

Wallingford Town Plan

Formally Adopted, 2026, on August 17th

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Purpose and Authorization

"To preserve Wallingford's historical settlement pattern by encouraging residential and commercial growth in the existing village centers and promoting the continued use of the outlying lands for agriculture, forestry, recreation, and other accepted uses as designated by the Town's Zoning Regulations."

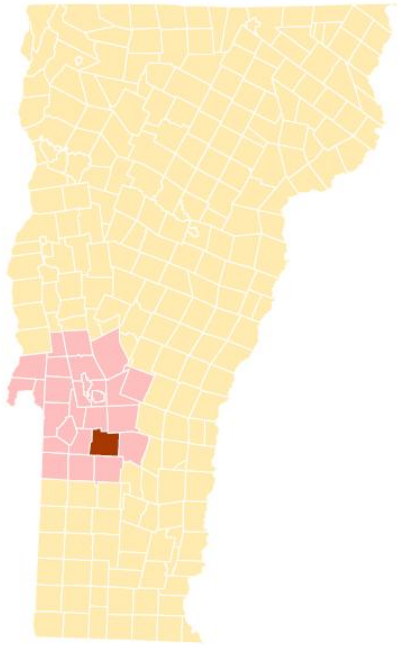
The Town of Wallingford is authorized to develop a town plan by 24 VSA, Chapter 17, to address the goals set forth in §4302.

Relationship Between Plan And The Development Trends For The Surrounding Areas

Efforts have been made to ensure that the Town Plan of Wallingford is compatible with development trends and goals set forth by neighboring communities and the Rutland Region as a whole. For the purposes of this Plan, the surrounding area includes the towns of Clarendon, Shrewsbury, Mt. Holly, Mt. Tabor, Danby, and Tinmouth.

This plan promotes the preservation of Wallingford's historical settlement pattern through the encouragement of residential and commercial growth in existing village centers. Consistent with the community's rural nature, the continued use of outlying lands for agriculture, forestry, recreation, low-density residential, and other accepted uses is also promoted.

Similar objectives, including encouragement of development in appropriate areas, sustainable natural resource use, and limited floodplain development, are evident in surrounding towns. The Town of Wallingford encourages the preservation of the town's rural, historical character, a goal that aligns with the promotion of traditional development patterns in the area.



Much of the common border with Mt. Holly and almost the entire border of Mt. Tabor occur within the Green Mountain National Forest. The Town expects that for the foreseeable future, all such lands will continue to be managed by the United States Forest Service in a manner compatible with the goals of the Town. The remaining boundary with Mt. Holly involves rural lands with low-density development and related farming or forestry uses. Such uses do not conflict with each other or with the Green Mountain National Forest.

Wallingford continues to have community representatives serve on regional committees such as the Regional Planning Commission and the Rutland Region Transportation Council. Cooperation with neighboring towns can be seen in Wallingford's participation on the Mill River Union High School board and emergency mutual aid agreements with surrounding towns.

The Wallingford Plan is also compatible with the general goals of the Rutland Regional Plan, most recently adopted in June 2016.



Community Profile

2,129

Current Population of Wallingford, Making the town Rutland Region's 9th largest

881

Full Time Residences

49.5

People Per Square Mile

157

Vacation/Seasonal/Recreational Residences

Wallingford is located in Southern Rutland County, surrounded by the Towns of Clarendon, Shrewsbury, Mt. Holly, Mt. Tabor, Danby, and Tinmouth. It is ten miles south of Rutland City, placing it on the fringe of Vermont's third-largest municipality.

The demographic trends in Wallingford are similar to the trends of the county and The State. The town has an aging population, where as of the 2020 census, the median age was 40.5, and 42.7% of the population is 55 or older. Wallingford boasts an exceptional New England character with its numerous historic villages surrounded by a rural and scenic countryside. Land use in Wallingford reflects the historical evolution of the town from a self-sufficient farming community and commercial center to one of an increasingly interdependent group of communities.

A land-use pattern of tightly clustered villages surrounded by open land and scattered farms and residences has given way to a more diffuse pattern of residential and commercial development. Existing land patterns generally follow the zoning districts reflected in the Wallingford Zoning Regulations, first adopted in 1971.



Community Vision

The Wallingford town plan is guided by the complementary goals of preserving the Town's historic character and rural landscape while supporting economic growth and development. Emphasis is placed on maintaining and enhancing the walkability of the existing village centers to promote vibrant accessible communities.

The objective regarding outlying lands used for agriculture, forestry, recreation, etc., was to achieve maximum compliance with State and Federal statutes with minimal infringement on the rights of land owners.

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

- A basis for regulation. The plan serves as a foundation and guide for the provisions of zoning regulations, subdivision regulations, impact fee restrictions, shoreland bylaws, and flood hazard bylaws.
- A basis for community programs and decision-making. The Plan informs capital budgeting, infrastructure investments, and community development initiatives, ensuring alignment with state planning goals and regional priorities.
- A source of planning studies. Few plans can address every issue in sufficient detail. Therefore, many Action Items will recommend further studies to develop courses of action on a specific need.
- A standard review at the state and regional levels. The plan serves as a benchmark in ACT 250 and other state regulatory processes and ensures consistency with the Rutland Regional Plan.
- A source of information. The Plan is a valuable source of information for the Wallingford Select Board, Commissions, and Committees.
- A long-term guide by which to measure and evaluate public and private proposals that affect the physical, social, and economic development of Wallingford.


View of White Rocks From VT RT 140

Outreach and Participation

The town of Wallingford hosted a community dinner and forum on June 12, 2017, to which over 60 community members attended. Additionally, 321 members of the community participated in a town-wide survey that was open from March to June 2017. These two outreach efforts gathered a breadth of suggestions for the vision of this town plan.

In 2025, the Town distributed a follow-up survey to gather updated feedback. While response numbers were lower (20 total), the results aligned with the priorities identified in the 2017 survey, reaffirming community interest in expanded retail and service opportunities.

Survey Responses

The original survey results highlighted a strong desire among residents for a vibrant commercial area in town. Since the initial 2017 outreach, several of these ideas have been realized. Wallingford now has a coffee shop, a bakery, and a small market/grocery store, along with new full-service and take-out dining options, reflecting the community's vision and progress towards a more active and diverse local economy.

What type of new businesses would you like to see in Wallingford in the next 10 years

290 Responses

Hardware Store 244

Laundromat 67

Storage Facility 16

Other 64

What type of new food business would you like to see in Wallingford in the next 10 years?

299 Responses

Coffee Shop..... 161

Bakery 170

Food Co-op..... 112

Grocery 106

Brewery 82

Other 37

What type of new/expanded services would you like to see in Wallingford in the next 10 years?

272 Responses

Parks and Recreation 118

Medical Services 92

Pharmacy 79

Senior Services 92

Childcare 62

Education Programs 59

Neighborhood Watch 67

Tree Replacement 63

Library Services 67

Other..... 30





As seen in the word cloud below, 2017 survey responders used words like “community”, “small”, “friendly”, and “quiet” to describe the qualities of Wallingford that they appreciate most. These adjectives shape and drive the vision of this plan and the vision for Wallingford. The word cloud below depicts the most frequently used words in the survey question that asked residents to describe what they love about Wallingford.



Economic Development

Economic development remains a priority for Wallingford residents, as identified in community surveys and outreach. Community input emphasized the need for diverse businesses, including food retailers, small-scale manufacturing, and services to create local jobs. The Wallingford Village historic district should maintain its character and aesthetic appeal while supporting compatible growth. This area also serves as a gateway into the town, and should present visitors with a pleasant first impression. Opportunities exist to collaborate with local businesses on signage and design standards that preserve village aesthetic and enhance the visitor experience.

Economic Development Action Items

- The Planning Commission will create a Q&A list of common zoning issues related to home occupations and small businesses.
  When: 2027
- Seek funding for a downtown beautification project: a pocket park next to the library, ADA parking behind the library, new benches, and bus shelters near the Boy and Boot and the library. The project will also explore a farmers' market location.
  When: 2029

Cultural Resources

Cultural and Social Resources

The many different social and cultural organizations in town are a testament to the wide variety of activities available, which contribute to a strong sense of community

Community Organizations

Churches: Baptist – Wallingford and East Wallingford, Congregational

St. Patrick's, Wallingford Catholic Church

Gilbert Hart Library

Friends of the Library

Wallingford Historical Society

Chipman Masonic Lodge

Ladies Aid – Congregational Church

Wallingford and South Wallingford

Green Hill Homemakers

Rotary International

Hometown of Founder Paul Harris

Mount Moriah Lodge, East Wallingford

American Legion, Ralph H. Pickett Post #2

Green Mountain Neighbors

Front Porch Forum

Cultural Resources Action Items

- The Town will continue to maintain and support the operation of the Wallingford Standard, the local newsletter, as a tool for community engagement and information sharing.

  When: Ongoing

Community Events

January

Rotary Pork Roast Dinner

February

Cabin Fever Fun Day

March

Rotary Fundraiser Dinner

May

Green Up Day

Bike Safety Day

Library Plant/Book/Bake Sale

Memorial Day Parade

Congregational Church Breakfast

Year-Round Events: Lego Saturday at the Library

June

Fishing Derby at West Hill Pond

Chicken BBQ

Summer Rec Program

July

Summer Rec Program

Wallingford Days (3rd Saturday)

- Town Wide Tag Sale

August

LobsterFest

Rotary

Summer Rec Program

Chicken BBQ

Wallingford Rescue Raffle and Gala

October

Halloween Decoration Contest

November

Rotary Interact Veteran's Day Dinner

December

Town Christmas Tree Lighting

Christmas Bazaar

Town Christmas Light Competition



Historic Resources

Major cultural resources include the large number of historic buildings, the historic village centers, institutions such as churches, the Historical Society, as well as the town's overall landscape. Wallingford is home to 176 buildings on the National Register of Historic Places and 77 buildings on the State Register of Historic Places. The town was the first in Vermont to establish an officially recognized Rural Resource Area, extending along Route 7 from Twin Bridges to South Wallingford. Like natural resources, cultural resources also contribute positively to the local economy and the quality of life.

Historic resources include buildings, scenic landscapes, archaeological sites, artifacts, archives, and traditional culture. Thoughtful management of these resources is essential to preserving Wallingford's unique identity and heritage while supporting sustainable 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 history resources. The Wallingford Village Historic District and Rural Otter Creek Valley Multiple Resource Area are now officially on the National Register of Historic Places. As part of ongoing stewardship efforts, the original "Boy with the Boot" statue has been relocated to indoors to the Town Office, while a detailed 3D printed replica will continue to be showcased in the historic fountain.

(The National Register of Historic Places is our nation's official list of historical, architectural, and archaeological resources of local, state, and national significance worthy of preservation. To be eligible for the National Register, buildings, complexes, districts, 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.)

Wallingford Village Historic District

We are most fortunate to have the many beautiful historic buildings and landmarks that exist in the Villages throughout the Town of Wallingford. Wallingford Village has an 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.

The Rural Otter Creek Valley Multiple Resource Area, beginning at the southern edge of Wallingford Village, 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.

Settlements of Centerville and Aldrichville.

Centerville near East Wallingford was a lumbering settlement in the late 1800s with a sawmill and a factory that made tubs and boxes for packaging butter and cheese.



A few older homes of historic nature still remain in the area. Aldrichville was also a thriving lumbering community in the late 1800s, situated near Little Rock Pond, east of South Wallingford. Few traces of this historic settlement remain. After the sawmills were moved to South Wallingford, the area was abandoned.

Rural Otter Creek Valley Multiple Resource Area. The Rural Otter Creek Valley Multiple Resource Area was Vermont's first rural historic district, honoring the agricultural history of the fertile valley of south Wallingford. Extending south on Route 7 for 3.5 miles, the thematic study area includes 14 farmsteads; 5 of the farms were historically associated with the Munson family. Many of the 19th-century houses exhibit fine rural Vermont expressions of Federal and Greek revival design. Eclectic agrarian buildings document the dominant 19th-century trends in agriculture and dairy with English, monitor, and dairy barns. The Israel Munson dairy barn (1888), designed by Clinton G. Smith, remains one of Vermont's most notable agricultural structures and should be prioritized for preservation efforts.

