

WALLINGFORD 2036

PLAN OF CONSERVATION AND DEVELOPMENT

PLAN DRAFT PUBLIC MEETING - JUNE 11, 2026



Agenda

1. Project Roles
2. Overview of Plan Process
3. Engagement Process
4. Existing Conditions Key Findings
5. Strengths and Opportunities
6. Vision and Goals
7. Land Use Recommendations
8. Implementation
9. Comments and Discussion on Plan Document
10. Next Steps



Project Roles

Project Team



- Responsible for overall project management & delivery
- Assist coordination of stakeholders & community engagement



Engineering
& Design

- Primary point of contact between Town of Wallingford and stakeholders
- Lead community engagement activities
- Technical analysis
- Development of plan

Overview of Plan Process

Quick Facts on Plans of Conservation & Development



- Required by State statute to be updated every ten years
- Primarily to determine future land use, but also involves transportation, housing, open & recreational space, services, etc.



- Recommendations for next ten+ years
- Consistent with regional and statewide POCDs

Plan Process



Community Visioning

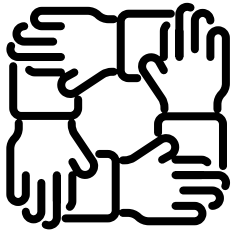


Existing Conditions Analysis



Planning a Future for Wallingford

Engagement Process

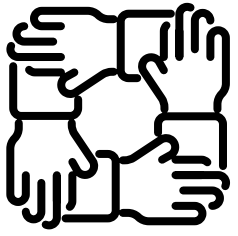


Community Visioning

Varied Opportunities for Involvement



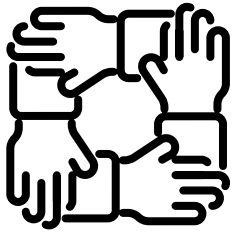
1. Steering Committee Meetings
2. Planning & Zoning Meetings
3. Website & Online Engagement
4. Public Meetings
5. Pop-Up Feedback Events
6. “Go to Them” Events
7. Stakeholder Meetings



Community Visioning Stakeholder Team Meetings



- 3 Steering Committee Meetings, 2 were publicly noticed
- 2 Planning & Zoning Presentations
- 13 stakeholder interviews & focus group meetings: tourism, technology, public facilities, parks and trails, history, education, economic development, conservation, and community resources



Community Feedback

Pop-Ups & Go-to-Them Meetings



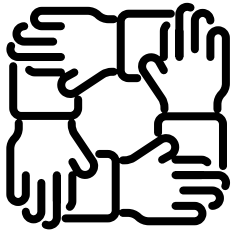
- Senior Center
- Lyman Hall High School
- Wallingford Works for Housing
- Wallingford Community Resources Alliance
- Downtown Restaurant Hop
- SCOW International Celebration



Community Visioning Website, Survey, and Comment Form

Wallingford2036.com

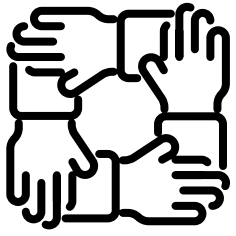




Community Visioning Survey Takeaways



- Over 1200 respondents
- Majority of respondents from eastern and western portions of town, single-family homeowners.
- About 80% of respondents between ages 35-74, roughly evenly distributed age responses within this bracket.

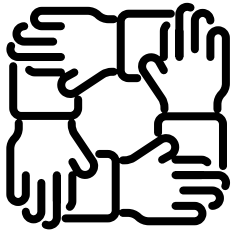


Community Visioning Survey Takeaways



What people value in Wallingford:

- Proximity to goods, services, dining, entertainment
- Affordability
- Walking and/or biking opportunities

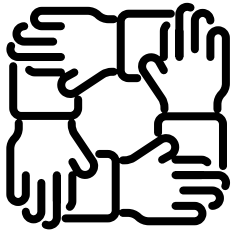


Community Visioning Survey Takeaways



Top 3 priorities for future land use:

- Protect natural resources & open space
- More walkable, mixed-use areas like Wallingford Center
- Strengthen residential neighborhoods



Community Visioning Survey Takeaways



Top 3 development priorities:

- Attract and support local industry
- More events and entertainment
- Expand recreational opportunities

Existing Conditions Key Findings



Existing Conditions Analysis

Key Findings - Housing



- Limited available single-family residential homes
- Long wait times for senior housing facilities and few options for downsizing
- Limited availability of starter homes
- Educational resources needed to dispel fear of housing development
- Opportunity to disperse new affordable housing throughout town



Existing Conditions Analysis

Key Findings - Development



- Wallingford Center has walkability, good parking, and rental affordability
- Lower-paid workers may have trouble finding affordable housing
- Unfilled demand for family-friendly offerings
- Opportunity for better collaboration and promotion of businesses
- Conservation and promotion of cultural assets needed
- Town-generated electricity is major asset



Existing Conditions Analysis

Key Findings - Transportation



- Major intersections throughout town need safety and efficiency improvements
- Train services aren't regular enough to meet needs of commuters
- Bus services focused in center of Town, do not reach other major residential and business areas
- Ride sharing services are too limited to cover first and last mile trips
- Downtown is walkable, sidewalk network in other neighborhoods is incomplete



