

Minutes
Final Public Meeting
For the 2036 Plan of Conservation and Development (POCD)
Thursday, June 11, 2026
6:00 p.m.
Robert F. Parisi Council Chambers
Wallingford Town Hall

Call to Order

Planning & Zoning Chairman James Fitzsimmons called the meeting to order and led the pledge of allegiance. He explained that this meeting is for the public to give input on the plan that has been in development since last fall. This is a 10-year plan that outlines a long-term vision for the community that includes a wide range of perspectives and goals intended to improve the quality of life, the standard of living, and economic vitality of the Town of Wallingford. The document is an important tool to help guide decision-making and to reference when considering funding of projects and initiatives identified herein as significant to the Town of Wallingford. The POCD was a joint effort of the Planning and Zoning Commission, the Mayor's office, Economic Development, and more than 15 residents who served on our Steering Committee. With the assistance of Colliers Engineering and Design, we have the draft plan to share with the public this evening.

Jacob Robinson, POCD Project Manager, Colliers Engineering & Design, presented the draft plan using a PowerPoint. He stated that the draft plan was posted on the Wallingford2036 website last week and sent to about 700 email addresses. He encouraged feedback before the adoption process begins. He explained the roles of the town and his firm. Mr. Robinson explained that the POCD is required by the State to be updated every 10 years. The POCD is intended to determine future land use but also involves an analysis of housing, transportation, open and recreational spaces, services, and more. He explained how they engaged the community through meetings with community organizations, pop-up events, public meetings, a survey, and the website. He noted that the survey generated 1,200 responses and reviewed the key takeaways. He noted that this is the best response he has ever seen from a community. He reviewed what is most valued by residents, priorities for future land uses, and new development priorities. He explained the existing conditions analysis, key findings, and the five topic areas of housing, development, transportation, services and resources, and environmental considerations. According to the survey and other feedback, key strengths of Wallingford are the walkable town center, engaged populace, natural areas, and regional draws. The key opportunities are to develop diverse housing, improve transportation options, reinvest in community facilities, and improve communications. Mr. Robinson reviewed the overarching community vision and the goals and objectives in the five topic areas. The actions are available in the plan document. He explained the land use plan recommendations and the two approaches that are presented in the plan. For plan implementation, the plan gives resources for the administration of the plan, including annual progress reviews, and encourages working cross-departmentally. The plan provides short-term actions to build momentum, including opportunities for funding for implementation actions. Lastly, the plan provides a matrix of funding sources matched to the plan.

Mr. Robinson explained the next steps for the adoption and encouraged feedback and comments before June 25th. The final Plan will be presented to the Town Council, then the Council of Governments. It will

be posted to the Town website and filed with the Town Clerk. There will be a final public hearing at a Planning and Zoning Commission meeting. He expects the process to be complete by September.

PUBLIC COMMENT

Casey Camire, 219 South Main Street, suggested ranking the priorities to raise municipal services as a high priority. He encouraged continuing the good efforts. He is in favor of more housing and recommended coordinating with Meriden and North Haven on the Route 5 corridor. He likes historic preservation, but not overly strict, enforceable zoning. The legacy we are protecting is dynamism. Mr. Robinson noted that the thematic areas in the recommendations were not ranked. None is more important than the others.

Richard Partesano, 303 Highland Avenue, thanked everyone for the good work on this plan. He approves that housing is now a major issue. He asked about the small housing opportunity districts identified on the maps. We need to expand those to allow for more housing. Wallingford Works for Housing is very happy to work with the town.

Karen Jones, Staffordshire Commons, Yalesville, stated that the Town needs to communicate better. She found out about this meeting from her electric bill. She also noted that the presentation was hard to see but had a lot of very valid information. She agrees that housing is a priority and the town needs more options. She also stated that the town needs more conservation areas.

Jared Liu, of Curtis Avenue, asked if the plan is implemented, would there be a population increase in town? Mr. Robinson replied that he can't predict that, and the State has never been successful in trying to predict future populations either. Mr. Liu asked where Wallingford fits in the attempt to balance enhancing services with striving for better services. Mr. Robinson replied that Wallingford already has a lot of great community services and a lot of parks and community spaces that are well used. It has a great base of municipal services, but there is still room to invest. Mr. Liu asked if the survey results show that Wallingford is in a good place. Mr. Robinson replied that the responses were positive about some things and said we can do better in others. Mr. Liu asked who our main competitors are for attracting residents and businesses. Mr. Robinson replied that it depends. He stated that the electric rate is very attractive and gives Wallingford an edge.

Brandon Kaswer, Dutton Street, stated that he appreciates all the information that was shared tonight. He noted that communication needs to be better. He found out about this meeting from his electric bill. He wants to be involved. He encouraged more effort to engage his generation. He thanked everyone for the good work that had been done.

Jordan Nowacki, 19 Spice Hill Drive, stated that bike paths need to be expanded. Mr. Robinson replied that part of the plan is to expand the Quinnipiac River Linear Trail. He encouraged Mr. Nowacki to let the town know how important this is to him.

Laurel Stone, 306 South Orchard Street, asked about sidewalks. Mr. Robinson replied that they heard from the community that the sidewalk network is not complete outside of downtown. Ms. Stone asked if, when it is adopted, there are markers or how often the plan is revisited. Mr. Robinson replied that there is a framework with yearly analysis, but it is up to the Town to ensure implementation continues throughout the next 10 years and beyond, and it's up to stakeholders to come to meetings and share concerns.

Emily Nickelson, 5 Kish Place thought the plan was good. Regarding housing, she agreed that it is hard to stay in Wallingford. She asked what limits the construction of new homes. Mr. Robinson stated that it is very expensive to build anything. Developers generally don't want to build fewer than 60 units because there is no profit unless they are subsidized by tax breaks or grants. They build in towns where they can get high rents. The Plan includes revisiting zoning to make it easier for developers. Things like digitizing the zoning code are going to help.

Juan Galos, 58 Wash Street, stated that he is a builder and developer. He loves the way the plan was done. He agreed that it is hard to see what the people need and what the city wants for the future. He suggested focusing on starter homes. He stated that we can build something great here.

Dina Matthews, Cording Court, commented on the lack of sidewalks connecting neighborhoods. Due to the increase in traffic, it is not safe to walk to the corner store. She asked if adding sidewalks in moderate-density neighborhoods was in the plan. Mr. Robinson replied that the recommendations are not for specific areas of town. He suggested following up with the town and going to meetings. The plan includes a goal to improve pedestrian infrastructure throughout the town.

Chairman Fitzsimmons thanked Mr. Robinson for the presentation. He stated that when the plan is adopted, the Planning & Zoning Commission will hold a workshop on housing. He thanked all for participating.

Meeting adjourned at 7:30 pm.

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary