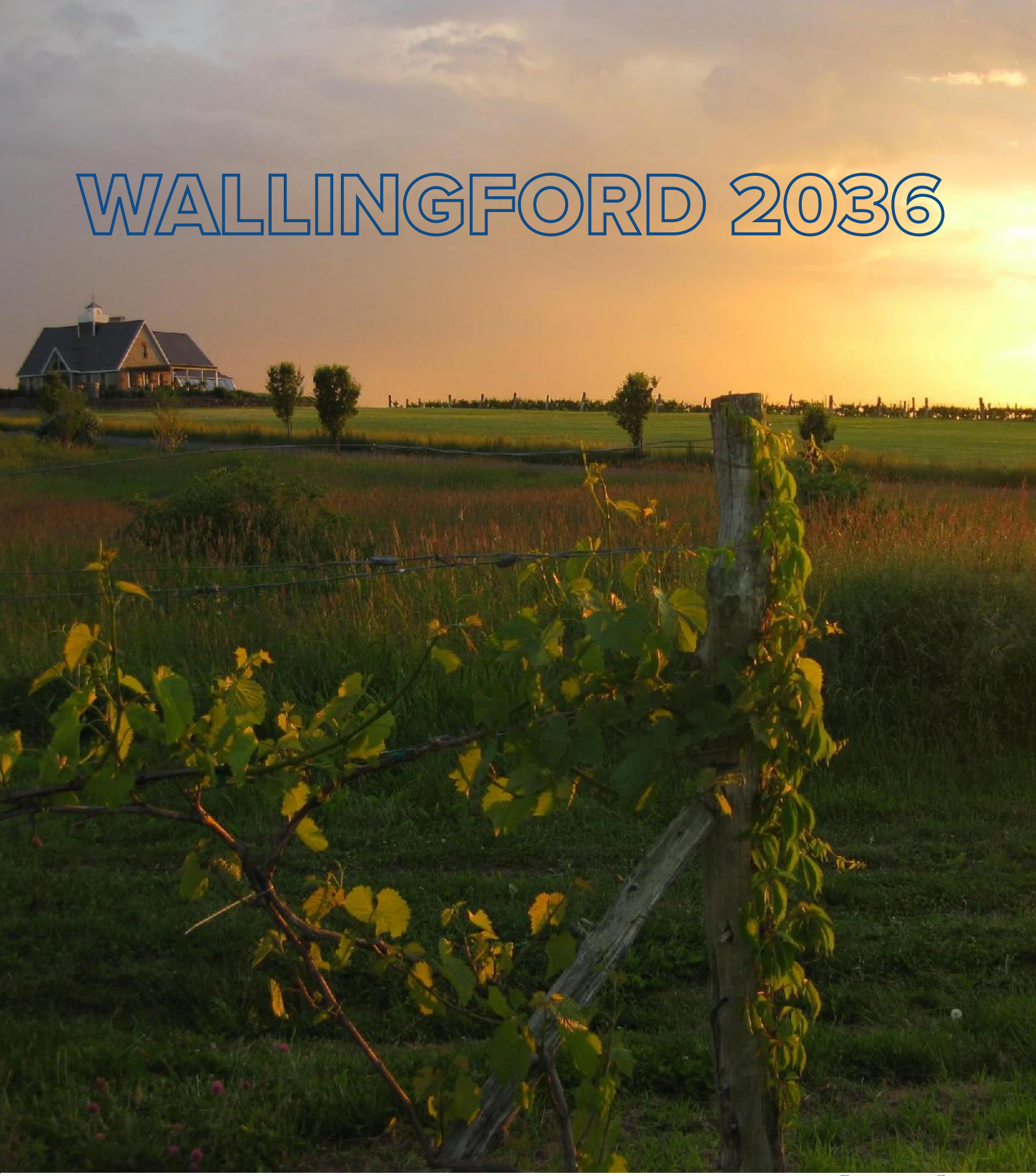
WALLINGFORD 2036



TOWN OF WALLINGFORD
2026 PLAN OF CONSERVATION & DEVELOPMENT UPDATE
EFFECTIVE SEPTEMBER 30, 2026

ACKNOWLEDGEMENTS

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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Amy Torre, ***Zoning Enforcement Officer***

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PREPARED BY

Colliers Engineering & Design

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MOTIONS
Planning & Zoning Commission
Special Meeting
Public Hearing Regarding Adoption of the Wallingford Plan of Conservation and Development 2026-2036
Wednesday, September 23, 2026
6:30 p.m.
45 South Main Street (Town Hall), Council Chambers

Wallingford Plan of Conservation and Development 2026-2036
To adopt the Wallingford Plan of Conservation and Development 2026-2036, dated June 5th, 2026, revised to September 23rd, 2026, subject to the following amendments, to be effective Wednesday, September 30, 2026:

1. **Amend on Page 104, thematic area "*Environment*" the following additional actions under objective #17:**

   c. Recommend guidelines and update regulations as needed for the use of rodenticides and pesticides in public spaces. Expand to private businesses as needed.

2. **Amend on Page 104, thematic area "*Environment*" the following additional actions under objective #18:**

   c. Recommend guidelines and update regulations as needed to minimize and/or eliminate impacts of Low Frequency noise

   d. Review regulations and establish guidelines for solar array fields with a focus on protecting and enhancing wildlife habitats and corridors

3. **Amend on Page 35, under the key finding, "*Agricultural Uses*", the following additional language to be added to Paragraph 5 after the word *considered*:**

   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 ***while balancing the protection and enhancement of wildlife habitats and corridors***.

4. Changes to language: Add more discussion on WI/WPD zone and add more discussion on Electric Division

5. Addition of the DEEP Forestry Management Grant as a grant funding source on Page 119.

6. Page 2: correct spelling of Acknowledgements and add Richard Benham as a Planning and Zoning Commission member

7. Include the addition of QRLT Vision Plan to expand to North Haven and Southerly communities

Adjourn: 7:54 p.m

James C Fitzsimmons JF

James C. Fitzsimmons
Wallingford Planning and Zoning Commission, Chairman



i

EXECUTIVE SUMMARY

This chapter provides a summary of the full planning process, covering the main phases of public engagement, existing conditions analysis, and recommendations. The chapter is formatted as a guide which can be quickly referenced for informational purposes or during plan implementation work.



A PLAN FOR WALLINGFORD'S FUTURE

OBJECTIVES OF THE PLAN OF CONSERVATION AND DEVELOPMENT

Under Connecticut General Statutes Section 8-23, municipal planning commissions must update their Plan of Conservation and Development (POCD) every 10 years. This POCD updates Wallingford's 2016 plan, reflecting changing community values and trends while establishing policies for land use, transportation, housing, open space, recreation, municipal services, and other key areas. The plan assesses existing conditions, defines a community vision, sets goals, and outlines actions to guide future decisions and investments through 2036. Its policies must align with both the South Central Connecticut Council of Governments POCD and the State POCD. The Town is encouraged to review the plan annually to monitor progress and make adjustments as needed.

LAND USE SUBAREA APPROACH

Along with a Future Land Use Plan, 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.



Le Jardin Cafe



Kohler Environmental Center at Choate Rosemary Hall



Gaylord Hospital

PLAN ALIGNMENT

The following analysis details the goals and strategies of the Southern Connecticut Regional Council of Governments POCD and the targets of the State of Connecticut Conservation & Development Plan which the Wallingford 2036 plan aligns with.

SCRCOG POCD

Human Environment

Goal 1. Population – South Central CT seeks to be a vibrant, inclusive and livable region that is attractive to an increasingly diverse population.

Strategies:

- Support creative financing strategies that seek to connect disadvantaged groups to jobs, transportation, and housing within the region.
- Encourage public-private partnerships to aid in local and regional development through targeted policies and incentives, enhanced commitment to change, dedicated staff, and streamlined financial support.

Goal 2. Housing – The Region contains a diverse and suitable housing supply that provides housing choice for all incomes and age groups.

Strategies:

- Encourage for affordable housing in the region by linking housing to an expanded workforce and economic development; providing technical information and guidance; and, educating communities.
- Promote housing densification in TOD areas, Urban Town and Village Centers, and commercial corridors with existing employment, transportation and utility infrastructure.
- Foster greater cooperation and coordination among anchor institutions, housing, workforce development, and philanthropic agencies on comprehensively addressing housing, employment and transportation needs, and advocating for appropriate local, regional and state policies.
- Promote sustainable design and construction practices through education and outreach.

Natural Environment

Goal 1. Open Space - The Region's natural resource systems, water resources, and natural habitats are preserved, protected, and appreciated for their contributions to the environment, economy, and quality of life of current and future generations.

Strategies:

- Encourage resident access to open spaces and recreational assets within the region through the expansion of existing bike/ pedestrian network connecting open spaces and other existing/proposed regional trail connections.
- Promote educational and marketing materials on the diverse open space and passive recreational opportunities available in the region to encourage stewardship.

Goal 2. Water resources – Drinking and surface water quality is enhanced and maintained by the preservation and protection of wetlands, floodplains, critical watershed lands, and other resources.

Strategies:

- Protect the quality of regional watersheds through the encouragement of conservation efforts.

Goal 3. Agriculture – South Central CT's thriving agri-businesses not only provide residents with access to locally grown foods and recreational opportunities, but also contribute to the regional economy.

Strategies:

- Celebrate the region's agricultural heritage and support local and state efforts to preserve existing farms through acquisition, transfer/ purchase of development rights, historic preservation, and marketing strategies that promote the region's farms through increased awareness and agri-tourism.

Built Environment

Goal 1. Land Use – Development in the region is focused in existing urban/town/village centers and developed corridors that transportation, employment and utility infrastructure while conserving land areas that are integral for maintaining the region's unique natural resources.

Strategies:

- Support strategic and catalytic investments and incentives, zoning, and marketing strategies that promote infill, redevelopment and adaptive reuse in regional TOD areas, Town and Village centers, and central corridors that provide existing transportation, employment and utility infrastructure.
- Encourage developments and infrastructure improvements that preserve the unique character of individual communities.
- Seek to connect employment and education centers with housing through co-location, and/ or transit and transportation linkages.
- Support historic preservation, historic town centers and possibilities for adaptive reuse. Identify potential funding sources and resources for historic preservation and offer technical assistance, when needed.
- Continue to encourage compact/cluster developments and limit development and increased densities outside of areas where public utilities, transportation, and employment infrastructure are not available or with an unsuitable capacity to support such development.
- Continue to discourage developments in source protection areas and groundwater recharge areas and advocate for the timely implementation of sewer separation in areas with combined sewers to protect water quality.

Goal 2. Transportation – The Region's transportation network supports regional land use objectives, enhances the economic competitiveness of the region, and maximizes transportation choice for the region's residents.

Strategies:

- Support the increased use of public transportation as an effective alternative to mitigate traffic congestion and improve air quality through increased frequency of existing services and the development of a more robust and efficient transit network.
- Continue to encourage the design and development of "complete streets", where appropriate, to promote opportunities for multi-modal transportation and ensure public safety. To that end, encourage member communities to include bike and pedestrian elements within local comprehensive plans and support walking/ biking connections to transit stops, jobs, civic uses, parks, and retail through integrated and continuous sidewalk, bike, and trail connections across the region.
- Support major investments to improve the safety and efficiency of existing infrastructure, including investments for non-motorized public improvements where necessary, such as ADA accessible sidewalks.
- Support wayfinding programs and policies that allow residents to make walking/biking part of their everyday lives and raise public awareness on "sharing the road" to promote the safety of all roadway users.

Goal 3. Community and Cultural Assets, Public Institutions – South Central CT's rich portfolio of cultural, historical and archaeological resources attract and retain residents and businesses, and contribute to the overall vibrancy of the region.

Strategies:

- Encourage the preservation and enhancement of cultural, historical and archaeological sites and structures, and the use of these resources in creative placemaking, redevelopment/ revitalization efforts.

Goal 4. Economic Development – South Central CT capitalizes on its locational, transportation, natural, economic and human assets to position itself as a vibrant and attractive region.

Strategies:

- Seek to connect employment with housing and educational opportunities through inclusionary land use practices.
- Market the Region's commuter rail and TOD assets to attract potential businesses/investors.
- Continue to support entrepreneurship and innovation via establishment and promotion of innovation districts, business incubator programs, etc.

State C&D Plan

Thriving Economy

- Encouraging development and redevelopment in areas with accessible and adequate transportation, sewer and water infrastructure, and minimal flood or other natural hazards
- Promoting compact, pedestrian-oriented, mixed-use development patterns around existing and planned public transportation
- Improving transit services to provide convenient, reliable, safe, and competitive transportation choices
- Promoting equitable access to quality education, healthcare and employment opportunities to help reduce economic disparities
- Supporting healthy and resilient regional economies by encouraging and maintaining a mix of businesses of different types, sizes, and industries
- Protecting and supporting CT's agricultural and aquacultural sectors, in light of their unique roles in public and environmental health and resilience
- Pursuing a variety of greenhouse gas emission reduction strategies across sectors

Housing for Current and Future Residents

- Eliminating homelessness in the state
- Increasing and diversifying Connecticut's supply of rental and ownership, affordable and market-rate, and small and family-size housing units in a variety of medium- and high-density patterns
- Promoting transit-oriented development to link housing to employment, education, amenities and services, while supporting climate resiliency objectives
- Furthering fair housing through the creation of inclusive communities and the elimination of barriers to housing access
- Reducing the number of low- and moderate-income households that are cost-burdened by housing, transportation, and energy costs
- Ensuring that the state's existing house stock provides healthy, safe and resilient homes for residents
- Increasing energy efficiency in the state's housing stock

Stewardship of Resources

- Encouraging sustainable development techniques in new development and redevelopment
- Encouraging nature-based solutions – actions that incorporate natural features and/or processes– in development and conservation activities to increase the resiliency of natural resources and neighborhoods
- Improving water quality in drinking water watersheds and conserving drinking water supplies through watershed scale management of the built environment
- Preserving, protecting, and enhancing the quality and connectivity of critical habitats, natural lands, riparian and coastal buffer zones, and open spaces
- Preserving, protecting, and restoring farmland and farm operations and investing in climate-smart agricultural and aquacultural production and practices
- Increasing accessibility to natural, cultural, and historic resources to increase the health of communities across urban and rural contexts
- Protecting and enhancing biodiversity

Healthy People and Places

- Improving water quality in drinking water watersheds, conserving drinking water supplies, and encouraging watershed-scale management of the built environment
- Reducing food insecurity by supporting the development of sustainable local food systems, community gardens, and urban agriculture
- Ensuring at-risk populations are connected to medical or other health-related services or resources
- Addressing social determinants of health and environmental justice in collaboration with community-based organizations
- Reducing greenhouse gas emissions across all sectors

PUBLIC OUTREACH KEY FINDINGS

Below is a summary of public outreach events and the feedback that was provided by those who live, work, and spend time in Wallingford.

Outreach Events

3 **Steering Committee Meetings**

3 **Planning & Zoning Commission Meetings**

2 **Public Meetings**

4 **Pop-Up Events**

13 **Focus Group Meetings**



Public Meeting #1



Lyman Hall Pop-Up

Key Feedback Takeaways

- Wallingford's small-town qualities with easy access to rural and urban activities are highly desired.
- Protected lands, a walkable Town Center, safety, and youth programs enhance quality of life.
- Housing affordability and limited rental options challenge residents and newcomers.
- More investments in infrastructure for walking, biking, transit, parks, and schools are needed.
- Business growth, family-friendly development, and conservation support long-term sustainability.



Downtown Restaurant Hop

COMMUNITY VISION STATEMENT

A vision statement for the town's next ten years has been created based on the key feedback that was heard during the public feedback process.

> **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 qualities. 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.**

EXISTING CONDITIONS KEY FINDINGS

Below is a summary of the findings from analyzing data, online resources, and maps containing information on Wallingford's current conditions.



Housing

Wallingford, like Connecticut as a whole, faces a shortage of available housing, especially starter homes, affordable rentals, and options for seniors looking to downsize. These factors are driving up prices and forcing some residents and potential newcomers to seek housing elsewhere. Expanding and more evenly distributing affordable housing while catalyzing community support for housing development could help address community needs and housing stability.



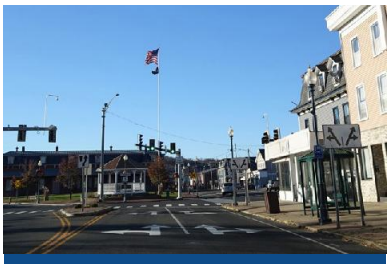
Development

Wallingford benefits from a walkable, affordable town center, regional attractions, and competitive utility rates that support business growth and investment. Opportunities remain to expand worker housing, better promote community events and local businesses, and leverage historic assets to attract more residents, visitors, and economic activity.



Environment

Protecting sensitive ecosystems, watersheds, agricultural lands, and open spaces is essential to preserving Wallingford's drinking water supply, environmental health, and recreational resources. Continued investment in maintenance, low-impact development practices, and carefully managed public access can help balance conservation goals with resident recreation needs.



Transportation

Wallingford would benefit from safer and more efficient intersections, expanded transit options, more reliable rail service, and a more complete sidewalk and bicycling network. Strengthening connections between the Town Center, Route 5, and the train station could improve accessibility, mobility, and the overall community experience in the Town Center area.



Community Resources

Wallingford's affordable utility rates, strong community resources, and extensive recreational resources contribute to a high quality of life for residents. Continued investment in open space amenities, town communications, and school and recreation facilities can further improve quality of life.

STRENGTHS & OPPORTUNITIES ANALYSIS

Below is an analysis of Wallingford's strengths and opportunities for future development and conservation. It is based on public feedback and the existing conditions analysis.

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.

GOALS, OBJECTIVES, & ACTIONS

The following pages contain a matrix of the thematic goals, objectives, and actions which aim to manifest the community's vision. The matrix is arranged by Housing, Development, Environment, Municipal Services & Facilities, and Transportation.

Theme: 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.

1. Centralize and enhance housing support services
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

2. Encourage and assist housing production in strategic locations
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

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

Theme: 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.

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
k. Explore the potential to redevelop the Post Office lot as a new use which contibutes to walkable character and generates vibrancy

5. Improve vibrancy of the built environment in Town Center
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.)

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

7. Preserve and promote historic assets
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

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

9. Foster practices which better support and promote businesses
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

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

11. Update the town zoning code to meet future development needs, increase ease of use, and implement recommendations of the POCD
a. Prepare a comprehensive zoning code update to achieve desirable design outcomes and improve user accessibility
b. Digitize zoning code with interactive software

12. Take steps to minimize community risk
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

13. Revitalize the Tracy neighborhood
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

14. Revisit relationship with Meriden Markham Airport
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

Theme: Environment

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

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

16. Protect the town's water resources
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

17. Actively monitor and manage the town's ecosystems and wildlife
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
c. Establish guidelines and update regulations as needed for the use of rodenticides and pesticides in public spaces and expand to private businesses as needed

18. Pursue policies and projects to increase sustainability and resiliency of the community
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
c. Establish guidelines and update regulations as needed to minimize and/or eliminate impacts of Low Frequency noise
d. Review regulations and establish guidelines for solar array fields with a focus on protecting and enhancing wildlife habitats and corridors

Theme: 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.

19. Improve and increase accessibility of GIS and mapping services
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

20. Continue to enhance Town communications & digital services
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

21. Provide resources to maintain recreational and open spaces
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

22. Expand and maintain municipal buildings to meet service needs
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 an expanded and/or relocated fire station in Town Center

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

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

25. Continue partnering with the Board of Education
a. Continue to collaborate with BOE on facility and programming needs

Theme: 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.

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. Update the Quinnipiac River Linear Trail Vision 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

27. Initiate or continue intersection and area studies and designs to create a safer and more connected transportation system
a. Initiate a redesign of Route 5 between the Train Station and Town Center
b. Initiate the Town Center one-way to two-way streets conversion study
c. Initiate the Northrop Road and Carpenter Lane intersection design
d. Initiate the Town Center public parking consolidation study
e. Initiate a study on the replacement of the John Street bridge
f. Continue the Route 5 & Yale Avenue intersection study update
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. Continue to work with CTDOT to address the bottleneck traffic conditions on Route 5 in the area of Yale Avenue
k. Consider adding a traffic engineer to town staff to assist in design and implementation of transportation improvement projects

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

29. Incorporate accessibility into transportation design
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 PLAN

The plan for future land use advises Town zoning and development policy. Recommendations are sorted by the Land Use Subareas and Future Land Uses the apply to, as well as those recommendations which apply to land uses all over town.

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 small, neighborhood commercial uses similar in bulk and form with current residential uses 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 neighborhood commercial uses which maintain residential usage intensity

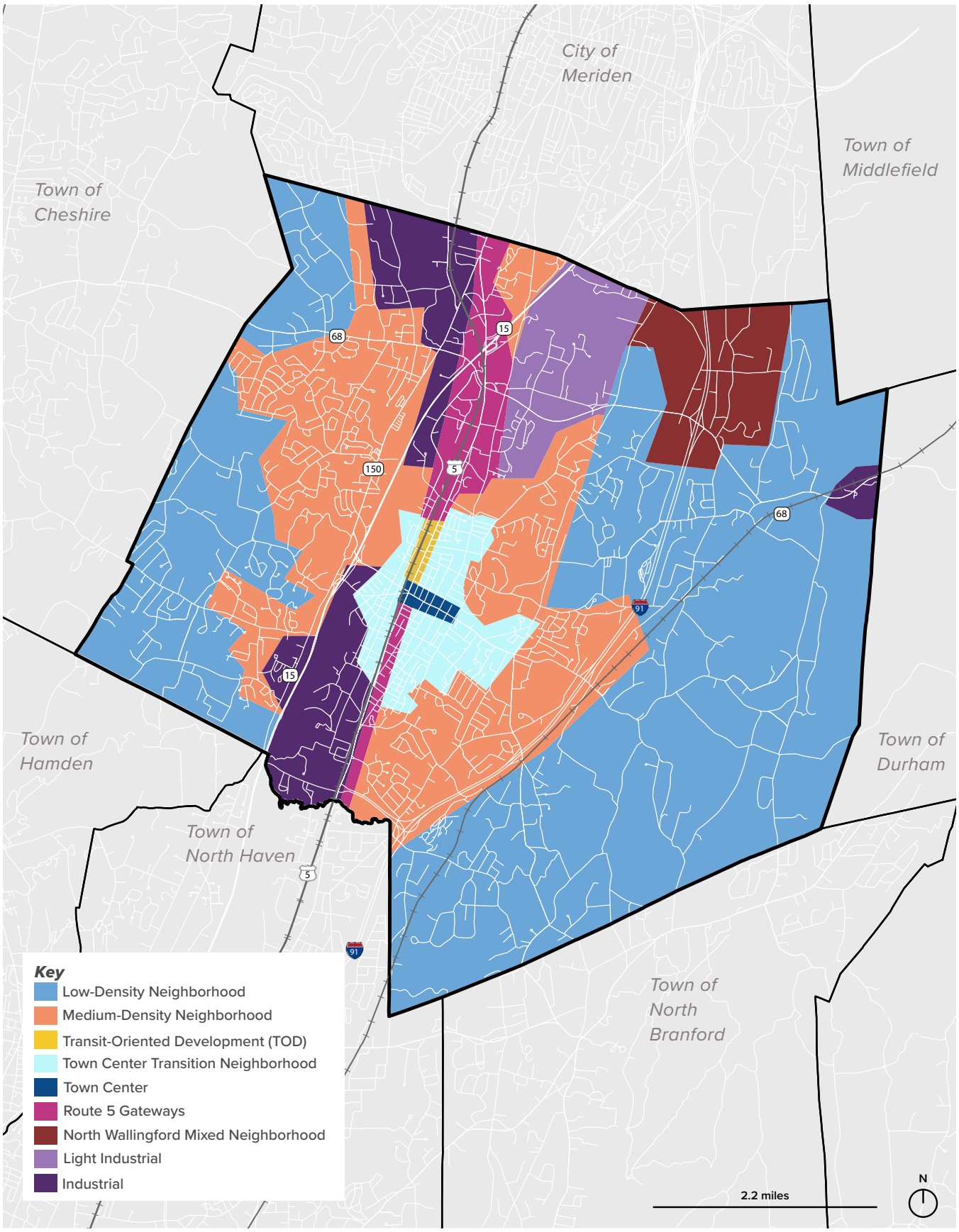
Applies to: **Subarea 1**

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**



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.

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.

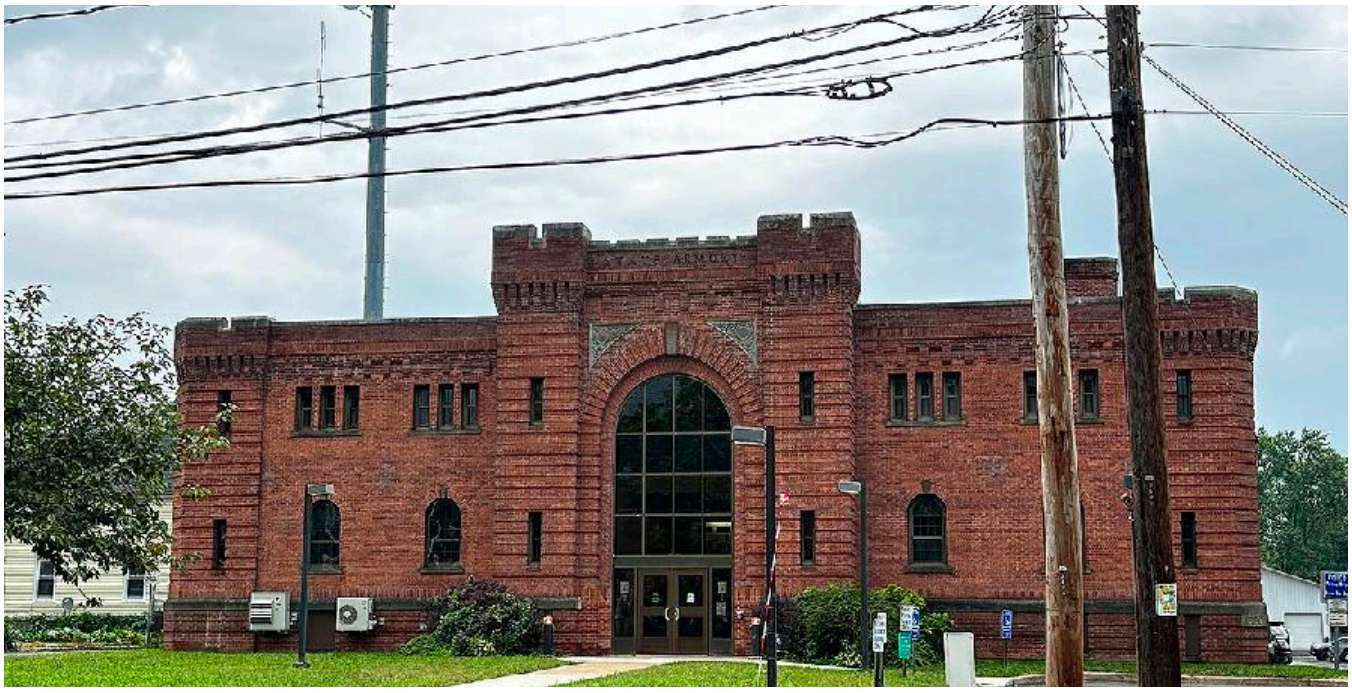
Recommendations:

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

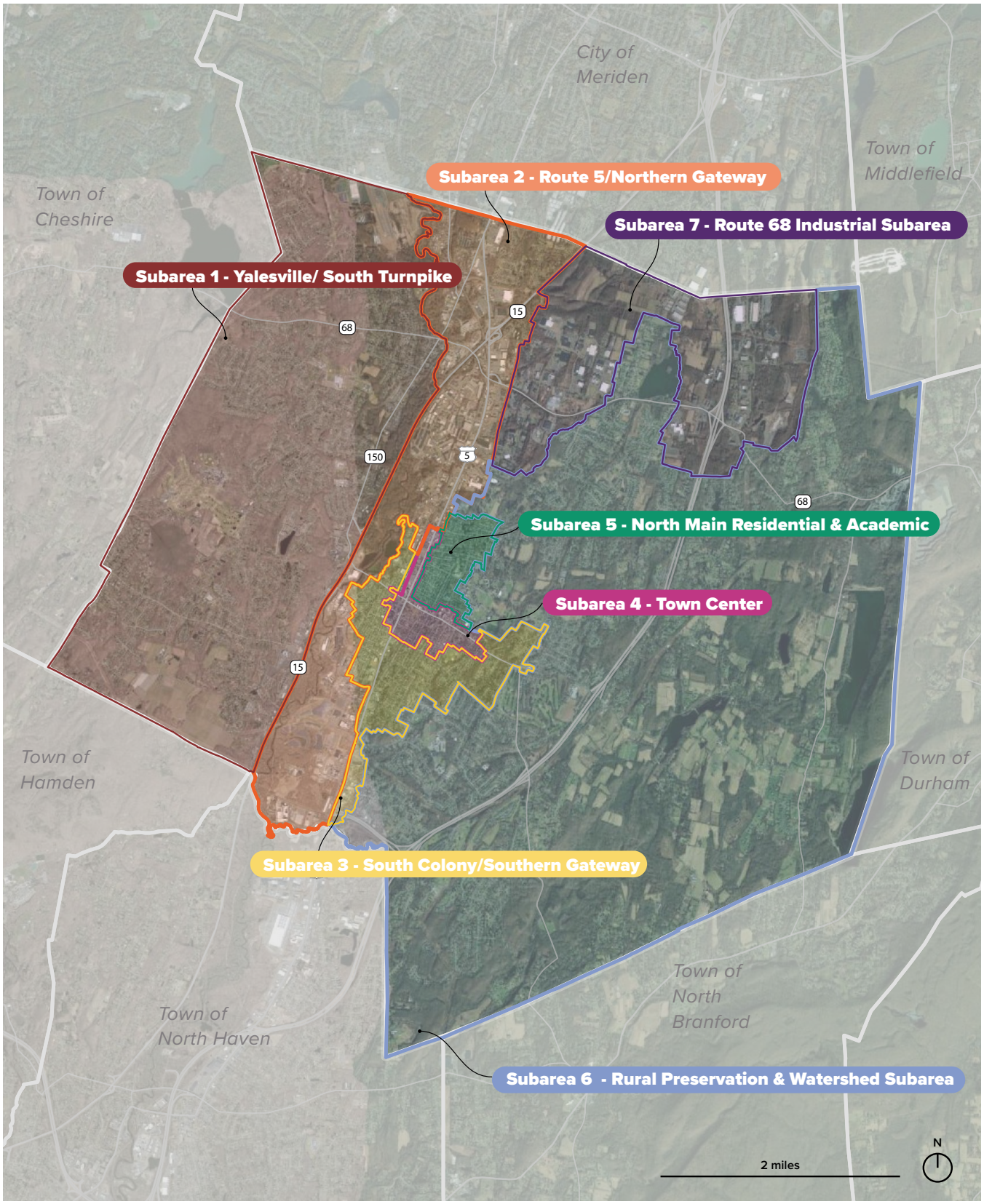
   Applies to: Subarea 3 Subarea 4 Subarea 5

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 3 Subarea 4 Subarea 5



Historic Armory Building



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, such as greater floor area percentage for production of goods as well as allowing activities which enhance vibrancy and encourage visitors to spend more time dwelling in Town Center

   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.

