

WALLINGFORD TOWN PLAN

Wallingford, Vermont

Planning Commission Public Hearing held November 12, 2012
Selectboard Public Hearing held February 4, 2013
Adopted by the Selectboard on February 4, 2013

TABLE OF CONTENTS

1.0	Vision Statement and Authorization	6
2.0	Purpose And Use Of The Town Plan	6
3.0	Implementation	7
4.0	Relationship Between Plan And The Development Trends And Plans For The Surrounding Area	8
5.0	Community Inventory And Overview	9
5.1	Location and Setting	9
5.2	History	9
5.3	Physiographic Regions	11
5.4	Geology	12
5.5	Earth Resources	12
	Sand And Gravel	12
	Commercial Mineral Deposits	13
	Soils	13
	Soil Associations	14
	Agricultural Soils	14
	Forestry Soils	15
	Soil Suitability for Septic Systems	16
5.6	Steep Slope Areas	17
5.7	Floodplains and Flood Hazard Areas	17
5.8	Wetlands	18
	Wetland Laws and Regulations	18
	Designation of Wetlands	18
	Land Uses within Wetlands	19
	Buffer Zones	19
	Local Authority	20
	Identification of Wetlands	20
6.0	Existing Land Use Patterns	22
6.1	Agriculture	22
6.2	Forestry	22
7.0	Cultural And Social Factors And Resources	24
7.1	Population	24
7.2	Economic Development and Employment Resources	25
7.3	Housing	28
	Housing Need	28
	Housing Affordability	30
7.4	Cultural and Social Resources	32
7.5	Historic Resources	33
	Wallingford Village Historic District	33
	South Wallingford and East Wallingford	33
	The Rural Otter Creek Valley Multiple Resources Area	33
	Settlements of Centerville and Aldrichville	34
8.0	Community Facilities And Infrastructure	35
8.1	Town Governance	35
8.2	Transportation	35
	Bus	35
	Rail	36
	Air	36
8.3	Municipal Water Service	37
	Wallingford Fire District # 1	37
	Water Sources	38
	South Wallingford Water Cooperative	38
8.4	Sewage Collection, Treatment and Disposal	39

Scenic and Aesthetic Qualities.....	64
Historic Features.....	64
Water and Air Quality, Wildlife and Land Resources	65
13.7 Site Conditions and Limitations for Development	67
Slopes	67
13.8 Energy Use.....	68
Goals.....	68
Policies and Implementation Strategies	69
13.9 Recreational Opportunities.....	69
Goals.....	69
Policies and Implementation Strategies	70
13.10 Agricultural and Forest Industries.....	70
Goals.....	70
Policies and Implementation Strategies	71
13.11 Natural (Earth) Resources.....	71
Goals.....	71
Policies and Implementation Strategies	71
13.12 Housing.....	72
Goals.....	72
Policies and Implementation Strategies	72
14.0 Future Land Use.....	74
14.1 Village Regions.....	74
Historic Wallingford Village	74
South Wallingford Historic Village Region.....	74
East Wallingford Historic Village Region	74
14.2 Gateway Regions (designed to overlay underlying land use designations).....	75
Wallingford Village	75
Wallingford Village Expansion Areas	75
Public Lands	75
14.3 Floodplain Region.....	76
14.4 Rural Settlement Areas.....	76
Hartsboro Road.....	76
Route 140 West	76
Route 140 and East Street (TH 15).....	76
Church Street	76
East Wallingford, Beginning in the Village and Traveling North along Parker Road and Hateful Hill Road	76
14.5 Special Regions.....	76
Rural Otter Creek Valley Multiple Resource Area	77
Route 140 East Scenic Corridor.....	77
Lands above 2500 feet in elevation	77
Industrial Regions	77
Industrial District	77
14.6 Agriculture, Forest, and Low Density Residential	78

3.0 Implementation

It is intended that the Wallingford Town Plan be implemented and used as follows:

- *A basis for regulations to be adopted by vote of the people of Wallingford.* The Plan serves as a foundation and guide for the provisions of such zoning regulations, subdivision regulations, impact fee regulations, shoreland bylaws, and flood hazard bylaws as are adopted by the voters of the Town of Wallingford.
- *A basis for community programs and decision-making.* The Plan is a guide and resource for the recommendations contained in a capital budget and program, for any proposed community development program, and for the direction and content of other local initiatives, such as for farmland protection, acquisition and development of recreational land, and housing.
- *A source for planning studies.* Few plans can address every issue in sufficient detail. Therefore, many plans will recommend further studies to develop courses of action on a specific need.
- *A standard for review at the state and regional levels.* Act 250 and other state regulatory processes identify the municipal plan as a standard for review of applications. Municipal plans are important to the development of regional plans and regional and inter-municipal programs.
- *A source of information.* The Plan is a valuable source of information for local boards, commissions, citizens and businesses.
- *A long-term guide.* The Plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social, and economic environment of the community.

5.0 Community Inventory And Overview

5.1 Location and Setting

Wallingford is located in southern Rutland County, surrounded by the Towns of Clarendon, Shrewsbury, Mt. Holly, Mt. Tabor, Danby and Tinmouth. (Map 1). It is ten miles south of Rutland City, placing it on the fringe of Vermont's second largest municipality.

The physical setting of the town is a reflection of its topography, physiography and land use. Its physiography reflects the fact that different parts of town are found in three of Vermont's five physiographic regions. Physiographic regions consist of areas with distinct combinations of relief, geology, soils and climate.

The eastern two-thirds of the town--including its highest peaks and remotest areas--lies in the Green Mountain physiographic region, while the westernmost one-sixth of the town is part of the Taconic Mountain physiographic region. The narrow corridor running between the two mountain regions is part of the Vermont Valley.

5.2 History

The forests and streams of the Green Mountains and the fertile soil of the Otter Creek Valley provided the settlers of Wallingford with the wood, waterpower, and farmland needed to establish their frontier agricultural community as early as 1780. Wallingford Village, a milling and manufacturing center for the valley farms, developed at the confluence of Roaring Brook and the Otter Creek on the Bennington to Rutland stage road (now US Route 7). To the south, a stage stop along the road evolved by 1830 into the village of South Wallingford. After completion of the Bellows Falls to Rutland railroad in 1849, East Wallingford grew up around a station on that line as a lumbering and manufacturing center. For a time small hamlets devoted to lumbering and milling, including Centerville, Hartsboro and Aldrichville, were active on the forested mountain slopes during the 19th century. Wallingford Village, which became a stop on the Rutland and Bennington Railroad in 1852, continued throughout the century as the commercial and civic focus of the town.

Early settlement in Wallingford progressed slowly, in part because the major transportation routes in the area skirted all but the northwest corner of the town. The old Crown Point Road, blazed in 1759 and used as a major immigration route before and after the American Revolution, ran through towns to the east and north. Prior to 1800, the main road between Bennington and Rutland ran through Tinmouth west of Wallingford, reflecting the greater economic importance of that town in which the 1791 census found 935 residents compared to 538 residents in Wallingford. Some of the first residences in town were built near a road from southern Tinmouth into Otter Creek valley.

Wheat farming in the Otter Creek valley became well established by 1800, and the Bennington to Rutland stage road shifted from Tinmouth to an Otter Creek valley route through Wallingford about the same time.

building remaining from the manufactory. The works prospered as its pitchforks were shipped by the railroad to a national market.

In the second half of the 19th century, Wallingford Village grew with the successes of local industries. In 1866, the Batcheller Company moved to a larger plant on the Otter Creek, and in 1869, Franklin Post founded a company to compete with the Batcheller Works.

Farmers in the valley concentrated on dairying and stockbreeding after the Civil War and made improvements on their farms to accommodate the expanding size of their agricultural enterprises.

At the turn of the century, Wallingford reached its peak population of over 2000 residents. The first quarter of the 20th century witnessed an important shift in the economy of Wallingford as local concerns were bought by out-of-state corporations and the recreation industry gained prominence. In 1902, the American Fork and Hoe Company of Cleveland, Ohio acquired the Batcheller Works. The Wallingford Manufacturing Company, the heir to Franklin Post's manufactory, was incorporated in 1902, then acquired by the Wellard Vale Manufacturing Company of Canada in 1910.

After 1910, the population of Wallingford began a decline as summer residents attracted by cool air and beautiful surroundings began to occupy what had formerly been working farmsteads. Recognizing the change that was occurring in the regional economy, the American Fork and Hoe Company got involved in the tourist business in the 1920's. Several summer camps were built on land the company owned on Elfin Lake. In 1926, the company purchased the old Wallingford Inn, completely remodeling it in the Colonial Revival style. By 1930, the pitchfork factory had been converted from the manufacture of farm implements to golf clubs and other recreational products.

5.3 Physiographic Regions

The town of Wallingford spans three of the five major physiographic regions of Vermont. The eastern part of the town is in the Green Mountain physiographic region. This part of town contains its highest peaks and most remote areas. The Green Mountain National Forest comprises a significant part of this region. This region covers the area in town east of a line from Bear Mountain to Green Mountain, near South Wallingford.

A narrow valley corridor down the center of the town is part of the region known as the Vermont Valley. This part of the town contains flood-prone areas along Otter Creek, extensive community development and has significant sand, gravel and mineral deposits. Historically, it has been the focus of development in town. The villages of Wallingford and South Wallingford and the main north-south highway, US Route 7, are in this region. It is bounded by the Green Mountains to the east and the Taconic Mountains to the west.

The Taconic Mountain region includes the area in the town west of the Vermont Valley. The area in the town in this region is relatively small, covering mainly the area known as West Hill.

Commercial Mineral Deposits

Commercial mineral deposits underlie a portion of Wallingford primarily along the western side of the Vermont Valley. Map 5 shows location of important mineral resources in Wallingford. According to company officials, there are no significant limestone/marble resources located elsewhere in the community, other than those under the ownership of the companies in Table 5.5b.

TABLE 5.5b—COMMERCIAL MINERAL DEPOSITS

Mineral Resource	Acreage	Percent
Sand & Gravel	156.1	0.5
Marble/limestone	400.0 +	1.5

Source: Rutland Regional Planning Commission

Significant commercial geologic formations include the Shelburne and Bascom formation, consisting of dolomite, limestone and marble. The material is used for aggregate in construction, and is ground and used for paper, plastic, paint and filler in various products.

Within this commercial mineral zone, several companies operate quarries. In addition, they own mineral and surface rights to areas not yet developed as quarries.

Soils

As an aid to general identification of soil types, the USDA Natural Resources Conservation Service (NRCS)(formerly Soil Conservation Service) has classified, mapped and interpreted the soils in the town of Wallingford while conducting a soil survey for Rutland County.¹

A soil survey describes soil characteristics and interprets each soil's capability for various uses such as farming, forestry and community development. The soil survey can also be used to help identify prime farmland, wetlands, highly erodible land, floodplains and sources of sand and gravel.

The soil maps for Rutland County are based on aerial photographs, with areas of each soil type and slope class drawn in on the photograph. The scale of these detailed soil maps is 1:18000 (1 inch on the photograph = 1500 feet). The soil maps have also been computerized and are stored in the Geographic Information System (GIS) at the Rutland Regional Planning Commission office. The set of resource maps that accompany this Plan were developed using GIS.

The detailed soil maps for the town reveal that there are over 40 different types of soils in Wallingford. Each soil type has a unique set of characteristics, including color, texture, acidity,

¹ It should be noted that, while the Soil Conservation Service mapping is generally accurate, actual soil conditions determined through on-site evaluations are more accurate in establishing site-specific soil conditions. Accordingly, wherever soil conditions are relevant throughout this Plan, where soil information is derived from on-site evaluations, such information shall control over Soil Conservation Service mapping. It is also the intent of this Plan that SCS mapping should not be used to prohibit development but to alert those who would use or develop their land of soil types and conditions that may exist on their property.

TABLE 5.5c—AGRICULTURAL SOILS IN WALLINGFORD

Class	Acreage	Percent
Prime soils	1418.1	5.1
Statewide Soils	2245.3	8.1
Other	23889.4	86.8
Total	27552.8	100

Source: Rutland Regional Planning Commission

It is important to note that not all areas of important agricultural soils are in farm and crop production. Some areas are in woodland, housing or are idle. Conversely, not all land in farm and crop production are areas of important agricultural soils. Currently, it appears that Wallingford has more areas of good agricultural soils than land that is in crop production.

As of 1997, approximately one-third of the taxes on land in forestry and agricultural use were paid by the State through the Current Use Value Program. The Current Use Program allows owners of resource lands to pay property taxes based on the value of their land in its current resource use rather than the value of their land if developed for some other use. Over 3,000 acres are in the forestry program and about 1,500 acres in the agricultural program.

Forestry Soils

For the purpose of this technical report, important forest soils shown on Map 7, are those soil map units with a relative value of 74 or higher according to the Soil Potential Study and Forest Land Groups for Vermont Soils. (See footnote 1) These forest soils consist of map units in Forest Value Groups 1, 2 and 3 (out of a total of 7). Statewide, soils in Forest Value Groups 1, 2 and 3 cover approximately 40% of Vermont’s total land Area.

TABLE 5.5d—RELATIVE DISTRIBUTION OF FOREST SOILS STATEWIDE

Forest Value Group	Relative Value	Approximate % of Vermont Land Area
1	100	7
2	83	15
3	74	18
4	63	24
5	51	22
6	31	10
7	0	4

Source: USDA Natural Resources Conservation Service

Total conserved and un-conserved lands	27,522.6	
--	----------	--

Source: Rutland Regional Planning Commission

TABLE 5.5g—SEPTIC SUITABILITY OF CONSERVED SOILS

Conserved Lands (GMNF, Vermont Land Trust, private easements)			
Class	Suitability	Acres	% Total
I	Well Suited	835.80	9.1
II	Moderately Suited	3,053.10	33.3
III	Marginally Suited	2,737.60	29.9
IV	Not Suited	2,359.50	25.7
V	Not Rated	159.90	1.7
	Total	9,145.90	100

Source: Rutland Regional Planning Commission

5.6 Steep Slope Areas

Map 4B identifies areas where the slope is greater than 25 percent. Generally, the steepest slopes (greater than 25%) are found around Bear Mountain, White Rocks and Green Mountain along the western flank of the Green Mountains and in the Taconic Mountains west of the Vermont Valley. The area affected by steep slopes is summarized in Table 5.6a. Just over 35% of the town has slopes of less than 15%. Twenty percent of the town has slopes of between 15 and 25 percent, while 13.6 percent has slopes of greater than 25%. Another 31.5 % consists of National Forest soils, which are not rated, but are characterized as “rolling”, “hilly”, “very hilly”, and “very steep”.

TABLE 5.6a—SLOPE CLASS IN WALLINGFORD

Slope Class	Acreage	% of Total Land Area
< 15%	9658.0	35.1
15 - 25 %	5470.7	19.9
> 25 %	3757.9	13.6
National Forest Land	8666.1	31.5

Source: Rutland Regional Planning Commission

5.7 Floodplains and Flood Hazard Areas

Several distinct zones make up flood hazard areas. Floodways are areas immediately along side moving water that must be reserved in order to discharge a large flood without increasing the water elevation by more than one foot. Floodplains are areas immersed by water during flooding, including floodways. The 100-year floodplain includes the area flooded, on average, once every 100 years.

the US Fish and Wildlife Service". Class II wetlands are those which are significant resources deserving of protection under the Vermont Wetland Rules. The Water Resources Board however, may allow on or off-site mitigation of disturbance in Class II wetlands. There are numerous Class II wetlands in Wallingford which are shown on Map 4A.

Class III wetlands are those that are not designated either Class I or Class II wetlands. Essentially, this means that such wetlands have not been determined to be so significant as to merit protection under the Rules. The extent of these wetlands is not known, however, since they have not yet been inventoried.

Land Uses within Wetlands

Any activity not permitted under the Vermont Wetland Rules in a Class I or Class II Wetland is a conditional use. These activities require a Conditional Use Determination (CUD), administered by the Agency of Natural Resources. A new road in a significant wetland, regardless of its purpose, must go through a CUD. Still, the rules do not constitute a permit process. A CUD is more similar to a zoning variance at the local level. As such, the burden of proof is on the applicant to show that the conditional use will not adversely affect the value and functions of the wetland. An application must be filed with the Department of Environmental Conservation (a division of the Agency of Natural Resources). Also, complete copies of the application must be sent to each town and regional planning commission in which the wetland is located.

Buffer Zones

Vermont's Wetland Rules establish buffer zones around Class I and Class II wetlands. The buffer zone is intended to protect the functions and values of the wetland by remaining a naturally vegetated and undisturbed outer shell. Currently, the Rules designate a 100-foot buffer zone adjacent to a Class I wetland; and a 50-foot buffer zone adjacent to a Class II wetland. Depending on the particular circumstances involved, the protection of a wetland may require wider buffer zones.

Activities taking place inside a wetland or its associated buffer fall into two categories with respect to the regulations. The first category is that of allowed uses. These are exempt from the Conditional Use Determination (CUD) process administered by the Agency of Natural Resources. Farming and logging are considered agricultural or silvicultural activities that are allowed uses. Silviculture in particular is defined in the amended Rules as "those activities associated with the sustained management of land for silvicultural purposes including the planting, harvesting and removal of trees". However, while exempt from the CUD process, such allowed uses in Class I and Class II wetlands and their buffer zones are regulated indirectly through a series of provisions. The Rules state that all allowed activities must not alter the outlet or flow of water in a Class I or Class II wetland. Similarly, no draining, dredging, grading, or filling of Class I or Class II wetlands is permitted except as provided for in the Acceptable Management Practices (AMPs) and the Department of Fish and Wildlife standards for silviculture in deer wintering areas. Other provisions of the Rules restrict road construction, road maintenance, the building of log landing areas, removal of beaver dams and equipment maintenance activities in Class I or Class II wetlands or their buffer zones.

Hydric Soils

Hydric soils have characteristics favorable to the support of wetland vegetation. Not all areas of hydric soils are in wetlands, but they can be used as an indication of wetlands, since all wetlands have hydric soils. A list of hydric soils is available through the local USDA Natural Resources Conservation Service office.

In Wallingford, hydric soils are scattered throughout the town. The highest concentration of hydric soils is on floodplains along Otter Creek and Mill River and in the uplands west and southwest of East Wallingford. The area covered by hydric soils is somewhat limited. Just under 1400 acres, or 5% of the total land area, meets hydric soil designation.

The Town should balance the need for taxes with the advantages of open National Forest Lands when lands come up for sale to the Green Mountain National Forest.

7.2 Economic Development and Employment Resources

In Vermont, economic and employment data is reported by County, Town, and Labor Market Areas . Table 7.2a below provides a baseline comparison of population and income figures among towns that form the economic landscape in which Wallingford is located.

TABLE 7.2a—DEMOGRAPHIC - ECONOMIC COMPARISON, RUTLAND COUNTY

Demographic - Economic Comparison of Rutland County Towns							
	Population 2002 1/	% Share County	Annual Average Employmt 2001 2/	Annual Average Wage 2001 2/	Effective Property Tax Rate 2002 3/	Average Residential Value 2002 3/	Median Adjusted Income 2001 4/
Vermont	615,611	NA	297,987	\$ 30,239	NA	NA	\$ 27,694
Rutland County	63,516	100.0%	29,186	\$ 27,858	NA	NA	NA
Benson	1,050	1.7%	108	\$ 21,415	\$ 2.09	\$ 74,020	\$ 24,218
Brandon	3,893	6.1%	1,651	\$ 24,442	\$ 2.59	\$ 89,027	\$ 24,426
Castleton	4,388	6.9%	1,166	\$ 23,982	\$ 1.86	\$ 91,223	\$ 25,512
Chittenden	1,188	1.9%	126	\$ 20,792	\$ 1.82	\$ 112,966	\$ 30,597
Clarendon	2,786	4.4%	1,050	\$ 27,831	\$ 2.28	\$ 100,633	\$ 27,088
Danby	1,298	2.0%	232	\$ 26,093	\$ 2.44	\$ 83,520	\$ 24,162
Fair Haven	2,928	4.6%	978	\$ 21,847	\$ 2.64	\$ 80,792	\$ 22,722
Hubbardton	764	1.2%	D	D	\$ 2.42	\$ 114,229	\$ 29,260
Ira	459	0.7%	16	\$ 18,670	\$ 1.91	\$ 90,611	\$ 35,336
Killington	1,125	1.8%	2,128	\$ 20,337	\$ 1.41	\$ 212,698	\$ 25,095
Mendon	1,019	1.6%	380	\$ 21,547	\$ 2.12	\$ 149,300	\$ 34,750
Middletown Springs	824	1.3%	70	\$ 24,602	\$ 2.37	\$ 90,765	\$ 26,848
Mount Holly	1,248	2.0%	162	\$ 25,386	\$ 1.88	\$ 93,107	\$ 26,897
Mount Tabor	203	0.3%	11	\$ 17,039	\$ 1.98	\$ 78,022	\$ 26,720
Pawlet	1,403	2.2%	327	\$ 22,767	\$ 1.80	\$ 80,171	\$ 22,922
Pittsfield	431	0.7%	128	\$ 27,385	\$ 1.46	\$ 128,956	\$ 29,342
Pittsford	3,172	5.0%	845	\$ 29,764	\$ 2.33	\$ 105,682	\$ 27,490
Poultney	3,644	5.7%	1,184	\$ 23,688	\$ 2.13	\$ 90,424	\$ 23,684
Proctor	1,848	2.9%	357	\$ 39,878	\$ 3.18	\$ 84,748	\$ 26,940
Rutland City	17,309	27.3%	13,106	\$ 30,105	\$ 2.50	\$ 83,136	\$ 22,873
Rutland Town	4,025	6.3%	3,732	\$ 32,421	\$ 1.98	\$ 136,719	\$ 32,066
Shrewsbury	1,108	1.7%	186	\$ 22,773	\$ 2.33	\$ 112,817	\$ 29,661
Sudbury	591	0.9%	36	\$ 25,292	\$ 2.30	\$ 104,509	\$ 32,088
Tinmouth	574	0.9%	D	D	\$ 1.98	\$ 89,424	\$ 24,577
Wallingford	2,272	3.6%	421	\$ 22,406	\$ 2.12	\$ 99,575	\$ 28,820
Wells	1,143	1.8%	116	\$ 19,478	\$ 1.60	\$ 99,022	\$ 24,360
West Haven	280	0.4%	D	D	\$ 2.29	\$ 74,784	\$ 31,165
West Rutland	2,543	4.0%	621	\$ 22,304	\$ 2.39	\$ 84,092	\$ 24,964

Sources: 1/ U.S. Bureau of the Census.
2/ Vermont Department of Employment & Training; UI Covered Employment (Inc. Gov.)
3/ Vermont Division of Property Valuation and Review.
Residential 1 value is for single family residence on less than six acres. Rate per \$100.
County rates calculated based on total taxes assessed and total equalized value.
4/ Vermont Department of Taxes, 2000 Vermont Tax Statistics, Median Adjusted Gross Income
by School District. * See Glossary for further details

D denotes data which cannot be disclosed. - (Dash) = 0
NA denotes data is not applicable.

Source: Rutland Labor Market Area Report 2002

Wallingford is part of the Rutland Labor Market Area as designated by the Vermont Department of Employment and Training. Since Wallingford is in many ways a 'bedroom' community whose places of employment are outside the town, it is important to review where Wallingford residents are going for employment, shown in Table 7.2b:

TABLE 7.2b - WALLINGFORD EMPLOYMENT GEOGRAPHY

TABLE 7.2c—UNEMPLOYMENT RATES IN THE WALLINGFORD AREA

Town	Unemployment Rate		
	2000	2005	2010
Clarendon	2.7%	3.3%	5.9%
Danby	2.4%	2.7%	5.8%
Mt. Holly	3.0%	3.2%	6.2%
Mt. Tabor	1.8%	7.1%	7.8%
Rutland City	3.0%	3.6%	8.7%
Rutland Town	1.5%	1.7%	2.7%
Shrewsbury	2.3%	2.1%	6.1%
Tinmouth	2.7%	3.6%	4.2%
Wallingford	2.5%	2.3%	6.4%
West Rutland	2.8%	3.4%	10.7%
Rutland Labor Market Area	3.1%	3.7%	7.4%

Source: Vermont Department of Labor, *Not Seasonally Adjusted*

The numbers of persons employed by type of industry follow the trends in the sizing of companies. Table 7.2d shows variance in category of employment over the same period.

TABLE 7.2d—RUTLAND LABOR MARKET EMPLOYMENT, BY CATEGORY

Category	2000	2005	2010
Natural Resources & Mining	410	270	290
Construction	1,056	1,360	929
Manufacturing	3,196	3,048	2,376
Durable goods	2,736	2,689	2,028
Non-durable goods	460	360	348
Trade, Transportation & Utilities	5,626	5,994	5,695
Wholesale Trade	915	791	884
Retail Trade	3,740	4,004	3,684
Transportation & Warehousing	497	724	598
Utilities	474	475	529
Information	444	431	274
Financial Activities	518	840	762
Professional & Business Services	1,945	1,981	1,543
Education & Health	3,665	4,087	4,497
Leisure & Hospitality	3,643	3,513	3,125
Government	3,446	3,688	3,842

Source: Vt. Department of Employment and Training, Labor Market Information Section

Information about the number and type of units available is important. Table 7.3a provides this information.

TABLE 7.3a—HOUSING NEED, CURRENT CONDITIONS

Wallingford Housing 1990, 2000, 2010					
	1990	2000	2010	%	%
				Change	Change
				'90 -00	'00 -10
Total Housing Units	956	1,040	1,088	8%	4%
Owner Occupied	626	729	723	16%	-0.8%
Renter Occupied	171	176	159	3%	-9.7%
Vacant	35	29	65	-17%	124%
Seasonal / Recreational	120	106	141	-12%	33%

Source: U.S. Census 1990, 2000 & 2010

Single family and mobile homes account for a large majority of housing in Wallingford; of the 1,040 housing units in 2000, 83% were single family and 7% were mobile homes. The percentage of multi-family units has decreased 4%. This high percentage of single-family homes indicates the possible need for a greater variety of housing types in order to accommodate all types and sizes of households residing in Wallingford.

TABLE 7.3b—HOUSING UNITS - WALLINGFORD AND SELECTED TOWNS

	Year-round Units			Vacation/seasonal Units		
	1990	2000	% ch	1990	2000	% ch
Rutland Co.	25420	27018	6.3	5761	5293	-8.1
Wallingford	836	934	11.7	120	106	-11.7
Clarendon	1124	1179	4.9	48	28	-41.7
Danby	487	519	6.6	131	128	-2.3
Mt.Holly	456	535	17.3	345	382	10.7
Mt.Tabor	104	104	0	5	17	240.0
Rutland Town	1492	1735	16.3	28	26	-7.1
Shrewsbury	413	435	5.3	68	71	4.4
Tinmouth	182	242	33.0	109	90	-17.4

Source: U.S. Census 1990, 2000

Table 7.3b establishes that housing units are increasing in Wallingford and neighboring towns at a rate, which is double or nearly double to the rate of increase countywide. This is a dramatic increase,

The rental situation in Wallingford is improving. The median gross rent has risen 20%, from \$412 in 1990 to \$517 in 2000. Because of increases in median household income, this increase has not outpaced resident's buying power. The percent of renter households paying more than 30% of their gross income on housing costs has also decreased, from 31% in 1990 to 22% in 2000. See Table 7.3d.

TABLE 7.3d—WALLINGFORD RENTERS/OWNERS PAYING OVER 30% OF INCOME ON HOUSING COSTS (1990/2000)

	1990		2000	
	#	%	#	%
Total Renters ⁵	163		157	
Renters paying over 30%	50	31%	34	22%
Total Homeowners ⁶	402		438	
Homeowners paying over 30%	63	16%	107	24%

Source: U.S. Census 1990, 2000

Sixteen percent of all Wallingford households are living in potentially unaffordable situations, slightly less than the regional average of 22%, and the surrounding towns of Rutland Town and Tinmouth.

TABLE 7.3e—HOUSING AFFORDABILITY—WALLINGFORD AND SURROUNDING TOWNS 2000

	Renters	Homeowners	Total Households paying over 30%	Total Households	% of Total Households Paying Over 30%
Rutland Co.	3,009	2,740	5,749	25678	22%
Wallingford	34	107	141	905	16%
Clarendon	73	108	181	1136	16%
Danby	39	25	64	502	13%
Mt.Holly	24	55	79	494	16%
Mt.Tabor	7	8	15	92	16%
Rutland Town	138	234	372	1691	22%
Shrewsbury	11	24	35	426	8%
Tinmouth	12	78	90	231	39%

Source: U.S. Census 2000

While an analysis of household income and housing costs aids in understanding the affordability of Wallingford's housing, it is understood that affordability can vary greatly based on an individual's particular situation. Affordability is a complex issue that does not relate solely to household income. Other principal contributing factors affecting the affordability of a household's living situation could include:

⁵ Renter—refers to specified renter-occupied units, which exclude 1-family homes on more than 10 acres;

⁶ Homeowner— refers to specified owner-occupied unit, which includes only 1-family homes on less than 10 acres.

- Maple Valley Grange, South Wallingford

7.5 Historic Resources

Historic resources in Wallingford include buildings, elements of the landscape (scenic areas), archeological sites, artifacts, archives and traditional culture. The thoughtful management of our historic resources will provide the guidelines required to maintain our community's unique identity, heritage, and course of development. Considerable time and effort on the part of several Wallingford citizens during the past few years has been spent on identifying and clarifying Wallingford's historic resources. The Wallingford Village Historic District and the Rural Otter Creek Valley Multiple Resource Area are now officially on the National Register of Historic Places. The National Register of Historic Places is our nation's official list of historical, architectural and archeological resources of local, state and national significance worthy of preservation. To be eligible for the National Register, buildings, complexes, districts,⁷ or sites must be at least 50 years old and must be distinctive and well preserved examples of their type and period of architecture, and/or have strong associations with important historical events or persons, and/or have the potential of yielding significant information on our history. Map 9 shows the location of the various historic districts.

Wallingford Village Historic District

We are most fortunate to have the many beautiful historic buildings and landmarks that exist in the Village and throughout the Town of Wallingford. Wallingford Village has in excess of 144 historic structures or sites listed in part in the National Register of Historic Places, dating c. 1807 through c. 1930. A complete listing is provided in *The Historic Architecture of Rutland County* published by the Vermont Division for Historic Preservation, a copy of which is attached to this Plan as a Technical Report with the permission of the Division.

The following is only a very brief list of prominent buildings or sites in the Village of Wallingford:

- Paul P. Harris Memorial Building, c. 1818. (Schoolhouse attended by Paul P. Harris, founder of Rotary International).
- Wallingford House, c. 1824. (Former True Temper Inn).
- The Old Stone Shop, c. 1848. (Batcheller Pitchfork Manufactory).
- Gilbert Hart Library, c. 1894. (Donated by Gilbert Hart, prominent industrialist and a native of Wallingford).
- The Boy with the Boot, c. 1894. (Donated in memory of Arnold Hill, by his children).

South Wallingford and East Wallingford

The villages of South Wallingford and East Wallingford both contain several historic buildings and sites that are listed in the Vermont State Register of Historic Places. A complete listing is provided in *The Historic Architecture of Rutland County*, published by the Vermont Division for Historic Preservation.

