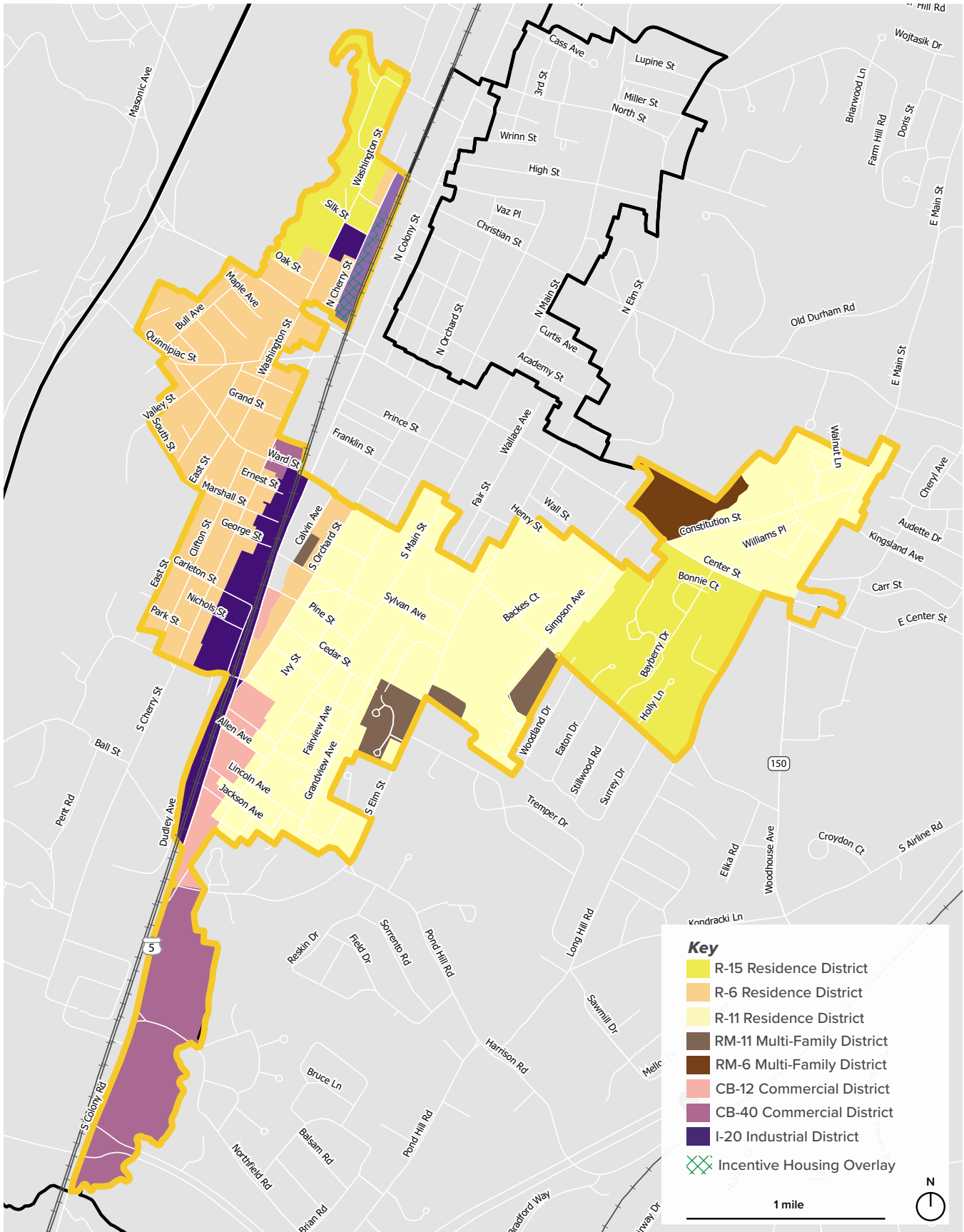
Districts by Land Area



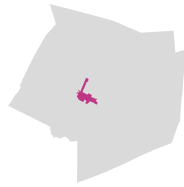
Zoning Overlays by Land Area



Zoning Map



SUBAREA 4



TOWN CENTER

INTRODUCTION

This subarea encompasses Wallingford’s Town Center, including both the upper and lower downtown areas. Key landmarks include the Historic Train Station and the new Wallingford Train Station.

The subarea extends along North Main Street and Center Street and includes a small portion of the adjoining route north of Hall Avenue. As the heart of the community, this area serves as a hub for commerce, transportation, and civic activity, reflecting both the Town’s historic character and ongoing development.

Key Findings (highlighted in table):

High Renter Percentage

The Town Center has the highest percentage of renters in the Town.

Older Housing Stock

Approximately 39% of homes were built prior to 1940. While an older housing stock can indicate homes with character, there are also risks of hazardous material and outdated amenities.

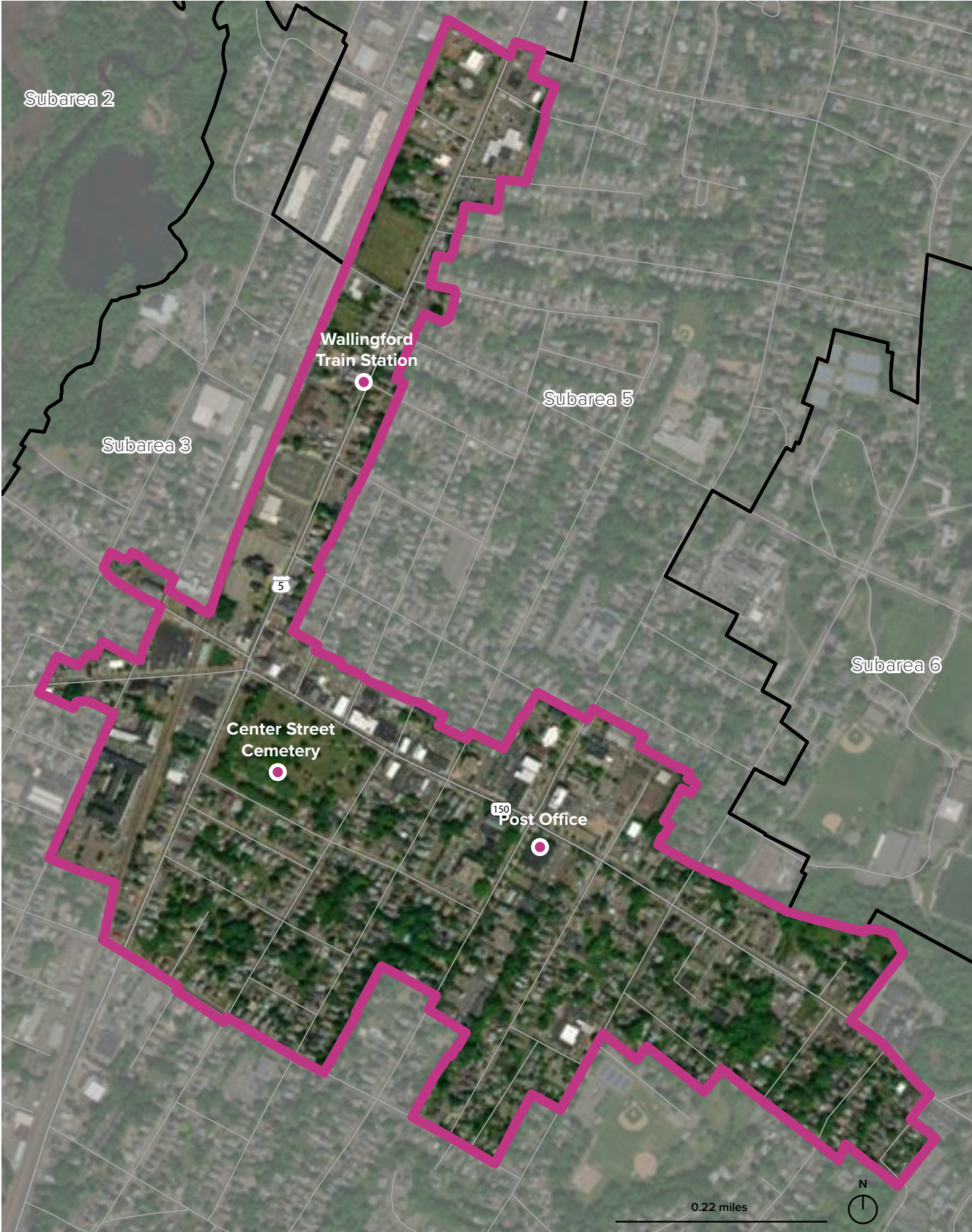
Higher Poverty Rate

Town Center has a higher rate of population below poverty than the town as a whole, indicating a higher concentration of people looking to establish or re-establish themselves.

Sociodemographic Information

| | Subarea 4 | Wallingford |
|-------------------------------------|---------------------|----------------------|
| Population | 2,532 | 44,428 |
| Size | 0.37mi ² | 39.9 mi ² |
| Median Household Income | \$75,000 | \$88,573 |
| Median Home Value | \$287,136 | \$276,300 |
| Median Gross Rent | \$1,172 | \$1,168 |
| Population under 25 | 22% | 24% |
| Population over 65 | 17% | 21% |
| Median Age | 37.1 yrs | 44.3 yrs |
| Non-Hispanic White Population | 69% | 85% |
| Black Population | 4% | 1% |
| Asian Population | 5% | 5% |
| Hispanic or Latino | 23% | 13% |
| Vacancy Rate | 5% | 5% |
| Ownership Rate | 45% | 73% |
| Renter Rate | 55% | 27% |
| Pre-1940 Housing | 39% | 16.4% |
| Post-2000 Housing | 11% | 10% |
| Single-family Units | 36% | 68% |
| Duplexes | 21% | 8.3% |
| Multi-Family Units | 43% | 22% |
| Percent of Population Below Poverty | 12% | 6% |

Subarea 4 Map



EXISTING LAND USE

Reviewing existing land use provides insight to the various activities occurring on parcels and helps to identify any patterns of land usage within the subarea.

Key Findings:

Institutional Land Uses

The Town Center has a concentration of institutional land uses such as the library, public spaces, post office, and other civic centers.

Commercial Corridors

Commercial and non-residential uses are concentrated along Route 5 and Center Street, and Main Street. These corridors boast various shopping opportunities for Wallingford and provides the subarea with its “Main Street” character.

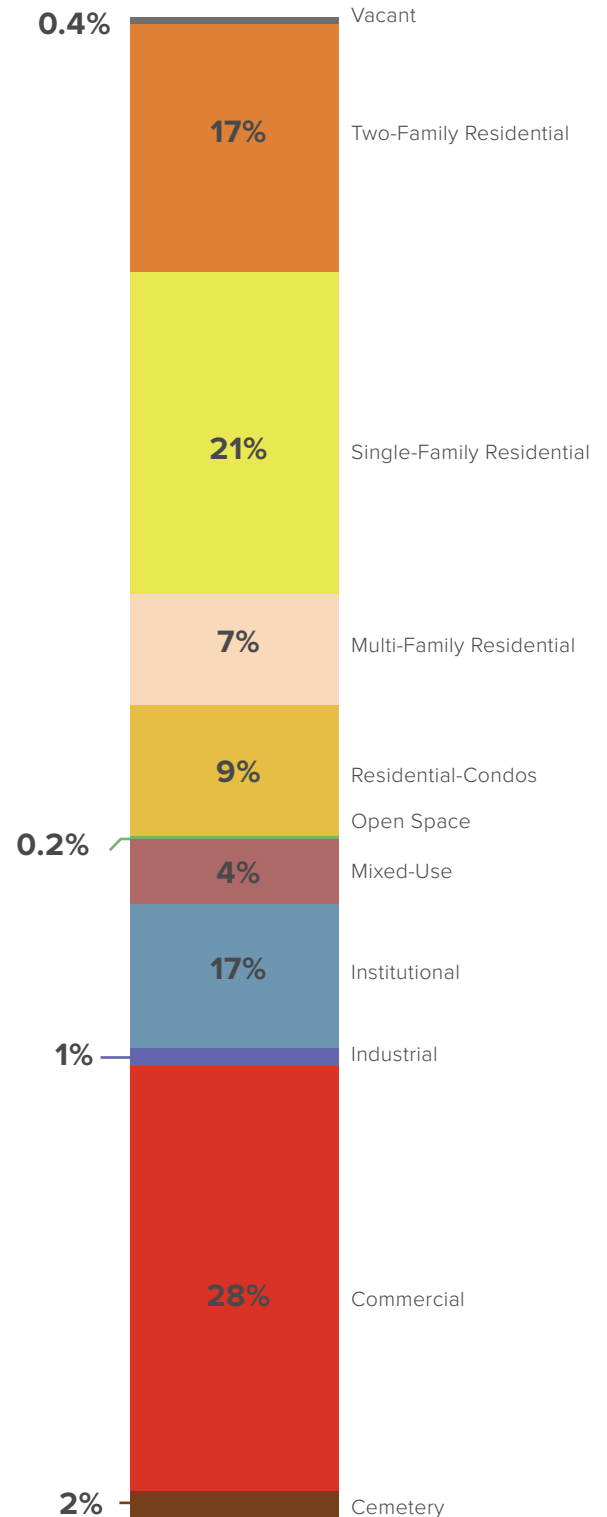
Walkability and Amenities

The varying types of land uses in a relatively compact development context allows residents of this subarea to potentially meet many daily needs without the use of a car.

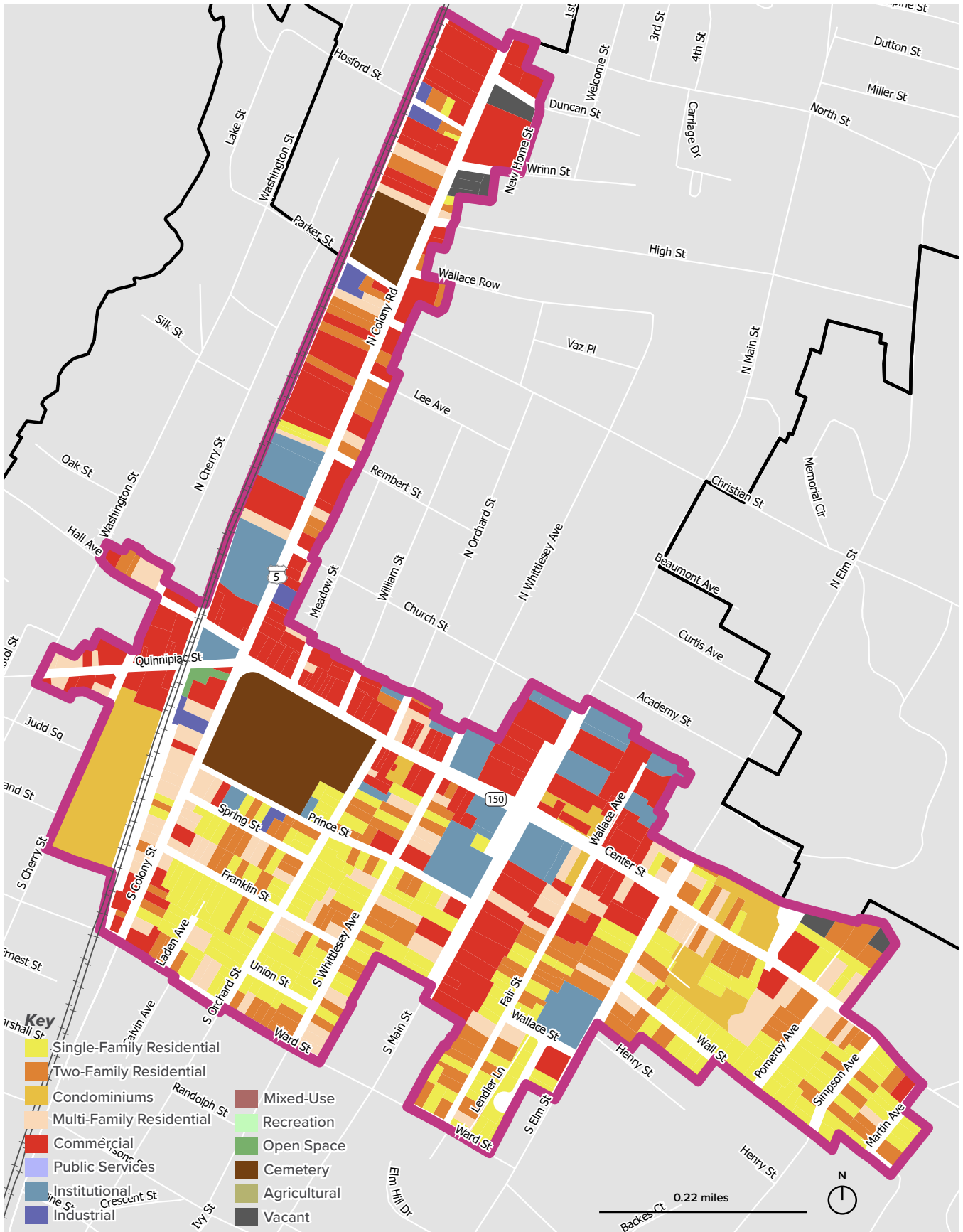


Library Wine Bar & Bistro

Land Use by Land Area



Land Use Map



EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within each district, the development character, and application of requirements which dictates future development on a parcel.

Key Findings:

Town Center Character

The TC district encompasses both sides of Route 5, with more crosswalks along Center Street which promotes a vibrant pedestrian-friendly commercial destination.

Route 5 Corridor

Commercial and non-residential uses are concentrated along Route 5. Development of business and services along the corridor can benefit surrounding neighborhoods.

Transit-Oriented Development (TOD) Implementation

Opportunities exist to implement transit-oriented development around the railroad station, as identified in the 2016 TOD plan. The existing land use characteristics support such development and can benefit the area and community.

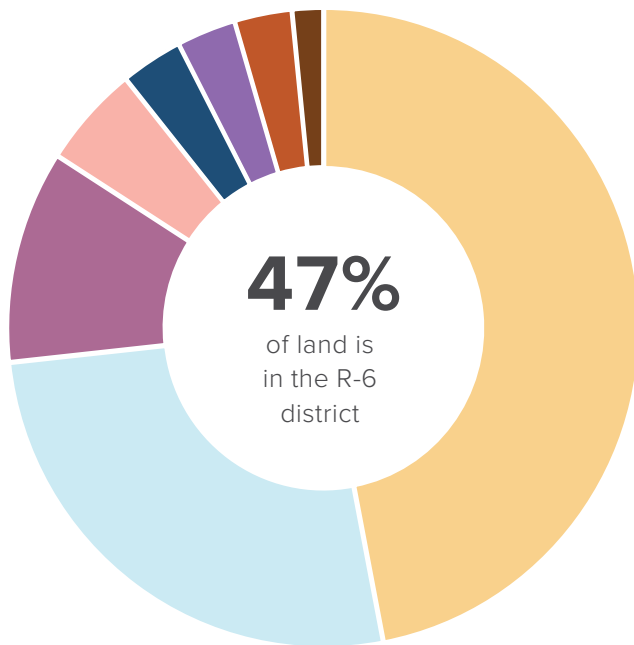
Expanding Commercial Uses

There is interest from businesses and developers to implement commercial uses not allowed by the Town Center zoning district, such as expanded allowed production floor space.

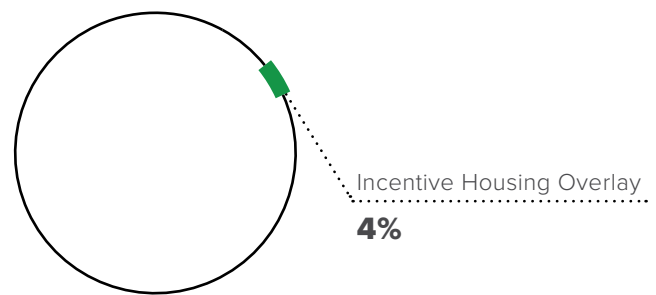


Royce House

Districts by Land Area

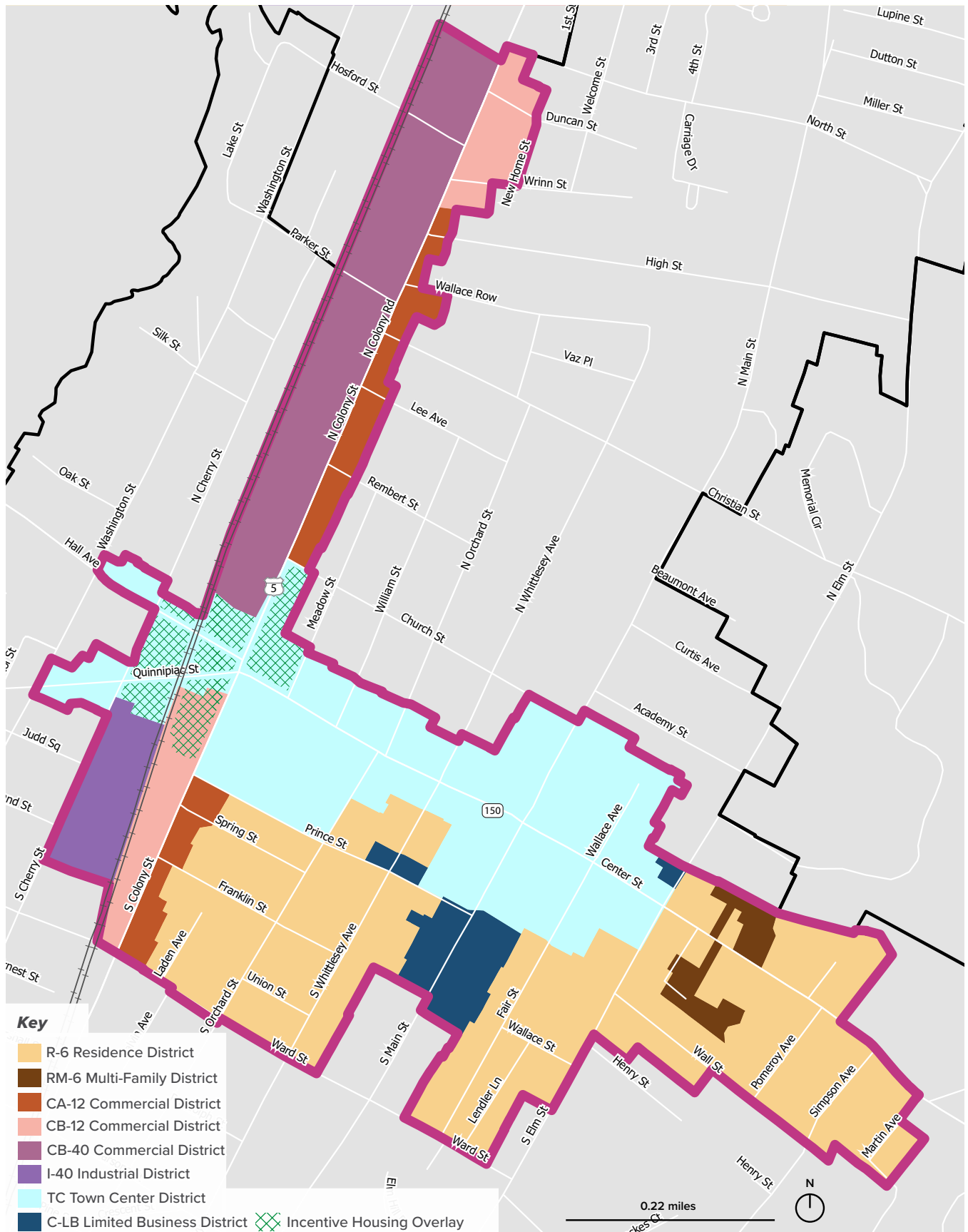


Zoning Overlays by Land Area

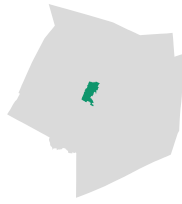


- R-6, 47%
- CA-12, 3%
- CB-12, 5%
- TC, 26%
- RM-6, 2%
- CB-40, 11%
- I-40, 3%
- C-LB, 3%

Zoning Map



SUBAREA 5



NORTH MAIN RESIDENTIAL & ACADEMIC SUBAREA

INTRODUCTION

This subarea encompasses the North Main Street corridor and the surrounding residential neighborhoods. Key landmarks include Moses Y. Beech Elementary School and portions of the Choate Rosemary Hall campus along North Main Street.

The subarea combines residential character with institutional and educational uses, serving as an important corridor connecting neighborhoods to the Town Center while maintaining a strong community and neighborhood identity.

Key Findings (highlighted in table):

Younger Population

The North Main Residential & Academic Subarea has a younger population with the median age around 37 years old, 7 years younger than the average age of the town, likely due to the concentration of academic uses and vicinity to the Town Center.

Older Housing Stock

Approximately 54% of homes were built prior to 1940. While an older housing stock can indicate homes with character, there are also risks of hazardous material and outdated amenities.

Higher Poverty Rate

North Main Residential & Academic Subarea has the highest rate of poverty of all subareas, potentially due to more people in the subarea looking to establish or re-establish themselves.

Sociodemographic Information

| | Subarea 5 | Wallingford |
|-------------------------------------|----------------------|----------------------|
| Population | 2,049 | 44,428 |
| Size | 0.41 mi ² | 39.9 mi ² |
| Median Household Income | \$81,700 | \$88,573 |
| Median Home Value | \$303,306 | \$276,300 |
| Median Gross Rent | \$1,221 | \$1,168 |
| Population under 25 | 25% | 24% |
| Population over 65 | 21% | 21% |
| Median Age | 37.1 yrs | 44.3 yrs |
| Non-Hispanic White Population | 76% | 85% |
| Black Population | 2% | 1% |
| Asian Population | 8% | 5% |
| Hispanic or Latino | 9% | 13% |
| Vacancy Rate | 7% | 5% |
| Ownership Rate | 56% | 73% |
| Renter Rate | 44% | 27% |
| Pre-1940 Housing | 54% | 16.4% |
| Post-2000 Housing | 3% | 10% |
| Single-family Units | 46% | 68% |
| Duplexes | 19% | 8.3% |
| Multi-Family Units | 36% | 22% |
| Percent of Population Below Poverty | 13% | 6% |

Subarea 5 Map



EXISTING LAND USE

Reviewing existing land use provides insight to the various activities occurring on parcels and helps to identify any patterns of land usage within the subarea.

Key Findings:

Land Use is Predominantly Residential

The residential land use within this subarea offers various housing opportunities and walkable areas, as multi-family and single-family units exist. The closer to Route 5, the more dense the parcels become, with lower density lots being located in the northern section of the subarea.

Institutional Land Uses

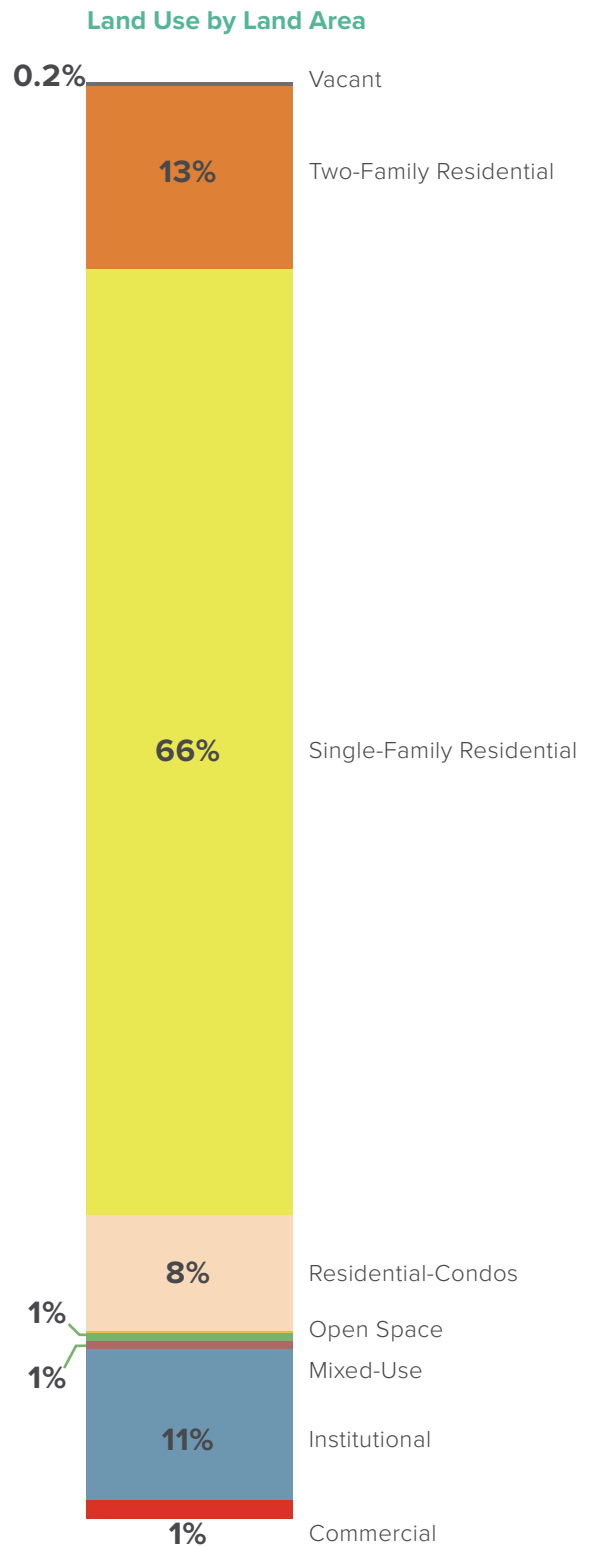
North Main & Academic has a concentration of institutional land uses such as schools and other civic centers which supports the residential population in this subarea and the surrounding subareas.