Existing Conditions Analysis

Key Findings - Services & Resources

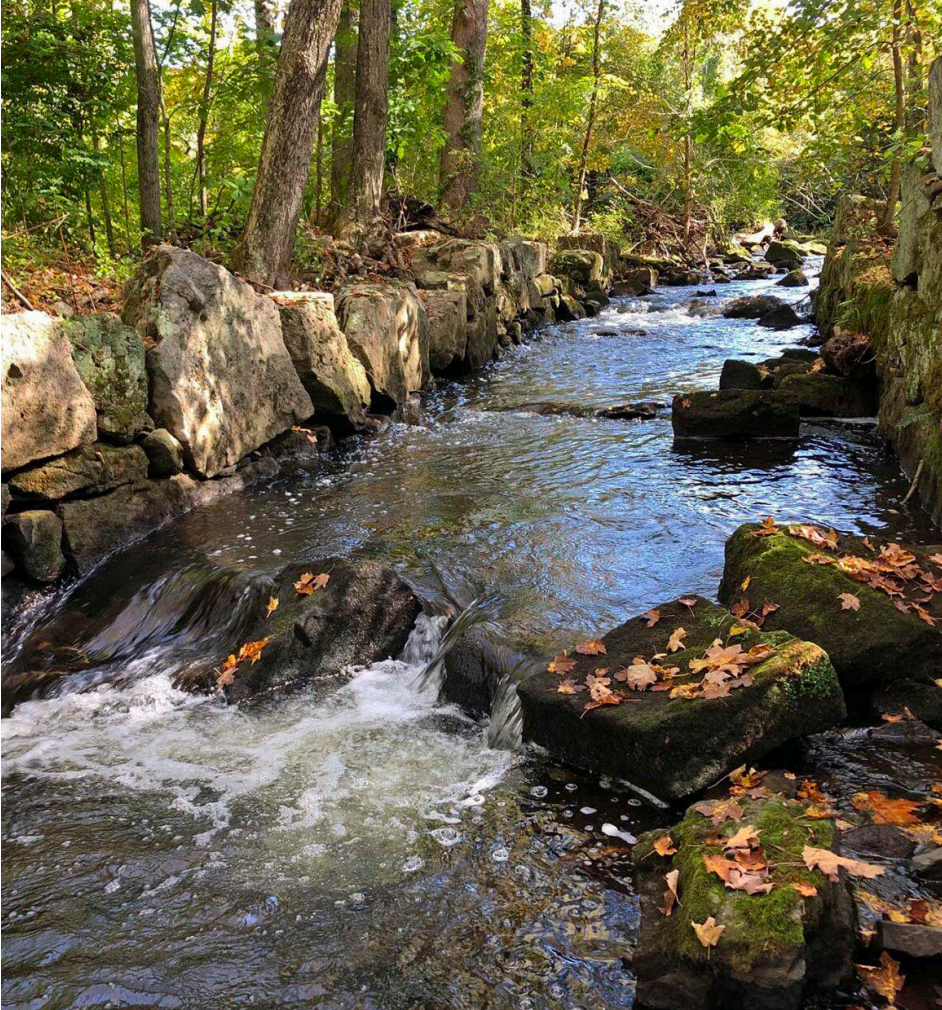


- Wallingford's utility rates help contribute to affordability
- More funding for recreational and cultural assets can help attract investment
- School infrastructure and curriculum needs reinvestment
- Lack of adequate programming and public space in Town Center
- Town communication to residents is improving



Existing Conditions Analysis

Key Findings - Environmental Considerations



- Sensitive ecosystems and watersheds must be conserved
- Agricultural uses need support to remain operation into the future
- Need for increased maintenance of open spaces to preserve public access
- Demand for trail access within preservation space
- Opportunities for green energy & low-impact development

Strengths & Opportunities



Strengths & Opportunities Analysis

Key Strengths



- Walkable Town Center
- Engaged populace
- Natural areas
- Regional draws



Strengths & Opportunities Analysis

Key Opportunities



- Develop diverse housing
- Improve transportation options
- Reinvest in community facilities
- Improved communications

Vision, Goals, and Objectives



Creating a Plan to Accomplish Wallingford's Goals

Vision Framework





Creating a Plan to Accomplish Wallingford's Goals

Community Vision



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



Creating a Plan to Accomplish Wallingford's 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.



Creating a Plan to Accomplish Wallingford's Goals

Housing



Objectives

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



Creating a Plan to Accomplish Wallingford's Goals

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.



Creating a Plan to Accomplish Wallingford's Goals

Development



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



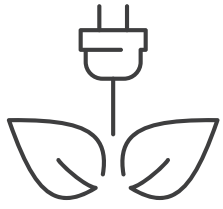
Creating a Plan to Accomplish Wallingford's Goals

Development



Objectives, continued

- 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



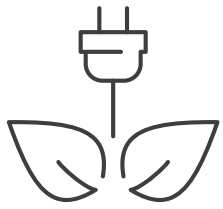
Creating a Plan to Accomplish Wallingford's Goals

Environment



Goal

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



Creating a Plan to Accomplish Wallingford's Goals

Environment



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



Creating a Plan to Accomplish Wallingford's Goals

Municipal Facilities & Services



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.



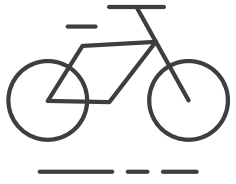
Creating a Plan to Accomplish Wallingford's Goals

Municipal Facilities & Services



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



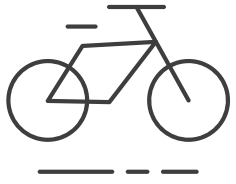
Creating a Plan to Accomplish Wallingford's Goals

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.*



Creating a Plan to Accomplish Wallingford's Goals

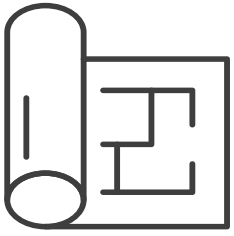
Transportation



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

Land Use Plan



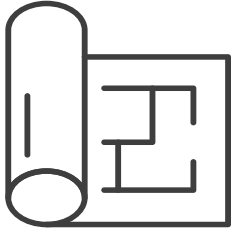
Land Use

Future Land Use Plan



Outlines general desired locations for land uses in the future:

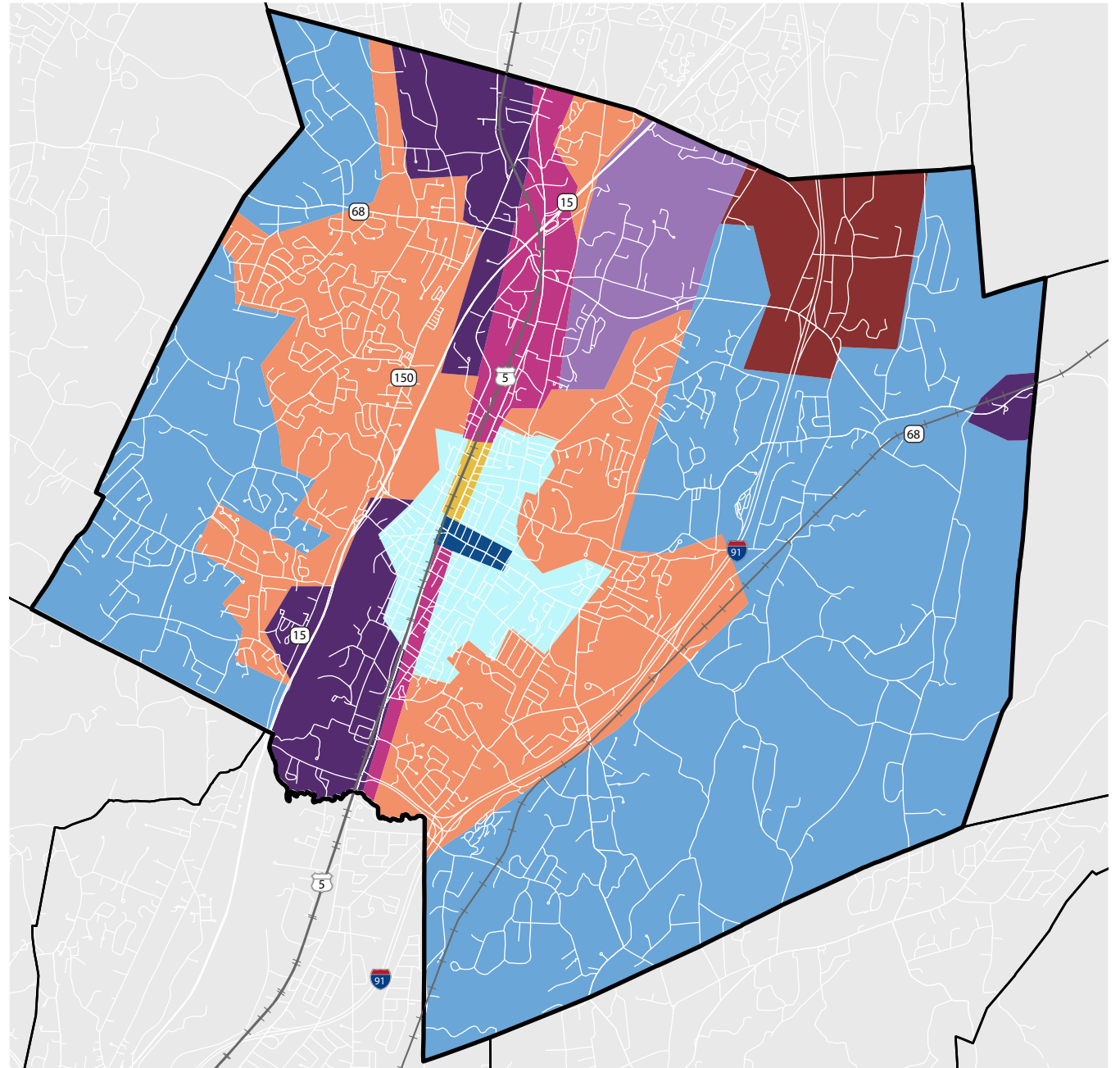
- Required by CT Statute 8-23
- Future Land Use Map offers typology approach for similar land uses, where Land Use Subareas analyzes land uses by geographic areas of town
- Land use recommendations sorted by Future Land Use and Land Use Subarea