The Rural Otter Creek Valley Multiple Resources Area

Beginning at the southern edge of Wallingford Village, the Rural Otter Creek Valley Multiple Resource Area extends both east and west of Route 7 to South Wallingford Village. This area is entered on the National Register of Historic Places. Many historic farm homes, barns and sites are located in this area.

⁷ A district includes numerous buildings not listed separately.

8.0 Community Facilities And Infrastructure

8.1 Town Governance

The Town is governed by an elected Selectboard. Day-to-day administration is provided by a Town Administrator employed by the Board. The Town Administrator administers the budget and serves as the Transfer Station Administrator. The Town Administrator also serves to coordinate other functions of government, which are not under the Administrator's direct supervision such as road maintenance, planning, tax assessment and records.

8.2 Transportation

Primary access to the town is via US Route 7, an arterial highway that is one of the most important non-interstate highways in Vermont. Route 7 has been designated by the State as part of the National Highway System, making it eligible for a separate category of funds within the federal appropriation of funds to Vermont. Highways are the single most important component of the transportation system in Wallingford. They provide for automobile, school bus, and emergency access to all parts of the town. They also provide for the movement of goods and services, and for public transportation and bicycling.

Highways in the town (Map 2) include:

- 16.7 miles of State highway
- 49.9 miles of Town highways
- 3.9 miles of Class 2 highways (7.8%)
- 46.0 miles of Class 3 highways (92.2 %)

Class 2 highways secure important routes of travel between towns. The only Class 2 highway is VT 140 west. Class 3 highways, as the predominant type of Town highway, provide the principal means of access to the adjacent rural, residential and recreational land uses.

Although the private automobile is and will continue to be the predominant means of transportation, other 'modes' of transportation serve Wallingford, including public transit, rail, air, bicycle and pedestrian modes. Marble Valley Regional Transit District's commuter route to Manchester traverses Wallingford and a town Park and Ride lot is located near the recreation area, just west of US7. Sidewalks on both sides of the streets are located within the village center. Improvements to the traffic lights and sidewalks have been made to the intersection of Route 7 and 140 by the State. This project brought the intersection into compliance with the Americans with Disabilities Act.

Longitudinal Employer-Household Dynamics, a program of the US Census, showed in 2008 that the largest percentage of Wallingford's residents work in Rutland City (28.1%) and likewise those who work in Wallingford live in Rutland City (16.7%). However 7.1% of Wallingford residents work in town and 15.7% of those who work in Wallingford live there. This has implications on the transportation network and north-south commuter travel is the major travel pattern.

Bus

The Marble Valley Regional Transit District operates TheBus, which is designed to provide transportation to and from employment opportunities. The Manchester route connects with the Green Mountain Community Network in Manchester, allowing passengers access to areas throughout

All improvements should be coordinated with the State Historic Preservation Program.

The Scoping Report continues by recommending that the Town coordinate with the Rutland Regional Planning Commission to discuss means of further evaluating improvements in the Wallingford Village area. Recommended for discussion are:

- long term conversion of the existing angle parking to parallel parking.
- elimination of parking within 20/30 feet of the intersection of Routes 7 and 140.
- improved pedestrian facilities and landscaping.

The Report acknowledges that “future access management plans for this segment recognize the considerable historic and community resources in this area. Transportation plans must recognize this fact and develop solution(s) with traffic calming and reduced design speeds as major considerations.”

There is also a need for improvements to the sidewalk system throughout the village, as well as improvements or additions to curbing and drainage. On Route 7, all these improvements should be incorporated into a single project, which may need to be done in stages depending on funding. State transportation funds include an allowance of up to 10% for enhancements, which include such items as sidewalks. The Town and the Prudential Committee should lobby hard for the inclusion of sidewalks.

There are several other areas of concern in the transportation network in Wallingford, but the most severe of these is the highway under the rail trestle on Route 103. The geometrics of the highway cause frequent accidents at this site. This project was dropped from the FHWA and AOT lists due to lack of activity over a prolonged period because of associated environmental impacts. AOT has found that relocating the roadway to address this area is unfeasible due to extensive floodplain impacts from the proposed project.

Other projects in the Agency of Transportation’s Capital Program include the Rail bridge #145 in East Wallingford and 2 new Town Highway bridges that the Rutland Region Transportation Council included on the Region’s list are replace bridges #59 on Creek Road (TH2) and #7W on Depot Street.

Analysis of crashes from 2006-2011 data show a large number of crashes on US 7, which included one fatality, and VT 103 with fewer. Class 2 and 3 local roads experienced a significant number – 7- on VT 140. The programmatic corridor is Tift Road (TH-52) which would be an ideal candidate for a Road Safety Audit review. Projects are nominated and the Transportation Council forwards candidate sites to VTrans. Representation at the Council meetings is key to moving projects forward and also learning about grant opportunities.

8.3 Municipal Water Service

Municipal water service (as distinguished from private or on-site wells or water systems) is provided in Wallingford by the Wallingford Fire District # 1 and by the South Wallingford Water Cooperative.

Wallingford Fire District # 1

Wallingford Fire District # 1 was created in 1906 to provide water to the residents of the main village area of Wallingford. The Wallingford Water Company constructed the system and the system’s 35,000-gallon reservoir in 1908. A 140,000-gallon reservoir was constructed by the District in 1942.

Since this water supply is also a surface source, and because the system is classified as a 'community water system' by the state, it is subject to the same state and federal requirements for improving the purity of the water.

The Cooperative has 29 connections. Average daily demand by users of the system, who are almost exclusively residential, is approximately 13,050 gallons per day. The system's total supply, represented by maximum daily yield of its supplies, is estimated at 28,800 gallons per day.

8.4 Sewage Collection, Treatment and Disposal

Sewer service in Wallingford is provided by the Wallingford Fire District # 1. The District owns and operates a secondary level treatment sewage plant that is located behind Shaw's Sales and Service in the village. As a secondary level facility, the plant includes an oxidation ditch, chlorine contact tank, clarifiers, and sludge drying beds. The plant was constructed in 1970 using funds from the U.S. Environmental Protection Agency and has permitted capacity of 120,000 gallons per day.

The average daily flow in 2010 was approximately 70,000 gallons per day. The flow varies considerably depending on weather conditions. During rainy periods, the plant has treated over 100,000 gallons per day. Much of this fluctuation is due to infiltration through basement sump pumps hooked into the system, as well as manholes that allow inflow into the system.

Roughly 400 customers are connected to the system. Of these, approximately 350 connections are for residential uses, 5 are for municipal uses, 29 are for commercial uses, 7 are institutional uses and 1 is a manufacturing use.

An additional factor in maintaining capacity is the elimination of inflow and infiltration of storm and runoff waters into the piping system carrying wastes to the treatment plant. As sewer mains age, openings in the system allow the infiltration of surface and ground water. In addition, roof drains on older homes, and basement sump pumps may be connected into the system adding volume that causes the plant to exceed treatment capacity, resulting in the discharge of untreated wastes to Otter Creek. According to system representatives, they are beginning to identify such sources and producing plans to eliminate the excess flowage. The district is continuously making small changes to improve the efficiency of the system. Because sump pumps have been identified as a large contributor to the infiltration problem, plans are being made to pursue and address this problem.

Sludge currently generated by the plant during winter operations is transported by the Rutland County Solid Waste District, of which the Town is a member, to Glens Falls, NY for disposal. Sludge generated in the summer can be treated and stored in the expanded and reconstructed sludge beds at the treatment plant.

The area served by the treatment plant takes in the core of the village. Users of the treatment plant are serviced by a series of gravity feed lines.

Future growth will increase demands on the system, intensifying the need for system improvements. Population projections have not been prepared for the sewer service area. Some capacity will be able to be reclaimed by elimination of inflow and infiltration

Fire District # 1 currently has two station buildings. The main building is located in Wallingford village and has 4 bays. A new satellite building was donated by OMYA, Inc. for \$1.00/year rental to provide space for a pumper truck and a tanker truck. This satellite facility will cut response time to South Wallingford by an estimated 15 minutes.

The Fire District has a 1250 gallon per minute (GPM) pumper with a 1,000 gallon tank, 30 gallons of foam and the Hurst Extractor Tool ('Jaws of Life'), a 1,000 GPM pumper with a 1,000 gallon tank, a 750 GPM pumper with a 350 gallon tank, a 500 GPM pump mounted on a trailer, a 1,200 gallon tanker, a support van, and a jeep for fighting forest fires equipped for 14 men. The Fire District also maintains a 1936 parade truck. There are future plans to replace the aging 750 GPM pumper truck.

Wallingford Fire District # 1 maintains a mutual-aid network with Clarendon, Danby, East Wallingford, Rutland City, Rutland Town and Tinmouth. Calls go out based on the size of the emergency and the availability of sources.

East Wallingford Fire Department

The East Wallingford Fire Department, organized as Wallingford Fire District # 2, has 10 active members, as well as a 14-member auxiliary. Equipment operated by the Department includes a 750 GPM pumper with a 500 gallon tank (1979 model), a 1,200 gallon tanker with dumping capability, 350 GPM pump and foam capacity (1986 model), two portable pumps, 2,000 feet of 2.5" hose and a similar length of 1.5" hose. Equipment is housed in a station in East Wallingford Village.

Training takes place on an on-going basis. Training is held at regular monthly meetings, as well as at special fire fighting schools.

As a municipality (a fire district), funding for the East Wallingford Fire Department is raised by a district property tax. This revenue is supplemented by the fund raising activities of the Fire District Auxiliary. A Prudential Committee is responsible for the overall affairs of the District.

The number of fire responses by the Department has averaged 6-15 per year. Roughly 1/2 of the calls were for the mutual aid network it maintains with surrounding communities.

8.7 Emergency Response

Except for that portion of East Wallingford which is served by Mt. Holly Rescue, most of the town is covered for emergency response services by Wallingford Rescue. The primary emergency facility to which patients of both Wallingford Rescue and Mt. Holly Rescue are transported is the Rutland Regional Medical Center.

Wallingford Rescue

Wallingford Rescue is a volunteer organization currently consisting of 19 members including 2 Emergency Medical Technicians (EMTs), 2 EMT-1s, 2 EMT-Ps, 3 EMT-Ds, 1 EMT-EOA, 2 registered nurses and 7 Emergency Care Attendants (ECAs). Reflecting the group's emphasis on training, all members must have as a minimum ECA State certification. The Squad also conducts at least 30 hours of training annually.

Building, 3 Simple Assault, 3 False Pretense, 6 Destruction of Property/Vandalism, 10 Larceny-Other, and 12 Burglary/B&E.

8.9 Emergency Management Activities

Wallingford has been involved in several activities related to emergency planning. The town adopted a Basic Emergency Operations Plan in 2012. This plan helps coordinate and facilitate response activities in the event of an emergency. In 2004 and 2009, the town took part in regional hazard mitigation planning efforts. The creation of a Hazard Mitigation Plan improves the community's ability to mitigate for future disasters, lessening the financial, social and environmental impacts stemming from possible disaster events. The creation of the Hazard Mitigation Plan ensures accessibility to Federal Emergency Management Agency funds to aid in mitigation projects and disaster recovery efforts.

Identified mitigation strategies included:

- Continuing upgrades and maintenance of culverts to accommodate high water flows,
- Alleviating the frequently flooded section of Hartsboro Road through consulting with appropriate specialists and engineers;
- Obtaining Red Cross approval of town emergency shelters,
- Installing wiring needed for installation of portable generators in the Town Hall and Elementary School,
- Continuing emergency evacuation drills with vulnerable populations in town,
- Continuing support of State-led widening/straightening of Rt. 7, specifically the accident prone section in South Wallingford,
- Partnering with the State to solve water contamination caused by sewer system overflow, and;
- Protecting town records by retrofitting town offices.

8.10 Energy and Communication

Energy Use

Residential: Most of the residences in Wallingford use as their primary heat source either oil, propane (bottled gas), or wood, although some use electricity as a primary or secondary heat source. In those residences where the domestic water supply is not heated by a central heating system (furnace) it is normally heated by propane or electricity. Some homes use passive solar radiation as the primary heat source, although many depend to a greater or lesser extent upon passive solar for a portion of their heating needs.

Agricultural: Active farms are significant energy users, depending primarily upon electricity for barn lighting, milk cooling and other motor operated barn equipment. Field work is performed by tractors, which are predominantly diesel operated.

Public Buildings: The Wallingford Elementary School and the Town Office are heated with oil. The Town Garage uses oil and some wood.

Electricity

8.12 Library Services

Library services are provided to the community by the Gilbert Hart Library. The library is housed in an historic structure that was built in 1894 with funds donated by Detroit industrialist, Gilbert Hart, who was born in Wallingford. It is governed by an unpaid board and is managed by a part-time paid librarian. Volunteers also donate their time to assist in the operation of the library,, including evening and weekend hours.

The library is open 34 hours per week, Tuesday through Saturday, and meets standards set by the Vermont Department of Libraries. On average 700 adult and 75 juvenile patrons visit the library each month, and monthly over 700 items including large print books, periodicals, movies, audiobooks, and fiction and non fiction books circulate among the patrons. Beginning in 2012, online access to the catalog allows card holders to renew and place holds on books from home. Additionally downloadable audios and e-books are available for patrons to access through a separate website using their library number. The library hosts several programs for adults throughout the year including VT Humanities presentations, movies, and book discussions. During the summer months children visit for special programs, story hours, and performances. Visitors are also able to read local papers, use the public computers, and access the internet for their own computers.

Funding for the library comes from several different sources, including a membership drive, grants, and an annual allocation from the Town of Wallingford. The “Friends of the Library” sponsor fund-raising events, including an annual plant sale, dinner event, monthly whist parties, and an extensive book sale. In 2004, extensive renovations increased the size of the library and made all three floors handicap accessible. The community meeting room is now substantially larger. The heating, plumbing and electrical systems have all been upgraded as well. Wifi is available throughout the building. Groups such as Bone Builders and a yoga class use the community room on an ongoing basis. Through an arrangement with the Department of Libraries, books may be borrowed from other libraries using an interlibrary loan service when applicable. The library truly attempts to meet as many requests of patrons for materials as possible. Monthly communication from the library and information about events can be found in the town newsletter and on the town website.

8.13 Childcare

Ensuring accessible, affordable, quality child care is integral to sound economic development planning. In Wallingford, there are currently two licensed child care providers. These providers are shown on Wallingford’s Utilities and Facilities Map (Map 3A).

To understand better the ability of these two facilities to meet the child care needs of Wallingford families, an analysis of the number of children estimated to need care, and the type of care needed is necessary. In Wallingford there were 308 children under the age of 14 in 2010. Ninety two, or 30% of these children are under the age of 5. The number of children under the age of 5 has increased by 13% between 2000 and 2010, after a decrease of 21% between 1990 and 2000. Although not a significant incline, this could indicate the potential for an increased need for child care in the town over the next five years.

TABLE 8.13a—WALLINGFORD TOWN—CHILDREN AGES 0-13 YEARS, 1990 / 2000

Age	1990	2000	2010	% Change 2000-2010
Under 5	102	81	92	13%

9.0 Education

9.1 Wallingford Elementary School

The Wallingford Elementary School, located on a seven-acre lot on School Street, was constructed in 1952 and expanded in 1969. In 1992, two temporary classroom units were added. Instruction at the school is provided in a range of traditional subject areas. The school also offers library services, music and art instruction, guidance counseling and special education.

Operation of the school is governed by a five member volunteer school board. Members of the board, who set policy and present the annual budget to voters at Town Meetings, are elected on a staggered basis for two and three year terms. Paid staff at the school includes the principal, 18 full-time teachers, and 13 part and full-time instructional support staff. Staffing levels change in response to shifts in the school population, changes in the school's programs and budgetary decisions.