Route 5

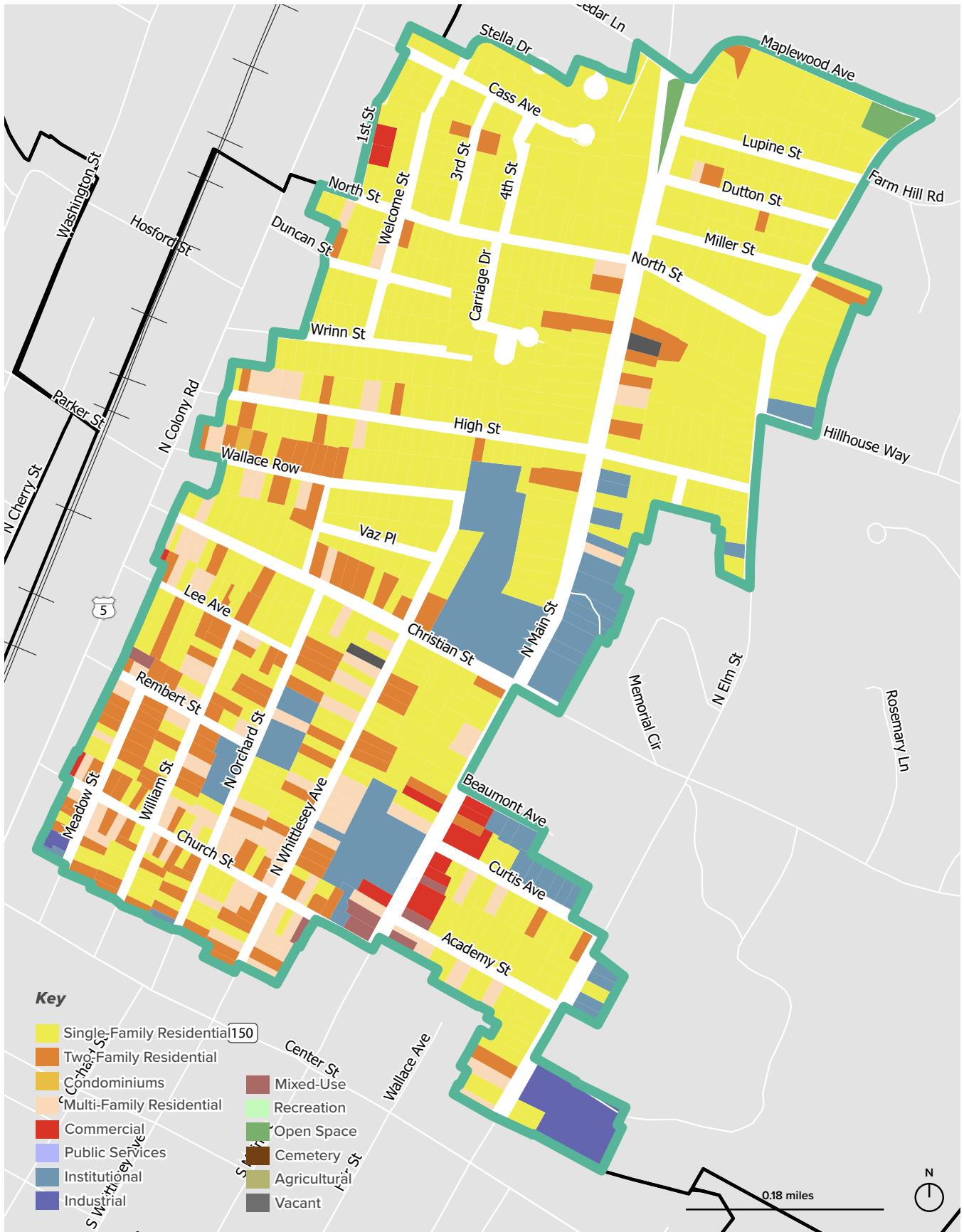
Route 5 provides access to the institutional and academic uses within the subarea that many in Wallingford utilize, such as schools and religious institutions.



Nehemiah Royce House



Land Use Map



EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within each district, the development character, and application of requirements which dictates future development on a parcel.

Key Findings:

Land Use is Predominantly Residential

The predominantly residential land use within this subarea is intended to continue, with past and future growth remaining consistent with its residential character.

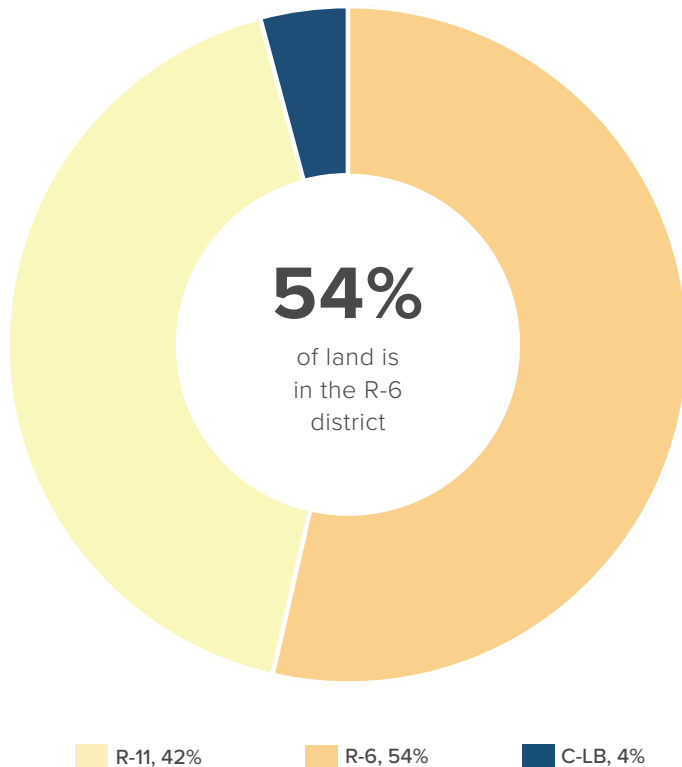
Adjacent Subareas

The neighboring subareas provide services that support the uses in this subarea, as the commercial uses of Route 5 are just to the west of the subarea boundary and the commercial and institutional uses of Town Center are south of the subarea boundary.

Library

One of the major uses within the C-LB district is the public library, serving all of Wallingford and providing a state-of-the-art destination to the community.

Districts by Land Area

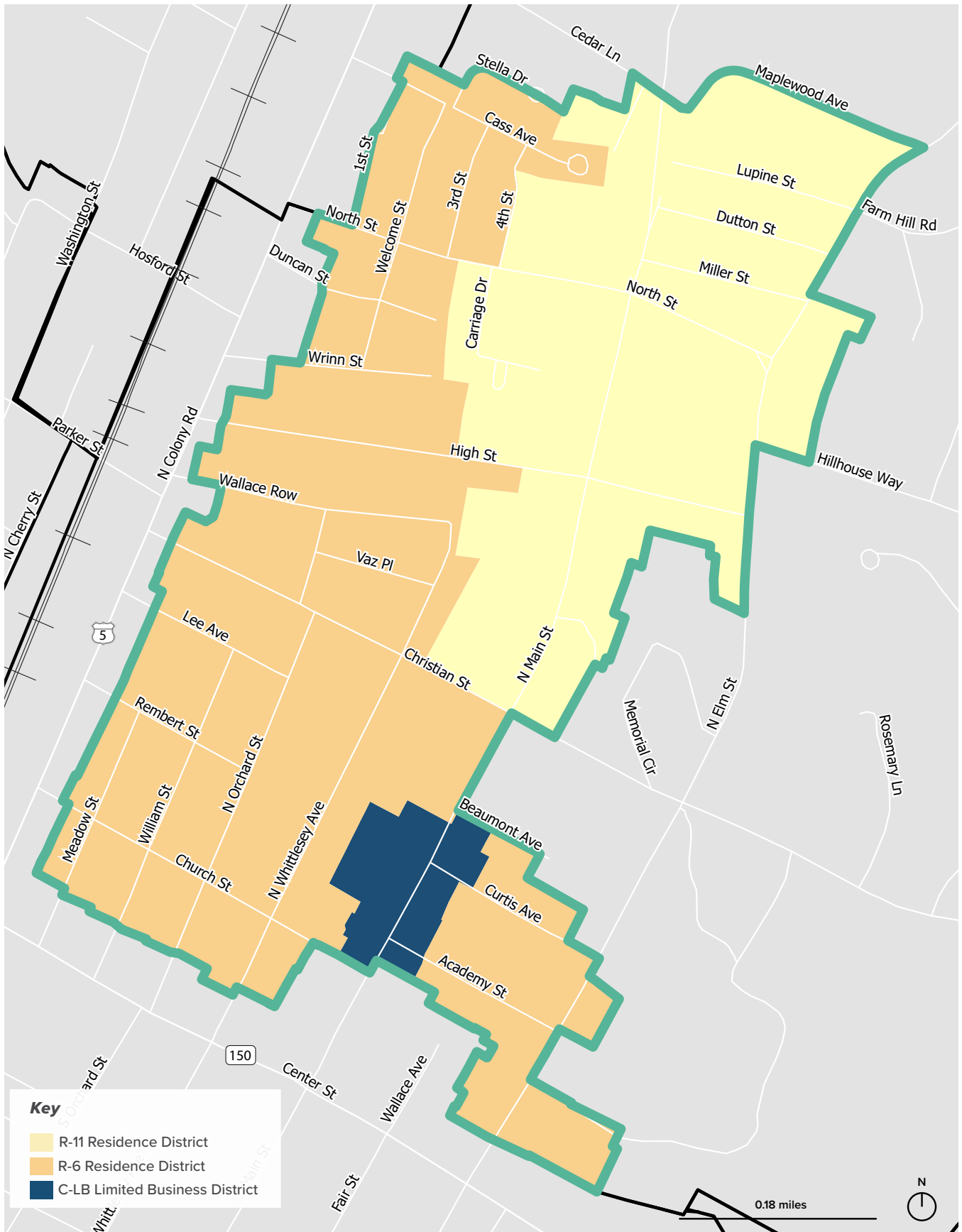


Residential Home on North Main Street

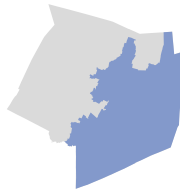


Harriet Wallace Park

Zoning Map



SUBAREA 6



RURAL PRESERVATION & WATERSHED AREA

INTRODUCTION

This subarea is primarily rural residential and includes the Choate Rosemary Hall campus. Much of the area lies within the Town’s drinking water supply watershed protection zone and has historically been rural farmland.

The subarea also features small wineries and Wallingford’s largest open space recreation area, Tyler Mill Preserve. The New England National Scenic Trail passes through the northern portion of the subarea. Mackenzie Reservoir, the Town’s primary drinking water supply, is also located within this area.

Key priorities for this subarea focus on the preservation of sensitive watershed lands, protection of open space, outdoor recreation, and limiting new development to maintain its rural and environmental character.

Key Findings (highlighted in table):

Land Area

The Rural Preservation & Watershed Subarea comprises the largest land area in Wallingford.

High Home Value

The values of homes in this subarea are on average 35% higher than the average home in Wallingford.

High Homeownership

This subarea has the highest rate of homeownership among Wallingford’s primarily residential subareas.

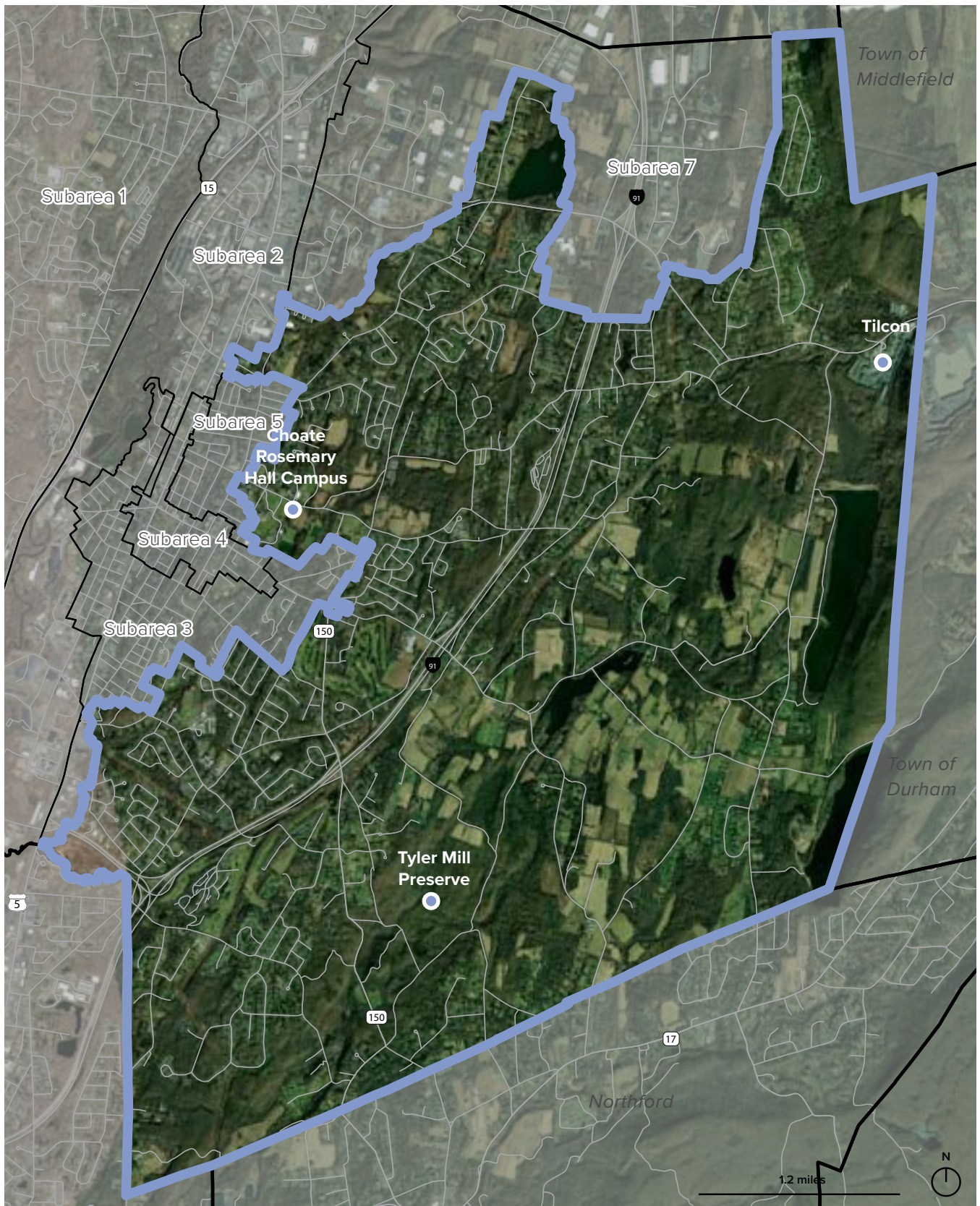
Single Family Housing Units

The majority of housing units in the subarea are single-family, indicating that there are limited housing options.

Sociodemographic Information

| | Subarea 6 | Wallingford |
|-------------------------------------|---------------------|----------------------|
| Population | 16,256 | 44,428 |
| Size | 20.6mi ² | 39.9 mi ² |
| Median Household Income | \$113,283 | \$88,573 |
| Median Home Value | \$373,928 | \$276,300 |
| Median Gross Rent | \$1,406 | \$1,168 |
| Population under 25 | 22% | 24% |
| Population over 65 | 23% | 21% |
| Median Age | 47 yrs | 44.3 yrs |
| Non-Hispanic White Population | 88% | 85% |
| Black Population | 1% | 1% |
| Asian Population | 4% | 5% |
| Hispanic or Latino | 6% | 13% |
| Vacancy Rate | 4% | 5% |
| Ownership Rate | 85% | 73% |
| Renter Rate | 15% | 27% |
| Pre-1940 Housing | 8% | 16.4% |
| Post-2000 Housing | 13% | 10% |
| Single-family Units | 85% | 68% |
| Duplexes | 3% | 8.3% |
| Multi-Family Units | 13% | 22% |
| Percent of Population Below Poverty | 5% | 6% |

Subarea 6 Map



EXISTING LAND USE

Reviewing existing land use provides insight to the various activities occurring on parcels and helps to identify any patterns of land usage within the subarea.

Key Findings:

Residential and Open Space

Low-intensity single-family residential and open space comprise the majority of land uses of this subarea due to it being the source of much of the town's drinking water.

