

APPENDIX A:

Joint Working Group Presentations

Town of Wilton

Plan of Conservation and Development

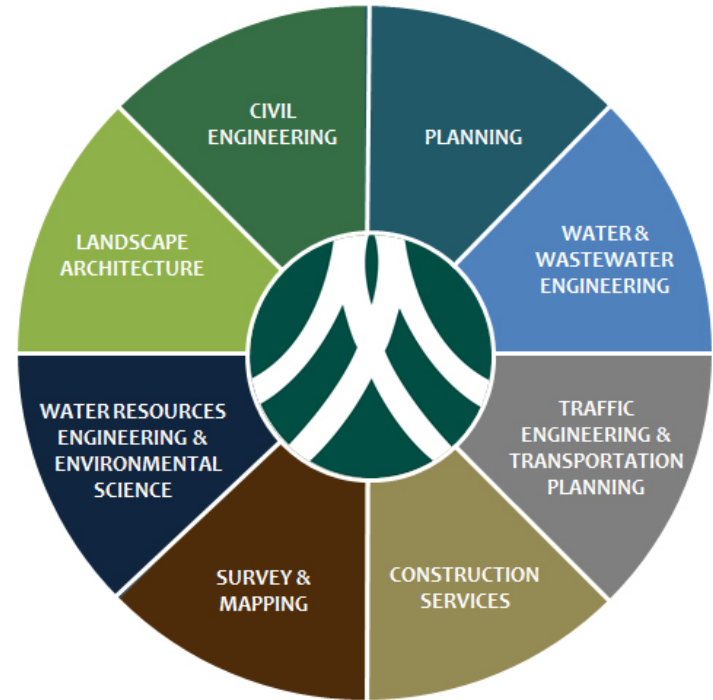
September 18, 2017

Agenda

- Introduction to MMI
- POCD Basics
- Overview of Wilton POCD Process
- Discussion of Timeline and Process Refinement
- Discussion of Issues

Planning Portfolio

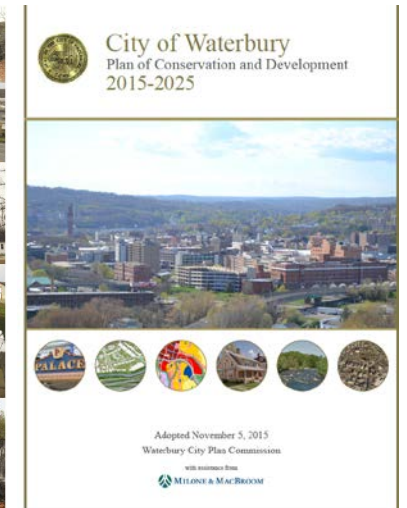
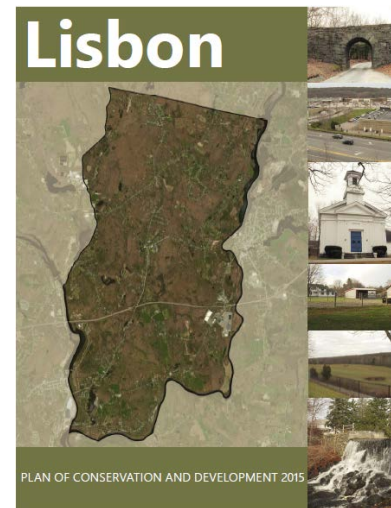
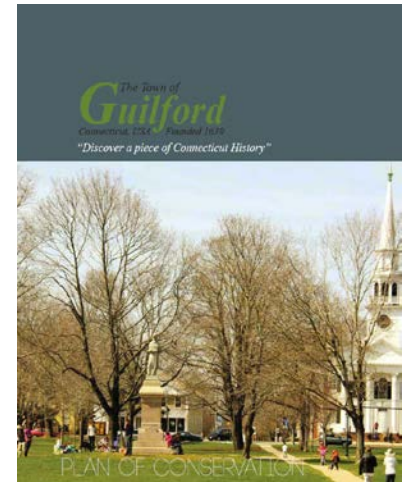
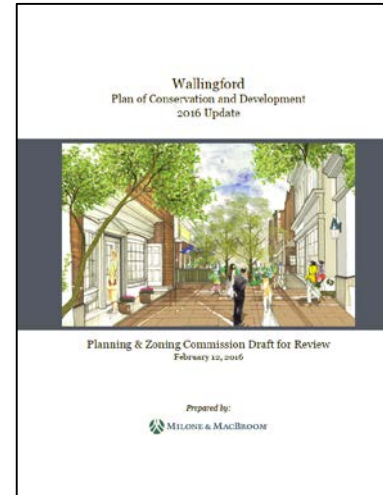
- 100 + employees based in Cheshire
- Eight planners with expertise in public outreach, land use, urban design and economic development
- Supported by a full service engineering firm
- Diverse background assisting public and private clients
- Recently completed work for Wilton Public Schools



Previous POCD Work

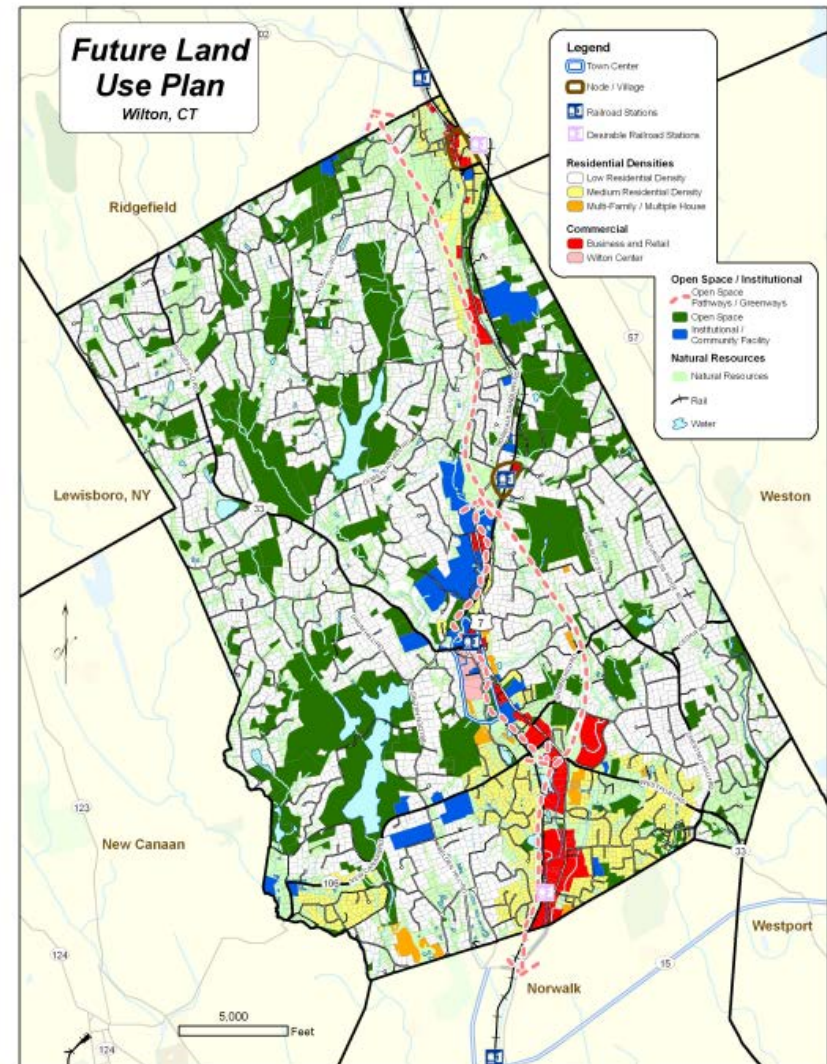
Recent POCDs:

- Watertown (pop. 22,514) Ongoing
- Windham (pop. 25,178) Adopted 2017
- North Haven (pop. 23,916) Adopted 2017
- Lisbon (pop. 4,333) Adopted 2016
- Wallingford (pop. 44,786) Adopted 2016
- Groton (pop. 40,115) Adopted 2016
- Waterbury (pop. 110,366) Adopted 2015
- Woodbridge (pop. 8,990) Adopted 2015
- Guilford (22,353) Adopted 2015
- Washington (pop. 3,500) Adopted 2015
- New Fairfield (pop. 13,800) Adopted 2014



What a POCD Is...

- Advisory document for long-term vision and short-term decision-making
- Provide policy guidance for the physical, economic and social future of the community
 - Determine through robust public engagement the community's vision, and the goals and objectives that will advance Wilton towards that vision
 - Future land use map
 - Sewer avoidance/expansion areas



What Has Changed Since 2009

- 2013-18 State Conservation and Development Policies plan established “priority funding areas” in support of its growth management principles
- Revised State plan currently out for public comment
- SWRPA and HVCEO merged into WestCOG – new CEDS in public comment period

Growth Management Principles:

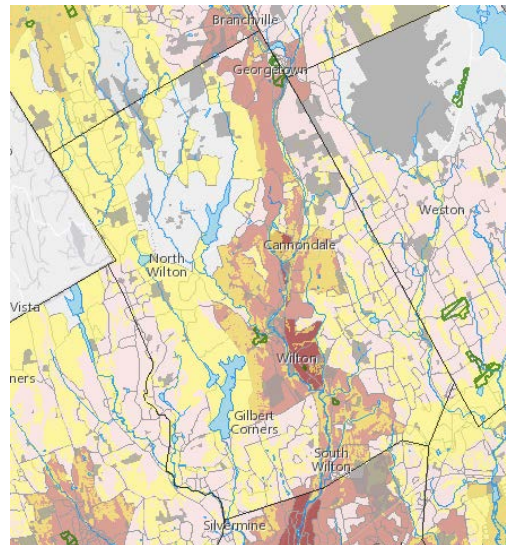
- i. Redevelop and revitalize commercial centers and areas of mixed land uses with existing or planned physical infrastructure
- ii. Expand housing opportunities and design choices to accommodate a variety of household types and needs
- iii. Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse
- iv. Conserve and restore the natural environment, cultural and historical resources and existing farmlands
- v. Protect and ensure the integrity of environmental assets critical to public health and safety
- vi. Integrate planning across all levels of government to address issues on a local, regional and state-wide basis

C.G.S. § 8-23(e)

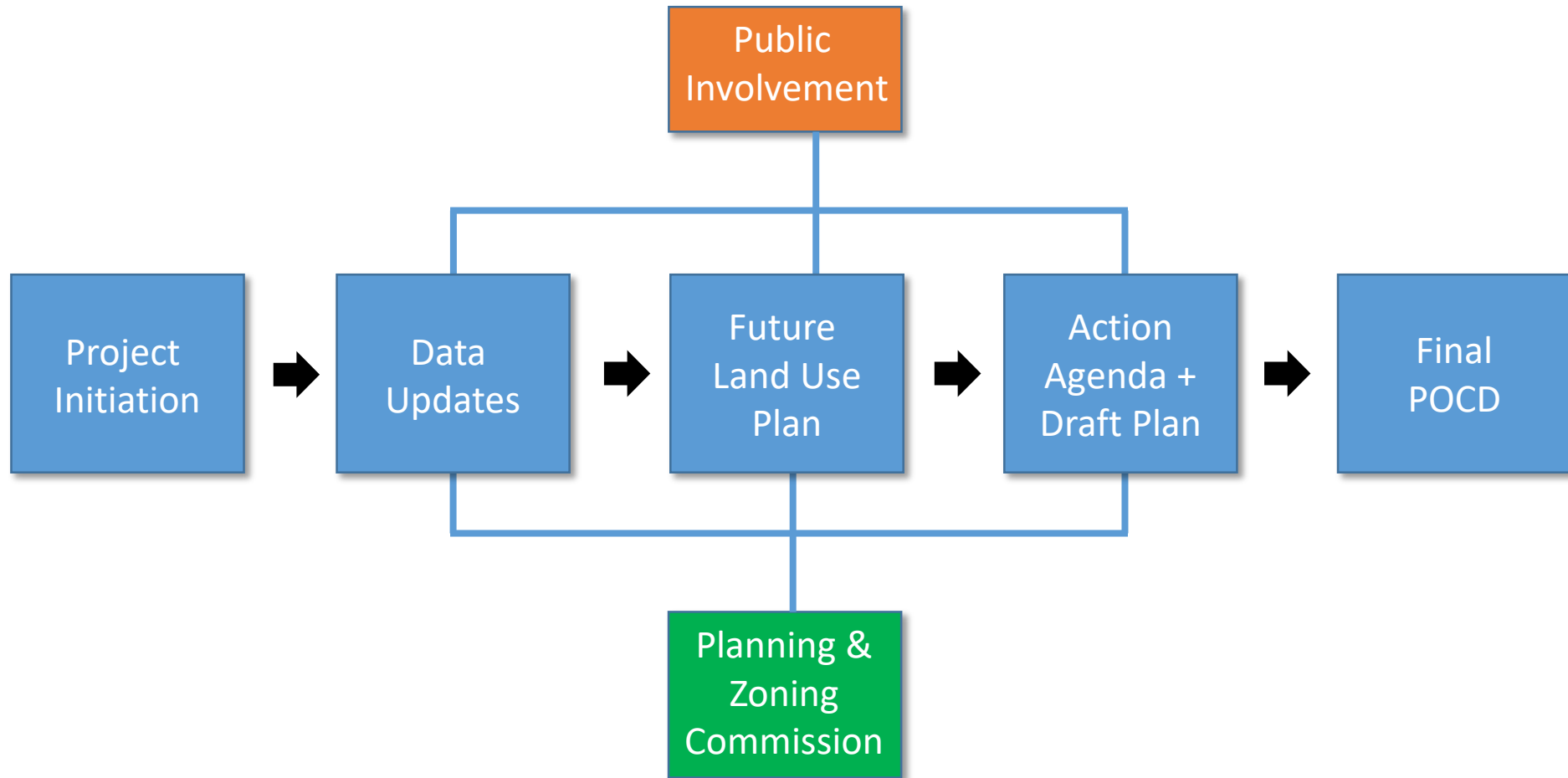
CONSERVATION & DEVELOPMENT POLICIES: THE PLAN FOR CONNECTICUT



2013-2018



Plan Development Process



Project Initiation

- Data collection
- Finalize public engagement strategy
- Review past and ongoing plans and studies
 - Current POCD
 - Capital Improvement Plan
 - Other local board/ commission strategies (open space, energy, economic development, etc.)
 - Local and Regional Transportation Studies
 - Regional CEDS

Data Updates

- Leverage and supplement demographic, housing, and economic data compiled as part of recent work for Wilton Public Schools
- Examine how Wilton has changed over the last decade and identify trends that will shape Wilton over the next ten years



Demographics & Housing



Economy



Parks, Recreation, & Open Space



Transportation



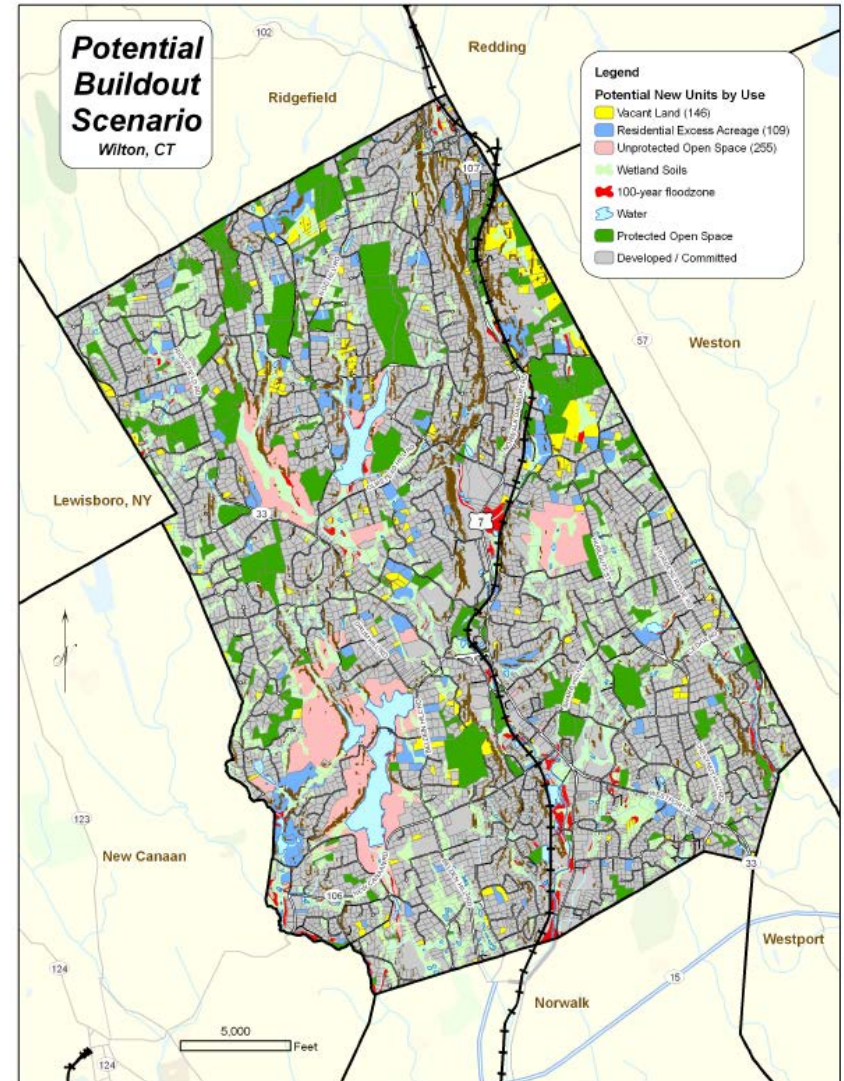
Community Facilities



Land Use & Development Patterns

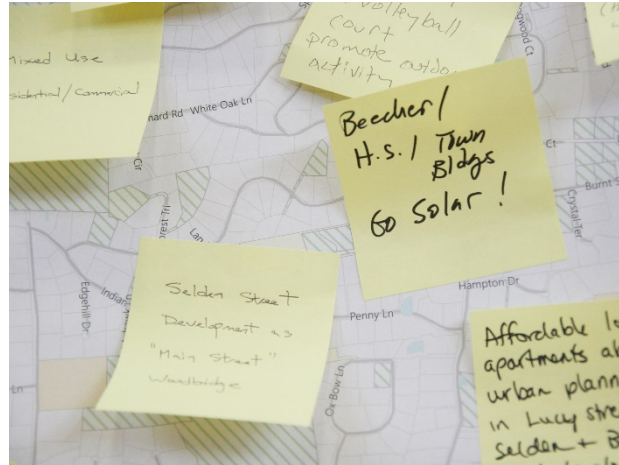
Residential Buildout Analysis

- Assess development potential based on vacant land under existing zoning
- Determining the extent and density of potential future development helps inform the Future Land Use Map as well as conservation and development policies



Public Engagement

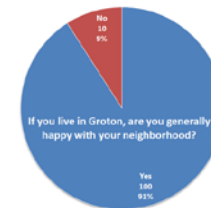
- Use a variety of tools and methods for engaging broad spectrum of the community
- Broadly help identify issues, goals, and objectives
- Wedge issues targeted for more specific input to assist the Commission in developing an actionable POCD



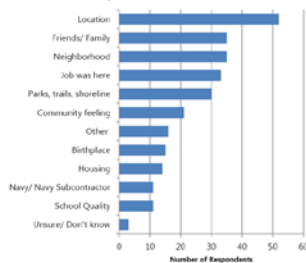
Survey Highlights to Date

Demographics of respondents:

- 71.2% (84 out of 118) over the age of 45
- 34.5% (38 out of 110) in Business, Financial, Architecture, and Engineering occupations



What were your reasons for choosing Groton as a place to live or visit?



Top 5 Most Important Issues in Groton

Issue	Percentage
1 Keeping Taxes Low	26.2%
2 Promotion of new commercial development	24.6%
3 Creation of jobs	11.5%
4 Improving the school system	9.8%
5 Creating vibrant downtown areas	6.6%

POCD Website

- MMI will develop a Wilton 2018 POCD Update website on a WordPress platform
- Central repository for all materials, including data updates, maps, surveys, workshop materials, and the Final Plan
- Easy link for promoting through Town and other established social media
- Associated e-mail account for fielding public engagement throughout the process



Focus Groups

- Facilitated sessions of invited participants dedicated to special topics or geographic areas that are in need of deeper public input or discussion
- Topics or geographic areas will be selected in collaboration with the Planning and Zoning Commission and Town staff
- Participants usually include board and commission members, community organizations, property/business owners, and residents particularly impacted
- One focus group is included in the base contract



Optional Telephone Survey

- The Center for Research and Public Policy (CRPP) is available to conduct a confidential, random, mixed-access survey of 400 residents town-wide
- Statistically valid results reflect a more accurate cross-section of your population compared to traditional online surveys
- Can be conducted at different junctures
 - Option 1: Visioning – early in the POCD process to help identify issues and guide the overall vision and objectives of the Plan
 - Option 2: Policy Refinement – later in the POCD process to garner feedback on a limited number of specific policy recommendations and potential action items
- Takes several weeks to develop the survey instrument, test it, and run the survey



Workshops

- Informational and interactive
- Engaging program
- Exercises designed to be transferrable to other media
- Two workshops included in base contract



The POCD

Data and Input Synthesis

Commission uses all information to strategize on priorities, overlapping objectives, and to develop action steps and policy recommendations

Future Land Use Map

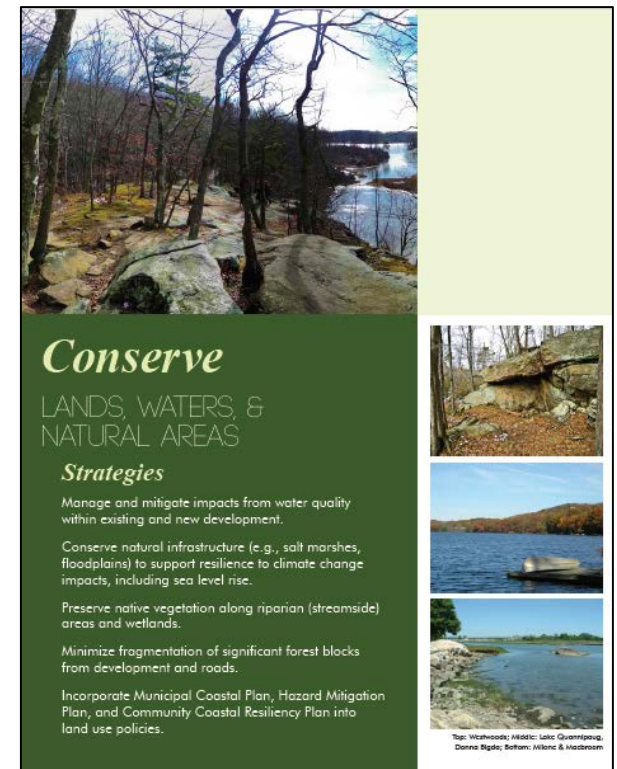
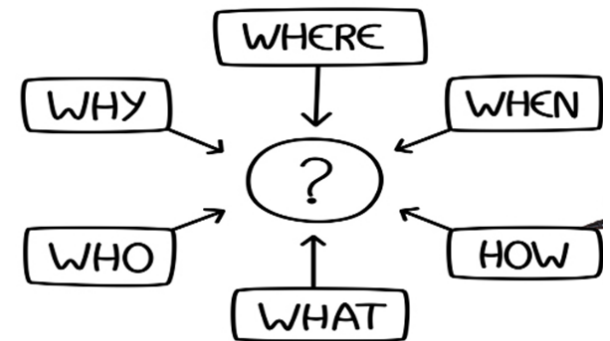
A generalized map showing the Town's conservation and development priorities over the next 10 years

Draft – Final POCD

The Draft Plan must be available for review and comment by all residents for 65 days before a public meeting is held for formal adoption

Final POCD

The Final POCD reflects any changes from public comment and/or public hearing – potential Executive Summary



POCD Timeline

Wilton POCD Update Proposed Schedule

Tasks	2017				2018												2019	
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Project Initiation / Data Collection																		
Demographics and Housing																		
Parks, Recreation and Open Space																		
Transportation and Circulation																		
Community Facilities and Cultural Resources																		
Land Use, Development Patterns and Buildout																		
Economic Development																		
Future Land Use Plan																		
Public Outreach																		
Draft and Revised POCD																		
Draft and Revised Executive Summary																		
Adoption and Final Documents																		



Topical Focus Group Session



Planning and Zoning Working Session



Public Hearing for Adoption



Optional Phone Survey



Public Workshop

Up to Four Additional Commission and/ or Focus Group Meetings May Be Conducted

65 Day Public
Comment
Period

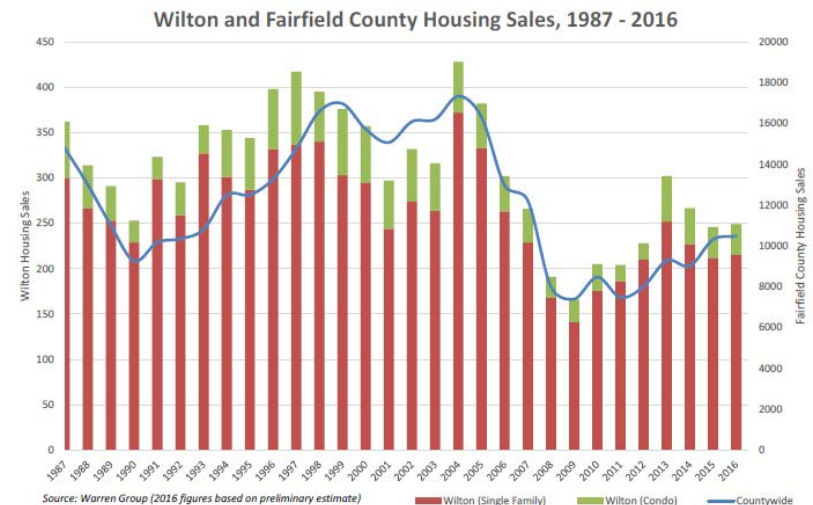
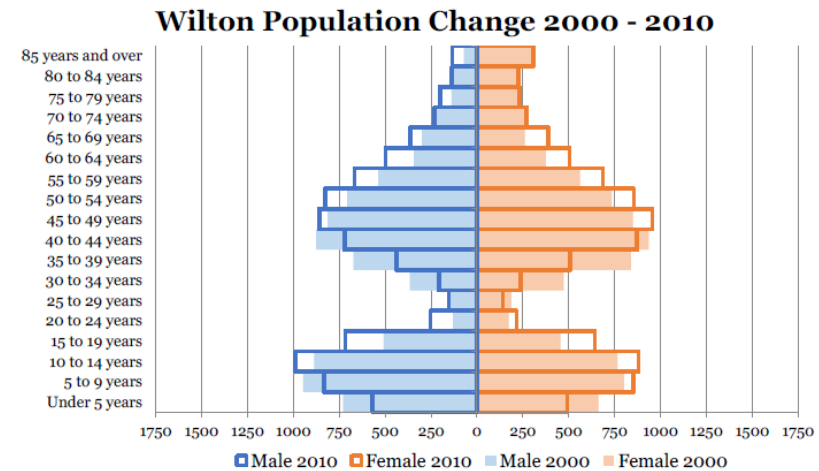


Process Discussion

- Questions/ comments on process overall?
- Thoughts on public engagement process?
- Any concerns with schedule?

Issues Discussion

- What are Wilton's greatest strengths?
- What positive changes have happened since 2009?
- What opportunities do you see for the community for the next ten years?



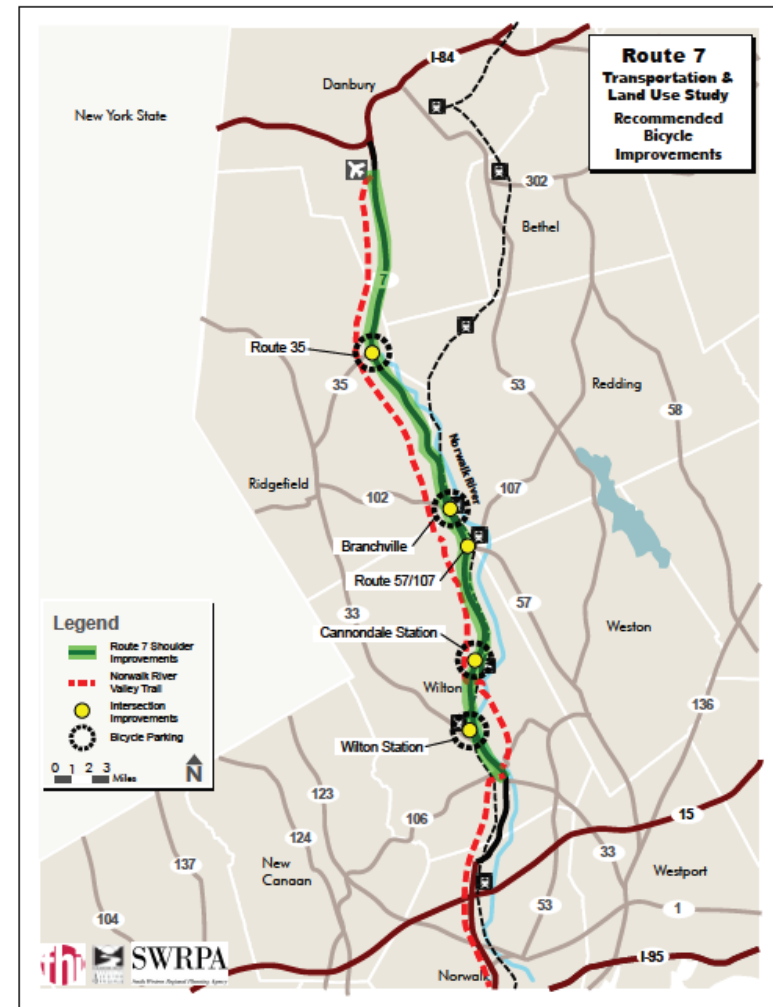
Issues Discussion

- What are Wilton's greatest weaknesses?
- What challenges have arisen since 2009?
- What concerns do you have for the community over the next ten years?

TOWN OF WILTON, CONNECTICUT
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO
(In Thousands)

	2016				2007		
	Taxable Assessed Value	Rank	Percentage of Net Taxable Assessed Grand List		Taxable Assessed Value	Rank	Percentage of Net Taxable Assessed Grand List
Connecticut Light & Power	\$ 91,781,160	1	2.13 %	\$	23,581,050	5	0.62 %
Wilton 40, 50 60 LLC et al	86,864,790	2	2.02		46,193,830	2	1.21
TIAA-CREF	80,770,460	3	1.88				
Kimco Realty	42,965,510	4	1.00				
Avalon Properties	34,304,410	5	0.80		14,183,710	8	0.37
ASML US Inc.	27,282,810	6	0.63		32,729,150	4	0.86
Wilton Meadows Retirement et.al.	23,584,460	7	0.55		15,952,100	6	0.42
Norwalk Second Taxing District	16,094,750	8	0.37		13,045,340	9	0.34
Bridgewater Associates	14,898,490	9	0.35				
MCL Ventures et al	14,661,070	10	0.33				
Ten and Twenty II Westport LLC					94,213,340	1	2.47
Wilton Executive Campus					34,171,060	3	0.31
AIG					15,123,540	7	0.90
CD Station LLC					11,820,970	10	0.40
	<u>\$ 433,207,910</u>		<u>10.06 %</u>	\$	<u>301,014,090</u>		<u>7.90 %</u>

Source: Assessor's office - Town of Wilton
Grand List October 1, 2015 and 2006



Sources: FHJ, January 2010

Town of Wilton

Plan of Conservation and Development

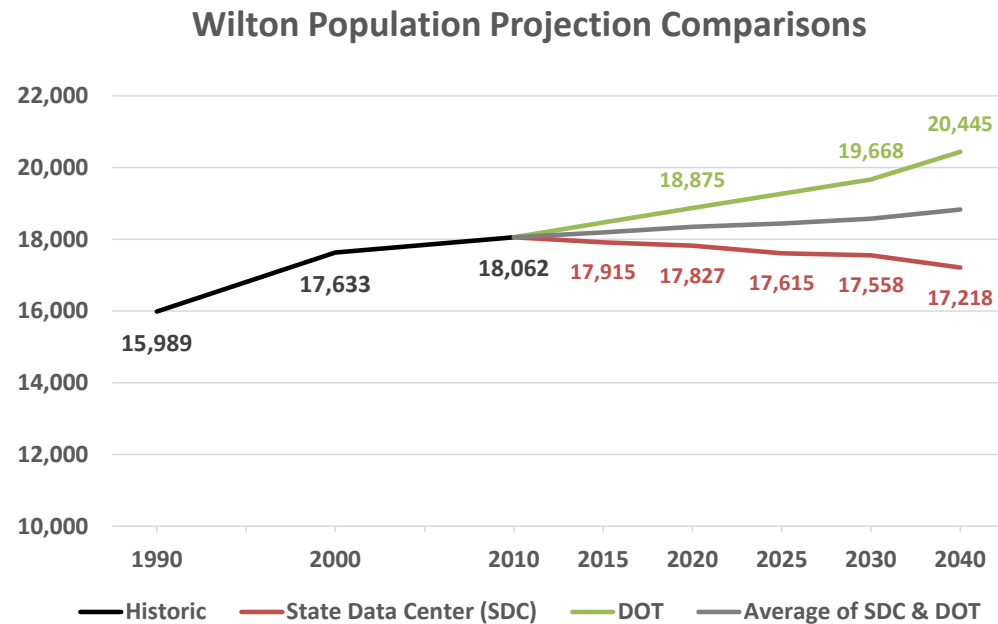
Planning & Zoning Commission Work Session # 2: Demographics, Housing,
Community Facilities & Cultural Resources Discussion

November 8, 2017

Agenda

- Data Analysis Review
 - Demographics
 - Housing
 - Community Facilities
 - Historic & Cultural Resources
- Community Survey Discussion
- Website
- Next Steps

Population Change 2000-2010



Source: CT State Data Center (2016), CT Dept. of Transportation (2015)

- Total population increased by 10% from 1990-2000, but only 2% from 2000 to 2010; Fairfield County increased about 4% from 2000 to 2010
- 2015 estimated Wilton population is 18,643, up about 3.2% from 2010; Fairfield County is estimated to be up about 2.5% (larger sampling errors with mid-decade estimates)
- Projections from DOT indicate continued slow growth for Wilton over the next decade