Attendance at the Wallingford Elementary School is open to children in pre-kindergarten through grade six who reside in the Town of Wallingford. Although primarily a place of learning, the school serves as a community center and is available for varied activities. For example, the school is used by community groups such as the Girl Scouts and Boy Scouts, volleyball and basketball leagues, church organizations, and civic groups. The school is also used for Town Meeting, the Annual School Meeting, meetings of Fire District # 1, and other public meetings related to town governance.

In 2012, enrollment at the school was 146 (See Table 9.1a). Between 2000 and 2005, enrollment was steadily dropping.

TABLE 9.1a—WALLINGFORD ELEMENTARY SCHOOL ENROLLMENT, 2009-2013

School Year	Enrollment
2009-10	124
2010-11	128
2011-12	146
2012-13*	130
<i>*Projected</i>	

Source: Wallingford Town Reports

The capacity of the school is estimated at 240-250 students. This estimate of capacity recognized both physical and program constraints and is based on the results of the Vermont Public School Approval (PSA) review program. Currently, the school is well below full capacity.

Extensive renovations to the school's plumbing, heating, electrical and fire safety systems have been completed to meet applicable building, fire and safety codes. Other more recent projects include an energy efficient lighting retrofit, preventative maintenance on the heating system. Capital improvement projects are needed to address the following area:

- Replacement of the roof

Accounting, Carpentry, Culinary Arts, Electrical/Plumbing, Forestry and Natural Resources, Health Services, Human Services, Manufacturing Technology, Marketing, Office Technology, Power Mechanics, Principles and Applications of Technology, Video/Media Technology, and Student and Registered Apprenticeships.

The Superintendent of Rutland South and one Member from the Mill River Union High School Board are part of an Advisory Committee, which meets monthly and assists with the governance of the Stafford Technical Center.

Stafford Technical Center also offers vocational training and online courses for adult education.

9.4 Private Preschool, Elementary and Secondary Schools

Private elementary education facilities are available outside the community to residents of the town on a tuition basis. They include: Rutland Area Christian School, Mountain View School and Christ the King in Rutland. Private secondary school facilities available to residents on a tuition basis include: Mount St. Joseph in Rutland, and The Long Trail School in Dorset, and Burr and Burton Academy in Manchester.

9.5 Rutland South Supervisory Union

Administrative and support services are provided by the staff of the Rutland South Supervisory Union. The Supervisory Union comprises the districts of Wallingford, Shrewsbury, Clarendon and the Mill River Union High School. It provides administrative, financial and purchasing support, employment services, training, special education personnel and various other services to the three elementary schools and to MRUHS. The Supervisory Union governing board consists of representative members from the three town school boards and the MRUHS Board.

9.6 Vermont Adult Learning

Vermont Adult Learning's Adult Basic Education (ABE) program works with adults who want to finish secondary school or learn literacy skills to improve their lives. ABE provides tutoring in reading, writing, math, English as a Second Language, and GED. Programs are also offered in life skills. One-to-one and small group tutoring is available for adults (age 16 and over) who do not have a high school diploma or cannot read and write. The program is free, there are no income eligibility requirements. ABE helps adults prepare for the GED exam, Vermont Adult Diploma Program, the driver's permit test, U.S. citizenship and the Commercial Driver's License (CDL). Since July 1996, ABE has served 7 Wallingford residents with over 500 hours of instruction.

9.7 Advanced Education

Degree granting institutions of higher education within the Rutland County Region include Castleton State College, the College of St. Joseph and Green Mountain College. Castleton State offers two and four year programs in the arts, sciences and humanities. The College of St. Joseph offers courses in education, business, arts and sciences. Green Mountain College offers two and four year degrees in business management, general sciences, retail management, leisure resource management and liberal arts, along with a Master's Program for a Sustainable MBA, a M.S. in Environmental Studies and a M.S. in Sustainable Food Systems

10.0 Health And Human Services

A variety of health and human service facilities are available to residents. Some are located within the town; but many are provided by regional organizations. These include Rutland Area Visiting Nurses, Rutland Area Community Services (formerly Rutland Mental Health), Rutland Regional Medical Center, the Southwestern Vermont Area Agency on Aging, the Vermont Department of Health Services, the Lenny Burke Farm and Serenity House.

10.1 Rutland Regional Medical Center

The Rutland Regional Medical Center (RRMC) located in Rutland City provides acute medical care services to Wallingford residents. It is the second largest hospital in Vermont with 188 beds and over 100 attending physicians. Specialized services available to Wallingford residents at the Medical Center include emergency care, an out-patient/ambulatory care unit, a birthing center, a pediatrics unit, and a community cancer center which offers surgery, chemotherapy, and radiation treatments as well as cancer prevention program and patient/family support services. The Medical Center also provides an X-ray and diagnostic imaging unit able to provide mammograms, ultrasound scans and angiography as well as rehabilitation services to treat both patients and out-patients after an illness or injury.

In addition to these direct medical care services, the RRMC offers a wide range of other health-related community services to the residents of Wallingford including Alcoholics Anonymous meetings, a diabetes support group, a support group for the recently bereaved, a multiple sclerosis support group, and Overeaters Anonymous meetings. The RRMC also offers The HealthWise education program, a series of free or low-cost workshops, seminars, discussion groups and courses which cover a wide range of health-related topics.

10.2 Medical, Chiropractic and Dental Services

Medical, chiropractic, and dental services are provided by a variety of physicians, dentists, and chiropractors, most of which are located in Rutland City. As of 2012, Baasch Dental and the Thrive Center, medical practices, are located in the village area of Wallingford within historic buildings. The Thrive Center offers chiropractic care, therapeutic massage and nutritional counseling.

10.3 Rutland Area Visiting Nurse Association & Hospice (RAVNAH)

Rutland Area Visiting Nurse Association & Hospice is a non-profit voluntary organization certified as a Home Health Agency under the Medicare Program. The Nurse Association offers many types of services to Wallingford residents, including home nursing care for acute/chronic illness under the direction of a physician, physical therapy, speech therapy, elderly homemaker support, home health aid services, medical social services, and hospice services for the terminally ill and their families. These services are paid for by various sources, including Medicare, Medicaid, other types of health insurance, town funds voted annually, state grants, private contributions and the United Way.

The Association also offers occupational health services to businesses designed to improve employee health/safety practices such as screening for high blood pressure, diabetes, or cancer, health education courses, CPR training, and flu vaccination clinics. Costs for occupational health programs are based on staff travel and service time. Other community-based programs provided by the Visiting Nurses are publication of a newsletter, school nursing services, pre-natal classes and various clinics.

service payments. Advocates also help elders file Vermont tax rebate claims and provide assistance with program applications.

The Wallingford House, a historic building, on the corner of Main Street and School Street, offers Independent Living and Continuing Care for senior citizens.

Other services available to elders are:

- Long Term Care Ombudsman: This individual is available to provide assistance to residents of nursing and residential care homes in our region. The Ombudsman helps elders, or if appropriate, family members to understand information concerning financial assistance and other concerns related to long term care.
- Information and Referral: SVAAA maintains an up-to-date listing of programs and services available to elders. Older persons are able to get this information by either calling SVAAA or visiting the SVAAA office.
- Legal Service Attorney for Elders: Funding is provided by SVAAA to help pay for the services of an attorney whose role is to focus on legal issues of concern to older persons. This attorney works out of the Vermont Legal Aid Office in Rutland.
- Essential Transportation: Through SVAAA arrangements, a limited number of elders are provided with transportation to medical appointments or for essential shopping. Volunteer drivers receive reimbursement from SVAAA for mileage costs incurred in providing this transportation. SVAAA also provides a limited amount of funding to the One-2-One Program to help provide this important service.

Rutland Community Programs (an affiliate of Community Care Network) offers services to elders in the community, such as:

- RSVP (Retired Senior Volunteer Program) that offers an opportunity to use their skills and life experiences to serve their community through volunteering, from a few hours up to 20 hours a week.
- Green Mountain Foster Grandparent Program focuses on one to one continuing relationships between low-income seniors and special needs children and youth in schools, day care centers and other settings.
- One-To-One Program provides essential transportation, regular telephone contact and friendly home visiting to elders residing in Rutland County.
- InterAge is a unique Adult Day program offering social activities and respite care to elderly in Rutland County. A newly developed medical model also provides health services, allowing individuals with medical needs to participate in the program.

10.7 Vermont Department of Health

The Vermont Department of Health provides various services to Wallingford residents including the Women, Infants and Children (WIC) Nutrition Education Program, Child Development Clinics, Well Baby Clinics, Care for Pregnant Teens, Partners in Health, Special Needs Clinics and other programs, such as AIDS education seminars, epidemiology and communicable disease follow-up services, a staff

11.0 Recreation

A wide range of recreational opportunities are provided throughout Wallingford for both residents and visitors alike. These opportunities are provided by local authorities and organizations, as well as by the state and federal government. Recreational resources include a Town Recreation Park, the Long Trail/Appalachian Trail, the Green Mountain National Forest and Otter Creek. Recreational trails are shown on Map 10. Elfin Lake, Stone Meadow,

11.1 Wallingford Parks

The Wallingford Park Association was a private, non-profit corporation operated by volunteers to oversee land donated to and acquired by the Park Association since 1919. The land, now maintained by the Town, runs on both sides of Otter Creek and along Elfin Lake.

The Town operates the Elfin Lake beach, staffed with lifeguards, and offers recreational programs for children. A beautiful historic footbridge over Otter Creek connects the existing playing fields with Stone Meadow and Elfin Lake.

11.2 Town Recreation Field

The Town Recreation Field includes 3 ball fields, a playground, a basketball court and a tennis court on 6 plus acres on Meadow Street. The Recreation Field property was acquired in 1974, with improved facilities developed in 1976 and 1989. Recreation programs are operated throughout the summer.

Activities at the Recreation Field are overseen by a seven member Recreation Board appointed by the Selectboard. According to the bylaws of the Recreation Board, two of the seven members must be members of the Board of the Wallingford Recreation Association.

Use of the recreation field is open to everyone free of charge. Activities enjoyed at the facilities on a regular basis include softball, baseball, soccer and tennis. Access is available from sunrise to sunset, from Monday through Sunday. Although no specific counts are recorded, the level of use of the facility is high and appears to be increasing.

The Summer Recreation Program is very successful. It serves children up through grade 6, including Wallingford residents, residents of neighboring towns, and summer visitors.

The condition of the recreation field is currently considered to be good, although in the future there will be a need for more intensive management and some increase in funding.

Funding for the Recreation Field is raised through the property tax as part of the Town's general municipal budget, and through special state and federal grants. For example, the improvements made to the park in 1989 were made possible by a \$70,000 grant from the federal Land and Water Conservation Fund. A small scale concession has also been resumed to supplement local and federal funding sources.

11.3 Green Mountain National Forest, Long Trail, Appalachian Trail

The Green Mountain National Forest (GMNF) is a large federal land holding maintained to provide benefits - including recreational benefits - that privately owned land does not. With its large tracts of

The experience offered by Otter Creek is characterized by an extended season and easy access to flatwater, quickwater and easy rapids.

Management responsibilities for Otter Creek are shared by the Vermont Departments of Fish and Wildlife (DFW), and of Environmental Conservation (DEC). DFW issues hunting, fishing and trapping licenses, enforces state fish and wildlife laws and sponsors and manages projects to prevent poaching. DEC monitors water quality, regulates stream alterations and stream flow, and is involved in other water quality related activities. Both agencies conduct research, and work to improve fisheries habitat, and both can acquire land and water resources for water quality and habitat protection and improvement. In 1990, DFW spent \$337,000 to acquire land on Otter Creek.

13.0 Goals, Objectives And Policies

13.1 Introduction

Vermont Statutes (24 VSA s. 4302) provides that “municipalities . . . shall engage in a continuing planning process that will further . . .” certain land use and development goals prescribed by the Vermont Legislature. The following Goals are intended to establish the overall direction and guidance for land uses and development in the Town of Wallingford in accordance with Section 4302. They are also intended to guide the protection of the environment and the preservation of rare and irreplaceable natural areas, scenic and historic features, and special resources.

13.2 Development Planning

The historic village centers of Wallingford, East Wallingford and South Wallingford are important economic and cultural assets, while the rural areas of the town support agricultural, forestry, recreational and low-density residential and commercial uses. The Town of Wallingford should pursue all reasonably available means of improving the utility of town centers as areas for future residential and commercial development while, at the same time, respecting the freedom of choice that our citizens have historically enjoyed to live and work in rural areas as well as village centers. The three village areas were designated as Village Centers by the Vermont Downtown Program through a process created by the legislature to recognize and encourage local efforts to revitalize Vermont’s traditional village centers. This designation is a tool to support commercial activity in the center of Vermont’s villages. Tax incentives for historic building rehabilitation and code improvements, as well as priority project consideration for Municipal Planning Grants are benefits now available to Wallingford’s designated villages.

Goals

- Plan and encourage development and settlement patterns that maintain the historic character of Wallingford, including compact villages and rural countryside, provide our citizens with healthy, diverse and desirable housing, recreational and economic opportunities, and make wise and efficient use of our public and private resources.
- Provide for higher density residential development in village centers, and plan and provide infrastructure to support such development.
- Designate appropriate areas for economic and commercial development, and plan and provide infrastructure to support such development.

Policies and Implementation Strategies

- To the fullest extent reasonably possible and consistent with other provisions and policies of this Plan, maintain and encourage the historic settlement pattern of more densely settled villages and neighborhoods surrounded by working farms and forest land and lower density rural residential development.
- Provide residents with a variety of living opportunities in different settings, including villages, rural clusters, rural large lots and farms.
- Plan and develop public infrastructure, such as municipal sewer and water systems, town highways, and educational facilities to encourage residential and commercial land uses that reinforce existing land use patterns and that represent the efficient use and development of public infrastructure; develop capital plans and programs that will implement efficient public infrastructure planning,

- Identify the capabilities, strengths and opportunities that exist in Wallingford and undertake formal regional economic development planning initiatives that reflect the needs and opportunities identified by the businesses in Wallingford.
- Develop strong public/private partnerships, and public sector programs designed to support and facilitate economic activity in town.
- Develop a long term economic development plan and strategy to encourage and facilitate sustainable, environmentally sound commercial and industrial development in the town and in the Rutland Region, to provide jobs and income for our citizens.
- Evaluate, identify and support, by appropriate designation and regulation, areas of the town that, by virtue of their historical and existing patterns of land use, physical characteristics and access to necessary and appropriate infrastructure, are suitable for sustainable, environmentally sound commercial and industrial development.
- Assess whether there are barriers to increasing capacity of childcare facilities in town zoning regulations.
- Encourage the availability of locally grown foods.

13.4 Education

When planning for public facilities, it is important to bear in mind that, in addition to educating and teaching social skills to the community's children, schools also serve as centers of community identity. Schools are increasingly used by communities for meeting and recreation spaces. As adult education, technical and job training and 'life long learning' become the rule rather than the exception, non-traditional educational opportunities--some in schools, some not--will take on greater importance. Wallingford's educational facilities are generally adequate. However, aging facilities, such as the Wallingford Elementary School, and the fluctuations in school populations will require planning and implementation strategies that anticipate and answer the needs generated as a natural consequence of growth and development in the town. The Town has a responsibility to plan for and address the predictable impacts of change, growth and development on its educational facilities.

Goals

- Provide educational programs and facilities that enable every Wallingford resident, present and future, to become a competent, self-assured, caring, productive, responsible individual and citizen, committed to continued learning throughout life and prepared for a world of rapid change and unforeseen demands.
- Create a safe, secure learning environment where quality educational opportunities are provided to all of our citizens.
- Create and maintain a vibrant, active and appropriate center for educating our citizens and supporting community activities.