Historical Action Items

- Create a directory display that lists the historic buildings in downtown Wallingford, and display the directory near the Boy with the Boot and the library
  When: 2028

- Seek grants to preserve historic barns
  When: 2028

Land Use

Residential land uses are the predominant use of non-federal land in Wallingford, followed by privately owned woodland and agricultural lands. Commercial and industrial activities occupy a relatively small portion of the Town's taxable land area, though they contribute significantly to the local economy.

Districts

Neighborhood Commercial

This district encompasses the historic downtown and supports mixed-use development, including retail, offices, housing, and community facilities. Design standards should preserve historic character while accommodating modern needs.

Residential

This Residential district encompasses the downtown neighborhood commercial area and is suitable for single-family and multi-family residential uses, professional offices, home occupations, and accessory structures.

Multiple Residential

This district, located adjacent to commercial and residential areas, is intended for multi-family dwelling and other residential uses. Professional offices, home occupations, and accessory structures are also permitted.

Industrial

This district is designated for enclosed manufacturing facilities and light industrial uses that minimize noise, emissions, and environmental impacts.

Forest and Recreation

This district encompasses the Green Mountain National Forest and other large forest blocks. Permitted uses include forestry, agriculture, recreation, wildlife habitat, and energy/telecommunication facilities.

Agricultural and Rural Residential

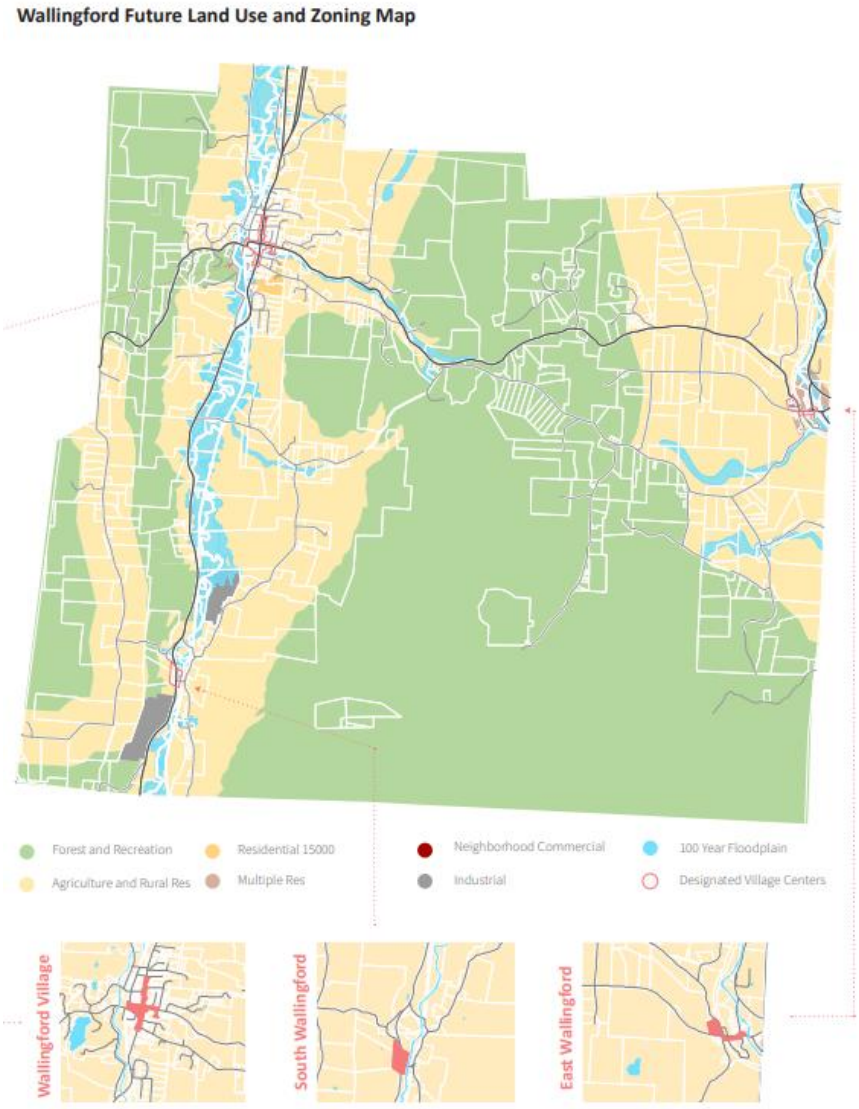
This district includes areas with limited septic suitability, steep slopes, or poor road access. It is intended for low-density residential, agricultural, and forest related uses. Development should prioritize preservation of farmland, viable forestry operations, and natural areas, while avoiding steep slops, wetlands, and flood prone areas.

The industrial area in East Wallingford, as well as the manufacturing area near Maple Street and River Street, is most appropriately suited for light industrial uses. The intent of this designation is to steer future development toward low impact industrial activities that minimize noise, emissions, traffic, and other environmental impacts.

Heavy industrial uses, such as large-scale mineral extraction, asphalt production, or similar operation are not appropriate for new development within the designated industrial district. When new industrial uses are proposed on previously developed or disturbed sites, the applicant should demonstrate site reclamation, mitigation of prior impacts, and compatibility with the surrounding areas. New light industrial uses in Wallingford are intended to be low-impact activities such as small-scale manufacturing, research and development, enclosed storage or warehousing, and service-oriented operations. These uses typically function indoors, generate minimal noise or emissions, and blend more easily with nearby residential and commercial areas. Renewable-energy and telecommunications facilities may also be accommodated within this district when designed to meet environmental performance standards and to avoid significant visual, noise, or natural-resource impacts. Commercial-scale solar development is particularly well-suited to this area when sited responsibly.

Floodplain Region

The Floodplain district encompasses all lands shown on the FEMA Flood Insurance Maps within the 100-year floodplain and river corridor areas. Development is prohibited within the floodway (the channel or area of moving water during the 100-year flood) and strongly discouraged in river corridors to reduce erosion risk. Limited development may be permitted within the floodway fringe (the area of water ponding or storage during a 100-year flood), if it complies with local flood hazard regulations, state river corridor standards, and federal NFIP requirements.



Village Areas

Downtown Wallingford Village

This area represents Wallingford's traditional historic village center. It extends from the southern edge of the current village zoning district north to approximately Haven Hill Road, west to Otter Creek, and east to approximately the 210-meter contour line on the USGS map. Served by municipal water and sewer, this area should maintain traditional development patterns with new growth encouraged to complement historic character and village scale. Permitted uses include single, two, and multi-family residential, retail, professional services, lodging, restaurants, public facilities, schools, libraries, churches, and other compatible uses. Because of the historic nature of the village and its designation as a historic district, it is essential that care be taken to preserve and enhance the historic character of the village. Development should be at a village scale, including building size and lot coverage. Also working counter to preservation of village scale and character is the increasing traffic on Route 7. The town will continue to insist that any improvements to Route 7 in the village include speed control, traffic calming, sidewalks and pedestrian walkways, amenities in scale and aesthetic character with the village, retention of existing street trees, and addition of new plantings according to an approved street tree plan.

South Wallingford Historic Village Region

This historic village area extends along Route 7 from just north of the limestone quarry to north of Dugway Rd., and spans west and east to approximately the 198 meter contour line. Served by a community water system but lacking municipal sewer, development density is limited by on-site wastewater suitability. Uses should remain consistent with historic patterns, including residential, small-scale retail, lodging, and community services. Further permitted uses include single-family dwellings, two-family residential, retail and service businesses, lodging, restaurants, public uses, service organizations, churches, and similar uses. All development should be in scale with existing development, both in size of structure and in lot coverage.

East Wallingford Historic Village Region

East Wallingford offers a distinctive elevated approach from the west, providing a panoramic view of the village. Without Municipal water or sewer, development depends on on-site wastewater capacity and potable water availability. Traditional uses include residential, small-scale retail, professional services, and limited agricultural or trucking operations. Route 140's geometry provides natural traffic calming. If future improvements are proposed they should incorporate pedestrian safety and preserve village character.



Village Area Actions

- Promote the use of state tax credits and financial incentives for renovation of historic and underutilized village buildings

  When: 2027-2034

- Coordinate with regional and state partners to identify funding opportunities for streetscape enhancements, pedestrian safety, and village beautification.

  When: 2026 - 2034

Special Regions

Public Lands

The Public Lands Region includes all publicly owned lands: federal, state, and local. Federal lands primarily include the Green Mountain National Forest (GMNF) and portions of the Appalachian Trail.. State lands would include any fishing access areas, picnic areas, trails, highway department facilities. Local lands include schools, Town offices, parks, and water and sewer district facilities.

Wallingford Village Gateway District

The Route 7 gateway entrances to Wallingford Village, from the north near the divided highway and from the south near Twin Bridges, should feature street trees, landscaping, and signage that reflect village character. Improvements should include compatible buildings scale, street lighting, traffic calming, and pedestrian amenities such as sidewalks or gravel paths..

Route 140 East Scenic Corridor

Route 140 is a scenic corridor that traverses varied, largely undeveloped landscapes, following Roaring Brook and intersecting the Appalachian Trail. It provides access to GMNF recreation areas, including White Rocks National Recreation Area and Wallingford Pond, and connects two traditional Vermon Villages. Designation as a scenic corridor in this plan does not confer state or federal scenic road status but acknowledges its value as a local resource. This designation may guide future negotiations with state agencies and utilities regarding highway improvements, bridge design, power line placement, signage, and eligibility for bike/pedestrian path funding.

Land Use Actions

- Maintain and keep current village area character, limiting expansion.

  When: Ongoing



Recreation

Wallingford offers a diverse range of recreational opportunities for residents and visitors, supporting community health, tourism, and quality of life.

Wallingford Parks

Town managed recreation areas include lands along Otter Creek and Elfin Lake. The Town operates Elfin Lake beach accessible from RT. 140 with parking. Family season passes and daily admission are available. The town offers a summer recreation program for children. A beautiful historic footbridge over Otter Creek connects playing fields with Stone Meadow and Elfin Lake, enhancing access to natural habitats and pollinator gardens.

Recent improvements at Elfin Lake included shoreline erosion control work, installation of bioretention features, and construction of a retaining wall to stabilize the beach area and protect water quality.

Town Recreation Field

The town's parks and athletic fields are overseen by a five-member Recreation Commission appointed by the Select Board. The Commission supports a variety of cultural events and favors working with the Conservation Commission on proposals for new or expanded facilities.

Use of the recreation field is open to everyone free of charge. Facilities support softball, baseball, soccer, tennis, and other community events. During winter months, a portable ice rink is installed. Access is free and available daily from sunrise to sunset.

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

While the field is in good condition, future needs include enhanced maintenance, improved accessibility, and increased funding to support growing demand.

Stone Meadow Conservation Park

Stone Meadow occupies the land between the Town Recreation Field and Elfin Lake, accessible by foot from the village and by car on Waldo Lane. Formerly a sand and gravel pit and transfer station, reclamation efforts began in 2004 to restore the site's natural beauty.

Today, Stone Meadow boasts over two miles of walking trails, a canoe and kayak launch on Otter Creek, a 120-foot wetland boardwalk, a rain garden at Stone Meadow, and a pollinator corridor with native wildflowers and honey bee colonies.

The meadow is open year-round and is free to the public, providing trails for hiking, biking, dog walking, snowshoeing, and cross-country skiing. In summer, it offers pedestrians access to Elfin Lake beach.

Along the trails, the Conservation Commission has installed nine benches at scenic points and there is a story book trail maintained by the Gilbert Hart Library. To encourage natural inhabitants, we have installed six bluebird houses, three duck boxes, and two honey bee colonies.