Population Change

Wilton Resident Vital Statistics

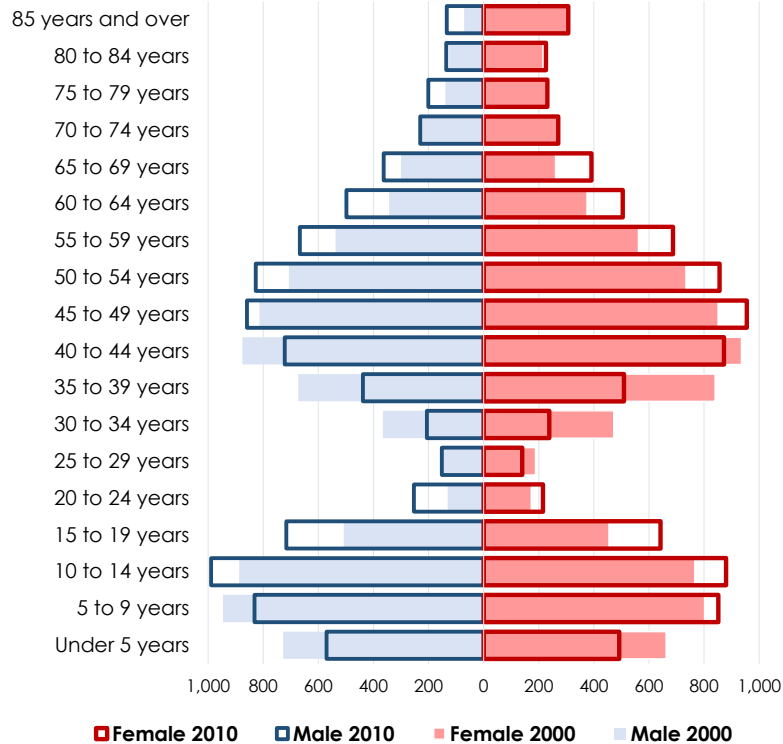
	Births	Deaths
2010	131	122
2011	121	130
2012	108	147
2013	116	146
2014	125	150
2015	136	N/A
2010-2014 Total	601	695

Source: CT Dept. of Public Health

- Rate of “natural increase” from births and deaths shows a loss in population
- Population increase therefore attributable to migration
- School enrollment analysis found that for every housing sale 0.6 students entered the school system in 2014-15 and 2015-16

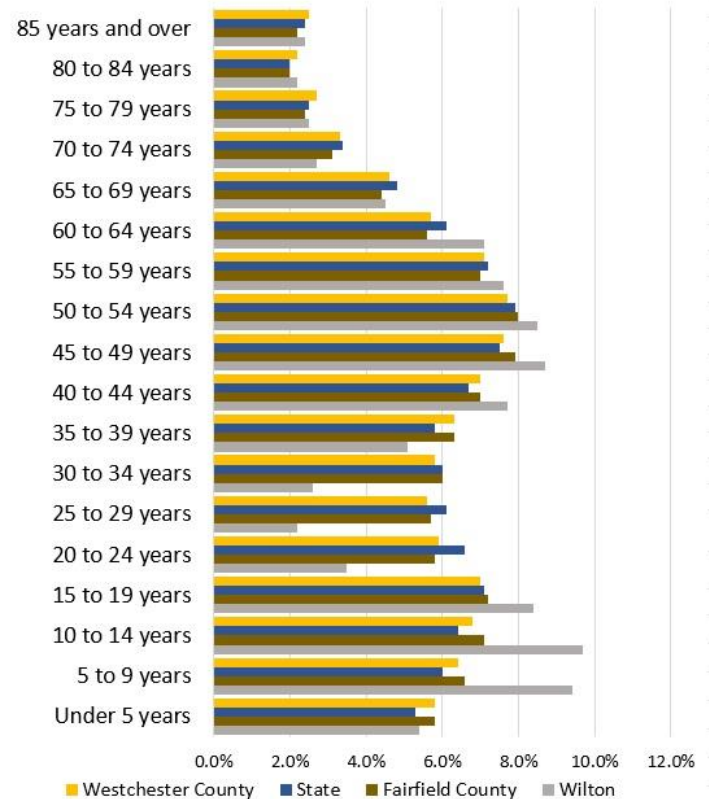
Population Age

Wilton Age Distribution 2000-2010



Source: U.S. Census 2000 and 2010

2015 Population Estimates by Age

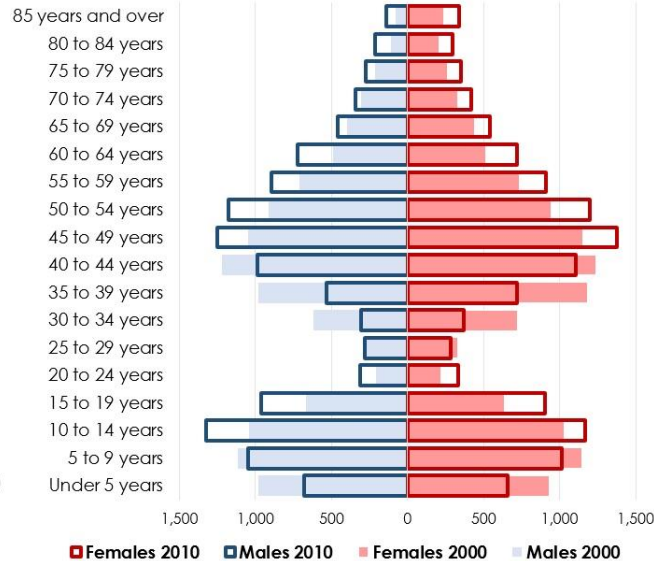


Source: American Community Survey 2015, 5-Year Estimates

- Pronounced lack of young working age population within Town, especially compared to County and State estimates
- Strength and growth in the teenage population, indicative of attractive school system
- Aging of population, largely in line with county and state trends

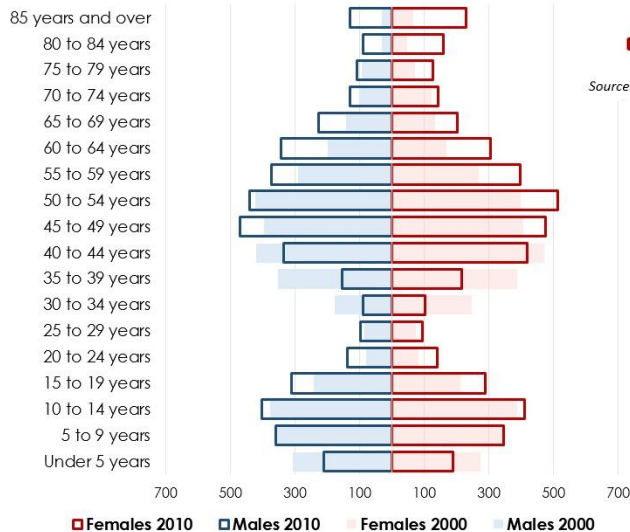
Population Age for Peer Cities

Ridgefield Age Distribution 2000-2010



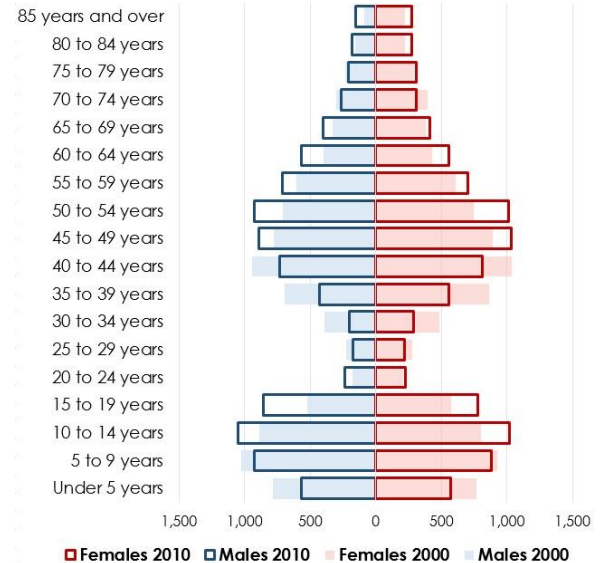
Source: U.S. Census 2000 and 2010

Redding Age Distribution 2000-2010



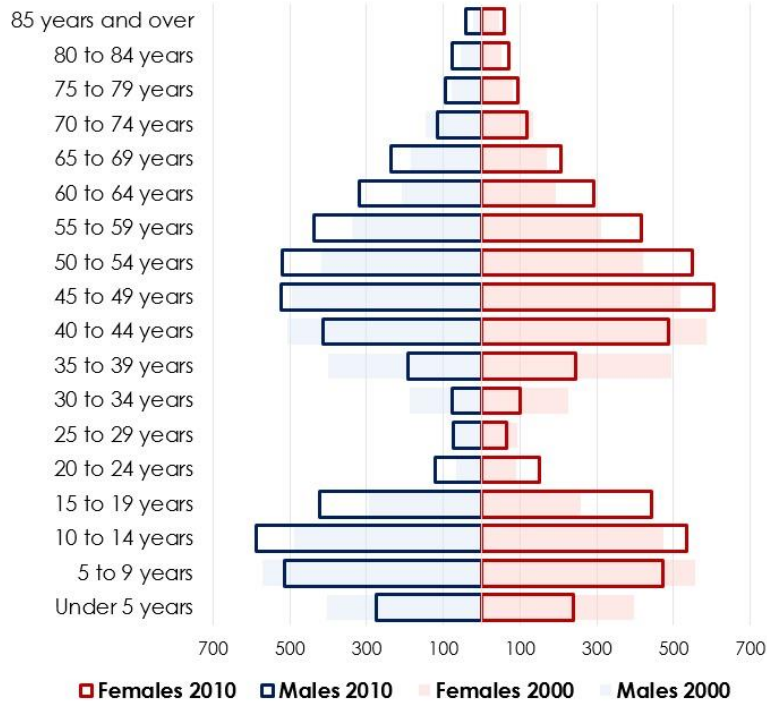
Source: U.S. Census 2000 and 2010

New Canaan Age Distribution 2000-2010



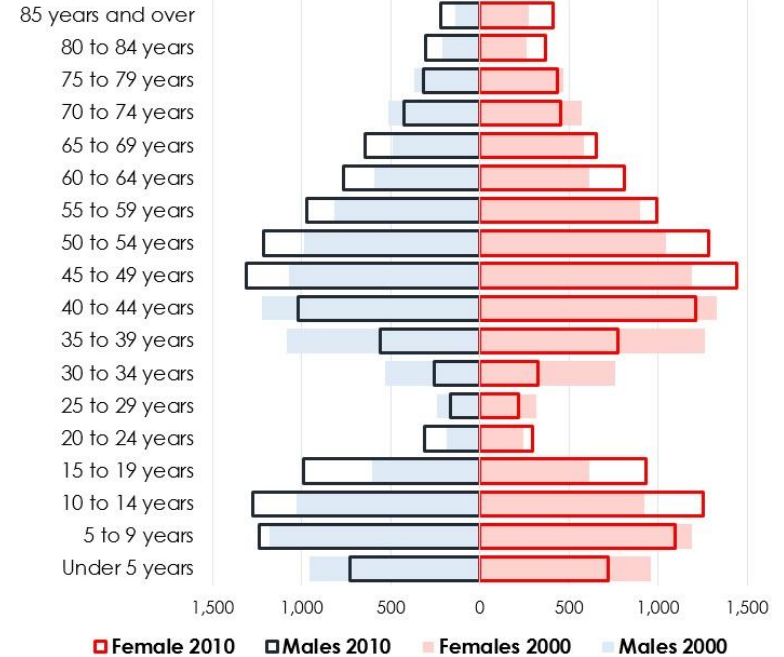
Population Age for Peer Cities

Weston Age Distribution 2000-2010



Source: U.S. Census 2000 and 2010

Wesport Age Distribution 2000-2010



Source: U.S. Census 2000 and 2010

Households

- Estimates indicate fewer households, despite higher population in 2015
- Caution against direct comparisons from 2015 to 2010 due to different sampling methods
- Relatively high average household size and low proportion of non-family households in Wilton compared to neighboring communities

Household Types in Wilton, CT

	2000	2010	2015 Est.	Average Proportion of Total Households
Total households	5,923	6,172	5,953	100%
Family households	4,873	4,894	4,409	79%
With own children under 18 years	2,760	2,494	2,497	43%
Female householder, no husband present	321	381	264	5%
With own children under 18 years	197	208	156	3%
Nonfamily households	1,050	1,228	1,113	19%
Householder living alone	909	1,095	919	16%
Householder 65 years and over	392	588	506	8%
Average household size	2.91	2.89	3.09	

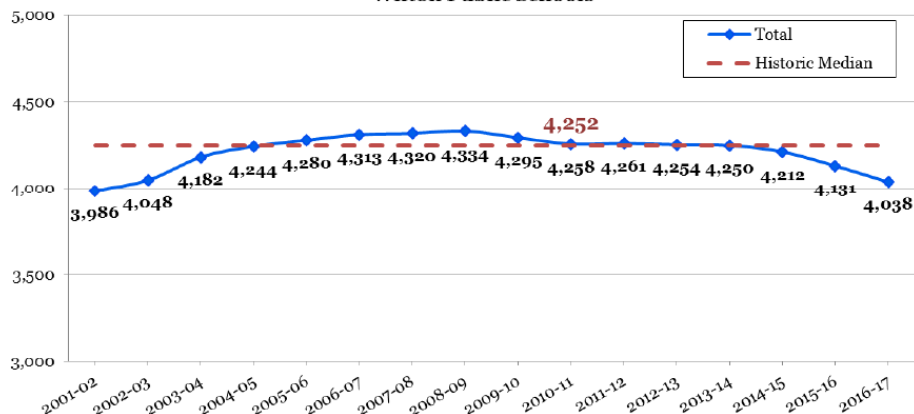
Source: U.S. Census 2000, 2010 and ACS 2015, 5-Year Estimates

	Total households	Family households	Nonfamily households	Average household size
New Canaan	6857	78%	22%	2.94
Redding	3528	72%	28%	2.62
Ridgefield	8902	80%	20%	2.81
Weston	3379	85%	15%	3.07
Westport	9740	76%	24%	2.78
Wilton	5953	81%	19%	3.09

Source: ACS 2015, 5-Year Estimates

School Enrollments

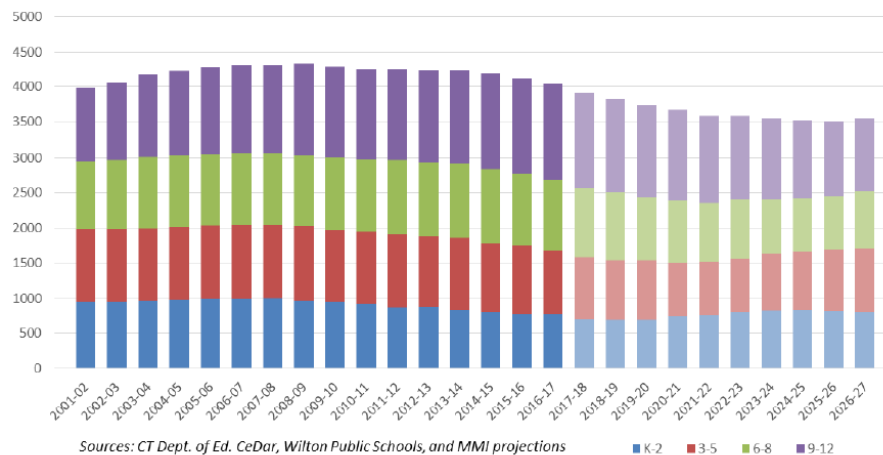
Total (K-12) Historic Enrollments
Wilton Public Schools



Sources: CT Dept. of Education CeDar, and Wilton Public Schools

Actual and Projected Enrollment

Medium-Growth Scenario
Wilton Public Schools



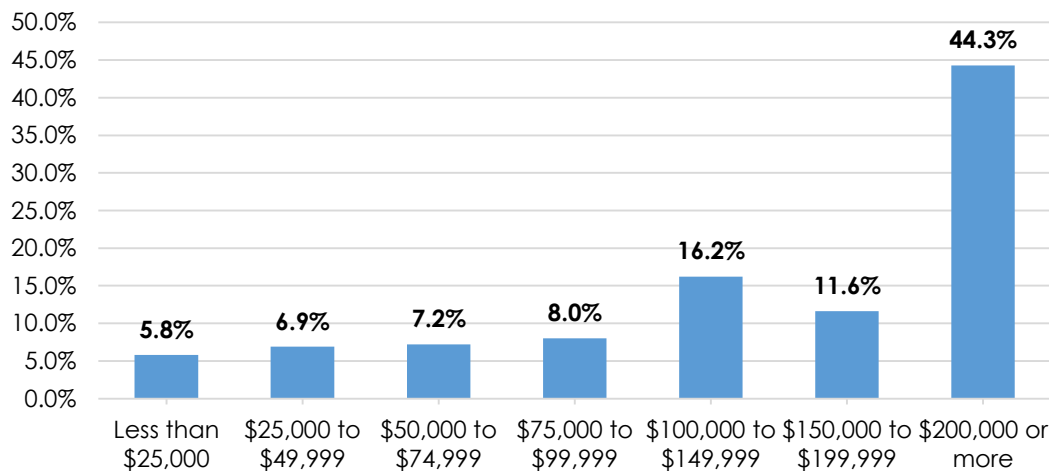
Sources: CT Dept. of Ed. CeDar, Wilton Public Schools, and MMI projections

- Wilton Public Schools enrollments have declined about 5% over the last five years
- Unofficial 2017-18 numbers K-12 enrollment is 4,021 less than .5% decline
- Projections indicate enrollment decline should level off and begin to rebound, especially in elementary grades over the next five to ten years – leveling off may already be occurring

Household Income

Wilton Household Incomes in Past 12 Months

(Inflation Adjusted 2015 \$)



Source: ACS 2015, 5-Year Estimates

Median household income (in 2015 Inflation-adjusted \$)

Connecticut	\$70,331
Fairfield County	\$84,233
New Canaan	\$168,311
Redding	\$121,270
Ridgefield	\$145,902
Weston	\$217,171
Westport	\$162,907
Wilton	\$172,095

Source: ACS 2015, 5-Year Estimates

- Median household incomes among the highest in the immediate region
- Distribution of household incomes within town ranges, with about 28% of households earning less than \$100,000

Demographics Summary

- Clear signs of in-migration comparing natural increase to total population trends
- Changes in age composition with growth in teenagers and older working-age population
- Relatively high average household size and proportion of family households

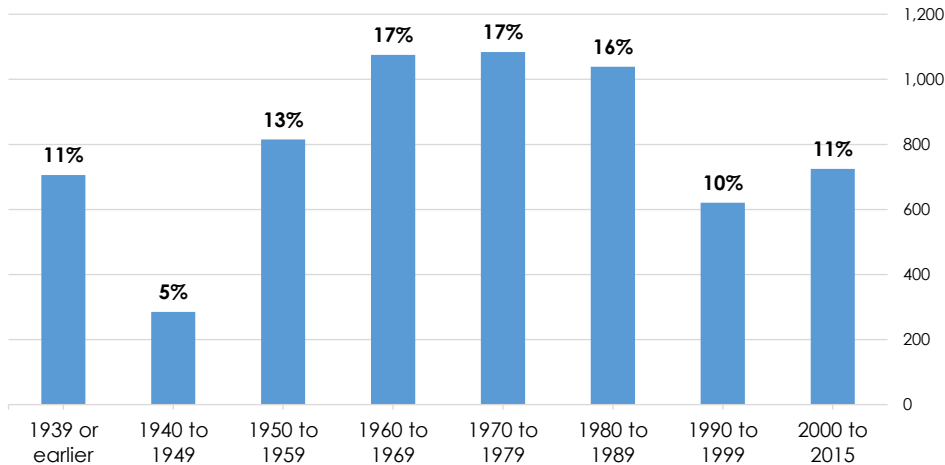


More families entering Wilton over the last several years

- Implications for schools, parks and recreation needs, and other issues?
- Household incomes are high, even relative to immediate region – implications for economic development, housing, and other issues?

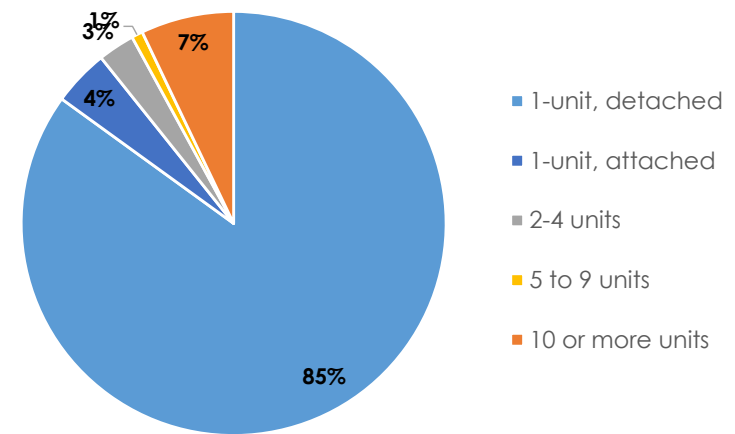
Housing Type

Year Housing Structure Built



Source: 2015 ACS estimates

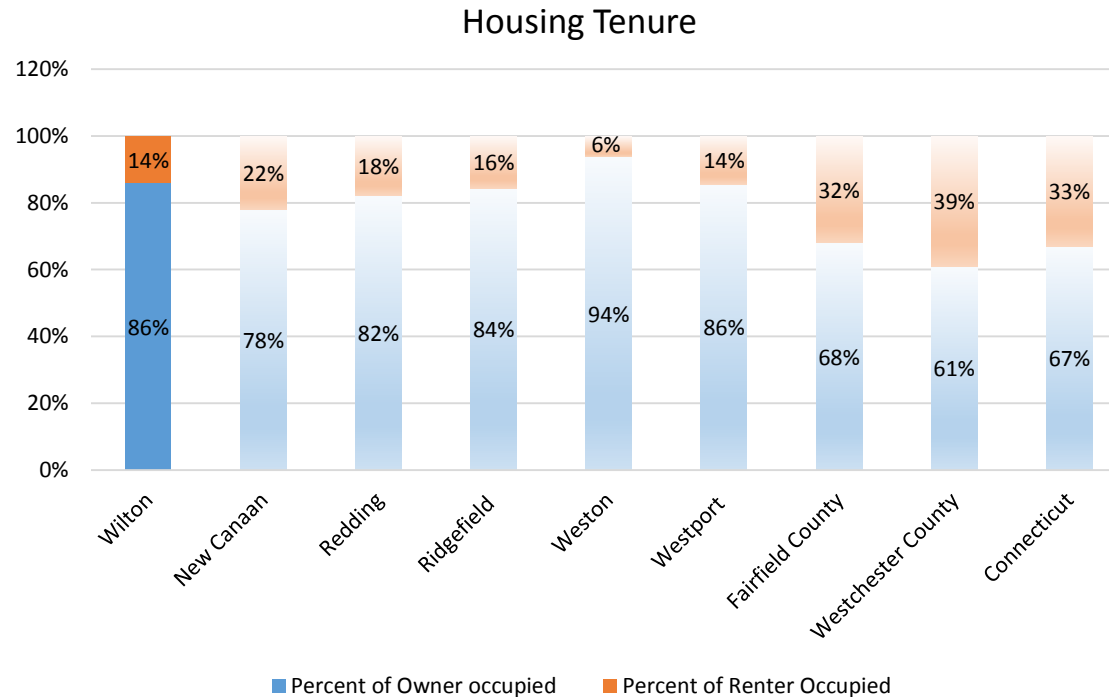
Housing by Units in Structure



Source: 2015 ACS estimates

- About 70% of housing units built after 1960, with almost 40% built after 1980
- Predominantly single-family detached units

Housing Tenure

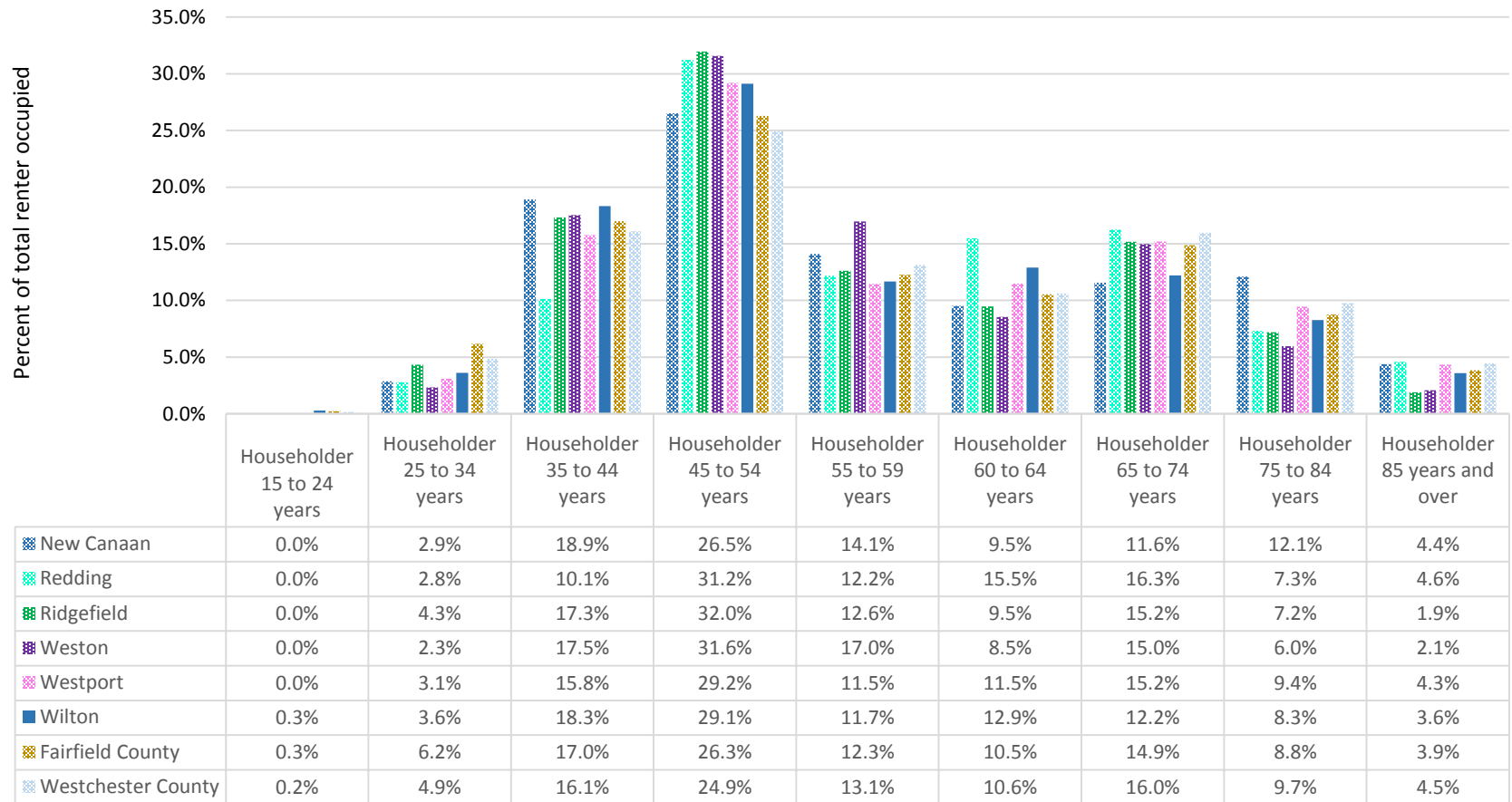


Source: American Community Survey 2015 Five-Year Estimates

- Owner-occupancy rate is higher in Wilton (86%) compared to Fairfield County (68%), Westchester County (61%) or CT (67%).
- Among peer towns, Weston is the only town having higher owner occupancy rate (94%) than Wilton.

Housing Tenure by Age of Householder

Percent Owner-Occupied by Age of Householder

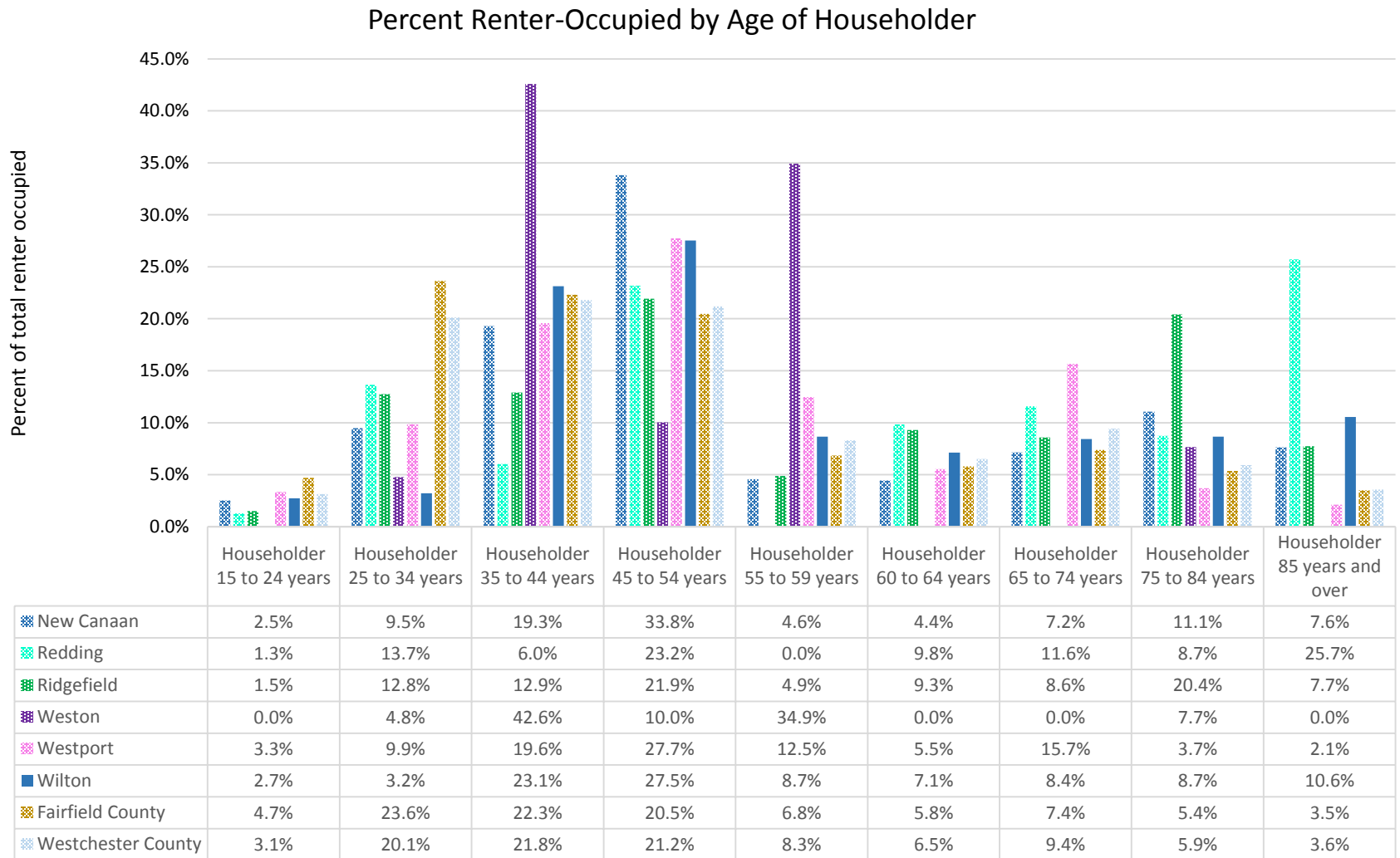


Axis Title

■ New Canaan
 ■ Redding
 ■ Ridgefield
 ■ Weston
 ■ Westport
 ■ Wilton
 ■ Fairfield County
 ■ Westchester County

Source: American Community Survey 2015 Five Year Estimates

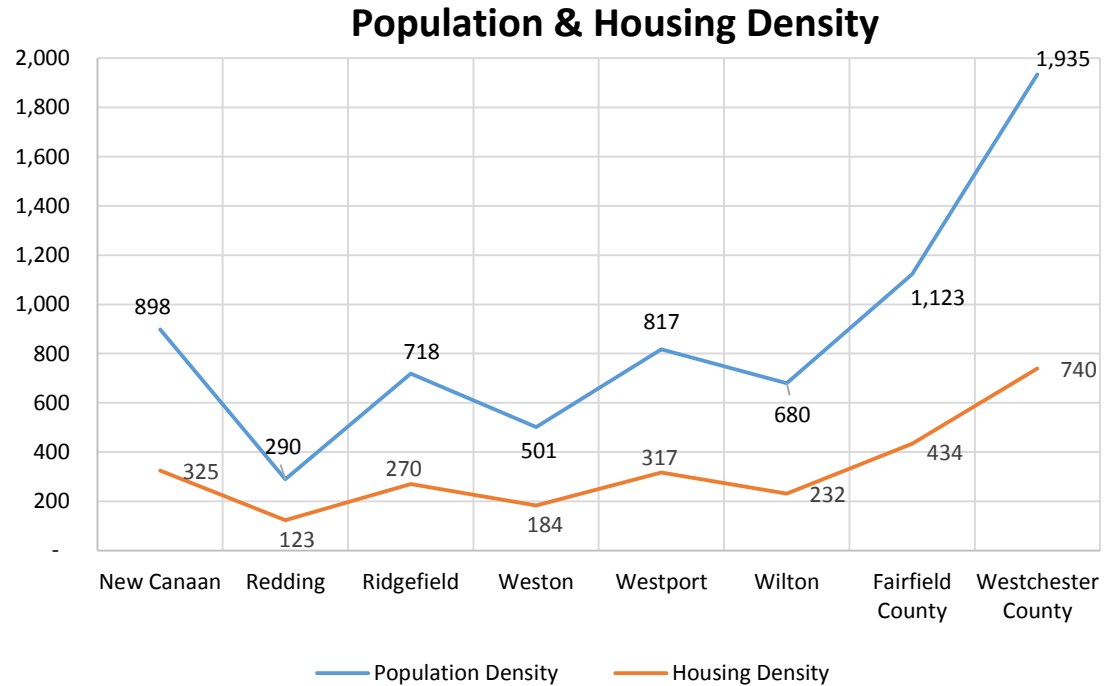
Housing Tenure by Age of Householder



Source: American Community Survey 2015 Five Year Estimates

Population & Housing Density: Comparison with Peer Towns

Geography	Total Population	Total Housing
New Canaan	20,219	7,310
Redding	9,299	3,963
Ridgefield	25,137	9,460
Weston	10,373	3,801
Westport	27,343	10,611
Wilton	18,643	6,350
Fairfield County	939,983	363,556
Westchester County	967,315	370,032



Recent Housing Construction

New Housing Construction by Type, 2007 - 2016

	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions
2007	27	27	0	0	0	21
2008	18	18	0	0	0	18
2009	7	7	0	0	0	7
2010	106	6	0	0	100	14
2011	11	11	0	0	0	6
2012	8	8	0	0	0	5
2013	22	22	0	0	0	7
2014	25	25	0	0	0	8
2015	9	9	0	0	0	10
2016	9	9	0	0	0	3
TOTAL:	242	142	0	0	100	99
Net Gain:						143

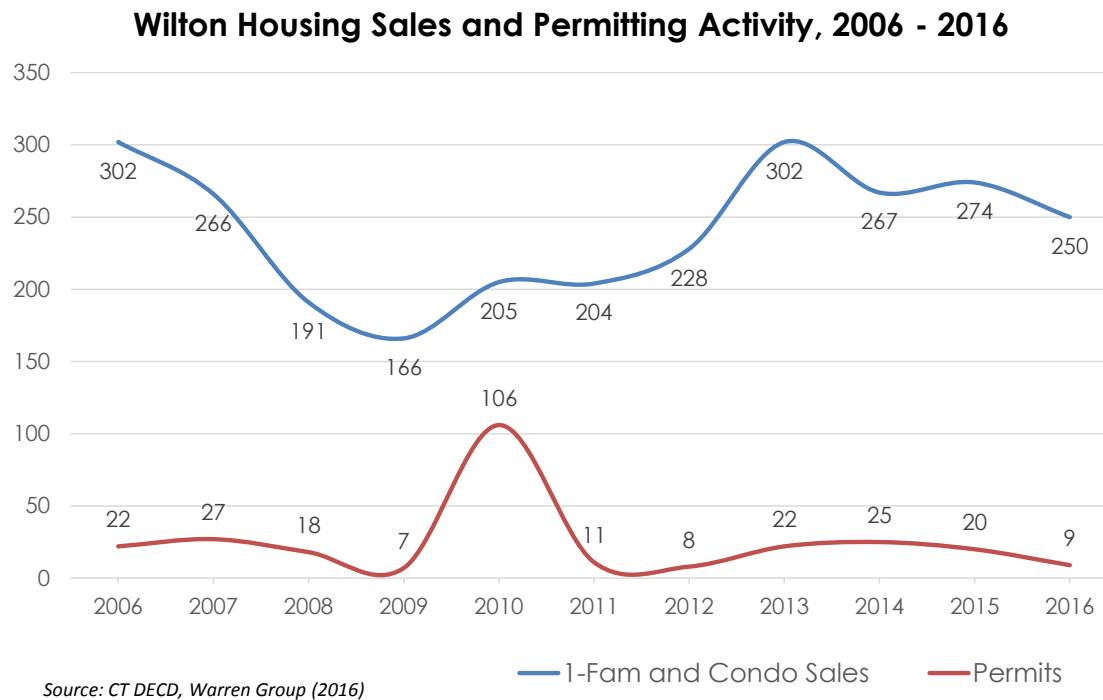
Source: DECD Annual Construction Report

Year	New Houses	Demo
2007	27	21
2008	18	17
2009	7	7
2010	5	13
2011	11	7
2012	9	5
2013	21	7
2014	25	7
2015	9	9
2016	7	3
2017	8	6
Total	147	102

Source: Building Department,
Town of Wilton, 2017

- About 40% of new units over the past decade were multi-family units
- Net gain of only 143 units – tear down/ rebuilds?