Plenty of Open Space

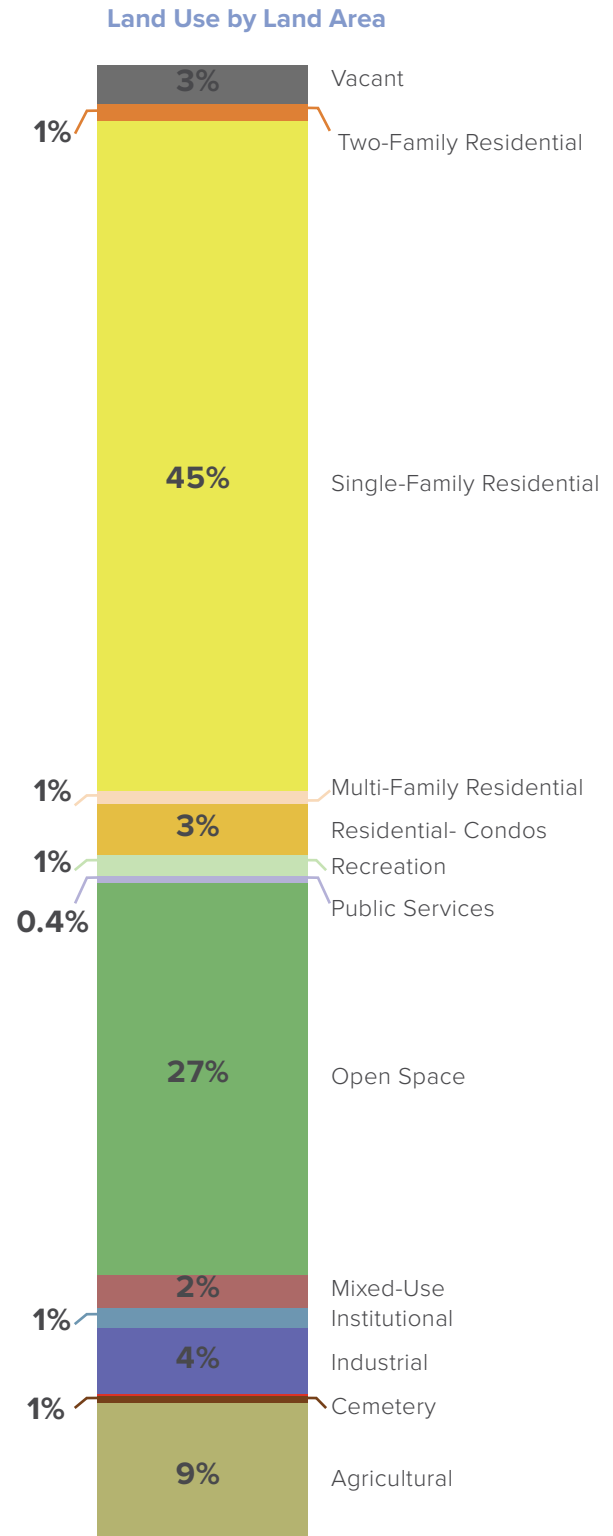
The Rural Preservation & Watershed subarea has a significant portion of the agricultural and open space uses in the town. Preservation and protection of land uses has been a historical desire for this subarea.

Balance of Uses

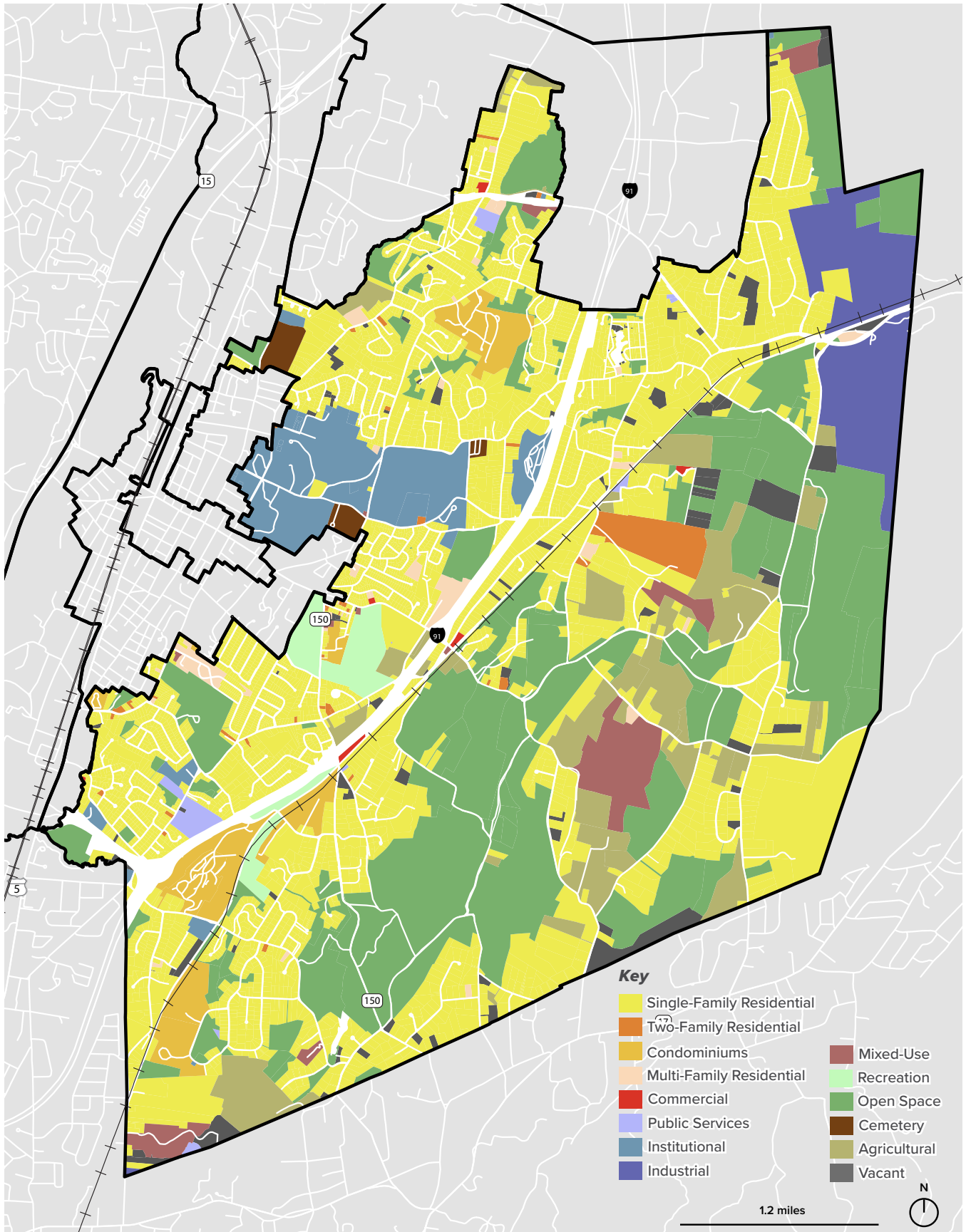
While this subarea boasts a more rural character, there exists an opportunity to balance future growth and the preservation of land.



Paradise Hills Vineyard



Land Use Map



EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within each district, the development character, and application of requirements which dictates future development on a parcel.

Key Findings:

Overlay Zone

The Watershed Overlay District requires additional conditions, standards, and safeguards to protect and maintain public drinking water.

Preservation

In addition to the overlay zone, the existing zoning districts encourage future preservation and protection of land.

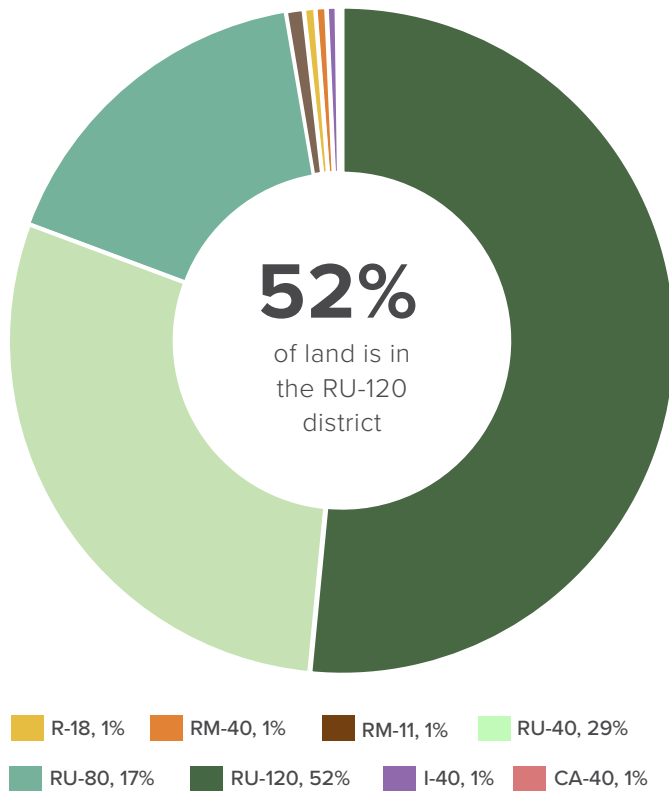
Single-Family Residential Zones

Most of the residential development is encouraged in the western most portion of the subarea. Opportunities exist to develop more residential units in the western portion of the subarea that balance the agricultural uses.

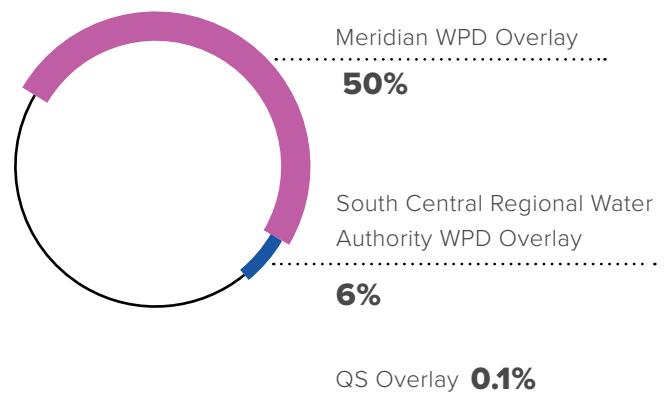


Pistapaug Pond

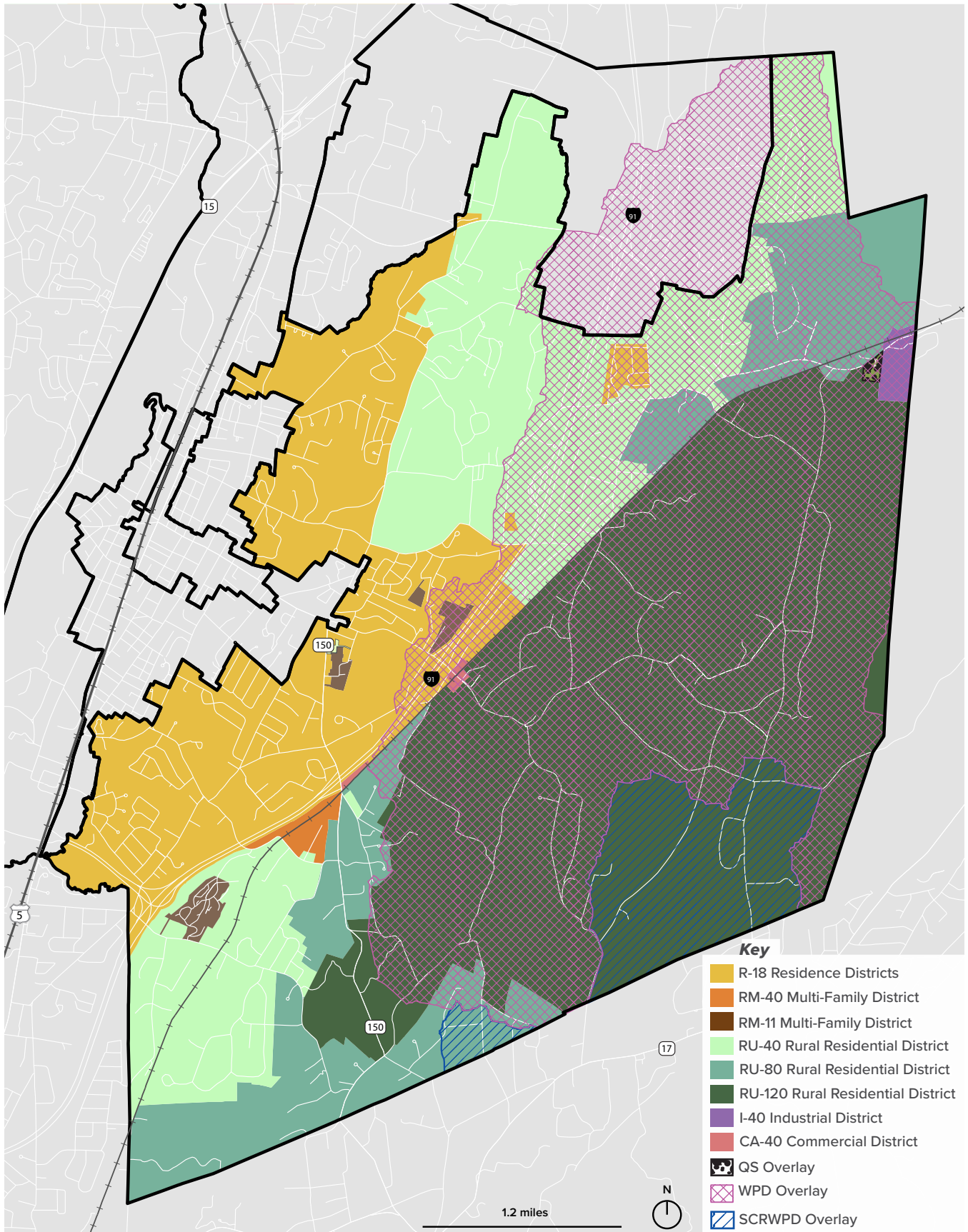
Districts by Land Area



Zoning Overlays by Land Area



Zoning Map



SUBAREA 7



ROUTE 68 INDUSTRIAL SUBAREA

INTRODUCTION

This subarea has convenient access via a main exit off I-91 onto Route 68. The subarea also encompasses the Watershed Interchange District and the Watershed Protection Overlay District.

The subarea contains large tracts of land, including the 5 Research Parkway site, zoned for industrial development but requiring feasibility analysis for future growth. In addition to industrial uses, the area has potential for traveler-oriented retail and services catering to employees of the industrial parks and those accessing I-91. This combination of established industrial uses, office/research opportunities, and future development potential positions the subarea as a key economic and logistical hub for the Town.

Key Findings (highlighted in table):

Small Population

The Route 68 Industrial Gateway Subarea has the smallest population amongst all of the subareas, so sociodemographic indicators may be skewed.

High Household Income

The average household income is about \$43,000 higher than the average Wallingford household.

High Homeownership

Route 68 Industrial Gateway has the highest homeownership rate of all subareas.

Single Family Housing Units

The majority of housing units in the subarea are single-family.

Sociodemographic Information

| | Subarea 7 | Wallingford |
|-------------------------------------|---------------------|----------------------|
| Population | 974 | 44,428 |
| Size | 3.5 mi ² | 39.9 mi ² |
| Median Household Income | \$131,682 | \$88,573 |
| Median Home Value | \$437,234 | \$276,300 |
| Median Gross Rent | \$1,571 | \$1,168 |
| Population under 25 | 26% | 24% |
| Population over 65 | 17% | 21% |
| Median Age | 39.5 yrs | 44.3 yrs |
| Non-Hispanic White Population | 84% | 85% |
| Black Population | 1% | 1% |
| Asian Population | 9% | 5% |
| Hispanic or Latino | 3% | 13% |
| Vacancy Rate | 2% | 5% |
| Ownership Rate | 94% | 73% |
| Renter Rate | 6% | 27% |
| Pre-1940 Housing | 5% | 16.4% |
| Post-2000 Housing | 23% | 10% |
| Single-family Units | 96% | 68% |
| Duplexes | 1% | 8.3% |
| Multi-Family Units | 3% | 22% |
| Percent of Population Below Poverty | 4% | 6% |

Subarea 7 Map



EXISTING LAND USE

Reviewing existing land use provides insight to the various activities occurring on parcels and helps to identify any patterns of land usage within the subarea.