Stone Meadow supports diverse habitats, including old growth forest, meadowland, riparian zones, and vernal pools. Wildlife documented via trail cameras include deer, rabbit, mink, otter, beaver, raccoon, groundhog, chipmunk, grey & red squirrel, grey & red fox, bobcat, spring peepers, painted turtle, barred owl, ruffed grouse, pileated & downy woodpecker, wild turkey, geese, ducks, heron, bluebird, hawk, turkey vulture and more.




EXISTING LAWN
GUTTER DOWNSPOUT DRAIN PIPE
GUTTER DOWNSPOUT DRAIN PIPE
WHITE OAK
PERENNIAL PERIMETER PLANTING ON BERM
NATIVE SHRUB & MEADOW BASIN MIX
BEACH
BEACH
PLANTING SCHEDULE - SHORELINE PLANTING

Funding for the Conservation Commission is raised in part through the Town's general municipal budget, in part through state and federal grants applied for, and is supplemented by the sale of honey from the bee colonies and through the generous volunteer time of charitable donations.

Green Mountain National Forest, Long Trail, Appalachian Trail

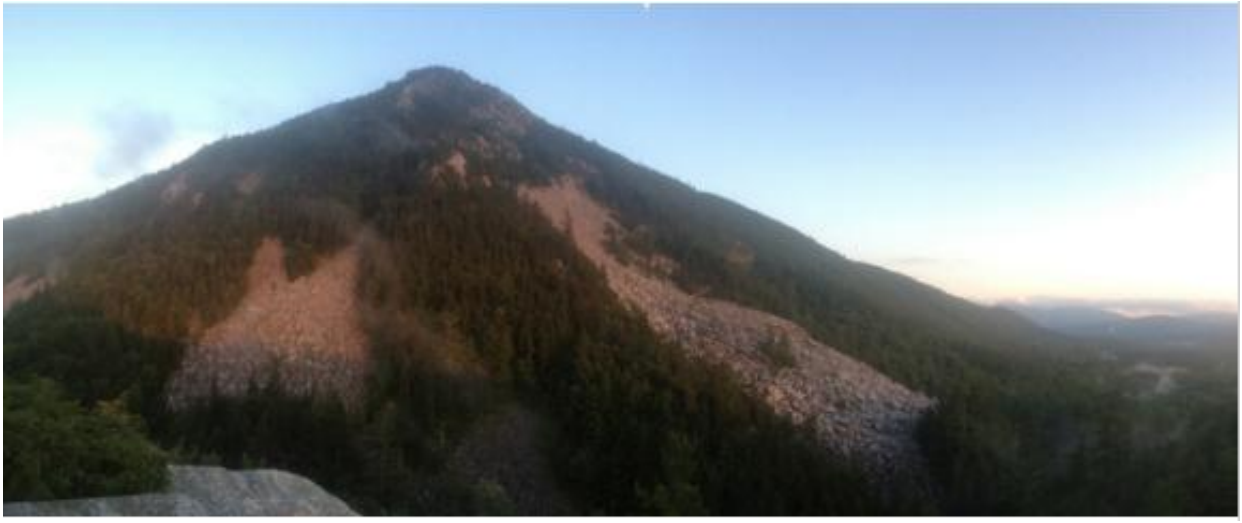
The Green Mountain National Forest (GMNF) is a major federal land holding that provides recreational opportunities and ecological benefits not available on private lands. Its extensive tracts support backcountry recreation, wilderness experiences, and habitat conservation. The GMNF is managed under multiple use principles, balancing recreation, habitat protection, and resource management, as outlines in its Ten Year plan developed with public input.

Funding for GMNF comes from the federal appropriations, supplemented by revenue from timber sales, leases, and user fees.. Of GMNF's 340,000 acres, approximately 8,900 are within Wallingford, representing 32% of the town's total land area, including White Rocks National Recreation Area, White Rocks Picnic Area, the Cliffs and Ice Beds, and Greenwall Shelter. The White Rocks National Recreation area was federally designated to preserve scenic, ecological, and scientific values while promoting wildlife habitat, watershed protection, and primitive recreation opportunities.

The White Rocks picnic area, established in the 1930's near Route 140 spans 10 acres and sees heavy summer use (40-60 visitors daily). The Cliffs and Ice Beds are unique geological features, and Greenwall Shelter serves hikers on the Appalachian and Long Trails.

The Appalachian Trail and Vermont Long Trail (AL/TL) traverse approximately 10 miles through Wallingford, from Mount Tabor to Shrewsbury. Managed collaboratively by the National Park Service, U.S. Forest Service, State of Vermont, and Appalachian Trail Conservancy, this heavily used section attracts 25.000 – 30,000 hikers annually. Its proximity to Routes 4 and 7 enhances accessibility, and hikers frequently patronize local businesses for food and supplies.

Additional recreational opportunities include VAST snowmobile trails, which connect Wallingford to a statewide network extending from Massachusetts to Canada



Otter Creek

As a recreation resource, Otter Creek offers a range of opportunities, from fishing to boating. According to The Vermont Rivers Study, fish species found in Otter Creek include brown, brook, and rainbow trout, northern pike, and smallmouth bass.

Otter Creek offers an extended recreation season with access to flatwater, quickwater, and gentle rapids suitable for paddling and fishing.

Otter Creek is managed jointly by the Vermont Department of Fish and Wildlife (DFW) and the Department of Environmental Conservation (DEC). DFW oversees licensing, enforcement, and habitat projects, while DEC monitors water quality and regulates stream alterations. Both agencies conduct research and acquire land to protect water quality and fish habitat.

Rural Otter Creek Valley Multiple Resource Area. The Rural Otter Creek Valley Multiple Resource Area, listed on the National Register of Historic Places, was Vermont's first Rural Resource Area Designation. Future planning should explore preserving historic barns through grant programs, developing a Corridor Plan with interpretive signage and viewpoints, and pursuing funding for cultural and scenic enhancements.

Recreation Action Items

- The Recreation Committee will investigate new sites for bike paths, and then will seek funding for building new paths.
  When: 2028



Natural Resources

Wallingford's natural resources, including agricultural and forest lands, mineral deposits, wildlife habitat, and water bodies, are all vital to the local economy and quality of life. These resources support farming and forestry, attract tourism, and enhance the town's rural character. Future planning should prioritize resource protection, climate resilience, and sustainable land use.

Physiographic Regions

The town of Wallingford spans three of the five major physiographic regions of Vermont. The eastern part of the town, which contains its highest peaks and most remote areas, is in the Green Mountain physiographic region. 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.

Geology

The bedrock geology in the town is directly related to the physiographic regions and vice versa. The geologic formations underlying the town occur in the north-south strata that are folded and steeply dipping. The oldest rocks are in the eastern part of the town and the youngest are in the west.

The Mt. Holly complex, of Precambrian age, is comprised of gneiss and quartzite and underlies the area east of Bear Mountain and White Rocks.

The Cheshire quartzite, of Lower Cambrian age, is perhaps the most noticeable geologic formation in the town. It can be seen on the rocky cliffs of White Rocks, on Green Mountain in South Wallingford and in the area known as Green Hill. This formation occurs on the western flank of the Green Mountains.

The Vermont Valley physiographic region comprises several narrow bands of differing geologic formations of Upper Cambrian to Lower Ordovician age. These formations include Dunham dolomite, Monkton quartzite, Clarendon Springs dolomite, and the Shelburne and Bascom formation, consisting of dolomite, limestone, and marble. Several of these formations are of commercial value and are quarried in the town. These are the only currently known commercially significant geologic deposits in the town.

The Hortonville formation, of Middle Ordovician age, underlies the major portion of the Taconic Mountains in the western part of town. The rock is primarily black slate and phyllite. It can be observed in road cuts along Vermont Route 140 west of Wallingford village and along the 'Dugway' west of South Wallingford.

Agricultural Resources

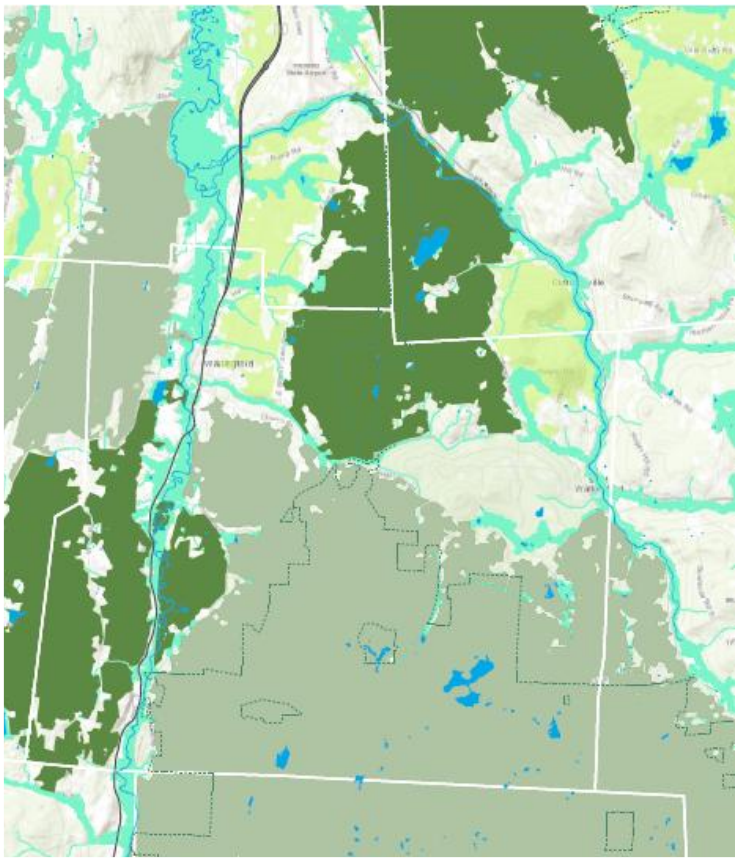
Wallingford is home to several commercial dairy and small-scale beef operations. Sheep, goats, veal, horses, and other domestic livestock are also raised, and maple syrup and honey are produced. In addition to traditional farming, the community also supports small-scale vegetable producers, Christmas tree farms, and greenhouse or landscaping

businesses. The town is also home to an active agricultural limestone extraction business.

Lands within Wallingford with high potential for agricultural production are focused in the Vermont Valley, as well as in selected areas in the northeast corner of town. Meanwhile, lands with high potential for forestry production follow the same general pattern as agricultural soils but are more widespread.

Forest Blocks

Forests are a significant resource in Wallingford, comprising the majority of the landscape. Currently, 32% of the town's total land area (over 8,900 acres) is in Green Mountain National Forest or National Park Service ownership. Additionally, 24.6% (6883 acres) of the town's private land is enrolled in VT's Current Use Value Program, which requires responsible management of agricultural and forest land. Protecting forest blocks for habitat connectivity is reflected in the contiguous and dominant forest and recreation district of the future land use map



It is also reflected in the existing connected networks of riparian areas, forests, and undeveloped areas, which provide adequate support for a variety of habitats and travel corridors. Wildlife potential is high throughout much of Wallingford, as is 'unimproved' recreation potential, although each tends to be greatest in areas dominated by water or forests. In 2008, the Staying Connected Initiative utilized GIS modeling to predict areas most important for maintaining and enhancing habitat connectivity for Wide-ranging Mammals (WRM) between the Green Mountains and the Adirondacks.

Sand And Gravel

Sand and gravel deposits underlie several areas of Wallingford, with particular concentrations along Routes 7 and 140, and east of TH 15 and TH 24. Map 5 shows both sand and gravel deposits (based on Natural Resources Conservation Services (NRCS) soils data, formerly Soil Conservation Service) and existing sand and gravel operations. Table 5.5a indicates that approximately 11 percent of the town is comprised of soils with sand and gravel resources. Although sand and gravel may also be found along and in many of the town's larger water sources, commercial sand and gravel excavation from streambeds is prohibited by State law.

Commercial mineral deposits underlie a portion of Wallingford, primarily along the western side of the Vermont valley. According to Omya, there are no significant limestone/marble resources located elsewhere in the community, other than those under the ownership of the companies.

Significant commercial geologic formations include the Shelburne and Bascom formation, consisting of dolomite, limestone and marble.

Only one active quarry operates in the Industrial zoning district in South Wallingford, and the operator also retains mineral rights to additional land that has not yet been developed. The material is used for aggregate in construction, and is ground and used for paper, plastic, paint and filler in various products.

Soils

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 detailed soil maps for the town reveal that there are over 40 different types of soils in Wallingford. Two classes of agricultural soils are shown: prime and statewide. Prime soils are the best soils and meet the US Department of Agriculture (USDA) national criteria for Prime Farmland. Statewide soils are good soils that meet a slightly broader set of criteria for soils of statewide importance.

Within Wallingford, soils classified as important forest soils (Classes 1, 2, and 3) make up 42.6 percent of the total land area. The distribution of these soils is widespread, being limited only to the rockiest and wettest parts of town. Wallingford village is located in an area of the town with good septic suitability. Other areas with high potential for septic disposal include the areas along Hartsboro Road, along the western edge of the National Forest, and along Mill River. The area covered by Class 1 soils equals roughly 15% of the total, while areas covered by Class 2 and 3 soils cover another 63%.

Wetlands and Floodplains

As shown on the map, Wallingford has wetlands scattered throughout the landscape. Wetlands provide valuable wildlife habitat, store storm water, purify surface water and groundwater, recharge aquifers, and help control erosion.

Important surface water resources (lakes, ponds, rivers, and streams) include Otter Creek, Elfin Lake, Roaring Brook, Homer Stone Brook, and Wallingford Pond. Groundwater resources include the aquifers for the town's water systems, and their 'source protection areas'.

Natural Resource Action Items

- Host Clean Water Workshops
  When: 2028

- Host Community Lecture series on topics like the bees at Stone Meadows
  When: Ongoing

- Host informational workshops on River Corridor Protection Language for the next Zoning Update
  When: 2028



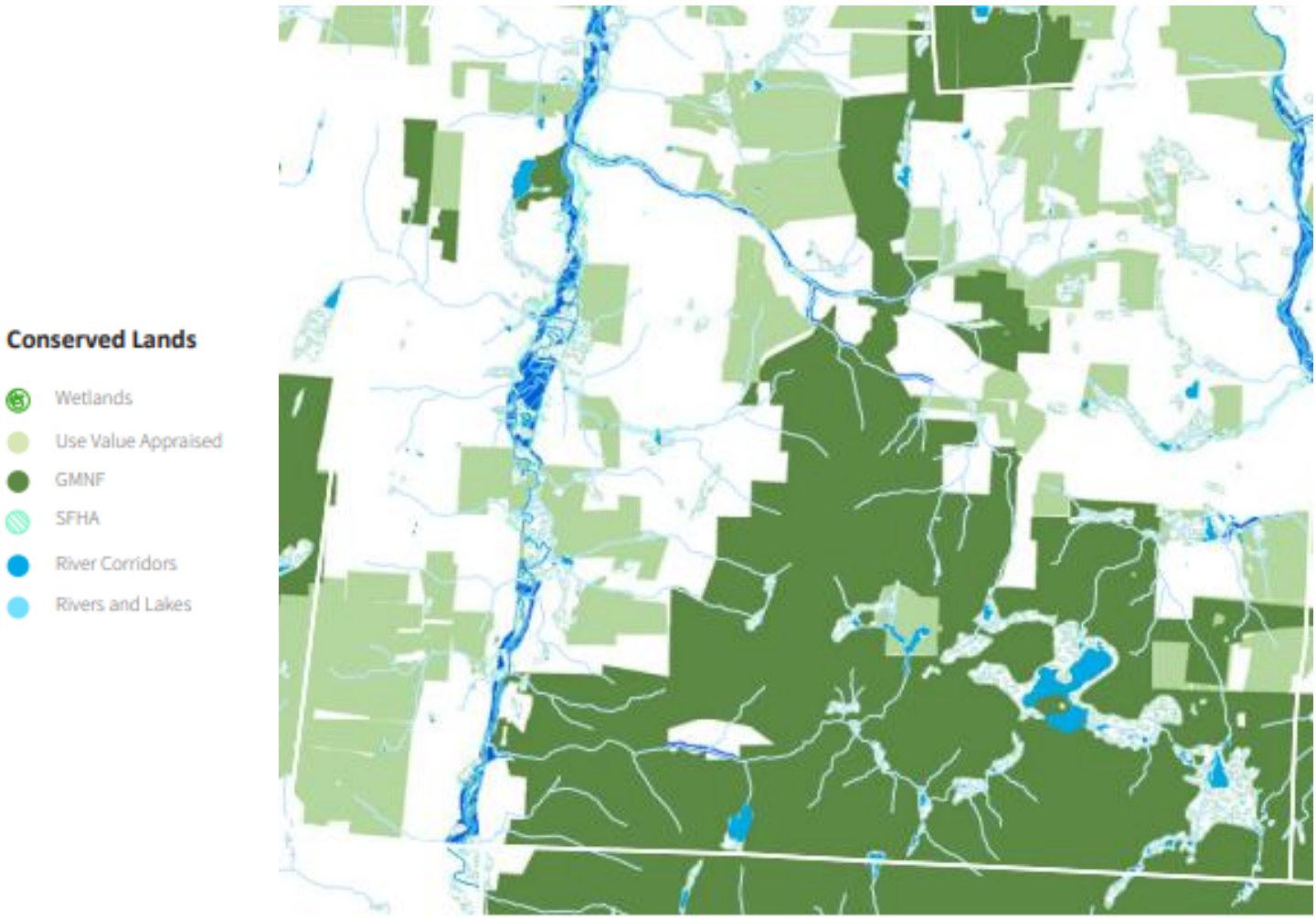
Flood Resiliency

The Otter Creek, one of the largest rivers in Vermont, runs parallel to Route 7 through Wallingford and passes near the downtown, creating significant flood risk for populated areas. Otter Creek is designated as both a state-mapped river corridor and a FEMA special flood hazard area (SFHA). River corridors are vulnerable to erosion, while SFHA zones face inundation flooding during major storm events. Wallingford sustained severe damage during Tropical Storm Irene and received FEMA assistance for recovery. Over the past 20 years, eight documented flood events have impacted the town.

Flood prone areas include Hartsboro Road, the south end of Creek Road, and River, Meadow, and Railroad streets. Critical infrastructure at risk includes the fire station, school, and town garage. The Wallingford Rescue building was constructing above base flood elevation, reducing its vulnerability.

Emergency Relief Assistance Fund

The ERAF program provides state incentives for municipal disaster preparedness. By adopting five key measures - the Local Emergency Operations Plan, the Local Hazard Mitigation plan, Road and Bridge Standards, NFIP, and River Corridor Bylaws, the town qualifies for a 17.5% match from the State for disaster relief, leaving the town with only a 7.5% match. FEMA automatically covers the 75% of the disaster reimbursement costs.



Community Facilities

Town Governance

An elected Selectboard governs the Town. Day-to-day administration is provided by a Town Administrator employed by the Board. The Town Administrator administers the budget and the Transfer Station. 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, assisting Selectboard meetings, and records.

Municipal Water Service

Municipal water service in Wallingford is provided by Wallingford Fire District #1, a municipal public utility governed by an elected prudential committee. The FD#1 system serves 350+ active service connections throughout the village. The South Wallingford Water Cooperative continues to provide service in South Wallingford.

Source, Treatment, and Storage

Water for the village is withdrawn from a groundwater well located near the Wallingford ball fields and pumped to the Church Street Storage tank. From the Church Street tank, the system operates primarily by gravity to supply customers across the village.

Transmission and Distribution System

The system's transmission supply from the reservoir/tank to the distribution grid ranges from 24-inch down to 12-inch. The distribution mains are predominantly 6-inch. Piping materials are ductile iron and plastic; there is very little 2-inch galvanized owned by FD#1. The former through-line along Route 140 is now a dead-end segment, which is managed for flushing and hydraulics.

Service Lines and Inventory Status

Customer service lines within the district are a mix of plastic, copper, and galvanized, with some legacy lead goosenecks in the service inventory. A recent service line inventory indicates 20% identified and 80% currently unknown. Inventory and verification efforts are ongoing consistent with evolving regulatory requirements.

Hydrants and Fire Flow

All fire hydrants in the FD#1 system are operational. Available flow and residual pressure vary by location, and some hydrants have limited flow capacity relative to fire-flow targets. The district evaluates hydrant performance and prioritizes improvements through maintenance and capital planning.

System Capacity and Production

System capacity is constrained by source production (well yield). Current average production is approximately 130,000 gallons per day, which is well below earlier planning projections for future demand. Future capacity planning will continue to focus on source reliability, storage, and distribution hydraulics rather than assuming capacity increases based solely on pipe size.

Connections, Permitting, and Compliance

New connections are approved by the Prudential Committee and are subject to the districts current fee schedule and technical standards. District inspection verifies that internal plumbing and the service connection meet state plumbing and drinking water regulations prior to activation.

Solid Waste Disposal

The Town of Wallingford maintains a Transfer Station located off Route 140 near the Otter Creek Bridge for the collection of solid waste and recyclables. Wallingford's solid waste program consists of small trash, and white items such as refrigerators, washers, dryers, etc. Wallingford also has a number of recycling programs. They consist of the following: Zero Sort recycling (glass, paper, cardboard, tin cans, aluminum cans, hard plastic bottles/containers (classes 1-7)), electronic

recyclables (TVs, computers, etc.), organic materials recycling (yard waste and food scraps), metal items, books and clothing, and TREX single use plastics. Wallingford has successfully collected more than 2 tons of plastic film waste through this program, earning multiple recycled-plastic park benches for the community.. The bench located in front of the Town Office is pictured below, with additional benches placed at the Transfer Station and Mill River School.



Wallingford is also a member of the Rutland County Solid Waste Management District (RCSWMD) and participates in the RCSWMD Household Hazardous Collection program, which collects the following: CFL lights, batteries, oil-based paint, motor oil, and antifreeze.

Communications

Communications services in Wallingford include local and long-distance phone service, cellular phone service, cable television, and internet service.

Telecommunications Facilities

Wireless telecommunications facilities are now defined as land facilities supporting antennas and microwave dishes that send and/or receive radio frequency signals. These facilities include structures, towers, antennae, microwave dishes, and associated accessory buildings. There is currently a commercial wireless telecommunication facility at the Town Hall and a cell tower on Church St. The Town should remain current with developments in the telecommunications industry and, at some time, may want to adopt more comprehensive review criteria. Currently, full cellular coverage is available along the Route 7 corridor.

Library Services

Library services are provided to the community by the Gilbert Hart Library. The library is housed in a 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 two part-time paid librarians. Volunteers also donate their time to assist with the library's operation, including evening and weekend hours.

The library is open 30 hours per week, it is closed on Tuesdays and Sundays, and meets standards set by the Vermont Department of Libraries. On average, 700 adult and 75 juvenile patrons visit the library each month. Monthly, over 700 items, including large-print books, periodicals, movies, audiobooks, and fiction and nonfiction books, circulate among the patrons. Beginning in 2012, online access to the catalog enabled cardholders 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 on 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” sponsors fundraising events, including an annual plant sale, dinner event, monthly whist parties, and an extensive book sale. In 2004, extensive renovations

expanded the library's size and made all three floors accessible to people with disabilities. The community meeting room is now substantially larger. The heating, plumbing, and electrical systems have all been upgraded as well. Wi-Fi is available throughout the buildings. Groups such as Bone Builders and a yoga class regularly use the community room. 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.

Education

Mill River Unified School District

Wallingford Elementary School, located on School Street, is part of the Mill River Unified School District (MRUSD), which comprises four elementary schools and a middle school/high school. The MRUSD is governed by an eleven-member school board whose members are elected and serve a rotating three-year term. Wallingford is represented by four members, as are Clarendon and Shrewsbury, and one board member represents Tinmouth.

The Wallingford Elementary school campus offers a comprehensive range of traditional subject areas for grades K-6, as well as a part-time Pre-K program. It also offers library services, music instruction, art instruction, world language, guidance counseling, and special education. The school also offers a winter sports program that allows students to participate in skiing, snowboarding, or skating during the winter months as part of their physical education program. .

On average, 100 students attend the Wallingford Elementary School campus. The capacity of the school is estimated at roughly 200 students.

Wallingford children in grades 7-12 attend the district's outstanding middle school and high school, Mill River Union High School, which is located on Middle Road in North Clarendon. MRUHS students may enroll in classes at the Stafford Technical Center. The Center, built in 1974, is located in Rutland City and provides secondary technical/vocational education to juniors and senior high school students throughout the Rutland County region.

Vermont Adult Learning

Vermont Adult Learning's Adult Basic Education (ABE) program supports adults who wish to complete their secondary education or acquire literacy skills to enhance 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 (aged 16 and over) who do not have a high school diploma or are unable to 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 Commercial Drivers License (CDL testing. Since July 1996, ABE has served 7 Wallingford residents with over 500 hours of instruction.

Advanced Education

Degree-granting institutions of higher education within the Rutland County Region include Vermont State University Castleton Campus. VTSU Castleton offers two-year associate's and four-year bachelor's degrees in a wide range of programs, as well as degrees for several master's programs.

The Community College of Vermont (CCV) offers college-level courses in various areas. CCV offers associate degrees in liberal studies, business management, early childhood education, and human services, including open enrollment opportunities.

Childcare

Ensuring accessible, affordable, quality childcare is integral to sound economic development planning. In addition to childcare services provided by the Wallingford school, there are currently several licensed childcare providers in town.

Fire Protection Services

Wallingford Fire District #1 provides fire protection service to all of Wallingford, including Wallingford Village and South Wallingford. A group of volunteers makes up the regular firefighting force of the Wallingford Fire District #1.

East Wallingford Fire Department, organized as Wallingford Fire District #2, has 10 active members as well as a 14-member auxiliary.

Training is a crucial component of firefighting. All firefighters involved with the district are encouraged to take a training course to become part of the force. Additionally, they are required to drill one night each month to maintain their skills.

Emergency Response

The town is covered by Wallingford Rescue for emergency response services. The primary emergency facility to which patients of Wallingford Rescue are transported is the Rutland Regional Medical Center. Wallingford Rescue is a volunteer organization currently consisting of Emergency Medical Technicians (EMTs), registered nurses, and Emergency Care Attendants (ECAs). Reflecting the group's emphasis on training, all members must have a minimum ECA state certification. The squad also conducts at least 30 hours of training annually.

The E.M.S. District # 10 "Disaster Plan", which is coordinated by the State's Emergency Health Division, governs part of the method of operations of Wallingford Rescue by detailing plans to handle mutual aid. Under the Plan, the primary backup for Wallingford Rescue is the Regional Ambulance Service based in Rutland.

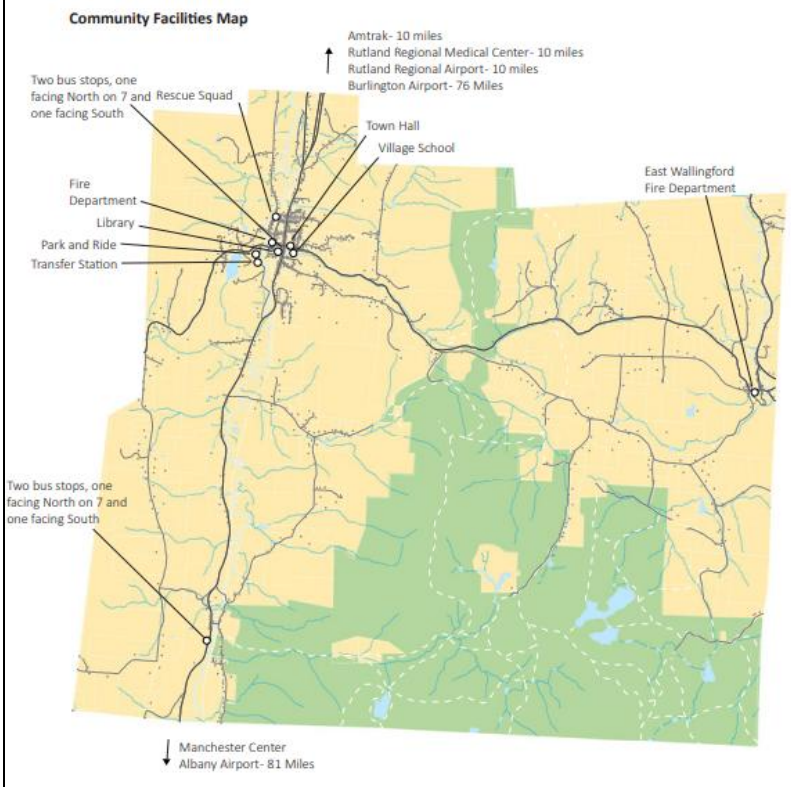
In an effort to meet emergency service needs of neighboring communities, Wallingford Rescue also covers the Town of Tinmouth.

Public Safety/Police Protection

Public safety in the town is provided by the Rutland County Sheriff's Department, and the Vermont State Police.

Emergency Planning

The town updates its Local Emergency Operation Plan annually and revises its Local Hazard Mitigation Plan every five years.



Community Facility Action Items

- The Planning Commission will assess current and future community facility needs, including municipal services, emergency services, and public infrastructure, and pursue improvements or expansions as needed

  When: Ongoing



Health and Wellness

The Village of Wallingford is home to a number of health and wellness-related businesses. They include:

Thrive Center of the Green Mountains Offers massage and chiropractic services, holistic health education, and nutrition counseling

Maple Leaf Clinic

All Smiles

Serenity House
Rehabilitation Treatment Facility

Emma's House Head Trauma Therapy Center

Lenny Burke Farm Traumatic Brain Injury Facility

The Hewlett Farm Provides Organic Vegetables to Town

Stone Acres Farm Provides Organic Vegetables to Town

The Wallingford Wheeler Farm
Strawberry, Spruit, and Blueberry Farm

Additionally, Otter Creek Homestead and Smokey House Center are located nearby in Danby, offering local livestock and produce. There are dozens more farm stands in Rutland County, as well as a farmers' market in Rutland City

Transportation

Primary access to the main village center 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 facilitate the movement of goods and services, as well as public transportation and bicycling.

Longitudinal Employer-Household Dynamics, a program of the U.S. Census, showed in 2023 (17.4%) of Wallingford's working population lived and worked within the Town. Approximately 82% of the workforce of Wallingford lived in a different town and commuted to work. Likewise, roughly 45% of the local population commutes less than 10 miles to work each day. Together, these patterns have implications on the transportation network, with North-South commuter travel representing the dominant travel pattern.

Class 3 highways are the predominant type of Town highway, and they provide the principal means of access to the adjacent rural, residential, and recreational land uses. The transportation modes of Wallingford are displayed on the community facilities map on page 27. For the most up-to-date map of the town highway classification, visit Vtrans.gov.

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 at the intersection of Route 7 and 140 by the State. This project brought the intersection into compliance with the Americans with Disabilities Act.

Bus

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 Networks in Manchester, allowing passengers access to areas throughout Bennington County. Buses pass through Wallingford at varying times, making stops at North End Drive, Cumberland Farms, Wallingford House, Hand Made in VT, White Rocks Inn, Hartsboro Road, and South Wallingford Limestone. For Time and fares, see their website at TheBus.com. Vermont Transline provides express services from Burlington, VT, to Albany, NY, or Boston, MA. These buses stop at the Cumberland Farms in Wallingford.

Rail

Freight service passes through Wallingford and East Wallingford on tracks operated by Vermont Railway. Passenger rail via Amtrak is available in Rutland and travels south/north to New York City/Burlington. Currently, VTrans is studying the potential for an additional run for the Ethan Allen Express Amtrak Passenger Train that would head south from Rutland City, passing through Wallingford, then on to reconnect back into the route at Albany by way of Bennington. VTrans has a policy in the State Rail Plan that all at-grade railroad-road crossings for passenger routes should

be upgraded with modern crossing gates. While there are not plans for this service to have a stop in Wallingford, if it is pursued Wallingford should work with VTrans to bring all railroad crossings up to modern safety standards, especially those within the Village Center.

Air

Air service is available at the Rutland Southern Vermont Regional Airport, located to the north in Clarendon. Cape Air, a regional airline, connects this airport with major airlines in Boston on a daily basis. The next closest airports are located in Lebanon, NH, Burlington, VT, and Albany, NY.

Highways

As the single most critical and controversial component of Wallingford's transportation system, the transportation infrastructure, traffic volumes, and other impacts of US Route 7 through Wallingford Village have caused, and continue to cause, debate and division. For decades, VTrans was planning for the conversion of the entire US Route 7 corridor into a limited access interstate grade highway that would bypass Village Centers and Downtowns. Several sections, such as US-7 north of the Wallingford Village, were completed but as a whole much of the road remains unbuilt. With no limited access bypass, heavy truck traffic and high traffic volumes have generally hurt the quality of life of residents and, reportedly, the structural integrity of some of Wallingford's most critical historical homes. The annual daily traffic volume in 2025 was 4,421 vehicles on US 7, 50 feet south of Hartsboro Road a 3% increase in the past 14 years. In 2025, 6,996 vehicles were counted at Elm and US 7, 50 feet after the S Main street intersection. On the other hand, several Wallingford Businesses are dependent on traffic on Route 7 to sustain themselves. Recognizing that the limited access Route 7 would likely never be built, the Vermont Agency of Transportation, in 1997, prepared a 'scoping' report on potential improvements to Route 7 from East Dorset to Wallingford. This work involved meetings with town residents and officials, as well as field investigations by professional staff. The Executive Summary of the final scoping report states that, the daily traffic volumes today, as well as the future projected traffic volumes, can be accommodated on the existing highway with corridor improvements and management techniques identified in this final scoping report and the accompanying access management plan. Widening for additional travel lanes, as well as a bypass freeway-type roadway, is clearly unwarranted well into the future and is not proposed."

The recommended alternative was to rehabilitate with two 12-foot lanes and 8-foot shoulders in the general corridor. Widening in the Wallingford and South Wallingford Village area was limited to minimizing impacts to historic resources. The study remains only partially implemented, as sections of US-7 south of the Wallingford Village Area with minimal to no shoulder. Wallingford should continue to advocate for these improvements to bring the whole corridor up to modern highway safety standards.

The study also called for maintain low speed limits and the continued improvement of the Wallingford Village area and to "develop solution(s) with traffic calming and reduced design speeds as major considerations." However, most traffic calming measures aimed at reducing design speed require narrowing curb to curb width. Since this section of roadway is owned by VTrans, which requires 28 feet of paved space curb to curb for plowing, there is little that can be done at present to achieve greater traffic calming short of Wallingford taking over US-7 as a Class 1 highway and embarking on a major roadway project locally.

Given this, at present no further traffic calming measures are recommended.

However, currently the speed limit is 30 MPH throughout the Wallingford Village Area, which is the highest speed limit in Rutland County on US-7 traveling through a Village Center. Brandon's limit in their Downtown is 25 MPH, while Pittsford recently requested VTrans lower the limit from 30 MPH to 25 MPH within their existing Village Center.

Federal Guidance on setting speed limits was updated in 2023 to ensure that speed limits take into account density of development and the presence of 'vulnerable road users' (such as children walking to school). Given that speed limit guidance has changed since the 30 MPH limit was established, Wallingford should request that VTrans conduct a traffic study to examine reducing the speed limit to 25 MPH in keeping with the speed limits established in the rest of the Wallingford Village Area.

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.

The closure of Bridge #15 in East Wallingford has been a point of contention within the community, with residents raising safety concerns related to the bridge itself and changes in traffic flow following its closure. The Selectboard has conveyed these concerns to VTrans.

Sidewalks

Although entirely limited to the Wallingford Village Area, Wallingford has a small sidewalk network which connects homes, businesses, recreation facilities and the Wallingford Village School. The core of the network lies along US-7 and VT-140, with additional sidewalks connecting largely residential side streets to the core network. In total, Wallingford has about 2.25 linear miles of sidewalks, with most sidewalks being around 5' wide except some wider sections around the four corners. The network is primarily concrete, which makes up 69% of all sidewalks with the rest as asphalt excepting small sections of slate and brick sidewalk along US-7. Overall, the network is in generally good condition, with a project currently underway to replace the sidewalk along School Street/140 East.

Though some streets in the Village Area lack sidewalks, these are generally low speed and low volume residential side streets making dedicated sidewalks less important for pedestrian safety as compared to higher volume roads like US-7 and VT-140. It is recommended that Wallingford focus on maintaining the existing network in a state of good order. After School Street, the section of sidewalk in greatest need of rebuilding is the section of sidewalk on the south and east sides of Depot Street. This section is narrow and does not provide adequate access under the Americans with Disabilities act. Since there are sidewalks on both sides of Depot St (between Railroad Ave and US-7), Wallingford should consider whether replacing the existing sidewalk, or removing the segment on the

southern side of Depot and adding a crosswalk at the intersection of Railroad St and Depot St is preferred.

One major barrier to the connectivity and ease of using the pedestrian network is a scarcity of crossings across US-7 in the Village Area. US-7 has only a single crossing point- at the four corners- throughout the entire 3460 foot section of roadway that has sidewalks compared to School St/VT-140 E which has three crosswalks, or approximately one every 680 feet. Since VTrans controls US-7, it is recommended that Wallingford work with RRPC and VTrans to assess the feasibility of adding additional crossings on US-7.

Transportation Action items

- The Planning Commission will work with the Rutland RPC to identify suitable locations in town for electric vehicle charging
  When: 2027
- Wallingford Selectboard and Planning Commission should request that the Agency of Transportation reviews the 30 MPH zone in the Wallingford Village, and examines whether a 25 MPH Limit is feasible
  When: 2026

- Wallingford will work with Rutland RPC and VTrans to examine the feasibility of establishing additional crosswalks on US-7 through the Village Center
  When: 2026-2027

- Wallingford will work with Rutland RPC to advocate for the expansion of shoulders consistent with the 1997 VTrans Scoping Study in all 50 MPH zones that lack them at present
  When: 2026-2027

- Wallingford should prioritize maintaining the existing sidewalk network in a state of good order
  When: Ongoing

- Wallingford should plan for the replacement and/or removal of sidewalk on Depot Street
  When: 2030

Housing

The vitality of Wallingford is dependent on the town's ability to house its present and future residents. A sufficient supply of quality housing is the basis upon which a community builds strong, healthy families and a stable workforce, both necessary components of a sustainable economy. Stable, affordable housing also lets families establish long-term community involvement.

Housing Need and Affordability

Single-family and mobile homes account for a large majority of housing in Wallingford; of the 1,038 housing units in 2024, 85% were single-family and 6% were mobile homes.

Housing data from the 2023 US Census American Community Survey indicate that the median household income in Wallingford is approximately $79,450, although most homes have an income between $100,000 and $150,000 (21%). On average, household property taxes amount to $3,000.

In 1970, the average household size in Wallingford was 3.42. This decreased to 3.03 by 1980, 2.71 by 1990, 2.49 by 2000, 2.32 by 2010, and now at 2.8 in 2024, dropping approximately 18% in the last 54 years.

Nationwide, a trend towards fewer persons per household has changed the type of housing needs and increased the demand for housing, even in towns with stable populations. A very rough indicator of affordability-priced housing is when a household is paying no more than 30% of their gross income on housing costs. 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. Therefore, with this data, it isn't easy to assess housing needs and affordability. A thorough housing assessment would be more effective in determining this.

Housing Action Items

- The Town will review regional housing data and trends to better understand local housing needs and will support strategies that encourage a mix of housing types affordable to a range of households.

  When: Ongoing



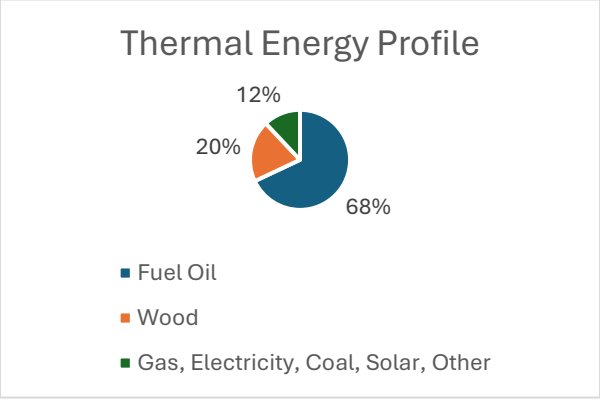
Energy

Purpose

This Energy Chapter fulfills the requirements of 24 V.S.A. §4382(a)(9) by providing an analysis of local energy resources, needs, costs, and barriers, along with policies for energy conservation, renewable energy development, and land use patterns that create and/or conserve energy.

Analysis of Energy Resources, Needs, Costs, and Problems

Thermal Energy Profile: Residential and commercial heating in Wallingford is currently dominated by fuel oil (68%), followed by cord and pellet wood (20%), with the remaining share (12%) being comprised of gas, electricity, coal, solar, and other fuels used. In 2024, total thermal energy demand was 147,638 MMBtu, led by the residential sector, accounting for 64% of all thermal usage in Wallingford. Affordability and resilience considerations remain important; the higher-than-regional-average reliance on fuel oil can create price volatility, which, combined with an older housing stock, exacerbates higher per-unit energy costs. Ongoing weatherization and electrification are expected to reduce total MMBtu consumption, lower local operating costs, and cut emissions, all while improving local resiliency and livability.



Transportation Energy: Transportation emissions are driven primarily through personal vehicle travel and the absence of an extensive transit options. In 2023, total transportation energy demand was 97,934 MMBtus, with gasoline and diesel accounting for 99.5% of all transportation consumption. Modeled projections show that under CEP 2022 the transportation energy demand must decrease vehicle dependence and increase EV adoption. In Wallingford, residents commute an average of 25 minutes, with 88% of workers driving alone. Reducing transportation energy use will depend on a combination of improved vehicle efficiency measures including access to EV charging, battery efficiency, and land use regulations that decrease vehicle miles traveled.

Electricity Use and Supply: Electricity consumption in Wallingford supports residential, commercial, and some industrial operations with total electricity reaching 41,285 MMBtu (including thermal and transportation sectors) in 2022. To meet 2050 goals electricity demand is projected to increase by 60% driven primarily through fuel switching as well as efficiency upgrades.

As energy usage electrifies, electricity demand is expected to shift upwards as fossil fuel consumption declines. Planning for convenient and strategically located EV charging, integrating heat pumps, and encouraging properly sited solar can help ensure that Wallingford's electric system remain reliable, cost-effective, resilient, and aligned with broader state climate and energy goals.

Wallingford is served by GMP, which provides 100% renewable electric services and system maintenance across the community.

MMBTU - Million British Thermal Units

Represents the amount of heat energy required to raise the temperature of 1lb of water by 1° Fahrenheit

Local Constraints/Issues: Limited weatherization in aging housing stock, and aging fossil fuel heating systems are key constraints impacting the efficiency of the thermal sector. Affordability of upgrades in the current environment where financial support for efficiency upgrades is being reduced exacerbates the issue.

Policy on Energy Conservation & Related Programs

This Energy Plan within the broader Municipal Plan aligns with the Wallingford Energy Commission's (WEC) mission to minimize environmental and financial impacts of energy use in Wallingford, as well as the Rutland Regional Energy Plan to use energy efficiently, develop renewable energy resources, and reduce greenhouse gas emissions.

The WEC has been working in recent years to improve weatherization of the historic Town Hall and improve heating efficiency by switching from an aging oil burner and window air conditioners to more efficient heat pumps for heating and cooling.

Wallingford supports reducing overall consumption and household energy costs through expanded weatherization and the installation of high-efficiency heating and cooling technologies. Reducing fossil fuel dependence and improving building efficiency will help address the issue of increasing GHG emissions while improving affordability and resilience for local residents and businesses.

To advance these goals, the Town plans to pursue practical conservation strategies such as efforts to identify energy efficiency opportunities and take steps to implement enhancements across municipal, business, and residential buildings. This will include development of an action plan including workshops and demonstrations intended to inform and provide technical guidance to Wallingford residents, businesses and organization regarding the benefits of weatherization, prudent electrification, and conservation, as well as appropriate renewable energy.

Policy on Development of Renewable Energy Resources

Wallingford supports the development of appropriately scaled and sited renewable energy generation that contributes to local resilience and aligns with the community's rural character. Renewable energy projects should be designed to minimize visibility from roads, while prioritizing opportunities such as roof-top solar on existing homes and businesses.

The town encourages residents, businesses, and municipal facilities to explore renewable energy options and supports the use of incentives or technical assistance to advance these systems. Solar arrays have already been installed at the Wallingford elementary school and town garage. The array at the Town Garage was implemented under a Virtual Net Metering agreement, which allows energy generated at one site to be leverages across multiple other sites. Clean, renewable electricity generated at the Town Garage is used to off-set electricity costs at the garage, as well as the Town Hall, Transfer Station, and recreation sites.

Development and implementation of broader, larger scale renewable energy opportunities, including types and potential sites, will be identified in the enhanced energy plan with final recommendations to be shaped through local review.

Policy on Patterns and Densities of Land Use that Conserve Energy

Wallingford supports land use patterns that reduce vehicle travel, strengthen the Village Center, and promote compact, efficient development. Directing future growth with zoning and infill in municipal growth centers and conservation of rural areas helps lower long-term transportation energy

demand, supports walkability, and makes more efficient use of infrastructure. New development and redevelopment should reinforce the compact settlement pattern of the Village Center while avoiding unnecessary expansion into rural areas that would increase vehicle dependence and energy use.

The Town encourages infill development, mixed-use opportunities, and the reuse of existing buildings in the village centers (Wallingford, East Wallingford, and South Wallingford) while ensuring that rural lands continue to support farming, forestry, open space, and natural resource functions. Where feasible land regulations should support the clustered development to reduce energy demand and improve access to services.

Energy Action Items

The WEC will continue to coordinate with local and regional partners, including but not limited to the Wallingford Selectboard and Planning Commission, Rutland Regional Planning Commission, Efficiency Vermont, GMP, and other local service providers to pursue the following actions:

- Work with Town Employees to develop and implement Town Hall heat pump setting recommendations for work week (Monday – Thursday) and weekends (Friday – Sunday) during heating and cooling seasons
  When: 2026

- Conduct an EV charging infrastructure needs and options assessment and develop a plan to address
  When: 2026

- Conduct energy assessments of remaining municipal buildings and develop an action plan to enhance energy efficiency
  When: 2026 – 2027

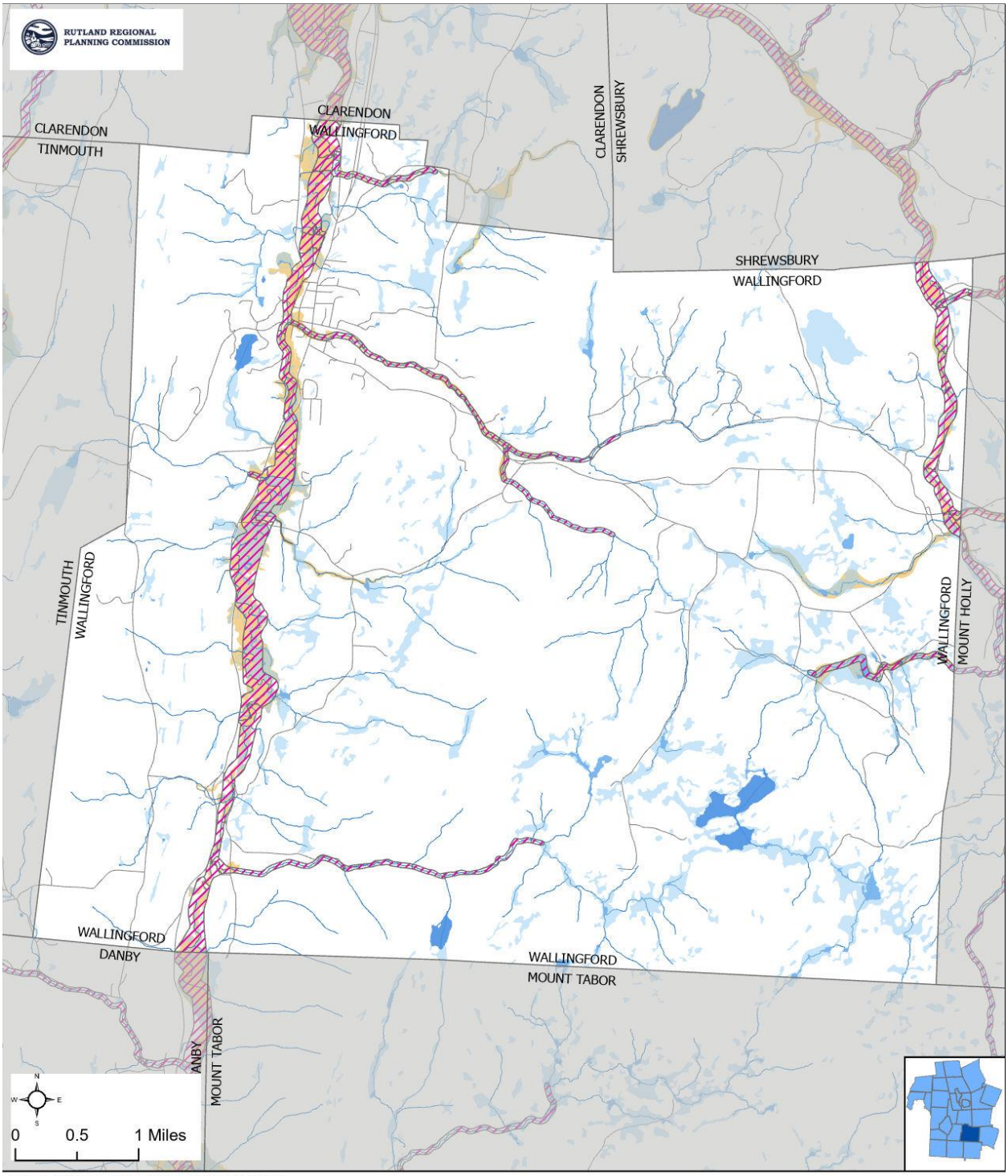
- Develop and implement a plan including workshops and demonstrations to inform Wallingford residents, businesses, and organizations on weatherization, prudent electrification, renewable energy generation, and conservation
  When: 2026 – 2027

- Update proposed renewable energy siting in Enhanced Energy Plan based on the latest information and public input
  When: 2026 – 2027

- Conduct broader municipal building and site historical energy use and cost assessment to quantify the impact of enacted changes
  When: 2029 – 2030

- Specific siting preferences and constraints should be further developed by the Planning Commission and Energy Committee based on local knowledge and priorities.
  When: 2026 – 2034

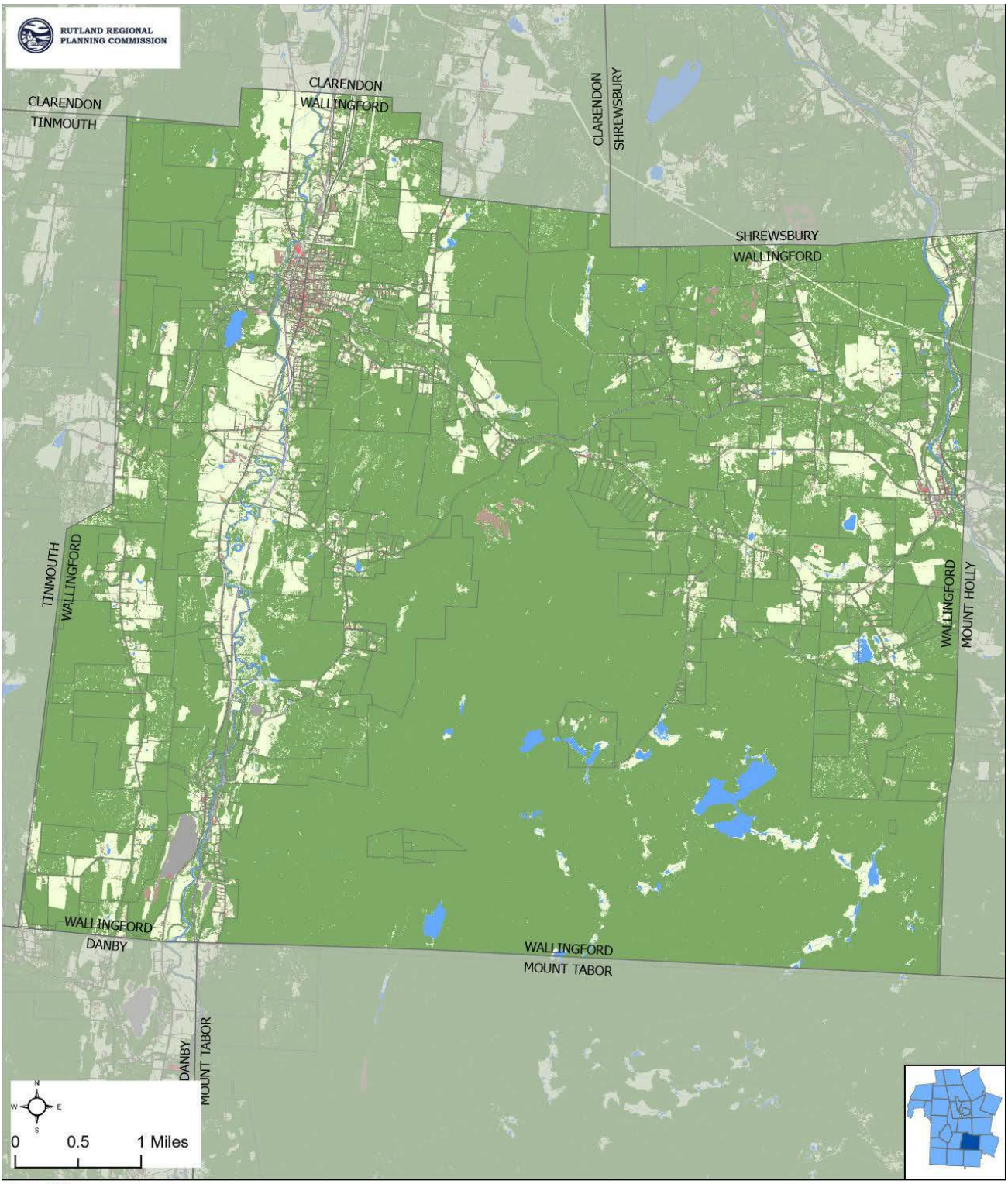
Maps



Flood Hazard & River Corridors

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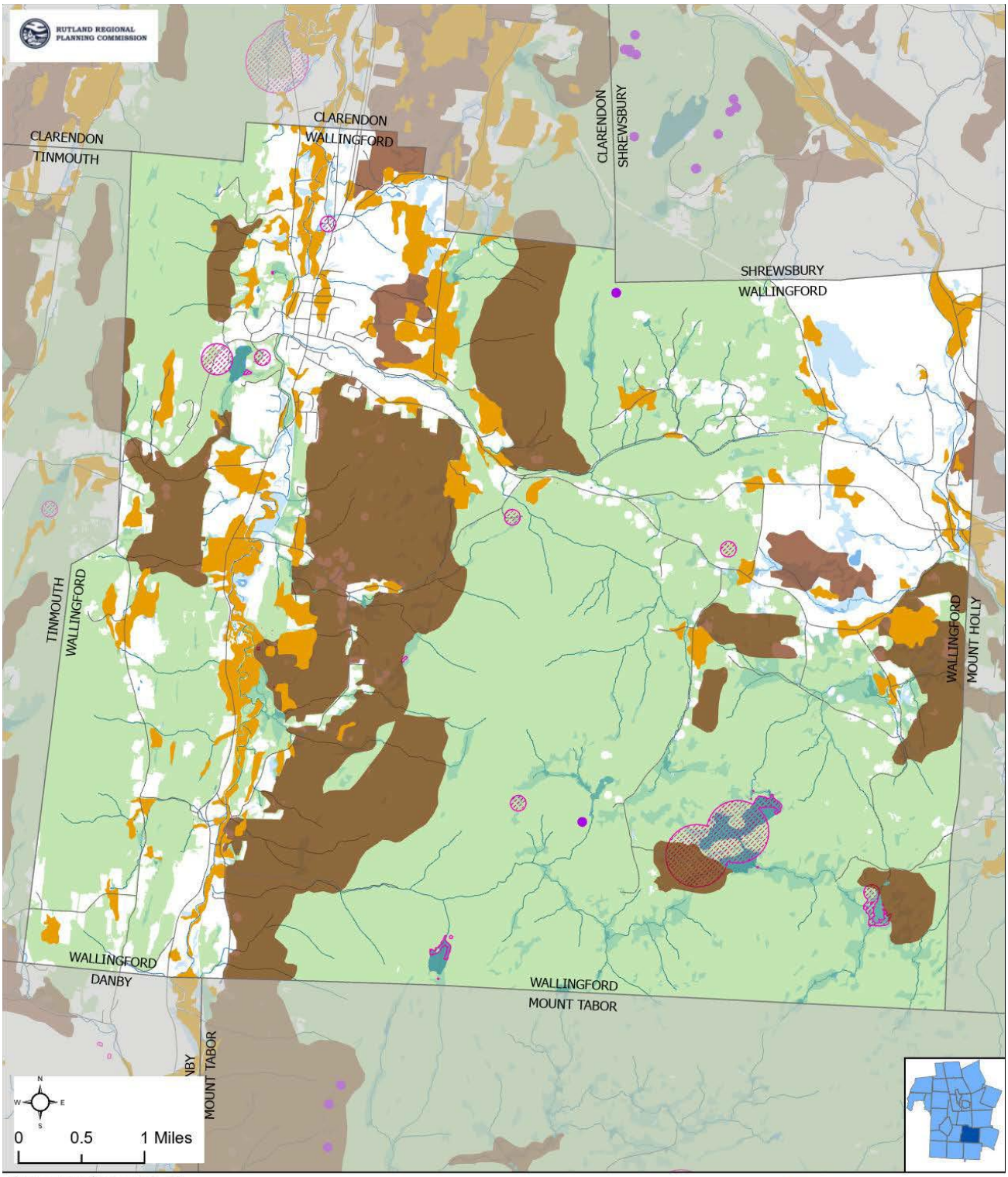
River Corridors
Wetlands
Lakes and Rivers
Streams
Special Flood Hazard Area
roads
Town Boundary



Land Cover

Produced By: Sean Beatty for the Rutland Regional Planning Commission
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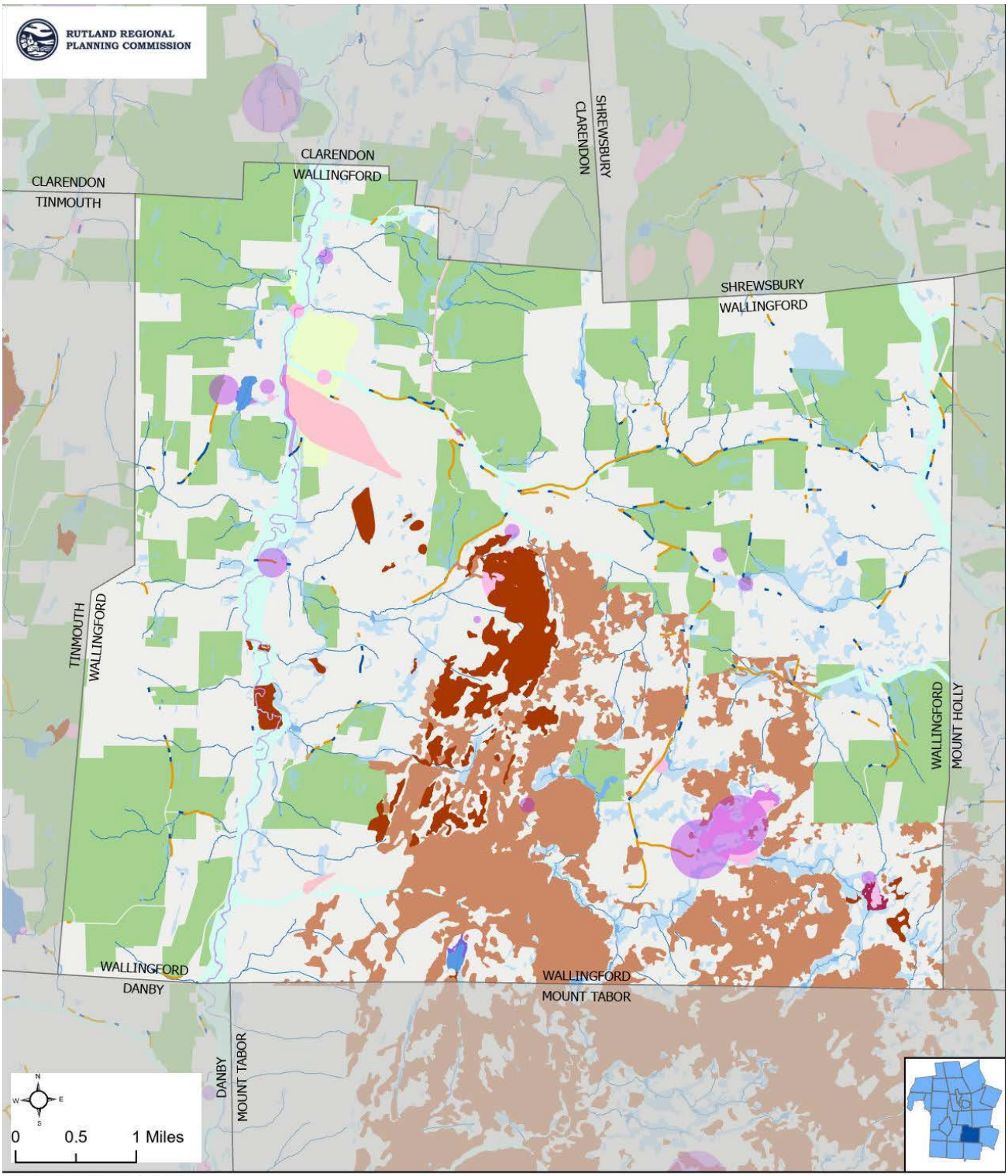
- Bare Soil
- Buildings
- Grass/Shrubs
- Other Impervious
- Railroads
- Roads
- Tree Canopy
- Water
- Town Boundary



Natural Resources 1

Produced By: Sean Beatty for the Rutland Regional Planning Commission
Date Exported: 4/17/2026 9:05 AM
Spatial Reference: NAD 1983 StatePlane Vermont FIPS 4400 Feet
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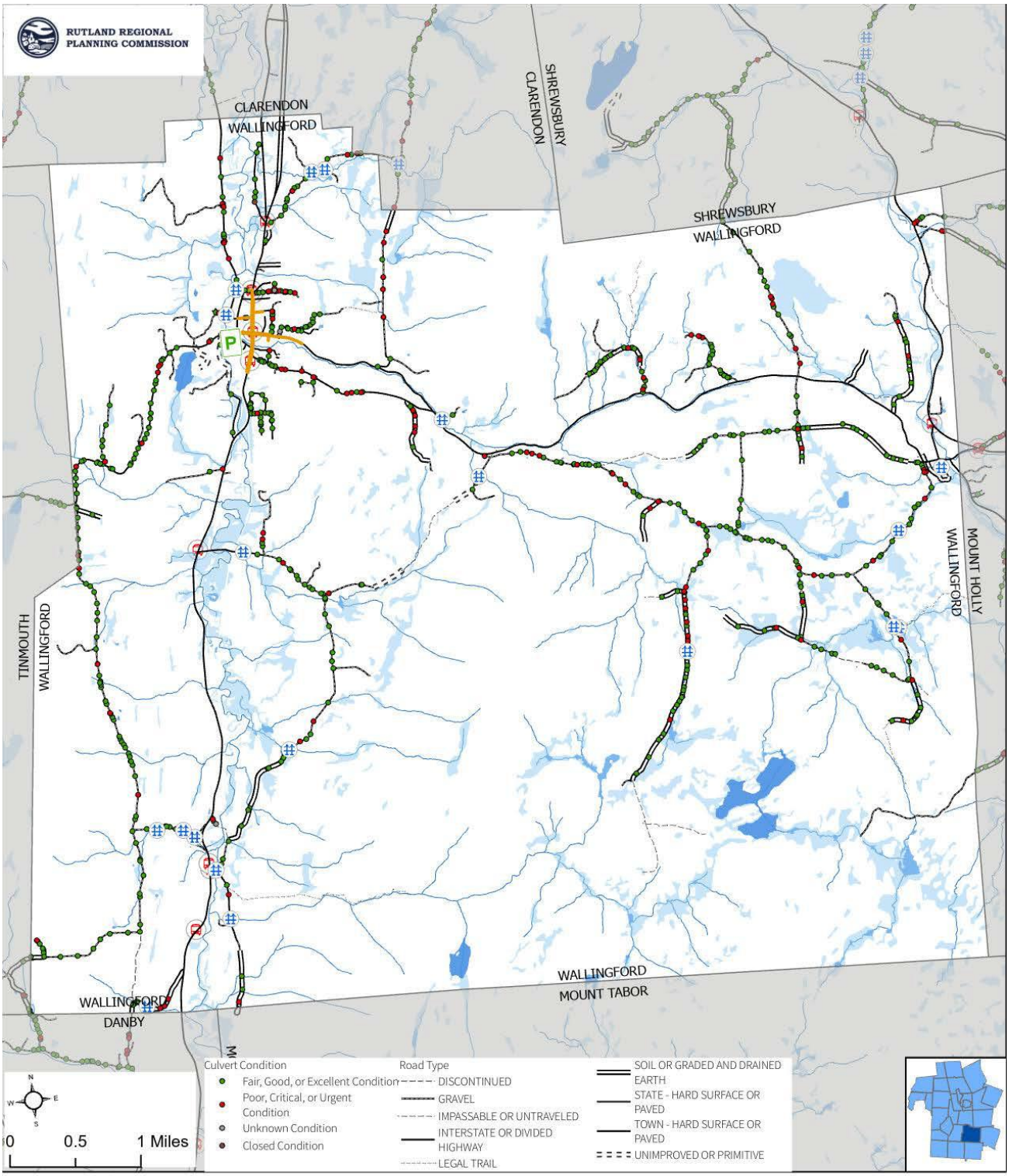
- roads
- Vernal Pools
- Prime Ag Soils
- Deer Wintering Areas
- Rare Threatened and Endangered Species
- Interior Forest Blocks and Habitat Connectors
- Wetlands
- Lakes and Rivers
- Streams
- Town Boundary



Natural Resources 2

Produced By: Sean Beatty for the Rutland Regional Planning Commission
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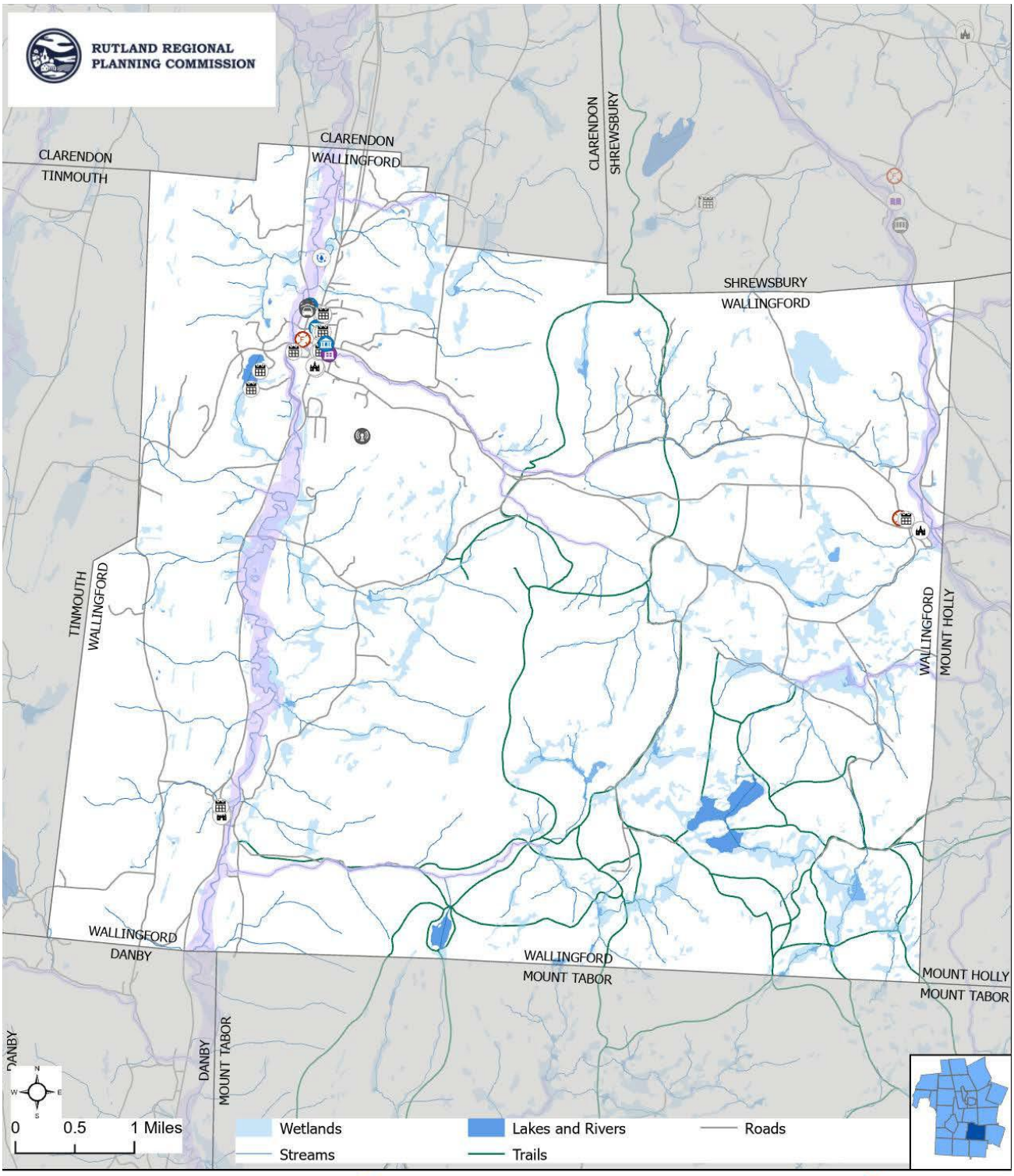
- The Crossroad of Vermont
- Stone Valley Byway
- Lake Champlain Byway
- Highest Priority Wildlife Road Crossing
- Priority Wildlife Road Crossing
- Highest Priority Natural Communities
- Priority Natural Communities
- Rare Threatened and Endangered Species
- Priority Uncommon Species
- Groundwater SPAs
- River Corridors
- Wetlands
- Lakes and Rivers
- Streams
- Sewer Service Area
- SurfaceWater SPAs
- Current Use Parcels
- Town Boundary



Transportation Network

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Park and Rides
P MUNICIPAL
Bridges
Sidewalks
Wetlands
Lakes and Rivers
Streams
Bus Stops



Utilities & Facilities

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- Transfer Station
- Town Office
- Town Garage
- Substations
- School
- Public Gathering Space
- Post Office
- Picnic Area
- Museum
- Library
- House of Worship
- Helipad
- Fire Station
- Community Facility
- Communication Tower
- Cemetery
- Boat Ramp
- Ambulance Service
- Wastewater Treatment Facility

Wallingford Future Land Use and Zoning Map