Housing Construction and Sales



- New construction permitting stagnant, except in 2010
- Sales have recovered from recessionary lows of 2008 and 2009
- 2017 sales on pace with 2016
- Turn-over in existing housing stock – corroborates demographic findings of new families entering

Housing Affordability

- Increase in affordable housing stock across all categories since last POCD – total increase of 1.33%
- Projects like Wilton Commons make an impact; however, about 500 new units would be needed to reach the 10% threshold
- The National Low Income Housing Coalition calculated the 2015 housing wage for the Stamford-Norwalk region (including Wilton) to be \$37.37 – the hourly wage needed for a household to afford a typical 2-bedroom apartment
- According to ACS 2015 estimates, about 32% of owner-occupied and 41% of renter-occupied units in Wilton are “cost-burdened” – spend more than 30% of income on housing costs

2016 CT Affordable Housing Appeals List	
	Wilton
Total Housing Units 2010	6,475
Governmentally Assisted	136
Tenant Rental Assistance	8
Single-Family CHFA/ USDA Mortgages	10
Deed Restricted Units	104
Total Assisted Units	258
Percent Affordable	3.98%

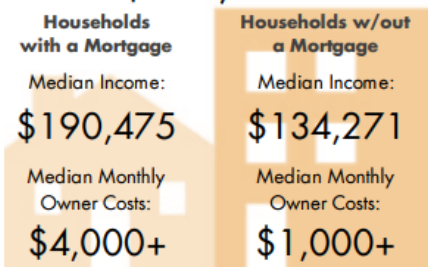
Source: CT DECD

Housing Costs & Income

Owner Households: Wilton

The average homeowner household in Wilton has a median income of

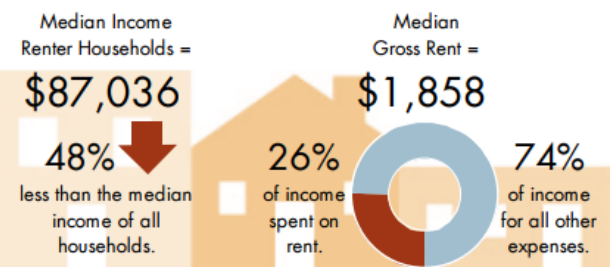
\$179,688



In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. Incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2009-13 American Community Survey

Renter Households: Wilton

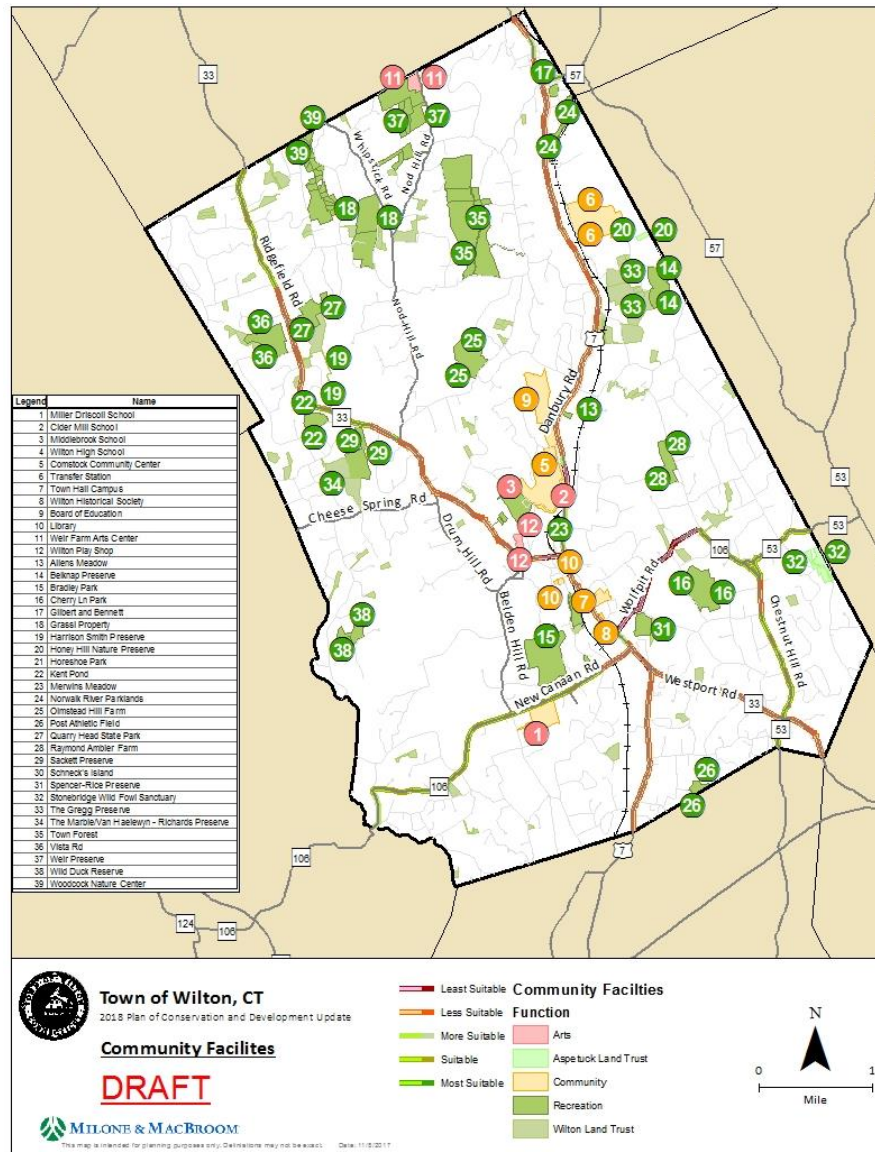


Source: Partnership for Strong Communities

Housing Summary

- Similar to other communities in the region, primarily single-family housing on large lots geared towards families – implications for demographics
- Small stock of affordable units, although increasing numbers – implications for economic development
- Local housing market is strong, reflecting desirability of Wilton particularly families

Location of Community Facilities



Legend	Name
1	Miller Driscoll School
2	Cider Mill School
3	Middlebrook School
4	Wilton High School
5	Comstock Community Center
6	Transfer Station
7	Town Hall Campus
8	Wilton Historical Society
9	Board of Education
10	Library
11	Weir Farm Arts Center
12	Wilton Play Shop
13	Allens Meadow
14	Belknap Preserve
15	Bradley Park
16	Cherry Ln Park
17	Gilbert and Bennett
18	Grassl Property
19	Harrison Smith Preserve
20	Honey Hill Nature Preserve
21	Horseshoe Park
22	Kent Pond
23	Menwins Meadow
24	Norwalk River Parklands
25	Olmstead Hill Farm
26	Post Athletic Field
27	Quarry Head State Park
28	Raymond Ambler Farm
29	Sackett Preserve
30	Schnecks Island
31	Spencer-Rice Preserve
32	Stonebridge Wild Fowl Sanctuary
33	The Gregg Preserve
34	The Marble/Van Haelewyn - Richards Preserve
35	Town Forest
36	Vista Rd
37	Weir Preserve
38	Wild Duck Reserve
39	Woodcock Nature Center

Town Hall Campus

- Studies recommended in current POCD to assess space needs and utilization of town hall campus facilities are ongoing
- Phase I environmental assessment of campus is done
- Looking at options for new police station footprint - \$12.7 million in bonded capital requests
- Demolition of Annex building planned
- Town meeting on project plans and budget expected in 2018
- Anticipate completion of entire project by 2022
- Use of Comstock for 30 – 50 municipal employees



Fire Department

- Ridgefield Road fire station has contaminated well – RFP out for work to address for anticipated \$900,000
- Anticipate building renovations to Ridgefield Road station



Schools

- Wilton High upgrades to science labs and auditorium completed 2011
- High School tennis courts will be finished this month
- Miller-Driscoll renovation, demolition and new construction project completed except for a few punch list items anticipated to be complete by January
- Roof replacements for Cider Mill and Middlebrook; HVAC in Middlebrook and paving at Cider Mill included in bonded capital improvements budget



Miller-Driscoll



Middlebrook



Cider Mill



Wilton High School

Community Center/ Senior Center

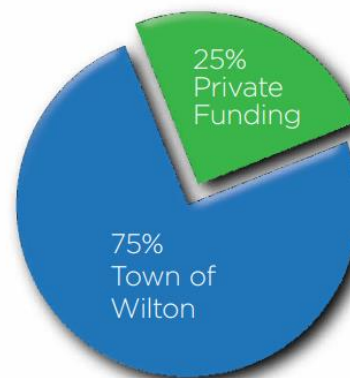
- Renovations completed in 2015-16
- Houses Parks and Recreation and Senior Center and meeting rooms
- Mechanical, electrical, HVAC upgrades
- Senior Center improvements
- Efficient and modernized facility



Wilton Library

- Renovations completed in 2009
- Over 1,000 youth and adult programs offered in 2015-16, with attendance of nearly 30,000
- Circulation of almost 290,000 with a collection of almost 450,000

YOUR SUPPORT FUNDS:



COLLECTIONS:

Books, CDs, DVDs,
Newspapers, Magazines
Audio Books

STEM, INNOVATION STATION PROGRAMS

SERVICES:

Database/Electronic
Digital Resources

LECTURES

SEMINARS

CLASSES

CONCERTS

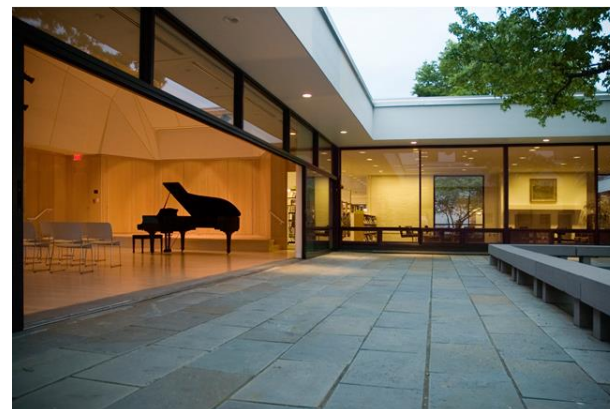
FILM SERIES

ART EXHIBITS

OTHER PROGRAMMING

CAPITAL IMPROVEMENTS

Wilton Library 2015-16 Annual Report



Parks and Recreation

- Schenck's Island Merwin Meadows Study Committee in an ongoing planning process for recreation and outdoor activities in these parks – improvements (not structures) anticipated
- Need for general improvements to other facilities identified – Stadium Field, Lilly Field and Tennis Courts resurfacing included in bonded capital request budget



Community Facilities Summary

- Several significant projects undertaken since current POCD updated – Comstock, Miller-Driscoll
- Town Hall Campus next significant undertaking
- What other projects may come up in next ten years?

When Comstock is mentioned, Social Services and Youth Services are not specified, although Parks and Rec and the Senior Center are mentioned as part of the center.

In the list of community buildings, Trackside and the YMCA are not included.

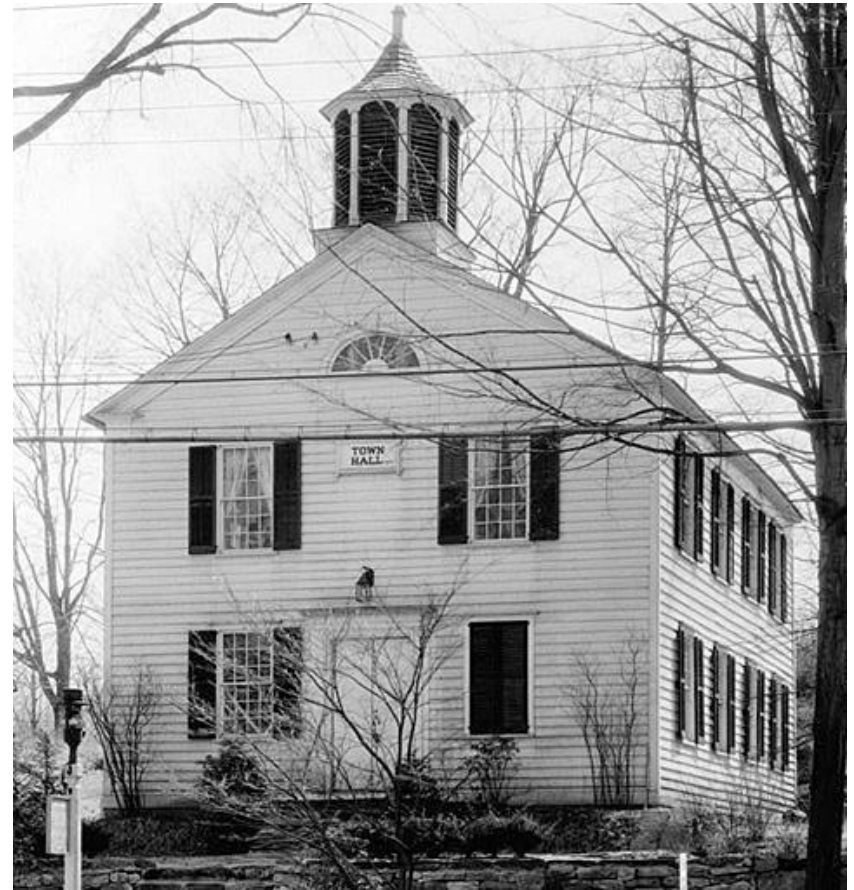
Historic Assets

- Small expansion of Local District #6 (Georgetown) in 2010/11
- Potential Expansion of Historic District # 2 and new Bald Hill area district discussed since last POCD adopted – no action
- Exploration of becoming Certified Local Government – partner program with SHPO and National Park Service
- Wilton Historical Society currently updating architectural survey
- Proposed revisions to demolition delay ordinance under review



Historic Assets Summary

- Importance of historic properties in fabric of community
- Anticipated architectural survey may help guide local historic district expansions or new district formation over next decade



Telephone Survey

- CRPP identified areas for investigation based on summary of discussion from last meeting, discussion with MMI, and survey conducted ten years ago
- Goal of the phone survey is to start to identify priorities, concerns and desires from a representative cross-section of the community
- Preliminary list of areas to address in questions – looking for your input before developing survey instrument

Areas of Investigation

- ❖ Quality of Life
- ❖ Natural Spaces/ Open Space/ Recreation
- ❖ Residential Development
- ❖ Business Development
- ❖ Transportation/ Traffic
- ❖ Overall Perceptions
- ❖ Demographics



Website

Wilton2029.com



Plan of Conservation and Development update kicks off!

POSTED ON OCTOBER 20, 2017

The Town of Wilton Planning and Zoning Commission is preparing an update to the Plan of Conservation and Development, or POCD. The POCD is a guidance document that will provide a long term vision for the Town of Wilton and guide decision making relating to growth, development, conservation, and capital improvements over the next decade. The State of Connecticut requires municipalities to update their POCD every ten years.

As a comprehensive plan, the POCD will look at a range of topics that will influence the Town over the coming decade, including demographics, housing, land use, community facilities, economic development, open space, recreation, transportation, and sustainability. While it is important to understand data and trends, it is equally important to understand the priorities of the community. The Planning and Zoning

Website

Wilton2029.com



Meeting Schedule

Tentative Meeting Schedule

September 12, 2017 – PZC Work Session – Kickoff Meeting. [Presentation](#)

November 8, 2017- PZC Work Session – Review demographic, housing, community facilities and cultural resources data and analysis; review telephone survey instrument

Early January 2018 – PZC Work Session- Review parks, recreation, open space, transportation and land use data and analysis; review phone survey results; plan focus group(s)



Website

Wilton2029.com



Get Involved

Surveys and workshop exercises will be posted to this page throughout the POCD process, as well as announcements for public workshops. Stay tuned!

Have any thoughts, comments, or ideas that you want to share with the Planning and Zoning Commission? Please fill out the comment box below.

Name (required)

Email (required)

 Customize 

Next Steps

- Approve survey instrument and launch survey
- Further data analysis

Wilton POCD Update Schedule

Tasks	2017				2018												2019	
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Project Initiation / Data Collection																		
Demographics and Housing																		
Parks, Recreation and Open Space																		
Transportation and Circulation																		
Community Facilities and Cultural Resources																		
Land Use, Development Patterns and Buildout																		
Economic Development																		
Future Land Use Plan																		
Public Outreach																		
Draft and Revised POCD																		
Draft and Revised Executive Summary																		
Adoption and Final Documents																		



Topical Focus Group Session



Phone Survey



Planning and Zoning Working Session



Public Workshop



Public Hearing for Adoption

Up to Four Additional Commission and/ or Focus Group Meetings May Be Conducted



MILONE & MACBROOM

Town of Wilton

Plan of Conservation and Development

Planning & Zoning Commission Work Session # 3: Land Use and Open Space

January 24, 2018

Kick-Off Workshop

- **Working Group – Get The Word Out!**
- Public launch of website and planning process
- MMI facilitates, PZC present to answer questions as needed

Draft Agenda

- The Who, What, Why, How and When of the POCD process
 - MMI will present the requirements for POCDs, the process, timeline, the website and will review major milestones
- Public comments, questions and ideas regarding the planning process
- Interactive visioning workshop
 - Audience polling on statements regarding Wilton
 - Break-out groups for discussion and post-it note activities
 - Polling and break-out activities posted to Wilton2029.com for additional public input

Boards and Commission Input to Date

Questionnaires sent to:

- Board of Selectmen
- Board of Finance
- Parks & Rec Commission
- Board of Ed
- Economic Development Commission
- Zoning Board of Appeals
- Conservation Commission
- Historic District and Historic Property Com
- Public Facilities
- Energy Commission
- Area 9 Cable Council
- Board of Assessment Appeals
- Building Inspectors/Board of Appeals
- Commission on Social Services
- Council on Ethics
- Fire Commission
- Inland Wetlands Commission
- Miller Driscoll Building Committee
- Police Commission
- Police HQ/Town Campus Study Committee
- Security Task Force
- Fire Station 2 Building Committee
- Water Pollution Control Authority
- Wilton Water Commission

Boards and Commission Input to Date

Responses Received As Of 1-23-18

- Board of Selectmen
- Board of Finance
- Parks & Rec Commission
- Board of Ed
- Economic Development Commission
- Zoning Board of Appeals
- Conservation Commission
- Historic District and Historic Property Com
- Public Facilities
- Energy Commission
- Area 9 Cable Council
- Board of Assessment Appeals
- Building Inspectors/Board of Appeals
- Commission on Social Services
- Council on Ethics
- Fire Commission
- Inland Wetlands Commission
- Miller Driscoll Building Committee
- Police Commission
- Police HQ/Town Campus Study Committee
- Security Task Force
- Fire Station 2 Building Committee
- Water Pollution Control Authority
- Wilton Water Commission

The Police Commission will respond after 2/12 meeting.

All responses are available on the Wilton2029.com website

Boards and Commission Input to Date

What are the 3-5 most important planning, conservation and/or development issues facing Wilton from your commission's perspective? Responses thus far have generally fallen into following categories:

- Wilton Town Center – its design and flow, potential for greater integration of existing and future uses, potential to provide diversity of housing, need to drive more traffic to Center to increase economic activity and viability of retail
- Housing – a shortage of affordable and diverse housing to accommodate all ages/ stages of life
- Community facilities – parks and recreation (turf fields, Schenck's Island and Merwin Meadows, areas for free play), social services (anticipated growing need for space), public safety (fire station 2 and police department projects), and other space needs as well as increasing energy efficiency, resiliency, sustainability of facilities
- Transportation – need to increase connectivity within Wilton for all modes (biking, walking, automobile); connectivity to larger region (especially via train); specialized needs for elderly, disabled, youth; transportation resources in emergency situations
- Economic development/ fiscal responsibility – seeking highest and best uses; fiscally positive development; balance conservation and development
- Character and quality of life – need to protect open space, historic structures and assets, natural resources; education and guidance on land stewardship, energy conservation

Boards and Commission Input to Date

Identify strategies and action items from the current plan that align with your Commission's mission.

- Responses thus far have addressed all significant topic areas of the existing plan
- Where groups converge on relevance of topic to their objectives:

<u>Town Center</u>	<u>Housing</u>	<u>Community Facilities</u>	<u>Natural Resources</u>	<u>Transportation</u>	<u>Quality of Life</u>
Bd of Selectmen Bd of Finance Economic Development	Bd of Selectmen Bd of Finance Economic Development Social Services Energy	Bd of Selectmen Bd of Finance Economic Development Energy Parks & Rec Fire Station 2	Bd of Selectmen Bd of Finance Conservation Energy Parks & Rec	Bd of Selectmen Bd of Finance Social Services Parks & Rec Conservation	Bd of Selectmen Bd of Finance Economic Development Social Services Parks & Rec Conservation Energy Historic District Fire Station

Boards and Commission Input to Date

What actions has your commission implemented in support of a planning strategy?

- Significant success or progress in implementation demonstrated across all topic areas
- Some specific strategies met limited success, have not been addressed, or were deemed inappropriate: advocacy for rail expansion, establishing a land acquisition fund, becoming a Certified Local Government, master plans for Cannondale and Georgetown, promoting walking & biking, and still a need to address housing issues,

Boards and Commission Input to Date

What are the 3 priority initiatives/ objectives that your commission is currently pursuing? Responses thus far have generally fallen in line with themes that emerged in question 1:

- Wilton Town Center – Improve design, integration and attractiveness to foster economic development – through a collaborative working group and public planning process
- Housing – Form a collaborative housing committee to address shortage of diverse and affordable housing
- Community facilities – Study Town and recreational space/ facility needs; explore opportunities to use Town-owned real estate in achieving housing, economic development, and/or energy conservation/ resiliency objectives; update the Town Energy Plan; fire station design; provide safe, walkable/ bikable facilities and open space
- Natural Resources/ Conservation – Actively manage and steward open space; educate public and boards/ commissions on variety of environmental concerns, further enable Green development practices
- Economic development/ fiscal responsibility – Market the Town to future businesses and residents; provide for sensible build-out that adds incrementally to Grand List
- Character and quality of life – Increase collaboration between boards and commissions on land use decisions; plan for future of Cannondale; preserve historic structures and educate community; become Certified Local Government

Key Issues Discussion

Note that this is an ongoing discussion that will evolve over the next several months as you consider public input, data information and analysis.

- Do you agree with our categorization of the questionnaire responses thus far?
- What other issues would you pull out from the responses?
- Are some of these topics collapsible?
- For the purposes of scheduling focused working group discussions, can we agree on 3-5 top issues for further exploration?

Strategic/ Focus Group Planning

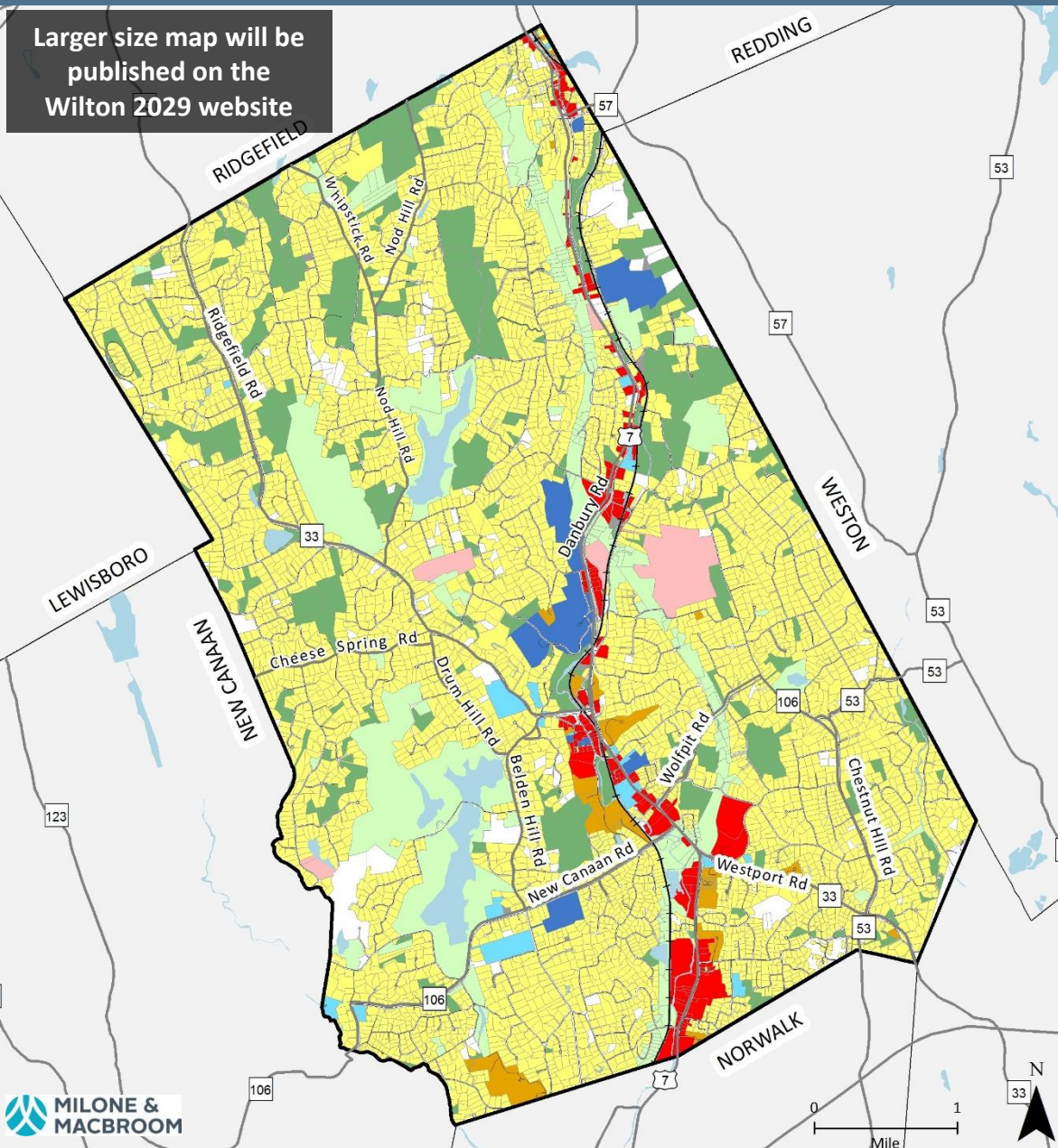
- Intention behind these monthly sessions from now until June is to dive deeper into key concerns
 - Understand current conditions, needs/ deficiencies
 - Learn how others have addressed/ are addressing the concern
 - Discuss what, if any, additional input is needed from the public to advance discussions regarding strategies to address the topic
 - Begin discussing priority objectives
- Direct outreach to relevant community organizations with particular knowledge and involvement in the topic
- MMI will facilitate discussions
 - Intro to how topic area was identified
 - Brief data update, analysis
 - Guided conversations
 - Wrap-up of key takeaways

Surveys

- Use phone survey in the fall when beginning to formulate objectives and strategies to ensure that the community supports the objectives and prioritize actions
- Shift to preparing periodic mini on-line community surveys during the information gathering and analysis phase
 - 5-10 minute surveys on discrete topics
 - Open for short windows (2-3 weeks) – keep driving traffic to website
 - Requires strong outreach efforts to ensure robust participation – e-mail blasts and word-of-mouth promotion
 - First survey around community vision (exercises from public launch converted to online survey)
 - Additional surveys could cover focus group discussions with results presented as part of the data update at those working group meetings

Existing Land Use (Draft)

Larger size map will be published on the Wilton 2029 website



Generalized Existing Land Use: 2017

Single Family Residential	Protected Open Space	Utilities
Multi-Family/Multiple House	Unprotected Open Space	ROW
Commercial	Municipal Facility	Undeveloped
Recreation	Institutional	Water

Created using data from Town of Wilton Assessor, Western CT COG, and verified with 2016 aerial imagery

- Commercial uses, major institutions, and multi-family residential uses congregated along Route 7
 - Sewer service available along Route 7 south of Cannon Rd.
- Most of town does not have sewer service and contains a mix of single-family residential, open space, and undeveloped land

Existing Land Use (Draft)

Generalized Existing Land Use: 2017

Use	Number of Parcels	Area (Acres)	% of Developed or Committed Land	% of Total Land
Residential	5,461	10,520	62%	60%
Single Family	5,403	10,289	61%	59%
Multi-Family or Multiple House	58	230	1%	1%
Business	196	686	4%	4%
Commercial	189	450	3%	3%
Recreation	7	237	1%	1%
Open Space	532	4,083	24%	23%
Protected Open Space	287	1,985	12%	11%
Unprotected Open Space (including Route 7 ROW)	245	2,098	12%	12%
Community Facilities	47	466	3%	3%
Municipal Facilities	12	312	2%	2%
Institutional	35	154	1%	1%
Utilities & Transportation	100	1,126	7%	6%
Road ROW (excluding Route 7 ROW)	63	1,067	6%	6%
Utilities	9	16	0%	0%
Water Features	28	43	0%	0%
Undeveloped Land	190	617	-	4%
Total Developed or Committed Land	6,336	16,881	100%	96%
Total Land Area	6,526	17,498	-	100%

Data sources: Town of Wilton Assessor's Office, Land Use classes created by MMI in January 2018

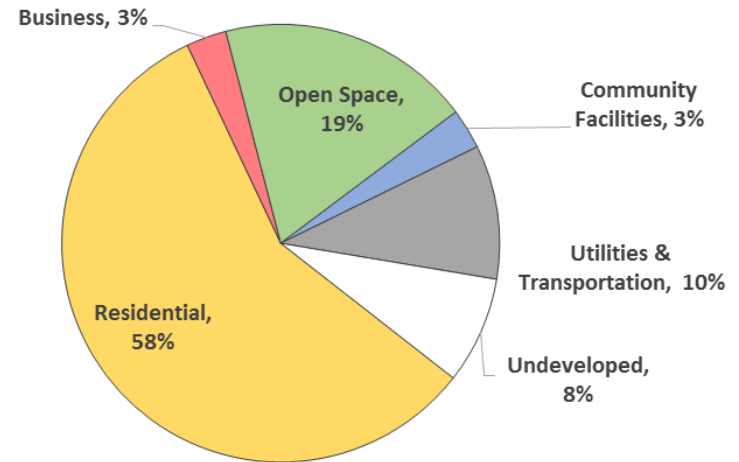
Comparison with 2010 Plan

Generalized Existing Land Use

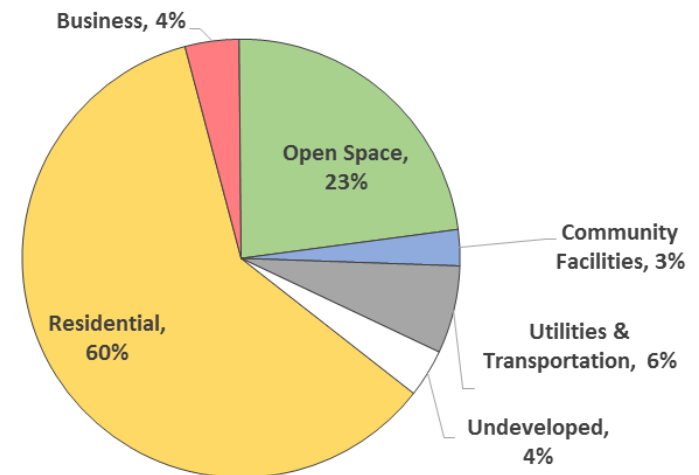
Utilized the same land use categories as the 2010 Plan. Updated to reflect new development and open space that has occurred since the last Plan. Small tweaks in methodology responsible for most of the differences in land use distribution:

- **Recreation** - Remains in the “business” category. Expanded to include private clubs (YMCA, Riding Club, Lake Club, Rolling Hills Country Club, etc.)
- **Underdeveloped Land** - removed from “undeveloped land” category and moved into either “residential” or “open space” category (if P.A. 490)
- **Open Space** – Updated to reflect new open space acquisitions since 2010. Golf courses and private clubs removed. P.A. 490 lands and former Route 7 ROW added.
- **Utilities and Transportation** – Former Route 7 ROW removed and added to “open space” category