Key Findings:

Land Use is Predominantly Industrial

The predominantly industrial land use within this subarea lends to it having the smallest portion of the town's population.

Variety of Agricultural & Open Space

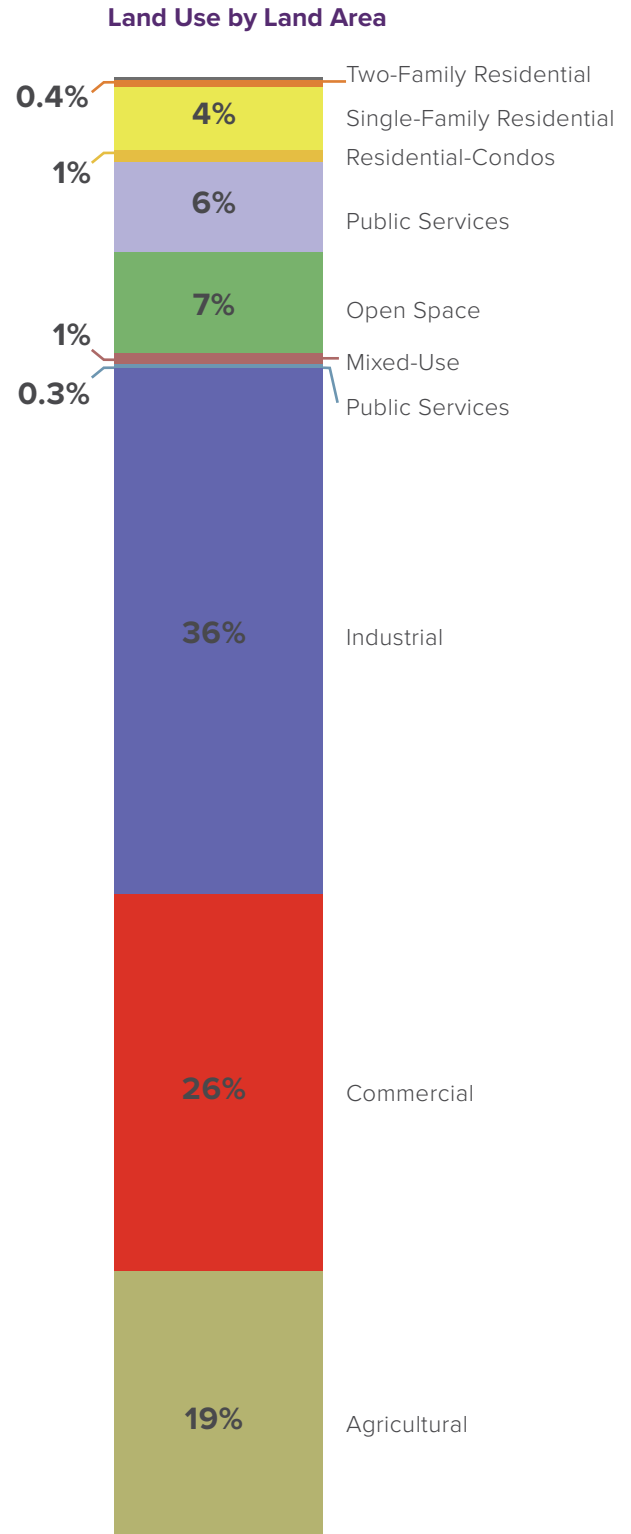
There exists large swaths of agricultural and open space land uses with a historical precedent of preservation and protection of land.

Access to Route 91

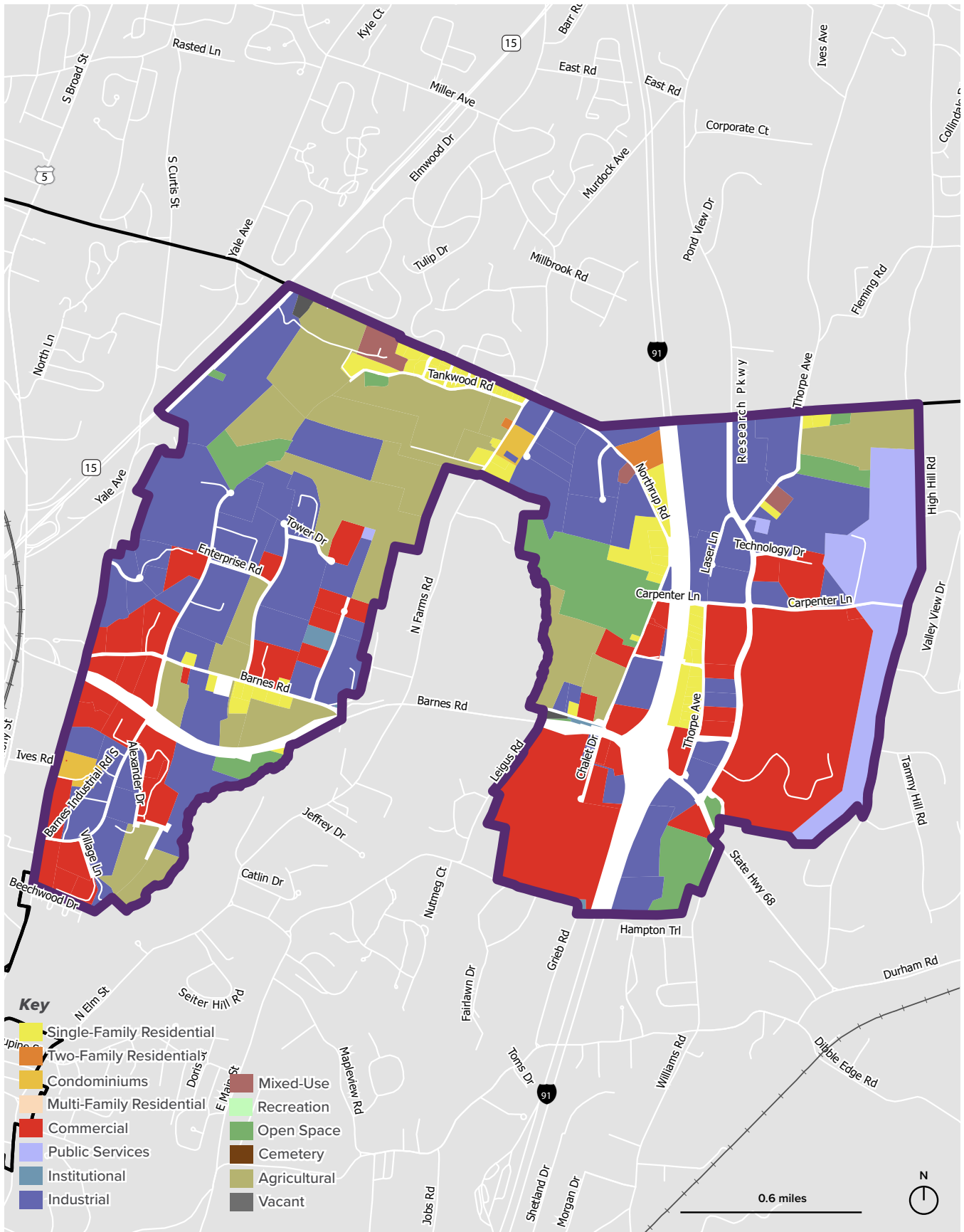
With direct access to Route 91, this area serves as a northern gateway into the Town. An opportunity exists to encourage non-residential land uses that increase the tax base.



Fosdick Fulfillment Group



Land Use Map



EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within each district, the development character, and application of requirements which dictates future development on a parcel.

Key Findings:

Overlay Zone

The Watershed Overlay district intends to provide additional conditions, standards, and safeguards to protect and maintain public drinking water, but limits the development potential of the eastern portion of the subarea.

Mixed-Use Potential

There is potential for rezoning to allow for a walkable, mixed-use neighborhood near the Routes 91/68 interchange with new housing and accompanying commercial uses, such as restaurants and some retail uses.

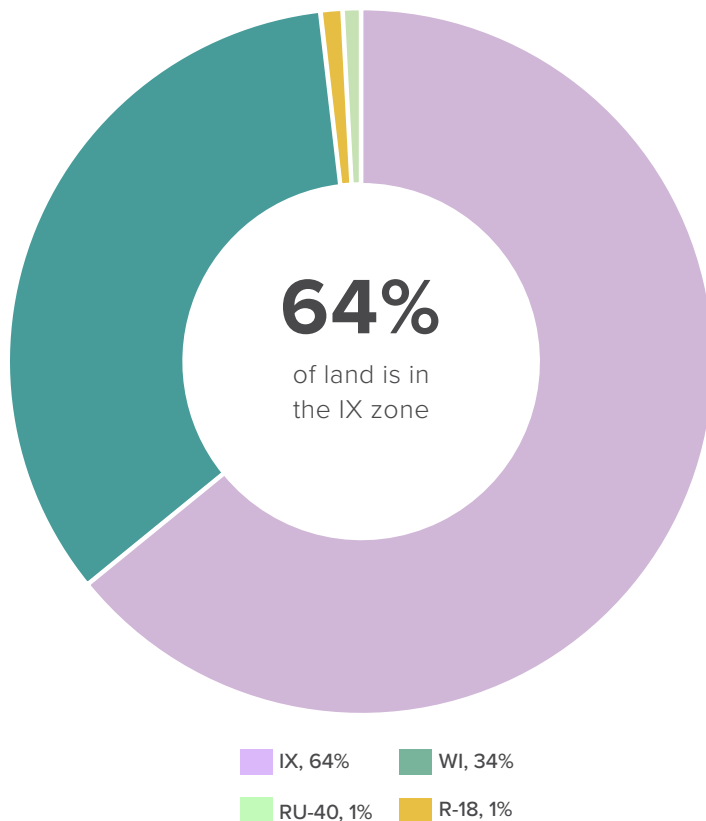
Industrial Zone

The many industrial uses of the area can have an environmental and visual impact on the potential for diversifying land uses in the subarea. However, these industrial uses are important for supporting the Town's tax base and are an important source of jobs.