Policies and Implementation Strategies

- Provide sufficient and appropriate physical space to meet current and projected educational needs.
- Continue to operate the school facilities so that they may provide a wide variety of community services including but not limited to: education of children and adults, preschool and senior citizen programs, recreation, and meeting and library facilities.
- Develop and implement capital plans and programs for educational facilities, so that existing educational facilities are utilized, and future educational facilities are developed. Anticipate and

Wallingford's natural and historic features, including its streams, forests, lakes and ponds, aesthetic qualities and recreational opportunities, historic buildings and traditional land uses are an important component of the quality of life enjoyed by our residents and visitors. Not only are our abundant natural and historic features important to our quality of life, the beauty and environmental quality of our natural environment is one of the principal components of our economy, and the preservation and protection of those resources has economic as well as social benefits. On the other hand, we must respect the fact that many of what we characterize as 'our' natural resources are located on privately owned property, and that we must take care, in our zeal to protect those resources, that we do not prevent the reasonable use of the property upon which those resources are located, or impose upon the individual property owner a burden that should be borne by the public as a whole.

Natural and Fragile Areas - Wetlands

Goals

- Encourage the preservation and conservation of Class I Class II wetlands and vernal pools, and the values and functions that they serve, as defined by the Vermont Wetland Rules.

Policies and Implementation Strategies

- Educate the public about the functions and values of wetlands.
- Prepare and publish wetland maps, and before adoption of zoning regulations with respect to wetlands, make reasonable efforts to notify all affected property owners of any wetlands identified on their property.
- Avoid municipal regulations that duplicate existing state or federal wetlands regulations, so that property owners upon whose properties wetlands are located will not be subjected to duplicative, redundant regulatory programs.
- Provide in municipal regulations that issuance of a conditional use permit under the Vermont Wetland Rules will satisfy the requirements of municipal regulations.
- Encourage the preservation of wetlands and other natural areas through regulatory provisions that create benefits for property owners that protect and preserve wetlands.

Water Resources - Lakes, Ponds and Streams

Goals

- Protect and preserve the rights and interests of the public in the use and enjoyment of water resources.
- Encourage and provide incentives for residential, industrial and commercial development in such a manner as will minimize undue adverse impact on significant water resources to the greatest extent reasonably possible.
- Provide safe, healthy conditions for boating and water based recreation.
 - Protect and enhance the amount and quality of public recreational opportunities available on and around public waters.
- Protect and enhance significant fish and wildlife habitats, feeding areas, travel corridors and the ecology of rivers and streams.

Policies and Implementation Strategies

- Encourage property owners to protect streambanks and shorelines.

- Respect the fact that, by and large, our historic resources are privately owned properties, and that the cost of preservation of those resources is borne not by the public that seeks to benefit from it, but by the property owner.
- Recognize and respect the role of individual initiative, judgment and self-determination, and sense of community (as opposed to formal planning and regulation) in developing the history and character of Wallingford.
- Insure that economically viable uses can be made of privately owned historic properties, and that historic designations do not result in the imposition of unreasonable economic burdens or excess regulation on affected property owners.

Policies and Implementation Strategies

- Study, inventory and catalog Wallingford's historic resources, particularly historic homes and buildings.
- Promote greater awareness of the role and importance of historic resources.
- Promote and develop the commercial potential of the town's historic resources.
- Plan and develop public infrastructure (e.g. parking areas, pedestrian walkways, landscaping enhancements) that support and promote the public and private historic resources of the town.
- With the advice and consent of the affected property owners, designate appropriate Historic Districts within the town.
- Develop public policies and programs that encourage, facilitate, create incentives for, and support historic preservation and adaptive reuse of historic properties.
- Develop land use regulations that encourage the preservation of historic resources, particularly in the Village Historic District, while at the same time respecting the rights of the owners of properties designated as historic resources to make reasonable use of their properties.
- Participate in Act 250 hearings to assist in balancing the public interest in historic preservation against the rights of property owners to make reasonable use of their properties when applicable

Water and Air Quality, Wildlife and Land Resources

Water Quality

Goals

- Maintain high quality groundwater and sufficient yields to adequately serve current and future residents of Wallingford.
- Protect groundwater recharge areas.

Policies and Implementation Strategies

- Require proper installation and maintenance of septic systems.
- Provide information and incentives to encourage local farmers to use the best management practices (BMPs) reasonably available.
- Provide forest landowners with information and incentives to protect water quality. (Acceptable Management Practices)
- Ensure that new development and land use activities do not create undue adverse impacts on groundwater quality, or exceed the capacity to supply reasonably adequate groundwater yields to existing residences and businesses.

- Create a program to encourage cooperation among adjacent landowners to protect and improve important habitats and corridors.

13.7 Site Conditions and Limitations for Development

The objective in planning to conserve our natural resources is not to prevent growth, development or change, but to help guide growth and development in ways that will allow reasonable land uses, while, at the same time, allowing the public to continue to enjoy our valuable natural resources. To the extent that impacts of development are demonstrated to have a direct and adverse effect on the health and safety of the public, they can and should be subject to reasonable regulation. Where, however, the perceived impacts are more subjective, (e.g. aesthetic impacts), care must be taken to avoid imposing our personal biases and subjective values in the guise of land use regulations.

There is also no doubt that the conditions and characteristics of individual properties (e.g. slopes and soil conditions) present opportunities and limitations for land use and development. It must be recognized however, that this Plan and the Plan Maps generalize about the physical characteristics and limitations of properties throughout the town, and property owners who seek to develop their properties should be afforded the opportunity to demonstrate, through site-specific information and development planning, the extent to which such limitations affect their property, and measures that they propose to take to overcome such limitations.

Slopes

Development Limitations

Improper development in areas with excessive slopes can cause damage to the natural environment in the form of soil erosion, stream siltation and contamination of groundwater. Excessive slopes present difficult conditions for construction of roadways and homes. Removal of vegetation and grading of these slopes for foundations and driveways can cause severe problems if site grading and erosion controls are not properly designed and constructed. As root systems and subsurface soil are exposed, the erosive force of rainfall and surface runoff increases. With this may come siltation of streams and rivers that may result in high acidity or nutrient levels and adverse impact on fish habitats. Additionally, soil erosion may cause increased flood stage levels, clog drainage ways and diminish the physical life of reservoirs. Soils on many of the most severe slopes are shallow to bedrock and restoration of vegetative cover is difficult, especially at high elevations.

Sewage System Limitations

The regulations affecting onsite wastewater systems adopted in 2002 have taken into account changes in sewage treatment technology. While steep slopes still limit development, many 20% slopes are now considered suitable for various types of septic systems, depending on the level of permeability. With the new changes, even some slopes over 20% are considered moderately well suited, when the permeability of the soil is moderate to slow. Slopes greater than 20% that also have a limited depth to bedrock or are excessively wet are still considered unsuitable for traditional and mound sewage systems.

Financial Implications of Development on Steep Slopes

Development in areas with excessively steep slopes may also have hidden financial burdens for the Town. New roads on slopes exceeding 10 percent may be costly to construct and maintain. Narrow, winding mountain roads may be hazardous and may be difficult to plow in winter. In addition, access by fire, emergency medical, law enforcement and service vehicles is more difficult in areas of steep slopes,

- Woodlot owners should be encouraged to manage their woodlots for multiple uses which would include sustained yield of timber and fuel wood.

Policies and Implementation Strategies

- Encourage and create incentives for development and settlement patterns that reduce travel requirements for work, services, shopping and recreation.
- Encourage clustered and multi-family housing in new residential developments.
- Allow neighborhood service and retail stores and other businesses serving local needs in village areas.
- Allow in-filling in locations where higher density development is desirable and appropriate.
- Provide opportunities for appropriate home occupations, and establishment of businesses and employment opportunities in proximity to existing village centers.
- Establish economic development growth centers and designate commercial and light industrial areas in reasonably close proximity to existing village centers to minimize, as much as possible, transportation needs and associated energy costs.
- Establish a strong and viable commitment to energy efficiency in all public buildings.
- Promote energy efficiency and increased use of renewable fuels in all buildings, especially new ones.
- Create incentives for energy efficiency in proposed developments, including the energy efficiency of the building envelope, site design and their scale, location and configuration.
- Encourage use of efficient lighting techniques that reduce both energy consumption and pollution of the nighttime sky.
- Create opportunities for walking, cycling and other energy efficient, non-motorized alternatives to the automobile.
- Evaluate and support state and regional public transportation programs serving Wallingford.
- Enact regulations that provide positive incentives for energy conservation and concentrate development in appropriate locations (e.g. grant density bonuses to developments employing advanced solar design and energy efficiency).
- Educate citizens about the need for sustainable energy practices.

13.9 Recreational Opportunities

Outdoor recreation has a significant role in Wallingford. Most residents place a high value on the availability and quality of outdoor recreation in the town and take part in various activities throughout the year. Seasonal activities include fishing in Otter Creek, swimming in Elfin Lake, ball games at playing fields in Wallingford village, hiking on the Long Trail and Appalachian Trail, hunting for deer, bear and small game, picnics and hiking at White Rocks National Recreation Area, horseback riding, snowmobiling in the Green Mountain National Forest and on Vermont Association of Snowtravelers (VAST) trails and cross-country skiing in the Green Mountain National Forest and on the Catamount Trail.

Goals

- Maintain and enhance outdoor recreational opportunities and public access to them.
- Establish and maintain a community based system of trails and greenways linking village centers, concentrated residential settlements, centers of employment and commerce, public places (e.g. schools, parks, churches), and important recreation sites (e.g. lakes, ponds, streams, vistas, woods).

Policies and Implementation Strategies

- In the event that a seller seeks Town approval of a sale of land to the federal government, the Town should seek to achieve the greatest possible level of mitigation of the property tax consequences that can be reasonably achieved. This policy shall not apply to non-profits such as land trusts.
- A Land Evaluation and Site Assessment (LESA) or Forest Land Evaluation and Site Assessment (FLESA) study should be considered as part of local zoning to identify and prioritize agricultural lands.
- Agricultural and forestry soils should be identified and evaluated, where possible, based on site-specific soil evaluations and actual agricultural or forestry function, and important agricultural and forest soils should be identified and conserved consistent with the rights of the owner of those lands and the interests of the citizens of Wallingford.
- Local zoning requirements should be revised to create incentives for landowners to conserve valuable agricultural and forest lands, while at the same time respecting the rights of landowners to make reasonable uses of their land.
- Where it is evident from the physical characteristics (e.g. size, location, accessibility, proximity to incompatible or competing land development) of the property identified as containing agricultural or forestry soils that it would be unlikely or impractical to continue the use of the property for agricultural or forestry uses, the property owner should not be required to keep the property in agricultural or forestry use, but may use, develop, or sell the property for such other uses as may be permitted in the district in which the property is located.
- The viability of an agricultural and forestry land Transfer of Development Rights program should be studied.

13.11 Natural (Earth) Resources

Earth resources, such as sand, gravel, crushed stone, aggregate, calcium carbonate, dimensional, structural or architectural stone products are not only of value to the owner of the property on or under which such resources are located, but provide a direct and indirect source of employment and, in the case of sand, gravel, crushed stone and aggregate, provide materials that are essential to construction of homes and businesses and maintenance of roads. Although the extraction, processing and transportation of the earth and mineral resources that are located in Wallingford may create adverse and undesirable impacts on neighboring and surrounding land uses, such impacts, in and of themselves, may not be sufficiently adverse to warrant the prevention or prohibition of such extraction and processing. With appropriate consideration for surrounding land uses and proper mitigation measures, extraction of earth resources may be permitted on appropriately located sites in the town.

Goals

- Identify important sand, gravel and mineral resources.
- Identify and balance the benefits and uses of sand, gravel and other mineral and earth resources against the impacts associated with the extraction, processing and transportation of such resources.
- Develop municipal land use regulations and other ordinances that address and mitigate the impacts of extraction, processing and transportation of sand, gravel and other mineral and earth resources.
- Ensure that all discontinued or abandoned sand or gravel pits are reclaimed in accordance with applicable State standards for re-vegetating sand and gravel pits.

Policies and Implementation Strategies

- Develop and implement capital plans and programs for public infrastructure, so that existing housing resources are utilized, and future housing resources can be developed, to anticipate and address, in advance the demands upon those facilities that will result from normal and predictable rates of growth and development.
- Develop land use management plans and strategies, and capital plans and programs, so that the timing and rate of new housing construction does not unduly burden the Town's ability to provide adequate public infrastructure, facilities and services that will be necessary to serve future housing needs.
- Seek support and cooperation of area businesses and organizations, in the analysis of the affordable housing problem and implementation of solutions.

businesses, public uses, churches, service clubs, and in the northwest quadrant, a dairy production business and a trucking business. The village is traversed by Route 140, however, the geometrics of that road within the village provide their own 'traffic calming.' There are also no current plans by the State to reconstruct Route 140 in the village. If such improvements were to be planned, the same concerns discussed in the other villages would apply in East Wallingford as well.

14.2 Gateway Regions (designed to overlay underlying land use designations)

Wallingford Village

At each end of the Village District are stretches of Route 7, which serve as 'gateways' to the village.. Ways that are traditionally used to enhance entrances to villages are to extend street trees through the gateway area, locate attractive signage announcing the village, extending the village scale and design of street lighting through the gateway areas, providing vistas of the village if possible (such as strategic clearing with the permission of the property owner to feature a church spire or other prominent feature), narrowing the pavement, and perhaps having gravel pedestrian paths, etc. The Gateway Overlay Regions are those areas, on the south from the south end of the Twin Bridges to the Village District, and on the north, from the Village District north to the beginning of the divided highway.

While it might be appropriate to have gateways in South Wallingford, it seems to be unnecessary, especially if the Route 7 improvements contain adequate traffic calming measures. One of the approaches to East Wallingford from Route 103 near Route 155 is in Mt. Holly, giving Wallingford little control over development here. (This is a prime example where the two towns could work together on compatible plans for this area.) The north entrance is within Wallingford, and should be developed in a way that slows speeds, and makes the entrance into Wallingford pleasant and inviting.

Wallingford Village Expansion Areas

These areas are located adjacent to the historic village area, and are capable of being served by future extension of municipal water and sewer. Extensions that are requested which do not meet the planned schedule of service extensions will be funded by the developer. An assessment system can be created to provide a payback to the developer as other lands along the line(s) develop. Lot sizes will be similar to those in the village, because of the availability of services, but the historic design criteria that apply in the village will not be applicable in these areas. Allowed uses would be single family, two-family and multi-family dwellings, home occupations, professional office, bed and breakfast establishments, public uses and community uses such as churches, fraternal organizations and similar residential scale community uses.

Public Lands

The Public Lands Region includes all publicly owned lands: federal, state and local. The federal lands are primarily the Green Mountain National Forest (GMNF), but also include an area along the Appalachian Trail, which is not included within the GMNF. State lands would include any fishing access areas, picnic areas, trails, highway department sheds, etc. Local lands would include school, Town office, public park land, water and sewer district facilities and other municipally owned lands. Development on municipal lands must meet local regulations. Development on state lands is required to be consistent with regionally approved municipal plans. Development on federal lands does not usually require local permits, since federal authority supercedes local regulation. However, any actions conducted by the GMNF undergo extensive public review, as required by the National Environmental

Rural Otter Creek Valley Multiple Resource Area

This area is listed on the National Register of Historic Places, and is the first Rural Resource Area designation in the state. However, there is no identification of any kind along the corridor, and no special provisions for development have been enacted locally along this corridor. The language establishing the district may offer some guidance here. For example, should an effort be made to preserve old barns by pursuing historic preservation grants? Should the Town apply for Community Development Block Grant funds to put together a Corridor Plan including signage, brochures, markers, viewpoints, etc? What appropriate things should be pursued?

Route 140 East Scenic Corridor

Route 140 is a scenic drive through varied and generally undeveloped lands. The route follows Roaring Brook, is crossed by the Appalachian Trail, provides access to recreational lands in the Green Mountain National Forest, including White Rocks National Recreation Area and to Wallingford Pond, and terminates at either end in a typical Vermont village. Designating the corridor as a scenic corridor in the Town Plan does **not** designate it as a scenic road under the state or federal scenic road program. It merely recognizes the road as a unique resource within the town, and may assist the Town in future negotiations with the state and with such entities as utility companies on the scale of highway improvements such as the width and style of bridges, the width of the 'clear zone', location of power lines, signage, eligibility for bike/pedestrian path funds, etc.

Lands above 2500 feet in elevation

All lands above 2500 feet in elevation appear to be within the GMNF. Lands that are above 2500 feet in elevation are generally steep, inaccessible and have poor soils for onsite sewage disposal due to depth to bedrock. An appropriate district for any such lands outside federal ownership would be a Conservation District with a very low density. In such a district, farm, forest and outdoor recreation uses are generally permitted uses, while any permanent structure usually requires a conditional use permit. Some towns allow single family dwellings as a permitted use. This latter depends on the road network, and the Town's position on maintenance of remote roadways.

Industrial Regions

The existing Industrial Zoning District does not distinguish between heavy and light industrial uses. The character of most of the existing industrial use, which is mineral or sand and gravel extraction, is clearly a heavy industrial use. However, manufacturing facilities such as those in the Clarendon Industrial Park at the airport are light industrial uses. The areas zoned industrial on the existing zoning map represent ownership by mineral extraction companies, except for the area between the railroad and Otter Creek in Wallingford Village and the small industrial area in East Wallingford. Separating the types of uses through the use of two districts, and thinking through how review of developments in each should be done, will provide excellent guidance for revisions to the Bylaws. Districts might be as follows:

Industrial District

This district is appropriate for manufacturing facilities which are enclosed, and which store the majority of raw materials and finished product under cover. These should be uses that do not generally emit noxious fumes, or generate high levels of noise. The industrial area in East Wallingford might appropriately be designated Light Industrial, as might the manufacturing area near the intersection of Maple Street and River Street. This designation is appropriate for most of the areas that are now zoned industrial. Clearly, the Pike operation, and the quarry in South Wallingford are heavy industrial uses.

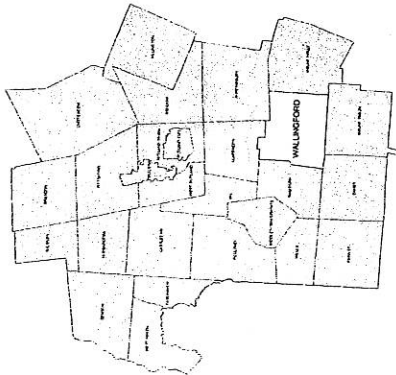
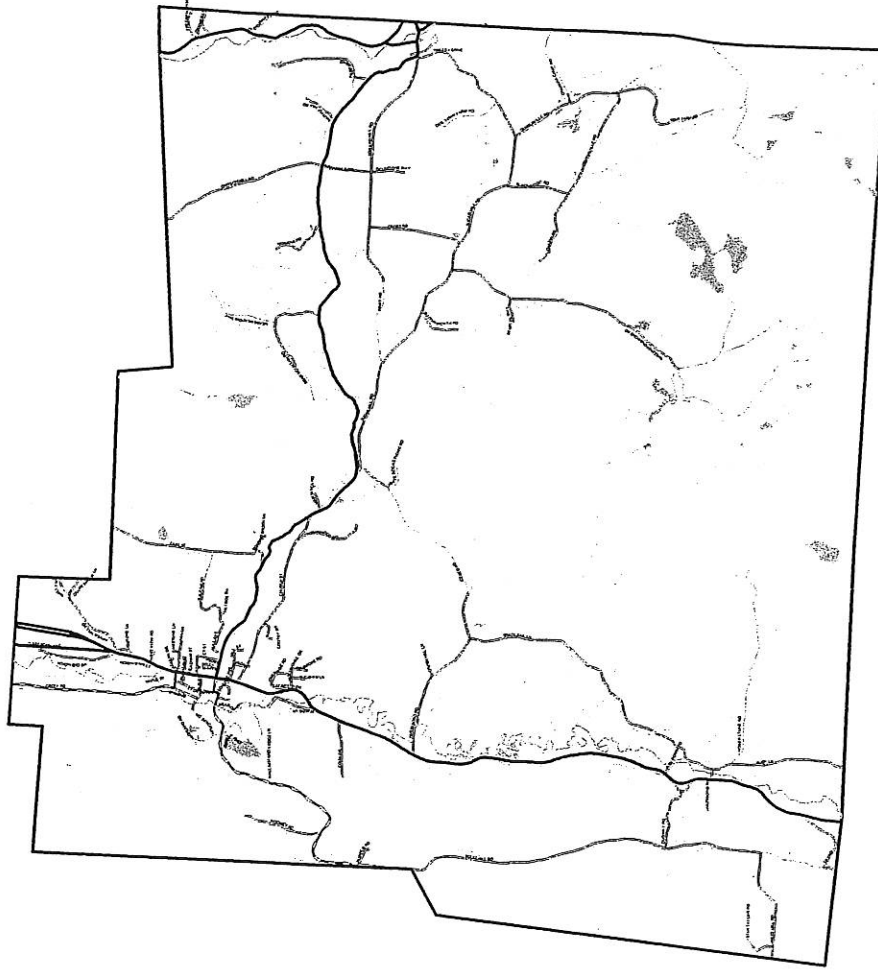
WALLINGFORD, VERMONT

Location Map

Map 1

Legend

- State Highways
- Town Class 2 Roads
- Town Class 3 Roads
- Town Class 4, Private, Other Roads
- Surface Water



June 14, 2004

WALLINGFORD Transportation Map

MAP 2



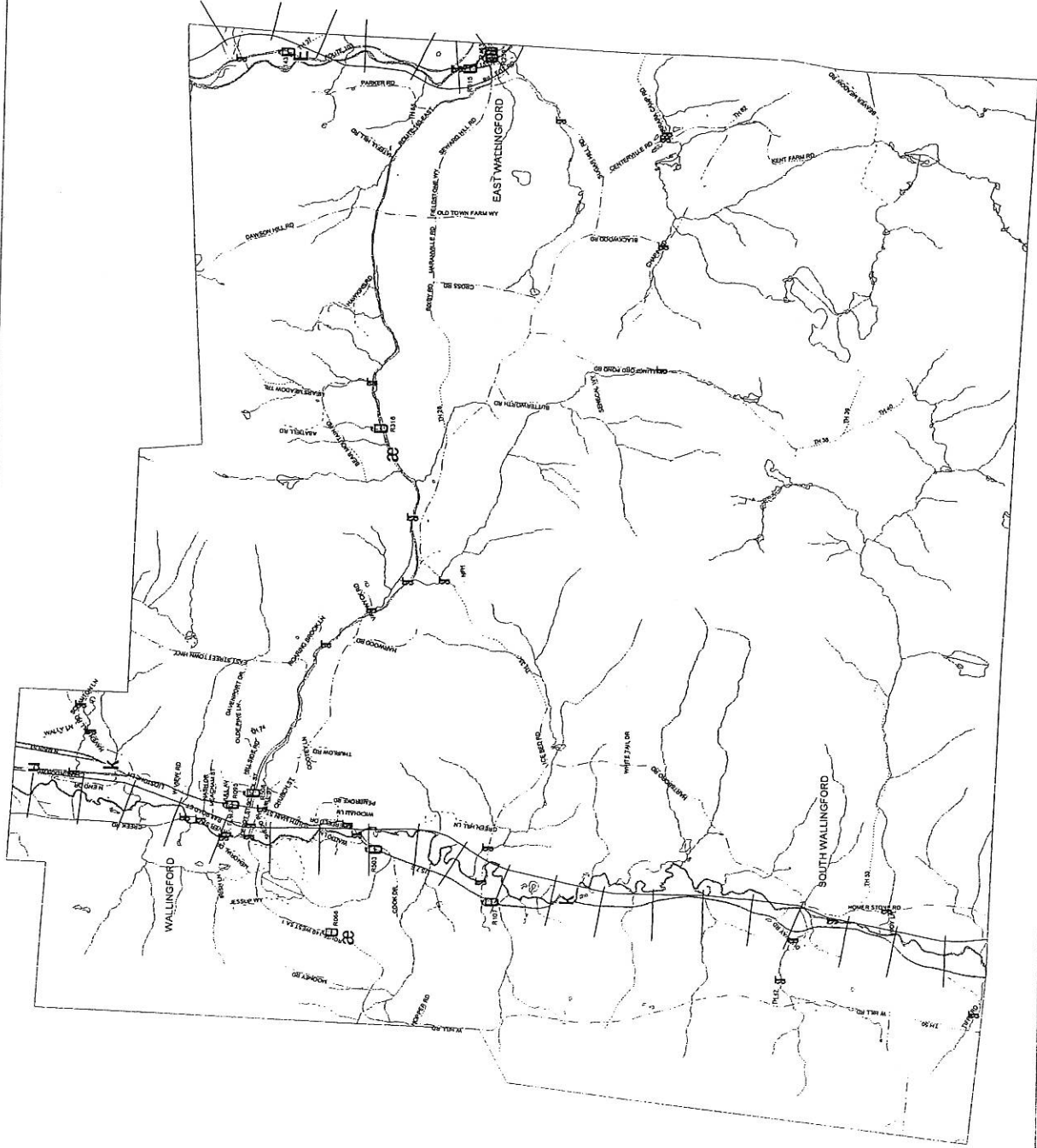
- State Automatic Traffic Recorder
- Bridge
- Railroad
- Surface Water
- Surface Water
- Roads
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - State Forest Highway
 - National Forest Highway
 - Legal Trail
 - Private Road
 - State Highway
 - US Highway
 - Town Boundary



NOTES: This map is for planning purposes only.
Data Sources include layers from VCGI and VTRANS.



VERMONT DEPARTMENT OF TRANSPORTATION
May 2004



WALLINGFORD Utilities & Facilities Map

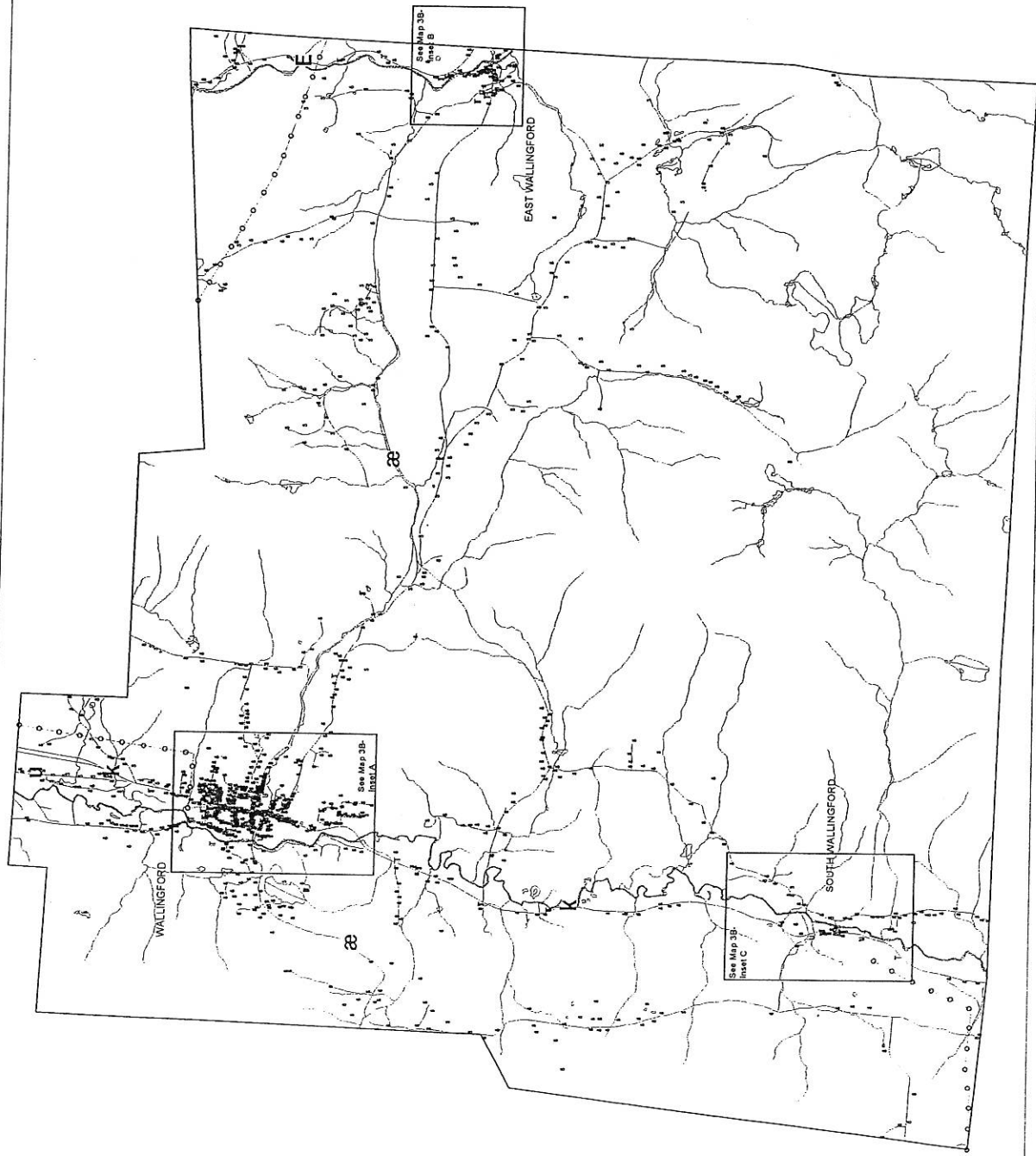
MAP 3A



- Facilities**
- Commercial
 - Other Commercial
 - Commercial Farm
 - Commercial Lodging
 - Emergency Hydrant
 - Emergency Phone
 - Government
 - Health Care
 - Church
 - School
 - Fire Station
 - Public Gathering
 - Child Care
 - Residential
 - Other
- Powerlines**
- Roads
 - Surface Water
 - Surface Water
 - Town Boundary



NOTES: This map is for planning purposes only.
Data Sources include layers from VCGI, VTRANS
and VT Enhanced E911.



VT
DEPARTMENT OF TRANSPORTATION
MAY 2004

WALLINGFORD

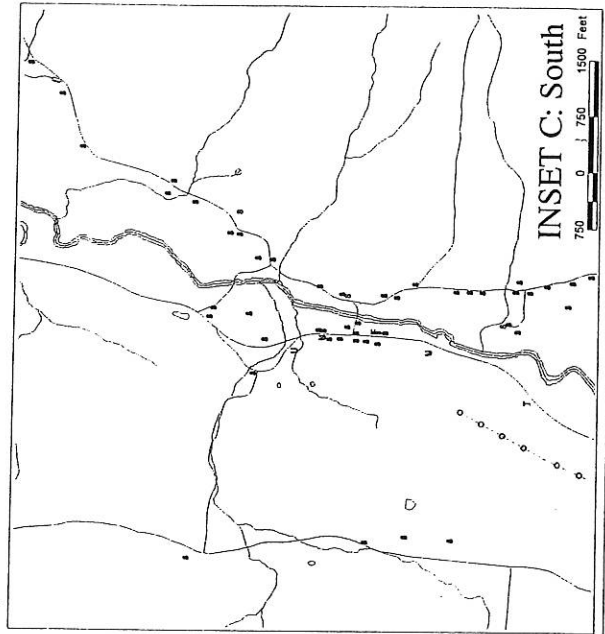
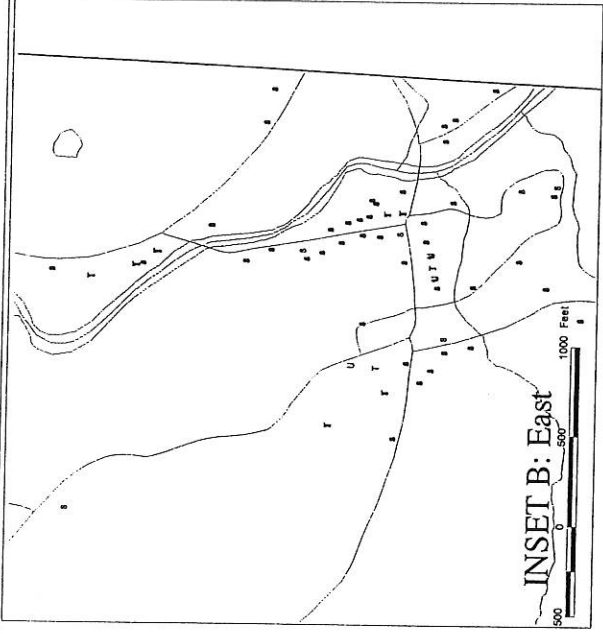
Utilities & Facilities Map

MAP 3B



- Facilities**
- Commercial
 - Other Commercial
 - Commercial Farm
 - Commercial Lodging
 - Emergency Hydrant
 - Emergency Phone
 - Government
 - Health Care
 - Church
 - School
 - Fire Station
 - Public Gathering
 - Child Care
 - Residential
 - Other
- Utilities**
- Powerlines
 - Roads
 - Surface Water
 - Surface Water
 - Town Boundary

NOTES: This map is for planning purposes only. Data Sources include layers from VCGI, VTRANS and VT Enhanced E911.



Natural Resources Wallingford

Map 1 of 2

POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.
ROADS: VT Enhanced 911 project 1996 - 1998.

SURFACE WATER: Interpreted from 1:5000 orthophotos using USGS 7 1/2 quadrangles and 1:20000 color infrared aerial photography as additional source material.

NWI WETLANDS: USFWS NWI used 1:80000 color infrared aerial photos (flown between 1975 and 1978), USGS topo sheets and other mapped and text data to interpret locations of wetlands. 3 acre mapping unit. Two-thirds of the wetlands were hand digitized from 1:24000 mylars. The remainder were scanned from 1:24000 or 1:25000 mylars. These mylars were scanned by transferring wetland polygon boundaries from 1:25000 NWI mylars to 1:24000 base maps. Wetlands for planning purposes only refer to the VANR-DEC, Water Quality Division, Wetlands Section for official wetlands determinations. (802) 241-3770.

BLACK BEAR HABITAT: Vermont Fish and Wildlife Department, "Black Bear Habitat in Vermont, 1989".

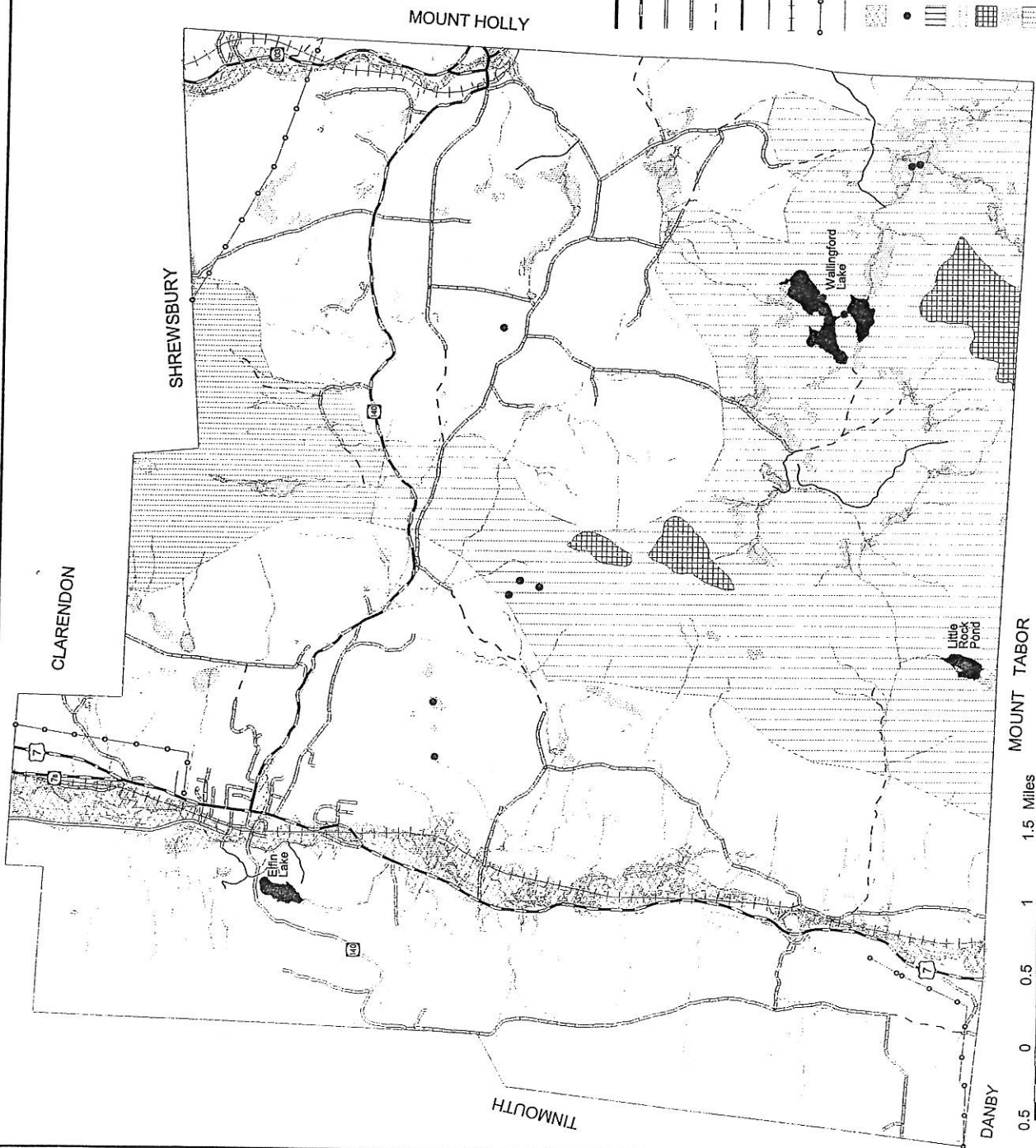
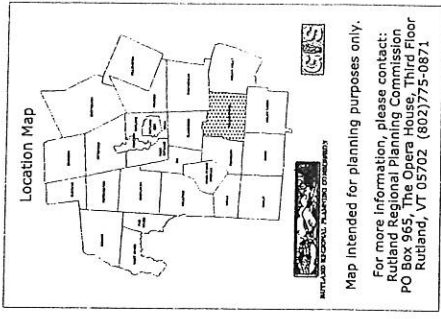
FLOOD PLAIN: Digitized from FEMA Flood Insurance Rate Maps. Floodplains for planning purposes only. Refer to the VANR_DEC, Water Quality Division, Floodplain coordinator for official floodplain determinations. (802) 241-3759.

DEER WINTERING AREAS: 1:24000 AND 1:25000, VANR, 1994.

RARE PLANT/ANIMAL SITES: Rare, Threatened and Endangered Species & Significant Communities, 1:24000, Vermont Nongame and Natural Heritage Program, VANR, 1997.

SLOPE: Generated from 7.5 minute DEMs. Slope was calculated for a 30 by 30 meter pixel, 1998.

2500' ELEVATIONS: Digitized from 1:24,000 or 25,000 USGS 7.5 minute quadrangles, VANR, 1992.



- US Highway
- State Highway
- Class 2 Town Road
- Class 3 Town Road
- Class 4 Town Road
- State Forest Road
- Private Road
- Railroads
- Electric Lines
- Surface Waters
- Frequently Flooded Areas and Flood Plain
- Rare Plant/Animal Sites
- NWI Wetland Areas
- Deer Wintering Areas
- 2500 Foot Elevation and Greater
- 25 Percent Slope and Greater
- Bear Production Habitat
- Seasonal Bear Habitat



June 2000

Natural Resources

Wallingford

Map 2 of 2

POLITICAL BOUNDARIES: 1:24,000 USGS Quadrangles, VCGI, 1991.

ROADS: VT Enhanced 911 project 1996 -1998.

SURFACE WATER: Interpreted from 1:5,000 orthophotos using USGS 7 1/2' quadrangles and 1:20,000 color infrared aerial photography as additional source material.

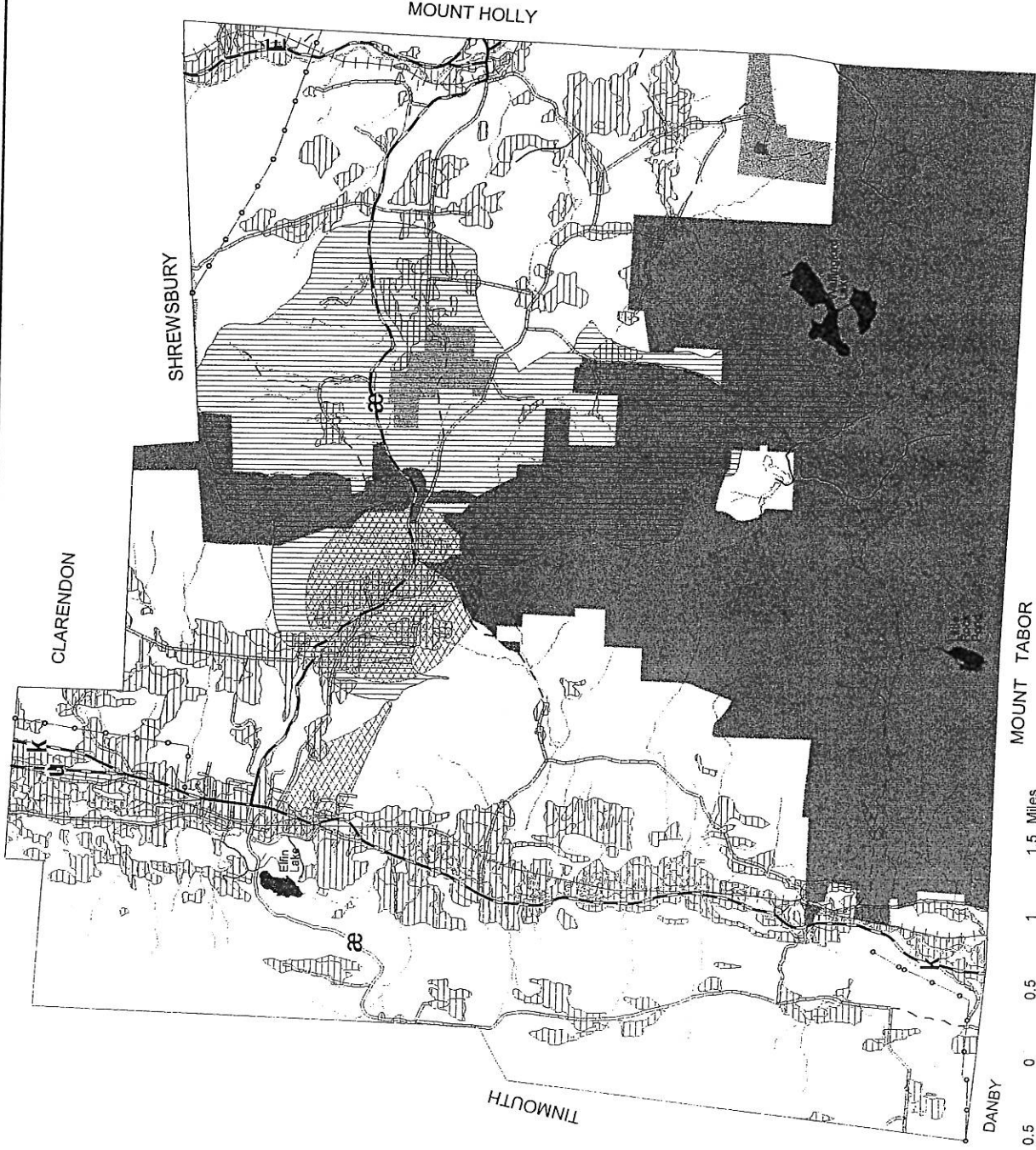
PUBLIC/CONSERVED LANDS: Vermont Conserved Lands Database 1:5,000 parcel data, UVM-SNR-SAL, 1999.

SOILS (Prime and Statewide Ag without Hydric): Optically scanned from 1:20,000 USDA-NRCS soil maps, 1981.

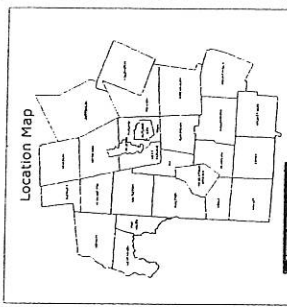
WELLHEAD PROTECTION AREAS: SPA's for groundwater sources (wells, springs), 1:24,000 USGS QUADRANGLES, VANR-DEC- Water Supply Division and VT Department of Health, 1998.

SURFACE WATER PROTECTION AREAS: SPA's for surface water sources (stream, pond, etc.) 1:24,000 USGS quadrangles, VANR-DEC-Water Supply Division and the VT Department of Health, 1998.

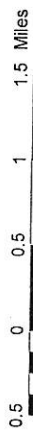
SOURCE PROTECTION AREAS: Surface and subsurface areas from or through which contaminants are reasonably likely to reach a public water source. GPS coordinate information 1994. Halliburton, Inc. original dataset: 1:24,000 USGS quadrangles, VT Department of Health. SPA's for planning purposes only. Refer to the VANR-DEC, Water Supply Division, for official SPA determinations. (802) 241-3400.



- US Highway
- State Highway
- Class 2 Town Road
- Class 3 Town Road
- Class 4 Town Road
- State Forest Road
- Private Road
- Railroads
- Electric Lines
- Surface Waters
- Ag. Soils
- Public Lands
- Conserved Lands
- Well-Head Protection Areas
- Surface Water Protection Areas



VERMONT PLANNING COMMISSION
 Vermont Coordinate System, Zone 5526,
 Transverse Mercator, NAD 1983.
 Map intended for planning purposes only.
 For more information, please contact:
 Rutland Regional Planning Commission
 PO Box 965, The Opera House, Third Floor
 Rutland, VT 05702 (802)775-0871












January 2002

WALLINGFORD, VERMONT

Mineral Resources

Map 5

Legend

-  Property owned by a limestone/marble extraction company
-  Property owned by a sand and gravel extraction company
-  Potential Sand Source
-  Potential Sand and Gravel Source
-  State Highways
-  Town Class 2 Roads
-  Town Class 3 Roads
-  Town Class 4, Private, Other Roads
-  Surface Water

This map shows areas that have a high potential for sand or sand and gravel extraction, based on the characteristics of the soils present.

The properties shown may or may not be currently used for mineral resource extraction. There may be other properties in town owned by mineral resource extraction companies not shown on this map.

June 14, 2004



This map is for planning purposes only. Data shown represents the best available data available at the time of map production.