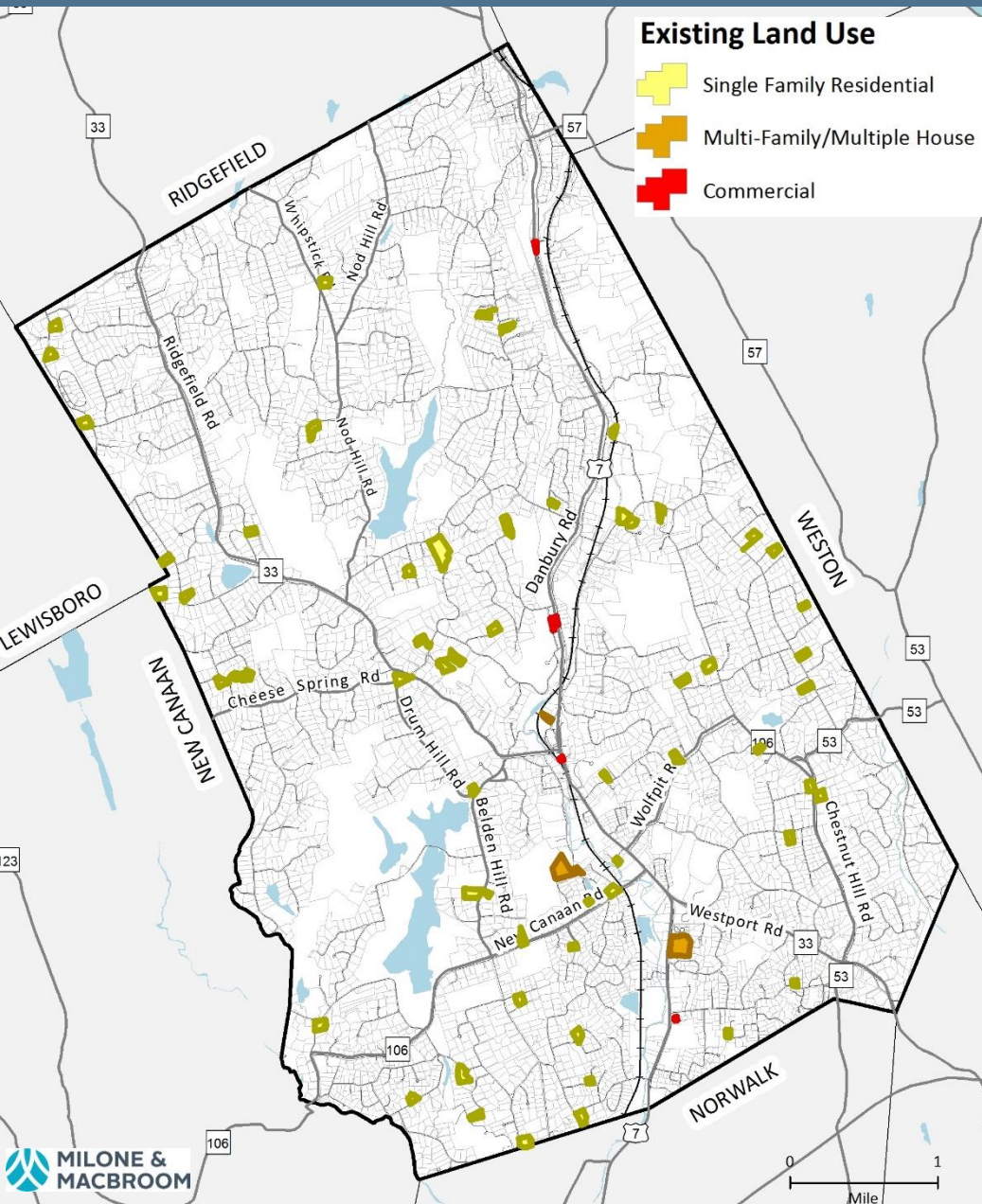
2010



2017



New Development Since 2010



Land Use Type	Number of Properties Developed	Total Land Area Developed
Commercial	4	3.1
Multi-Family	3	21.4
Single Family Residential	60	132.9
Total	67	157.4

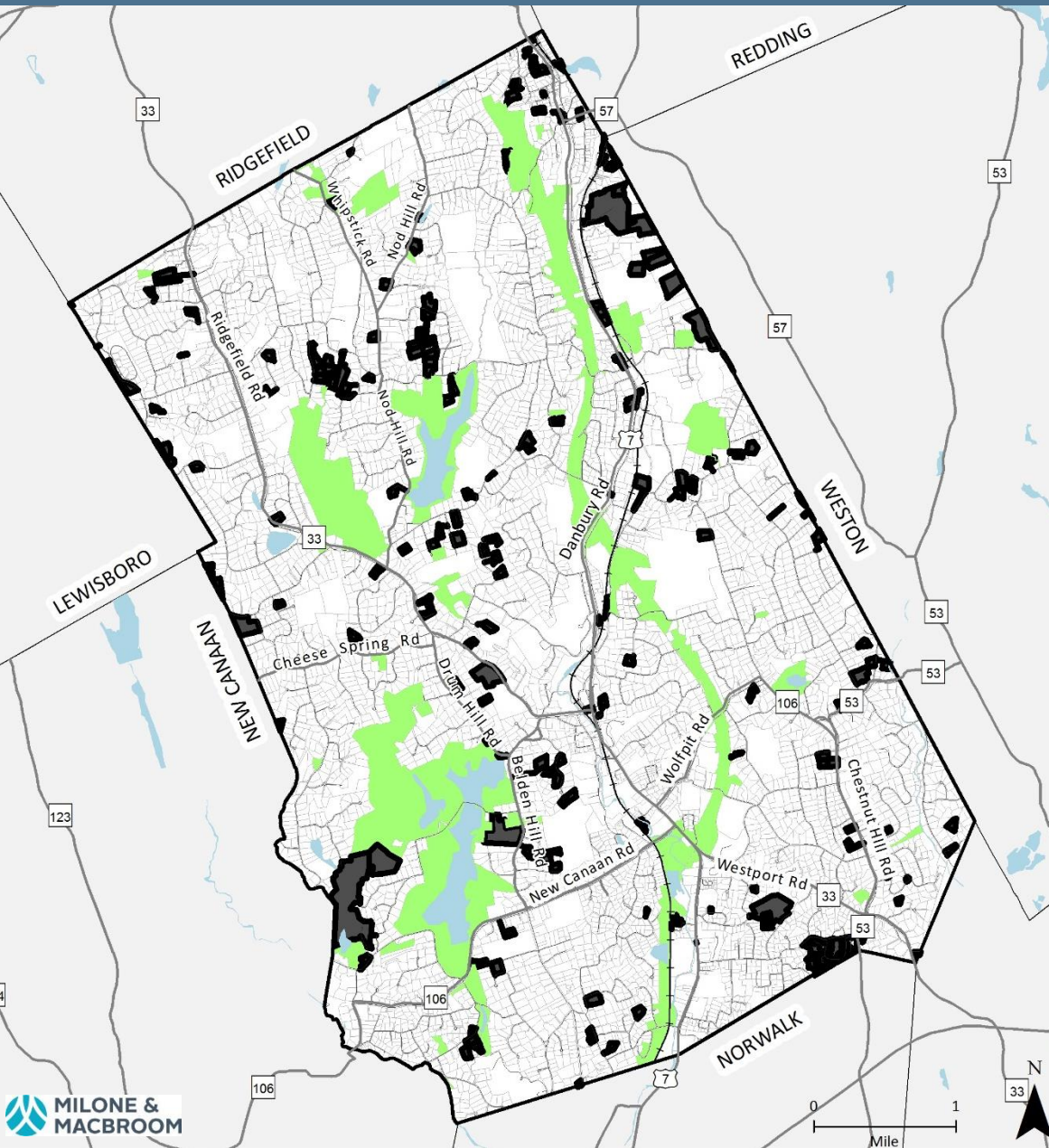
Commercial Projects

- 287 Danbury Rd (Gulf station)
- 385 Danbury Rd (Goddard School)
- 743 Danbury Rd (Earthscapes)
- 3 Hollyhock Ln (Medical offices)

Multi-Family Residential Projects

- Avalon Wilton (Danbury Rd)
- River Ridge
- Wilton Commons (Station Road)

Vacant and Undeveloped Land



Unprotected
Open Space

2,098 Acres

245 properties

Undeveloped
Land

617 Acres

190 Properties

Open Space

What is “Open Space”?

Draft Open Space Map includes
the following categories:

Protected Open Space

- Town parks and protected town-owned open space
- Land Trust properties
- State and Federal protected land
- Private land protected by conservation easement

Unprotected Open Space

- Former Route 7 ROW
- Water company land
- Private land with P.A. 490 designation

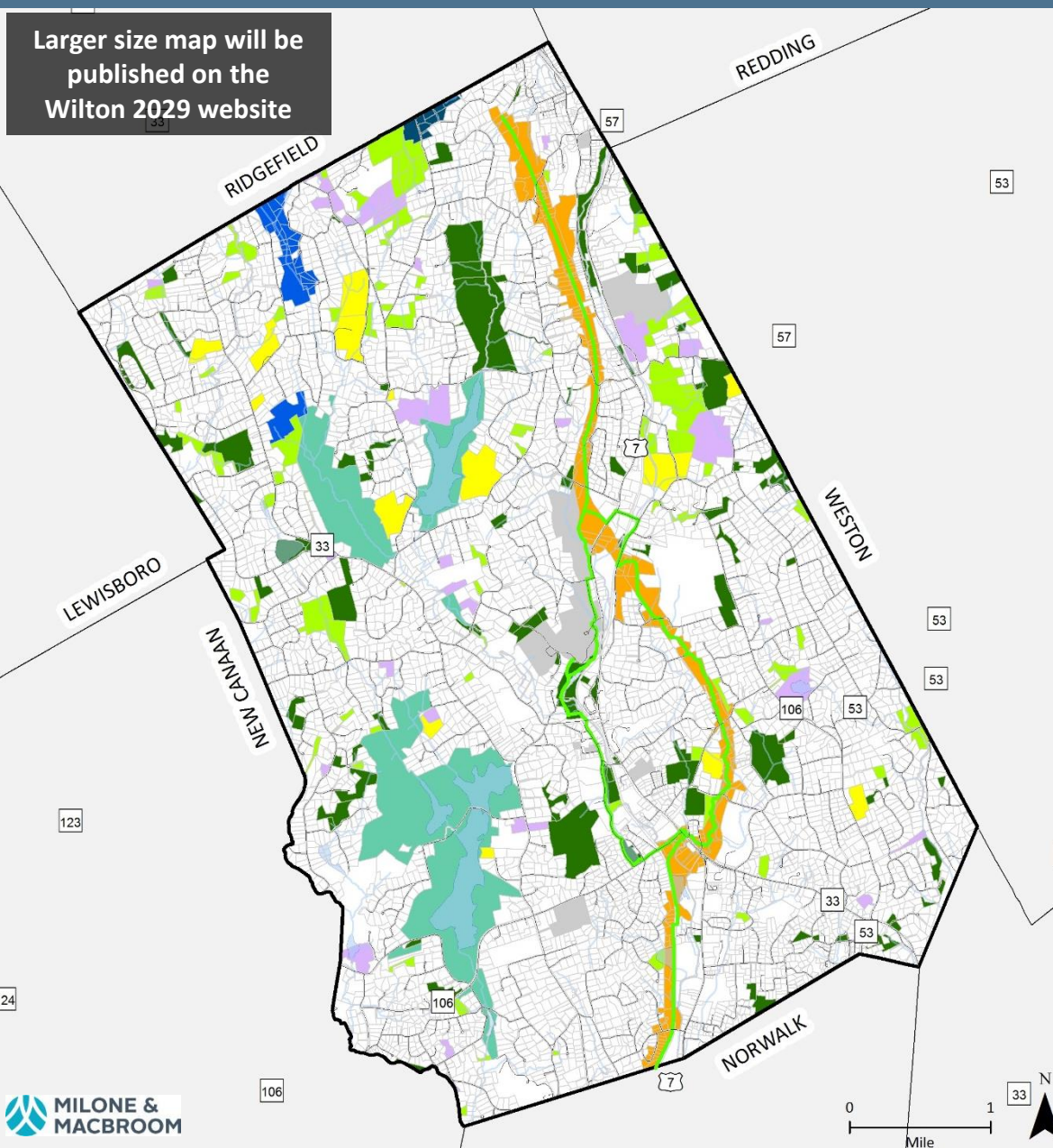


Excluded from Open Space Definition:

- Public schools and other community facilities (and associated athletic fields)
- Private clubs and recreational facilities (including golf courses)
- Cemeteries
- Undeveloped Land (Perceived Open Space)

Existing Open Space (Draft)

Larger size map will be published on the Wilton 2029 website



Protected Open Space

- Municipal
- Land Trust
- Private (Conservation Easement)
- Federal
- State

Unprotected Open Space

- Water Utility Land
- Private (PA 490)
- Former Route 7 ROW
- Other**
- Community Facility
- Greenway Trails

Created using data from Town of Wilton Assessor, CT DEEP, and Wilton Land Conservation Trust

- Input will be sought from conservation commission/groups to ensure data is accurate

Town recreational facilities, greenways, and ongoing park plans, committees, and capital projects will be covered in March 2018

Existing Open Space (Draft)

Open Space Type	Number of Properties	Open Space Land Area (Acres)		
		Protected	Unprotected	Total
Municipal	126	958.4	0.0	958.4
Land Trust (Owned in Fee Title)	108	563.8	0.0	581.1
<i>Wilton Land Conservation Trust</i>	88	416.1	0.0	416.1
<i>Aspetuck Land Trust</i>	9	68.2	0.0	68.2
<i>Weir Farm Trust</i>	11	96.6	0.0	96.6
<i>New Canaan Land Conservation Trust</i>	1	0.2	0.0	0.2
State and Federal Land	237	151.7	603.5	755.3
<i>State Land</i>	26	121.5	0.0	121.5
<i>Federal Land</i>	12	30.2	0.0	30.2
<i>Former Route 7 ROW</i>	199	0.0	603.5	603.5
Water Company Land	10	0.0	1,160.2	1,160.2
Privately Owned	51	294.0	334.2	628.2
<i>Conservation Easement/Deed Restriction</i>	15	294.0	0.0	294.0
<i>Public Act 490 (P.A. 490) Designation</i>	36	0.0	334.2	334.2
All Open Space Categories	532	1,968.0	2,097.9	4,083.2

Sources: Town of Wilton, Wilton Land Conservation Trust, CT DEEP

11.3%

Protected Open Space

Percent of Total Land Area

12.0%

**Unprotected
Open Space**


Percent of Total Land Area

23.3%

Total Open Space

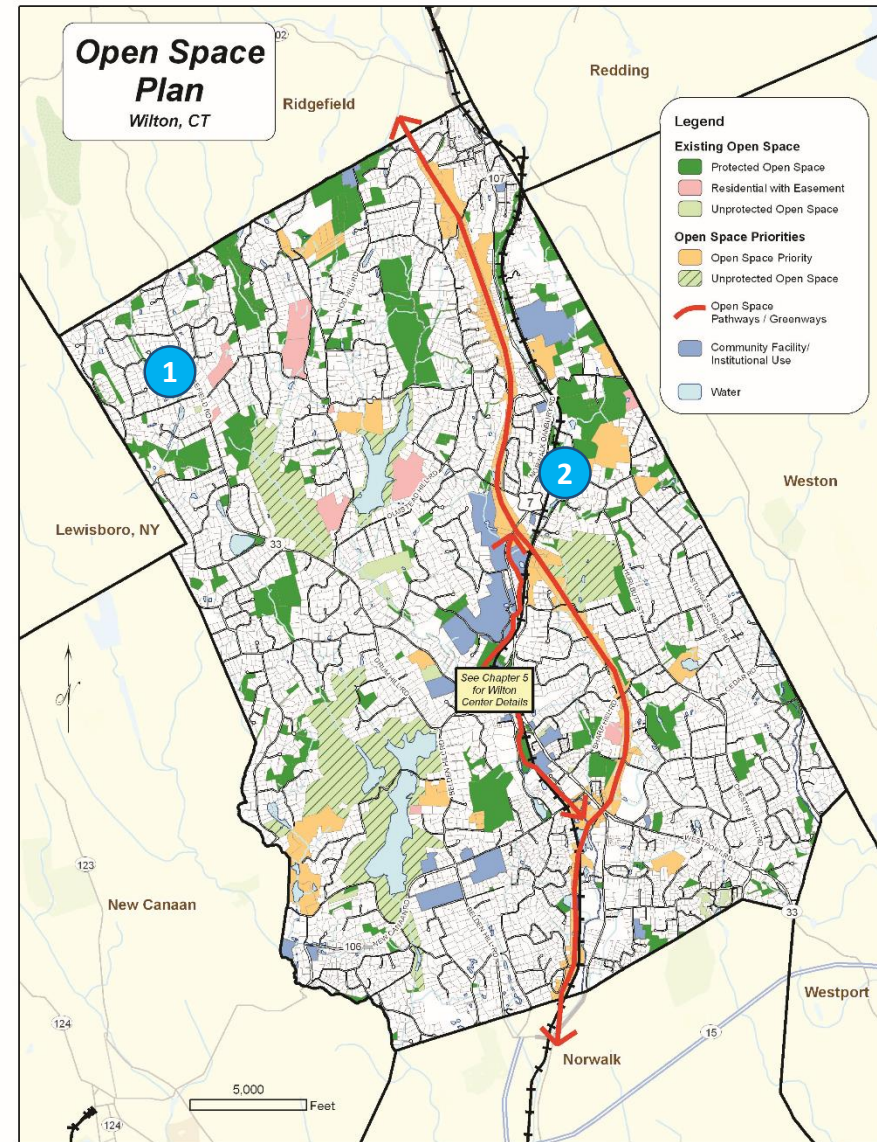
Percent of Total Land Area

Comparison with 2010 Plan

- 2010 Plan identified open space priority properties (highlighted in Orange )
 - Generally undeveloped properties that border existing open space
- Several open space priorities identified in the 2010 Plan have P.A. 490 designation

Open Space Priorities Protected Since 2010

- 1 Levin Property (Ridgefield Road) – 13 acres protected via conservation easement
- 2 Keiser Property (Seely Road at Cannon Road) – 40 acre conservation easement



Municipal Open Space

- Municipal open space is the largest **protected open space** category, encompassing 958.2 acres of includes town parks, farms, and passive open space.
- Largest town owned open spaces:
 - Wilton Town Forest – 187.9 acres
 - Bradley Park – 81.1 acres
 - Cherry Lane Park – 52.1 acres
 - Belknap Preserve – 37.9 acres
 - Vista Road Property – 36.8 acres
 - Sackett Preserve – 33.3 acres
 - Norwalk River Park – 30.6 acres
 - Ambler Farm – 22.2 acres
 - Kent Pond – 20.1 acres



Schenck's Island © Atilla Polacsek

Land Trust Open Space

Wilton Land Conservation Trust

- Owns 88 properties totaling 416 acres. WLCT also holds numerous conservation easements on private lands throughout town.
- Largest properties include:
 - Gregg Preserve – 95.4 acres
 - Marble/Van Haelewyn-Richards Preserve – 45.6 acres
 - Harrison-Smith Preserve – 23.8 acres
 - Symonds Preserve – 16.1 acres
 - Culhane Preserve – 15.1 acres
 - Slaughter Fields – 14.2 acres



Land Trust Open Space

Aspetuck Land Trust

- Multi-town land trust that owns property in Weston, Easton, Fairfield, Wilton, and Westport
- Owns 9 parcels totaling 68.2 acres – mostly located near the border with Weston



Weir Farm Trust

- Associated with Weir Farm Art Center
- Owns 11 properties totaling 96.6 acres surrounding Weir Farm Historic Site



Photo Credit: Weir Farm Art Center

State and Federal Open Space

State Open Space

121 acres of state-owned protected open space

- Woodcock Nature Preserve – 87.3 acres
- Quarry Head – 34.2 acres

Federal Open Space

30.2 acre Weir Farm National Historic Site (Wilton portion only). Additional land in the Town of Ridgefield

- Neighboring parcels owned by the non-profit group Weir Farm Trust

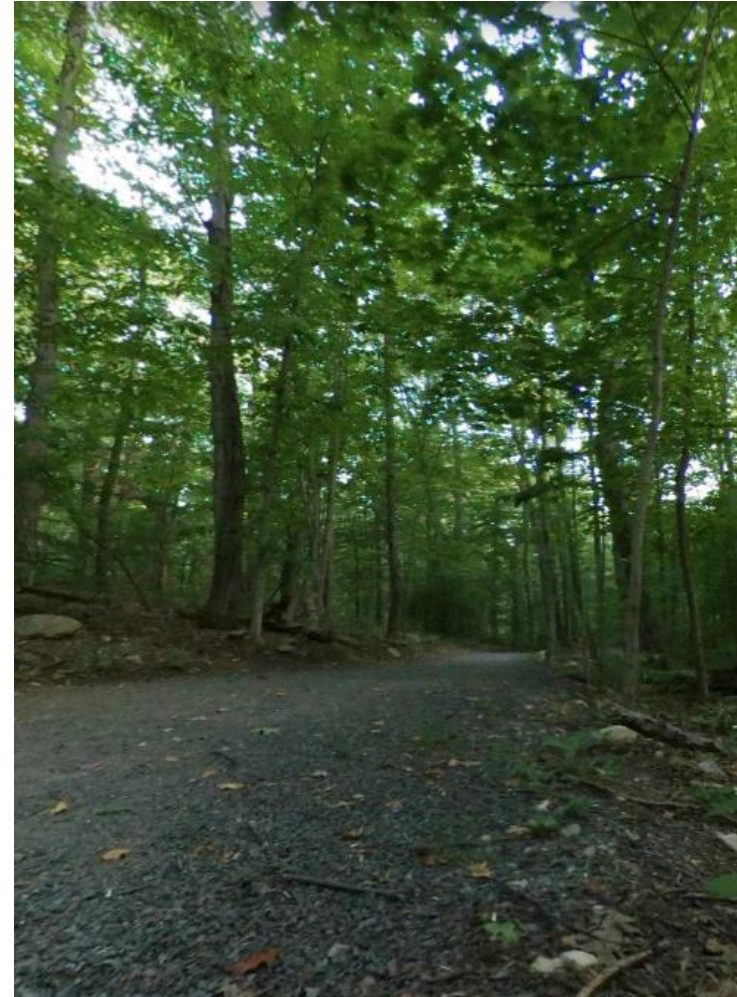


© Woodcock Nature Center

State and Federal Open Space

Former Route 7 ROW

- 603.5 acres of **unprotected open space** running from Norwalk to Thunder Lake Road
- Includes most of Allen's Meadows Parks and associated athletic fields
- State law passed in 2009 (PA 09-186) enables DOT to sell property acquired for potential Route 7 expressway between Norwalk and Danbury, or use that land for non-transportation purposes
 - To date, no land has been sold
 - However, law has paved the way for the development of the Norwalk River Valley Trail



The Norwalk River valley Trail has been built within the former Route 7 Expressway ROW between Route 33 and Twin Oak Lane. Photo courtesy of Stephanie Powers

Private Open Space

Conservation Easements

- 15 properties totaling 294 acres have conservation easements. These properties are in private ownership but have deed restrictions that prevent all or portions of the property from being developed
 - Most conservation easements are held by the Town of Wilton or local land trusts
- Has been the preferred method of open space acquisition in recent years:
 - Acquisition of conservation easements on the Keiser Property (2013) and Levin Property (2017)



The Grassi Property on Millstone Road contains a 62 acre conservation easement purchased by the Town of Wilton in 2001
© Google Maps

Private Open Space

Public Act 490 Lands

- Currently 36 properties totaling 334.2 acres have P.A. 490 designation
- P.A. 490 designation reduces property tax burden for privately-owned farms, forests, and open spaces.
 - In exchange for reduced tax assessment, property owner cannot change the use of the land for a period of ten years (subject to a tax penalty)

Eligibility Criteria for PA 490 Status	
Farm Land	Any tract of land constituting a farm Assessor must consider total acreage, portion being farmed, productivity, gross income, nature and value of related equipment, and the extent farm land tracts are contiguous.
Forest Land	One tract of 25 or more contiguous acres; Two or more tracts of 25 or more acres, with no tract less than 10 acres; or Any tract contiguous to previously classified as forest land owned by the same taxpayer
Open Space	Open space land designated in a municipality's development plan Land must maintain and enhance natural or scenic resources; protect streams or a water supply; promote soil conservation; enhance the value of parks, forests, or other open spaces; enhance public recreation opportunities; preserve historic sites; or promote orderly development
Maritime Heritage Land	Waterfront real property a licensed commercial lobsterman owns and uses for commercial lobstering purposes, provided the lobsterman earned at least 50% of adjusted gross income from commercial lobstering

Several "Open Space Priorities" from previous Plan have been granted P.A. 490 status.

Source: CGS §§ [12-107b](#) to [12-107g](#)

Open Space

Water Company Land

- South Norwalk Electric and Water (City of Norwalk) owns 1,160 acres of land surrounding Pope's Pond Reservoir, Rock Lake Reservoir, and South Norwalk Reservoir
- Water company land is not protected in perpetuity, but is “defacto” open space so long as it is used as an active public drinking water supply
- If water company land is abandoned, the Town would get the right of first refusal to purchase the land



Town of Wilton

Plan of Conservation and Development

Planning & Zoning Commission Work Session # 2: Demographics, Housing,
Community Facilities & Cultural Resources Discussion

November 8, 2017

Agenda

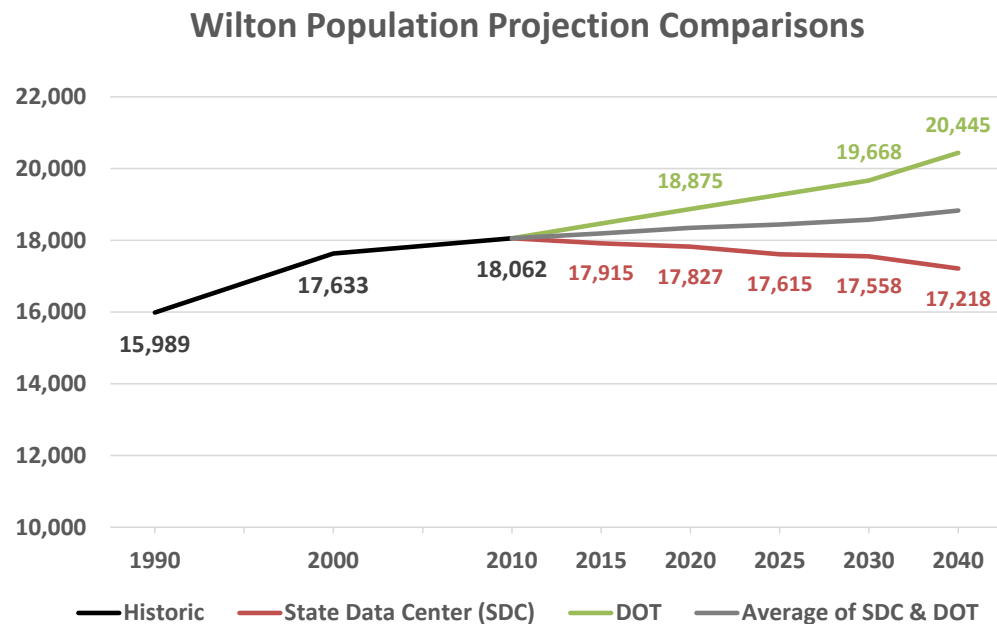
- Key Issues from Visioning Survey
- Data Analysis Review
 - Demographics
 - Households and Existing Housing Stock
- Wilton Senior Survey (2011)
- EDC Analysis and Survey (2016)
- Board Questionnaires
- Residential Buildout
- Discussion
- Housing Mini-Survey

Key Issues from Visioning Survey

- Wilton is an attractive community to raise a family – excellent school system
- Concerns about local and regional economic conditions
 - Tax burden
 - Home values
- Desire to offer more housing choices within town to better meet the needs of households without school-aged children
 - Many respondents identified Wilton Center and surrounding areas as most ideal location for higher-density housing

Raw and summary results are posted on website

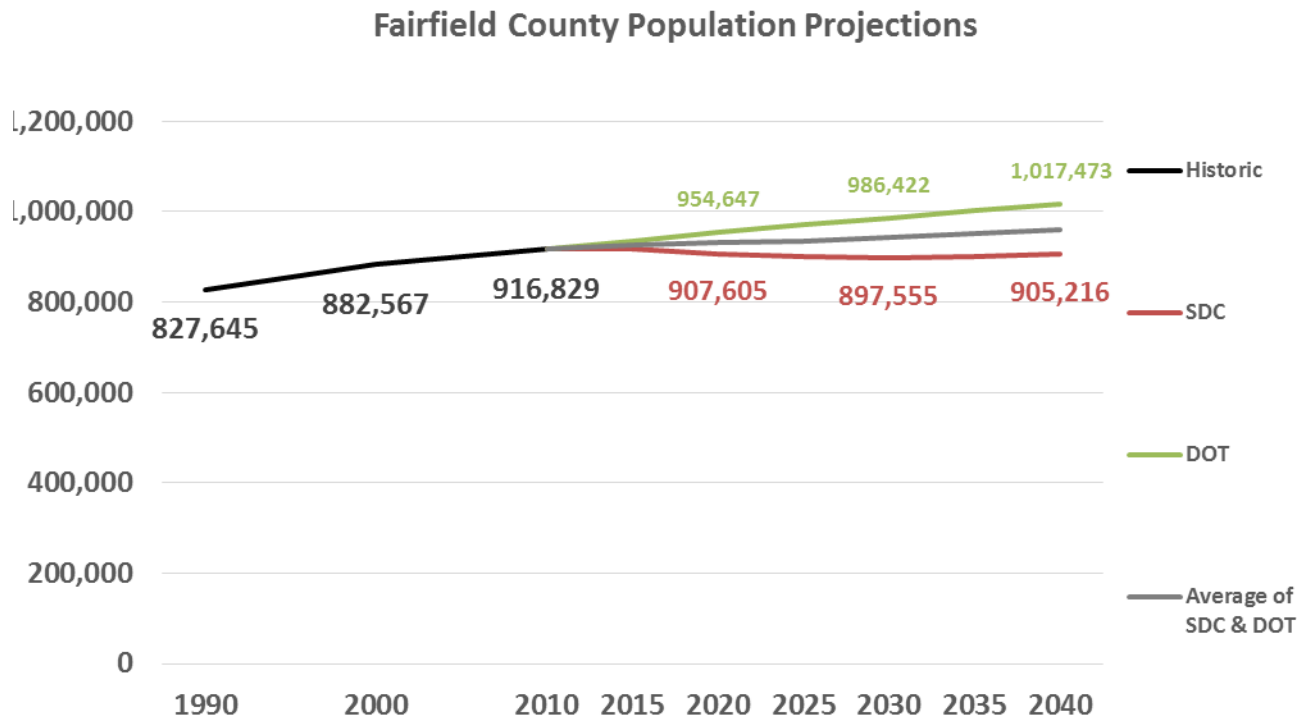
Population Change



Source: CT State Data Center (2016), CT Dept. of Transportation (2015)

- Total population increased by 10% from 1990-2000, but only 2% from 2000 to 2010; Fairfield County increased about 4% from 2000 to 2010
- 2015 estimated Wilton population is 18,643, up about 3.2% from 2010; Fairfield County is estimated to be up about 2.5% (larger sampling errors with mid-decade estimates)
- Projections from DOT indicate continued slow growth for Wilton over the next decade

Regional Population Change



Source: CT State Data Center (2016), CT Dept. of Transportation (2015)

- 2015 American Community Survey estimates Fairfield County population is 944,674, outpacing both the DOT and State Data Center projections – Urban communities (Stamford, Norwalk, Danbury) experiencing the fastest growth

Population Change

Wilton Resident Vital Statistics

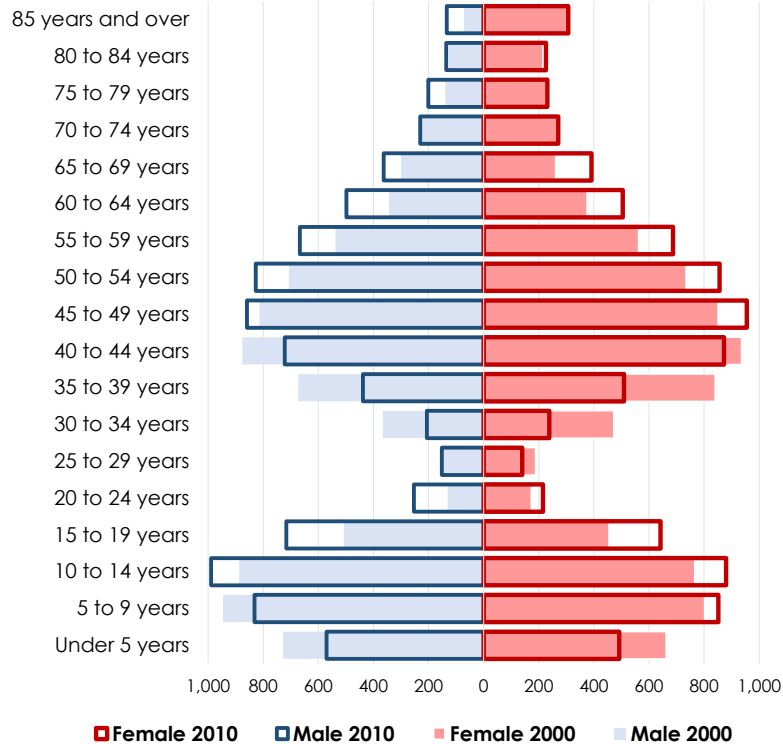
	Births	Deaths
2010	131	122
2011	121	130
2012	108	147
2013	116	146
2014	125	150
2015	136	N/A
2010-2014 Total	601	695

Source: CT Dept. of Public Health

- Rate of “natural increase” from births and deaths shows a loss in population
- Population increase therefore attributable to migration
- School enrollment analysis found that for every housing sale 0.6 students entered the school system in 2014-15 and 2015-16

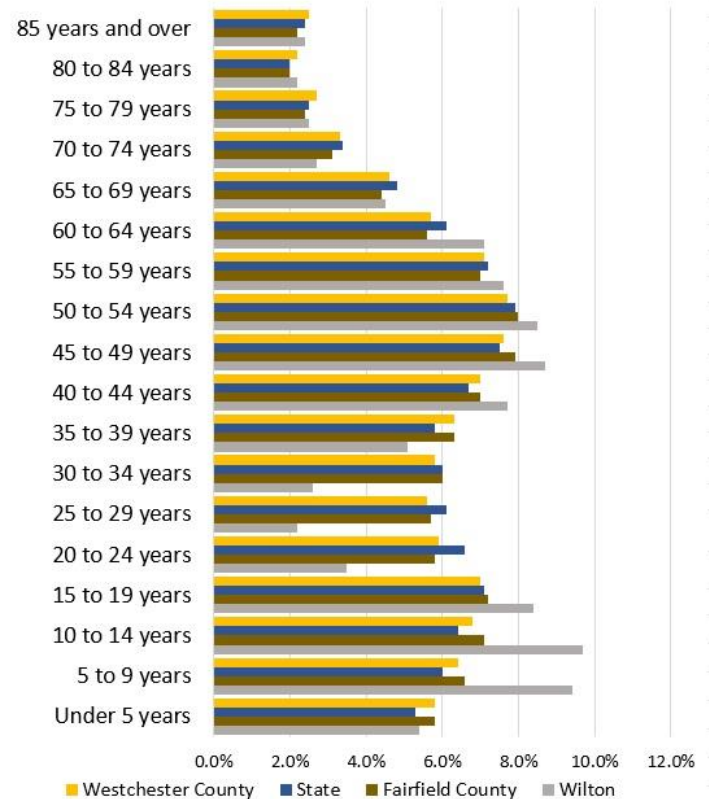
Population Age

Wilton Age Distribution 2000-2010



Source: U.S. Census 2000 and 2010

2015 Population Estimates by Age



Source: American Community Survey 2015, 5-Year Estimates

- Pronounced lack of young working age population within Town, especially compared to County and State estimates
- Strength and growth in the teenage population, indicative of attractive school system
- Aging of population, largely in line with county and state trends

Households

- Estimates indicate fewer households, despite higher population in 2015
- Caution against direct comparisons from 2015 to 2010 due to different sampling methods
- Relatively high average household size and low proportion of non-family households in Wilton compared to surrounding region

Household Types in Wilton, CT

	2000	2010	2015 Est.	Average Proportion of Total Households
Total households	5,923	6,172	5,953	100%
Family households	4,873	4,894	4,409	79%
With own children under 18 years	2,760	2,494	2,497	43%
Female householder, no husband present	321	381	264	5%
With own children under 18 years	197	208	156	3%
Nonfamily households	1,050	1,228	1,113	19%
Householder living alone	909	1,095	919	16%
Householder 65 years and over	392	588	506	8%
Average household size	2.91	2.89	3.09	