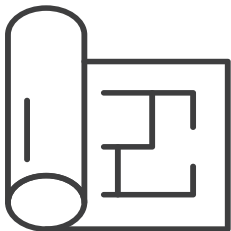


Land Use Future Land Use Map

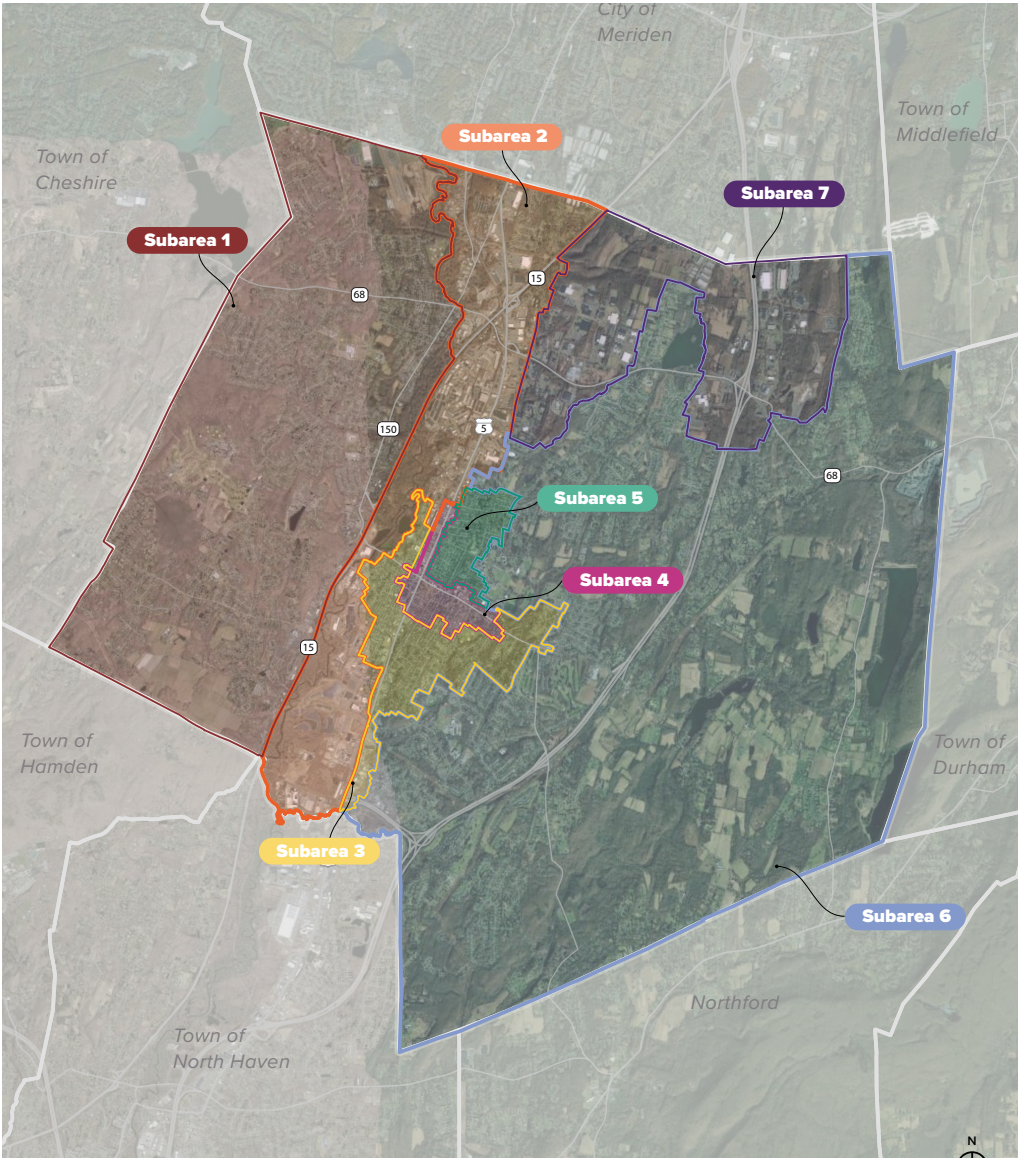
Key

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





Land Use Subareas



Subarea 1 - Yalesville/South Turnpike



Subarea 2 - Route 5/Northern Gateway



Subarea 3 - South Colony/Southern



Subarea 4 - Town Center



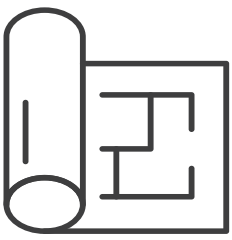
Subarea 5 - North Main Residential/ Academic



Subarea 6 - Rural Preservation/Watershed



Subarea 7 - Route 68 Industrial Gateway

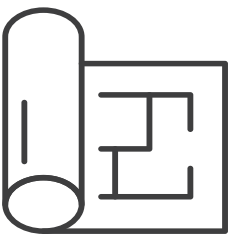


Land Use Recommendations



Subarea 1 - Yalesville/South Turnpike

- Modify regulations along primary corridors of targeted residential districts to allow for small-scale commercial uses which maintain residential usage intensity
- Consider regulatory tools to reuse institutional sites as multifamily or cluster residential at appropriate densities and scales
- Continue to regulate new development in watershed areas & conservation areas to follow low-impact development principles