VTPLANNING.COM
 1000 MAIN STREET, SUITE 200
 WASHINGTON, VT 05691
 TEL: 802-243-3333
 FAX: 802-243-3334
 E: vtplan@vtplanning.com



WALLINGFORD, VERMONT

General Soils

Map 6



- 1a. Hinckley-Hartland-Windsor
(Otter Creek gravels, silts and sands)
- 1b. Colton-Duxbury-Sheepscoot
(green mountain gravels)
- 1c. Middlebury-Teel-Limerick
(floodplains along streams)
- 2. Taconic-Macomber-Hubbardton
(shallow soils with rocky areas in the Taconic Mountains, west of Route 7)
- 3. Dutchess-Bomoseen-Pittstown
(deeper and wetter soils of the Taconic Mountains, west of Route 7)
- 4. Paxton-Georgia-Amenia
(deeper and wetter soils of the Otter Creek valley, along Route 7)
- 5. Farmington-Galway
(shallow soils with rocky areas in the Otter Creek valley, along Route 7)
- 6a. Tunbridge-Berkshire-Lyman
(shallow to deep soils with rocky areas in Green Mountains, east of Route 7)
- 6b. Peru-Marlow-Cabot
(deeper and wetter soils in the Green Mountains, east of Route 7)
- 7. Rawsonville-Houghtonville
(higher elevation soils with rocky areas in the Green Mountains, east of Route 7)

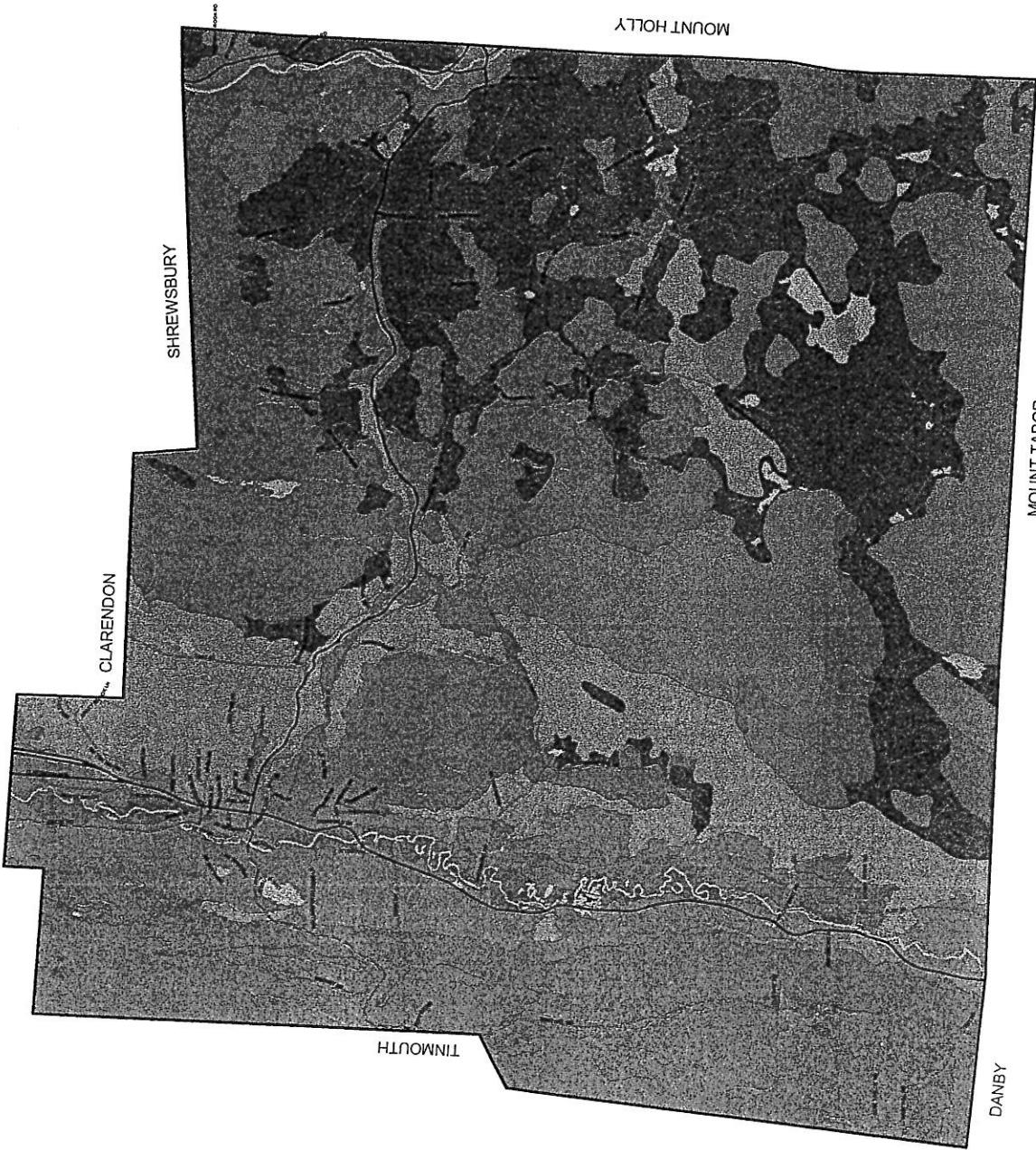
- State Highways
- Town Class 2 Roads
- Town Class 3 Roads
- Town Class 4, Private, Other Roads
- Surface Water

June 14, 2004



This map is for planning purposes only.
Data shown represents the best available data
at the time of map production.

© 1998 Wallingford, VT

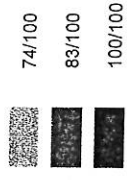


WALLINGFORD, VERMONT

Forest Soil Potential

Map 7

Legend



- State Highways
- Town Class 2 Roads
- Town Class 3 Roads
- Town Class 4, Private, Other Roads
- Surface Water

This map shows areas that have a high potential (74 or greater out of 100) for production and harvesting of timber, based on the characteristics of the soils present.

Refer to "Soil Potential Study and Forest Land Value Groups for Vermont Soils", USDA Soil Conservation Service, February 1991, for an explanation of the methodology used to rank the soils.

June 14, 2004

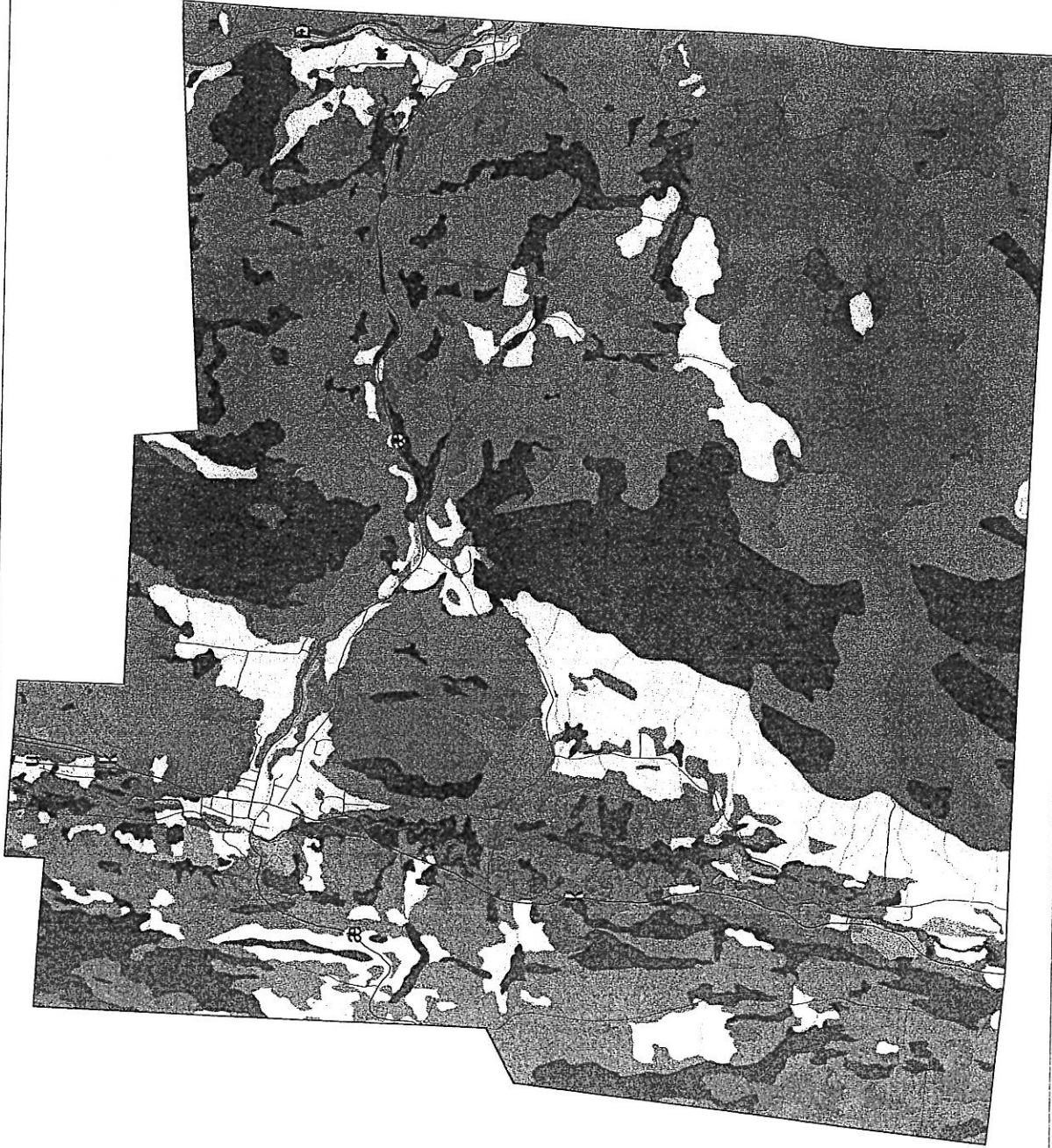
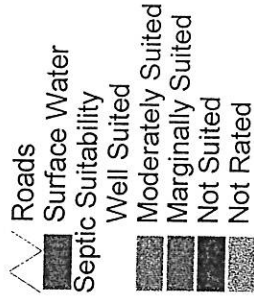


This map is for planning purposes only.
Data shown represents the best available data at the time of map production.



WALLINGFORD Septic Suitability 2003

MAP 8



NOTES: The soil suitability classifications for on-site waste disposal shown on this map have been developed by the Natural Resources Conservation Service (NRCS). For more information, refer to: "Ancillary Soil Ratings for Residential On-Site Waste Disposal in Vermont", 2003. This map is intended for planning purposes only and is not intended to replace or supersede an on-site soil investigation. For more information on specific requirements and exemptions refer to the Agency of Natural Resources' report "Wastewater Systems and Potable Water Supply Rules", 2002. NRCS soil scientists map soils down to a three acre minimum, these areas may include a small area that has different soils than the dominant named soils.









VERMONT DEPARTMENT OF NATURAL RESOURCES
CLERMONT COUNTY, VERMONT
May 2004







WALLINGFORD, VERMONT

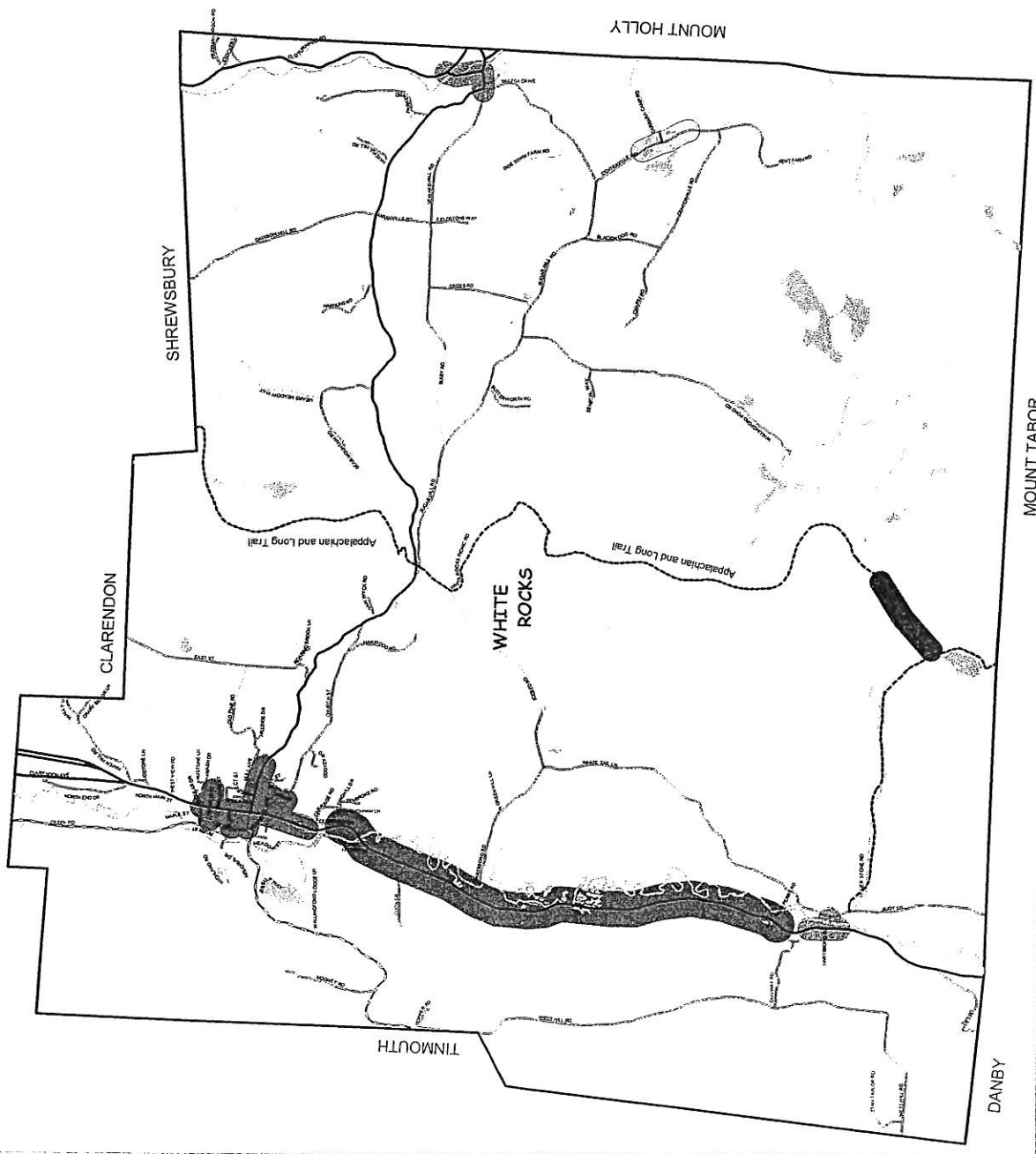
Historic and Scenic Resources

Map 9

Legend

-  Aldrichville
-  Centerville
-  East Wallingford
-  Rural Otter Ck MRA
-  South Wallingford
-  Wallingford Village

-  Appalachian and Long Trail
-  State Highways
-  Town Class 2 Roads
-  Town Class 3 Roads
-  Town Class 4, Private, Other Roads
-  Surface Water



June 14, 2004











This map is for planning purposes only.
 Data shown represents the best available data at the time of map production.
 e:\rtp\wallingford\map04.apr

WALLINGFORD, VERMONT

Recreational Paths

Map 10

Legend

-  Recreational Paths
-  GREEN MOUNTAIN NATIONAL FOREST
-  VERMONT LAND TRUST EASEMENT
-  State Highways
-  Town Class 2 Roads
-  Town Class 3 Roads
-  Town Class 4, Private, Other Roads
-  Surface Water

This map shows recreational paths and trails.
Other trails and paths may exist.

June 14, 2004



This map is for planning purposes only.
Data shown represents the best available data
at the time of map production.