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 pre-existing residential uses.

10 North Wallingford Mixed Neighborhood

This neighborhood currently has light industrial uses such as agricultural uses, hotels, research facilities, and pre-existing 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 PLAN

Below is listed an implementation administration plan focused on cooperation and accountability and important actions to build implementation momentum in the next 1-2 years.

Implementation Administration

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 document.

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, department heads, and stakeholder groups for feedback.

Short-Term Actions

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 underway 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.





1

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

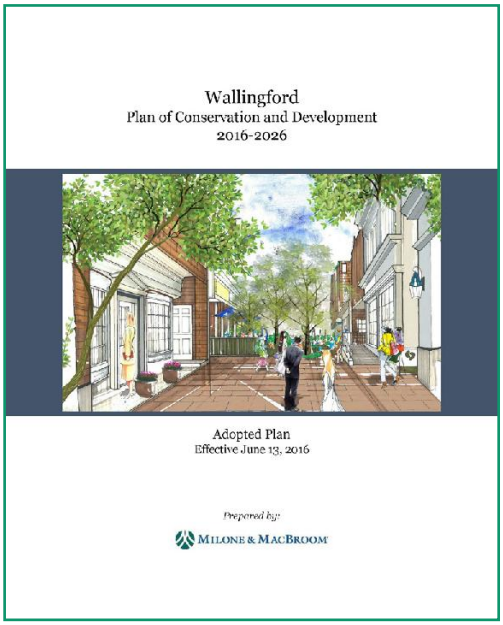
Along with a Future Land Use Plan, this plan contains a unique approach to conducting land use analysis and recommendations based for 7 individual land use subareas which comprise the town. These subareas and their borders were determined based on similar and complementary land uses which make them unique 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.

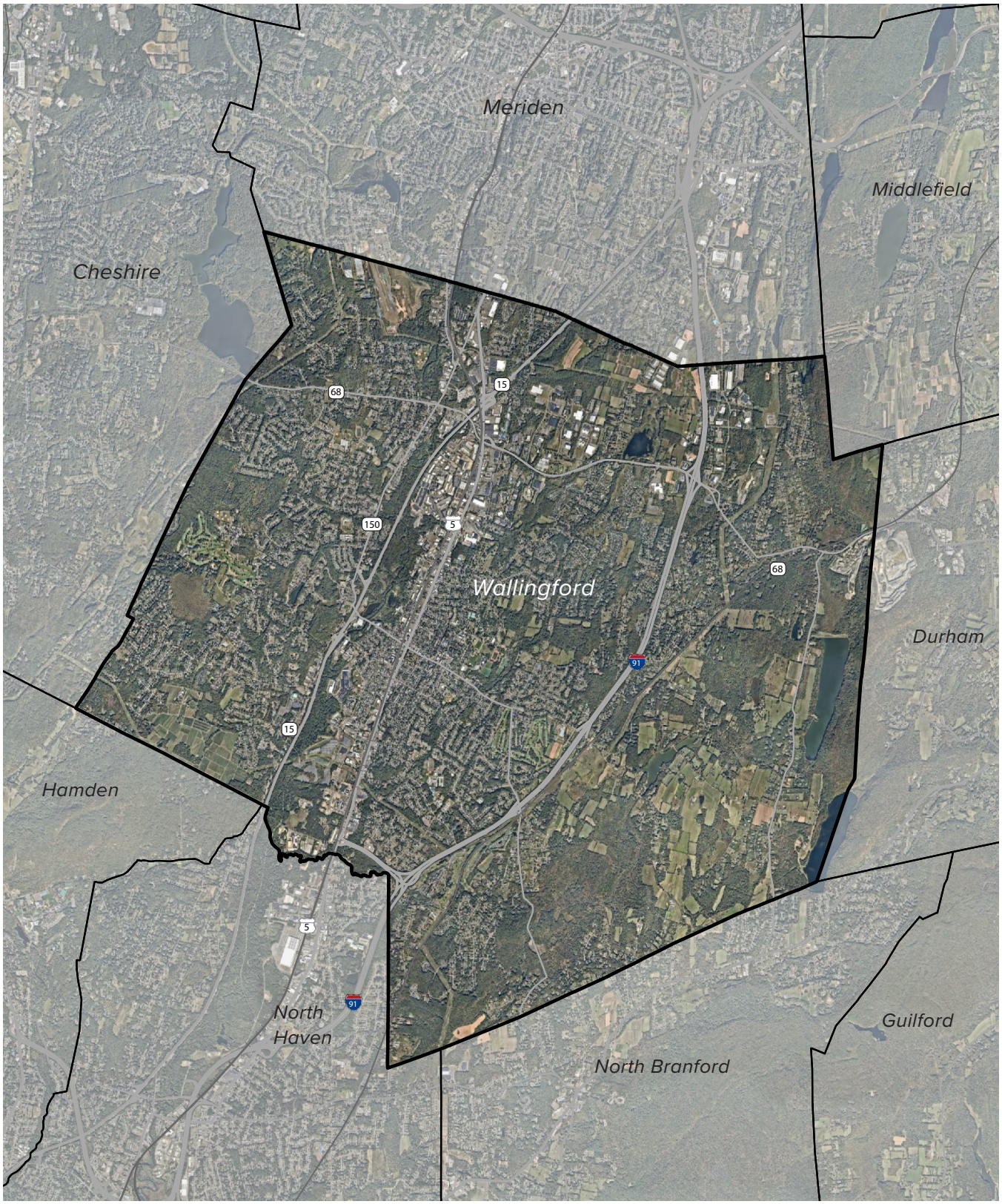
Existing Conditions Analysis
Analyze maps and informational resources to find strengths and needs of Wallingford's assets.

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

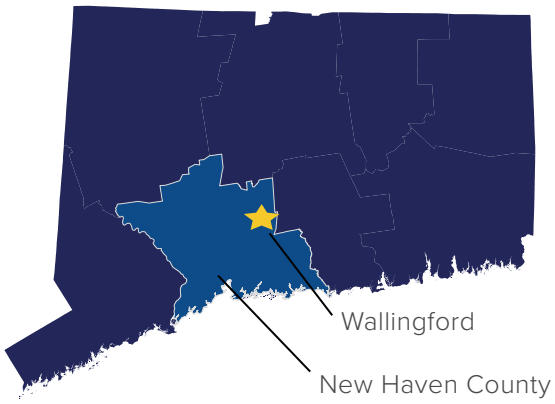
The Town of Wallingford is shaped by its strategic location on transportation corridors and its unique geography.

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

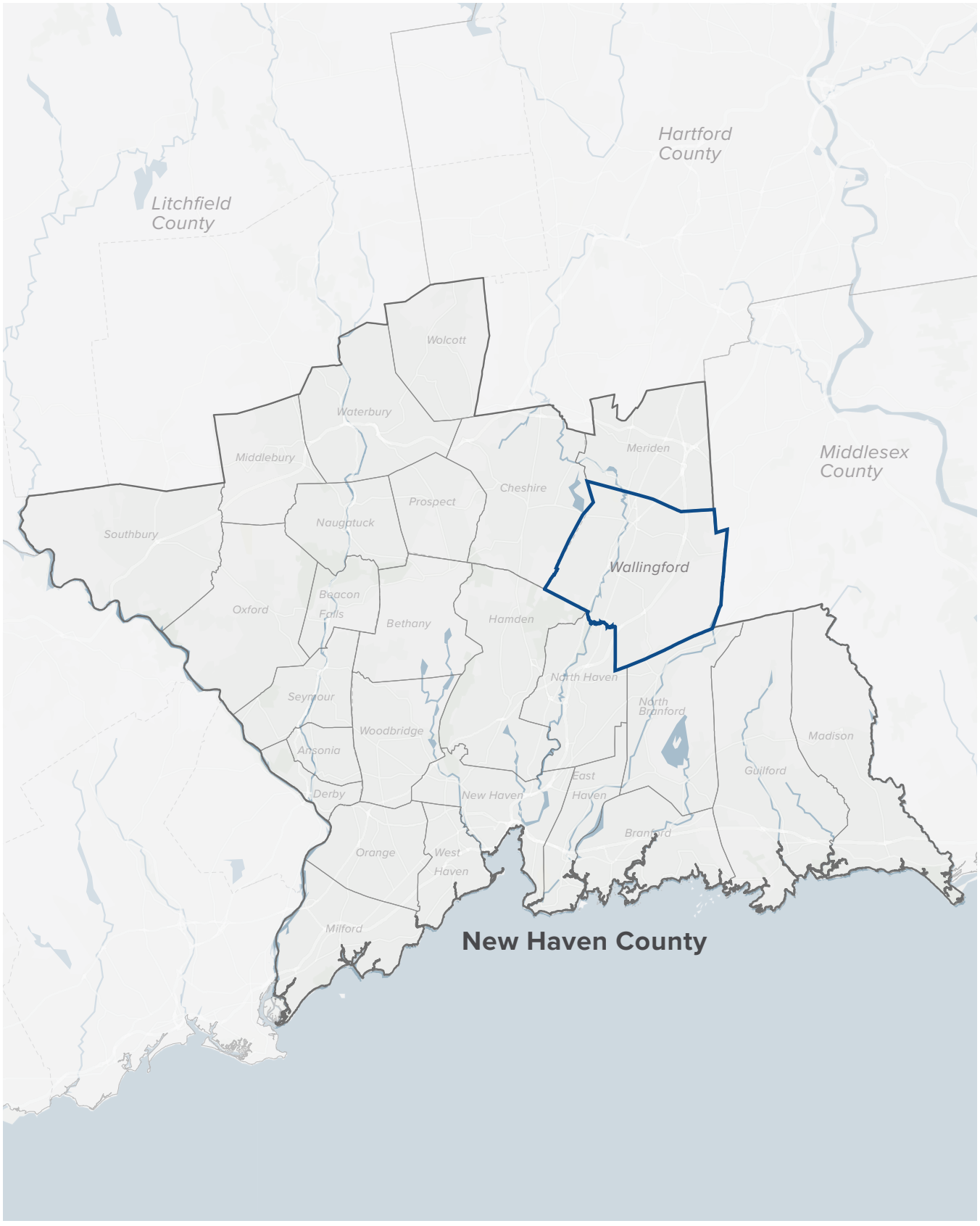


Kohler Environmental Center at Choate Rosemary Hall



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 housing costs across the nation have dramatically increased during 2023-2026, which the most recent ACS data does not account for. It should be noted that the rent figures a) have a low reliability rating per ACS and b) include affordable housing.

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	$1,344	$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)



2 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

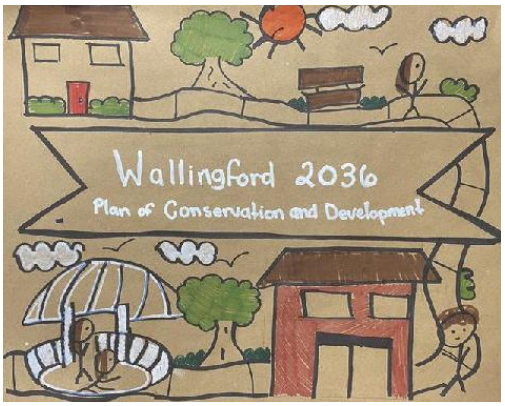
OUTREACH PROCESS

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 allows 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. Participants were interested in seeing new development of housing, trails, and walking and bicycling.

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 1



SCOW International Celebration

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, www.*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 were 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 trials, 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



Lyman Hall Pop-Up



Downtown Restaurant Hop



Plan website

PUBLIC SURVEY

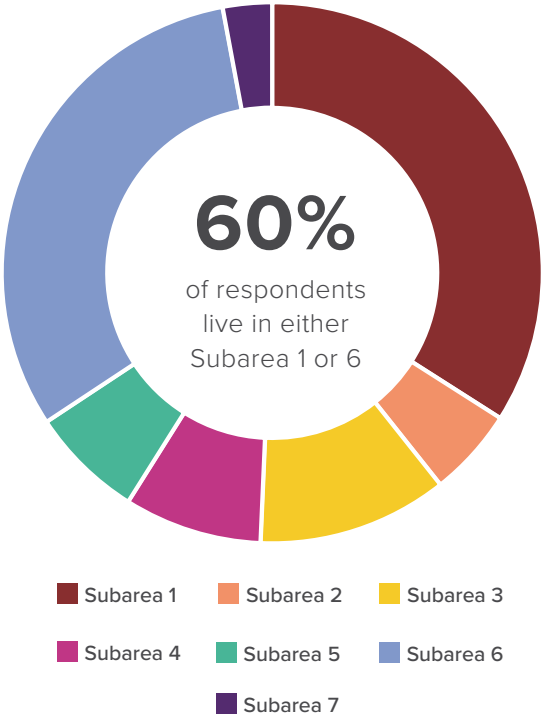
An online community survey was open for six months during the planning process. The purpose of this survey was to understand how the public views of Wallingford today and how they would like to improve it in the future. The survey was posted on the plan website, www.Wallingford2036.com, and a link to 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 Qualities

"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



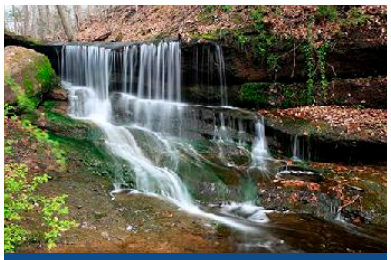
Charming Qualities

The small-town qualities 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.



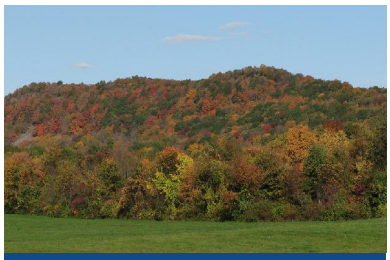
Multi-Modal Transportation

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.



3

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.



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

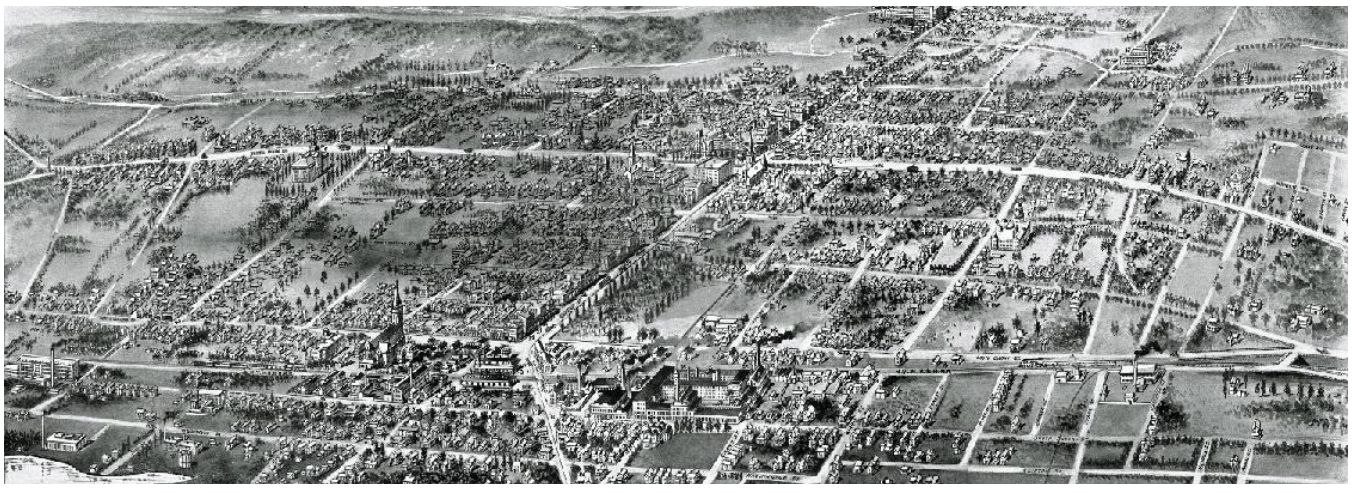
There are more than 1,100 acres of institutional lands within the town, accounting for 5% of the total acreage in Wallingford. Institutional uses includes schools, hospitals, and churches, such as Gaylord hospital, Wallingford library, and various schools.

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.

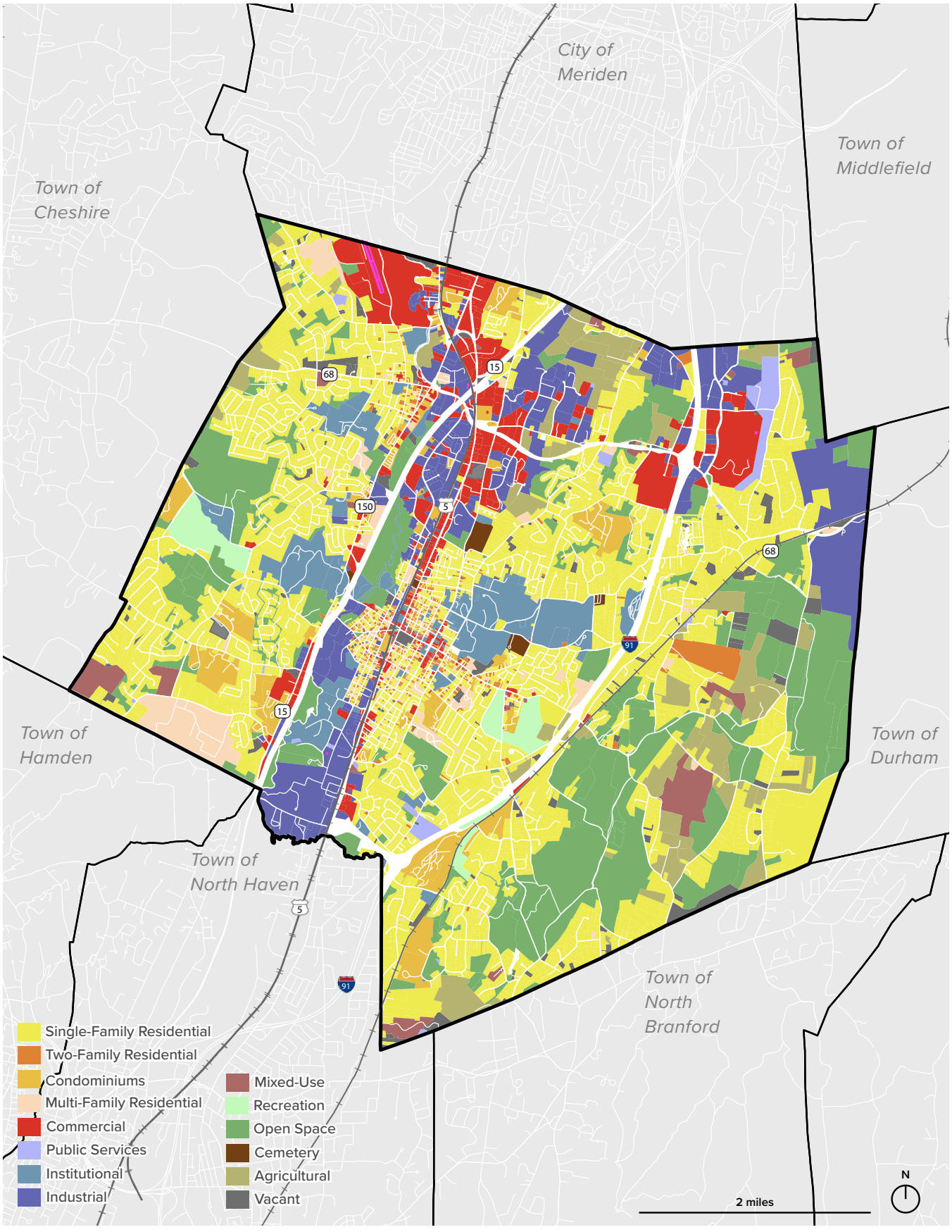
Public Service/Utility

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


City of Meriden
Town of Middlefield
Town of Cheshire
Town of Hamden
Town of Durham
Town of North Haven
Town of North Branford
68
15
150
5
91
Single-Family Residential
Two-Family Residential
Condominiums
Multi-Family Residential
Commercial
Public Services
Institutional
Industrial
Mixed-Use
Recreation
Open Space
Cemetery
Agricultural
Vacant
2 miles
N

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 land use qualities. The C-LB (Central) district comprises 0.1% of land area and th 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 03% or land, CB-40 comprises 0.8%, and CB-12 comprises 0.1%.

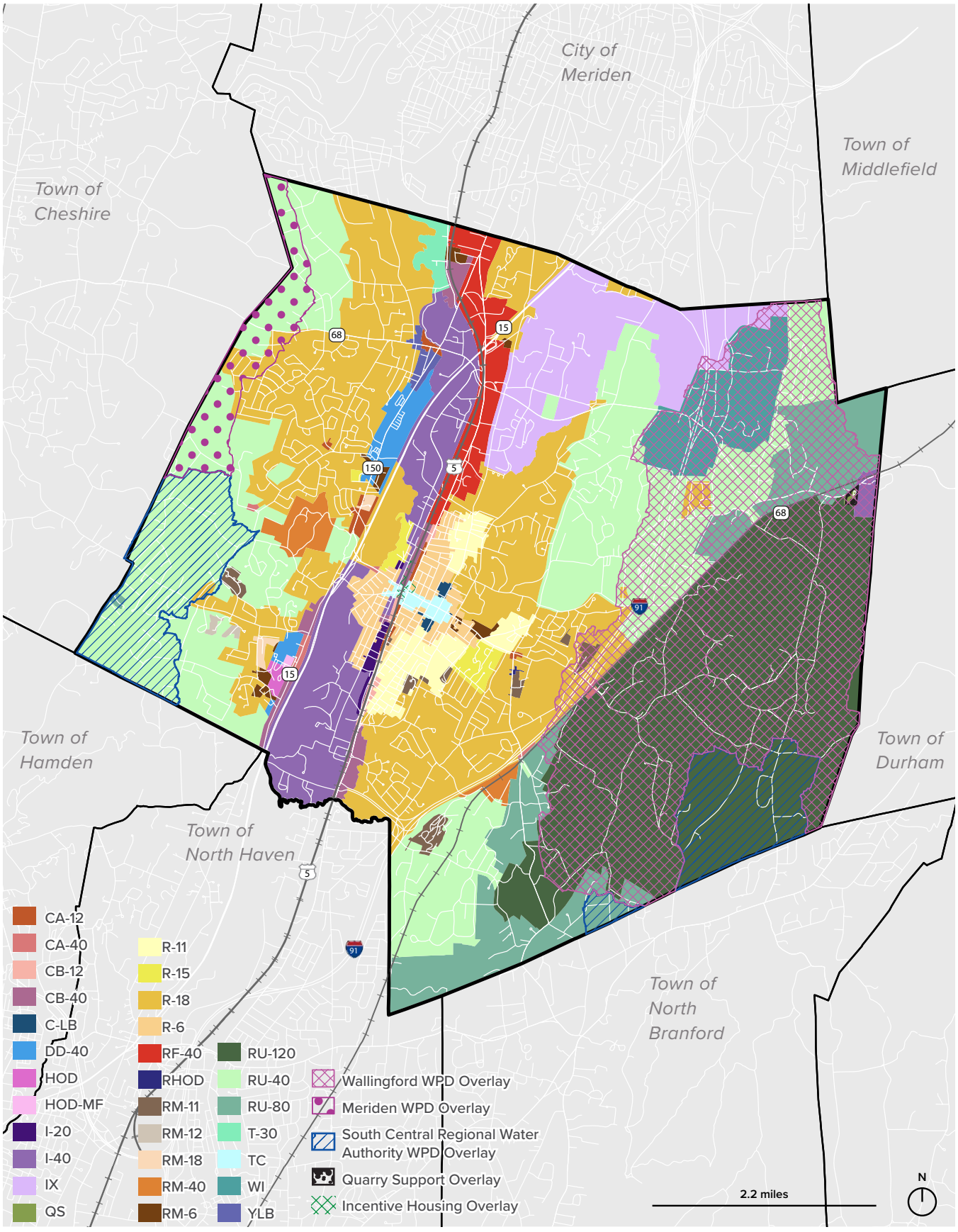
Route 5 District (RF-40)

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


City of Meriden
Town of Middlefield
Town of Cheshire
Town of Hamden
Town of North Haven
Town of Durham
Town of North Branford
CA-12
CA-40
CB-12
CB-40
C-LB
DD-40
HOD
HOD-MF
I-20
I-40
IX
QS
R-11
R-15
R-18
R-6
RF-40
RHOD
RM-11
RM-12
RM-18
RM-40
RM-6
RU-120
RU-40
RU-80
T-30
TC
WI
YLB
Wallingford WPD Overlay
Meriden WPD Overlay
South Central Regional Water Authority WPD Overlay
Quarry Support Overlay
Incentive Housing Overlay
2.2 miles
N

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 qualities. 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 District s (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, out-patient 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 .

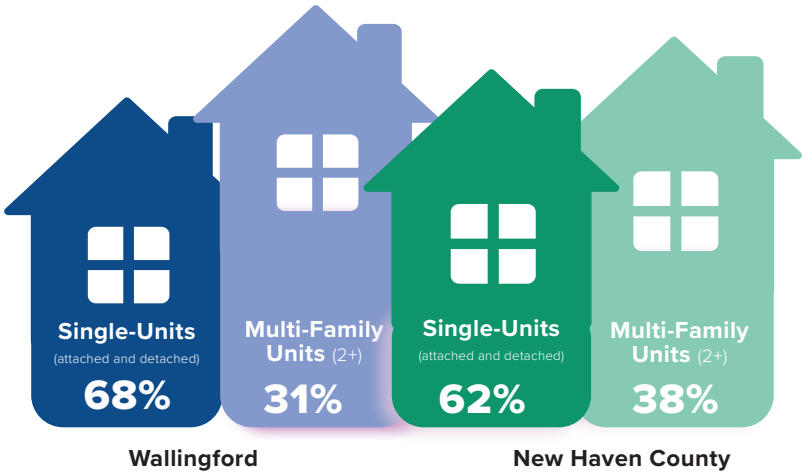
Housing Development

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.