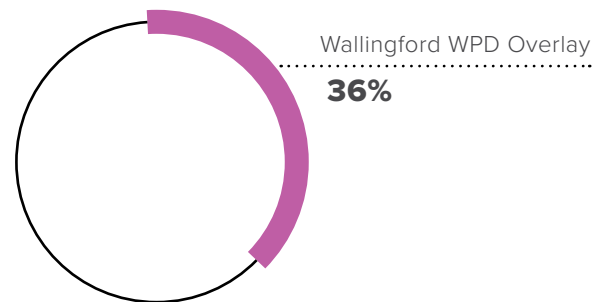


Campus at Green Hill

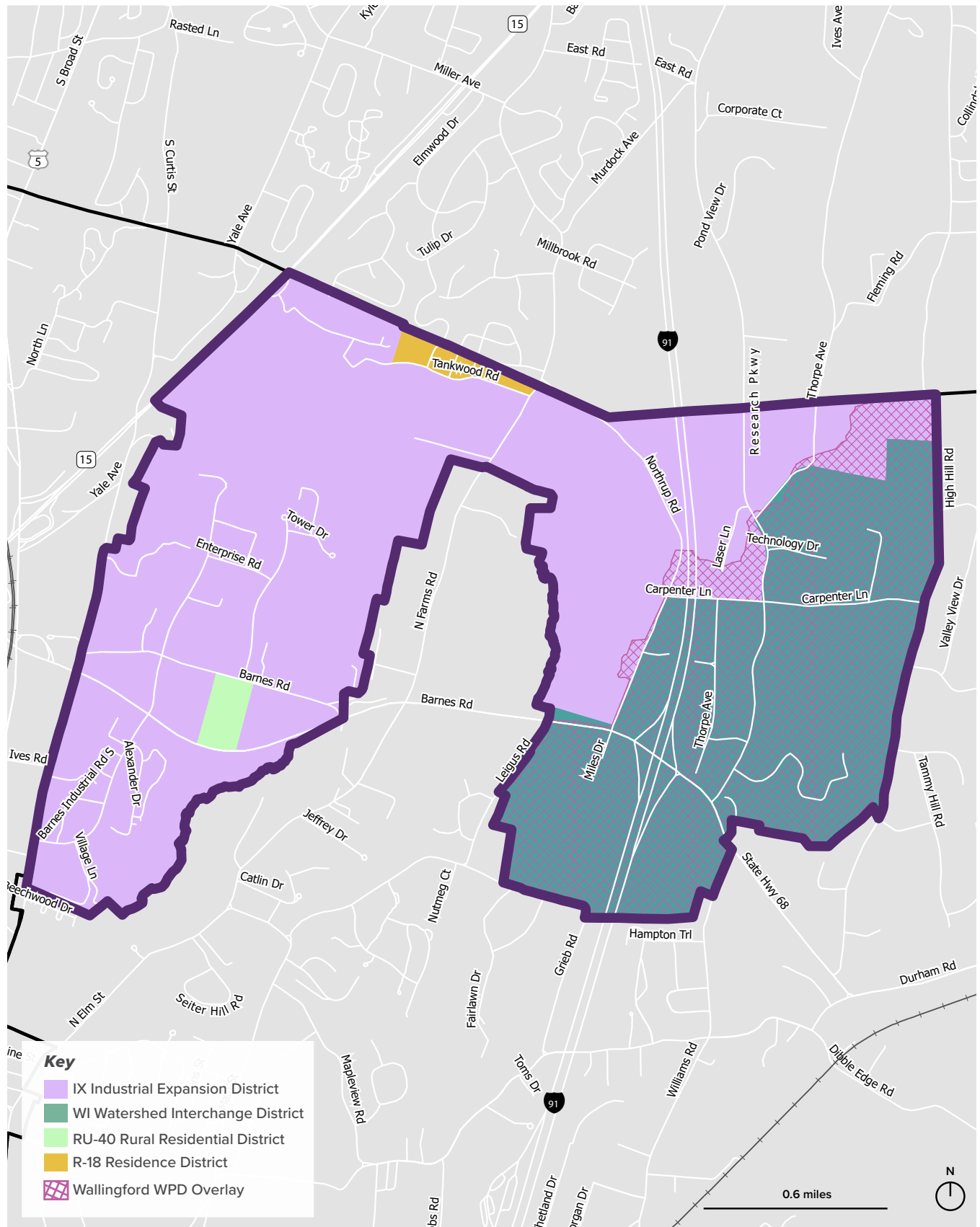
Zones by Land Area

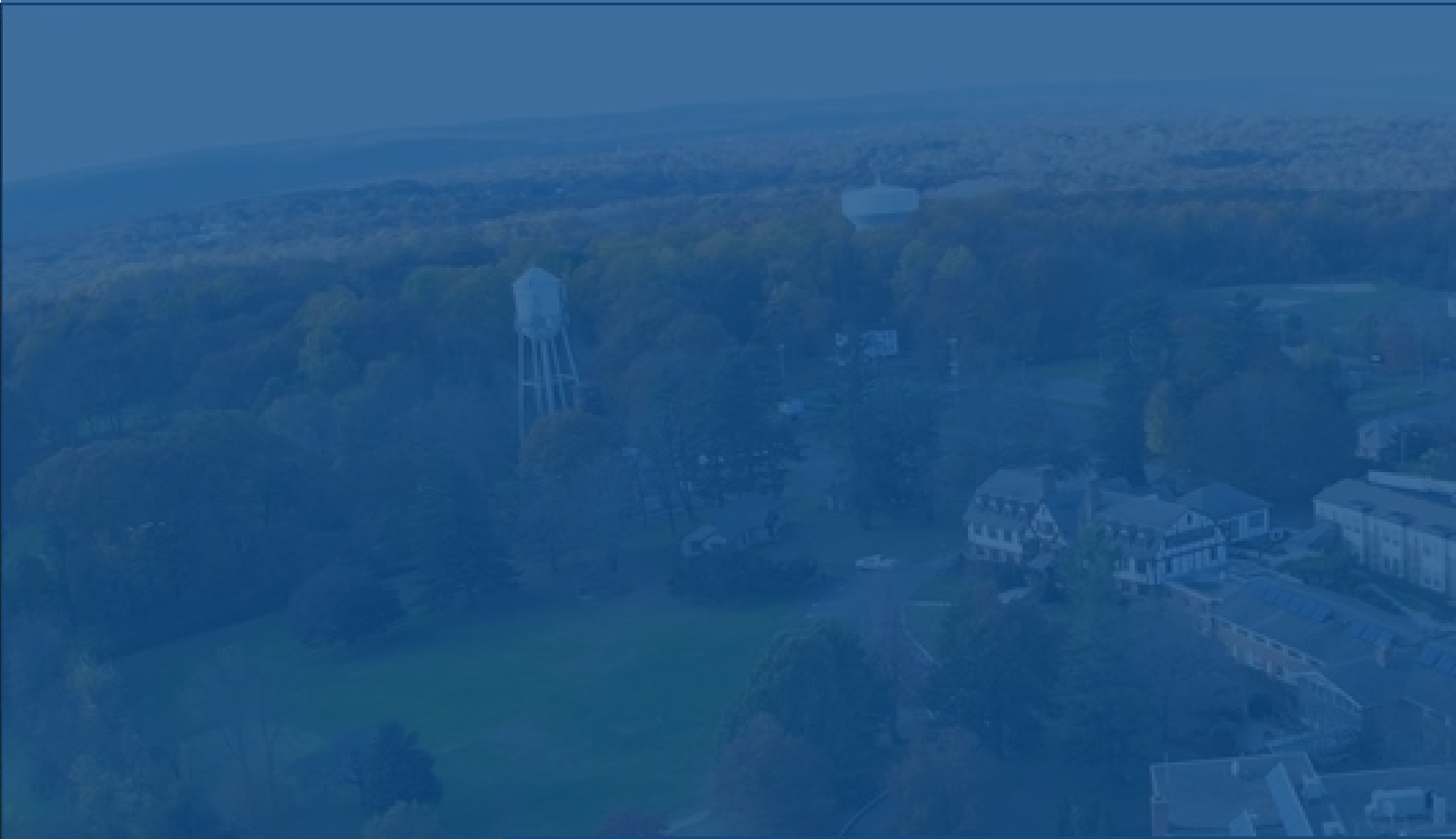


Zoning Overlays by Land Area



Zoning Map





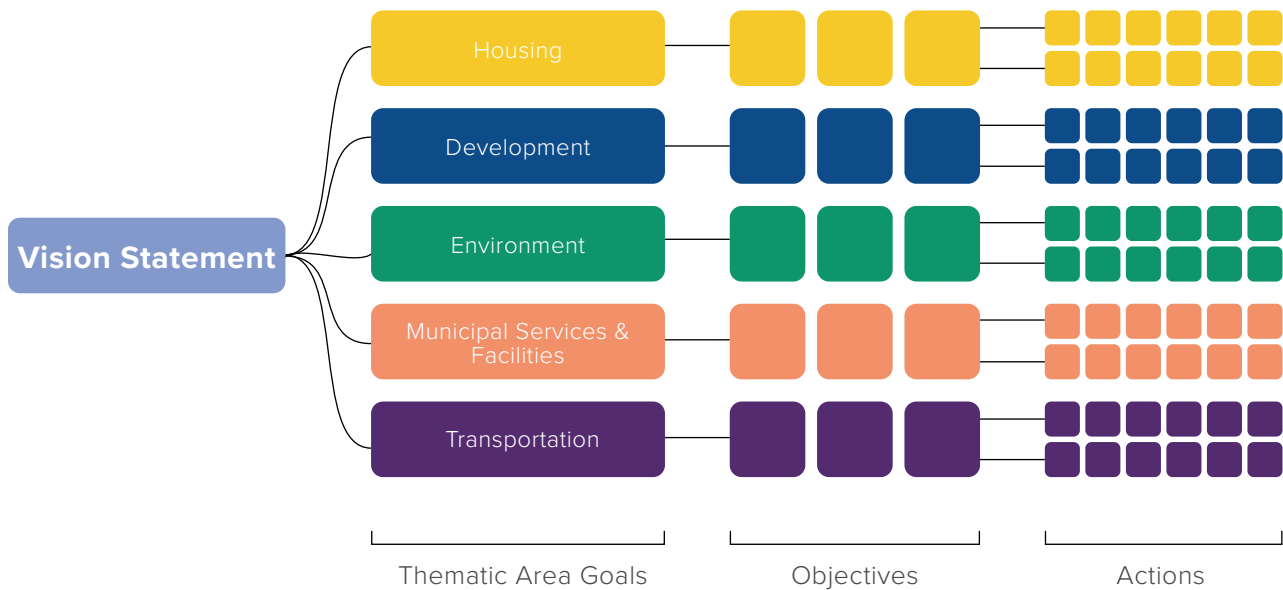
5

WALLINGFORD'S VISION FOR 2036

This section identifies the community's vision and objectives over the next ten years.



VISION FRAMEWORK



Vision Statement

The vision statement is a general statement that describes the Town’s aspirations; it is an end toward which all actions are aimed. The vision will be consistent throughout the ten-year planning horizon.

Thematic Area Goals

Thematic area goals represent specific topics of interest where the Town will focus attention and efforts through sets of objectives and actions aimed at fulfilling the Town’s vision. Wallingford’s thematic areas include: Transportation, Development, Environmental, Municipal Services & Facilities, and Housing.

Objective



An objective is a specific, measurable step representing priorities within a thematic area. Objectives outline concrete steps that can be taken toward desired outcomes of thematic area goals.

Actions

Actions are specific recommendations that are designed to help accomplish an objective. Actions can take the form of a plan, project, policy, or program. The lifespan of an action item can vary from one to ten years depending on the item.

VISION STATEMENT

The Wallingford 2036 vision for the future is described below.



Over the next decade, Wallingford is going to enhance its reputation as a community of choice for everyone. We will celebrate our identity as a family-friendly community as we work to realize the full potential of our strategic location and small-town character. Future investment will attract and support a diverse population, a variety of housing options, strong business and job opportunities, high-quality community services, a convenient and safe transportation network, and healthy natural resources. We feel Wallingford is already a good place to live, to work, and to visit, and we want to continue implementing thoughtful policies and development that ensure Wallingford is moving towards a more successful and sustainable future.

ACTION PLAN FRAMEWORK

Thematic area visions further describe a desired future which can be achievable through goals and actions to ultimately support the town-wide vision statement. Below find a summary of the thematic visions and associated goals:



Housing

Goal: Assist in production of new housing that meets the needs of a variety of incomes and life stages. Provide services which make housing more accessible for those in need.

Objectives:

- Centralize and enhance housing support services
- Encourage and assist housing production in strategic locations
- Improve community awareness regarding housing development



Development

Goal: Increase access to Wallingford's many natural, arts, entertainment, agricultural, seasonal, and historic assets to enhance quality of life and stimulate the local economy. Ensure these assets are maintained and preserved.

Objectives:

- Pursue development and programming which enhances the visitor-friendliness in Town Center
- Improve vibrancy of the built environment in Town Center
- Encourage tourism to support Wallingford's commercial and regional assets
- Preserve and promote historic assets
- Support and protect Wallingford's agricultural economy and farming community
- Foster practices which better support and promote businesses
- Promote and expand community events to reach a wider audience
- Update the town zoning code to meet future development needs, increase ease of use, and implement recommendations of the POCD
- Take steps to minimize community risk
- Revitalize the Tracy neighborhood
- Revisit relationship with Meriden Markham Airport



Environment

Goal: Conserve Wallingford's valuable natural resources and plan for sustainable development which will benefit future generations.

Objectives:

- Increase public access to parks and Town-owned open spaces
- Protect the town's water resources
- Actively monitor and manage the town's ecosystems and wildlife
- Pursue policies and projects to increase sustainability and resiliency of the community



Municipal Services & Facilities

Goal: Make municipal services more accessible to users and support community organizations. Ensure municipal land and facilities are maintained to provide a high quality of service.

Objectives:

- Improve and increase accessibility of GIS and mapping services
- Continue to enhance Town communications & digital services
- Provide resources to maintain recreational and open spaces
- Expand and maintain municipal buildings to meet service needs
- Balance maintenance and expansion of utilities between development and conservation
- Continue to support, enhance, and increase access to community programming
- Continue partnering with the Board of Education



Transportation

Goal: Increase ease and comfort of travel around Wallingford, regardless of mode of travel. Maintain and improve the town's transportation systems to meet the varying needs of residents, commuters, and businesses.

Objectives:

- Undertake a variety of feasibility studies to identify opportunities and projects which expand and improve access to alternative transportation modes and implement findings
- Initiate or continue intersection and area studies and designs to create a safer and more connected transportation system
- Continue or facilitate implementation of projects to create a safer and more connected transportation system
- Incorporate accessibility into transportation design

HOUSING

Goal:

Assist in production of new housing that meets the needs of a variety of incomes and life stages. Provide services which make housing more accessible for those in need.

OBJ.

1. Centralize and enhance housing support services

ACTIONS

- a. Create new page on the town website with housing support services
- b. Collaborate with community housing service providers to connect residents with services and information

OBJ.

2. Encourage and assist housing production in strategic locations

ACTIONS

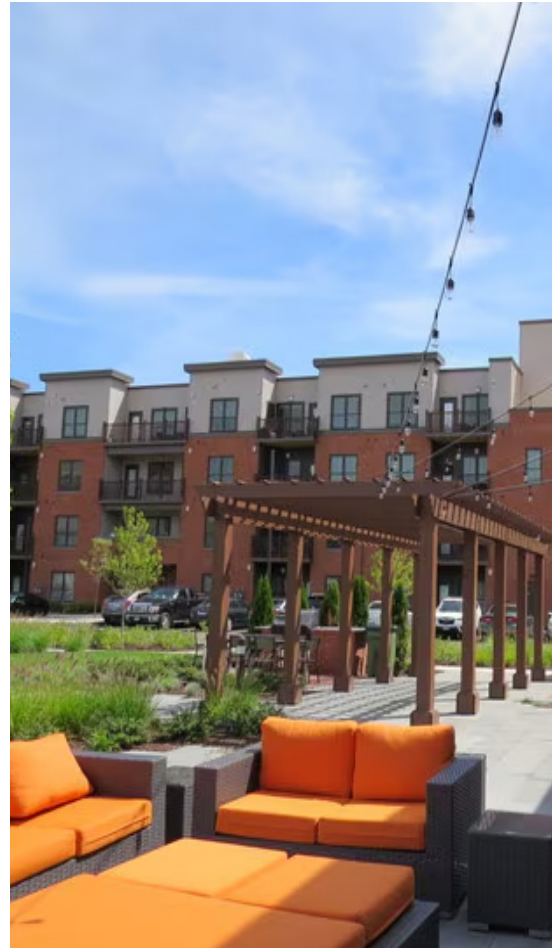
- a. Work with developers and community organizations to facilitate the construction of affordable starter homes
- b. Work with developers and community organizations to facilitate the construction of homes which meet the changing needs for seniors
- c. Utilize the CT DOH Affordable Housing Technical Assistance Program to identify and assess developable lots suitable for housing

OBJ.

3. Improve community awareness regarding housing development

ACTIONS

- a. Bring expert education resources to development hearings
- b. Continue working with Wallingford Works for Housing to host educational forums and community listening opportunities



Parker Place Apartments



Home on North Main Street

DEVELOPMENT

Goal:

Increase access to Wallingford’s many natural, arts, entertainment, agricultural, seasonal, and historic assets to enhance quality of life and stimulate the local economy. Ensure these assets are maintained and preserved.

OBJ.

4. Pursue development and programming which enhances the visitor-friendliness in Town Center

- a. Encourage family-focused development such as arcades, family-friendly restaurants and breweries, and museums
- b. Encourage boutique retail
- c. Encourage dog-friendly offerings such as patios and indoor access at shops
- d. Encourage more businesses to conduct activities and programs after 5 PM to attract families and visitors
- e. Encourage business and community organizations to conduct pop-up programming at public spaces in Town Center
- f. Conduct an adaptive reuse study of the historic railroad station and implement recommendations
- g. Continue planning and facilitating redevelopment of the Wallace Street parking lot
- h. Consider potential for short-term tax abatement programs to encourage development in key opportunity areas in Town Center
- i. Implement TIFs for key opportunity areas in Town Center where feasible, necessary, and fiscally prudent
- j. Explore strategic partnerships with developers to facilitate redevelopment

ACTIONS

Development-Oriented Tax Incentives

The Connecticut General Statutes, Section 12-65b creates a powerful tool for municipalities to encourage development by offering tax incentives to owners or interest holders in properties. The municipality can use this to attract development which aligns with the community’s vision, or assist in balancing finances of a development proposal. The municipality has the potential to benefit from these new developments through increased vibrancy and future tax production. The Town of Wallingford has recently used this tool to encourage the use of vacant offices in the IX and WI districts, as well as for the development of housing in the Incentive Housing Zone.



Wallingford Garden Market

Public Spaces in Town Centers and Downtowns



Suburban Square in Ardmore, Pennsylvania

Green and open public spaces within Town Centers are essential to fostering the health and well-being of their communities. Public spaces generate recreational space to exercise, play, meet, and socialize with others. The redevelopment of Simpson Court to a public space can capture these opportunities. The above image from Ardmore, Pennsylvania is an example of how a community can utilize landscaping and temporary furniture to enhance a site and foster social connection. Pitkin Plaza, pictured below, regularly hosts pop-up events such as movies and dance lessons, with outdoor dining featuring as a prominent attraction.



Pitkin Plaza, New Haven

OBJ.

5. Improve vibrancy of the built environment in Town Center

ACTIONS

- a. Implement placemaking interventions to better connect visitors to the built environment by adding art, greenery, seating areas, and shade to the Town Center
- b. Create a vibrant public space on Simpson Court with green space, outdoor dining, and space for programming
- c. Improve pedestrian crossing infrastructure to improve safety and comfort
- d. Institute a dedicated annual funding stream for Town Center sidewalk maintenance, separate from rotating townwide allocations
- e. Pursue public infrastructure improvements that can serve as an incentive for new development (sidewalks, utilities, parking areas, etc.)

OBJ.

6. Encourage tourism to support Wallingford's commercial and regional assets

ACTIONS

- a. Create tourism marketing materials and self-guided tours of Wallingford's natural, arts, entertainment, agricultural, seasonal, and historic assets in partnership with various organizations
- b. Create joint programs to capture more spending from visitors to regional draws such as Oakdale Theater and Choate Rosemary Hall in partnership with these organizations and Wallingford Center, Inc. and the Quinnipiac Chamber of Commerce

OBJ.

7. Preserve and promote historic assets

ACTIONS

- a. Conduct a historic resources inventory and create a map highlighting local historic resources
- b. Enact coordinated promotion of historic assets, especially aligning with seasonal events, in partnership with Wallingford Historic Preservation Trust and Wallingford Historic Society
- c. Explore national and state historic designations for historic assets

OBJ.

8. Support and protect Wallingford's agricultural economy and farming community

ACTIONS

- a. Continue to operate the Farmland Lease Properties program
- b. Explore opportunities to allow agricultural businesses to diversify their practices to new sources of revenue and promote agritourism
- c. Continue partnerships to support and expand community gardens
- d. Support the continued success of the Wallingford Garden Market

OBJ.

9. Foster practices which better support and promote businesses

ACTIONS

- a. Encourage business participation in Wallingford Center Inc., and Quinnipiac Chamber of Commerce
- b. Create a coordinated townwide marketing program that highlights existing businesses in cooperation with Quinnipiac Chamber of Commerce and Wallingford Center, Inc.
- c. Assist Quinnipiac Chamber of Commerce and Wallingford Center, Inc. in fostering incubators and start-ups and supporting small businesses

OBJ.

10. Promote and expand community events to reach a wider audience

ACTIONS

- a. Create and promote yearly event calendar with information on each event
- b. Establish a new annual town-wide arts event in collaboration with community organizations

OBJECTIVE

11. Update the town zoning code to meet future development needs, increase ease of use, and implement recommendations of the POCD

ACTIONS

- a. Prepare a comprehensive zoning code update to achieve desirable design outcomes and improve user accessibility
- b. Digitize zoning code with interactive software

OBJ.

12. Take steps to minimize community risk

ACTIONS

- a. Conduct a Community Risk Reduction Plan to identify and prioritize mitigation of community risks such as fires or natural disasters
- b. Strategically invest resources to reduce the occurrence and impact of risks identified in the Community Risk Reduction Plan

OBJ.

13. Revitalize the Tracy neighborhood

ACTION

- a. Conduct a neighborhood plan for Tracy for redevelopment of residential, commercial, and industrial uses, and to reduce conflicts between uses and create a unified vision for future revitalization

OBJ.

14. Revisit relationship with Meriden Markham Airport

ACTION

- a. Partner with the City of Meriden to work more closely on development and operations of Meriden Markham Airport to ensure that the Wallingford community is benefiting from the airport's services

Witchcraft in Wallingford

Large crowds of tourists are drawn to sites of historic events involving witchcraft and the occult, providing a great economic boon to the towns where this history took place. Salem, Massachusetts, where the Salem Witch Trials took place, welcomes approximately 1.8 million people visitors annually, primarily around Halloween season, generating nearly \$140 million in tourism spending and supporting 1,000 jobs.

Wallingford was the site of New England's last witchcraft trial in 1697, where Wallingford residents Winnifred Benham and her teenage daughter were accused and later acquitted. Though Wallingford shouldn't aim to replicate Salem's draw of tourists, coordination of events around Halloween season and promotion of the town's history and existing Trail of Terror attraction could bring more visitors and provide an economic boost.



Salem, MA



Meriden Markham Airport

ENVIRONMENT

Goal:

Conserve Wallingford's valuable natural resources and plan for sustainable development which will benefit future generations.

OBJ.

15. Increase public access to parks and Town-owned open spaces

ACTIONS

- a. Complete an open space plan to develop an open space inventory, create priorities for open space protection and purchase, and assess possible connections between open spaces and parks
- b. Conduct a thorough survey of trails and publish maps to promote them
- c. Establish a public relations and programming effort to increase public awareness of parks and open spaces

OBJ.

16. Protect the town's water resources

ACTIONS

- a. Follow principles of low impact development in predominately undeveloped areas
- b. Promote the protection of water resources by supporting riparian buffers/vegetative corridors along streams and rivers
- c. Monitor quality of water sources and maintain water purity in partnership with Southwest Conservation District and Water Division
- d. Support the Wallace Pond Dam removal to revitalize aquatic habitats
- e. Conduct a study for strategically upgrading stormwater detention basin facilities in order to improve water quality and mitigate localized flooding
- f. Improve infrastructure to address chronic erosion issues on local waterways, especially Wharton Brook

Low Impact Development

When developing land that was once naturalized, increased impervious surface can lead to increased stormwater running off of these properties. Low Impact Development (LID) utilizes site-wide design to minimize stormwater runoff and impact on drinking water sources. Features implemented on these sites capture and force stormwater to infiltrate into the ground, mimicking natural hydrologic processes.

As significant portions of Wallingford are not connected to a stormwater system and many residents get their water from directly from groundwater, it is important for new development in these areas to be designed to reduce the stress on fragile natural processes.



Low Impact Development in Ontario, Canada



Quinnipiac River Trail

OBJ.

17. Actively monitor and manage the town's ecosystems and wildlife

ACTIONS

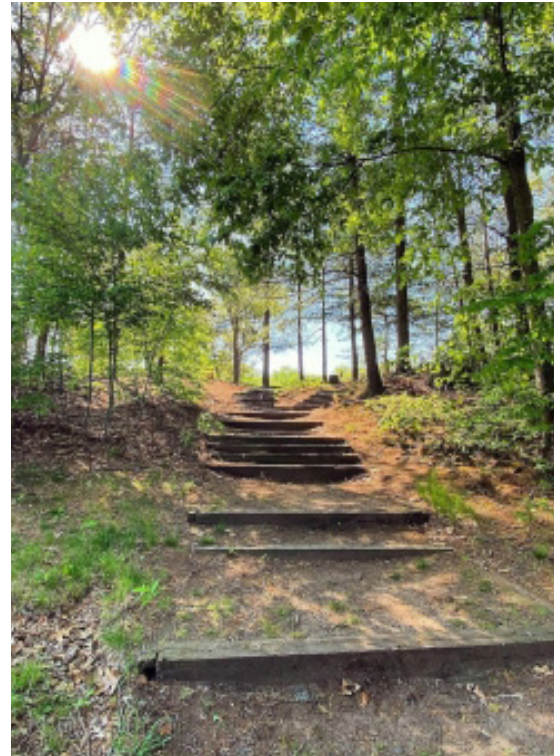
- a. Create a forestry management plan for Tyler Mill Preserve and implement findings
- b. Preserve biodiversity by monitoring status of native and invasive species and instituting protection measures as necessary

OBJ.

18. Pursue policies and projects to increase sustainability and resiliency of the community

ACTIONS

- a. Enact policies and programs to reduce community-wide greenhouse gas emissions and utilize alternative forms of energy
- b. Conduct efforts to mitigate risks of storms and flooding



Wharton Brook walking path

MUNICIPAL SERVICES & FACILITIES

Goal:

Make municipal services more accessible to users and support community organizations. Ensure municipal land and facilities are maintained to provide a high quality of service.

- OBJ.** 19. **Improve and increase accessibility of GIS and mapping services**
- ACTIONS**
 - a. Centralize and continue to build inventory of GIS database
 - b. Conduct an aerial survey to generate a more accurate geospatial data set for the town
 - c. Improve GIS availability to public and Town staff through new mapping tools and municipal website functions



Example of online tool for digital town code

- OBJ.** 20. **Continue to enhance Town communications & digital services**
- ACTIONS**
 - a. Continue to develop social media presence
 - b. Continue to digitize online information such as forms and calendars
 - c. Continue promotion of Town utility rates as a means to attract investment
 - d. Enhance and expand Tech Connect service which helps residents who require assistance using the internet
 - e. Enhance capacity for Spanish translation of written communications and live translation at events and meetings



Tyler Mill Preserve

- OBJ.** 21. **Provide resources to maintain recreational and open spaces**
- ACTIONS**
 - a. Ensure Parks staffing levels are adequate maintenance needs
 - b. Ensure Parks staff are regularly trained and knowledgeable in maintenance needs
 - c. Host monthly coordination meetings with volunteer groups who are supporting maintenance efforts in Town parks and open spaces
 - d. Conduct a need assessments and maintenance list for each park

OBJ.

22. Expand and maintain municipal buildings to meet service needs

ACTIONS

- a. Provide needed maintenance to existing Town-owned buildings and facilities
- b. Expand municipal offices into additional buildings as needed to ensure adequate space availability for Town staff
- c. Continue the ongoing needs assessment study for a fire station in Town Center

OBJ.

23. Balance maintenance and expansion of utilities between development and conservation

ACTIONS

- a. Inventory sewer service capacity and strive to meet future needs and demands in coordination with developers and the Water and Sewer Divisions
- b. Inventory electric service capacity and strive to meet future needs and demands in coordination with developers and the Electric Division

OBJ.

24. Continue to support, enhance, and increase access to community programming

ACTIONS

- a. Continue offering adult education programs
- b. Continue supporting adult education programs offered by community organizations
- c. Continue offering youth programming
- d. Continue supporting youth programming offered by community organizations
- e. Provide and expand programs for mental health, quality housing, and emergency shelter support
- f. Increase multimodal access to facilities that provide community programming

OBJ.

25. Continue partnering with the Board of Education

ACTION

- a. Continue to collaborate with BOE on facility and programming needs



Wallingford Adult Education



Example of free town center trolley

TRANSPORTATION GOALS & ACTIONS

Goal:

Increase ease and comfort of travel around Wallingford, regardless of mode of travel. Maintain and improve the town's transportation systems to meet the varying needs of residents, commuters, and businesses.

OBJECTIVE

26. Undertake a variety of feasibility studies to identify opportunities and projects which expand and improve access to alternative transportation modes and implement findings

- a. Complete a Safe Streets Feasibility & Maintenance Study to prioritize safety on Wallingford roadways for motorists, pedestrians, bicyclists, and transit users
- b. Conduct a sidewalk connectivity study to identify gaps in existing sidewalk network
- c. Conduct a needs analysis for crosswalks on North and South Main Streets and implement findings
- d. Complete a Quinnipiac River Linear Trail Master Plan to determine feasibility of connections to bordering municipalities and nearby trails, and accessibility improvements to trailheads
- e. Complete a wayfinding strategy plan that identifies a signage hierarchy and recommends sign locations and types on commercial corridors, at key gateways, and around Town Center
- f. Explore the feasibility of a Town Center trolley
- g. Explore a microtransit program to improve access to major employment and residential centers
- h. Encourage CT Rail to provide more frequent service on the Hartford Line that aligns with the needs of major employers
- i. Encourage CTtransit to expand bus service and stops to community facilities, major residential areas, and major employers, and improve infrastructure at bus stops

ACTIONS

What is Microtransit?

Microtransit is a flexible, on-demand transportation service that combines the ease and tech of ride-sharing apps with public transportation. Unlike buses with a fixed route, microtransit uses dynamic routing based on real-time passenger demand to pick up passengers heading in the same direction. Microtransit extends service to less populous areas or areas difficult to reach via mass transit. In 2024, the State of Connecticut awarded 9 municipalities and transit districts funds to pilot an on-demand microtransit service.



Via NHV

CT DOT Bus Stop Enhancement Program

This is CTDOT's standardized framework for upgrading bus stops to improve customer experience, satisfaction, and accessibility. The program focuses on the design and installation of modern bus stop infrastructure, including new amenities, while ensuring full ADA compliance. Wallingford should advocate for its priority bus stops to receive resources from this program.



CT DOT bus stop with amenities

OBJECTIVE

27. Initiate or continue intersection and area studies and designs to create a safer and more connected transportation system

ACTIONS

- a. Initiate the Route 5 & Yale Avenue intersection study update
- b. Initiate a redesign of Route 5 between the Train Station and Town Center
- c. Initiate the Town Center one-way to two-way streets conversion study
- d. Initiate the Northrop Road and Carpenter Lane intersection design
- e. Initiate the Town Center public parking consolidation study
- f. Initiate a study on the replacement of the John Street bridge
- g. Continue the Quinnipiac River Linear Trail Phase 3B Main Street, Yalesville Extension design
- h. Continue the Parker Farms Road, Hope Hill Road, and Highland Avenue design
- i. Continue cooperating with Amtrak and CTDOT on connectivity over train tracks in John Street Bridge area
- j. Consider adding a traffic engineer to town staff to assist in design and implementation of transportation improvement projects

Wallingford Intersection Safety Improvements Study



March 2025



Recently completed Intersection Study

OBJ.

28. Continue or facilitate implementation of projects to create a safer and more connected transportation system

ACTIONS

- a. Continue implementing the Hall Avenue Streetscape improvements project
- b. Continue implementing traffic signal replacement projects
- c. Continue implementing the Toelles Road Bridge replacement
- d. Facilitate the Quinnipiac Street Over Wallace Raceway replacement



Low curbing and bus ramp for wheelchair access

OBJ.

29. Incorporate accessibility into transportation design

ACTIONS

- a. Incorporate accessibility design principles into transportation improvements to ensure transportation facilities are equitably accessible to all, including older adults and people with disabilities

FUTURE LAND USE & ZONING RECOMMENDATIONS

This section contains recommendations for amending current land use & zoning regulations to align with the community's future vision. Recommendations are identified with which Land Use Subarea they apply to, as presented in Section 4.

1

Town-Wide Recommendations

These recommendations involve making changes to zoning code text that will apply to many, if not all, of the Land Use Subareas.

- a. Revisit, replace, or repeal Incentive Housing Zone to address development barriers and opportunities for increasing feasibility of housing development
- b. Explore options for adapting farm and farm winery regulations to diversify agritourism programs and sources of revenue
- c. Explore options to streamline mobile food vendor regulations
- d. Study approaches for allowing as-of-right detached Accessory Dwelling Units in residential zones and implement findings
- e. Streamline regulations of commercial zones while allowing uses and activities that benefit both businesses and the community

2

Low Density Neighborhoods

These areas contain predominantly rural, single-family living and agricultural lands. Minimum lot sizes of between about 1 to 2.75 acres encourage the largest lots in the town, with maximum building coverage of 5-10% encouraging an abundance of open space between buildings and housing. The large amount of open space between structures and conserved natural areas in these neighborhoods is critical for providing drinking water and ecosystem functions. Introducing commercial uses which are compatible with current residential uses, such as country stores, yoga studios, and artist studios, can be beneficial for the economic and cultural fabric of these neighborhoods.