Source: U.S. Census 2000, 2010 and ACS 2015, 5-Year Estimates

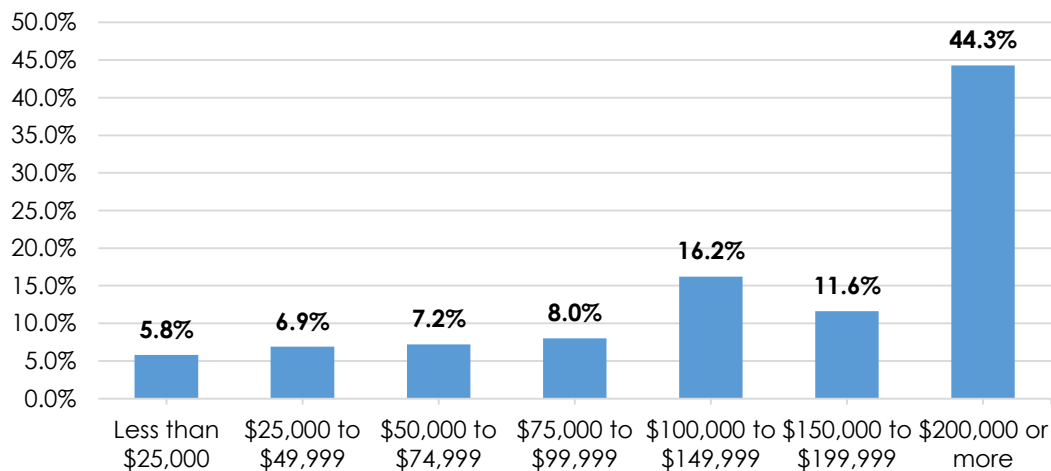
Geography	Total Households	% Family Households	% Non-Family Households	Average Household Size
Wilton	5,953	81%	19%	3.09
New Canaan	6,857	78%	22%	2.94
Redding	3,528	72%	28%	2.62
Ridgefield	8,902	80%	20%	2.81
Weston	3,379	85%	15%	3.07
Westport	9,740	76%	24%	2.78
Connecticut	1,352,583	66%	34%	2.57
Fairfield County	334,320	70%	30%	2.76
Westchester County	341,866	70%	30%	2.75

Source: 2011-2015 ACS 5-Year Estimates

Household Income

Wilton Household Incomes in Past 12 Months

(Inflation Adjusted 2015 \$)



Source: ACS 2015, 5-Year Estimates

- Median household incomes among the highest in the immediate region – more than double the county median
- Distribution of household incomes within town ranges, with about 28% of households earning less than \$100,000

Geography	Median Household Income (in 2015 Inflation Adjusted \$)
Wilton	\$172,095
New Canaan	\$168,311
Redding	\$121,270
Ridgefield	\$145,902
Weston	\$217,171
Westport	\$162,907
Connecticut	\$70,331
Fairfield County	\$84,233
Westchester County	\$83,958

Source: 2011-2015 ACS 5-Year Estimates

Demographics Summary

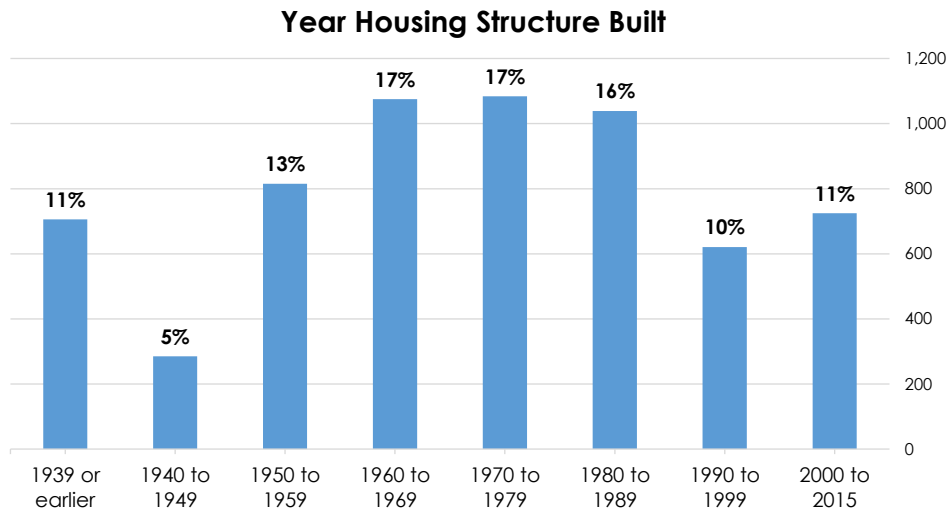
- Clear signs of in-migration comparing natural increase to total population trends
- Changes in age composition with growth in teenagers and older working-age population
- Relatively high average household size and proportion of family households



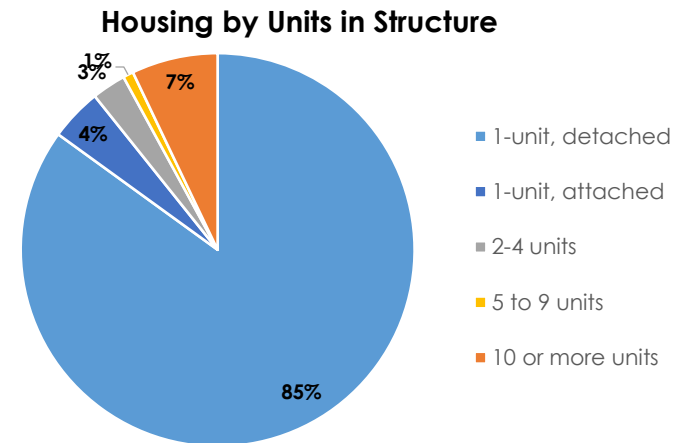
More families entering Wilton over the last several years

- Implications for schools, parks and recreation needs, and other issues?
- Household incomes are high, even relative to immediate region – implications for economic development, housing, and other issues?

Housing Type



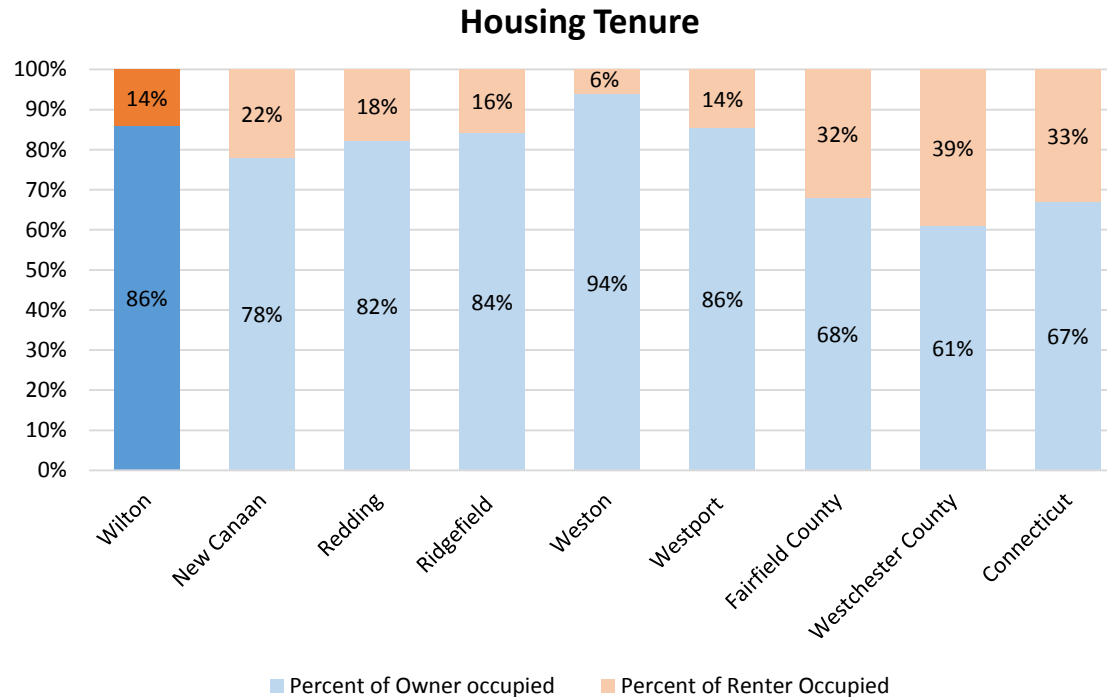
Source: 2015 ACS estimates



Source: 2015 ACS estimates

- About 70% of housing units built after 1960, with almost 40% built after 1980
- Predominantly single-family detached units

Housing Tenure



Source: American Community Survey 2015 Five-Year Estimates

- Owner-occupancy rate is higher in Wilton (86%) compared to Fairfield County (68%), Westchester County (61%) or CT (67%).
- Among peer towns, Weston is the only town having higher owner occupancy rate (94%) than Wilton.

Recent Housing Construction

New Housing Construction by Type, 2007 - 2016

	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions
2007	27	27	0	0	0	21
2008	18	18	0	0	0	18
2009	7	7	0	0	0	7
2010	106	6	0	0	100	14
2011	11	11	0	0	0	6
2012	8	8	0	0	0	5
2013	22	22	0	0	0	7
2014	25	25	0	0	0	8
2015	9	9	0	0	0	10
2016	9	9	0	0	0	3
TOTAL:	242	142	0	0	100	99
Net Gain:						143

Source: DECD Annual Construction Report

Year	New Houses	Demo
2007	27	21
2008	18	17
2009	7	7
2010	5	13
2011	11	7
2012	9	5
2013	21	7
2014	25	7
2015	9	9
2016	7	3
2017	8	6
Total	147	102

Source: Building Department,
Town of Wilton, 2017

- About 40% of new units over the past decade were multi-family units (Avalon Wilton)
- Net gain of only 143 units
- Trend of tear-down rebuilds continues

Housing Affordability

- Increase in affordable housing stock across all categories since last POCD – total increase of 1.33%
- Projects like Wilton Commons make an impact; however, about 500 new units would be needed to reach the 10% threshold
- The National Low Income Housing Coalition calculated the 2015 housing wage for the Stamford-Norwalk region (including Wilton) to be \$37.37 – the hourly wage needed for a household to afford a typical 2-bedroom apartment
- According to ACS 2015 estimates, about 32% of owner-occupied and 41% of renter-occupied units in Wilton are “cost-burdened” – spend more than 30% of income on housing costs
- 8-30g moratorium in effect through December 2019

2016 CT Affordable Housing Appeals List	
	Wilton
Total Housing Units 2010	6,475
Governmentally Assisted	136
Tenant Rental Assistance	8
Single-Family CHFA/ USDA Mortgages	10
Deed Restricted Units	104
Total Assisted Units	258
Percent Affordable	3.98%

Source: CT DECD

Housing Costs & Income

Owner Households: Wilton

The average homeowner household in Wilton has a median income of

\$179,688

Households with a Mortgage

Median Income:

\$190,475

Median Monthly Owner Costs:

\$4,000+

Households w/out a Mortgage

Median Income:

\$134,271

Median Monthly Owner Costs:

\$1,000+

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. Incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2009-13 American Community Survey

Renter Households: Wilton

Median Income Renter Households =

\$87,036

48% less than the median income of all households.

Median Gross Rent =

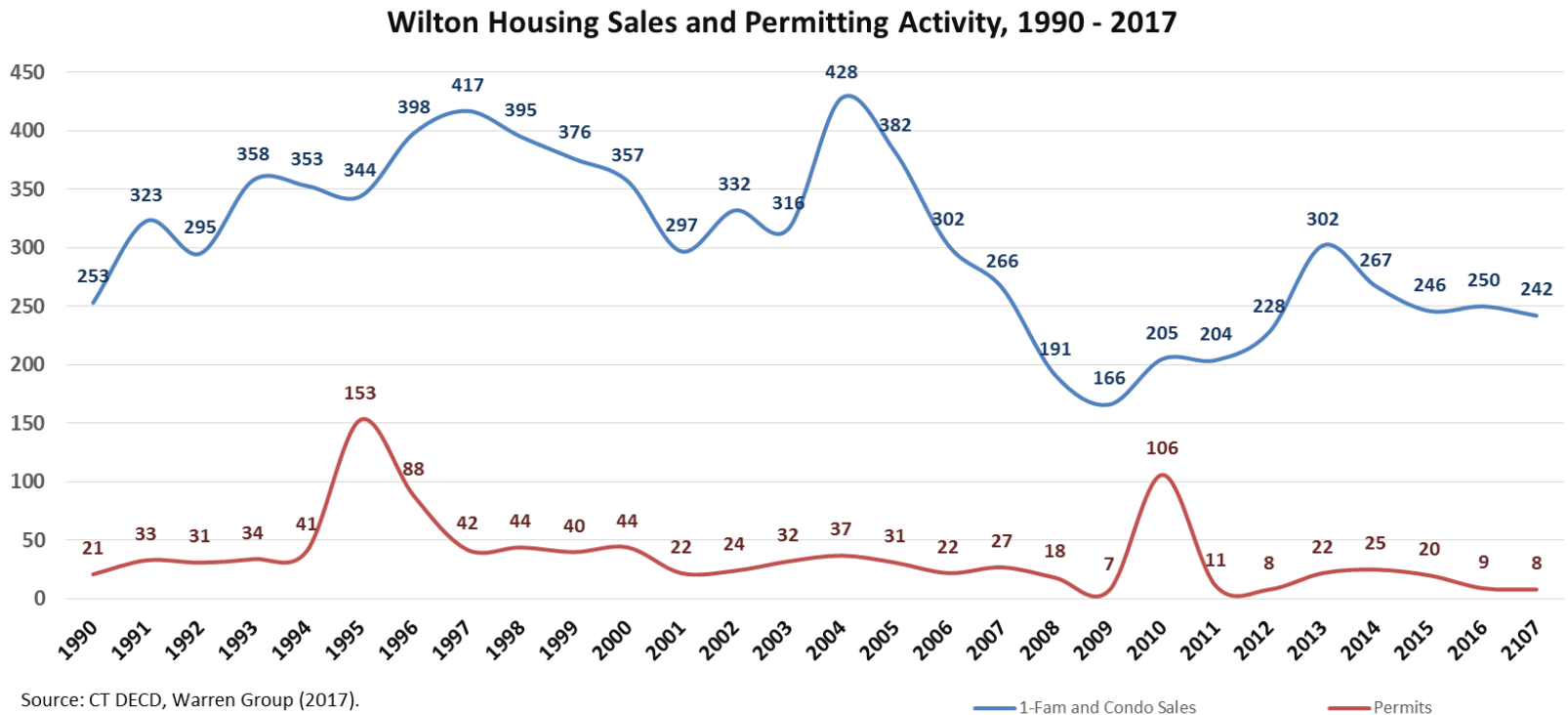
\$1,858

26% of income spent on rent.

74% of income for all other expenses.

Source: Partnership for Strong Communities

Housing Construction and Sales



- New construction permitting stagnant, except in 2010 (Avalon Wilton)
- Sales have recovered from their recession lows, but still well below 1990s and early 2000s levels
- Steady sales at ~250 per year over the last three years
- Turn-over in existing housing stock – corroborates demographic findings of new families entering

Home Sales

Comparison of Median Single-Family Home Sale Prices: 2008 and 2017



Source: The Warren Group

- Median single-family home sale prices are still well below their mid 2000s peak
- Wilton's median sale price is 81.1% of the median sale price ten years ago. Sale prices in Wilton have recovered at a slower rate than most surrounding towns and Fairfield County as a whole

Home Sales

Single-Family Home Sale Trends in Wilton and Comparable Communities: 2016 to 2017

	Average List Price	Average Sale Price			Number of Units Sold		
Town	2017	2016	2017	% Change	2016	2017	% Change
Wilton	\$1,234,433	\$876,158	\$825,397	-5.8%	224	228	1.8%
Norwalk	\$974,639	\$590,191	\$615,940	4.4%	697	655	-6.0%
Weston	\$1,051,229	\$904,367	\$857,640	-5.2%	164	174	6.1%
Ridgefield	\$1,071,186	\$742,695	\$739,848	-0.4%	352	370	5.1%
New Canaan	\$2,374,845	\$1,816,979	\$1,758,220	-3.2%	184	250	35.9%
Westport	\$2,102,663	\$1,527,667	\$1,528,113	0.0%	364	433	19.0%
Redding	\$785,142	\$653,976	\$509,454	-22.1%	124	131	5.6%
Fairfield County	\$1,369,712	\$707,850	\$754,766	6.6%	8,402	8,691	3.4%

Source: William Raveis Report

- Average single-family home sale price in Wilton declined by 5.8% between 2016 and 2017
 - Average single-family home sale price in Fairfield County grew by 6.6% during this period
 - Fastest sale price growth in Upper Fairfield County (Danbury Area)
- Highest increase in single-family home sales in New Canaan and Westport

EDC Analytical Assessment and Survey

Conducted in 2016. Included a residential entry-exit survey with local real estate agents. The full survey and report is uploaded to the Wilton 2029 website

Topics included in the survey included:

- 1. Wilton Buyers**

- Why did you buy your home in Wilton?
- Where did buyers move from?

- 2. Wilton Sellers**

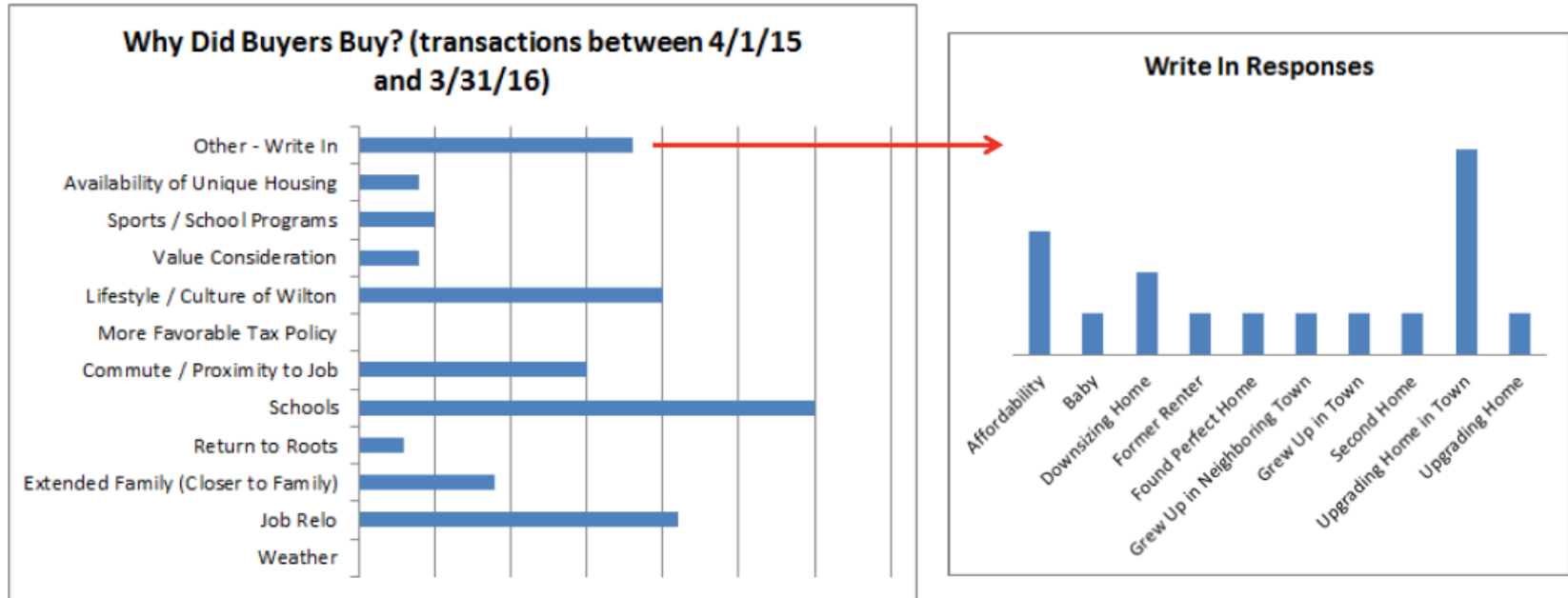
- Why did you sell your home?

- 3. Near Misses** – People who considered buying a home in Wilton but ultimately bought a home elsewhere

- Where did you move and why?

EDC Analytical Assessment and Survey

Why did Buyers Move to Wilton?



Source: Wilton EDC Analytical Assessment

- Most common responses include schools, job relocation, and lifestyle/culture of Wilton

EDC Analytical Assessment and Survey

Why did you Leave your Prior Location?



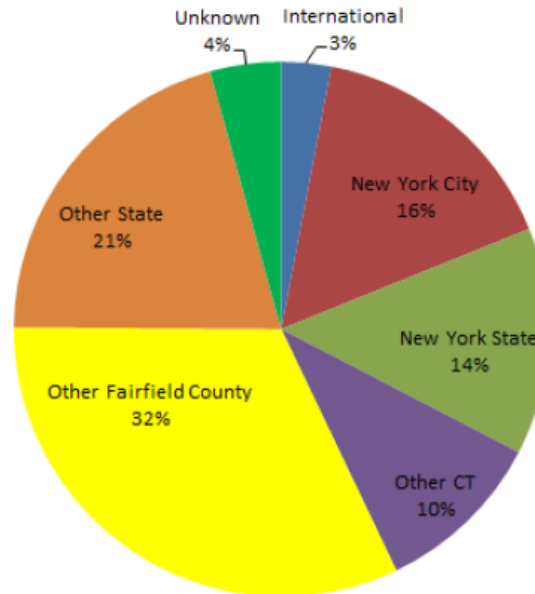
Source: Wilton EDC Analytical Assessment

- Schools were the most commonly cited reason for leaving their prior location

EDC Analytical Assessment and Survey

Where did Buyers Move From?

Where Did Buyers Move From? (Transactions between 4/1/15 and 3/31/16)



Source: Wilton EDC Analytical Assessment

- About one-third of new buyers moved to Wilton from elsewhere in Fairfield County
- Another one-third of new buyers moved to Wilton from New York State (including NYC)

EDC Analytical Assessment and Survey

Why did Sellers Leave Wilton?



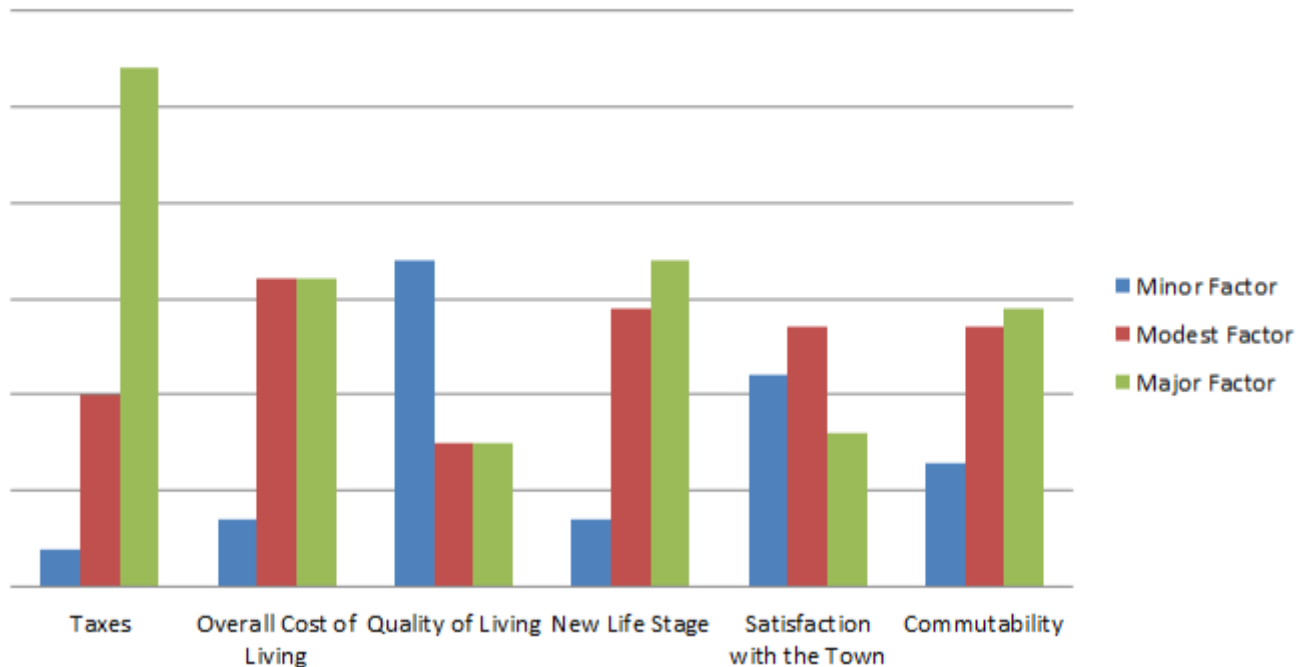
Source: Wilton EDC Analytical Assessment

- Most common responses include empty nest (children grown and gone), downsizing, job relocation and other (taxes, etc.)
- Baby boomers with grown children looking for opportunities to downsize and reduce cost of living – lack of housing options within Wilton

EDC Analytical Assessment and Survey

Why did Sellers Leave Wilton?

What Weight Would You Give to Reasons for Departures?
(Transactions between 4/1/15 and 3/31/16)

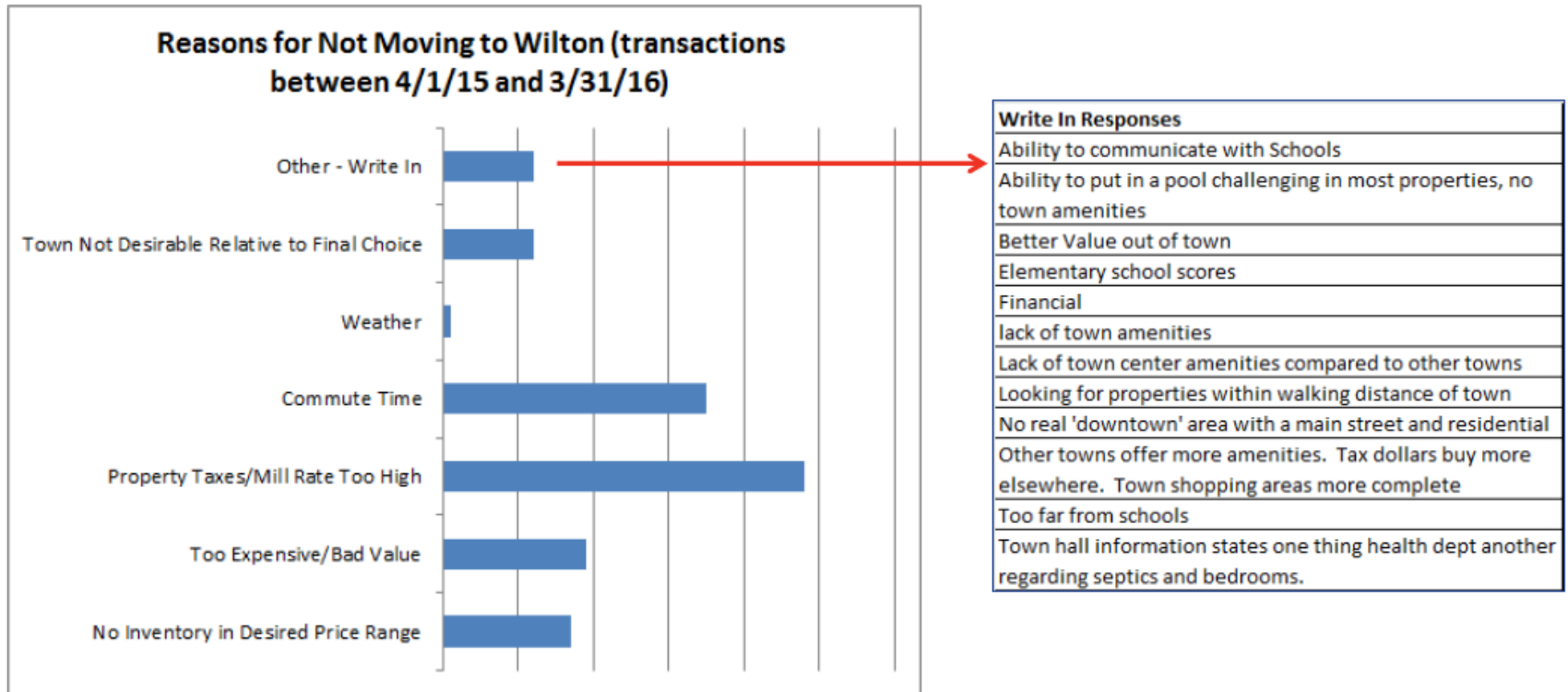


Source: Wilton EDC Analytical Assessment

- Taxes, new life stage (empty nesters), and cost of living most frequently cited major factors

EDC Analytical Assessment and Survey

Near Misses – buyers who considered purchasing a home in Wilton but ultimately bought elsewhere

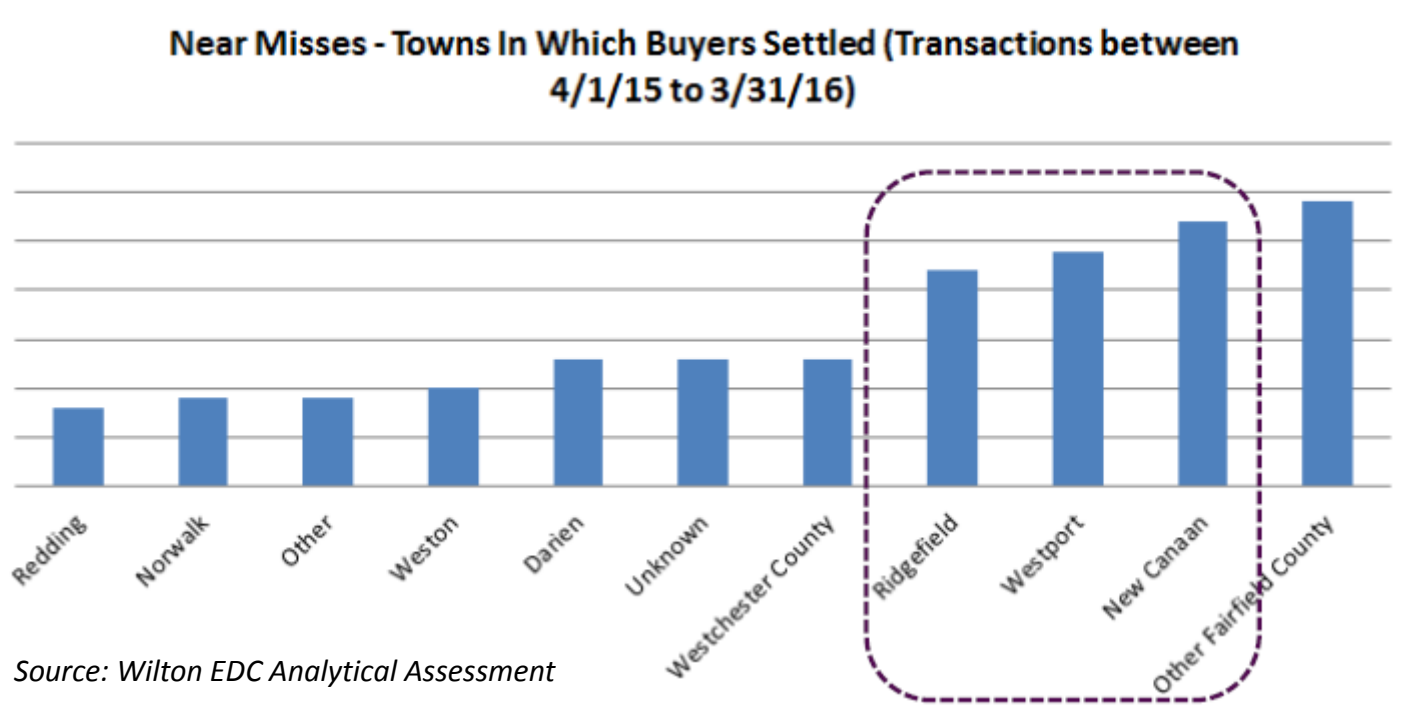


Source: Wilton EDC Analytical Assessment

- Most common responses were property taxes/mill rate too high and commute time

EDC Analytical Assessment and Survey

Near Misses – buyers who considered purchasing a home in Wilton but ultimately bought elsewhere



- Near misses most frequently bought homes in Ridgefield, Westport, or New Canaan

Wilton Senior Survey (2011)

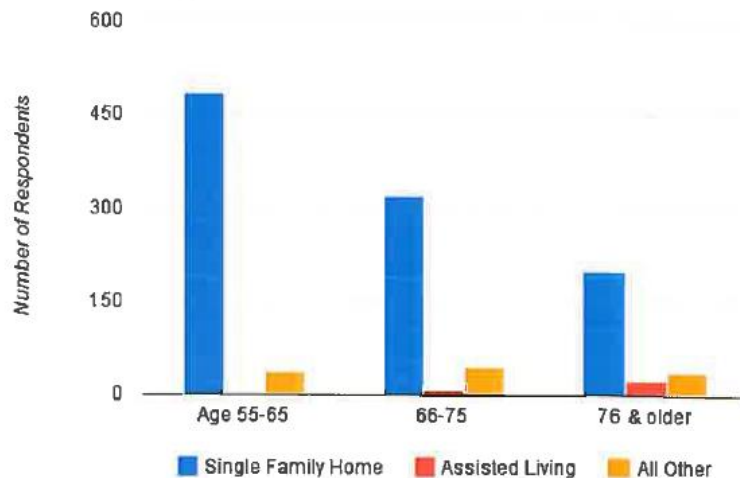
Conducted in 2011. Over 3,000 surveys mailed out to households with at least one registered voter age 55 years old and over. 1,152 surveys were returned (response rate of 36.8%)

Principal Findings:

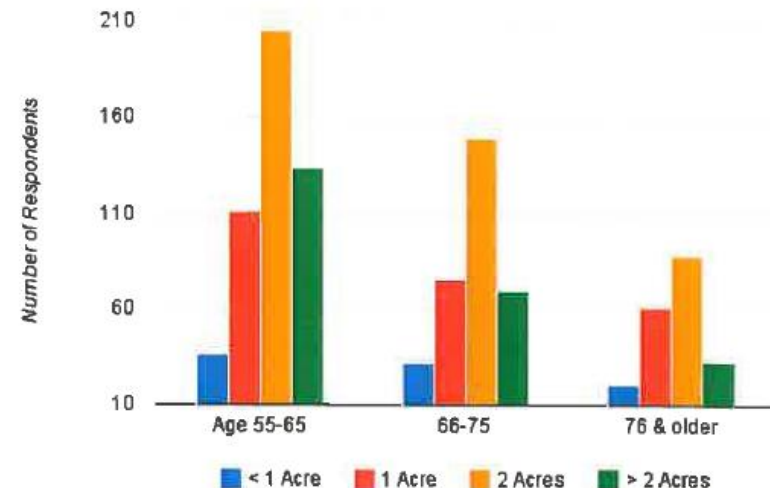
- Over 75% of seniors age 76 and older live in single-family homes and 60% of them live on property of 2 acres or more
- Respondents said they were challenged by the limited availability of affordable, appropriate housing, by the overall cost of living in Wilton, by the overall tax burden, and by the unpredictability of future tax levels
- Two thirds of respondents alluded to cost of living concerns. One-third alluded to quality of life concerns.
- 60% of respondents expect that their projected income in retirement will not be sufficient to allow them to live in Wilton
- Increasing participation in the Tax Deferral Program