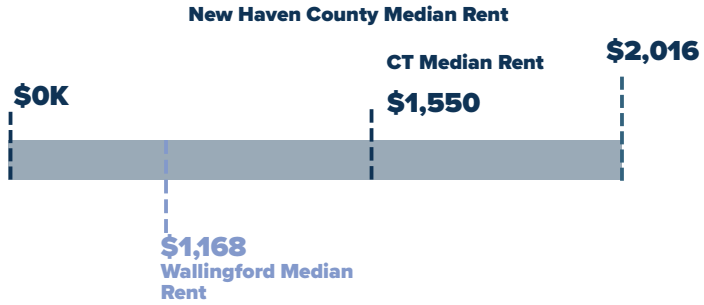
New Affordable Housing

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

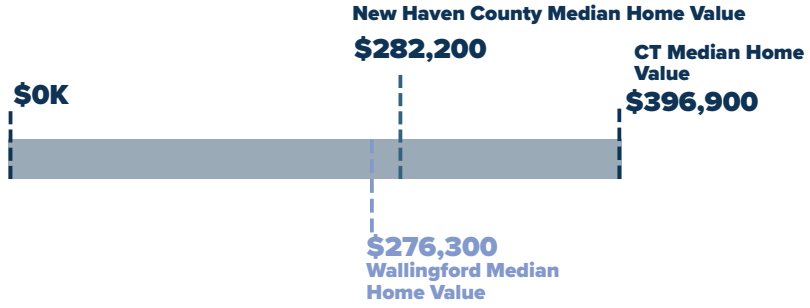
Housing Units by Type



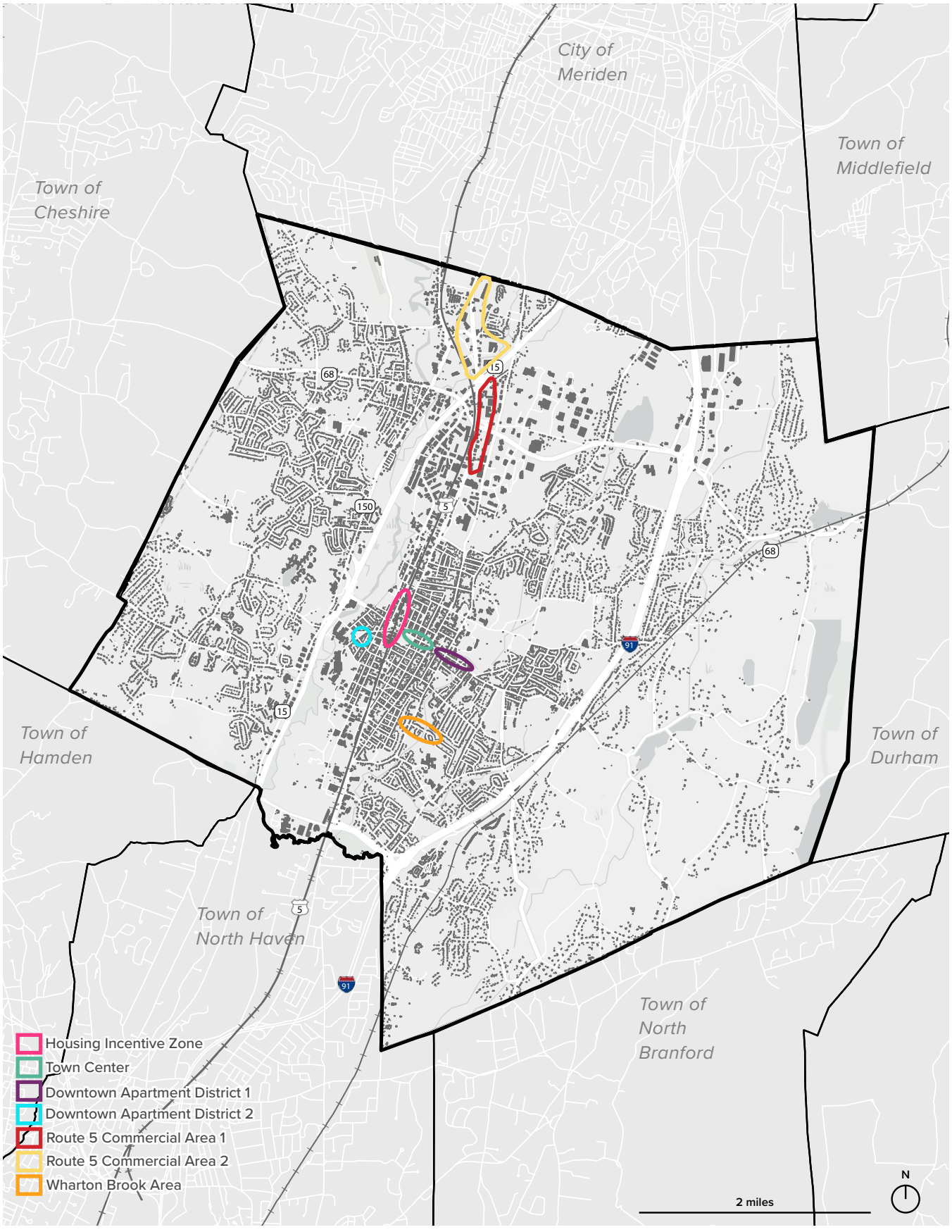
Median Gross Rent



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)	
	90%	$71,316 ($34.28)	Sanitation Supervisor $72,800
low-income	80%	$63,392 ($30.47)	4th Year Wallingford Teacher $60,368
low-income	70%	$57,544 ($26.66)	1th Year Wallingford Teacher $55,024
low-income	60%	$55,468 ($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
extremely low-income	30%	$23,772 ($11.42)	
extremely low-income	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 is 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



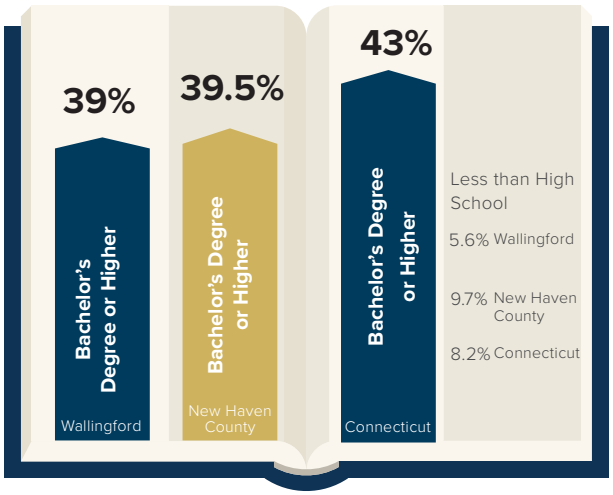
Town Center



Gouveia Vineyards

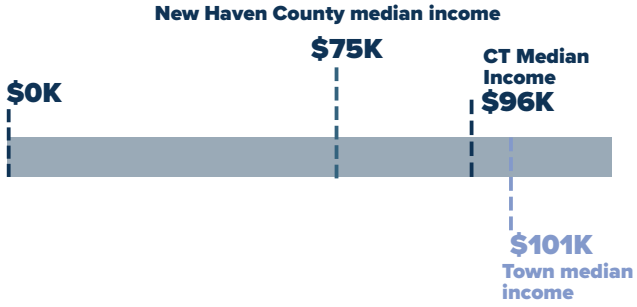
Educational Attainment (25+ Years Old)

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.



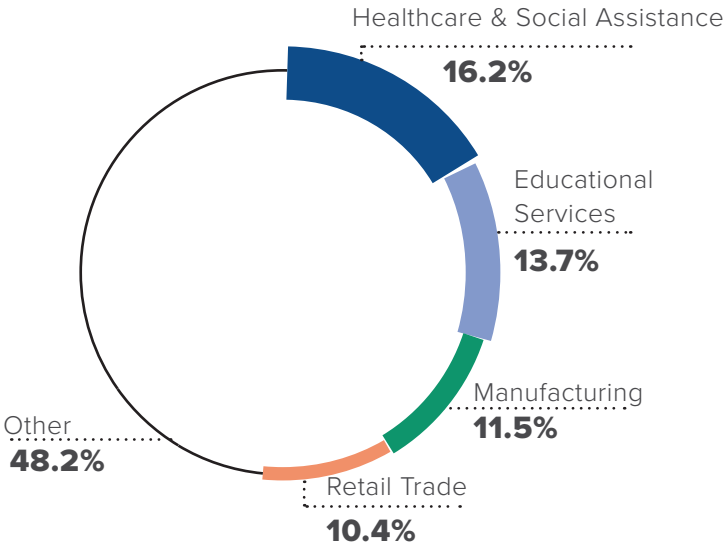
Household Income

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. A significant trap rock ridge formation exists on Besek Mountain.

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 while balancing the protection and enhancement of wildlife habitats and corridors 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.

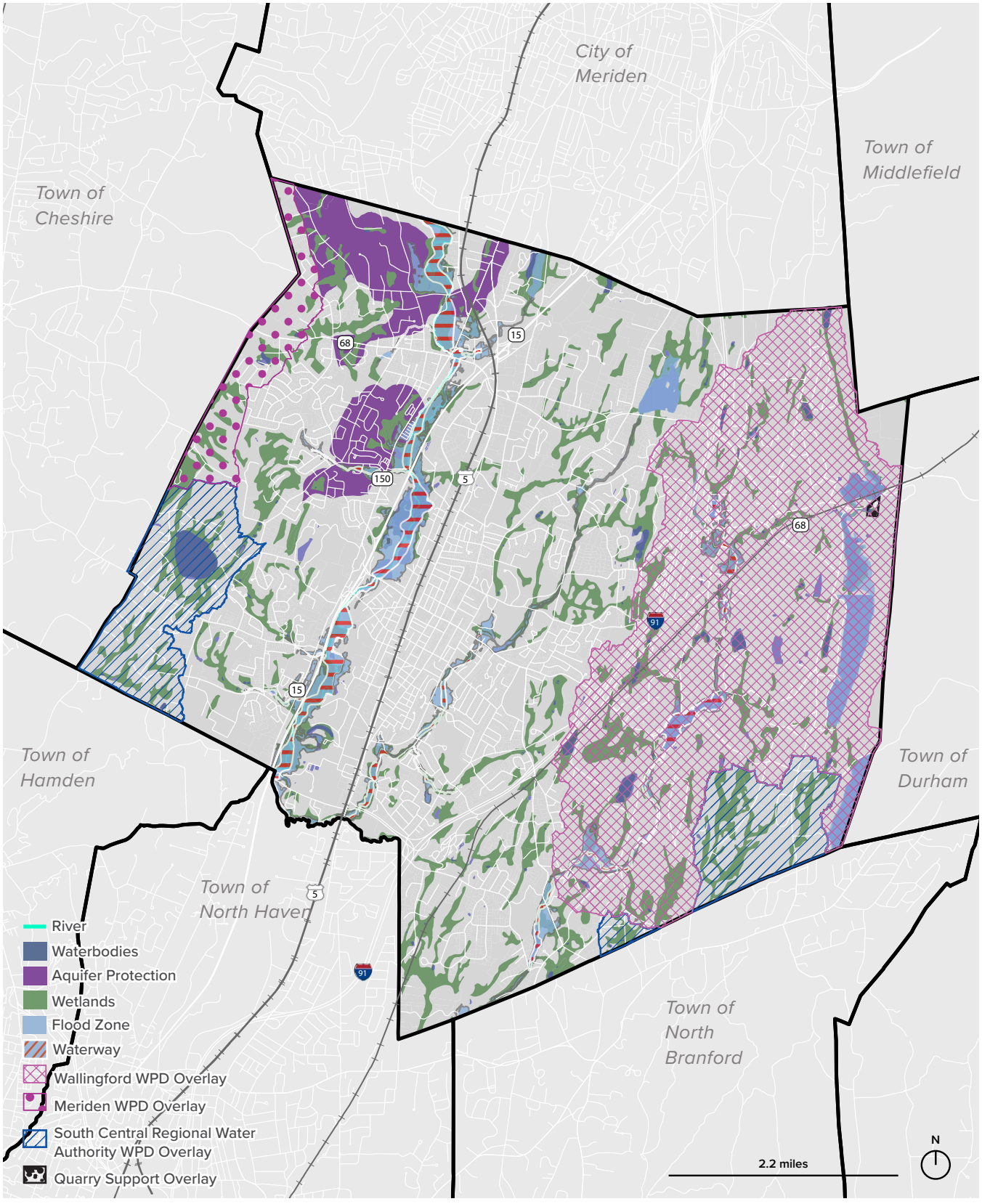


Spruce Glen Falls



Quinnipiac River Linear Trail

Environmental Features 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

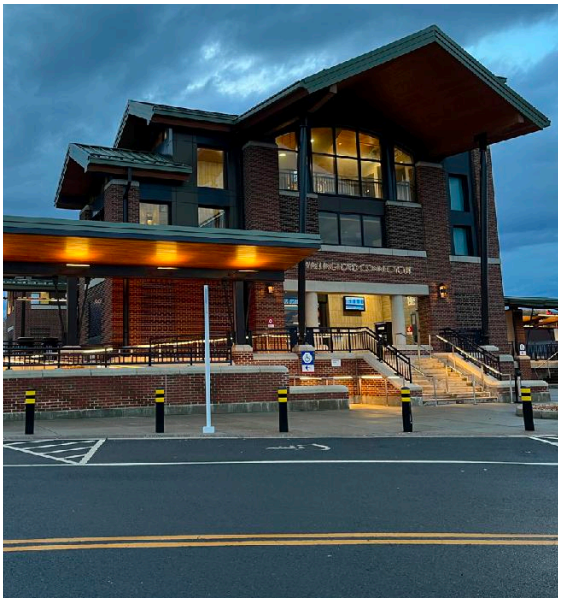
Though bus services are offered in the center of town and portions of major routes, many major employers, housing concentrations, and points of interest are not served. Bus stops often need more amenities to provide a sense of comfort.

Walkability

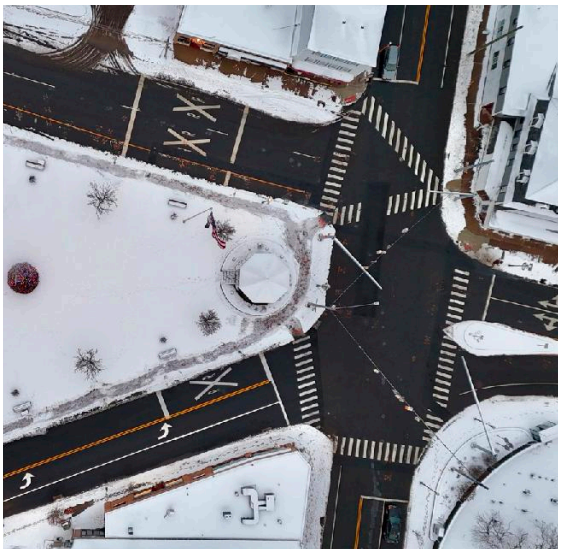
Neighborhoods close to the Wallingford Center have a robust sidewalk network, but the sidewalk network in other neighborhoods is incomplete, discouraging walking and creating safety issues for pedestrians.

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.

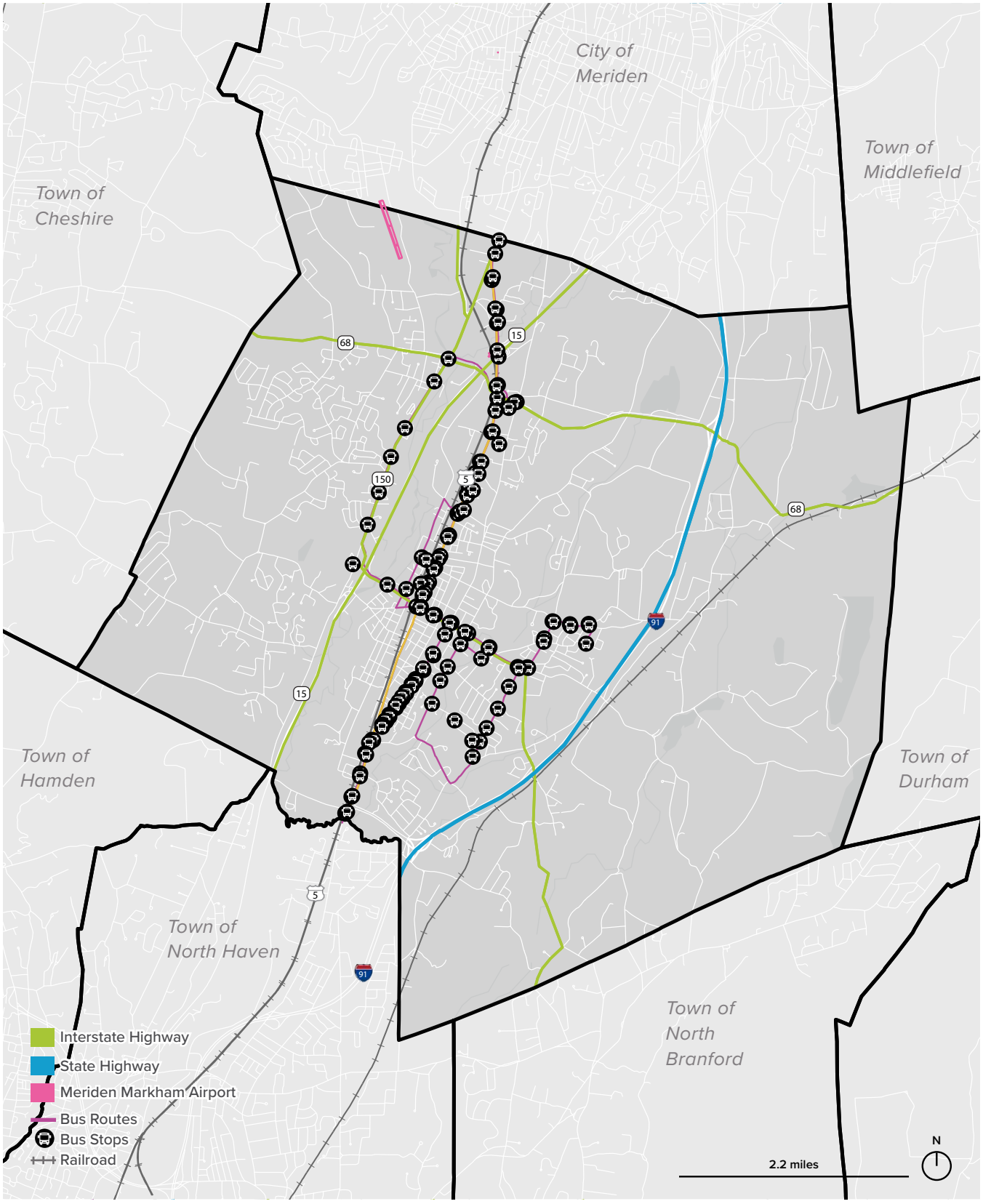


Wallingford Train Station



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 Utilities

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.

The Wallingford Water Division serves over 13,000 households in the town. Along with the Electric and Sewer Divisions, it is overseen by commission of Wallingford residents, allowing for local control of decisions which which will effect the services. The Water Division manages drinking water quality and educates members of the public on how to protect water quality.

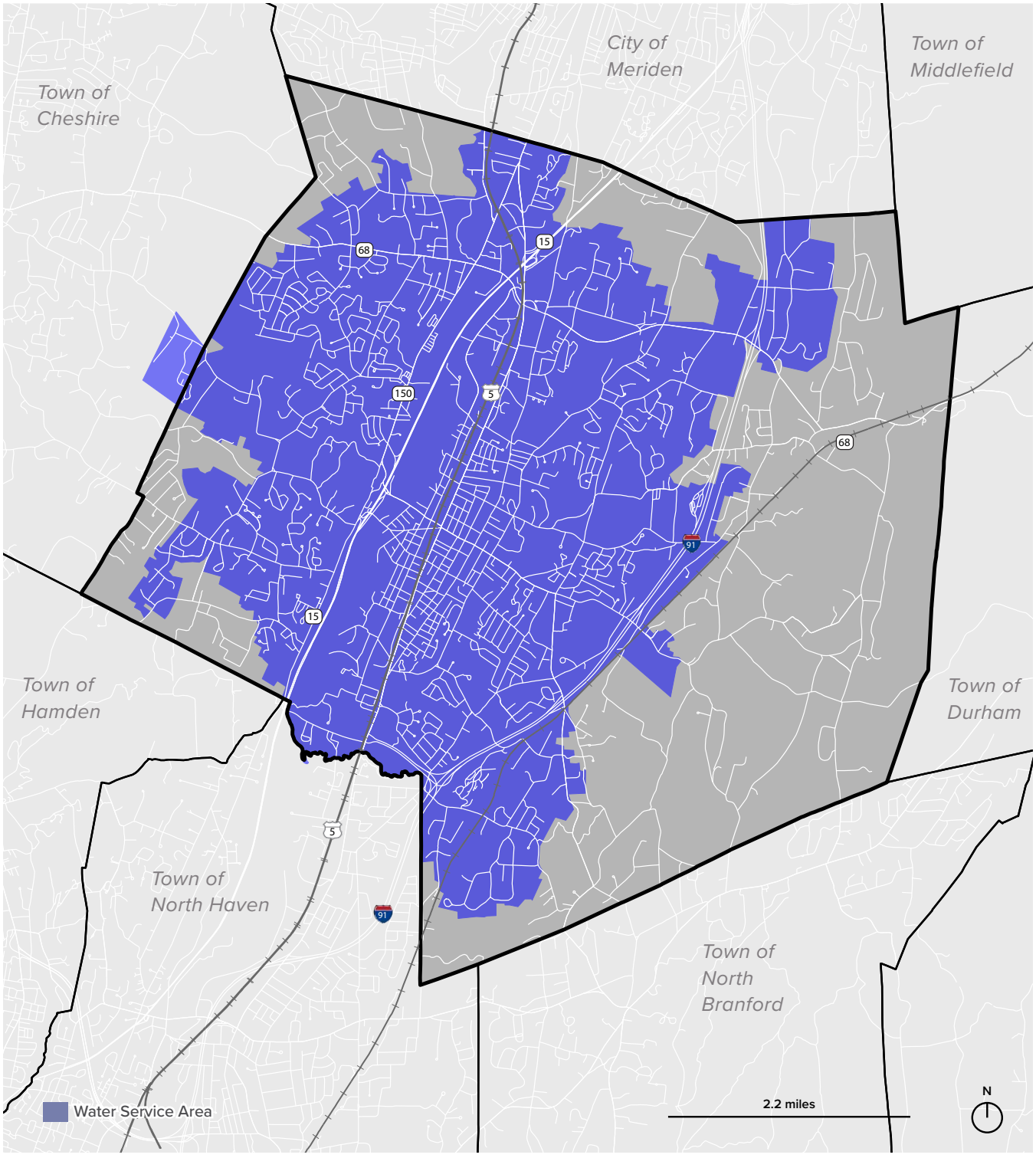


Wallingford Public Library

WATER AND SEWER SERVICES

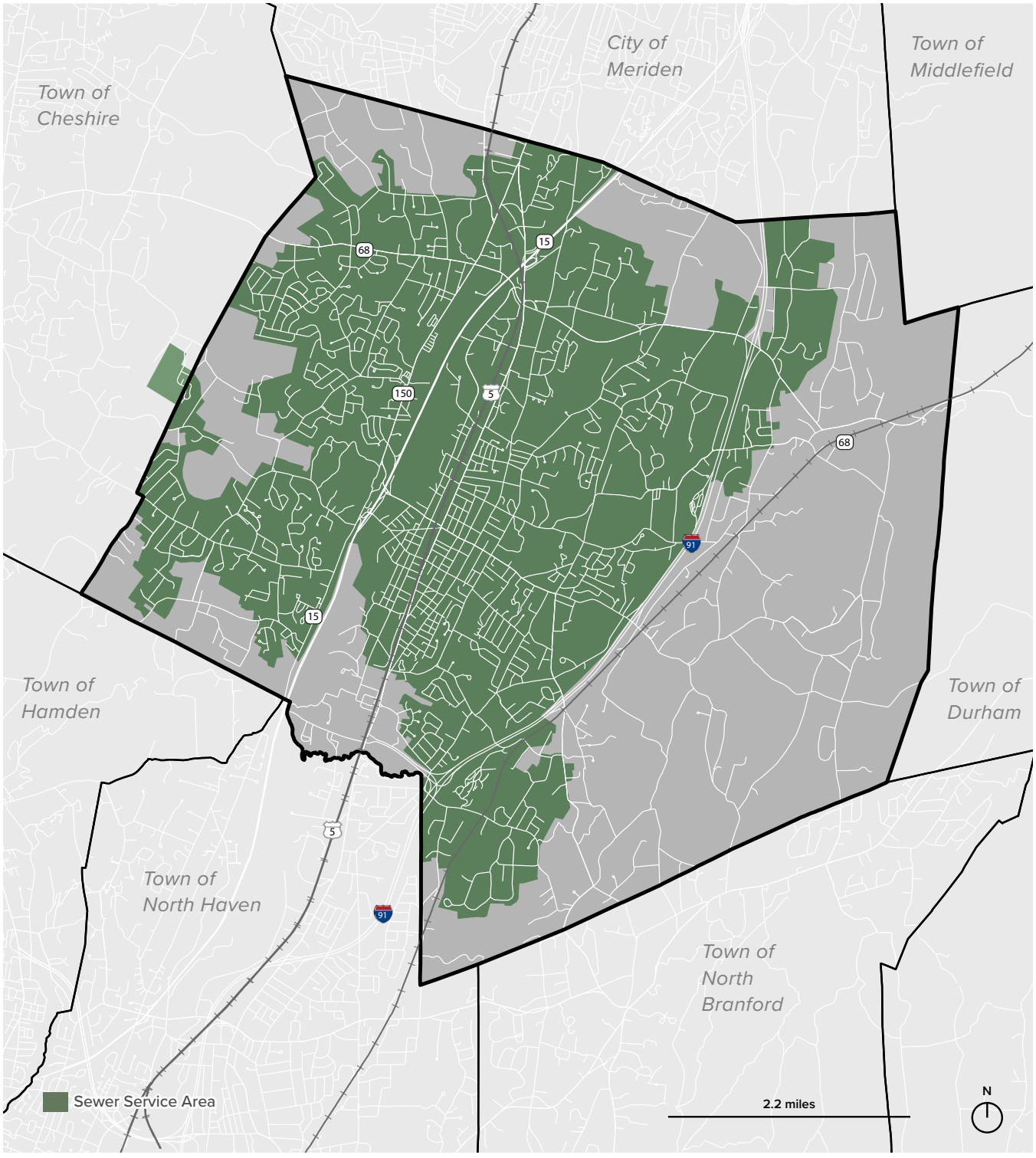
Water Service Map

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.



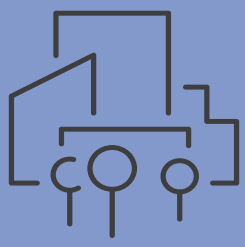
Sewer Service Map

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.



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



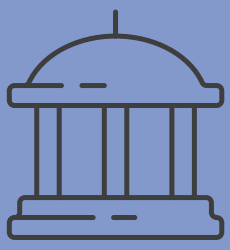
Develop Diverse Housing

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.



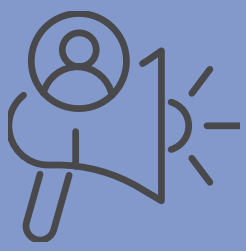
Improve Transportation Options

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.



4

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.



LAND USE SUBAREAS

The Town of Wallingford has 7 planning subareas, each of which has different development contexts that shape their culture and future.

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 has a 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's land uses are largely influenced by the heavily commercialized Route 5 corridor, featuring large retail businesses, car dealerships, and restaurants.

Subarea 3 - South Colony/Southern Gateway

This subarea has commercial businesses concentrated along the Route 5 corridor along with single-family and multi-family medium-density residential uses on the periphery of Town Center.

Subarea 4 - Town Center

This subarea is the cultural and economic hub of the community with a walkable development pattern and a variety of land uses.

Subarea 5 - North Main Residential/ Academic

This subarea's land uses include institutional, educational, and a mix of single-family and multi-family residential uses.

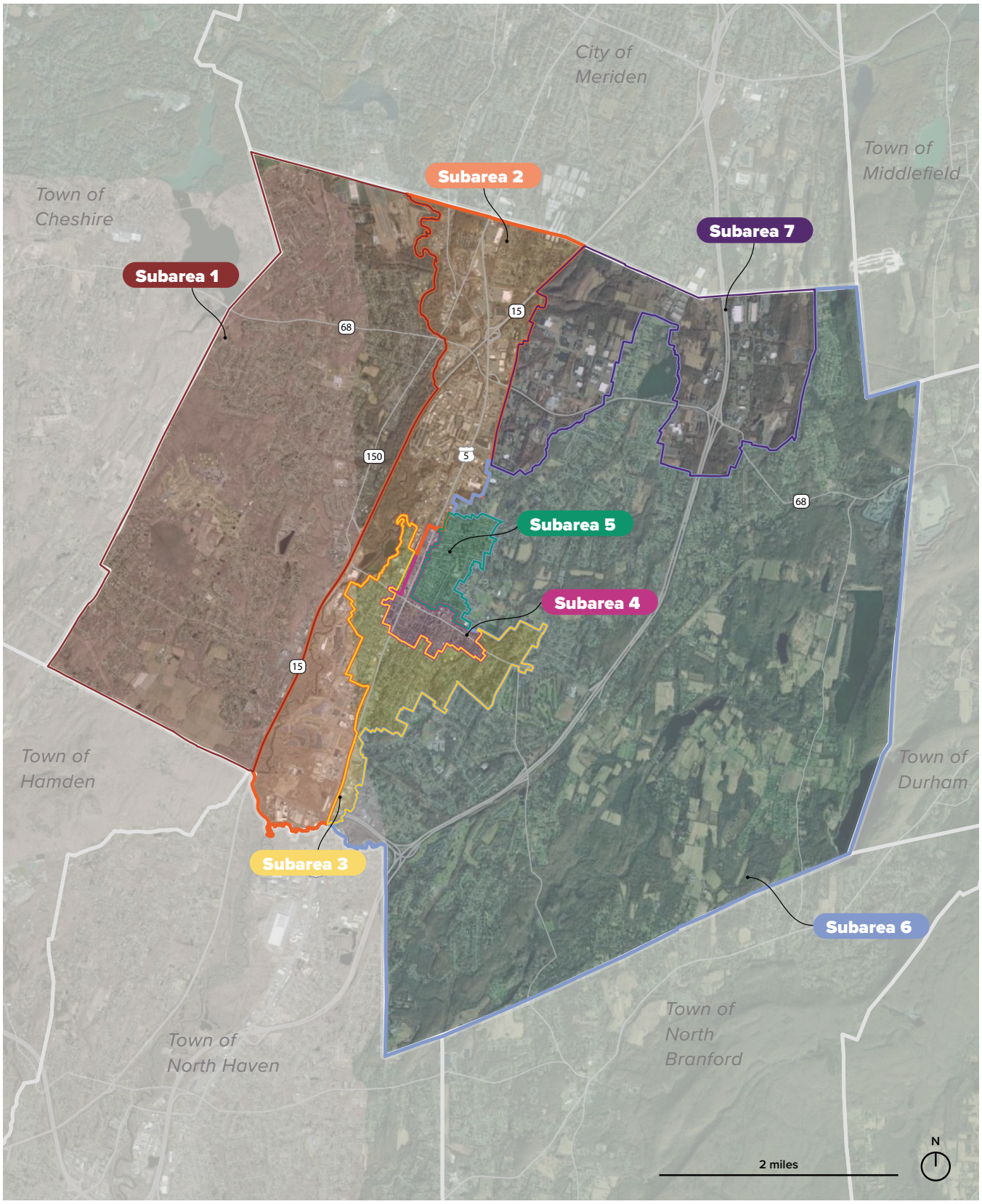
Subarea 6 - Rural Preservation/Watershed

This subarea's land uses are defined by rural and rural-residential development patterns as well as preserved lands, including watershed preservation areas.

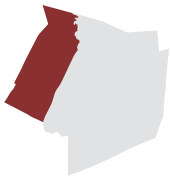
Subarea 7 - Route 68 Industrial Gateway

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

Subarea Map


City of Meriden
Town of Middlefield
Town of Cheshire
Subarea 2
Subarea 7
Subarea 1
68
15
150
5
68
Subarea 5
Subarea 4
15
Town of Hamden
Town of Durham
Subarea 3
Subarea 6
Town of North Haven
Town of North Branford
2 miles
N

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. This subarea's border with the rest of Wallingford is mostly defined by the Quinnipiac River.

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 qualities 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 mi²	39.9 mi²
Median Household Income	$105,871	$88,573
Median Home Value	$318,488	$276,300
Median Gross Rent	$1,457	$1,344
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.

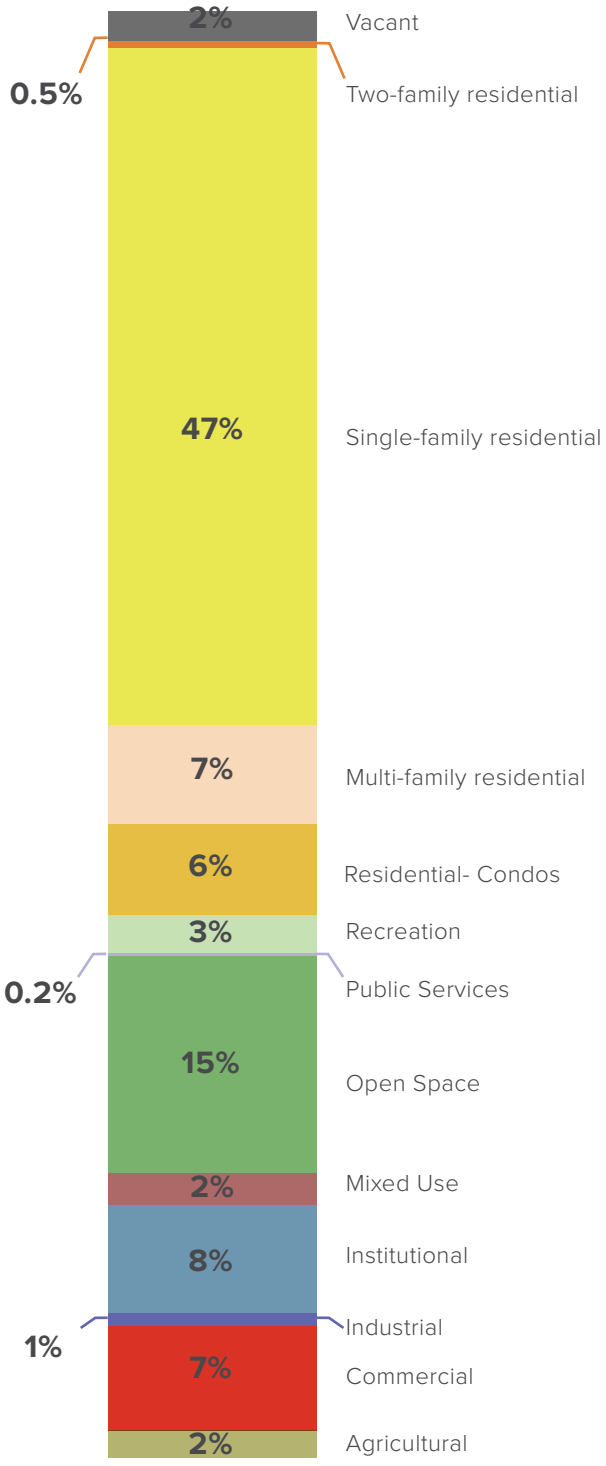
Airport

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.

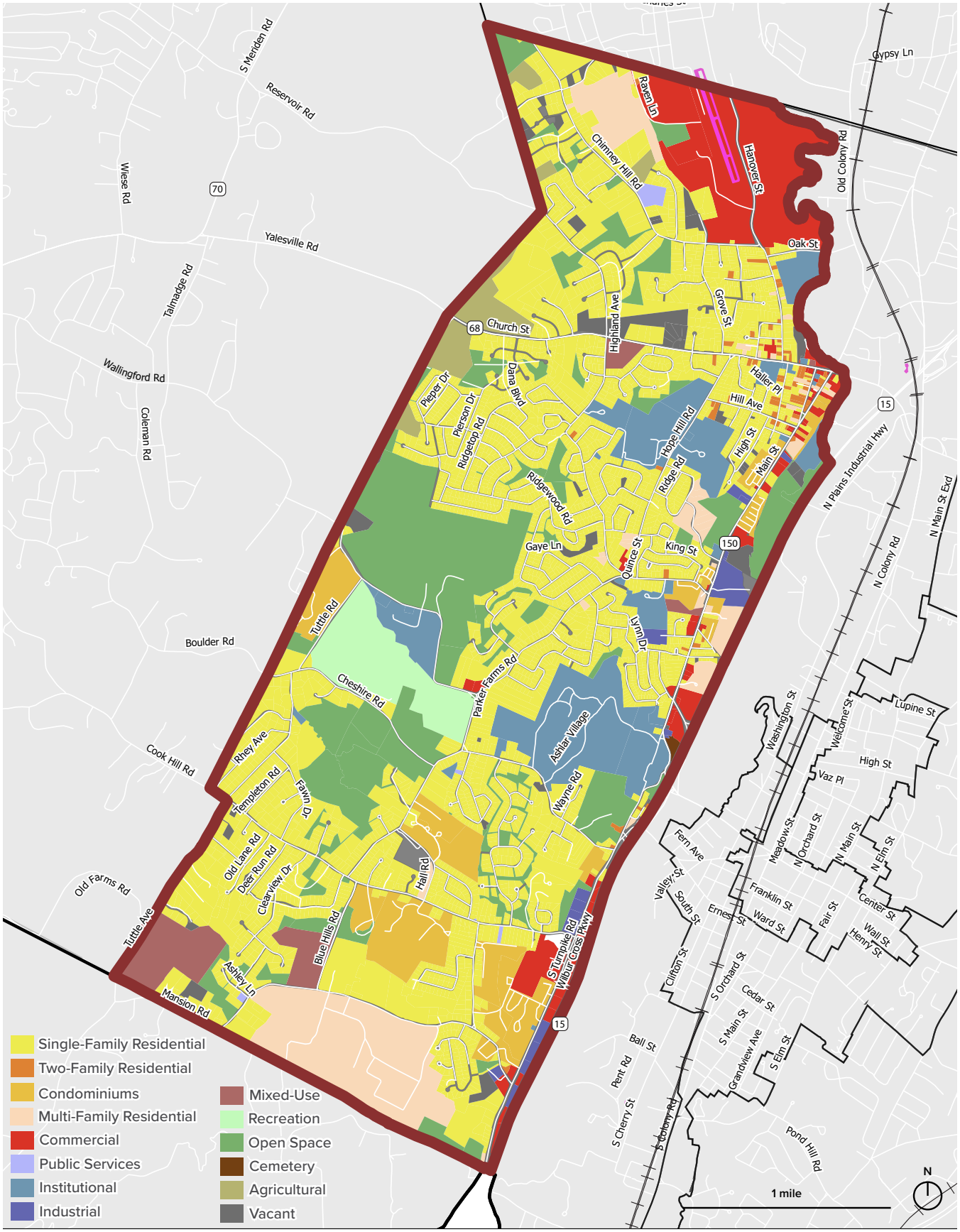


Gaylord Hospital

Land Use by Land Area



Land Use Map


Single-Family Residential
Two-Family Residential
Condominiums
Multi-Family Residential
Commercial
Public Services
Institutional
Industrial
Mixed-Use
Recreation
Open Space
Cemetery
Agricultural
Vacant
S Meriden Rd
Reservoir Rd
Wiese Rd
70
Yalesville Rd
Talmadge Rd
Wallingford Rd
Coleman Rd
Boulder Rd
Cook Hill Rd
Old Farms Rd
Tuttle Ave
Mansion Rd
Ashley Ln
Blue Hills Rd
Hall Rd
Deer Run Rd
Clearview Dr
Old Lane Rd
Templeton Rd
Rhey Ave
Fawn Dr
Cheshire Rd
Tuttle Rd
Parker Farms Rd
Ashlar Village
Wayne Rd
Lynn Dr
Gaye Ln
Ridgewood Rd
Ridgeton Rd
Pierson Dr
Pieper Dr
Dana Blvd
Church St
68
Highland Ave
Chimney Hill Rd
Raven Ln
Hanover St
Oak St
Grove St
Hope Hill Rd
Ridge Rd
Hill Ave
Haller Pl
High St
Main St
Quince St
King St
150
Gypsy Ln
Old Colony Rd
15
N Plains Industrial Hwy
N Main St Exd
N Colony Rd
Lupine St
Washington St
Welcome St
High St
Vaz Pl
Meadow St
N Orchard St
N Main St
N Elm St
Fern Ave
Valley St
South St
Ernest St
Franklin St
Ward St
Fair St
Center St
Wall St
Henry St
Clifton St
S Orchard St
Cedar St
S Main St
S Elm St
Grandview Ave
Ball St
Pent Rd
S Cherry St
S Colony Rd
Pond Hill Rd
Wilbur Cross Pkwy
S Turnpike Rd
1 mile
N

EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within the district, its development qualities, 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.

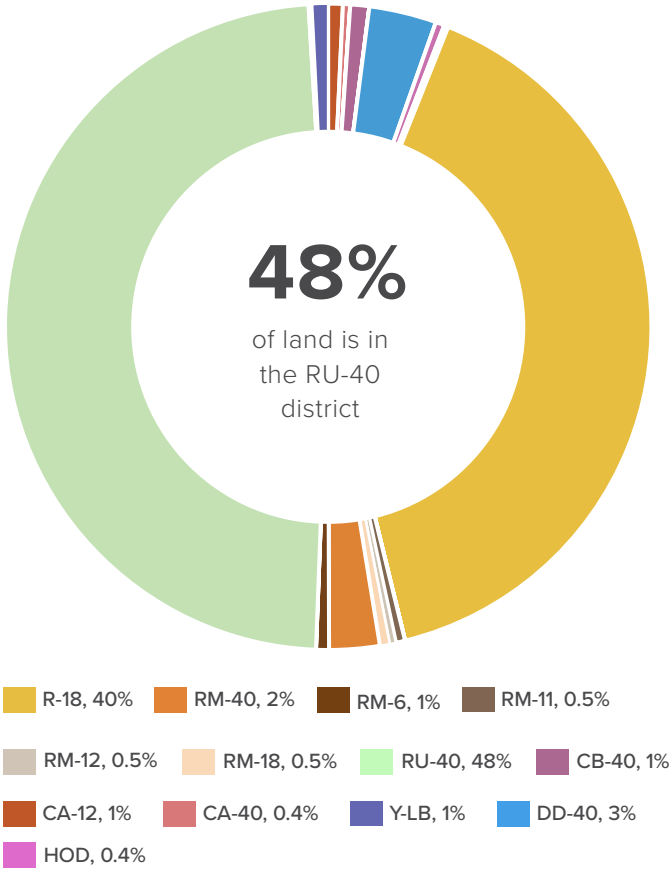
Encouraging Small Businesses

The large residential population could support and potentially benefit from allowing more small businesses on the main thoroughfares of this subarea, provided they have complementary bulk and form to the existing residential land uses.

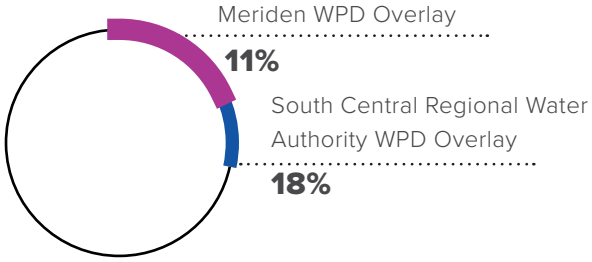


Residential Homes in the RU-40 Zone

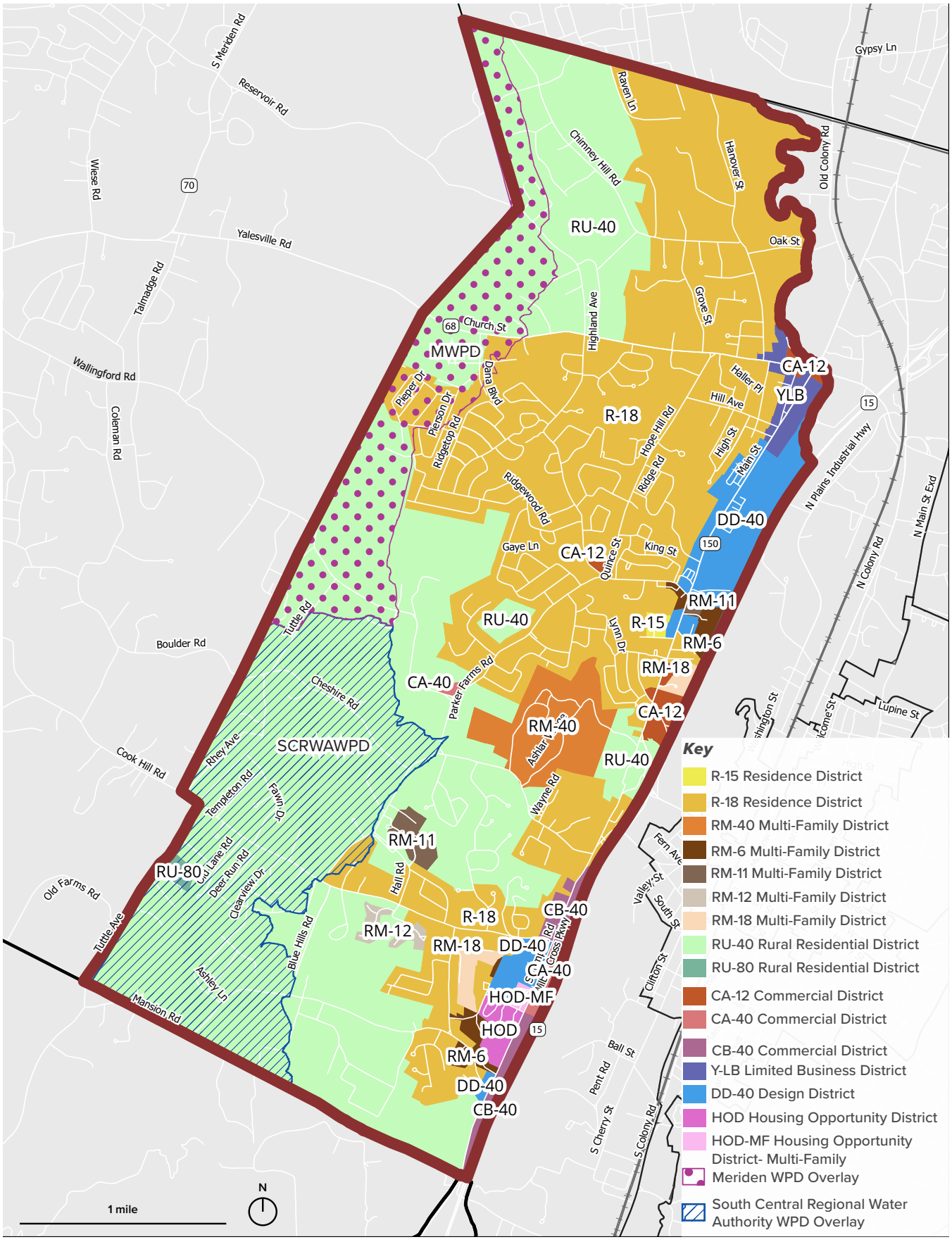
Districts by Land Area



Zoning Overlays by Land Area



Zoning Map


RU-40
MWPD
R-18
CA-12
YLB
DD-40
RM-11
R-15
RM-6
RM-18
CA-40
RM-40
SCRWAWPD
RU-80
RM-12
CB-40
HOD-MF
HOD
Key
R-15 Residence District
R-18 Residence District
RM-40 Multi-Family District
RM-6 Multi-Family District
RM-11 Multi-Family District
RM-12 Multi-Family District
RM-18 Multi-Family District
RU-40 Rural Residential District
RU-80 Rural Residential District
CA-12 Commercial District
CA-40 Commercial District
CB-40 Commercial District
Y-LB Limited Business District
DD-40 Design District
HOD Housing Opportunity District
HOD-MF Housing Opportunity District- Multi-Family
Meriden WPD Overlay
South Central Regional Water Authority WPD Overlay
1 mile
N

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 border between this subarea and Subarea 1 is mostly defined by the Quinnipiac River.

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 Rental Rates

Ownership rates of residents living in this subarea are lower than Wallingford as a whole, with more residents renting their homes. This is likely a function of a heightened proportion of multifamily housing units in the subarea.

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	$1,344
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 it's 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.

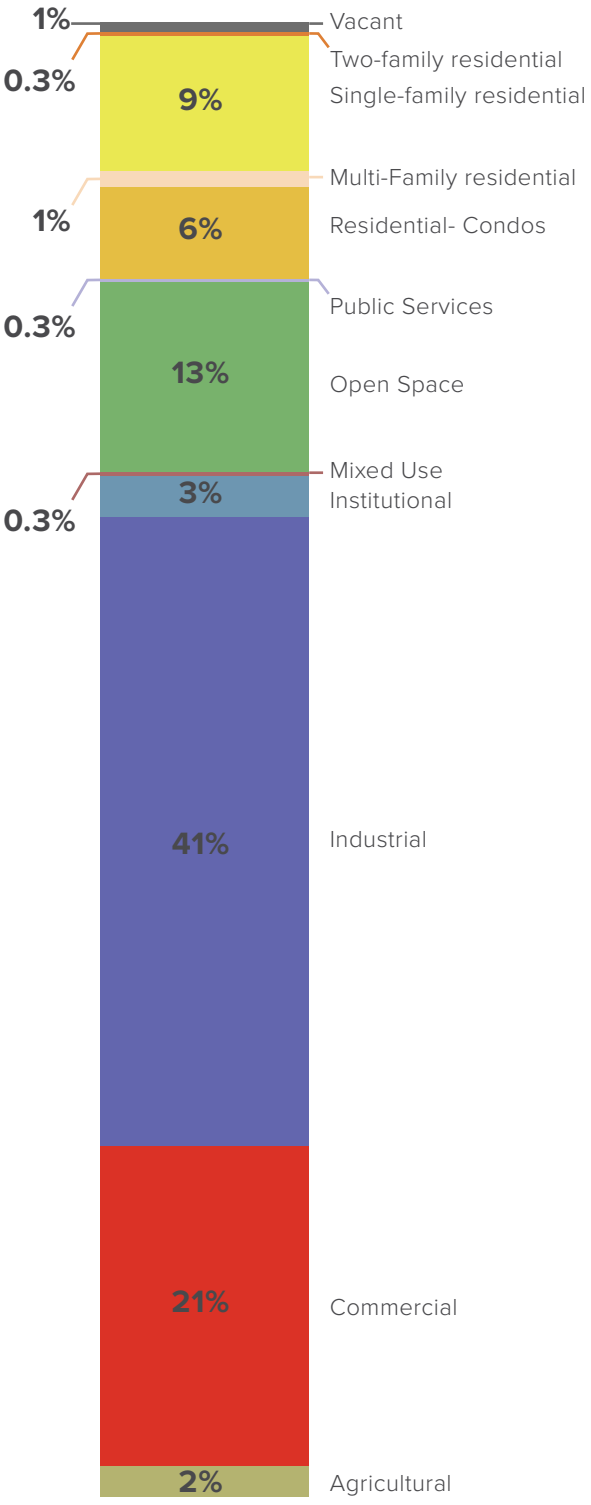
River and Flooding

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 by Land Area



Land Use Map


Reservoir Rd
Hanover St
Platt Dr
Chimney Hill Rd
Old Colony Rd
Oak St
Cassella Dr
Grove St
S Broad St
S Curtis St
Yale Ave
Kent Ct
Stephen Dr
Tulip Dr
Tankwood Rd
Church St
Highland Ave
68
15
Tower Dr
Sterling Dr
N Farms Rd
Pierson Dr
Ridgetop Rd
Hope Hill Rd
Hill Ave
High St
Main St
N Main St Exd
Barnes Rd
N Plains Industrial Hwy
Ives Rd
Ridgeland Rd
King St
Quince St
N Colony Rd
Village Ln
Twin Pines Dr
Leigus Rd
Cheshire Rd
Parker Farms Rd
Onno Dr
Kish Pl
Penny Ln
Pondside Dr
Fairlawn Dr
Grieb Rd
N Elm St
Cedar Ln
Farm Hill Rd
Dutton St
E Main St
Mapleview Rd
Orlando Rd
Washington St
Welcome St
High St
Hillhouse Way
Old Durham Rd
Algonquin Dr
Hall Rd
N Orchard St
N Main St
Christian St
Shetland Dr
Cook Hill Rd
Grand St
West St
East St
Clifton St
S Orchard St
S Whittlesey Ave
Fair St
Wall St
Buffum Ln
Kingsland Ave
Cooper Ave
Summit Dr
N Airline Rd
Blue Hills Rd
Mansion Rd
Park St
Ward St Exd
S Turnpike Rd
Ball St
Pent Rd
S Main St
Grandview Ave
S Elm St
Wharton Brook Dr
Putter Dr
E Center St
S Cherry St
Pond Hill Rd
Reskin Dr
Mellor Dr
Tapping Swamp Rd
Chestnut Ln
Balsam Rd
Woodhouse Ave
Quigley Rd
Tyler Mill Rd
Strawberry Hill
Key
Single-Family Residential
Two-Family Residential
Condominiums
Multi-Family Residential
Commercial
Public Services
Institutional
Industrial
Mixed-Use
Recreation
Open Space
Cemetery
Agricultural
Vacant
1 mile
N

EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within the district, its development qualities, 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.

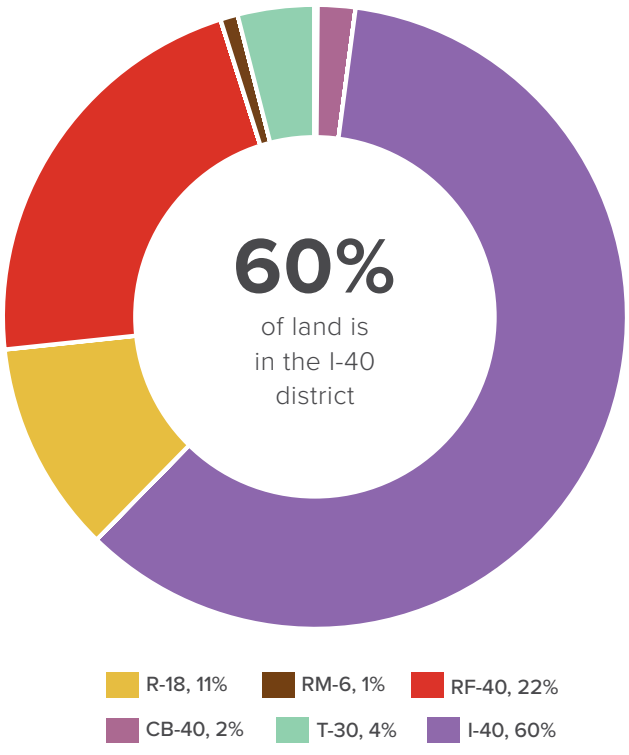


View of industrial building

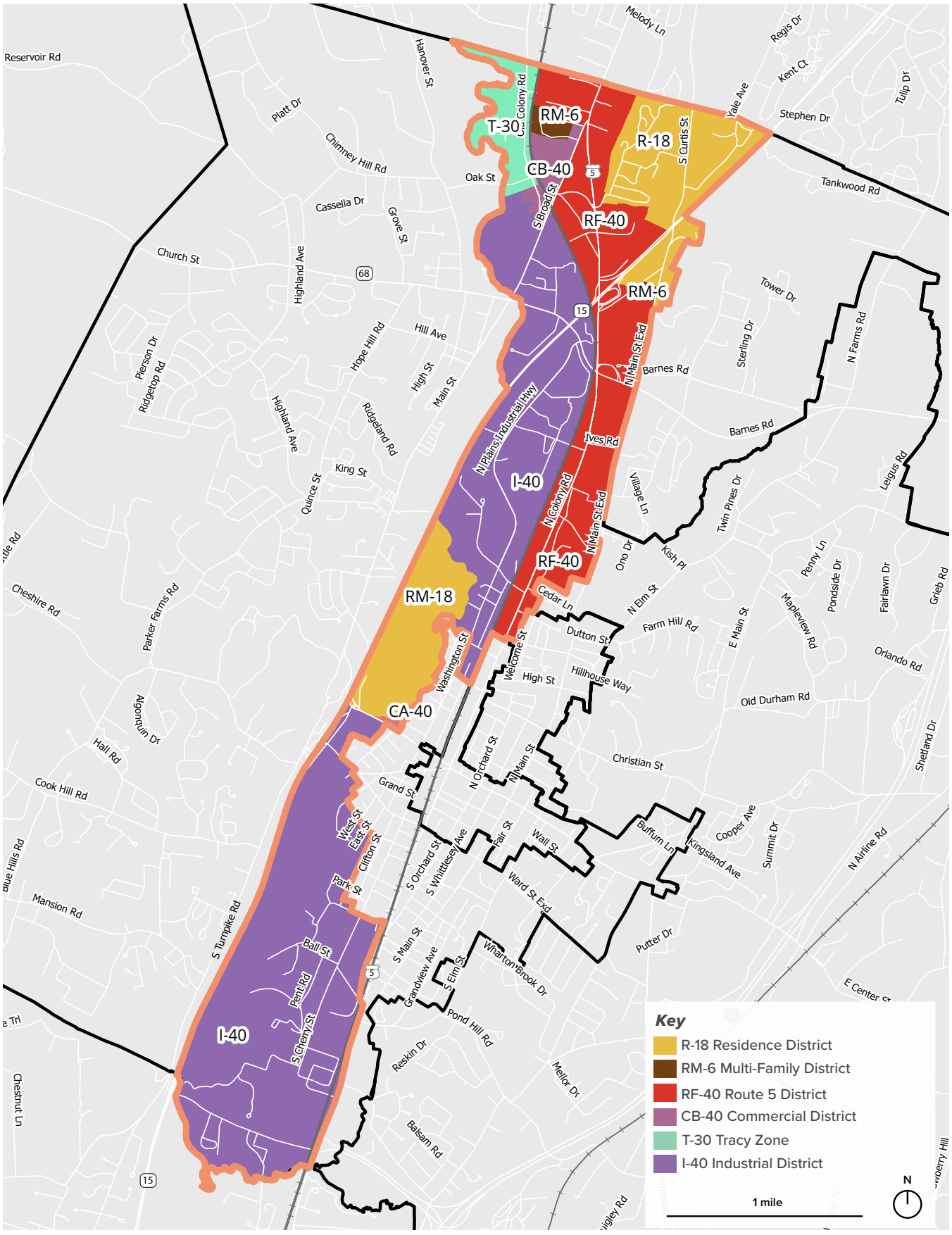


Mozzicato's Bakery

Districts by Land Area



Zoning Map


T-30
RM-6
R-18
CB-40
RF-40
RM-6
I-40
RF-40
RM-18
CA-40
I-40
Key
R-18 Residence District
RM-6 Multi-Family District
RF-40 Route 5 District
CB-40 Commercial District
T-30 Tracy Zone
I-40 Industrial District
1 mile
N
Reservoir Rd
Melody Ln
Regis Dr
Kent Ct
Tulip Dr
Stephen Dr
Yale Ave
S Curtis St
Hanover St
Platt Dr
Chimney Hill Rd
Oak St
Tankwood Rd
Cassella Dr
Grove St
S Broad St
Church St
Highland Ave
Tower Dr
Sterling Dr
N Farms Rd
Pierson Dr
Ridgetop Rd
Hope Hill Rd
Hill Ave
High St
Main St
N Main St Ext
Barnes Rd
Highland Ave
Ridgeland Rd
N Plains Industrial Hwy
Ives Rd
Barnes Rd
Leigus Rd
King St
Quince St
N Colony Rd
Village Ln
Twin Pines Dr
Cheshire Rd
Parker Farms Rd
Oro Dr
Kish Pl
Penny Ln
Pondside Dr
Fairlawn Dr
Grieb Rd
N Elm St
Cedar Ln
Farm Hill Rd
E Main St
Mapleview Rd
Dutton St
Washington St
Welcome St
High St
Hillhouse Way
Orlando Rd
Old Durham Rd
Algonquin Dr
Hall Rd
Cook Hill Rd
N Orchard St
N Main St
Christian St
Shetland Dr
Grand St
West St
East St
Clinton St
S Orchard St
S Whittlesey Ave
Fair St
Wall St
Buffum Ln
Kingsland Ave
Cooper Ave
Summit Dr
N Airline Rd
Park St
Ward St Ext
Mansion Rd
S Turnpike Rd
Ball St
Pent Rd
S Cherry St
S Main St
Grandview Ave
S Elm St
Wharton Brook Dr
Putter Dr
E Center St
Pond Hill Rd
Reskin Dr
Mellor Dr
Chestnut Ln
Balsam Rd
Quigley Rd

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 vibrant, transitional qualities 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.

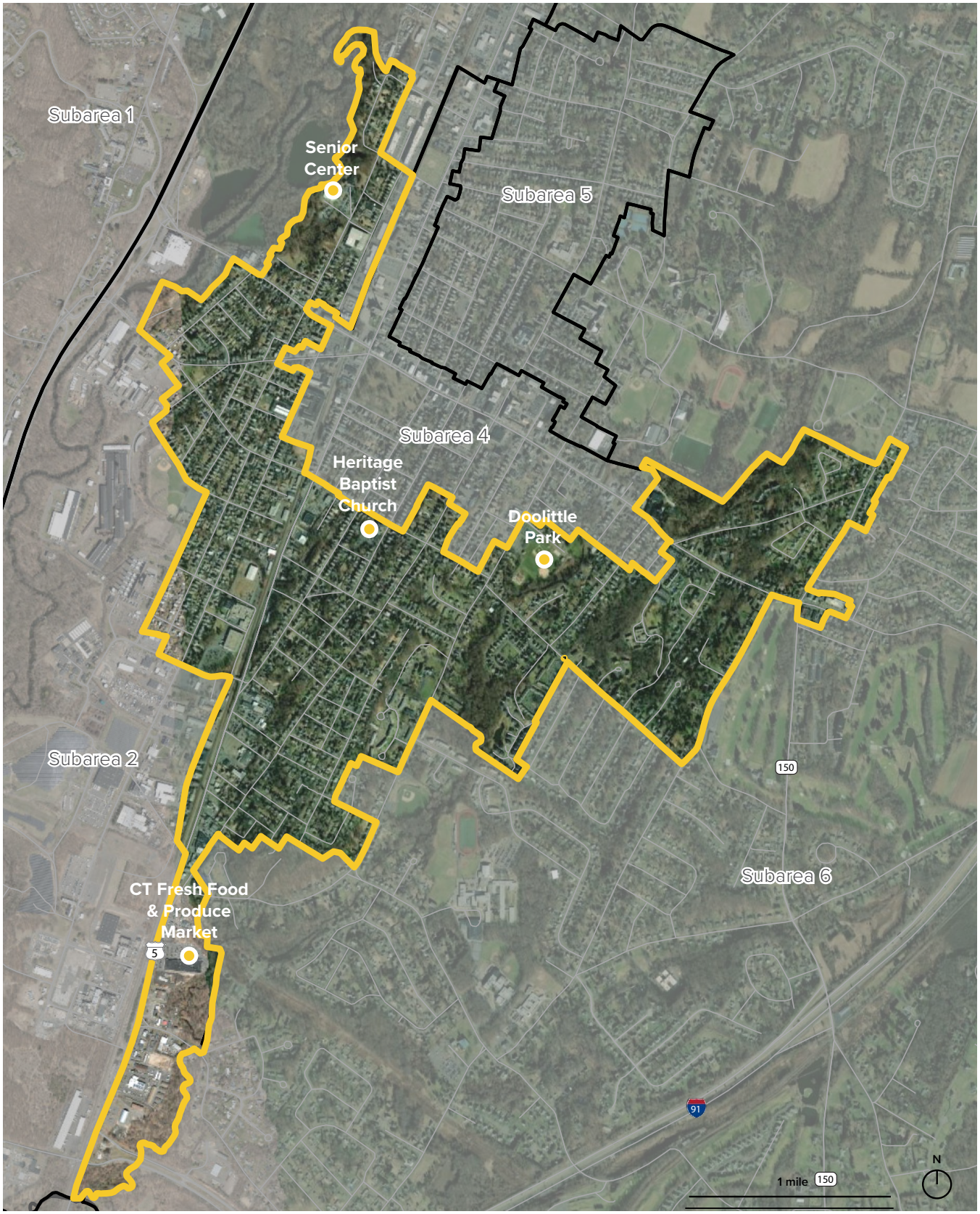
Older Housing Stock

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

Sociodemographic Information

	Subarea 3	Wallingford
Population	4,991	44,428
Size	1.3 mi²	39.9 mi²
Median Household Income	$77,488	$88,573
Median Home Value	$276,872	$276,300
Median Gross Rent	$1,184	$1,344
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.

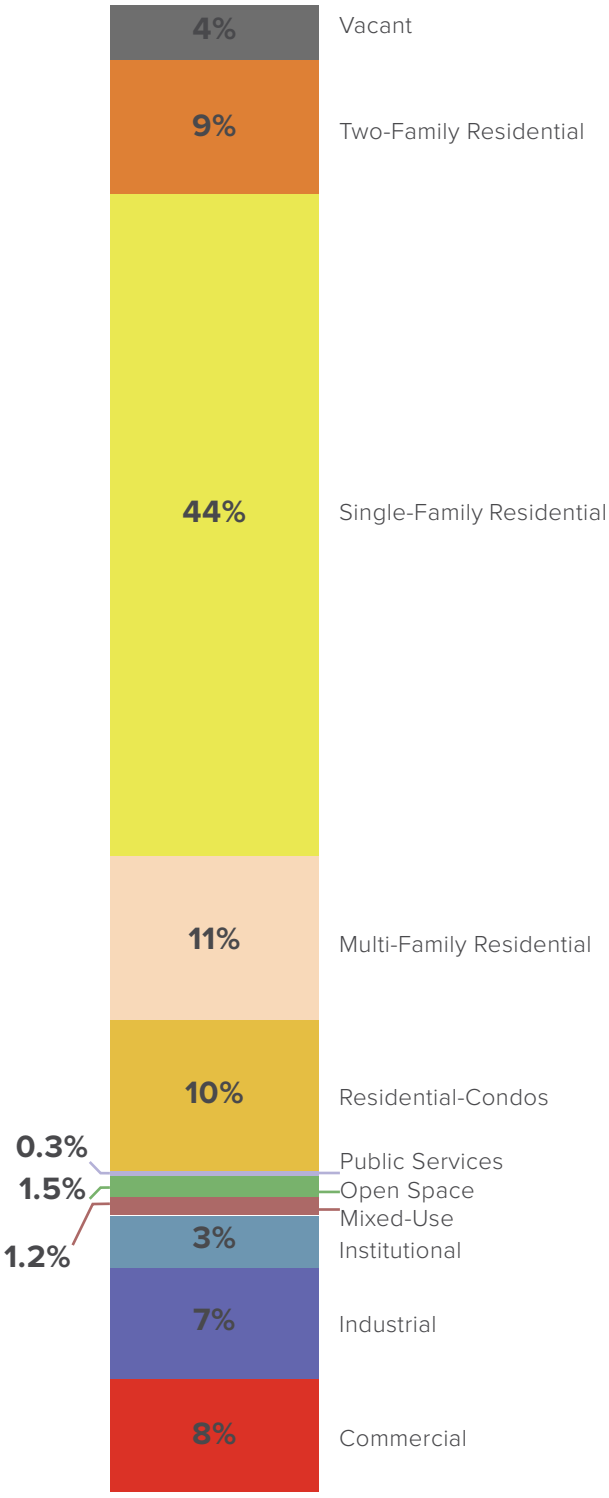
Density Transition

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

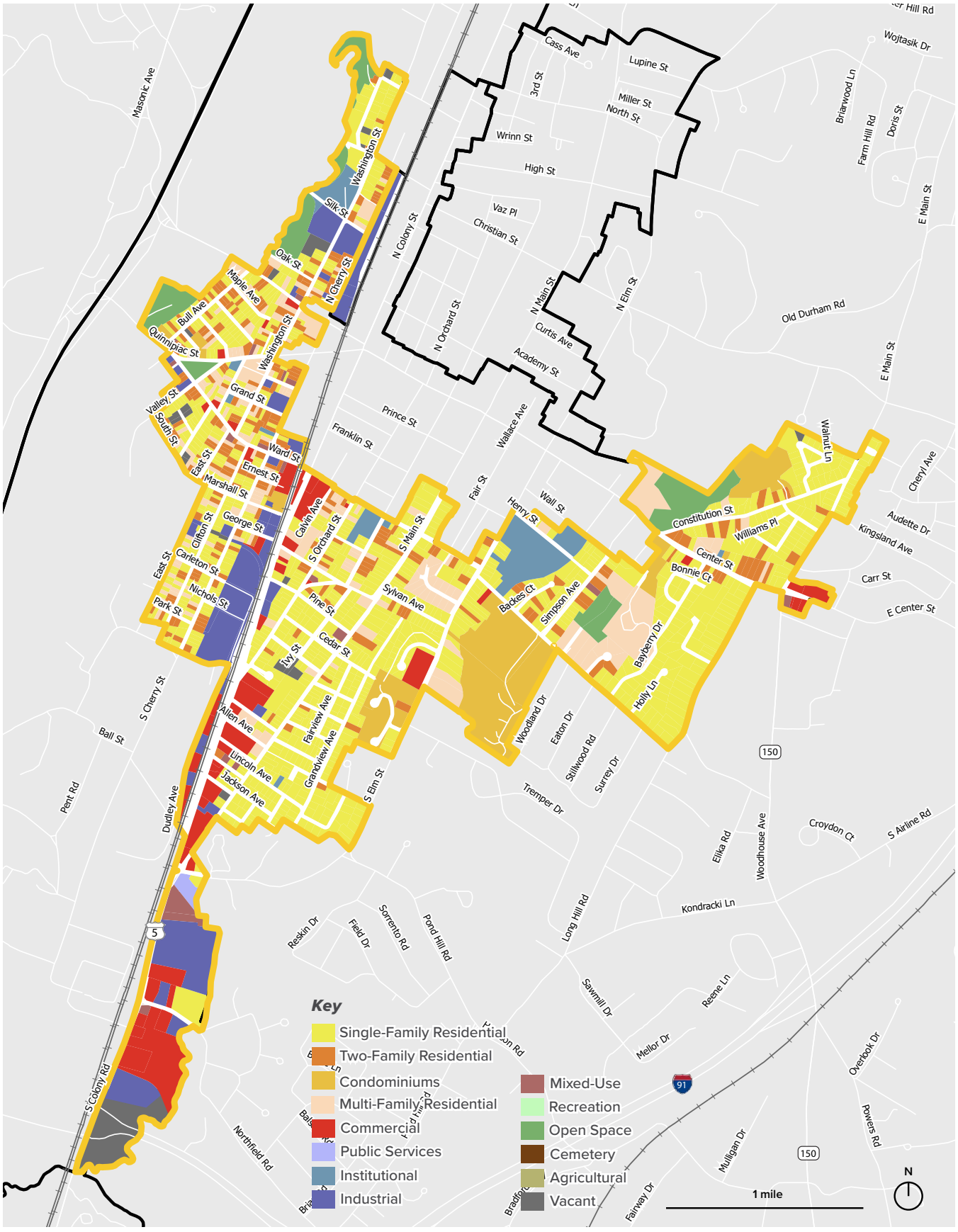


Historical Society of Wallingford

Land Use by Land Area



Land Use Map


Key
Single-Family Residential
Two-Family Residential
Condominiums
Multi-Family Residential
Commercial
Public Services
Institutional
Industrial
Mixed-Use
Recreation
Open Space
Cemetery
Agricultural
Vacant
1 mile
N
Masonic Ave
Cass Ave
Lupine St
3rd St
Miller St
North St
Wrinn St
High St
Vaz Pl
Christian St
Washington St
Silk St
Oak St
N Cherry St
N Colony St
N Orchard St
N Main St
N Elm St
Curtis Ave
Academy St
Old Durham Rd
Wojtasik Dr
Briarwood Ln
Farm Hill Rd
Doris St
E Main St
Maple Ave
Bull Ave
Quinnipiac St
Grand St
Valley St
South St
East St
Ward St
Ernest St
Marshall St
George St
Clifton St
Carleton St
Nichols St
Park St
Prince St
Franklin St
Wallace Ave
Fair St
Henry St
Wall St
Calvin Ave
S Orchard St
S Main St
Sylvan Ave
Pine St
Cedar St
Ivy St
Backes Ct
Simpson Ave
Walnut Ln
Constitution St
Williams Pl
Center St
Bonnie Ct
Bayberry Dr
Holly Ln
Cheryl Ave
Audette Dr
Kingsland Ave
Carr St
E Center St
Woodland Dr
Eaton Dr
Stillwood Rd
Surrey Dr
Tremper Dr
S Cherry St
Ball St
Pent Rd
Dudley Ave
Allen Ave
Lincoln Ave
Jackson Ave
Fairview Ave
Grandview Ave
S Elm St
150
Elka Rd
Woodhouse Ave
Croydon Ct
S Airline Rd
Kondracki Ln
Long Hill Rd
Reskin Dr
Field Dr
Sorrento Rd
Pond Hill Rd
Sawmill Dr
Reene Ln
Mellor Dr
Overlook Dr
Powers Rd
Mulligan Dr
Fairway Dr
Bradford
S Colony Rd
Northfield Rd
5
91

EXISTING ZONING

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

Key Findings:

Land Use is Predominantly Residential

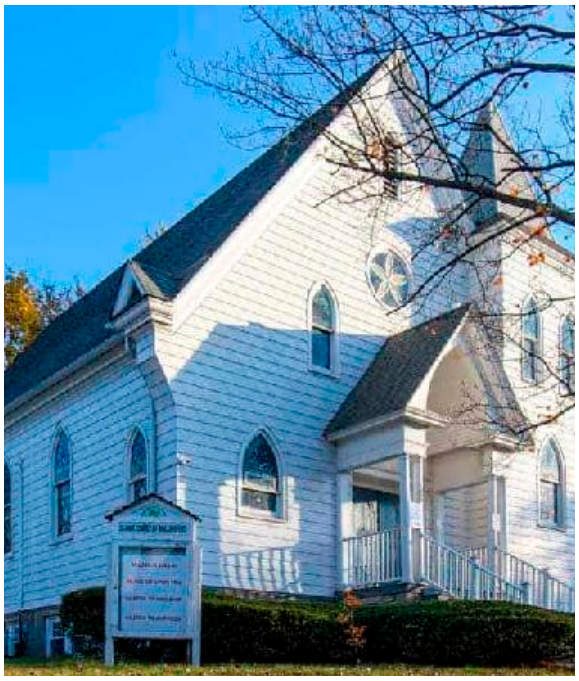
The predominantly residential land use within this subarea are medium- to high-density residential, with smaller lot sizes and multi-family housing.

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.

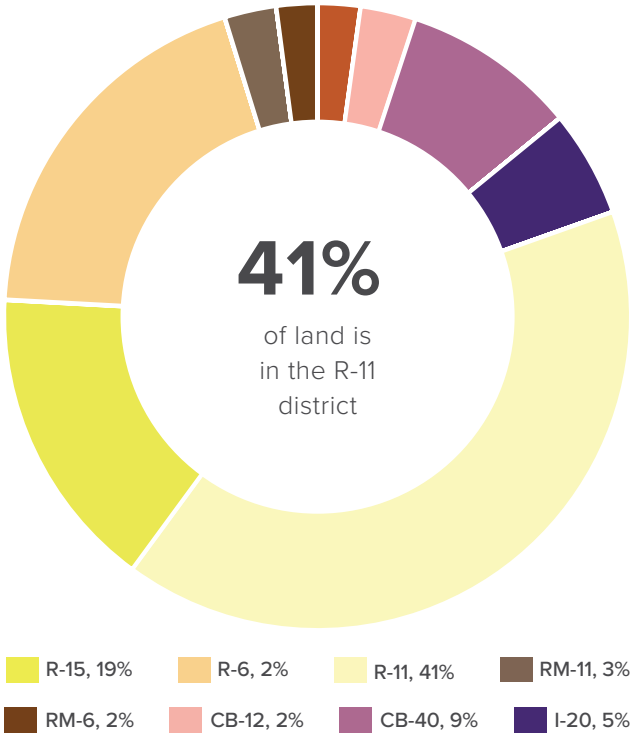
Commercial-Supporting Residential

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.

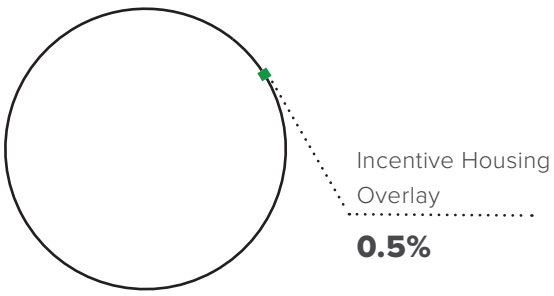


Islamic Center of Wallingford

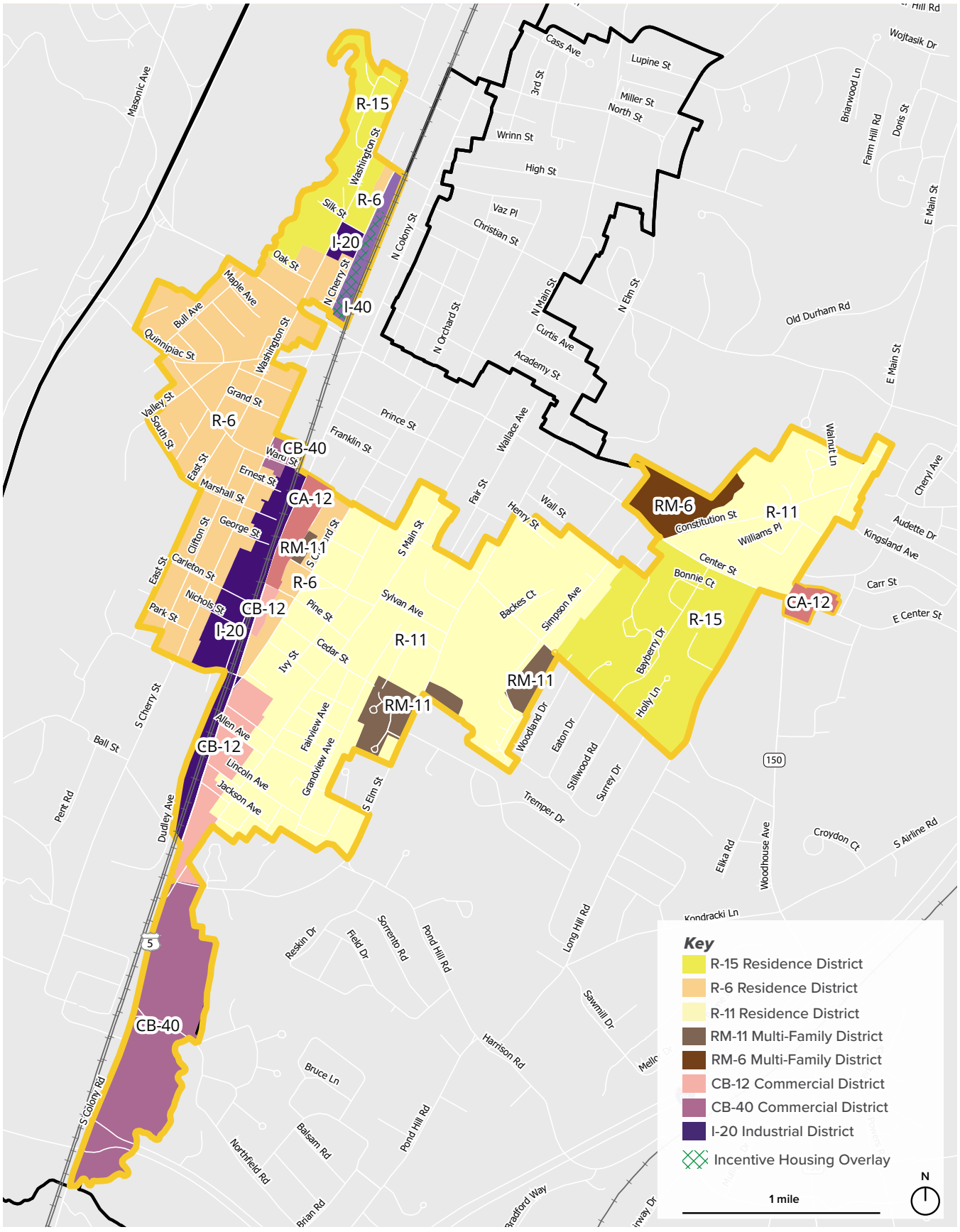
Districts by Land Area



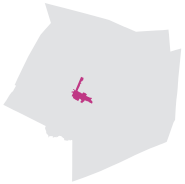
Zoning Overlays by Land Area



Zoning Map


R-15
R-6
I-20
I-40
CB-40
CA-12
RM-11
R-6
CB-12
I-20
R-11
RM-11
RM-11
CB-12
CB-40
RM-6
R-11
R-15
CA-12
Key
R-15 Residence District
R-6 Residence District
R-11 Residence District
RM-11 Multi-Family District
RM-6 Multi-Family District
CB-12 Commercial District
CB-40 Commercial District
I-20 Industrial District
Incentive Housing Overlay
1 mile
N
Masonic Ave
Cass Ave
Lupine St
3rd St
Miller St
North St
Wrinn St
High St
Vaz Pl
Christian St
Washington St
Silk St
Oak St
N Cherry St
N Colony St
Maple Ave
Bull Ave
Quinnipiac St
Grand St
Valley St
South St
East St
Ernest St
Marshall St
Waru St
Franklin St
Prince St
Wallace Ave
N Orchard St
N Main St
N Elm St
Curtis Ave
Academy St
Old Durham Rd
Wojtasik Dr
Briarwood Ln
Farm Hill Rd
Doris St
E Main St
Walnut Ln
Cheryl Ave
Audette Dr
Kingsland Ave
Carr St
E Center St
Constitution St
Williams Pl
Center St
Bonnie Ct
Fair St
Henry St
Wall St
S Main St
Sylvan Ave
Backes Ct
Simpson Ave
Pine St
Cedar St
Ivy St
Bayberry Dr
Holly Ln
Woodland Dr
Eaton Dr
Stillwood Rd
Surrey Dr
Tremper Dr
S Elm St
Fairview Ave
Grandview Ave
Allen Ave
Lincoln Ave
Jackson Ave
Dudley Ave
S Cherry St
Ball St
Pent Rd
Nichols St
Park St
Carleton St
Clifton St
George St
S Colony Rd
Elka Rd
Woodhouse Ave
Croydon Ct
S Airline Rd
Kondracki Ln
Long Hill Rd
Sawmill Dr
Harrison Rd
Pond Hill Rd
Sorrento Rd
Field Dr
Reskin Dr
Bruce Ln
Balsam Rd
Northfield Rd
Brian Rd
S Colony Rd
Bradford Way
Mello
5
150

SUBAREA 4



TOWN CENTER

INTRODUCTION

This subarea encompasses Wallingford's Town Center, including both the upper and lower downtown areas. Wallingford was founded in 1670 with the establishment of the Town Center. 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

Key Findings (highlighted in table):

High Renter Percentage

The Town Center has the highest percentage of renters in the Town, likely due to the heightened proportion of multifamily housing units.

Older Housing Stock

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

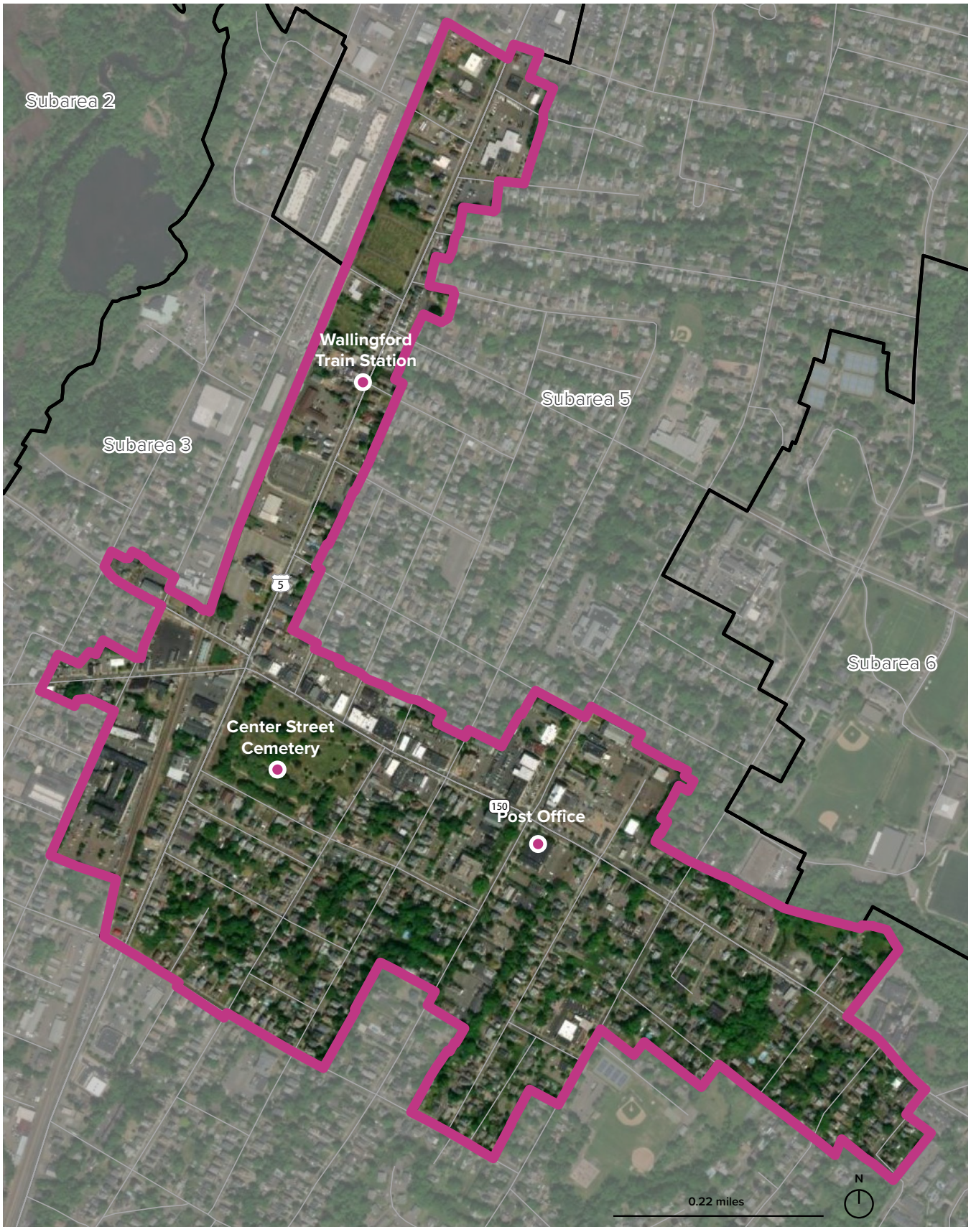
Higher Poverty Rate

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	0.37mi²	39.9 mi²
Median Household Income	$75,000	$88,573
Median Home Value	$287,136	$276,300
Median Gross Rent	$1,172	$1,344
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" qualities.

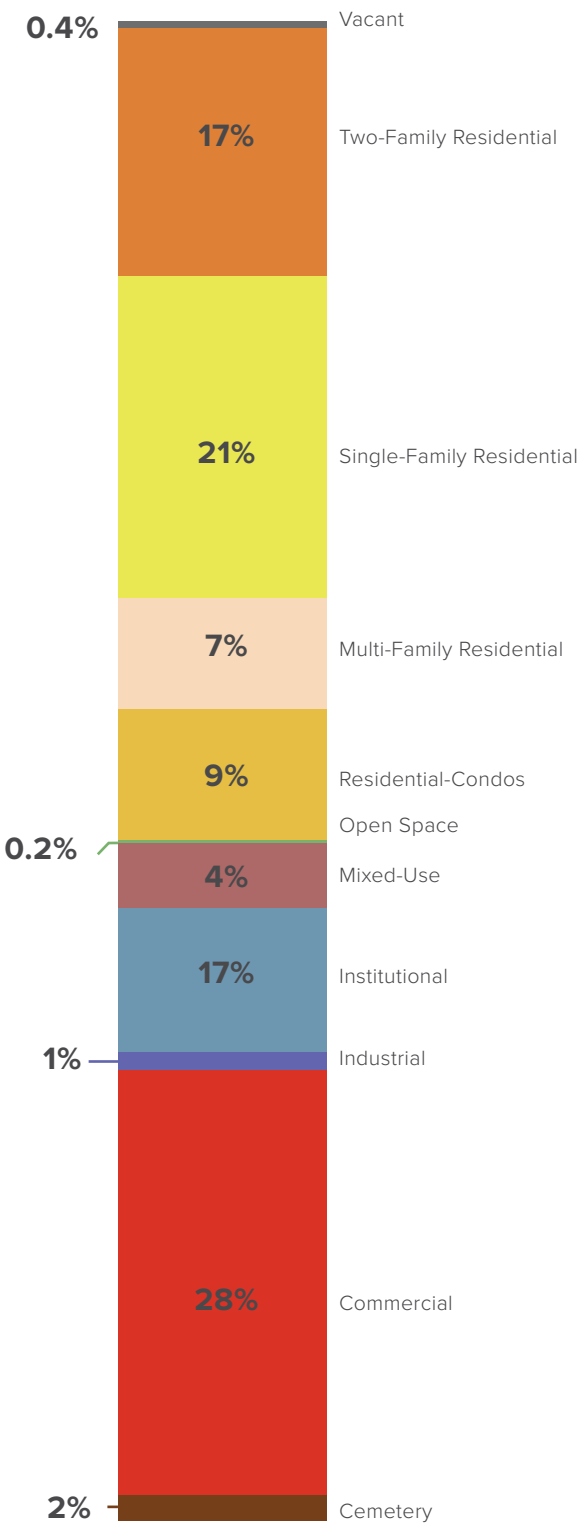
Walkability and Amenities

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.

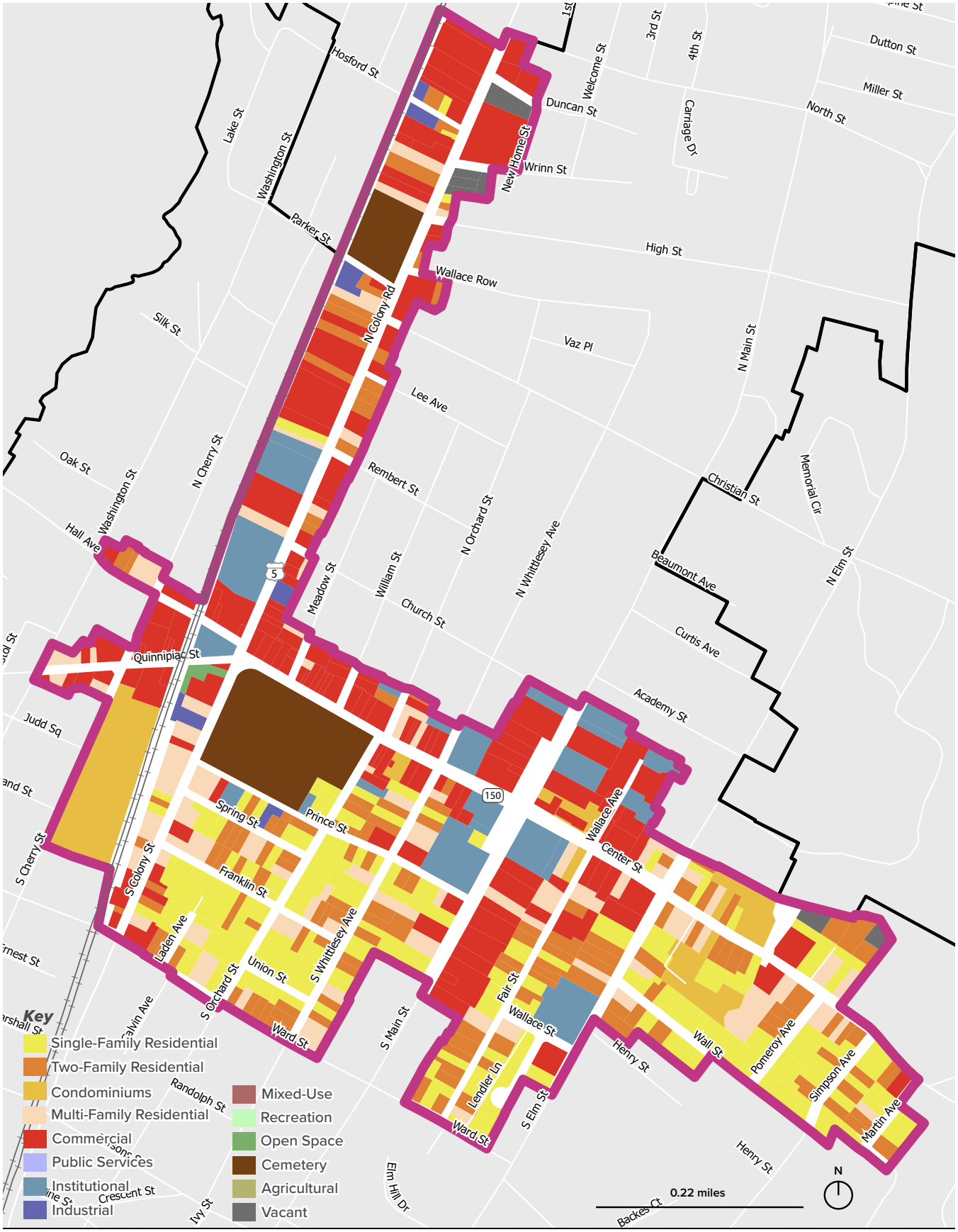


Library Wine Bar & Bistro

Land Use by Land Area



Land Use Map


Key
Single-Family Residential
Two-Family Residential
Condominiums
Multi-Family Residential
Commercial
Public Services
Institutional
Industrial
Mixed-Use
Recreation
Open Space
Cemetery
Agricultural
Vacant
0.22 miles
N
Hosford St
Lake St
Washington St
Parker St
Duncan St
Welcome St
3rd St
4th St
Dutton St
Miller St
North St
Carriage Dr
New Home St
Wrinn St
High St
Wallace Row
N Colony Rd
Silk St
Vaz Pl
N Main St
Lee Ave
Oak St
N Cherry St
Rembert St
N Orchard St
N Whittlesey Ave
Christian St
Memorial Cir
Hall Ave
Meadow St
William St
Church St
Beaumont Ave
N Elm St
Curtis Ave
Quinnipiac St
Academy St
Judd Sq
Spring St
Prince St
Wallace Ave
Center St
S Colony St
Franklin St
S Cherry St
Laden Ave
Union St
S Whittlesey Ave
S Orchard St
Ward St
S Main St
Fair St
Wallace St
Henry St
Wall St
Pomeroy Ave
Simpson Ave
Martin Ave
Lendler Ln
S Elm St
Randolph St
Crescent St
Ivy St
Elm Hill Dr
Backes Ct
Henry St

EXISTING ZONING

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

Key Findings:

Town Center Qualities

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 qualities support such development and can benefit the area and community.

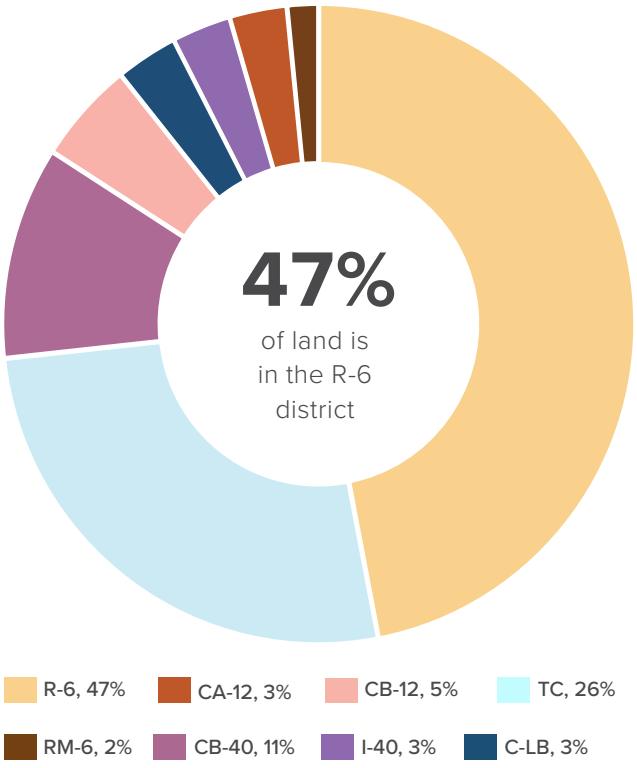
Expanding Commercial Uses

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.

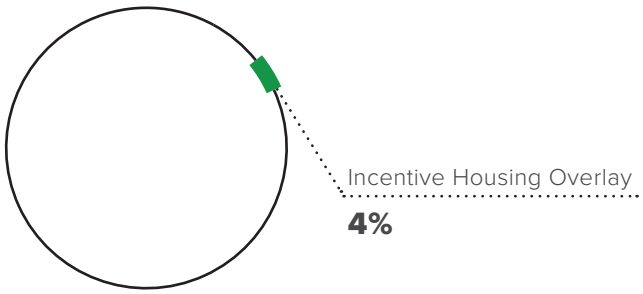


Royce House

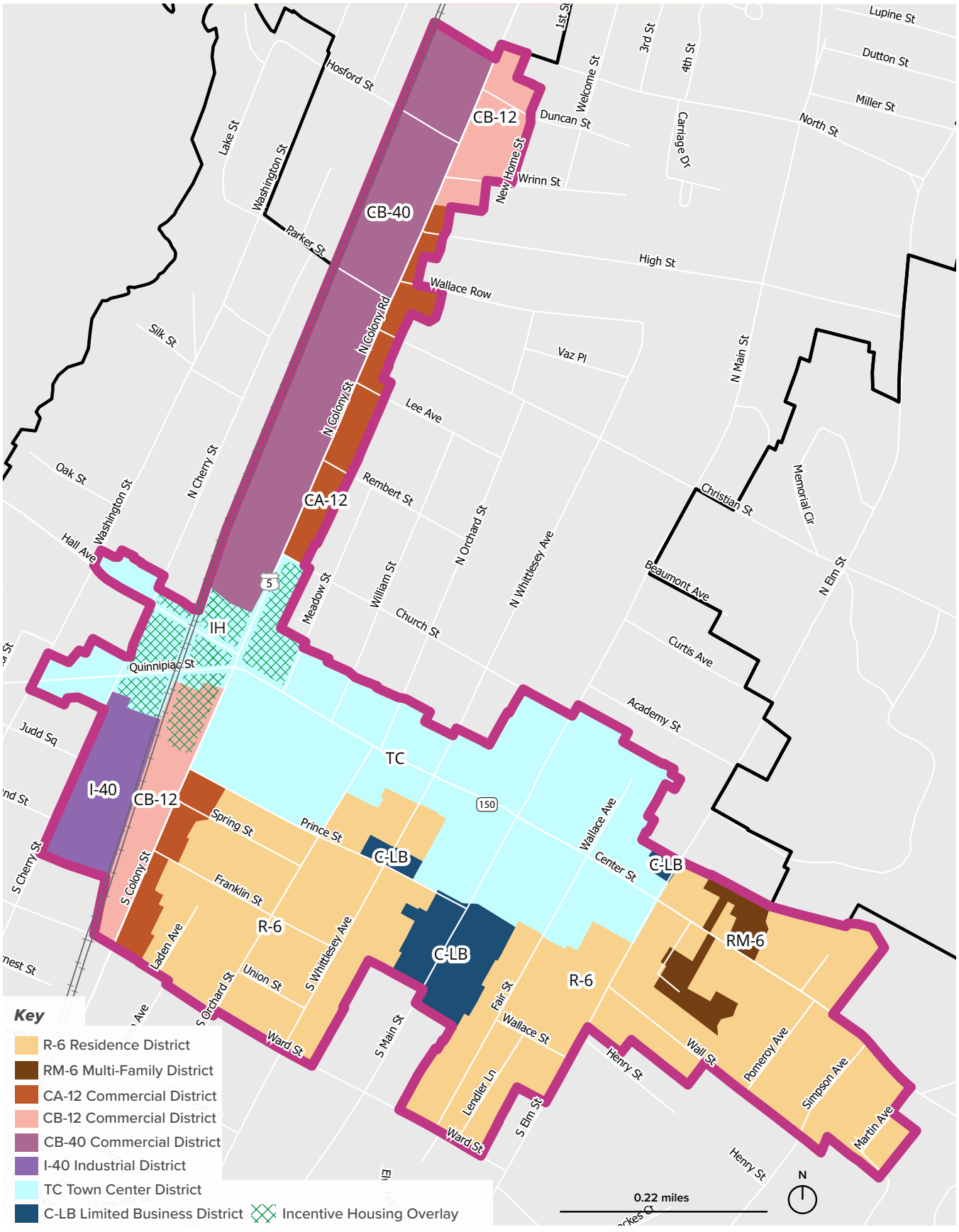
Districts by Land Area



Zoning Overlays by Land Area



Zoning Map


CB-12
CB-40
CA-12
IH
I-40
TC
C-LB
R-6
RM-6
Key
R-6 Residence District
RM-6 Multi-Family District
CA-12 Commercial District
CB-12 Commercial District
CB-40 Commercial District
I-40 Industrial District
TC Town Center District
C-LB Limited Business District
Incentive Housing Overlay
0.22 miles
N
Hosford St
Lake St
Washington St
Parker St
1st St
3rd St
4th St
Welcome St
Duncan St
Carriage Dr
Lupine St
Dutton St
Miller St
North St
New Home St
Wrinn St
High St
Wallace Row
N Colony Rd
N Colony St
Silk St
Vaz Pl
N Main St
Lee Ave
Oak St
N Cherry St
Rembert St
Christian St
Memorial Cir
Hall Ave
Meadow St
William St
N Orchard St
N Whitlesey Ave
N Elm St
Beaumont Ave
Church St
Curtis Ave
Quinnipiac St
Academy St
Judd Sq
Spring St
Prince St
Wallace Ave
Center St
S Colony St
Franklin St
S Cherry St
Laden Ave
S Whitlesey Ave
Union St
S Orchard St
Ward St
S Main St
Fair St
Wallace St
Lendler Ln
S Elm St
Henry St
Wall St
Pomeroy Ave
Simpson Ave
Martin Ave
5
150

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 qualities 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 historic qualities, there are also risks of hazardous material and outdated amenities.

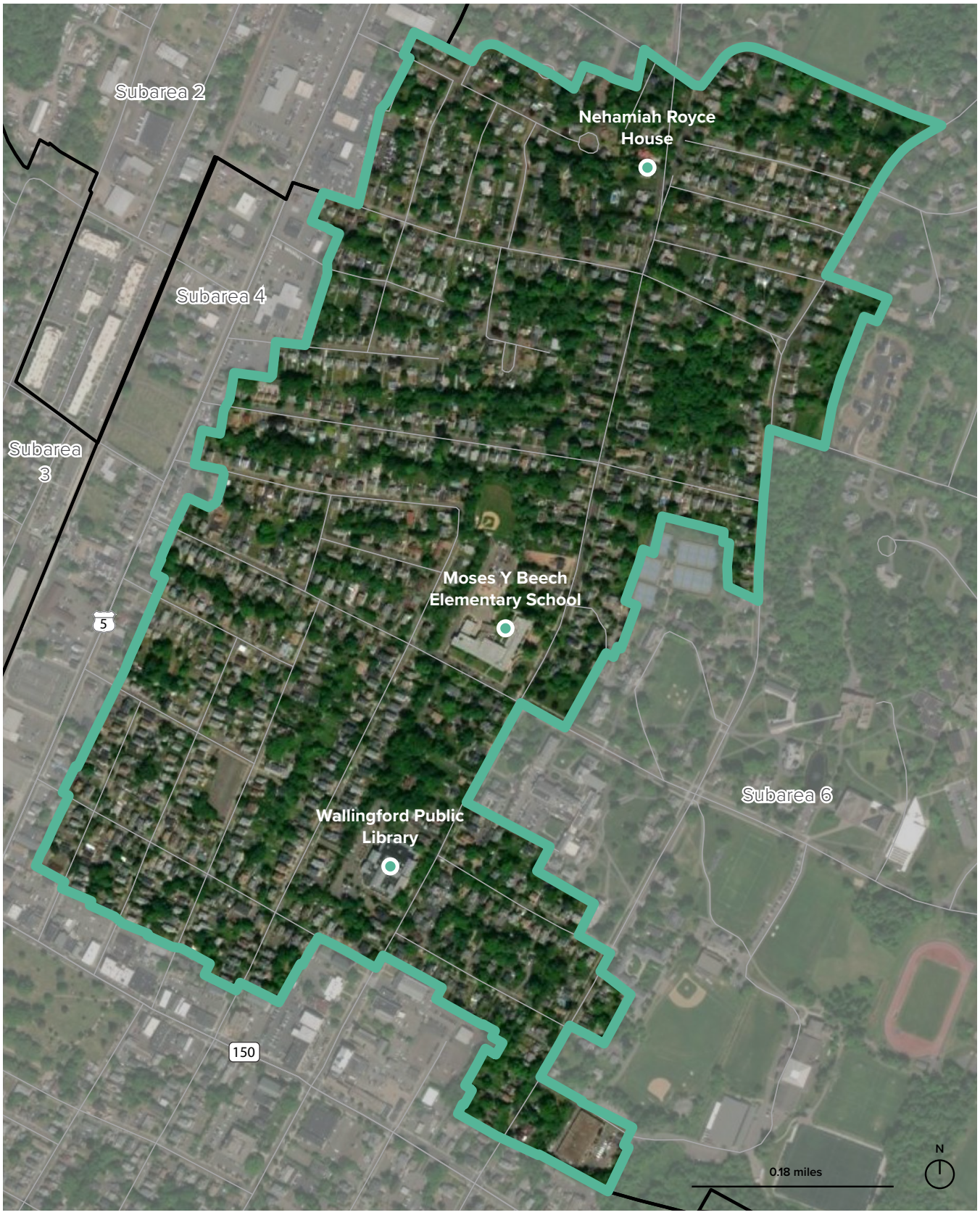
Higher Poverty Rate

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	$1,344
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.

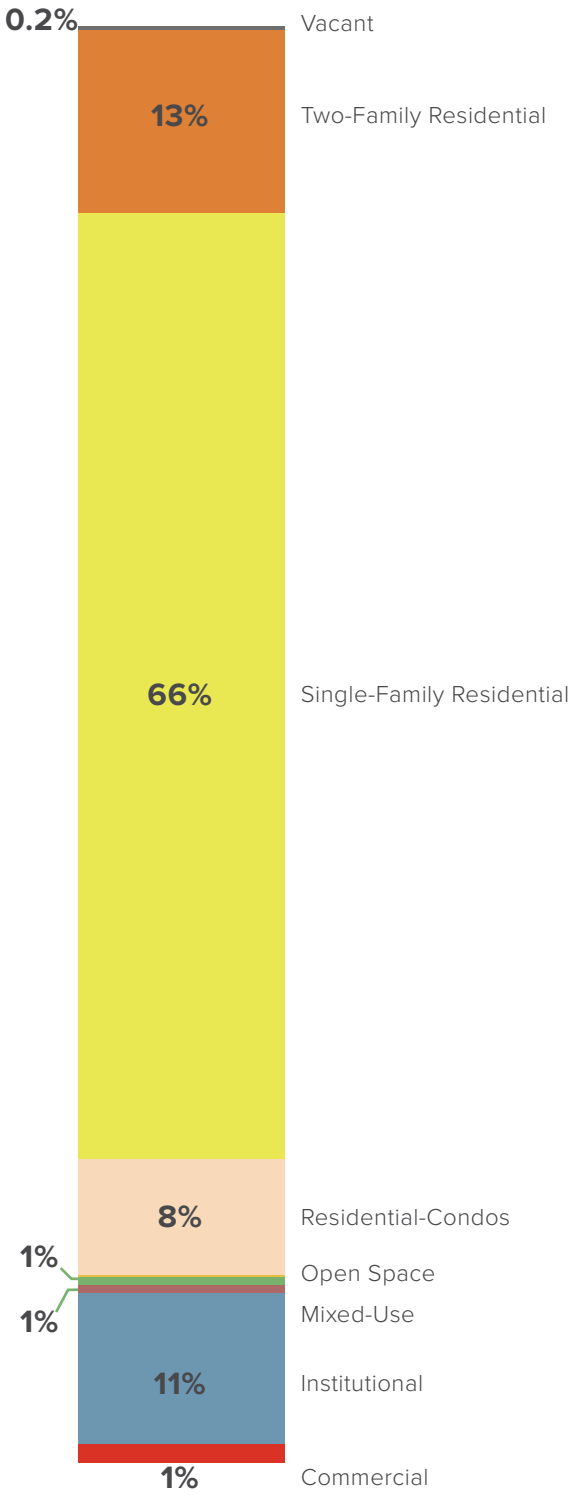
Route 5

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

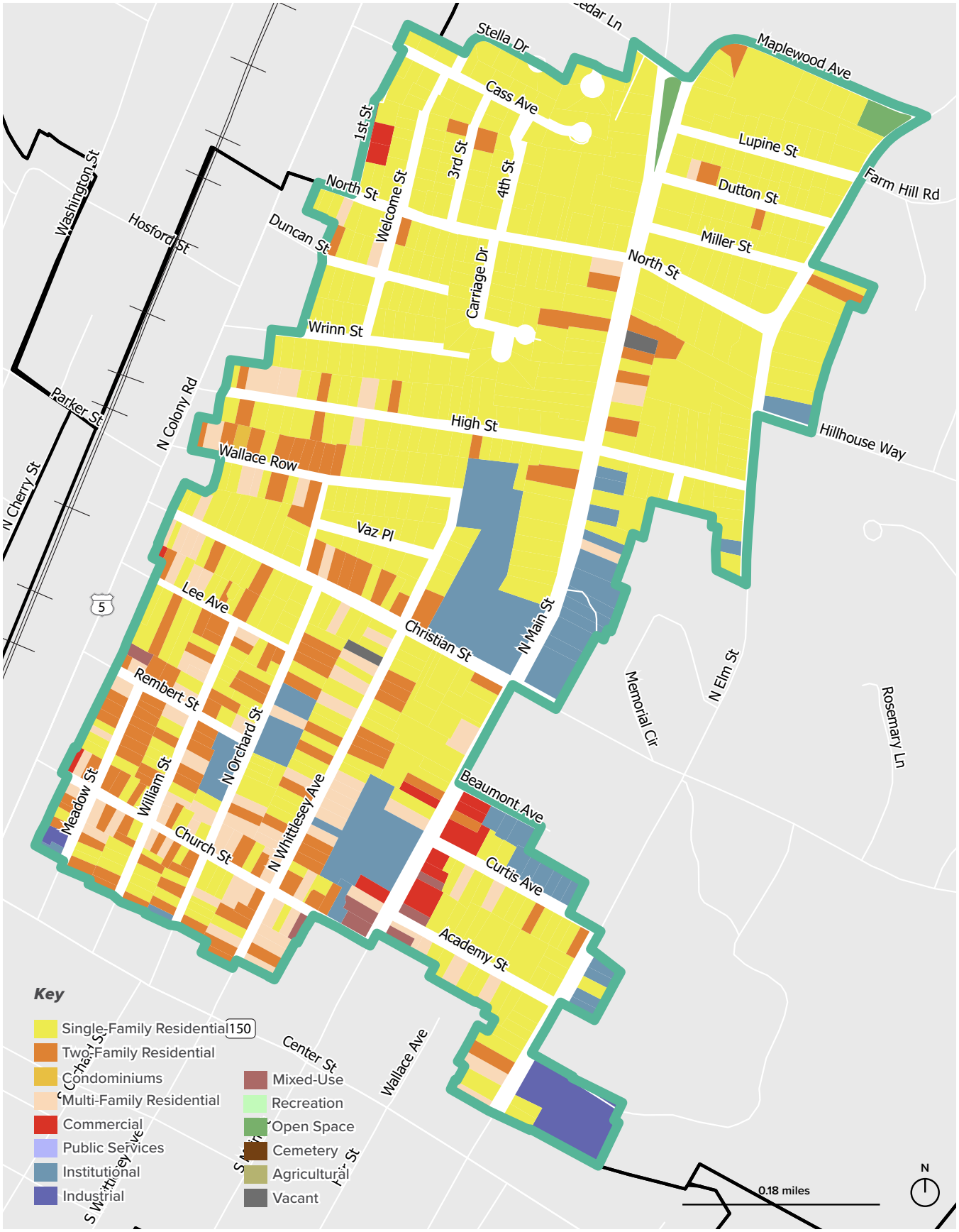


Nehemiah Royce House

Land Use by Land Area



Land Use Map


Stella Dr
Maplewood Ave
Cass Ave
1st St
3rd St
4th St
Lupine St
Farm Hill Rd
Dutton St
North St
Welcome St
Duncan St
Miller St
Carriage Dr
Wrinn St
Washington St
Hosford St
Parker St
N Colony Rd
High St
Hillhouse Way
Wallace Row
N Cherry St
Vaz Pl
Lee Ave
Christian St
N Main St
Memorial Cir
N Elm St
Rosemary Ln
Rembert St
N Orchard St
William St
Meadow St
Beaumont Ave
Church St
N Whittlesey Ave
Curtis Ave
Academy St
Center St
Wallace Ave
S Whittlesey Ave
0.18 miles
N
Key
Single-Family Residential
Two-Family Residential
Condominiums
Multi-Family Residential
Commercial
Public Services
Institutional
Industrial
Mixed-Use
Recreation
Open Space
Cemetery
Agricultural
Vacant

EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within the district, its development qualities, 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 qualities.

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.

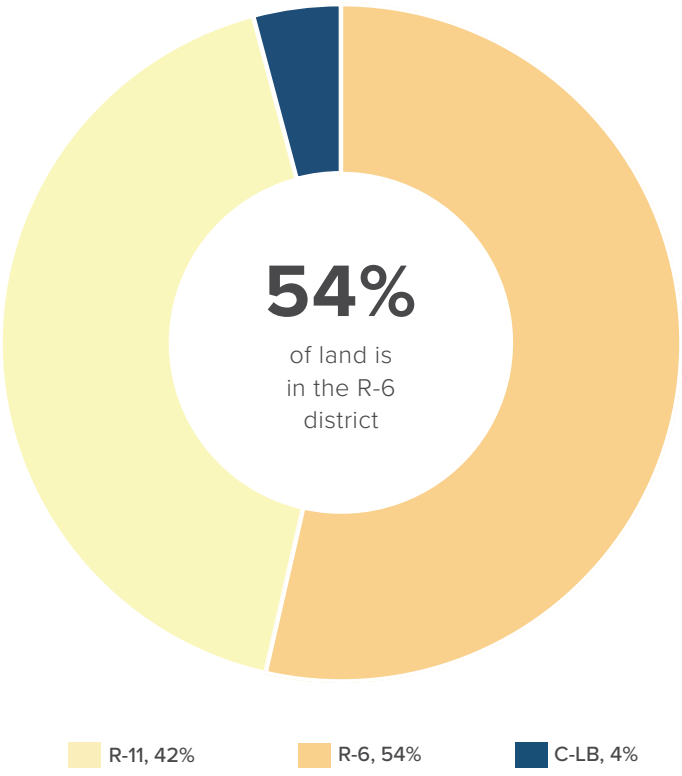


Residential Home on North Main Street

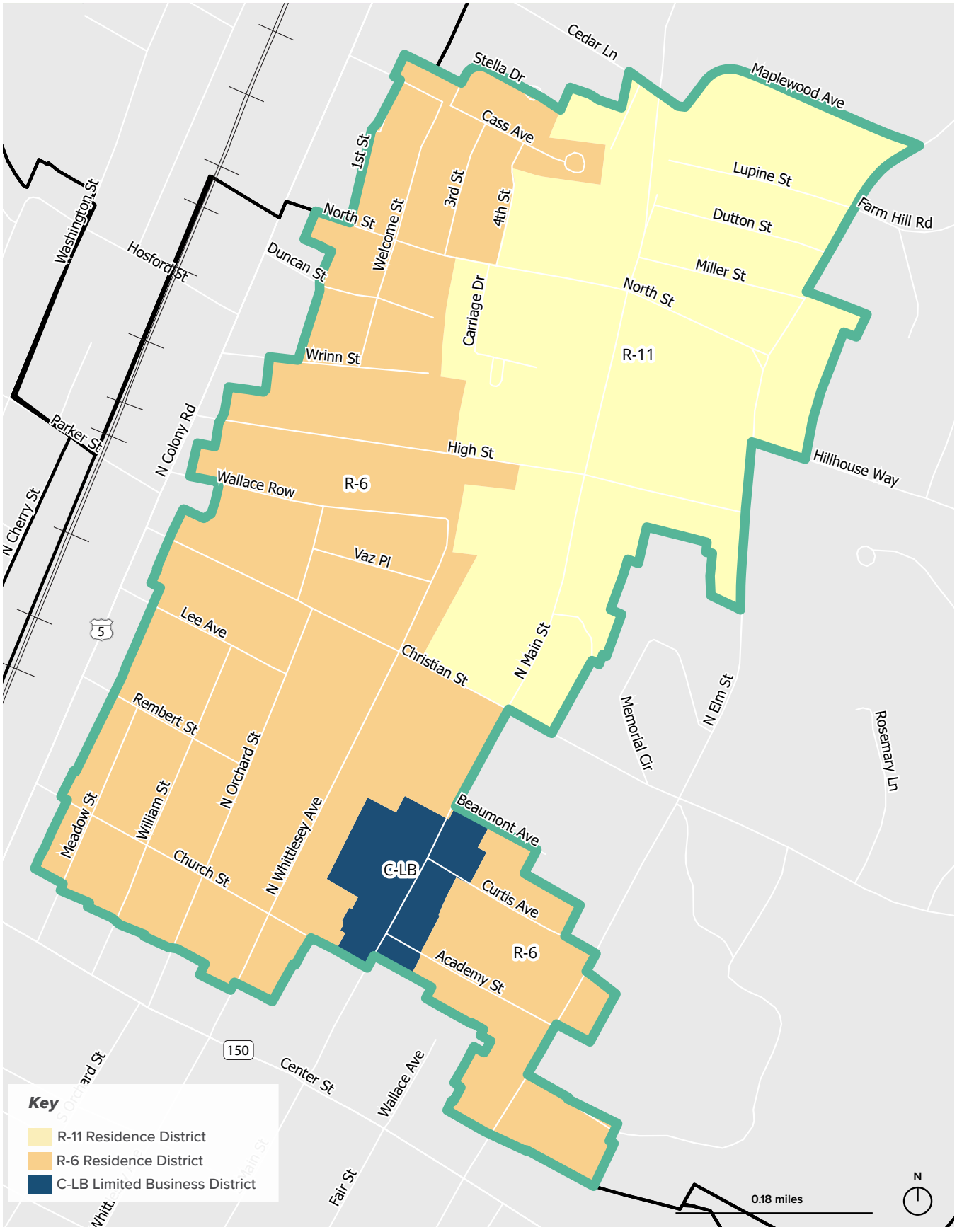


Harriet Wallace Park

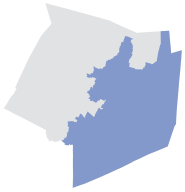
Districts by Land Area



Zoning Map


Cedar Ln
Stella Dr
Maplewood Ave
Cass Ave
1st St
3rd St
4th St
Lupine St
Dutton St
Farm Hill Rd
Miller St
North St
Welcome St
Duncan St
Washington St
Hosford St
Carriage Dr
R-11
Wrinn St
Parker St
N Colony Rd
High St
Hillhouse Way
Wallace Row
R-6
N Cherry St
Vaz Pl
Lee Ave
5
Christian St
N Main St
Memorial Cir
N Elm St
Rosemary Ln
Rembert St
N Orchard St
William St
Meadow St
N Whittlesey Ave
Church St
Beaumont Ave
C-LB
Curtis Ave
R-6
Academy St
150
Center St
Wallace Ave
Fair St
Key
R-11 Residence District
R-6 Residence District
C-LB Limited Business District
0.18 miles
N

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 along the eastern boundary of this 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 qualities.

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.

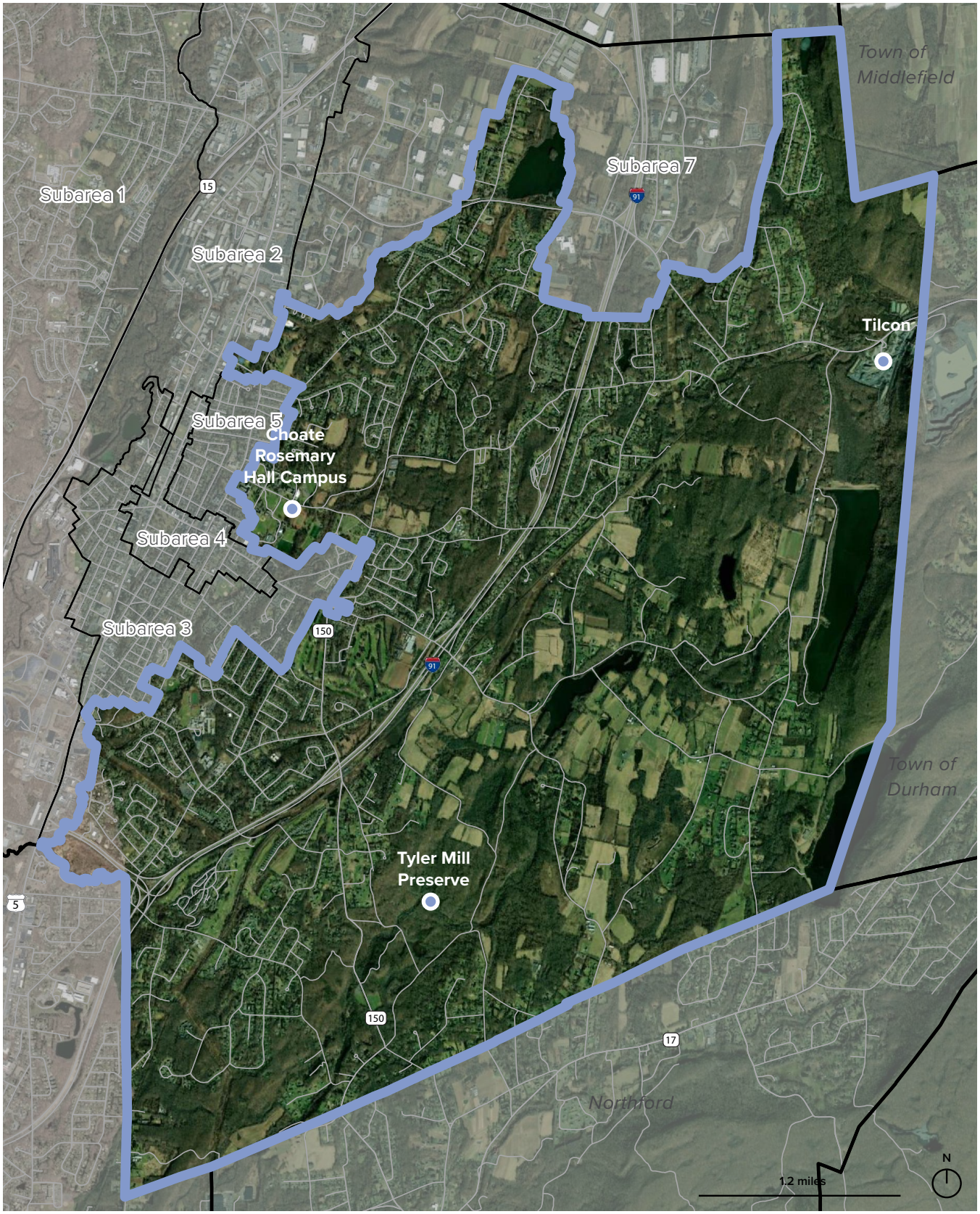
Single Family Housing Units

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	20.6mi²	39.9 mi²
Median Household Income	$113,283	$88,573
Median Home Value	$373,928	$276,300
Median Gross Rent	$1,406	$1,344
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.

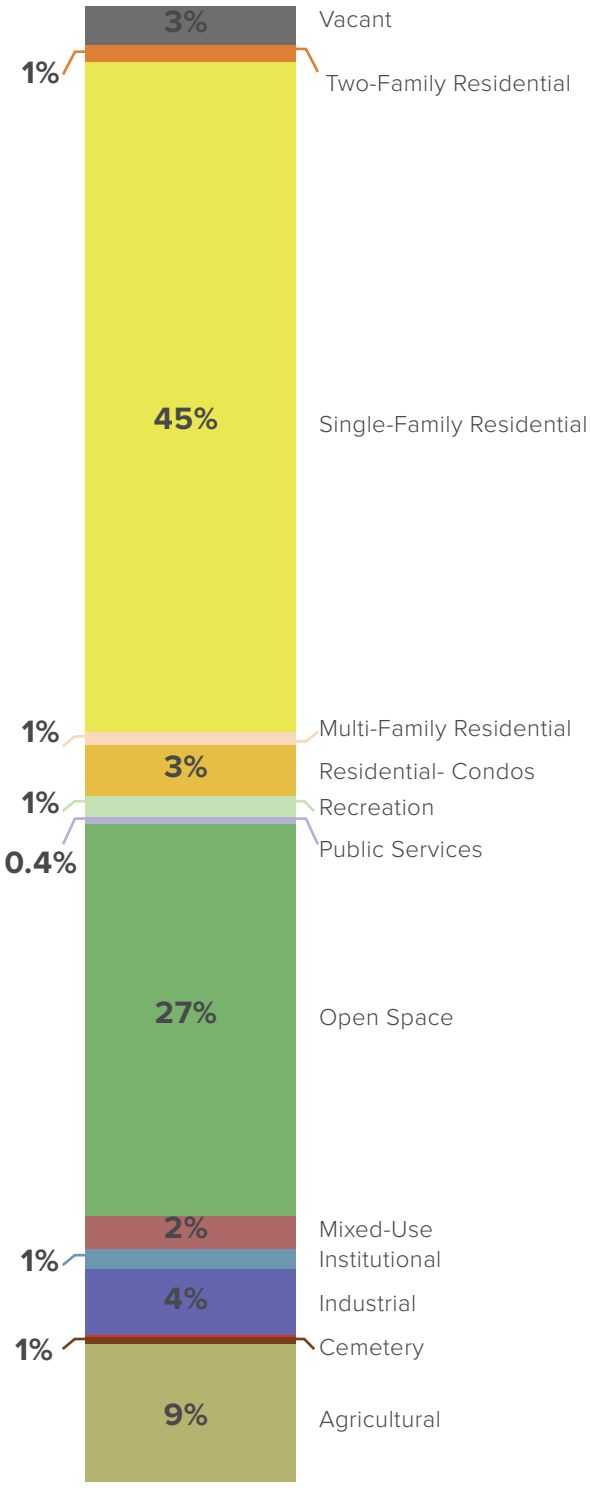
Balance of Uses

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

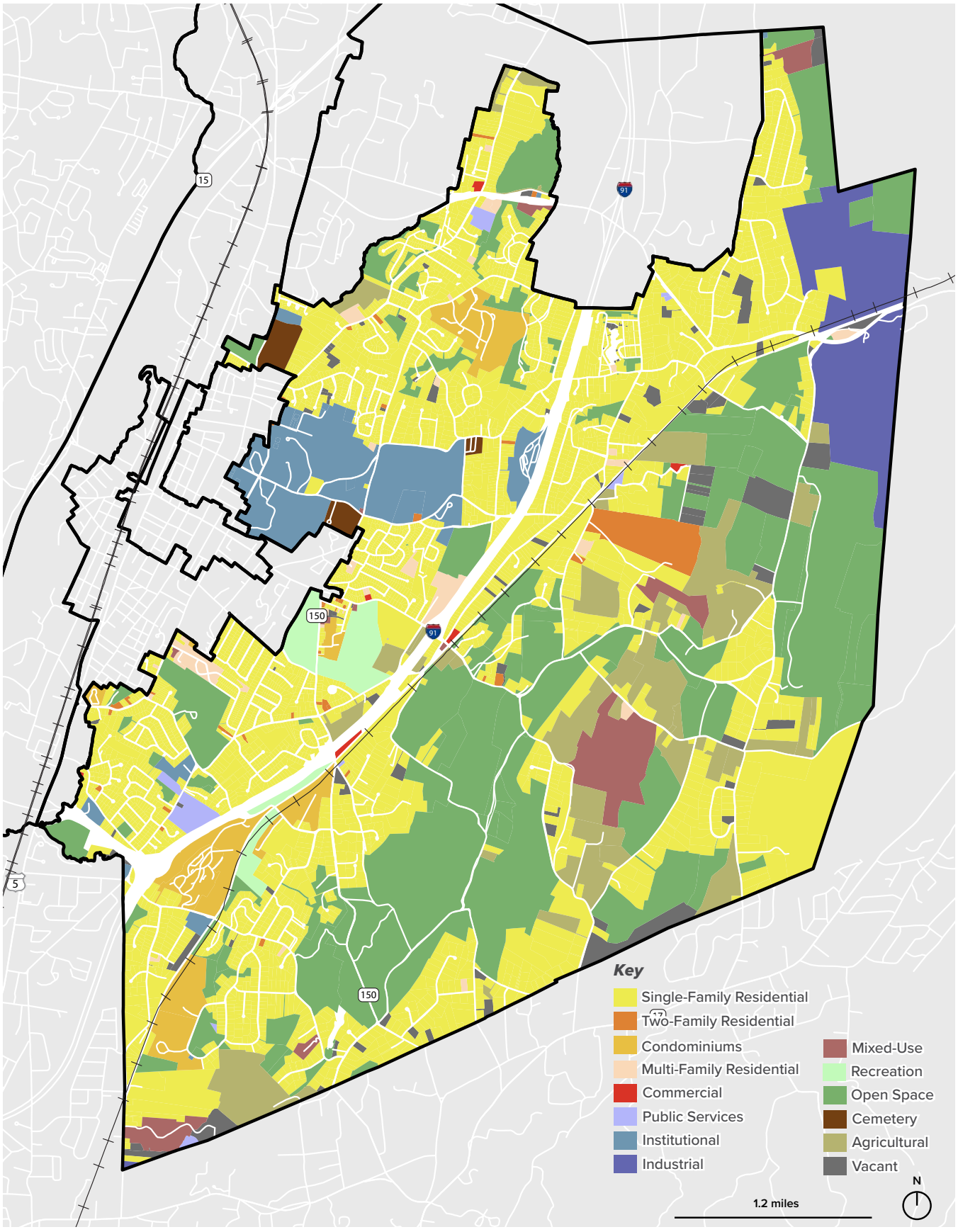


Paradise Hills Vineyard

Land Use by Land Area



Land Use Map


15
91
150
91
150
5
Key
Single-Family Residential
Two-Family Residential
Condominiums
Multi-Family Residential
Commercial
Public Services
Institutional
Industrial
Mixed-Use
Recreation
Open Space
Cemetery
Agricultural
Vacant
1.2 miles
N

EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within the district, its development qualities, 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.

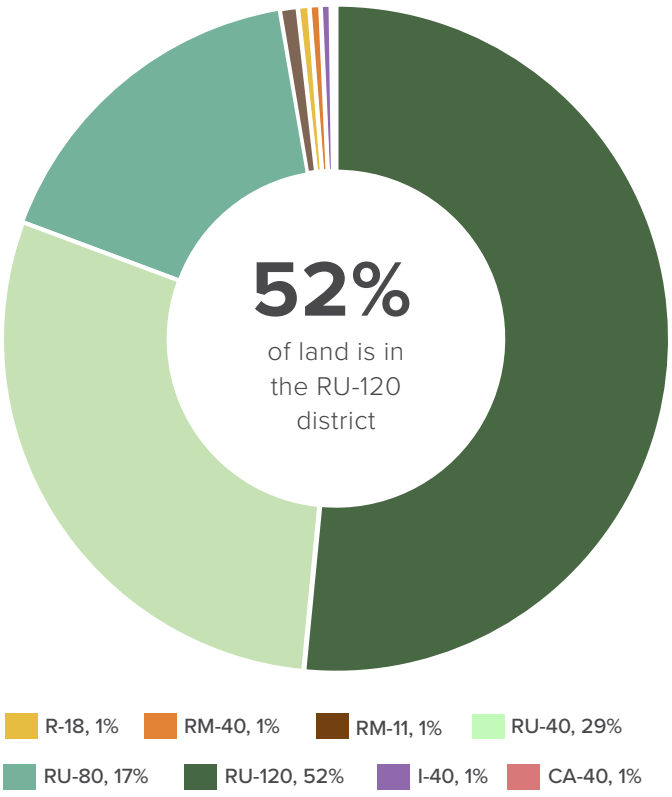
Watershed Protection Overlay District (WPD)

The WPD is an overlay which provides zoning standards supplemental to those standards of the underlying zoning district. The district is intended to protect the public drinking water supply watersheds serving Wallingford, Meriden, and the SCCRWA. The regulations focus on preventing water pollution through enhanced stormwater treatment, maintaining natural open space and vegetation, preserving a 100-foot buffer from surface waters, limiting parking and impervious coverage, restricting the use of road salt, regulating hazardous material storage, and requiring careful review of development projects to ensure they do not negatively impact water quality or watershed resources.

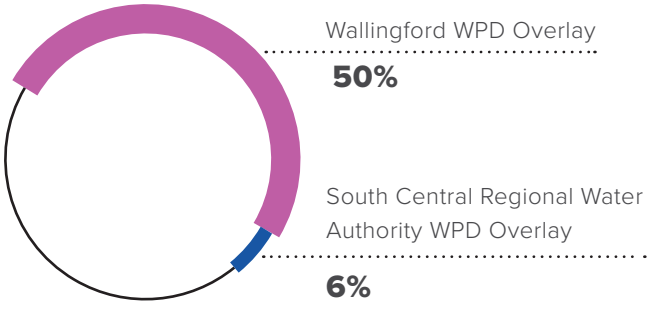


Spring Brook Reservoir

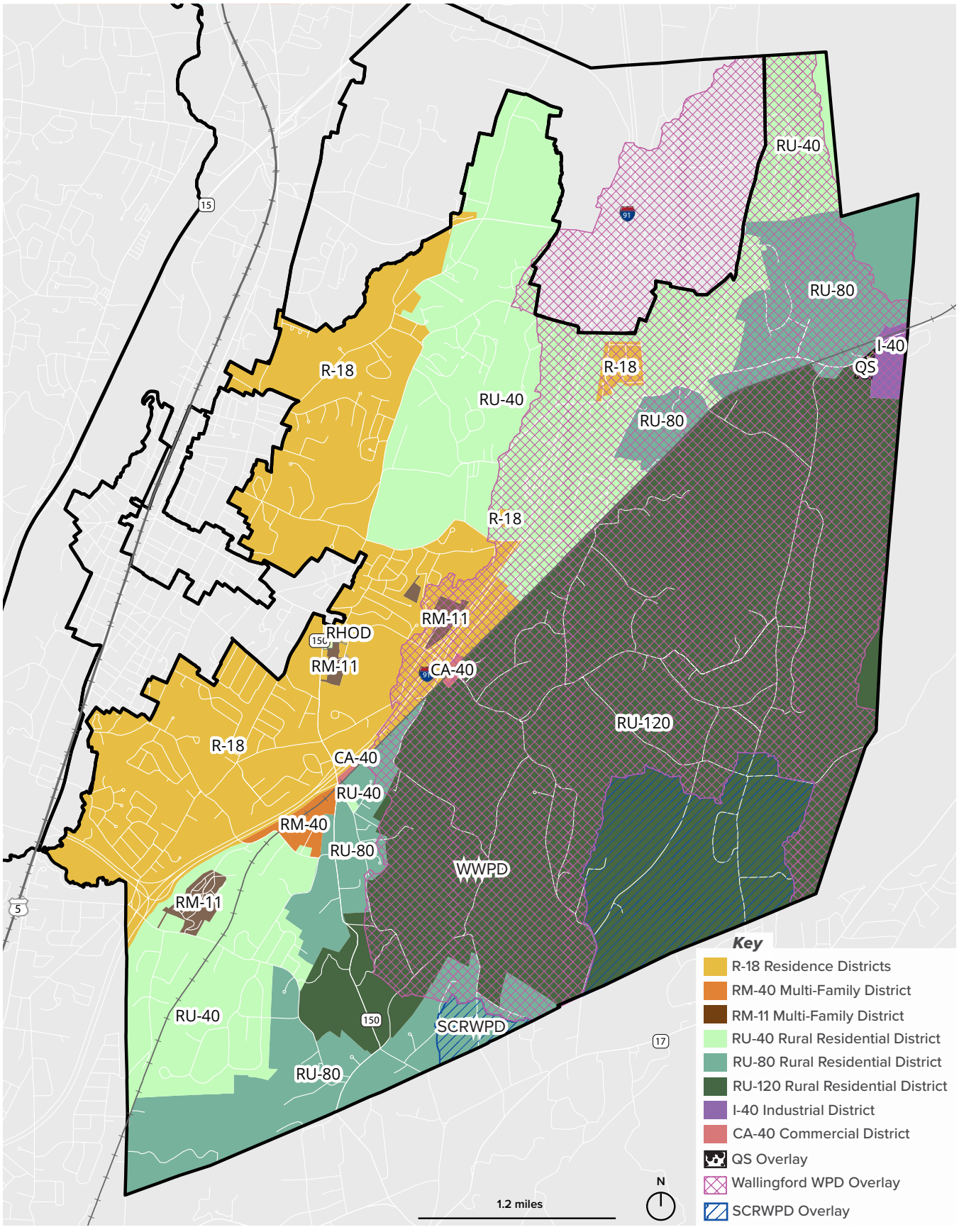
Districts by Land Area



Zoning Overlays by Land Area



Zoning Map


RU-40
RU-80
I-40
QS
R-18
RU-40
RU-80
R-18
R-18
RM-11
RHOD
RM-11
CA-40
RU-120
R-18
CA-40
RU-40
RM-40
RU-80
WWPD
RM-11
RU-40
SCRWPD
RU-80
15
91
150
5
17
Key
R-18 Residence Districts
RM-40 Multi-Family District
RM-11 Multi-Family District
RU-40 Rural Residential District
RU-80 Rural Residential District
RU-120 Rural Residential District
I-40 Industrial District
CA-40 Commercial District
QS Overlay
Wallingford WPD Overlay
SCRWPD Overlay
1.2 miles
N

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 and is home to Spruce Glen Brook, which has formed Wallingford's only natural waterfall.

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.

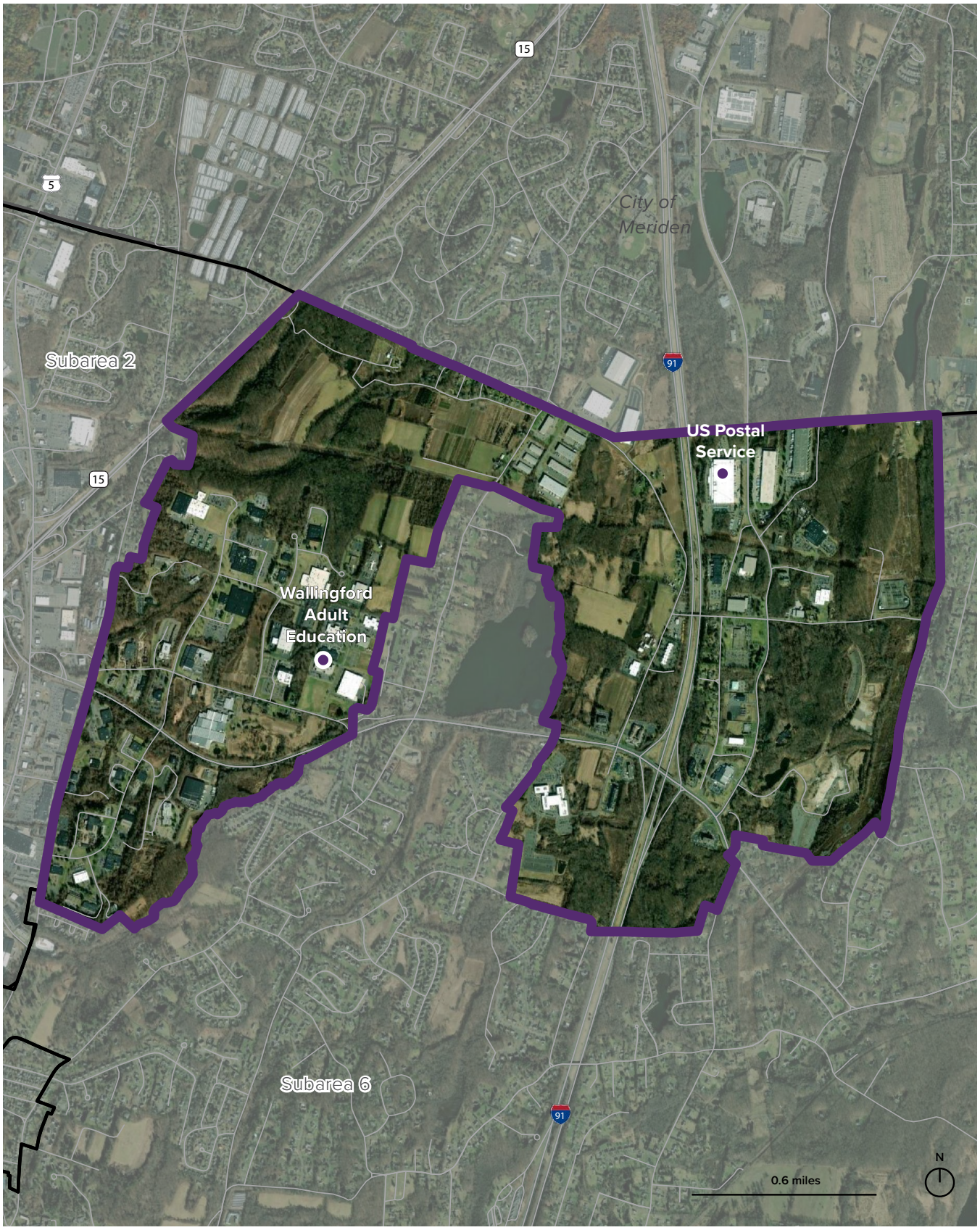
Single Family Housing Units

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

Sociodemographic Information

	Subarea 7	Wallingford
Population	974	44,428
Size	3.5 mi²	39.9 mi²
Median Household Income	$131,682	$88,573
Median Home Value	$437,234	$276,300
Median Gross Rent	$1,571	$1,344
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.

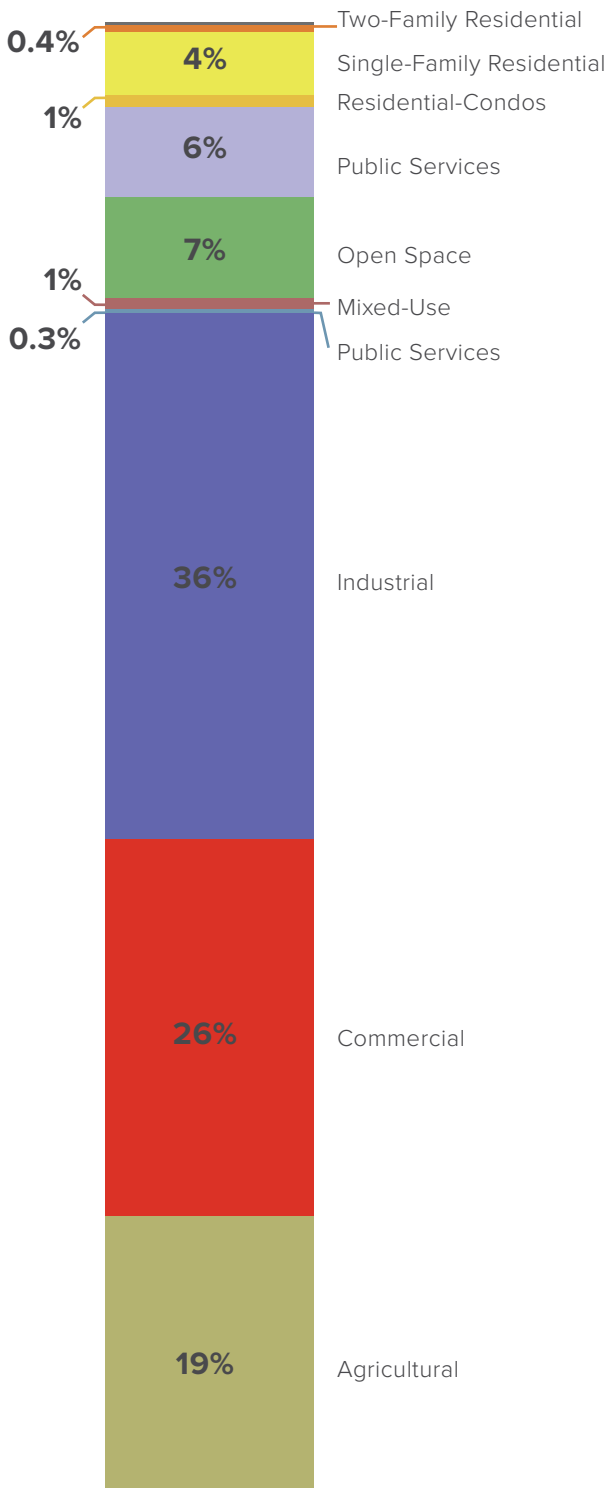
Variety of Agricultural & Open Space

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.

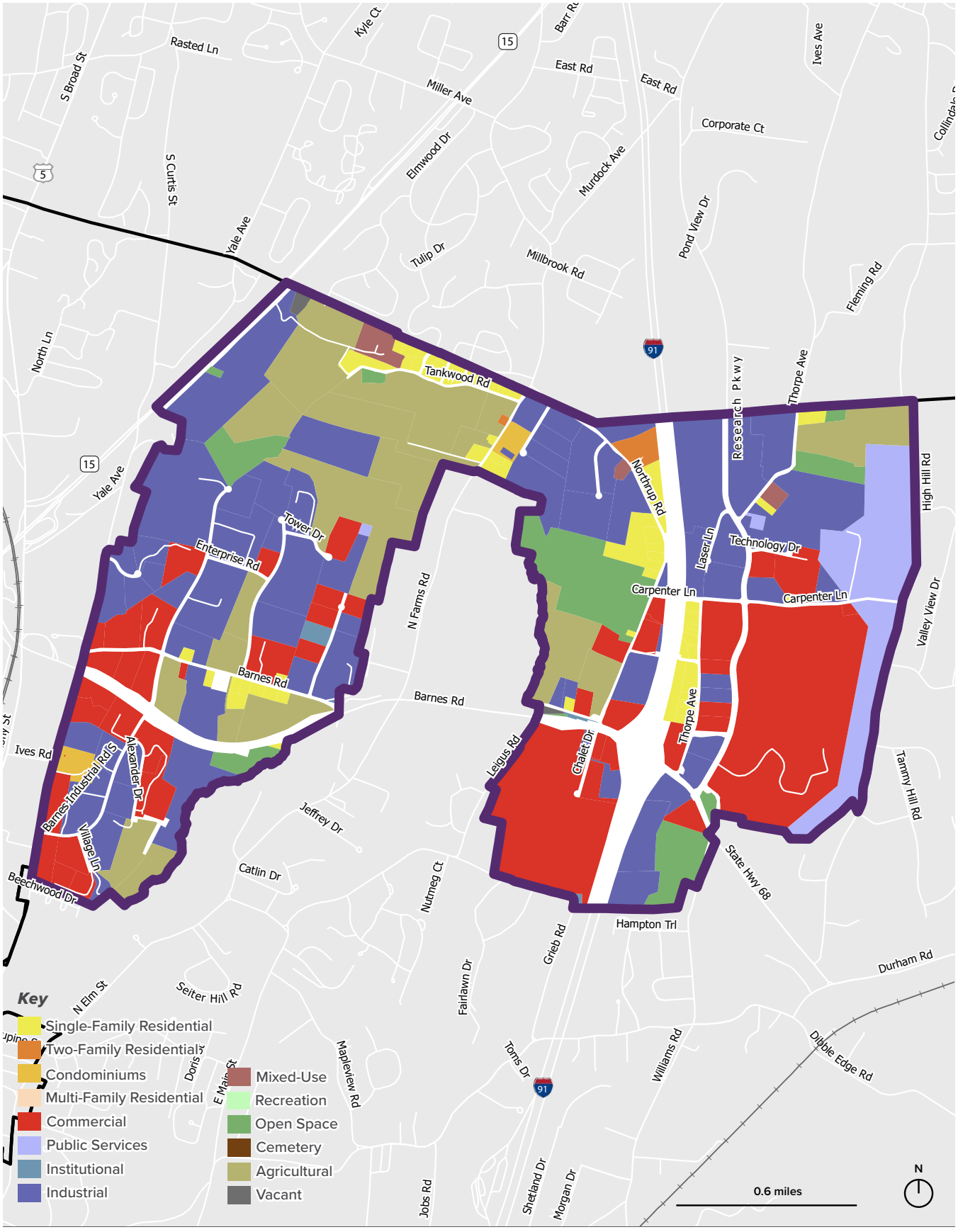
Land Use by Land Area





Fosdick Fulfillment Group

Land Use Map


Rasted Ln
Kyle Ct
Barr Rd
East Rd
East Rd
Ives Ave
S Broad St
Miller Ave
Corporate Ct
Elmwood Dr
Murdock Ave
S Curtis St
Pond View Dr
Yale Ave
Tulip Dr
Millbrook Rd
Fleming Rd
North Ln
Tankwood Rd
Research Pkwy
Thorpe Ave
Northrup Rd
High Hill Rd
Yale Ave
Tower Dr
Enterprise Rd
Laser Ln
Technology Dr
Carpenter Ln
Carpenter Ln
N Farms Rd
Valley View Dr
Barnes Rd
Barnes Rd
Ives Rd
Barnes Industrial Rd S
Alexander Dr
Leigus Rd
Chalet Dr
Thorpe Ave
Tammy Hill Rd
Jeffrey Dr
Village Ln
Catlin Dr
Nutmeg Ct
State Hwy 68
Beechwood Dr
Hampton Trl
Grieb Rd
Durham Rd
N Elm St
Seiter Hill Rd
Fairlawn Dr
Dibble Edge Rd
Doris St
E Main St
Mapleview Rd
Toms Dr
Williams Rd
Jobs Rd
Shetland Dr
Morgan Dr
Key
Single-Family Residential
Two-Family Residential
Condominiums
Multi-Family Residential
Commercial
Public Services
Institutional
Industrial
Mixed-Use
Recreation
Open Space
Cemetery
Agricultural
Vacant
0.6 miles
N

EXISTING ZONING

Reviewing existing zoning provides insight to the permitted uses within the district, its development qualities, 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.