Recommendations:

- a. Modify regulations along primary corridors of targeted residential districts to allow for small-scale commercial uses which maintain residential usage intensity

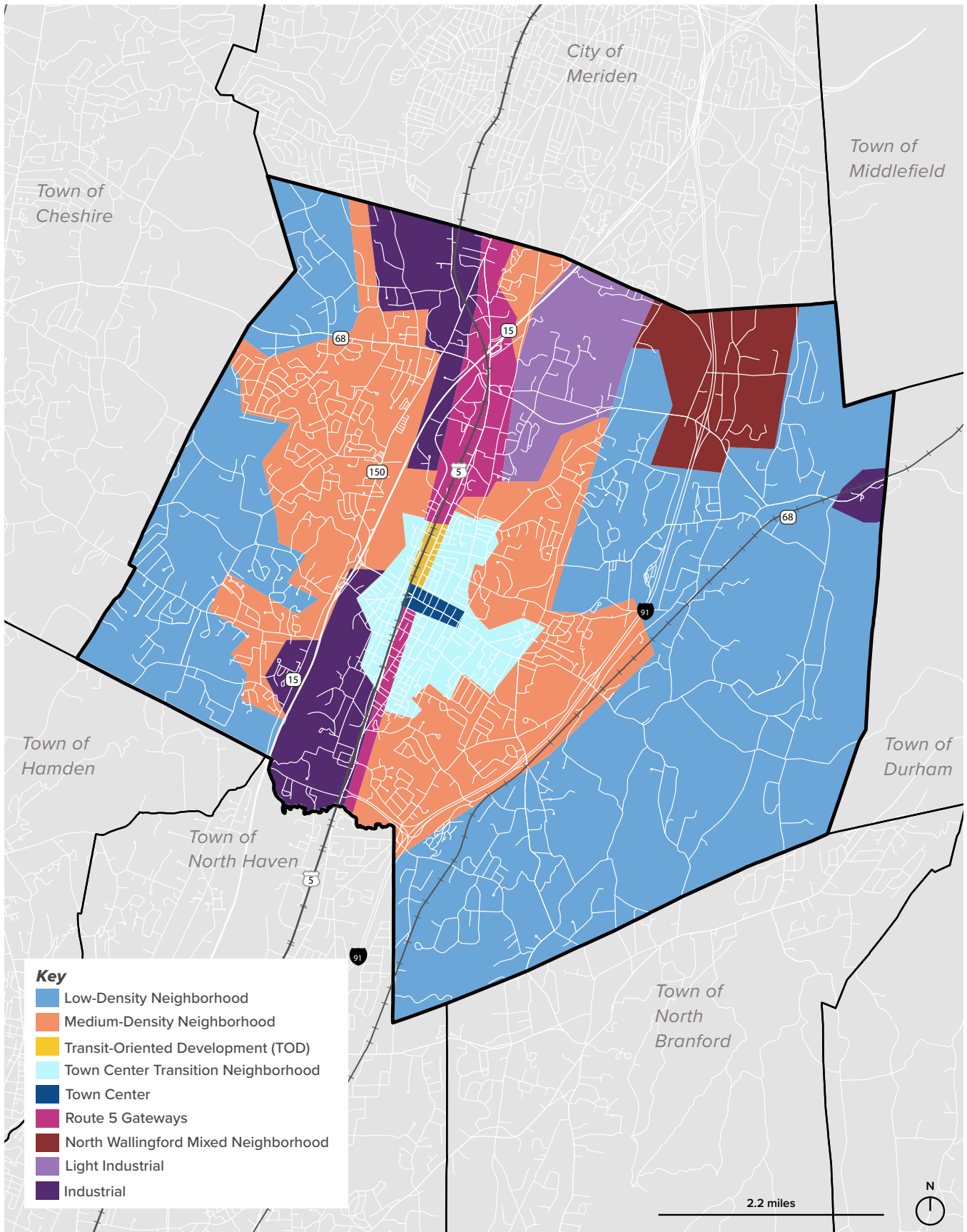
Applies to: **Subarea 1**

- b. Consider regulatory tools to reuse institutional sites as multifamily or cluster residential at appropriate densities and scales

Applies to: **Subarea 1**

- c. Continue to regulate new development in watershed areas & conservation areas to follow low-impact development principles

Applies to: **Subarea 1** **Subarea 6**



Key

- Low-Density Neighborhood
- Medium-Density Neighborhood
- Transit-Oriented Development (TOD)
- Town Center Transition Neighborhood
- Town Center
- Route 5 Gateways
- North Wallingford Mixed Neighborhood
- Light Industrial
- Industrial

2.2 miles



Future Land Use Map

3

Medium Density Neighborhoods

These neighborhoods are representative of suburban-style development. While there are a variety of other housing types within this category, detached single-family dwellings are the most predominant. Lot size minimums of about half an acre and a 30% building coverage maximum for most residential lots in these areas lend to car-oriented development patterns. There are no recommended changes to future land uses in these areas.

4

Town Center Transition Neighborhoods

This category includes a variety of housing types but has a majority of single-family homes. These neighborhoods have a walkable development pattern due to smaller minimum lot sizes of .3-.15 acres. Parks, small-scale retail and commercial uses, institutional uses, and community gathering places are within walking distance of many homes in these neighborhoods. Some of these neighborhoods contain a concentration of historic assets which are outside of established historic districts.

Recommendations:

- a. Review zoning regulations on corridors in between Town Center and other land use subareas for opportunities to allow types of uses which provide better intensity transitions

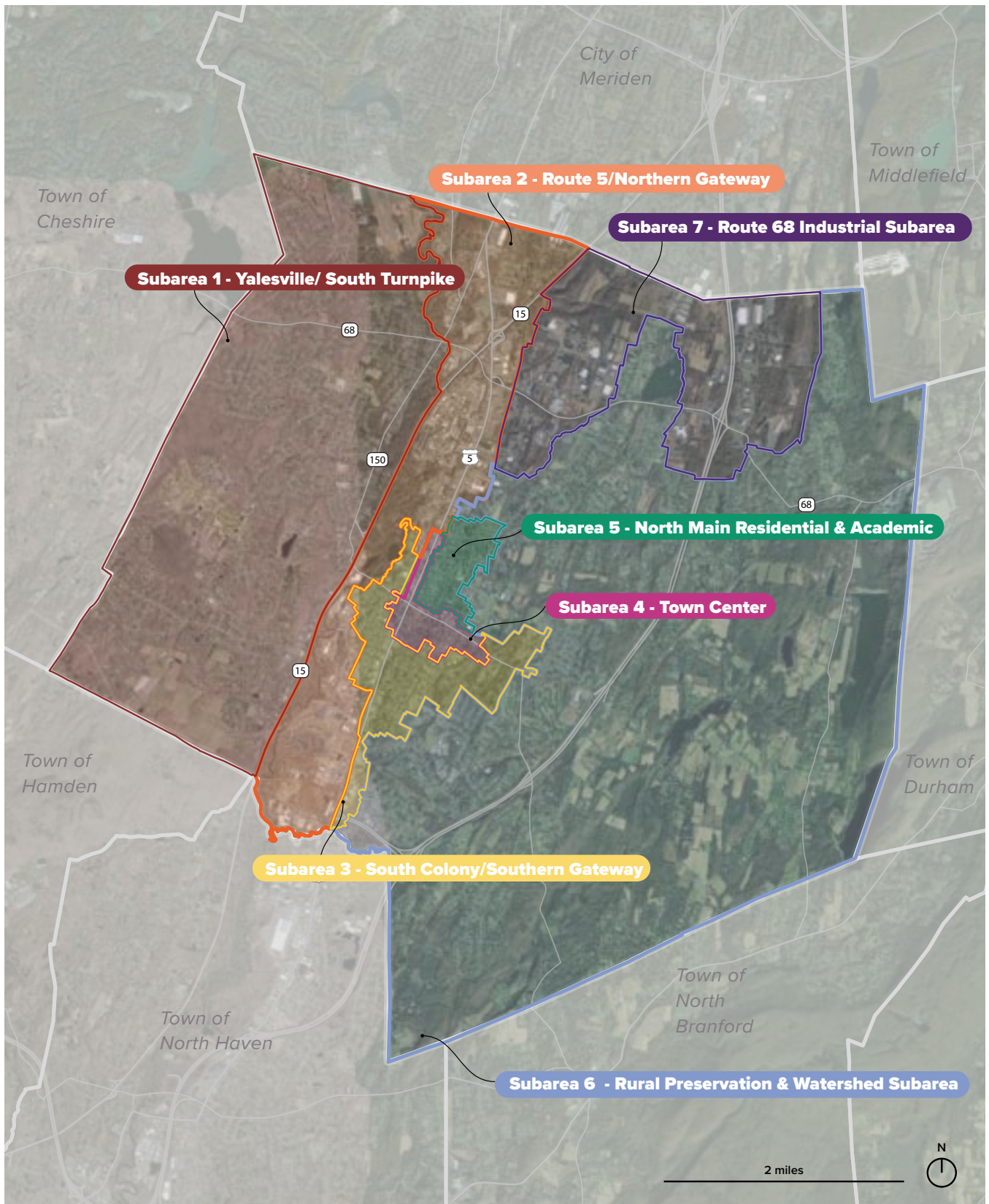
Applies to: **Subarea 3** **Subarea 4** **Subarea 5**

- b. Consider implementing development review & regulatory tools to preserve historic assets, such as implementing local historic designation methods and standards for historic structure demolition

Applies to: **Subarea 5**



Photo of Wallingford from the Wallingford Historical Society



Land Use Subarea Map

5

Town Center

This is the cultural and economic center of Wallingford. Commercial uses include restaurants, entertainment, offices, various services, retail, museums, and government. Mixed uses are allowed, but have residential density limitations of 30 units per acre. Lack of front, back, and side yard requirements and no maximum building coverage requirements allow for a relatively dense, pedestrian-oriented development pattern which supports a vibrant commercial neighborhood.

Recommendations:

- a. Explore options for diversifying allowed activities of commercial uses in the Town Center District

Applies to: **Subarea 4**

- b. Explore options for simplifying or removing overlay districts

Applies to: **Subarea 4**

6

Transit Oriented Development (TOD)

This neighborhood around Wallingford's train station is currently industrial and commercial uses. The 2016 TOD Plan called for placing residential uses and mixed-uses directly adjacent to the train station, with commercial and industrial uses further away from the station. The Town is currently evaluating this recommendation and working to determine what type of transit-oriented development will be most beneficial for the community.

Recommendations:

- a. Continue to support Transit Oriented Development efforts around the train station

Applies to: **Subarea 4**

7

Route 5 Gateways

These commercial centers are located on the portions of Route 5 outside of the Town Center and TOD areas and make up the northern and southern gateways to the town on Route 5. The commercial uses in these gateways provide a variety of goods and services, including public buildings and utilities. Minimum lot sizes of about a quarter to one acre and maximum building coverage of 30-25% create a car-centric development pattern. Introducing multifamily housing within these areas can help to support the existing commercial businesses and reduce vacancies.

Recommendations:

- a. Integrate a variety of housing options in commercial zones, such as multifamily residential and commercial/residential mixed uses

Applies to: **Subarea 2** **Subarea 3**

- b. Evaluate zoning districts to ensure they are prioritizing the highest and best use of prime commercial areas, corridors, and activity centers

Applies to: **Subarea 2** **Subarea 3**

8

Industrial

These areas contain intensive land uses such as warehousing, distribution, manufacturing, and processing. As externalities of the uses include emissions, truck traffic, and noise pollution, many of these uses require nearby access to regional transportation hubs and a buffer from residential and consumer commercial uses. There are no recommended changes to future land uses in these areas.

9

Light Industrial

This area contains industrial uses which are less intensive. Uses in this area include public utilities, offices, hotels, conference centers, and care centers, as well as “grandfathered in” residential uses. There are no recommended changes to future land uses in these areas.

10

North Wallingford Mixed Neighborhood

This neighborhood currently has light industrial uses such as agricultural uses, hotels, research facilities, and “grandfathered in” residential uses. The future vision of the neighborhood is to build a walkable, mixed-use area with the potential to incorporate senior housing or lifestyle centers. Some light industrial uses which can co-exist with the planned uses and residential uses should be kept in this area. A significant portion of this area is contained within a watershed overlay, which should be considered when planning future uses.

Recommendations:

- a. Conduct Redevelopment Plan to promote more compatible land uses and stimulate development of residential and commercial uses

Applies to: **Subarea 7**

- b. Consider applying Town Center District regulations to create a dynamic and walkable mixed-use development that integrates residential, retail, and commercial spaces

Applies to: **Subarea 7**

- c. Continue to regulate new development in watershed areas & conservation areas to follow low-impact development principles

Applies to: **Subarea 7**



IMPLEMENTATION

This section establishes an action plan for implementing the vision and recommendations presented in the POCD. It identifies short term priority projects, implementation strategies for advancing capital projects, follow-up planning and policy actions, and potential funding sources to facilitate project advancement.



IMPLEMENTATION ADMINISTRATION

Below is a recommended approach to facilitating Plan implementation to ensure the process is collaborative and manifests the community's vision

1

Inform and Educate Stakeholders

Once this POCD is adopted, distribute it to Town departments, board and commission members, and community stakeholders and ensure relevant individuals read at least the Executive Summary and Vision, Goals, and Actions. As needed, conduct meetings with staff, board and commission members, and community stakeholders to discuss the function of the POCD. When turnover in positions takes place, ensure new arrivals receive the POCD

2

Collaboratively Implement Plan Actions

Various Town staff and departments may lead or share leadership of implementing the Plan actions. Staff leading actions should coordinate cross-departmentally to ensure efforts complement those of other departments and boards and commissions. Any combination of staff, board and commissioner members, and community stakeholders may choose to meet on an ad-hoc or regular basis to coordinate implementation of track implementation progress.

3

Conduct Annual Progress Reviews

Once per year, coinciding with the Town's Annual Report at the end of the calendar year, Town staff will conduct a review of implementation progress, determine priorities for the next year, and determine if amendments need to be made to the plan. This report will be included in the Annual Report and presented to the Planning and Zoning Commission for feedback.

SHORT-TERM ACTIONS

To create momentum toward enacting the POCD's vision, the following should be undertaken in the 1-2 years following adoption.

1

Update the Town's Zoning Code

A key to unlocking desired housing and commercial development in the short term is to update and digitize the Town zoning code. The updated zoning code should implement the community vision for zoning and land use by following the recommendations of this plan.

2

Continue Working on Transportation Plans, Studies, and Projects

Wallingford has a variety of underway transportation efforts that require continued progress to achieve the goals of this plan. Moving these efforts forward to their next phases will not only increase safety and circulation, but support new desired commercial and housing development.

3

Apply for Grant Funding

Utilize the Funding Matrix to apply for grant funding to implement the identified projects. If applications are not awarded on their first submission, the Town may choose to revise and apply in the next funding round.

FUNDING RESOURCES

| Funding Source & Description | Eligible/Relevant Activities | Aligned Action |
|---|--|-------------------------------------|
| Grant Programs | | |
| Local Capital Improvement Program (CT OPM) | | |
| Provides funds for local capital improvement projects such as road, bridge, resiliency, utility, technology, housing, or public building construction activities | Various capital improvement projects | Various, refer to CGS Section 7-536 |
| Community Connectivity Program (CT DOT) | | |
| Provides funds to make conditions safer and more accommodating for pedestrians and bicyclists, thereby encouraging more people to use these healthy and environmentally sustainable modes of travel | Construction of improvements to infrastructure for pedestrians, bicyclists, or both | 26a-e, 27 a-e, 27f-h |
| Transportation Alternatives Program (CT DOT) | | |
| Provides funds for addressing the needs of non-motorized transportation users with a primary focus of safety, accessibility and connectivity | Planning, design, and construction of improvements to infrastructure for non-motorized means of transportation | 26a-e, 27 a-d, 27g-h, 28a, 28b, 29a |
| LOTICIP - Local Transportation Capital Improvement Program (CT DOT) | | |
| Provides funds to urbanized area municipal governments for transportation improvement projects prioritized and endorsed by Councils of Government. | Variety of construction activities, reference SCRCOG Transportation Improvement Program | 26a-e, 27 a-d, 27g-h, 28a, 28b, 29a |
| Microtransit Pilot Program (CT DOT) | | |
| Provides funds for municipalities and transit districts establish microtransit services | Microtransit program implementation | 26g |
| Flex Program (CT DOH) | | |
| Provides grants, loans, loan guarantees, deferred loans or any combination thereof for the development and preservation of affordable housing. | Acquisition, rehabilitation, new construction, demolition, homeownership, multi-family rental housing | 2a, 2b |
| HOME Program (HUD) | | |
| Provides funds for implementation of program which increase affordable and owner-occupied housing | Construction and rehabilitation of affordable housing, rental and financial assistance. | 2a, 2b |

| Funding Source & Description | Eligible/Relevant Activities | Aligned Action |
|------------------------------|------------------------------|----------------|
|------------------------------|------------------------------|----------------|

Technical Assistance Program

Affordable Housing Technical Assistance Program (CT DOH)

| | | |
|--|---|----|
| Provides funding for pre-development studies of potential sites for affordable housing | Site identification, market studies, brownfield investigation, other site studies | 2c |
|--|---|----|

Tax Incentive & Assistance Programs

Low-Income Housing Tax Credit (HUD)

| | | |
|--|---|--------|
| Provides tax credits aimed to incentive the creation and maintenance of affordable housing | Rehabilitation and new construction of affordable housing | 2a, 2b |
|--|---|--------|



Engineering
& Design