Wilton Senior Survey (2011)

A vast majority of seniors, including over three-quarters of seniors age 76 and older, live in single-family homes



Two-thirds of persons age 55+ live on property of 2 acres or more



Source: Wilton Senior Survey - 2011

Board Questionnaires

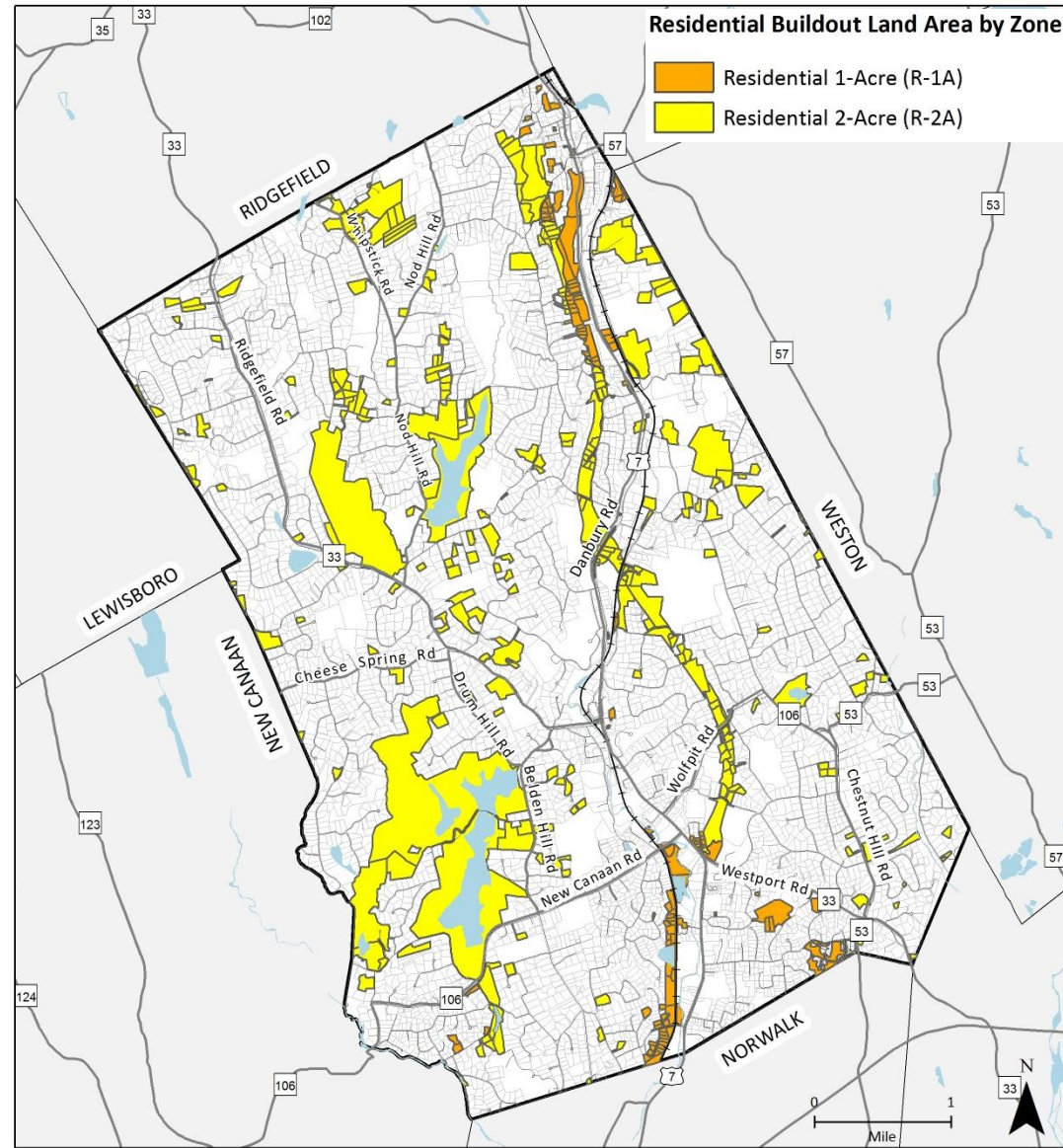
Housing Feedback from Board and Commission Questionnaires

- Fiscal impacts of housing development should be considered – town should promote “tax revenue positive” housing
- Town should consider age-restricted multifamily to allow seniors to remain in Town and reduce their cost of living
- Increase in transitional housing for millennials, empty nesters, and the elderly. Provide this housing in appropriate areas such as Wilton Center, along Route 7, and near the train station(s)
- Retain existing and encourage development of low density housing focusing on housing choices in our community based on real needs and market pressures

Residential Buildout


- Over 2,900 acres of undeveloped land, excess land, or unprotected open space in residential zones
- Environmental constraints were deducted from buildable land area
 - Waterbodies
 - Wetlands
 - Hydric Soils
 - FEMA 100-Year Flood Zones
 - Steep Slopes (25%+)
- About 1,800 acres of buildable land could support new housing units
 - 90% of buildable land is zoned R-2A


	Land Area (Acres)		
Zone	Buildable	Constrained	Total
R-1A	170.6	154.1	324.7
R-2A	1,625.6	958.8	2,584.5
Total	1,796.2	1,112.9	2,909.1




Residential Buildout

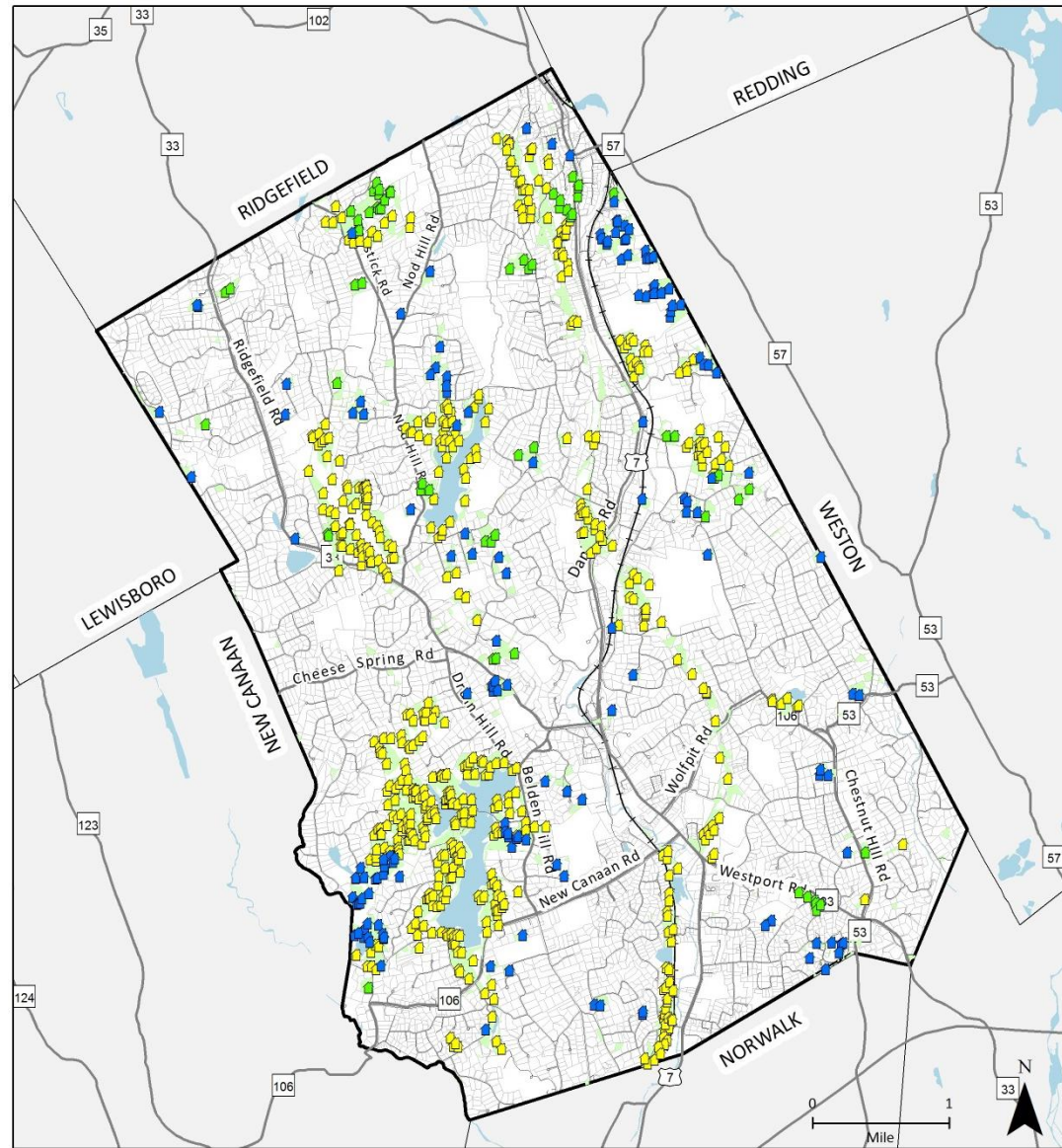
At full build out under current zoning, the Town of Wilton could accommodate an additional **767 single-family dwelling units**. At an average household size of 2.9, this translates to an additional **2,224 residents**.

 **Excess Land** – developed residential properties that are greater than three times the minimum lot size (potential subdivision candidates) – **64 units**

 **Vacant Land** – Undeveloped, unprotected land in residential zones – **153 units**

 **Unprotected Open Space** – Land that is not permanently protected but has some current limits to development – **550 units**

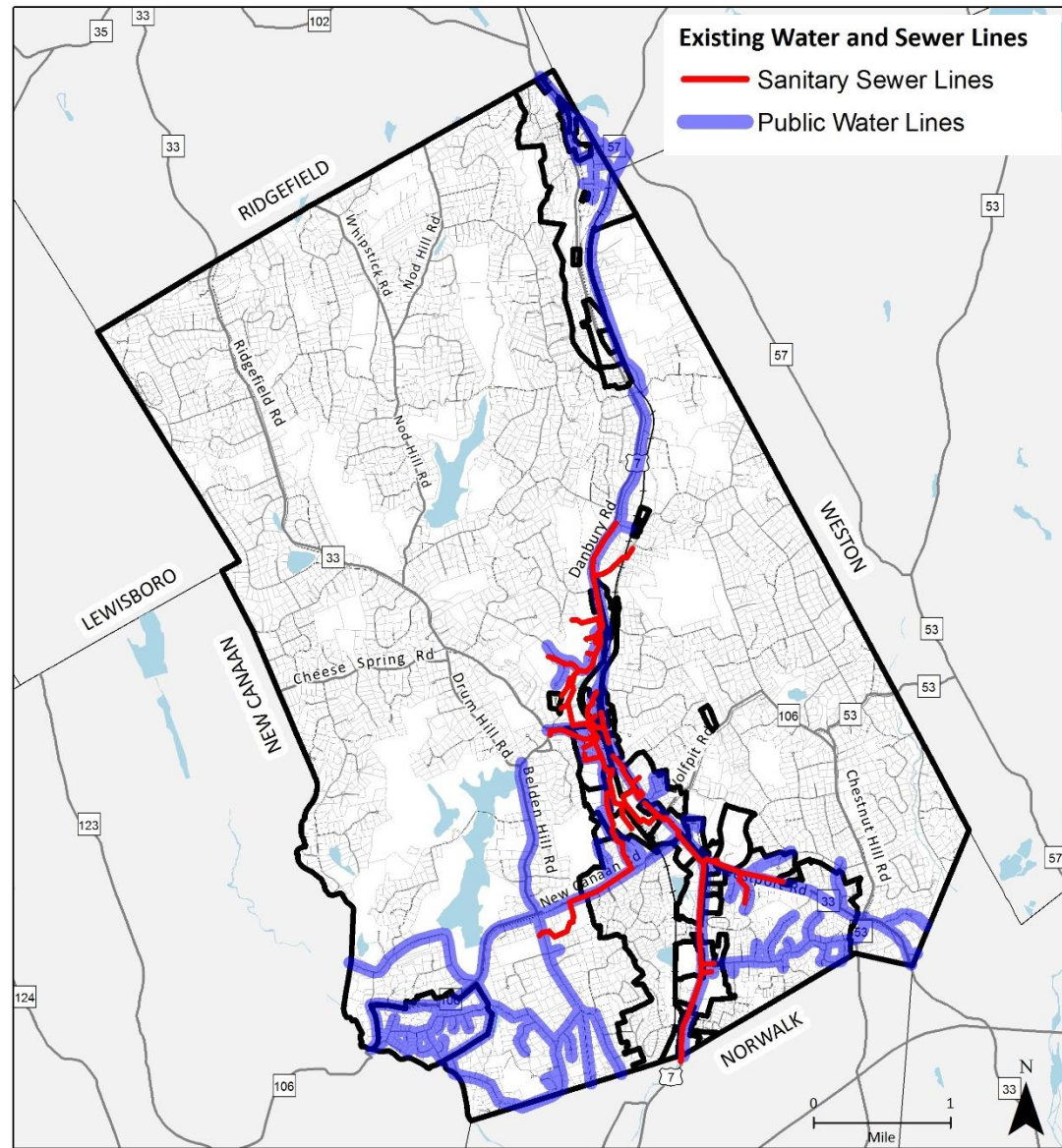
- Water Company Land – **314 units**
- Former Route 7 ROW – **133 units**
- PA-490 Land – **103 units**



Residential Buildout

Access to water and sewer service a requirement for higher-density residential zones (DRD, THRD, CRA-10, MFAAHD)

- **Sanitary Sewer Service** – Currently exists along Route 7 south of Cannon Road, in Wilton Center, and along portions of Route 106 and Route 33
- **Water Service** – Available along Route 7, Route 33, and Route 106 and in residential neighborhoods bordering New Canaan and Norwalk
- No vacant land in higher-density residential zones - zone changes needed if the town wishes to pursue additional higher-density housing
- Congregate housing (such as Wilton Commons) permitted in Business Zones
- Wilton Center (WC) zone permits residences on upper floors, but no mixed-use projects have occurred to date



Housing Takeaways

- Housing market yet to fully recover from the late 2000s recession
- Wilton's existing housing stock primarily caters to families with children
 - Wilton's excellent school system a primary reason why people move to Wilton
- Lack of housing options for other life stages
 - Empty nesters looking to downsize
 - Seniors
 - Non-family households
- Wilton is nearly "built-out" and has limited opportunities for additional large lot, single-family development
 - Most single-family development potential is on unprotected open space
- Higher-density housing has occurred near Route 7 on a case-by-case basis – should this Plan be more proactive about identifying future locations?

Discussion

Draft Housing Survey Ideas

- Given built-out nature of current residential zones, probe level of support for diversifying housing stock
 - For whom
 - Where
 - To what degree should the Town proactively encourage/ enable
- Given concern for current housing values, ask about means for supporting current homeowners

Draft Housing Survey Questions

Gauge community support for an increase in diverse dense housing types:

The following series of questions ask respondents their level of agreement with the following statements:

Strongly Disagree Disagree Neutral Agree Strongly Agree

- 1. Wilton needs more market-rate, age-restricted housing.**
- 2. Wilton needs more mixed-income, age-restricted housing.**
- 3. Wilton needs more market-rate, 1-2 bedroom rental units.**
- 4. Wilton needs more mixed-income, 1-2 bedroom rental units.**
- 5. Wilton needs more market-rate, 3+ bedroom rental units.**
- 6. Wilton needs more mixed-income, 3+ bedroom rental units.**
- 7. Wilton needs more assisted living units.**
- 8. Please comment on your responses above.**

Draft Survey Questions

9a. Show the Wilton sewer and water map. Explain that more dense housing requires sewer/ water service. Should Wilton consider expanding sewer/ water service in order to enable housing development?

Yes No Why?

9b. If answered yes to 9a, where should the Town consider expanding service?

Draft Survey Questions

10. Should Wilton Center have more residential units?

Yes No Why?

11. Should more residential units be located on Route 7?

Yes No Why?

This question could be parsed into different segments of Rt. 7

12. If you had to decide where in Wilton to develop a smaller complex (less than 50 units) of a more dense housing type, where would you put it? Why?

13. If you had to decide where in Wilton to develop a medium-sized complex (50-75 units) of a more dense housing type, where would you put it? Why?

14. If you had to decide where in Wilton to develop a large complex (75+ units) of a more dense housing type, where would you put it? Why?

Draft Survey Questions

15. Which of the following statements best describes the approach that you think the Town should take to improve local housing market conditions?

1. Let the market decide
2. Look for local government cost efficiencies and focus on economic development in order to stabilize the tax base
3. Make public investments in amenities such as recreational facilities, open spaces, and Wilton Center in order to put the town on equal footing with neighboring communities
4. Focus on preserving Wilton's historic assets and rural character
5. Other (Please Specify) _____

Town of Wilton

Plan of Conservation and Development

Planning & Zoning Commission Work Session # 3: Transportation and Route 7

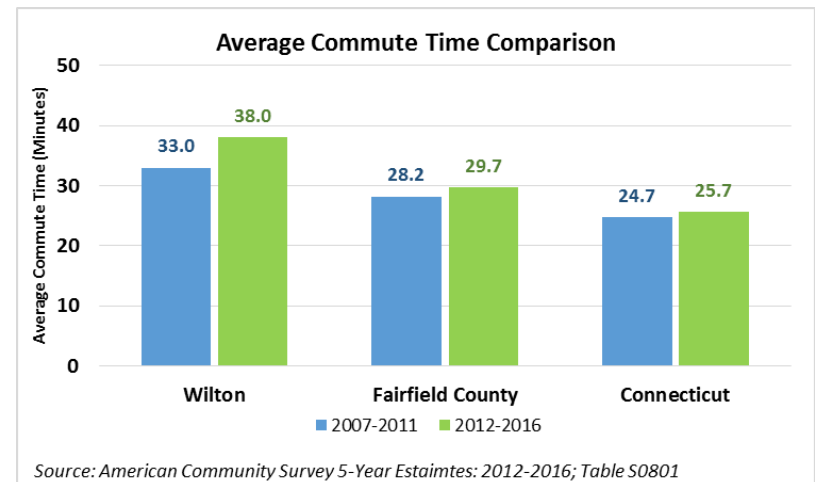
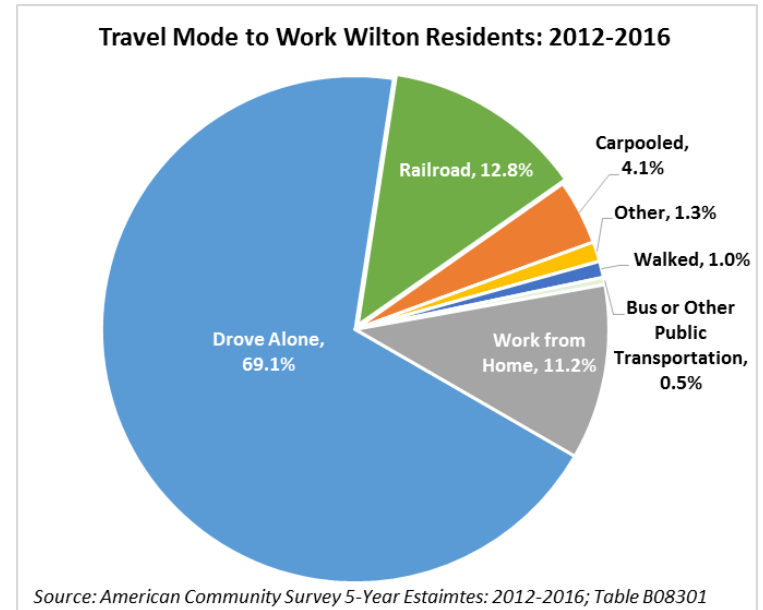
March 2018

Agenda

- New Data Analysis
 - Transportation
 - Commuting Trends
 - Roadways
 - Bikes and Pedestrians
 - Rail and Bus Transit
 - Route 7
 - Transportation Projects
 - Land Use
 - Development Patterns
 - Market Snapshot
- Further Transportation Information Needs
- Follow Up on Housing Discussion

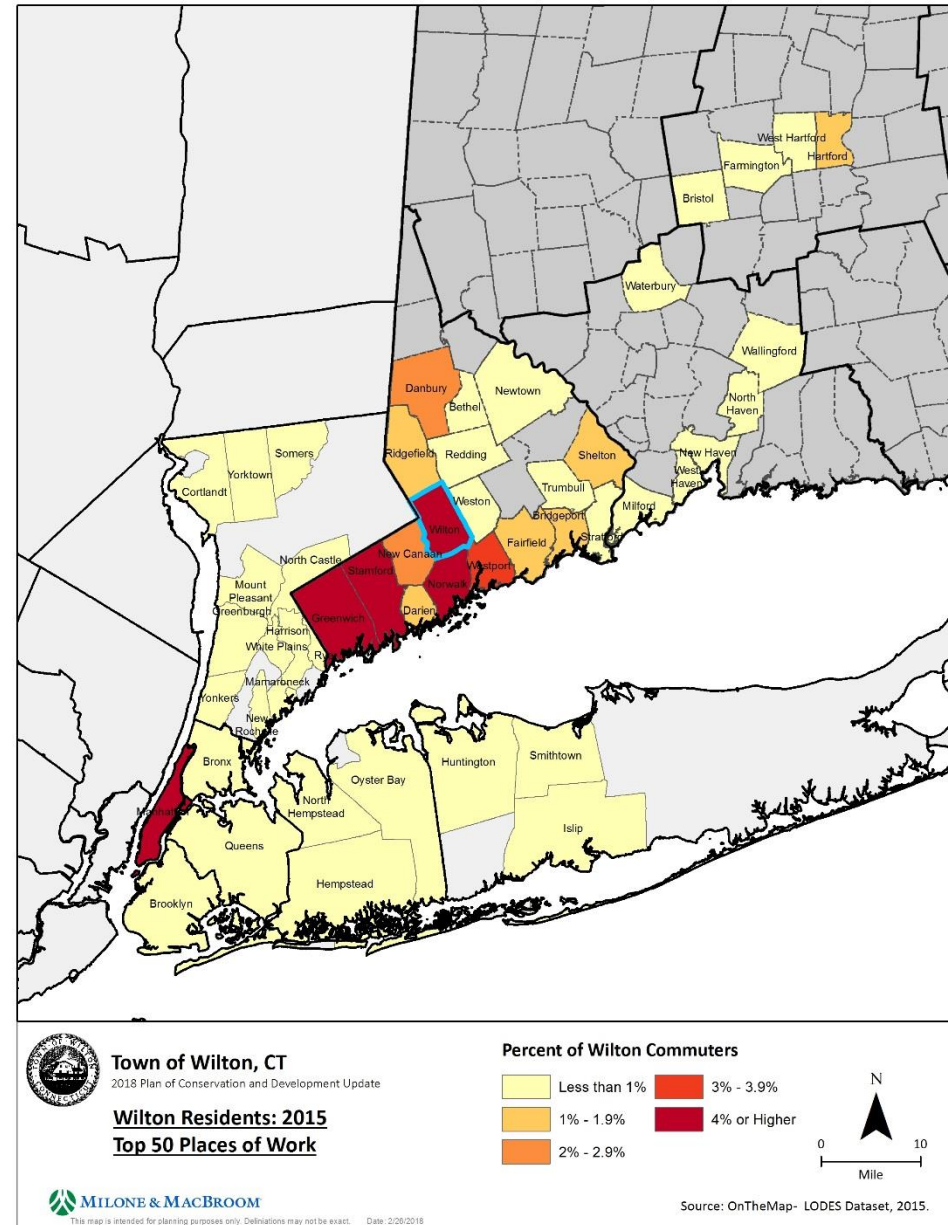
Commuting

- About 69% of Wilton commuters drove alone to work
- Railroad the second most common travel mode at 12.8%
 - **Number of residents commuting by rail increased by nearly 70% over the last five years**
- Over **11% of employed Wilton residents work from home** – more than twice the state average
- **Average commute time is 38 minutes – up 15% over the last five years.** Rate of increase is higher than Fairfield County and surrounding towns



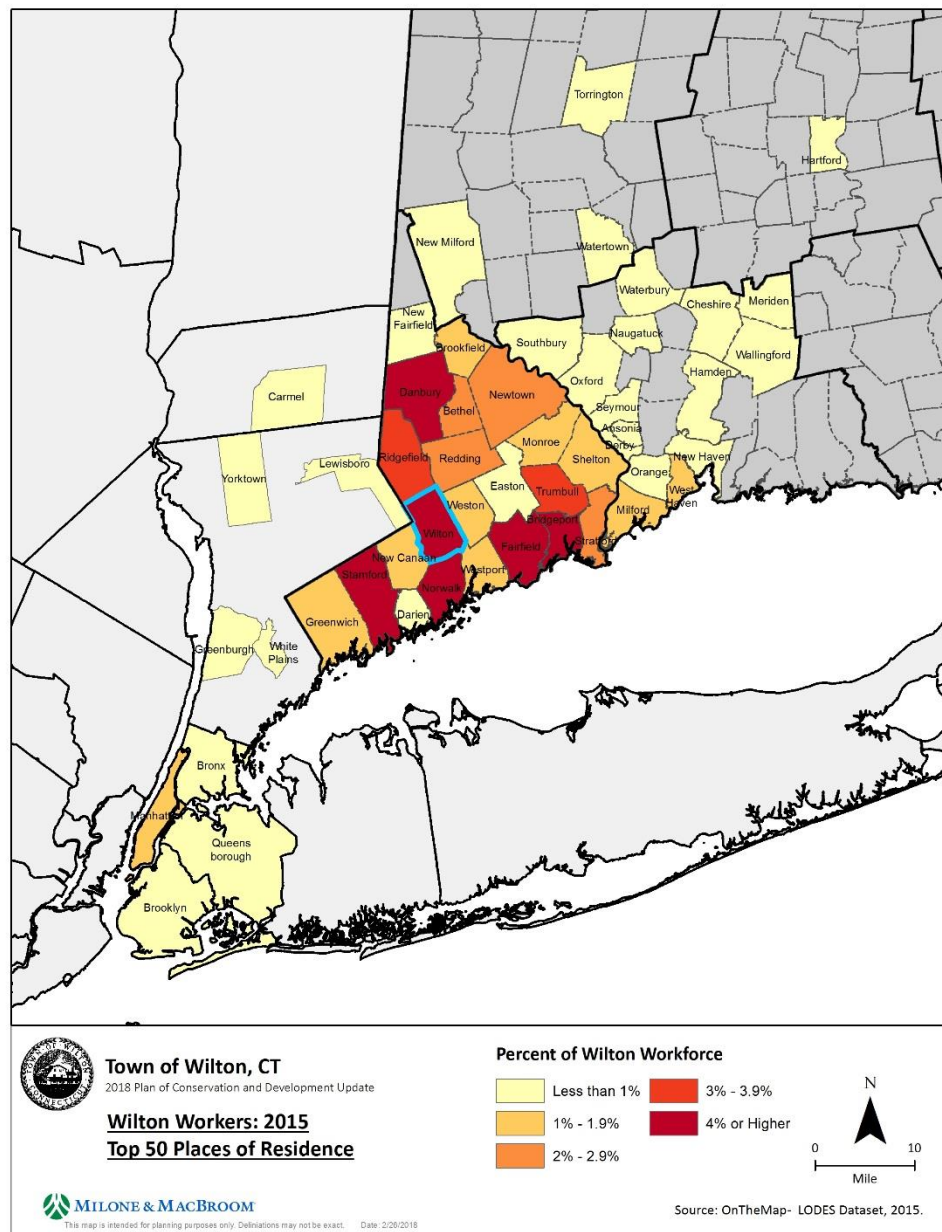
Commuting: Wilton Residents

- As of 2015, 15.2% of commuters work in Wilton – down from 17.3% in 2005
- Growing number of New York City (NYC) commuters - 17% of residents commute to NYC – number of NYC commuters increased by 28% since 2005
- Towns on the I-95 corridor are the next most common commuter destinations
 - Stamford – 12.9%
 - Norwalk – 10.9%
 - Greenwich – 4.3%
 - Westport – 3.5%



Commuting: Wilton Workers

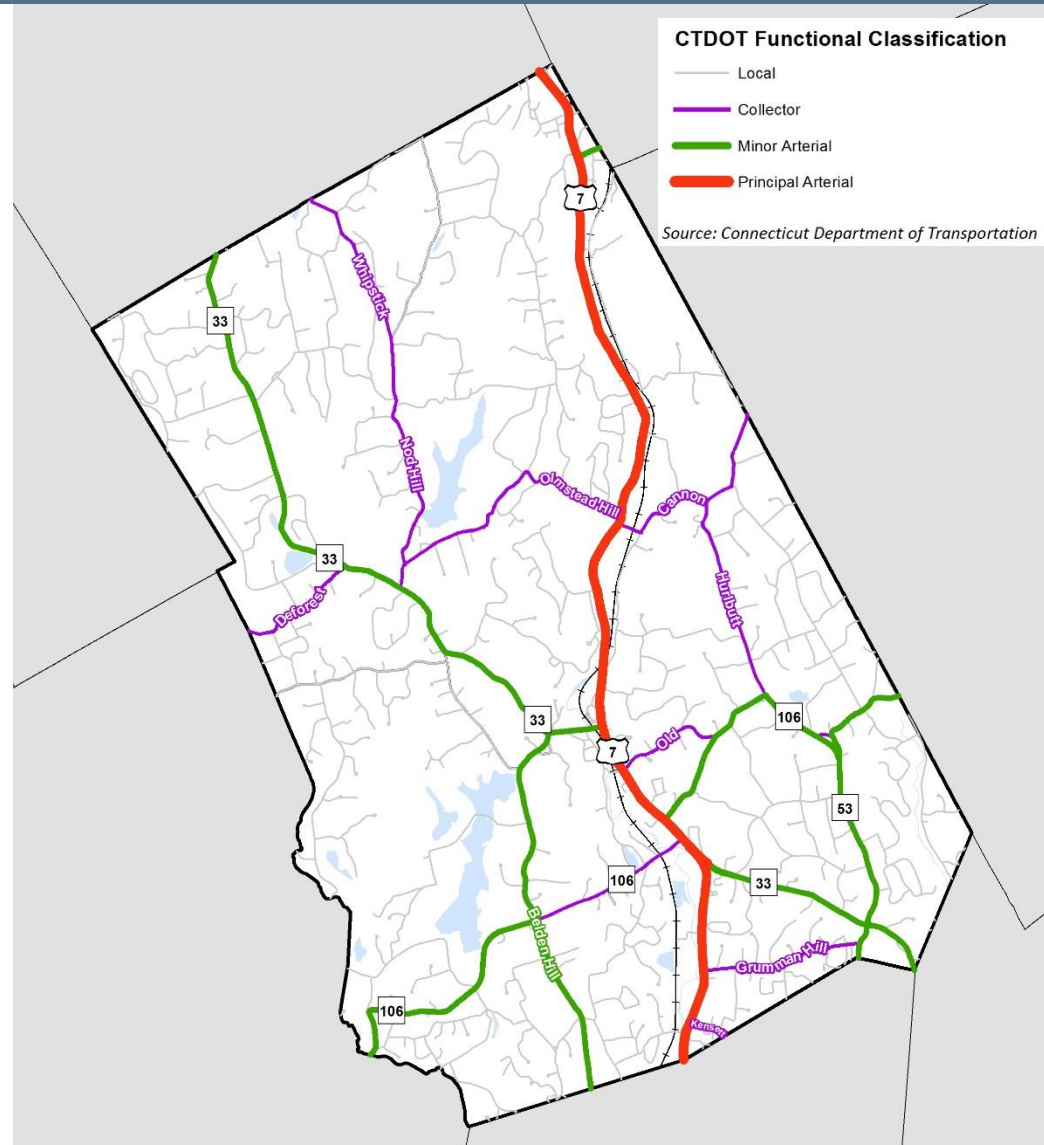
- More of Wilton's workforce lives in Norwalk (12.7%) than in Wilton (9.1%)
- Many workers coming from north and east along I-95 and Route 7 corridors-most common places of residence are:
 - Norwalk – 12.7%
 - Stamford – 7.9%
 - Fairfield – 4.9%
 - Danbury – 4.8%
 - Ridgefield – 3.0%
- Sizable number of workers reverse-commuting to Wilton from Manhattan



Roadway System

Functional Classification

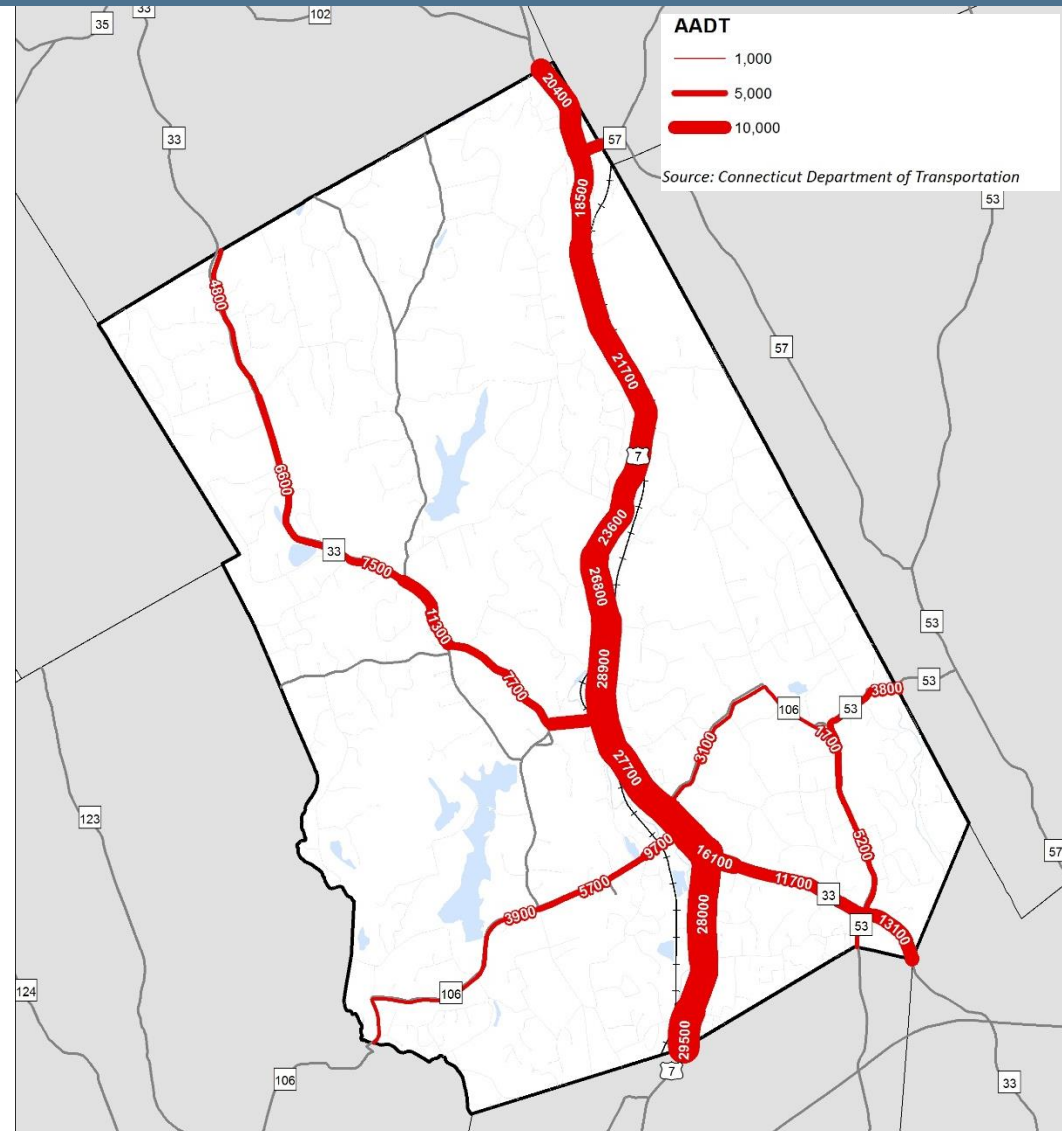
- Hierarchical classification of roadways based on travel speed and level of access to surrounding land uses
- Roads classified as Collectors or Arterials are part of the “federal aid highway system” and are eligible for federal transportation funds such as the surface transportation program