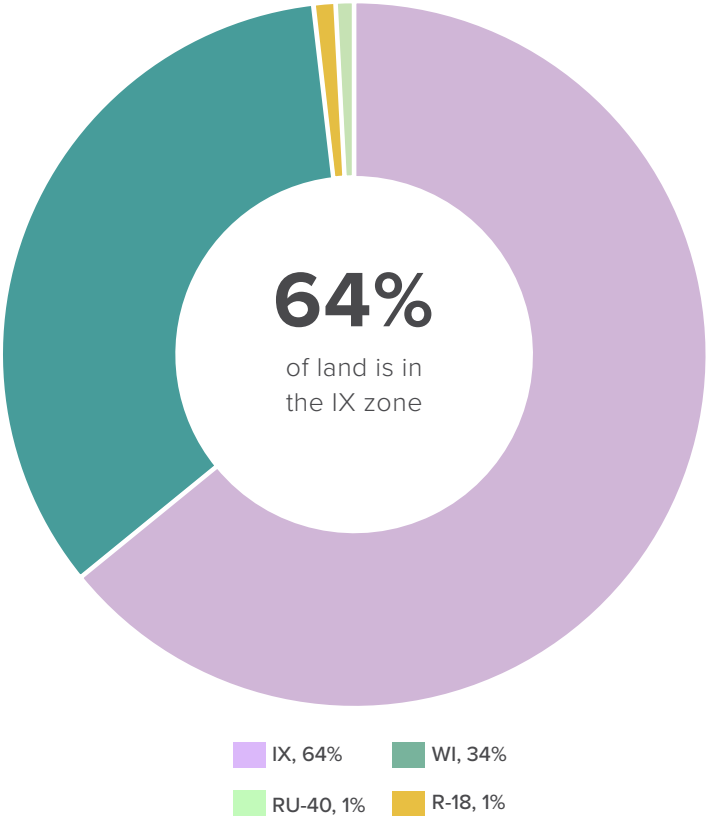
Mixed-Use Potential

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.

Zones by Land Area



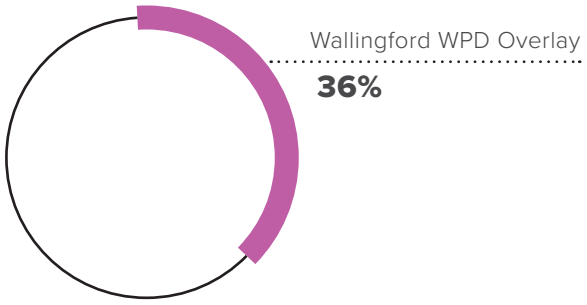
Watershed Interchange District (WI)

The Watershed Interchange (WI) District is intended to promote low-intensity commercial, industrial, research, and technology-related development near Interstate 91 while protecting Wallingford's public drinking water watershed resources. The district allows uses such as offices, research and development, light manufacturing, warehousing, hotels, medical facilities, and certain technology uses, including data centers, subject to site plan or special permit approval. Regulations emphasize environmental protection through limits on parking and impervious surfaces, preservation of natural open space, native landscaping, and stormwater infiltration. Higher-impact uses such as large warehouses and data centers require detailed traffic, noise, visual impact, and environmental studies, along with additional setbacks, design standards, and operational controls to minimize impacts on nearby properties and water resources.

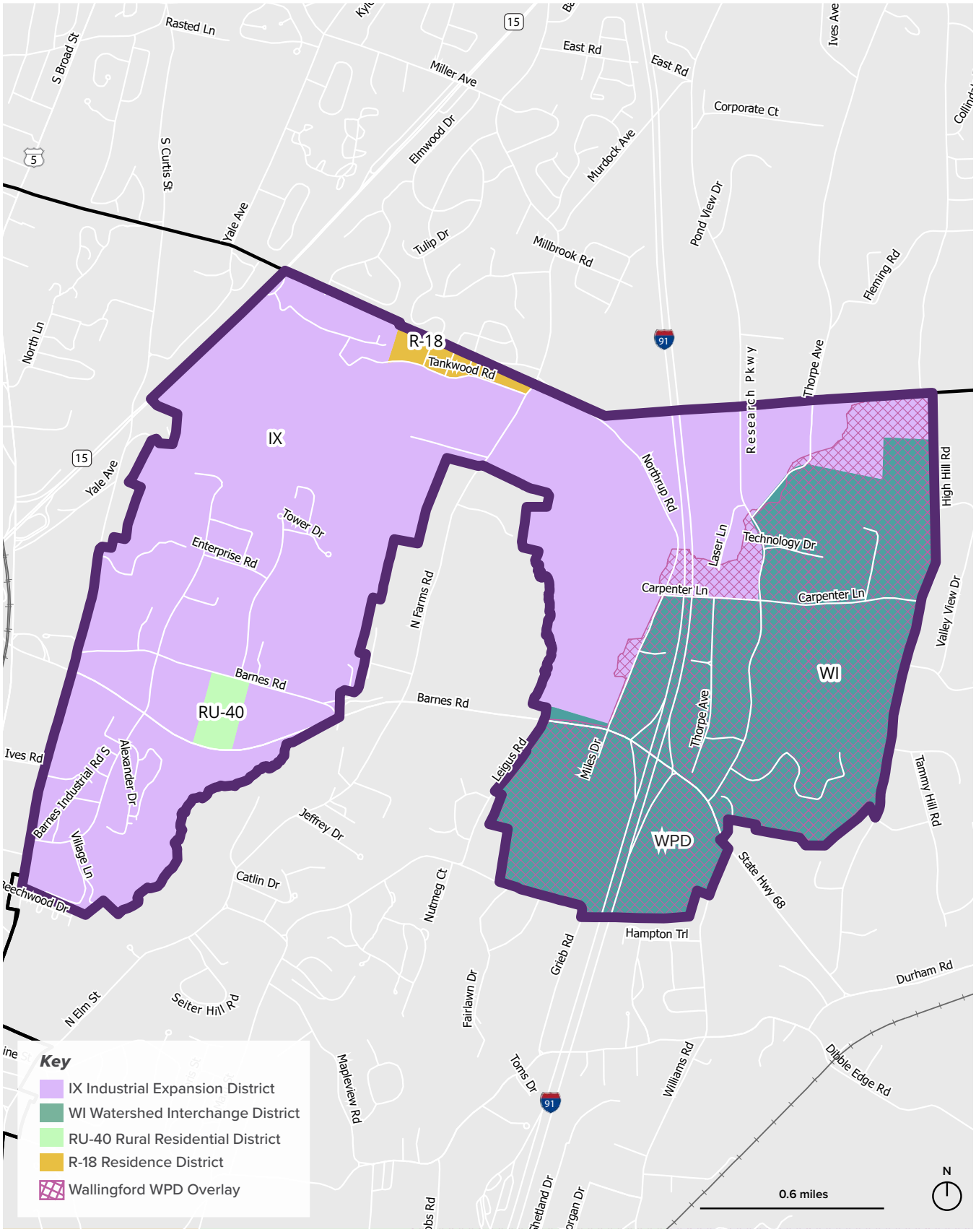


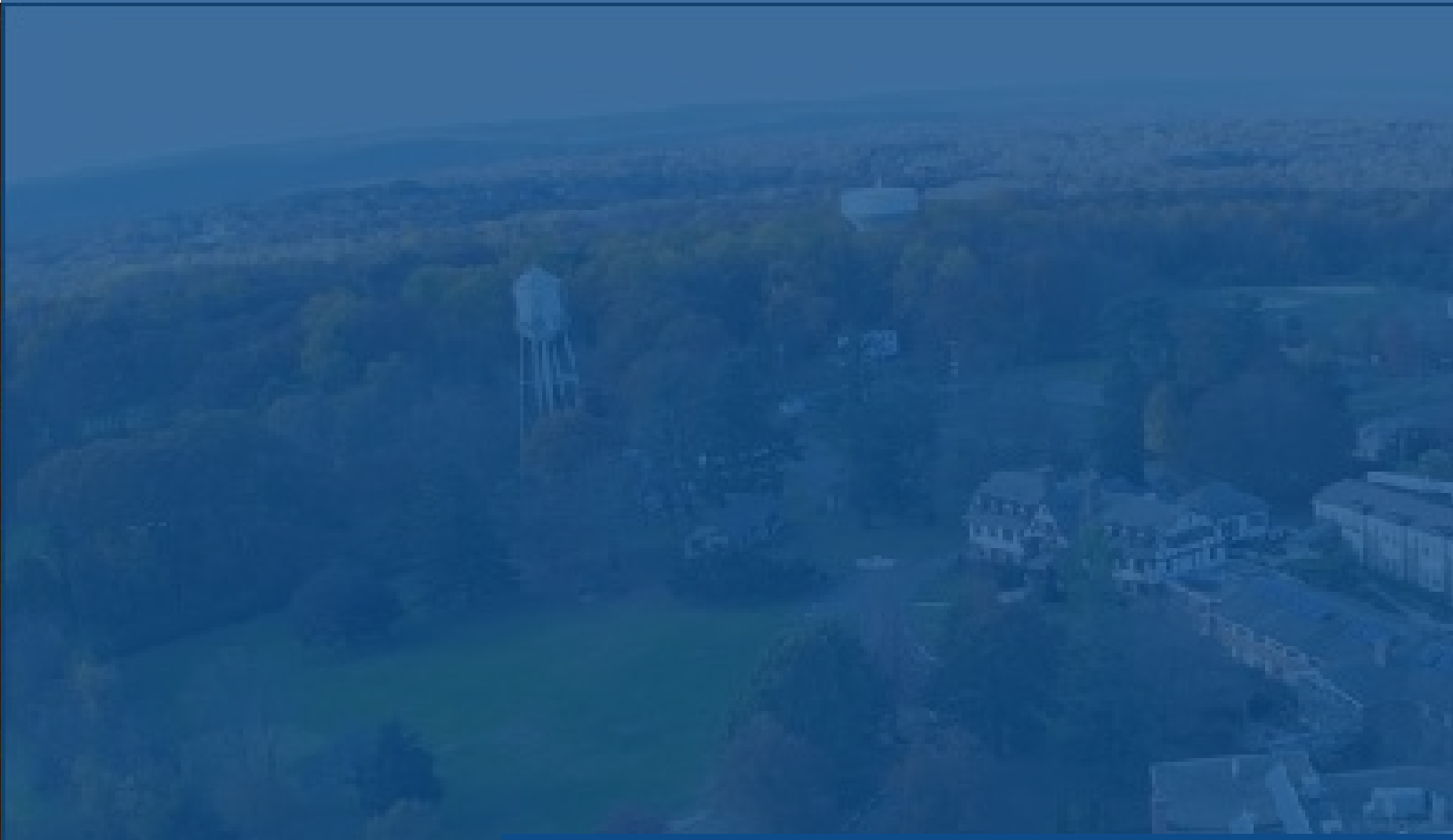
Muddy River

Zoning Overlays by Land Area



Zoning Map


Rasted Ln
S Broad St
Miller Ave
East Rd
East Rd
Corporate Ct
Ives Ave
S Curtis St
Elmwood Dr
Murdock Ave
Pond View Dr
Yale Ave
Tulip Dr
Millbrook Rd
Fleming Rd
North Ln
R-18
Tankwood Rd
Research Pkwy
Thorpe Ave
IX
Yale Ave
Northrup Rd
High Hill Rd
Tower Dr
Enterprise Rd
Technology Dr
Laser Ln
Carpenter Ln
Carpenter Ln
Valley View Dr
N Farms Rd
WI
Barnes Rd
RU-40
Barnes Rd
Ives Rd
Barnes Industrial Rd S
Alexander Dr
Leigus Rd
Miles Dr
Thorpe Ave
Tammy Hill Rd
Jeffrey Dr
WPD
Village Ln
Catlin Dr
Nutmeg Ct
State Hwy 68
Beechwood Dr
Hampton Trl
Grieb Rd
Durham Rd
N Elm St
Seiter Hill Rd
Fairlawn Dr
Mapleview Rd
Toms Dr
Williams Rd
Dibble Edge Rd
Key
IX Industrial Expansion District
WI Watershed Interchange District
RU-40 Rural Residential District
R-18 Residence District
Wallingford WPD Overlay
0.6 miles
N



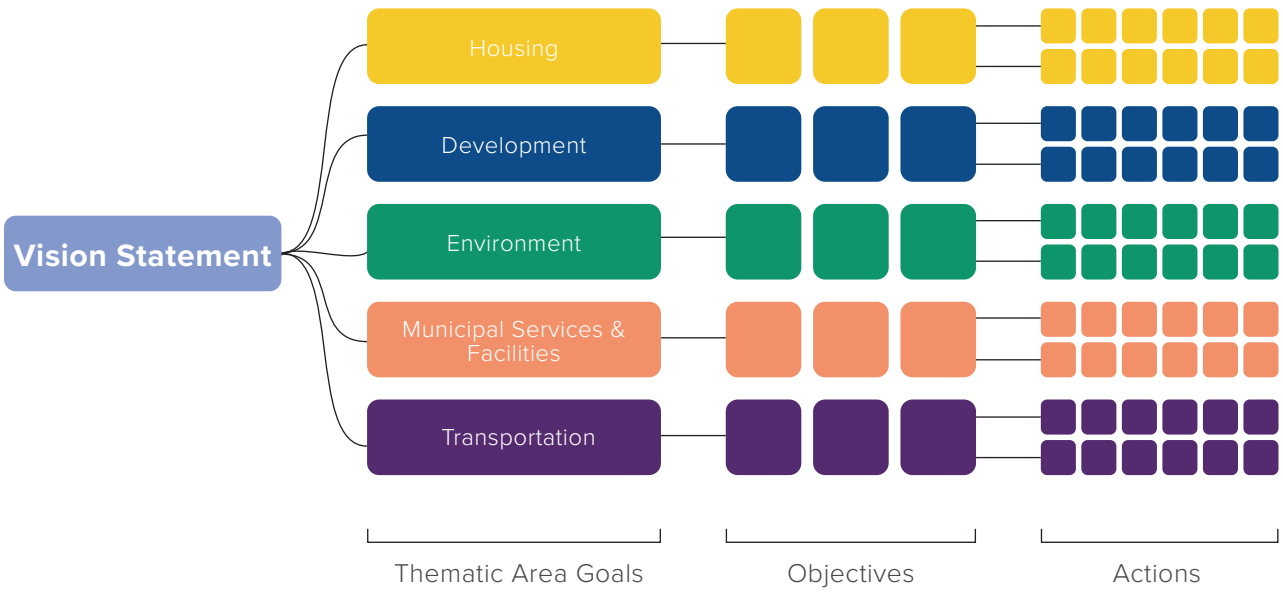
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WALLINGFORD'S VISION FOR 2036

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 qualities. 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.

ACTIONS

1. Centralize and enhance housing support services

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.

ACTIONS

2. Encourage and assist housing production in strategic locations

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.

ACTIONS

3. Improve community awareness regarding housing development

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.

ACTIONS

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

k. Explore the potential to redevelop the Post Office lot as a new use which contibutes to walkable character and generates vibrancy

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.

ACTIONS

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

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

ACTIONS

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

a. Prepare a comprehensive zoning code update to achieve desirable design outcomes and improve user accessibility

b. Digitize zoning code with interactive software

OBJ.

ACTIONS

12. Take steps to minimize community risk

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.

ACTION

13. Revitalize the Tracy neighborhood

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.

ACTION

14. Revisit relationship with Meriden Markham Airport

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 spooky historic events, 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.

ACTIONS

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

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.

ACTIONS

16. Protect the town's water resources

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

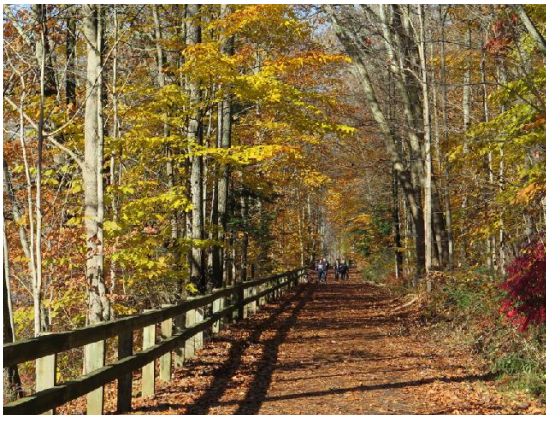
Low Impact Development

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 Trial

OBJ.

ACTIONS

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

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

c. Establish guidelines and update regulations as needed for the use of rodenticides and pesticides in public spaces and expand to private businesses as needed

OBJ.

ACTIONS

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

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

c. Establish guidelines and update regulations as needed to minimize and/or eliminate impacts of Low Frequency noise

d. Review regulations and establish guidelines for solar array fields with a focus on protecting and enhancing wildlife habitats and corridors



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.

ACTIONS

19. Improve and increase accessibility of GIS and mapping services

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.

ACTIONS

20. Continue to enhance Town communications & digital services

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

OBJ.

ACTIONS

21. Provide resources to maintain recreational and open spaces

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



Tyler Mill Preserve

OBJ.

ACTIONS

22. Expand and maintain municipal buildings to meet service needs

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 an expanded and/or relocated fire station in Town Center

OBJ.

ACTIONS

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

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



Wallingford Adult Education

OBJ.

ACTIONS

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

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



Example of free town center trolley

OBJ.

ACTION

25. Continue partnering with the Board of Education

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

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

ACTIONS

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. Update the Quinnipiac River Linear Trail Vision 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

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 a redesign of Route 5 between the Train Station and Town Center

b. Initiate the Town Center one-way to two-way streets conversion study

c. Initiate the Northrop Road and Carpenter Lane intersection design

d. Initiate the Town Center public parking consolidation study

e. Initiate a study on the replacement of the John Street bridge

f. Continue the Route 5 & Yale Avenue intersection study update

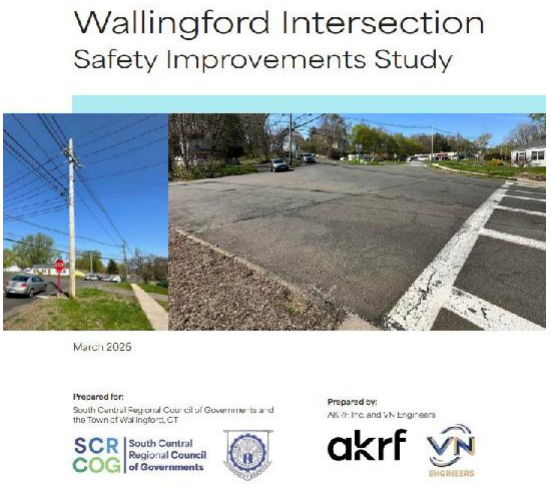
g. Continue the Quinnipiac River Linear Trail Phase 3B Main Street, Yalesville Extension design

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. Continue to work with CTDOT to address the bottleneck traffic conditions on Route 5 in the area of Yale Avenue

k. Consider adding a traffic engineer to town staff to assist in design and implementation of transportation improvement projects



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

ACTION

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 small, neighborhood commercial uses similar in bulk and form with current residential uses 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 neighborhood commercial uses which maintain residential usage intensity

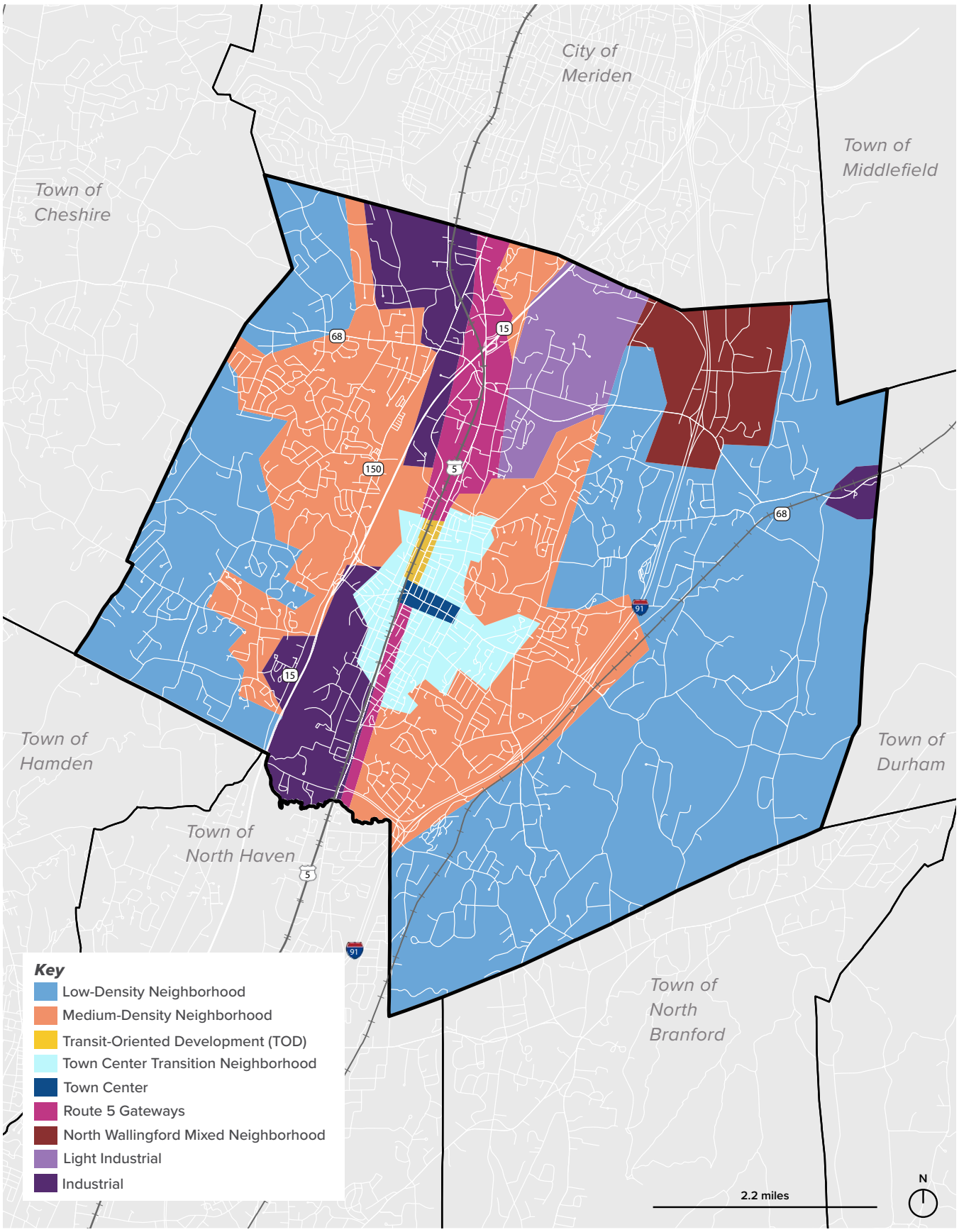
Applies to: **Subarea 1**

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**



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.

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

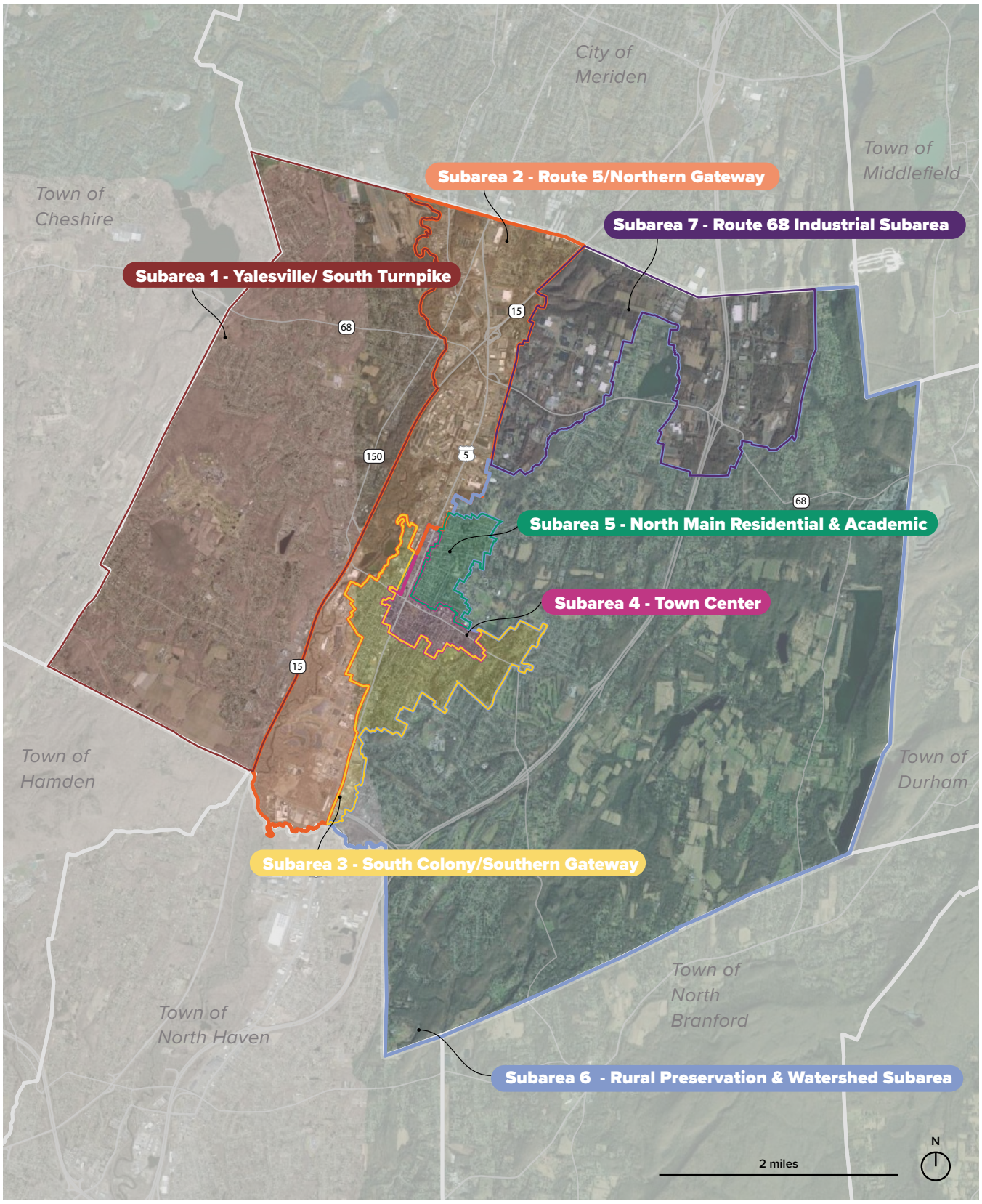
   Applies to: Subarea 3 Subarea 4 Subarea 5

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 3 Subarea 4 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, such as greater floor area percentage for production of goods as well as allowing activities which enhance vibrancy and encourage visitors to spend more time dwelling in Town Center

   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.

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 pre-existing residential uses.

10 North Wallingford Mixed Neighborhood

This neighborhood currently has light industrial uses such as agricultural uses, hotels, research facilities, and pre-existing 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**



6



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 document.

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, department heads, and stakeholder groups 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 underway 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
LOTCIP - 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.	Multi-use trails, sidewalks, bridges, and roadway improvements on most collector roads.	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

Disclaimer: the adoption motion requires the Plan include the DEEP Forestry Management Grant as a funding source, but this grant does not exist as of September 2026.

Colliers Engineering & Design