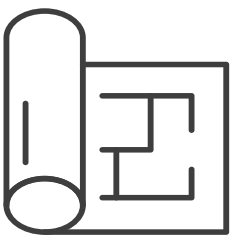


Land Use Recommendations

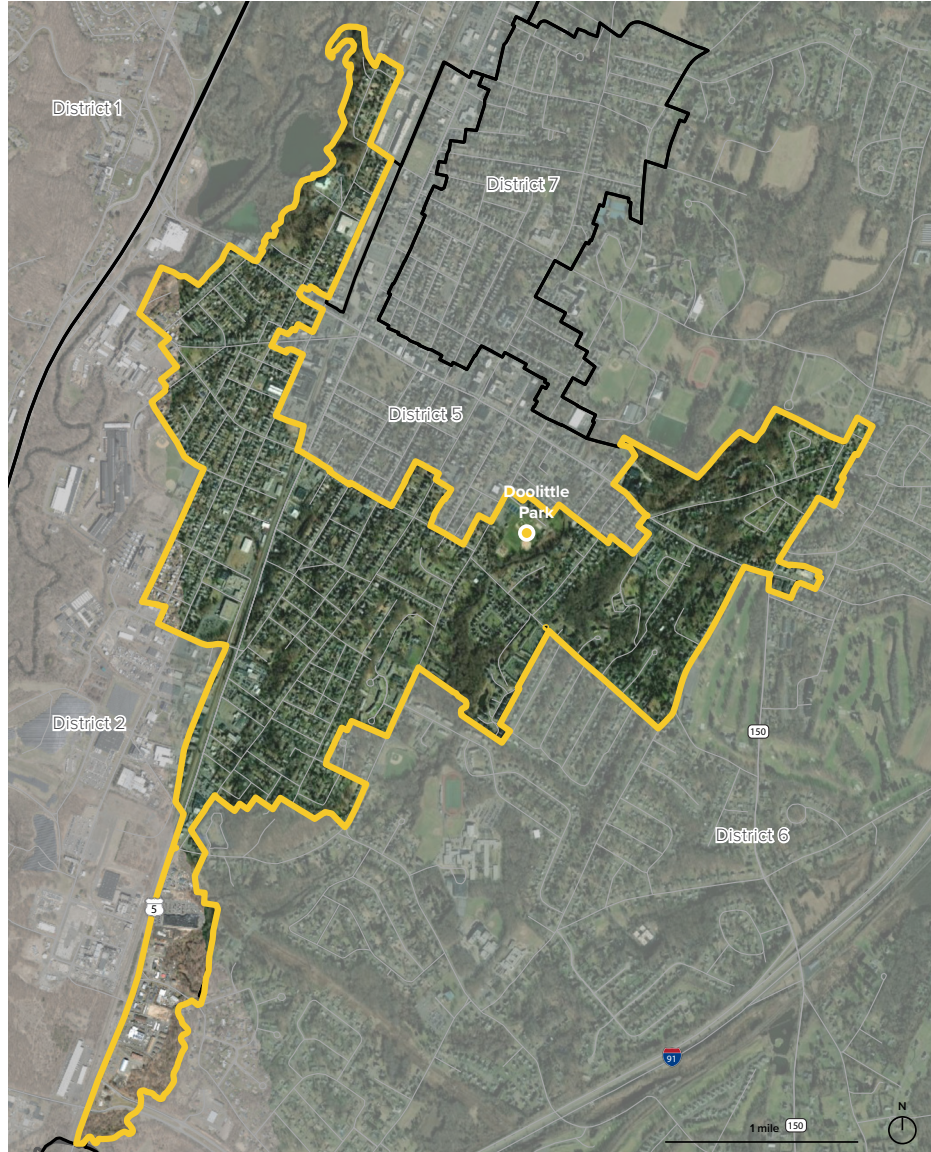


Subarea 2 - Route 5/Northern Gateway

- Integrate a variety of housing options in commercial zones, such as multifamily residential and commercial/residential mixed uses
- Evaluate zoning districts to ensure they are prioritizing the highest and best use of prime commercial areas, corridors, and activity centers

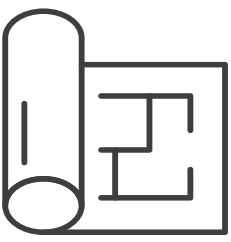


Land Use Recommendations



Subarea 3 - South Colony/Southern Gateway

- Integrate a variety of housing options in commercial zones, such as multifamily residential and commercial/residential mixed uses
- Evaluate zoning districts to ensure they are prioritizing the highest and best use of prime commercial areas, corridors, and activity centers
- 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

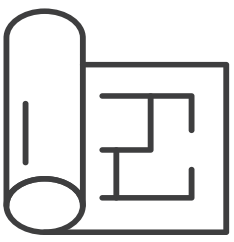


Land Use Recommendations



Subarea 4 - Town Center

- Explore options for diversifying allowed activities of commercial uses in the Town Center District
- 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
- Explore options for simplifying or removing overlay districts
- Continue to support Transit Oriented Development efforts around the train station

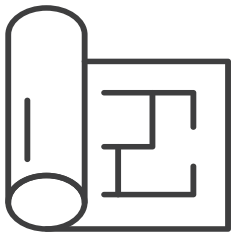


Land Use Recommendations



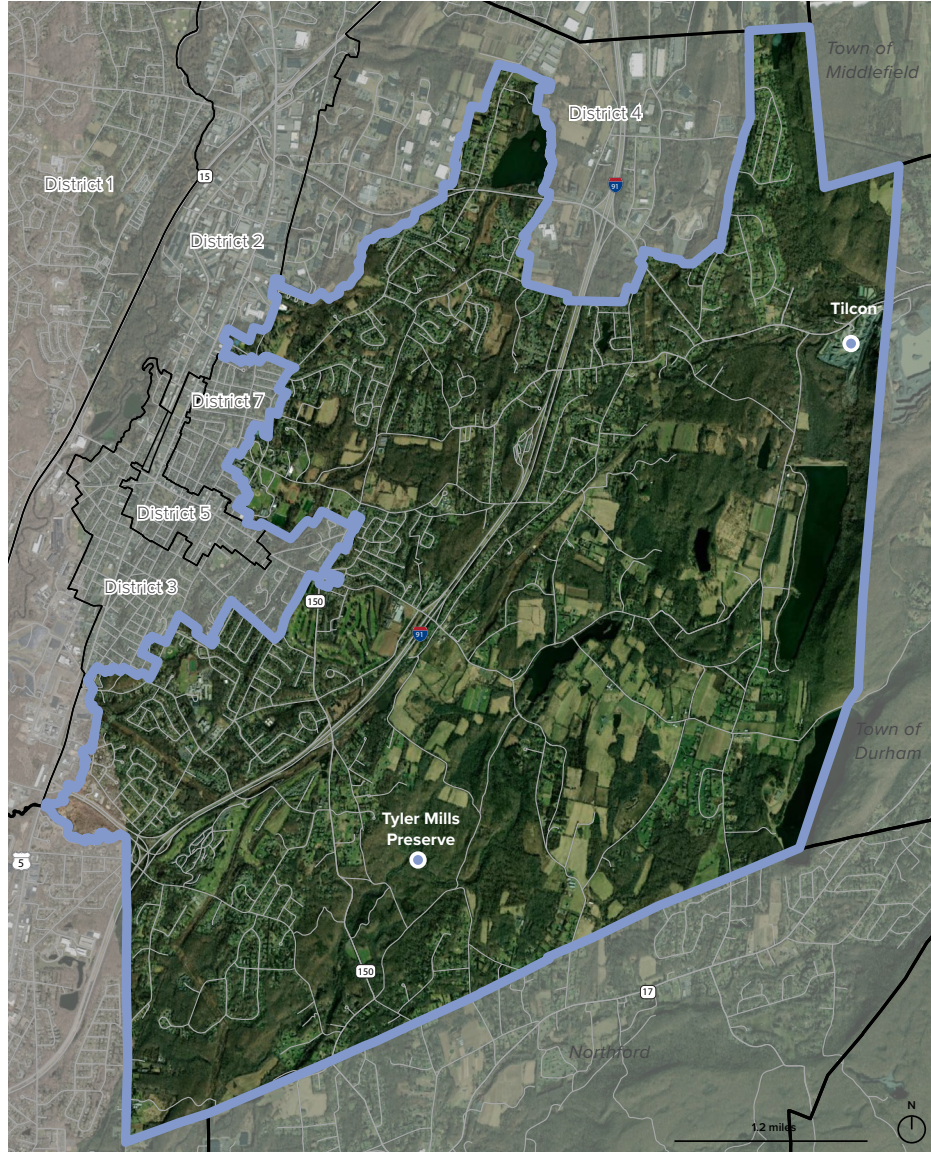
Subarea 5 - North Main Residential/ Academic

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



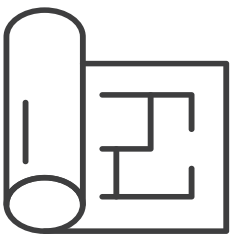
Land Use

Land Use Recommendations



Subarea 6 - Rural Preservation/Watershed

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



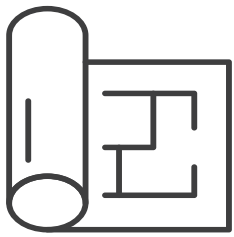
Land Use

Land Use Recommendations



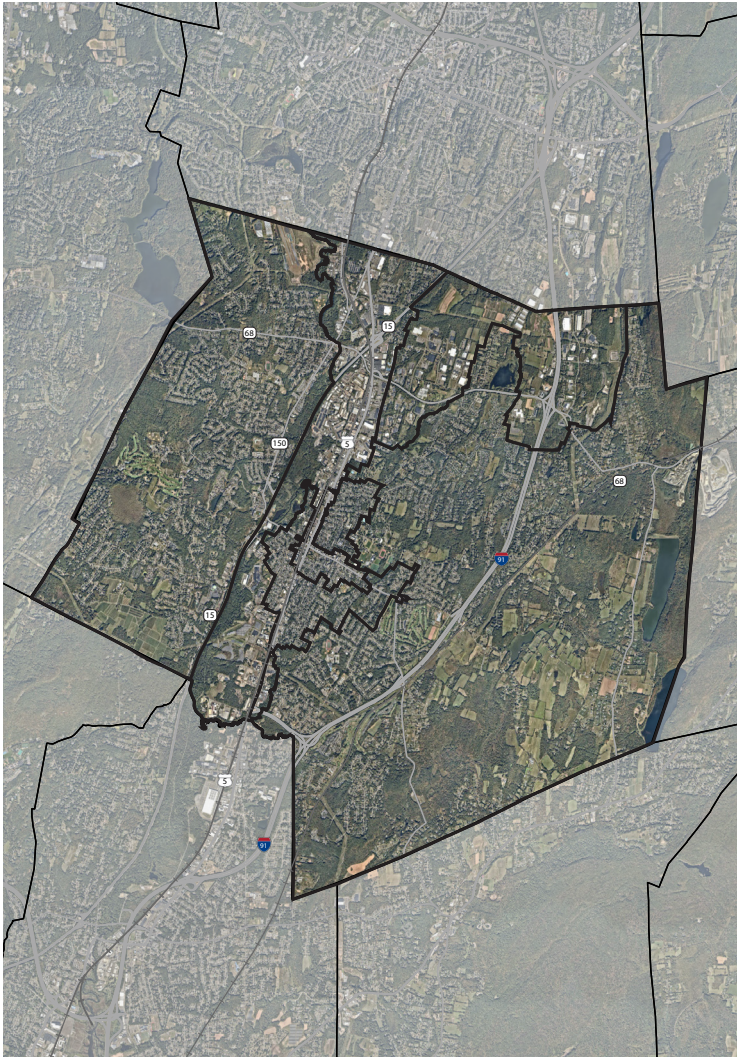
District 7 - Route 68 Industrial Gateway

- Conduct Redevelopment Plan to promote more compatible land uses and stimulate development of residential and commercial uses
- Consider applying Town Center District regulations to create a dynamic and walkable mixed-use development that integrates residential, retail, and commercial spaces
- Regulate new development in watershed areas & conservation areas to follow low-impact development principles



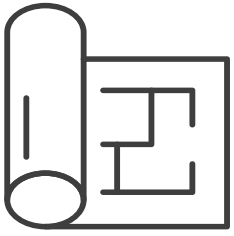
Land Use

Recommendations - Town Wide



- Revisit, replace, or repeal Incentive Housing Zone to address development barriers and opportunities for increasing feasibility of development
- Explore options for adapting farm and farm winery regulations to diversify agritourism programs and sources of revenue
- Explore options to streamline mobile food vendor regulations
- Take strategic approach to allowing as-of-right detached Accessory Dwelling Units in residential zones
- Take steps to streamline regulations of commercial zones while allowing uses and activities that benefit both businesses and the community

Implementation

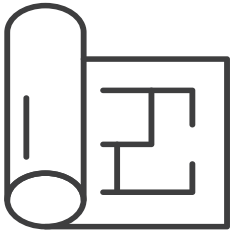


Plan Implementation

Administration, Short Term Actions, Funding



- Describes approach for implementation work, highlighting education, collaboration, and milestone tracking
- Outlines baseline actions for next 1-2 years to improve development and transportation outcomes
- Matches actions/strategies with funding sources

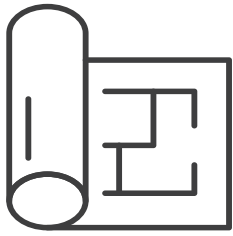


Plan Implementation

Implementation Administration

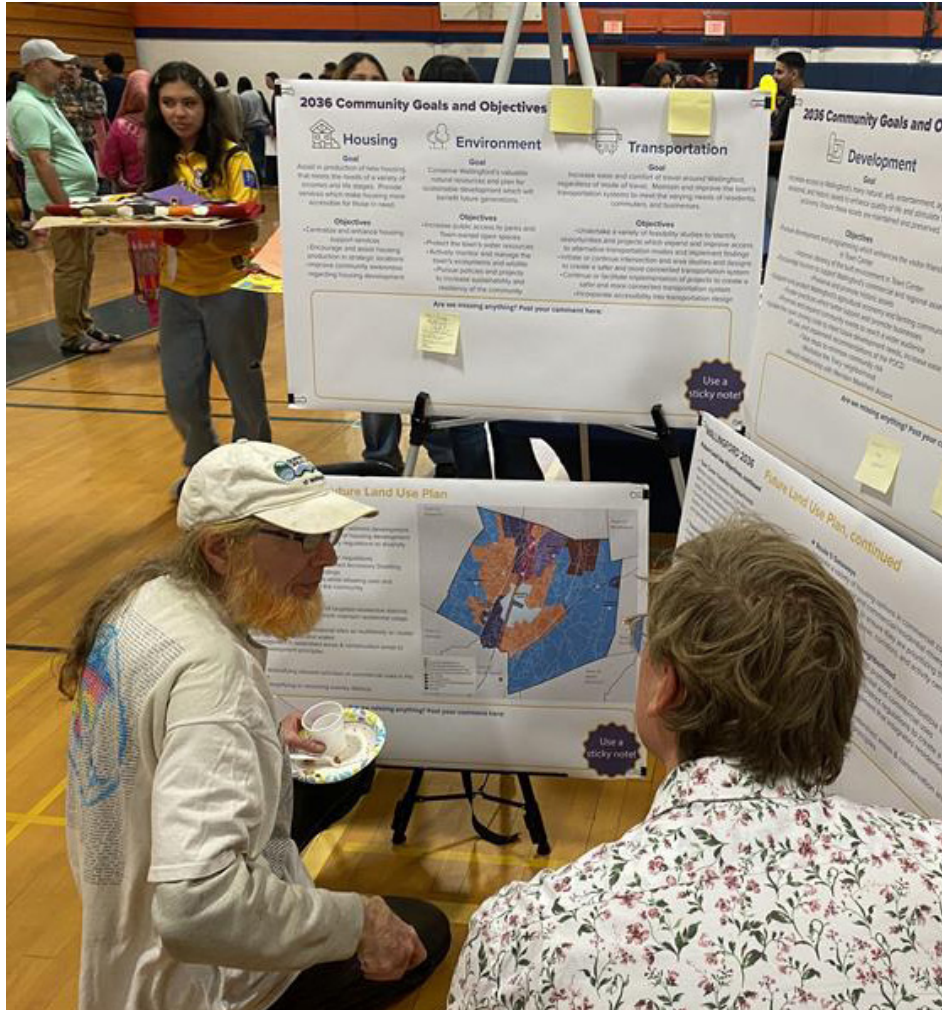


- Distribute plans to boards, commissions, staff, and stakeholders and conduct informational meetings as needed
- Work cross-departmentally and ensure consistent communication to implement actions
- Annual progress reviews coinciding with Town Annual Report; present review to Planning & Zoning Commission

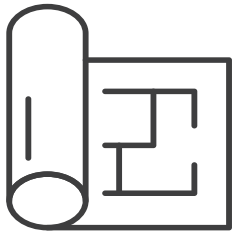


Plan Implementation

Short Term Actions

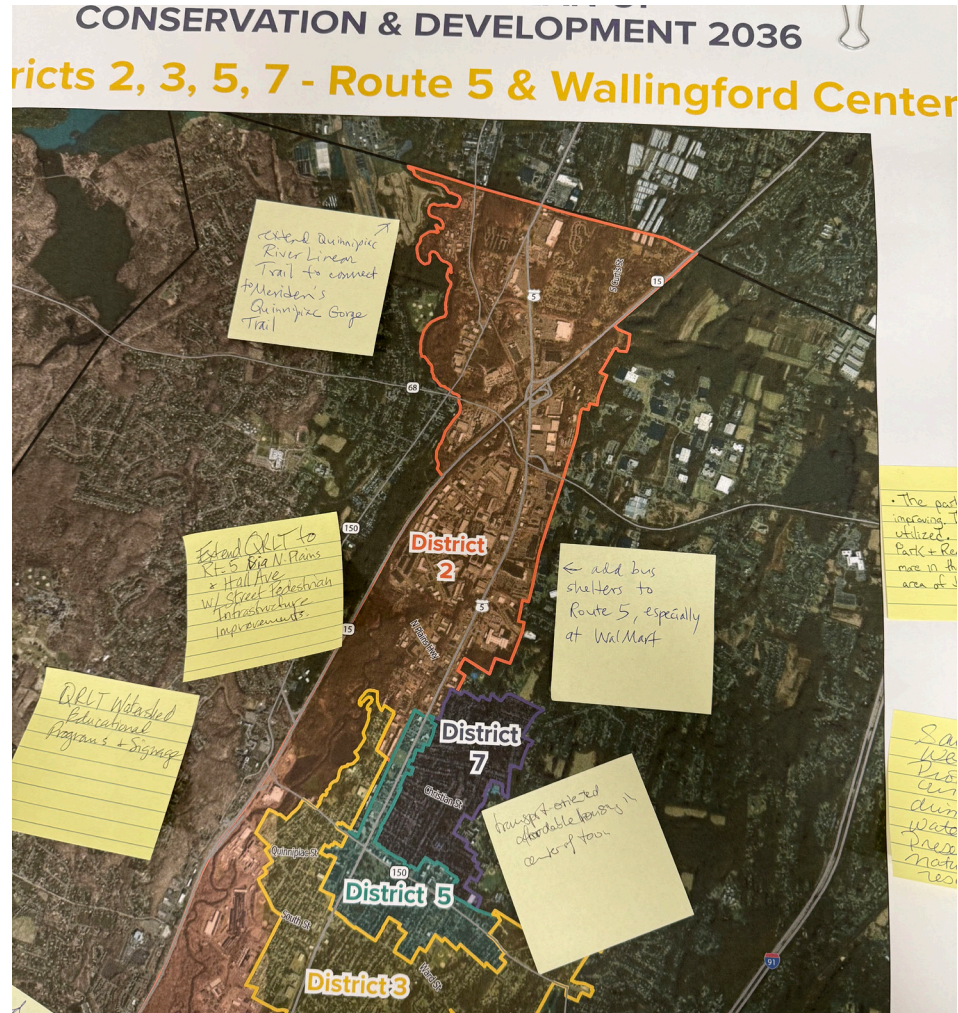


- Update and digitize the Town's zoning code to unlock desired development outcomes
- Continue progress on transportation studies, plans, and projects to support traffic safety and new development
- Apply for outside funding and assistance for implementing actions



Plan Implementation

Funding Resources



Matches funding sources with actions, i.e.:

- CTDOH Affordable Housing Technical Assistance Program for 2c: Identify and assess developable lots suitable for housing
- CTDOT Community Connectivity Fund for 27b: Initiate a redesign of Route 5 between the Train Station and Town Center
- HUD HOME Program for 2a: Work with developers and community organizations to facilitate the construction of affordable starter homes

Comments and Discussion on Plan Document

Next Steps

Next Steps

Plan Development

- Please provide written comments received by June 25th before beginning of adoption process
- Finalize Draft Plan document

Plan Adoption (per CT General Statute 8-23)

- Submit to Town Council for comment
- Submit to Council of Governments
- Post to Town website
- File with Town Clerk
- Final public hearing at Planning & Zoning Commission (TBA)
- Process anticipated to be complete in September