Roadway System

Traffic Volumes

- Highest traffic volumes on Route 7 at between 20,000 and 30,000 vehicles per day – volumes generally decrease as you move north
- Next highest traffic volumes on Route 33 between Route 7 and Route 15



Local Roadways

Recent Projects

- Town Center streetscape was completed using \$425,000 Main Street Investment Fund grant (OPM)
 - New sidewalks, crosswalks, brick pavers, and pedestrian safety equipment

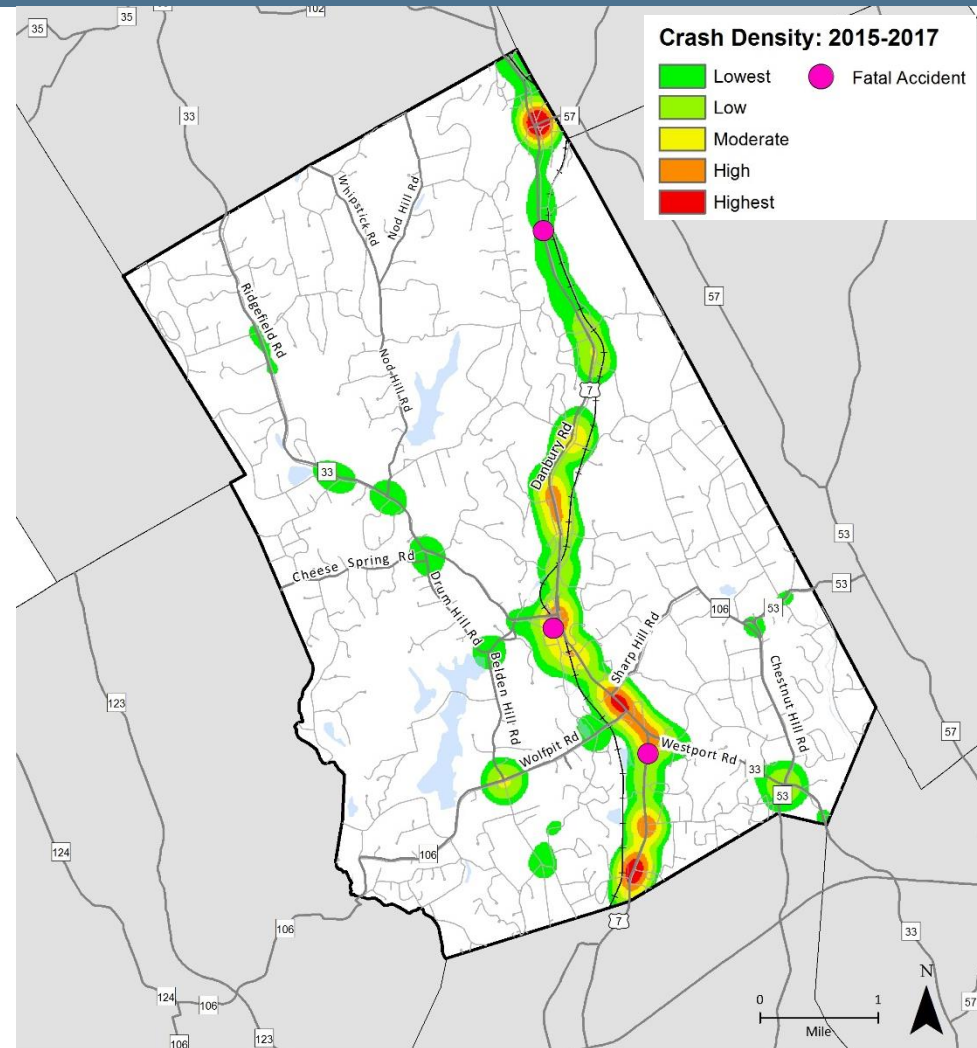
Road Restoration Program

- Town maintains 127 miles of roadways
- Increasing cost of materials in recent years led to a declining number of miles of roadway that the town could maintain in any one year
- Approximately \$8 million in bond funds allocated for Road Restoration over the next five years
- Prior to bonding, DPW averaged 4-5 miles per year of paving improvements. Has increased to 10 miles per year since bonds were approved for Road Restoration Program



Traffic Safety

- Over 1,600 traffic accidents in Wilton between 2015 and 2017
 - 307 accidents resulted in injuries
 - 3 fatal accidents
 - 13 accidents involved a pedestrian
 - 2 accidents involved a bicyclist
- Highest *number of crashes* are at signalized intersections on Route 7
 - School Street (Route 107)
 - Sharp Hill Road/Wolfpit Road
 - Kent Road/Kensett Avenue
- Highest *crash rates* are at unsignalized intersections and driveways on Route 7



Source: UConn Connecticut Crash Records Depository

Scenic Roadways

State Scenic Roads

- Scenic Road program applies to state roads that have significant natural or cultural features
- Has special improvement and maintenance standards
 - Discourages straightening or widening of roadway and the removal of stone walls and trees
- Route 33/Ridgefield Road is designated as a Scenic Road between the Ridgefield Town Line and the intersection with Old Ridgefield Road

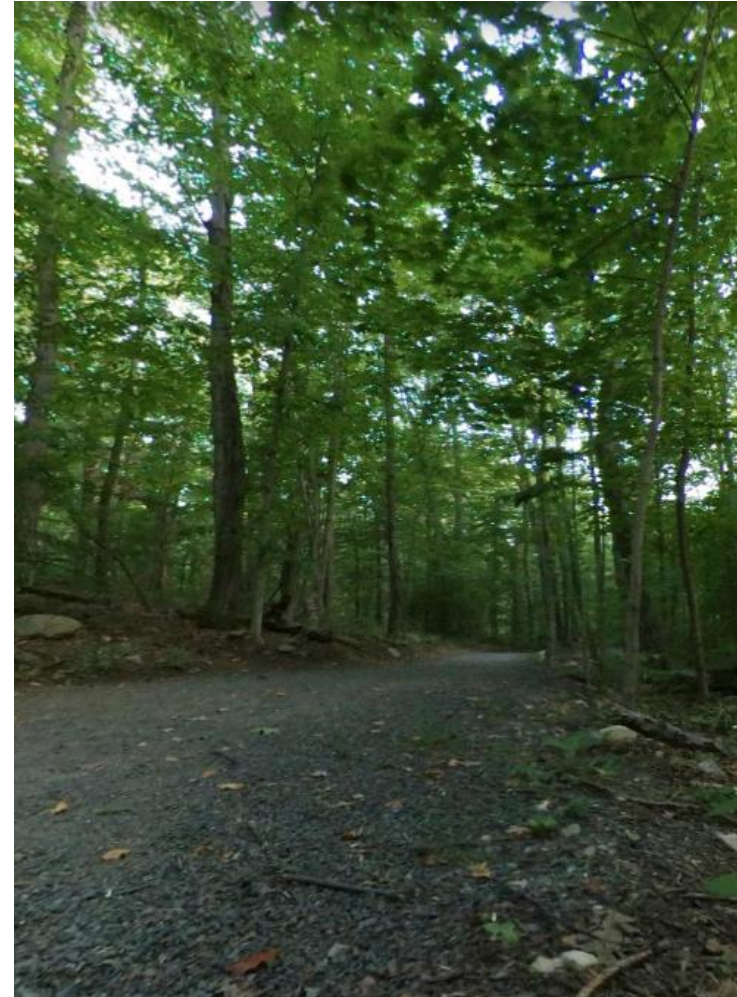
Local Scenic Road Program

- Similar program to state program
- Huckleberry Hill Road, Nod Hill Road, Ridgefield Road, Seely Road, Tito Lane, and Wampum Hill Road



Norwalk River Valley Trail

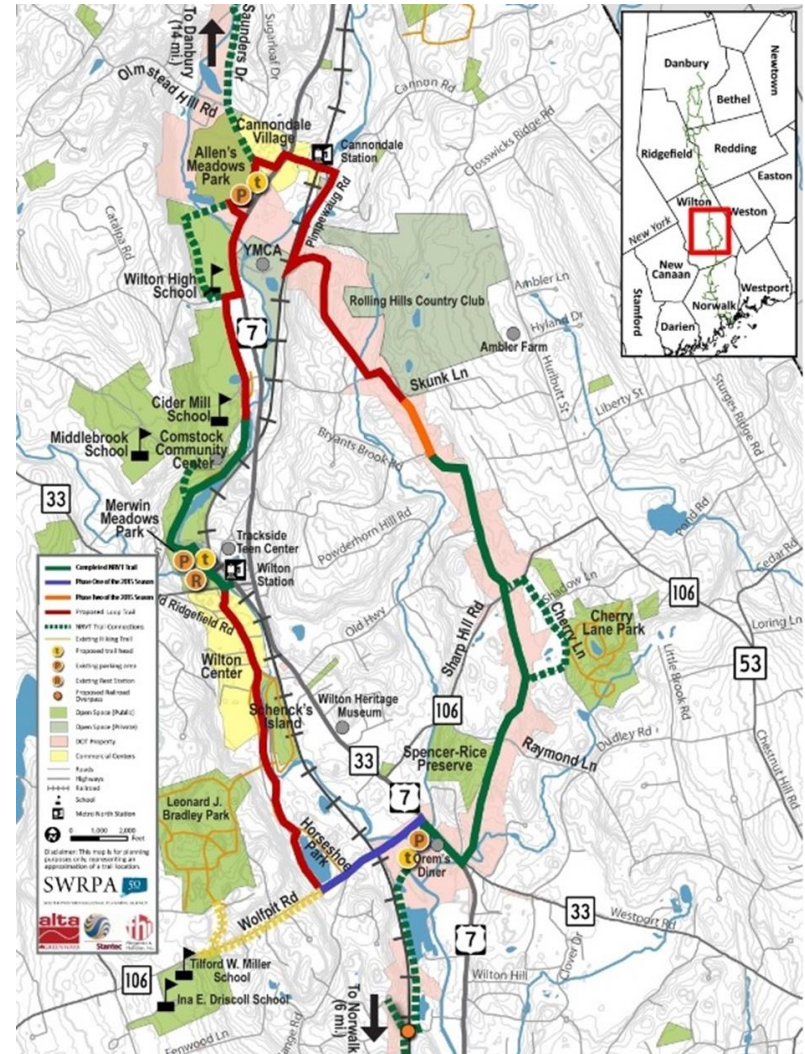
- Planned 33 mile regional multi-use trail connecting Danbury to Norwalk
 - Sections complete in Norwalk and Wilton
 - Sections planned in Ridgefield and Redding
- East Side Loop follows the former “Super 7” ROW - complete from Rt. 33 to just south of Skunk Lane
 - Funded by private donations
 - ADA compliant
 - NRVT has an agreement with state to use Route 7 ROW
- West Side loop complete from Rt. 33 to School Road
- Trail census conducted on the NRVT in 2017 – **average of 5,713 trail users per month**



The Norwalk River valley Trail has been built within the former Route 7 Expressway ROW between Route 33 and Twin Oak Lane. Photo courtesy of Stephanie Powers

Norwalk River Valley Trail

- Planned Sections:
 - **“WilWalk” section** between Wilton and Norwalk recently awarded a \$1.1 million grant by DEEP – NRVT currently fundraising to cover the 20% local match – Short Term priority
 - **Skunk Lane to Pimpewaug Road/Cannondale** – Mid-term priority. Requires boardwalks over wetland areas
 - **Allen’s Meadows to Ridgefield** – Longer term priority due to terrain and need for easements
- Town provides assistance by pre-funding reimbursable grants – NRVT does not have the financial resources to pre-fund grants
- Proper signage needed

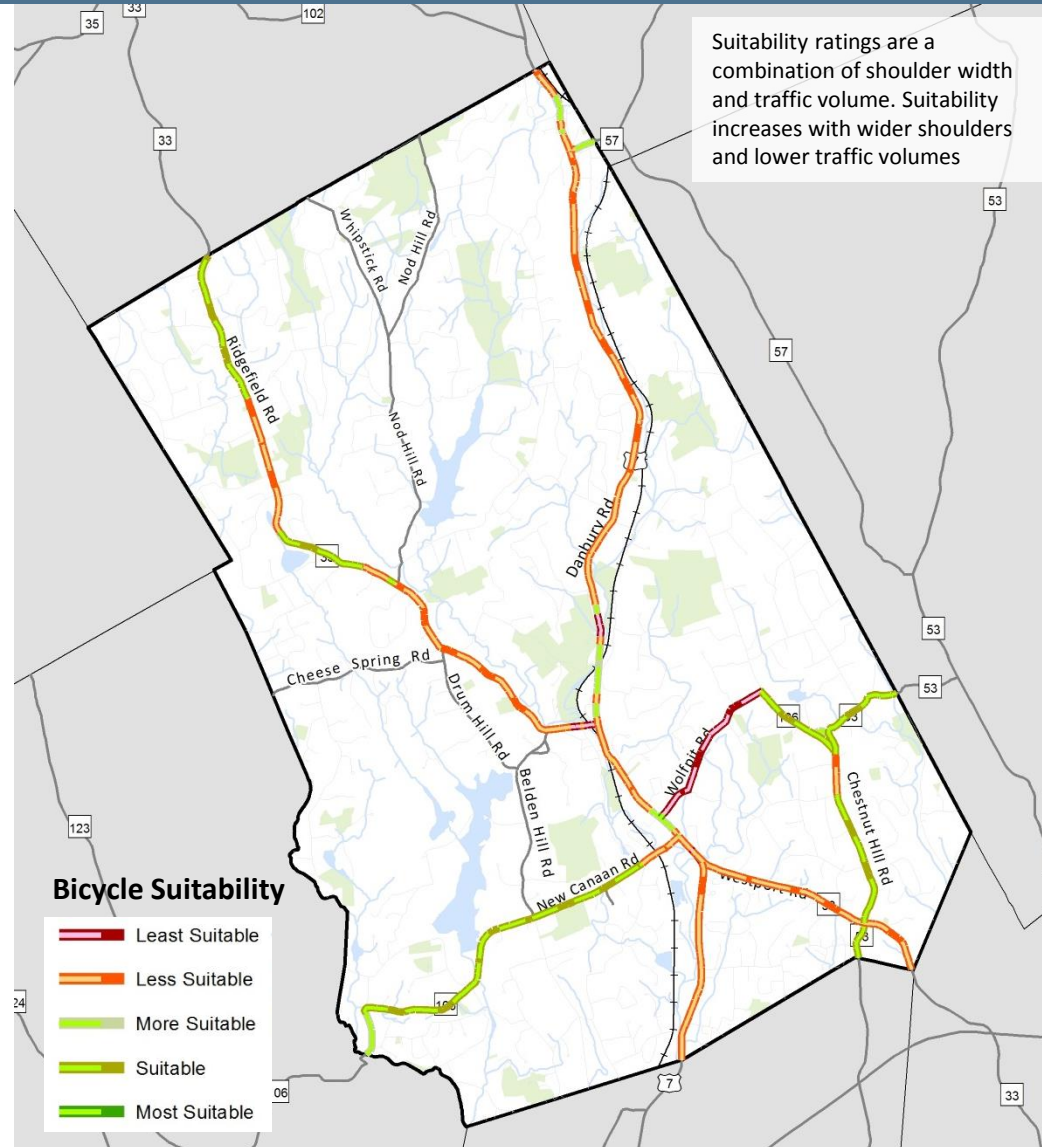


Sources: NRVT

Bicycling

Sound Cyclists Bicycle Club has identified four priorities for consideration by the PZC and Joint Working Group:

1. Provide safe pedestrian and cycle routes through Wilton
2. Complete the NRV
3. Provide education to encourage all riders to ride safely and lawfully
4. Collaborate with neighboring towns to provide a County-wide, transportation plan



Source: Western Connecticut Council of Governments (WestCOG)

Pedestrian Network

- Sidewalk network concentrated in Wilton Center, and along Route 7
- Wilton Center has a well developed sidewalk network – however, does not connect well to surrounding residential neighborhoods
 - River Road the exception
- Lack of direct pedestrian connections to Wilton and Cannondale train stations

Route 7

- Sidewalk gap between Grumman Hill Road and Lambert Corner
- No sidewalks north of Olmstead Hill Road



A disconnected segment of sidewalk in front of 116 Danbury Road

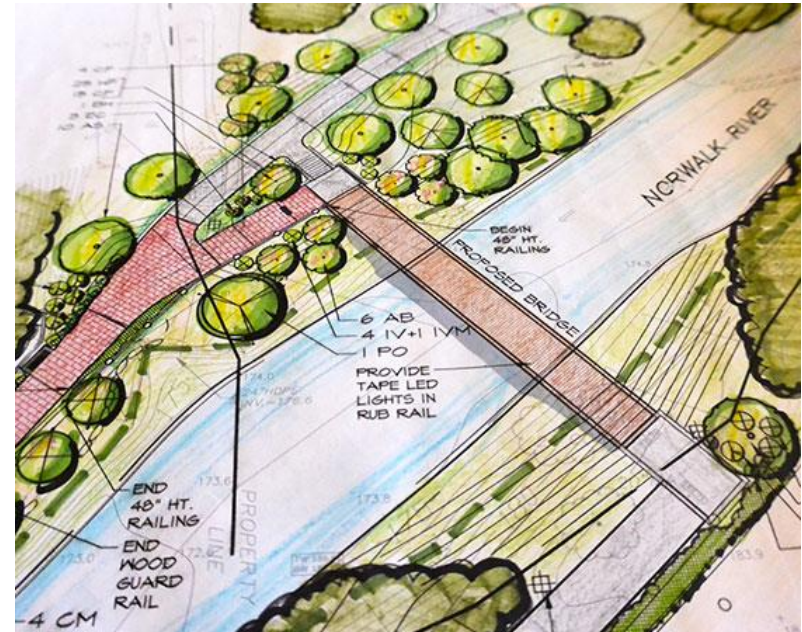


Wilton Center Sidewalk Network

Pedestrian Network

Wilton Center – Train Station Pedestrian Bridge

- Lack of direct pedestrian link between Wilton Center and Train Station - proposed pedestrian bridge would cross the Norwalk River between Merwin Meadows Park and the train station
- Final design and local, state, and federal permitting are complete – is “shovel ready”
- Town was awarded a \$500,000 STEAP grant in 2014. Some of this funding was spent on final design
- Construction bid came in at \$1.2 million – town postponed project due to higher-than-anticipated costs
- Other funding sources are being explored



Sources: Town of Wilton.

Danbury Branch Line: Infrastructure

Recent Upgrades:

- Signal system and centralized traffic control (2014) at a cost of \$72 million
- Passing siding installed in Bethel (2014)

Ongoing Improvements:

- Positive train control (2018)
- Danbury Dock Yard Improvements (2020)

Long-Term Improvements (Unfunded):

- Extension of rail service to New Milford
- Electrification between South Norwalk and Danbury
- Proposed station in Georgetown



Danbury Dockyard Improvements under construction in Norwalk – Photo from CTDOT

Danbury Branch Line: Train Stations

Cannondale Station

- Renovated in 2008 including new restrooms and pavement repairs
- Plans to extend high-level platform to accommodate longer trains and expand parking area by 50 spaces



Wilton Station

- Station renovated in 2009 - ADA upgrades, utility upgrades, and painting
- Planned walkway and pedestrian bridge connecting to Town Center (on hold)



Danbury Branch Line: Station Parking

Free parking at both Cannondale and Wilton stations. These two stations along with Merritt 7 are the only stations in Fairfield County that are free and don't issue permits

Cannondale Station

- 141 parking spaces – 97% occupied during latest WestCOG Commuter Parking Survey
- Lot managed by CTDOT

Wilton Station

- 251 parking spaces – parking area expanded in 2005 - 95% occupied during latest WestCOG Commuter Parking Survey
- Lot managed by CTDOT
- Long-term plans for a parking structure.



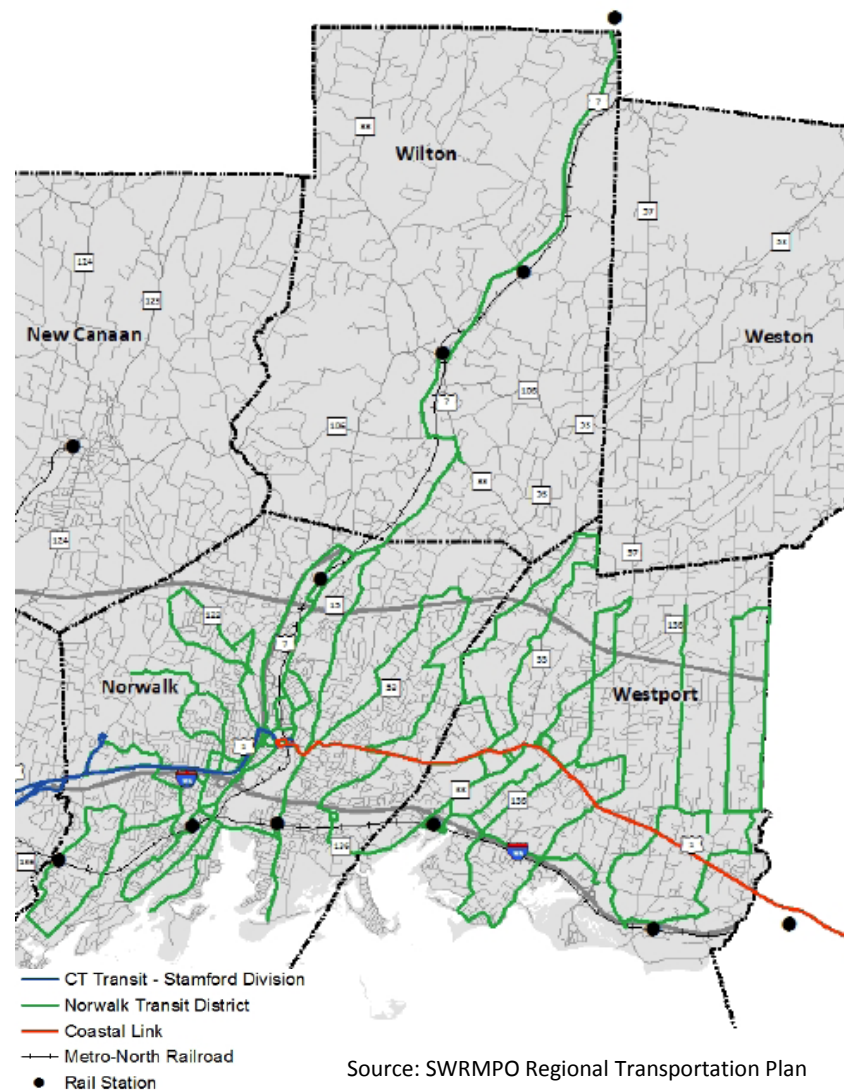
Cannondale Station Parking Area



Wilton Station Parking Area

Bus Transportation

- Wilton served by both Housatonic Area Regional Transit (HART) and Norwalk Transit District (NTD)
- NTD provides hourly weekday service between Wilton Center and Central Norwalk
- 7 Link (HART) route connects to Norwalk and Danbury - only operates during morning and evening peak
- Commuter shuttle bus operated by NTD connects South Norwalk train station to Wilton Woods Corporate Campus and Wilton Corporate Park – only operates for Wilton-bound commuters
- **No direct bus service between Wilton and South Norwalk train station**



Source: SWRMPO Regional Transportation Plan

Route 7 Transportation and Land Use Study

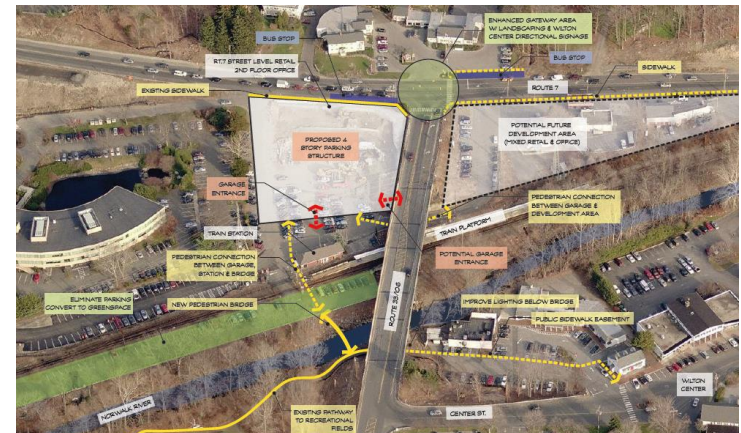
Study completed by WestCOG in 2011

Transportation Recommendations

- Widen Route 7 to two-lanes in each direction between Route 33 and Grumman Hill Road
- Recommends no further roadway widening north of Olmstead Hill Road
- Numerous intersection and safety improvements
- Multi-modal transportation improvements in the corridor, including bus, rail, sidewalk, and bicycle infrastructure

Land Use Recommendations

- Focus development in village centers (Wilton Center, Cannondale, Georgetown)
- Improve gateways and branding (signage, landscaping, etc.) at Wilton Center and Cannondale



Source: Western Connecticut Council of Governments (WestCOG): 2011

Route 7 Access Management Study

- Study completed in 2011
- Access management is the process of managing traffic as it moves from roadways into development sites. Primary goal is to improve safety, although can also lead to improved traffic flow

Recommendations:

- Commercial driveway consolidation and relocation
 - Encourage driveway interconnection between adjacent parcels
 - Reduce the number of unsignalized left turns
- Signage and pavement marking improvements
- Zoning changes to improve site circulation



Unsignalized driveways on Route 7 in Wilton

Route 7

Recent Projects

- 2010 – Route 7 widened to two lanes in each direction between Wolfpit Road and Olmstead Hill Road

SWRMPO Transportation Improvement Program (5-Year Regional Program)

- \$3.57 million allocated for intersection improvements on Route 7 at Grumman Hill Road, including signal improvements (2020)

SWRMPO Long Range Transportation Plan (30-Year Regional Plan)

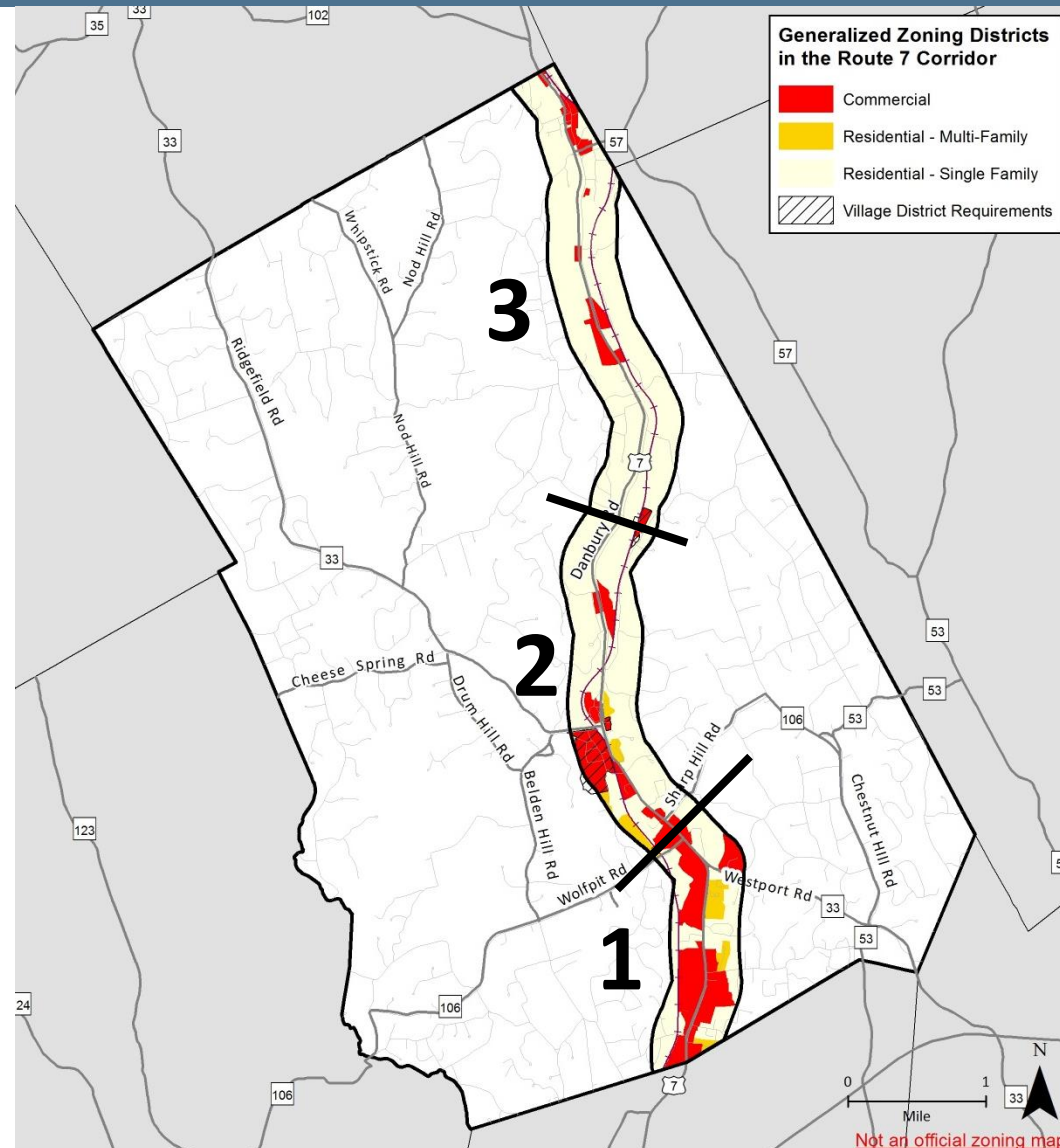
- Support for widening Route 7 between Grist Mill Road and Route 33 to two lanes in each direction (as recommended in Route 7 study)
- Reconstruction of Route 15 and Route 7 interchange so that it is fully directional was identified as the region's top highway priority

Let's Go CT (30-Year State Plan)

- Recommends extension of Route 7 Expressway in Norwalk north to intersection of Route 7 and Route 33 (Lambert Corner) at a cost of \$300 million – **IS THIS SUPPORTED LOCALLY?**

Route 7 Corridor: Zoning

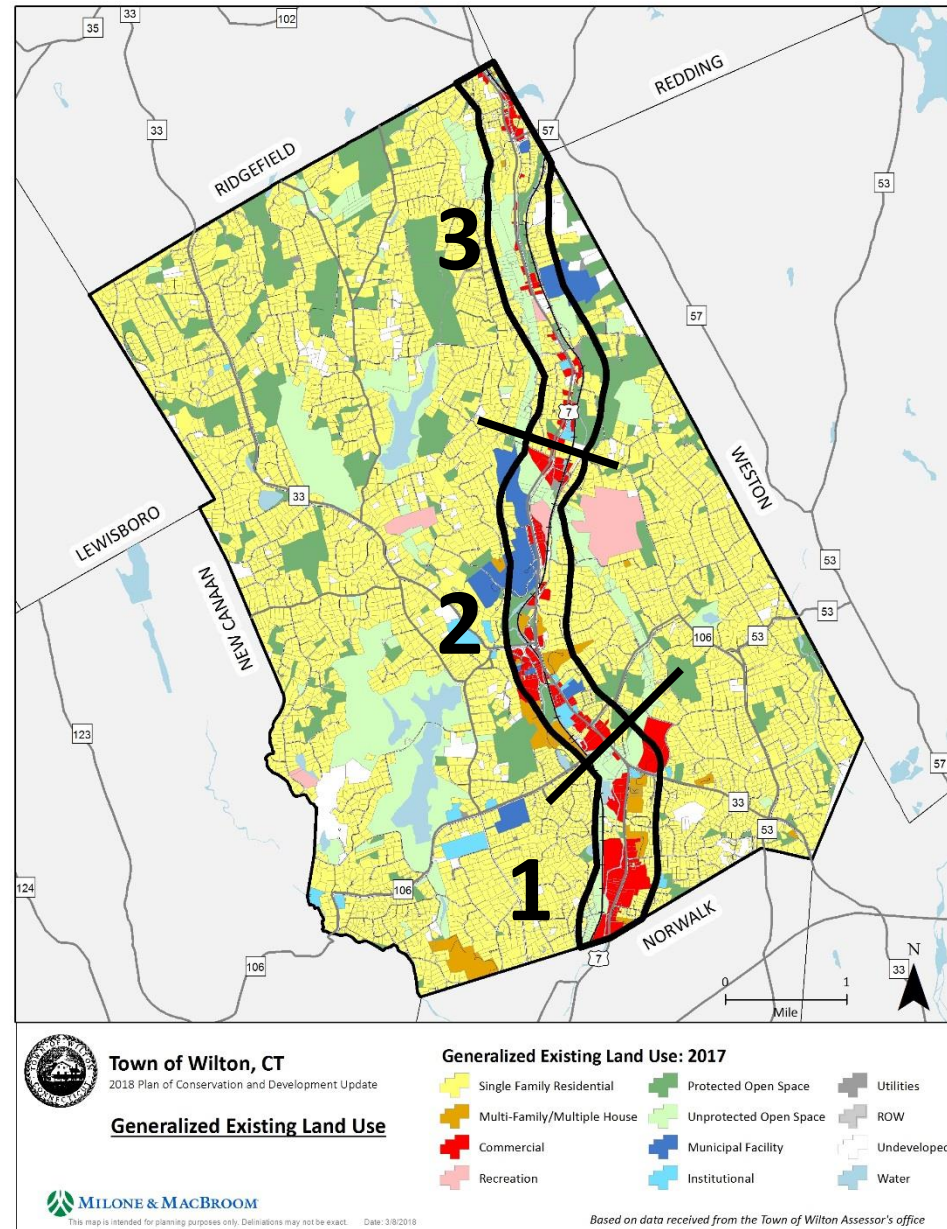
- Commercial and multi-family residential zoning districts are concentrated south of Wolfpit Road and near Wilton Center
- No vacant land zoned for commercial or multi-family residential uses within the corridor
- Government, religious, and educational uses mostly located within residential zones
- Special provisions for the adaptive reuse of historically significant residential structures for commercial purposes



Route 7 Corridor: Land Use

Divided up the corridor into three sections with different land use mix, infrastructure and character:

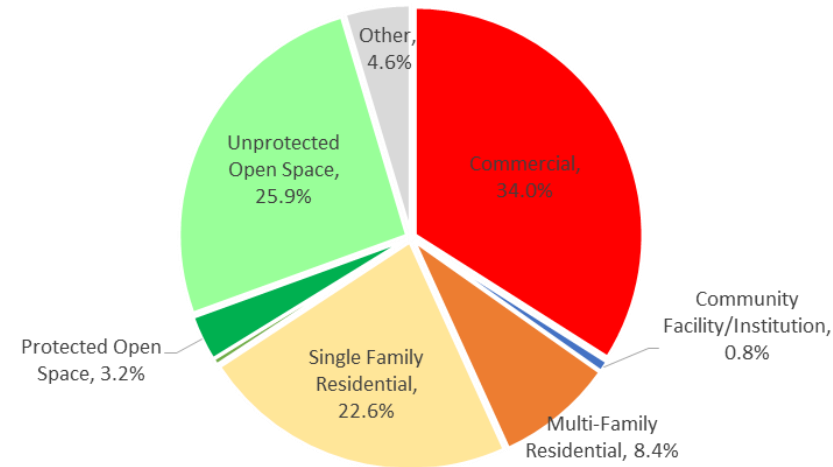
1. Norwalk Line to Wolfpit Road
2. Wolfpit Road to Olmstead Hill Road
3. Olmstead Hill Road to Ridgefield Line



Route 7 Corridor: Norwalk to Wolfpit Road

- Served by water and sewer infrastructure
- Very high traffic volumes of 28,000 to 30,000 vehicles per day
- High-intensity uses – office, retail, and multi-family residential
- Unprotected Open Space (“Super 7” ROW) takes up about 25% of land area, although mostly on opposite side of Norwalk River
- Norwalk River flood zone limits development potential on east side of Route 7 – several existing commercial buildings located within the 100-year flood zone

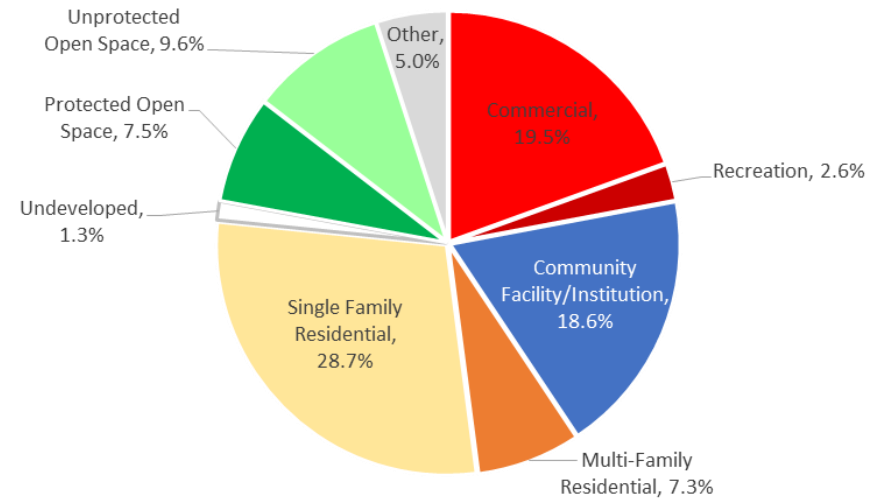
Land Uses within ¼ Mile of Route 7



Route 7 Corridor: Wolfpit Road to Cannon Road

- Served by water and sewer infrastructure
- High traffic volumes of 23,000 to 29,000 vehicles per day
- Greater mix of uses compared to southern section – mostly office uses fronting Route 7
- Large presence of institutional uses, notably town government campus, schools, religious institutions, and Wilton Historical Society

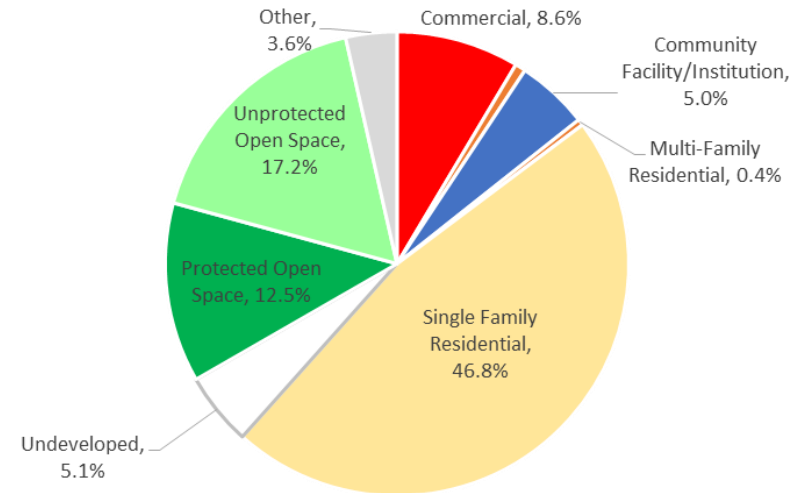
Land Uses within ¼ Mile of Route 7



Route 7 Corridor: Cannon Road to Ridgefield

- Sewer service stops at Olmstead Hill Road
- Traffic volumes decrease to ~20,000 vehicles per day. Route 7 one lane in each direction between Olmstead Hill Road and Route 107
- Lack of sewer and transportation infrastructure in this area limits development potential
- Mix of single-family residential, institutional uses, and low-intensity commercial uses.
- Many residential structures have been adaptively reused for commercial businesses as enabled by the Town's zoning regulations
- Commercial node in Georgetown

Land Uses within ¼ Mile of Route 7



Route 7 – Historic Resources

Cannondale National Historic District

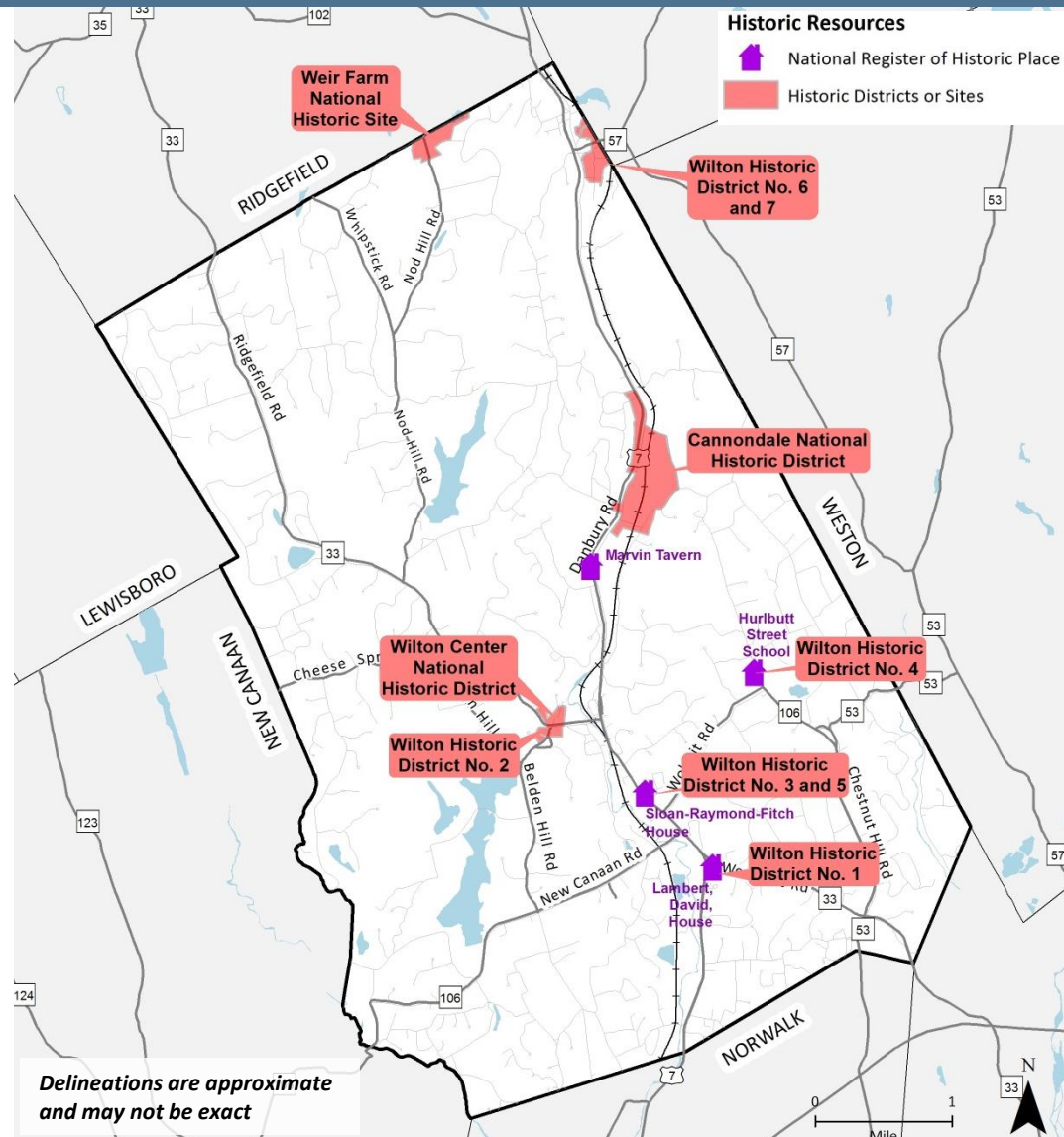
- Several contributing properties on Danbury Road (Route 7)

National Register of Historic Places

- Marvin Tavern (405 Danbury Road)
- Sloan-Raymond-Fitch House (224 Danbury Road)
- David Lambert House (150 Danbury Road)

Local Historic Districts

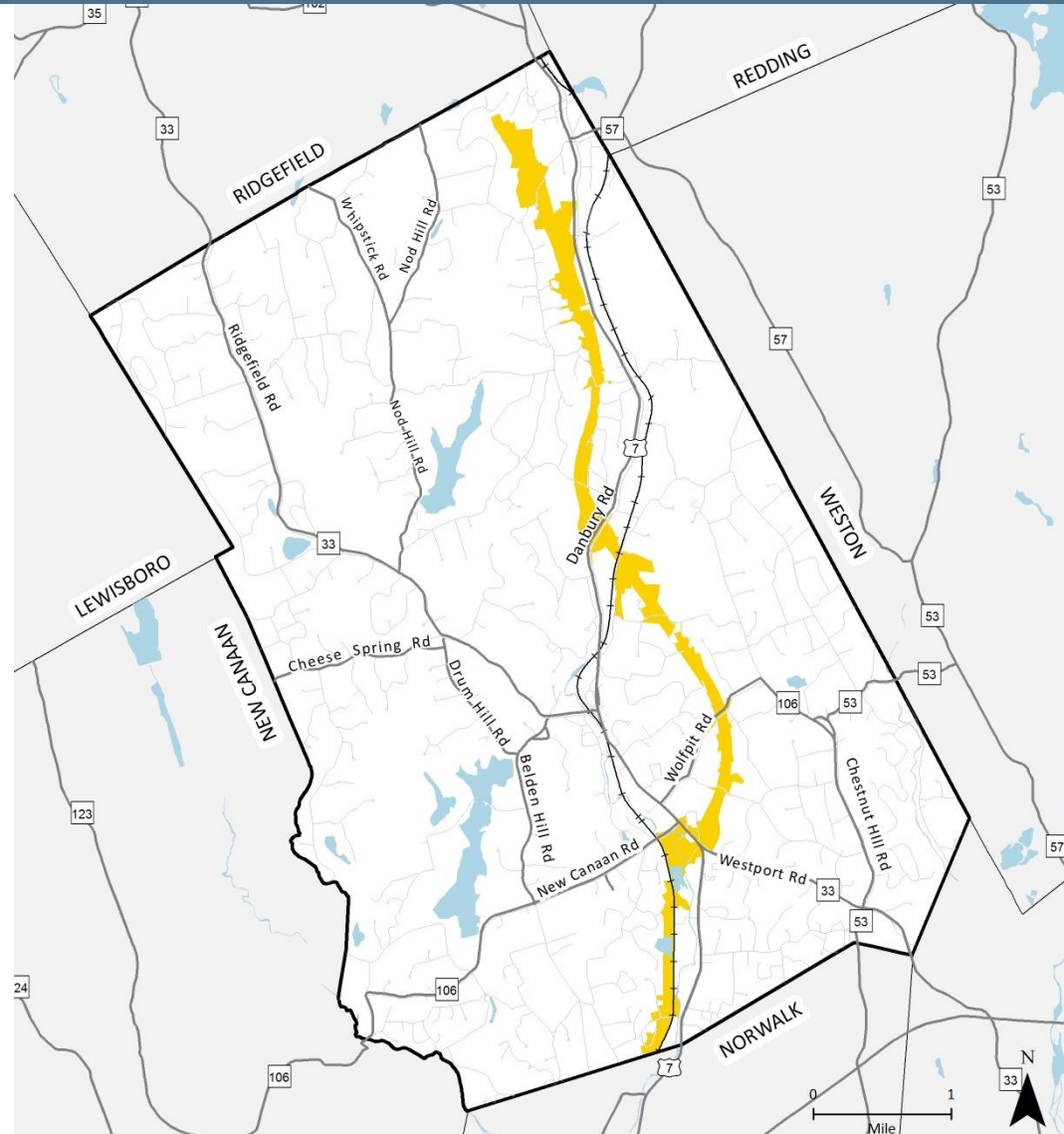
- Historic District #1 (Lambert Corners)
- Historic District #3 and #5 (Historical Society Museum Complex)



Sources: National Park Service, CT OPM, Town of Wilton.

Former Route 7 ROW

- State-owned land in the former Route 7 “Super 7” ROW covers 603.5 acres running from Norwalk to Thunder Lake Road
- Includes most of Allen’s Meadows Parks and associated athletic fields
- State law passed in 2009 (PA 09-186) enables DOT to sell property acquired for potential Route 7 expressway between Norwalk and Danbury, or use that land for non-transportation purposes
 - To date, no land has been sold
 - However, law has paved the way for the development of the Norwalk River Valley Trail



Sources: Town of Wilton.

Route 7 Development Patterns

New Development in the Route 7 Corridor Since 2009

Commercial Projects

- 211 Danbury Rd (Assisted Living – Approved)
- 249 Danbury Rd (Medical Office – Under Construction)
- 287 Danbury Rd (Gulf Station)
- 385 Danbury Rd (Goddard School)
- 743 Danbury Rd (Earthscapes)
- 3 Hollyhock Ln (Medical offices)

Residential Projects

- Wilton Commons (Station Road)
- Avalon Wilton (Danbury Rd)



Market Snapshot: Retail

Retail Market – According to REIS, Lower Fairfield County retail market is out-performing the county, region, and nation as a whole – lower vacancy rate (6.1%) and higher asking rents (\$34.44 per SF)

- With the exception of the SoNo Collection Mall in Norwalk, new retail construction is expected to be limited over the next four years
- About 36,500 SF of retail space on Route 7 is currently listed for lease on LoopNet, mostly older buildings south of Route 33
- Traffic volumes on Route 7 are comparable to Route 1 and are sufficient to support retail



Georgetown Plaza Shopping Center



Gateway Plaza near the Norwalk border

1.) Retail Submarket area includes Greenwich, Stamford, Darien, New Canaan, Norwalk, Westport, Wilton, and Weston

Market Snapshot: Office

Office Market – According to REIS, the Central Fairfield County Office Submarket ¹ has over 2 million square feet of vacant space and a vacancy rate of 23.0%

- Highest vacancy rate in older office stock built before 1970. Almost no vacancy in offices built since 2009
- REIS projects 237,000 SF of new office construction in the submarket area over the next five years – vacancy rate projected to increase, most likely in older, and lower quality buildings
 - Adaptive reuse opportunities?
- Financial services sector leading in leasing activity in Fairfield County.
- Businesses require less office space per employee than in the past



iPark Office Building



Wilton Corporate Park

1.) Office Submarket area includes Wilton, Ridgefield, Redding, Weston, Norwalk, New Canaan, Westport, and Darien

Discussion

Follow Up/Potential Survey Questions

- How frequently do you use the train?
 - Which station do you most frequently use?
- Support for bonding for pedestrian bridge?
- Expand pedestrian plan requirements from Design Retail District to other districts?
- Other ways of incentivizing companies to provide transit connections?
- Level of support for different land uses in the Route 7 corridor, by segment
- Level of support for redevelopment of underutilized properties

Follow Up on Housing

- Cost Burden Rates (Those Paying More than 30% of Monthly Income on Housing Costs) in Wilton Similar to Peer Communities

Housing Costs At or Greater than 30% of Income

	% of Owner-Occupied Units	% of Renter-Occupied Units
Wilton	32	41
New Canaan	34	40
Redding	37	45
Ridgefield	30	50
Weston	34	47
Westport	32	40

Source: ACS 2011-15

Follow Up on Housing

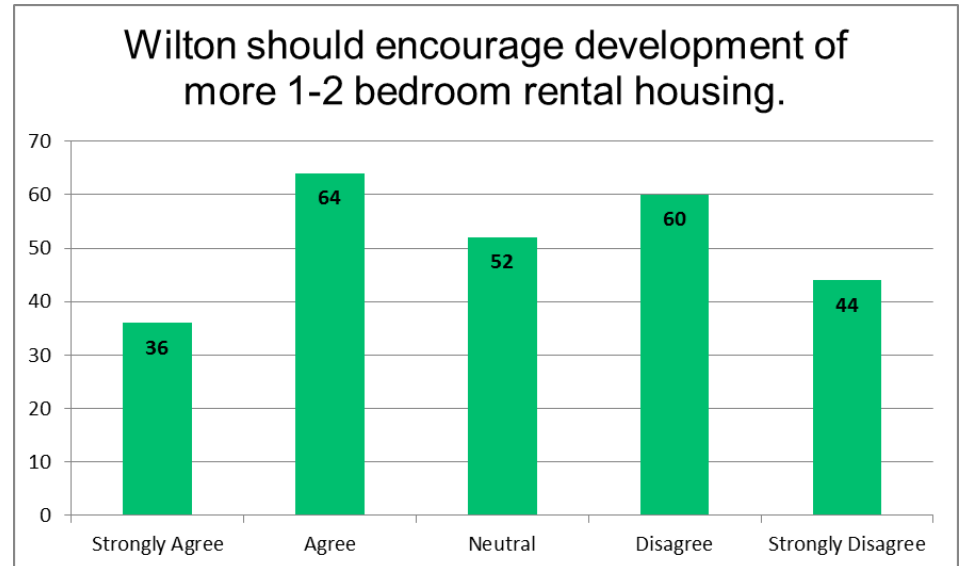
- Population projections are intended only to help guide the planning process
 - CSDC's 2012 projections were generally low for Fairfield County's 2015 estimates
 - CSDC projects loss of population for Wilton
 - Given known in-migration, and character of current housing stock which lends itself to family households, coupled with limited land availability for additional housing units, relatively stable population through the planning horizon is assumed

Fairfield County Towns	Census ACS Data		CSDC 2012 Projections
	2015 Estimated Population	Margin of Error	2015 Projected Population
Bethel	19,240	60	18,632
Bridgeport	147,340	80	147,710
Brookfield	16,904	27	16,635
Danbury	83,476	57	84,148
Darien	21,392	24	20,731
Easton	7,619	29	7,415
Fairfield	61,016	81	59,254
Greenwich	62,434	57	60,469
Monroe	19,807	28	19,298
New Canaan	20,219	34	19,696
New Fairfield	14,117	24	13,619
Newtown	28,012	55	28,106
Norwalk	87,701	41	87,326
Redding	9,299	24	9,194
Ridgefield	25,137	54	24,618
Shelton	40,783	26	39,979
Sherman	3,649	36	3,429
Stamford	126,592	51	126,807
Stratford	52,316	32	52,336
Trumbull	36,571	26	36,207
Weston	10,373	35	10,173
Westport	27,343	23	26,270
Wilton	18,643	27	17,915
TOTAL:	939,983	931	929,967

Housing Survey: Takeaways

Rental Housing

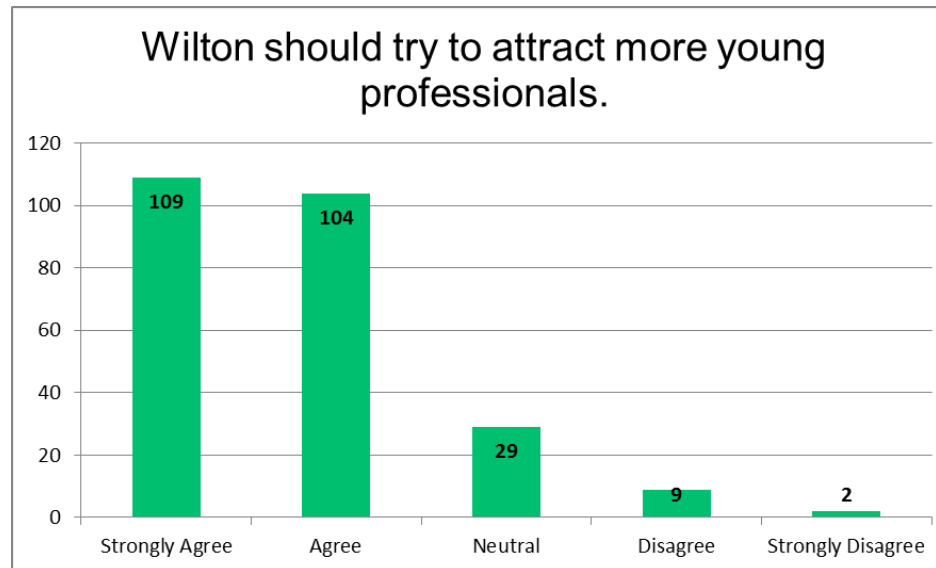
- Community divided on whether to encourage more higher-density rental housing
 - Smaller units (1-2 bedroom) had greater support than larger units (3+ bedrooms) amongst respondents
 - Wilton Center and Route 7 near Norwalk were commonly cited as the most appropriate areas for this type of development



Housing Survey: Takeaways

Housing for Different Life Stages

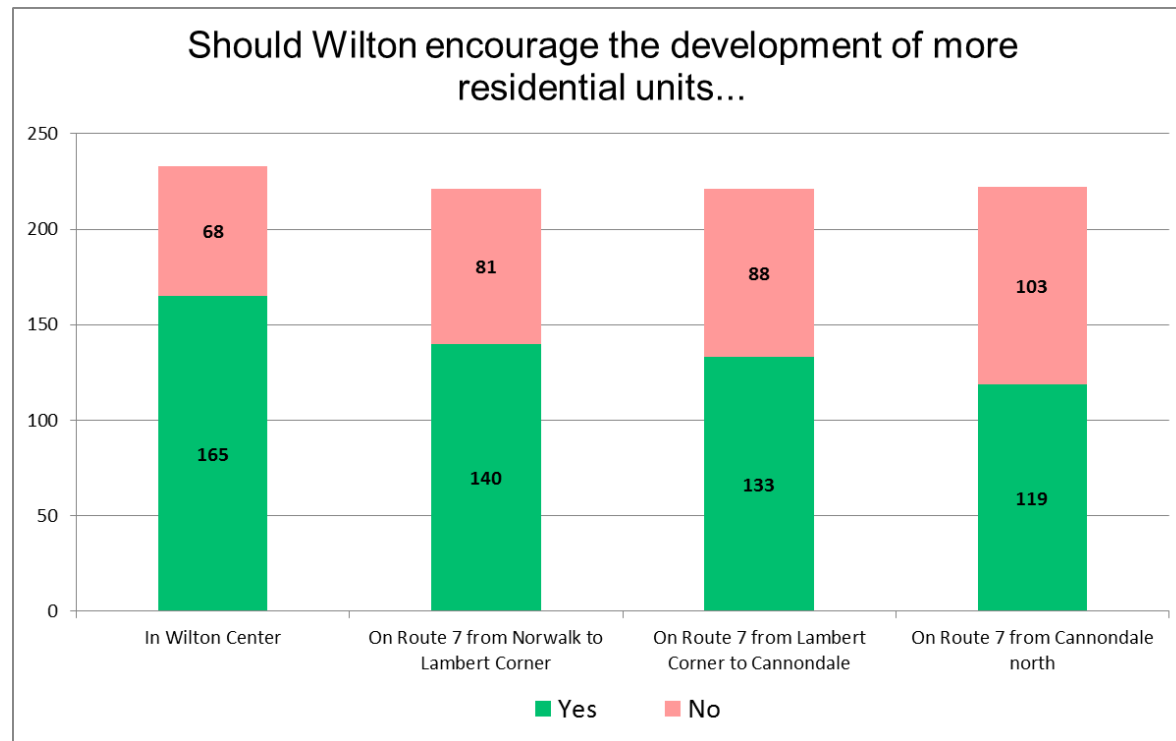
- Over 80% of respondents agree that Wilton should try to attract more young professionals – however, rental housing was not universally supported
- A majority of respondents think that Wilton should encourage the development of housing that costs less than \$2,200 per month
- General support for smaller single-family homes
- About half of respondents do not support additional assisted living units



Housing Survey: Takeaways

Locations for Housing

- Support for residential development in Wilton Center.
- General support for housing on Route 7, although lowest support north of Cannondale Road



Town of Wilton

Plan of Conservation and Development

Planning & Zoning Commission Work Session # 4: Community Facilities and
Infrastructure

April 2018

Agenda

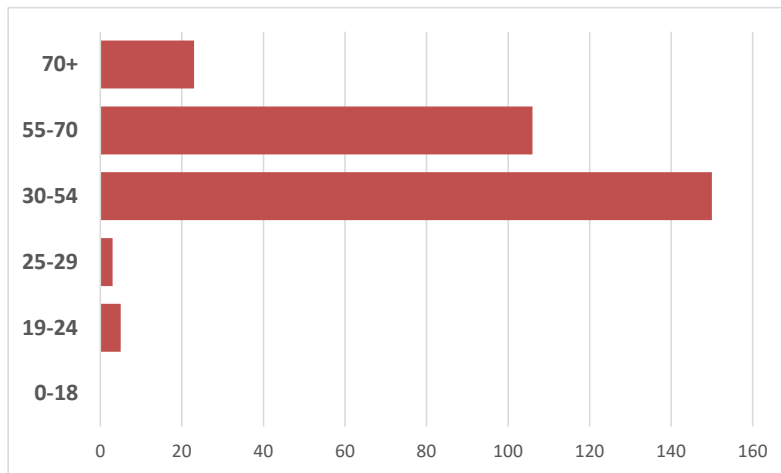
- Transportation Survey Results
- Data Analysis Review
 - Town Fiscal Indicators
 - Parks and Recreation
 - Town Facilities and Services
 - Infrastructure
- Discussion

Transportation Survey Results

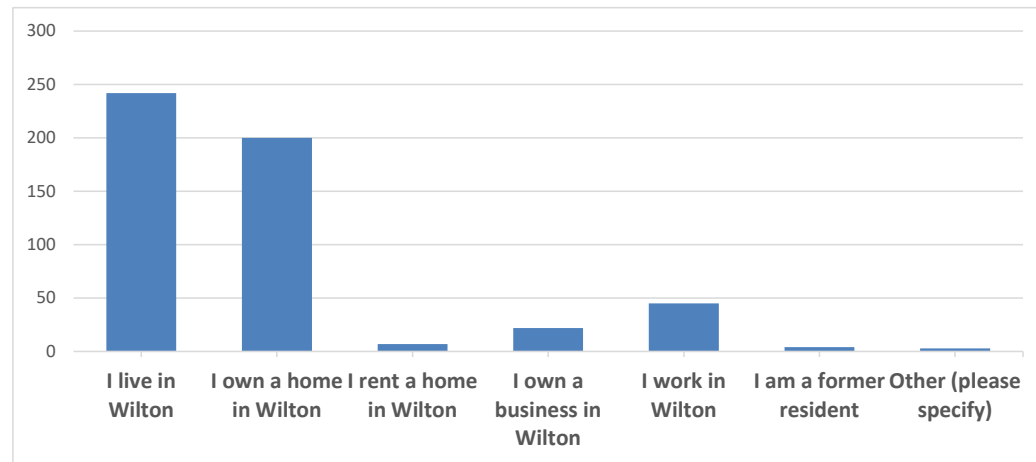
293 online survey responses

Similar demographics as previous survey

Age of Respondents



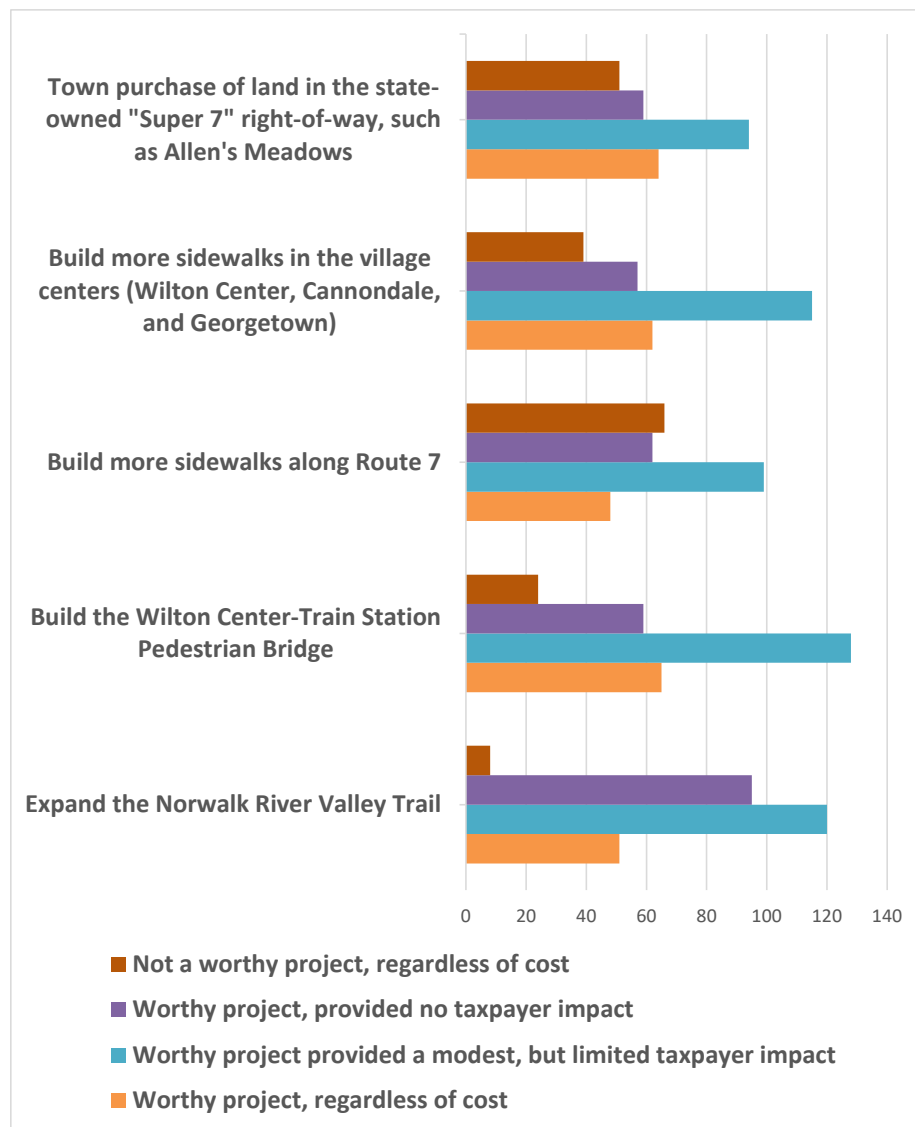
Relationship to Wilton



Level of Support for Various Initiatives

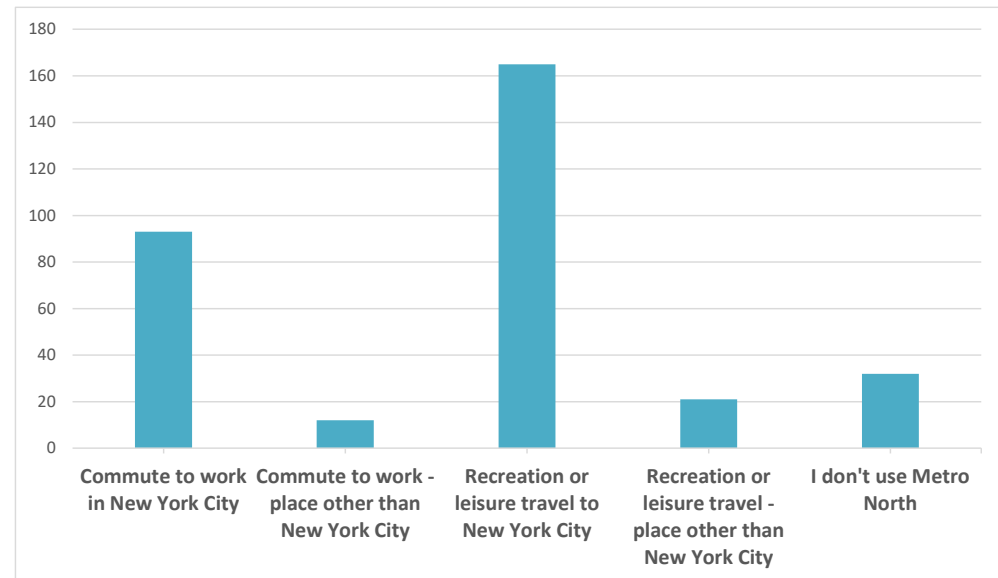
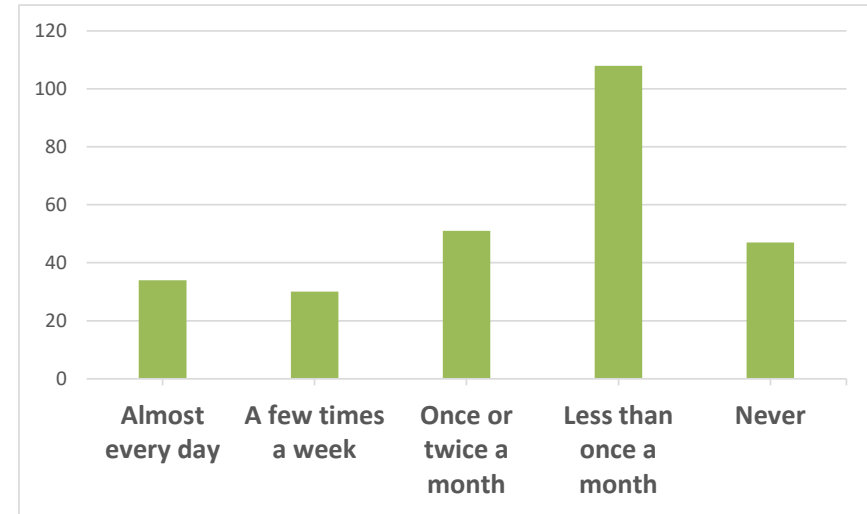
- Respondents inclined to limit raising taxes
- Relatively strong support for pedestrian bridge
- Mixed responses to building sidewalks on Route 7

	Worthy project, regardless of cost		Worthy project provided a modest, but limited taxpayer impact		Worthy project, provided no taxpayer impact		Not a worthy project, regardless of cost	
Expand the Norwalk River Valley Trail	19%	51	44%	120	35%	95	3%	8
Build the Wilton Center-Train Station Pedestrian Bridge	24%	65	46%	128	21%	59	9%	24
Build more sidewalks along Route 7	17%	48	36%	99	23%	62	24%	66
Build more sidewalks in the village centers (Wilton Center, Cannondale, and Georgetown)	23%	62	42%	115	21%	57	14%	39
Town purchase of land in the state-owned "Super 7" right-of-way, such as Allen's Meadows	24%	64	35%	94	22%	59	19%	51



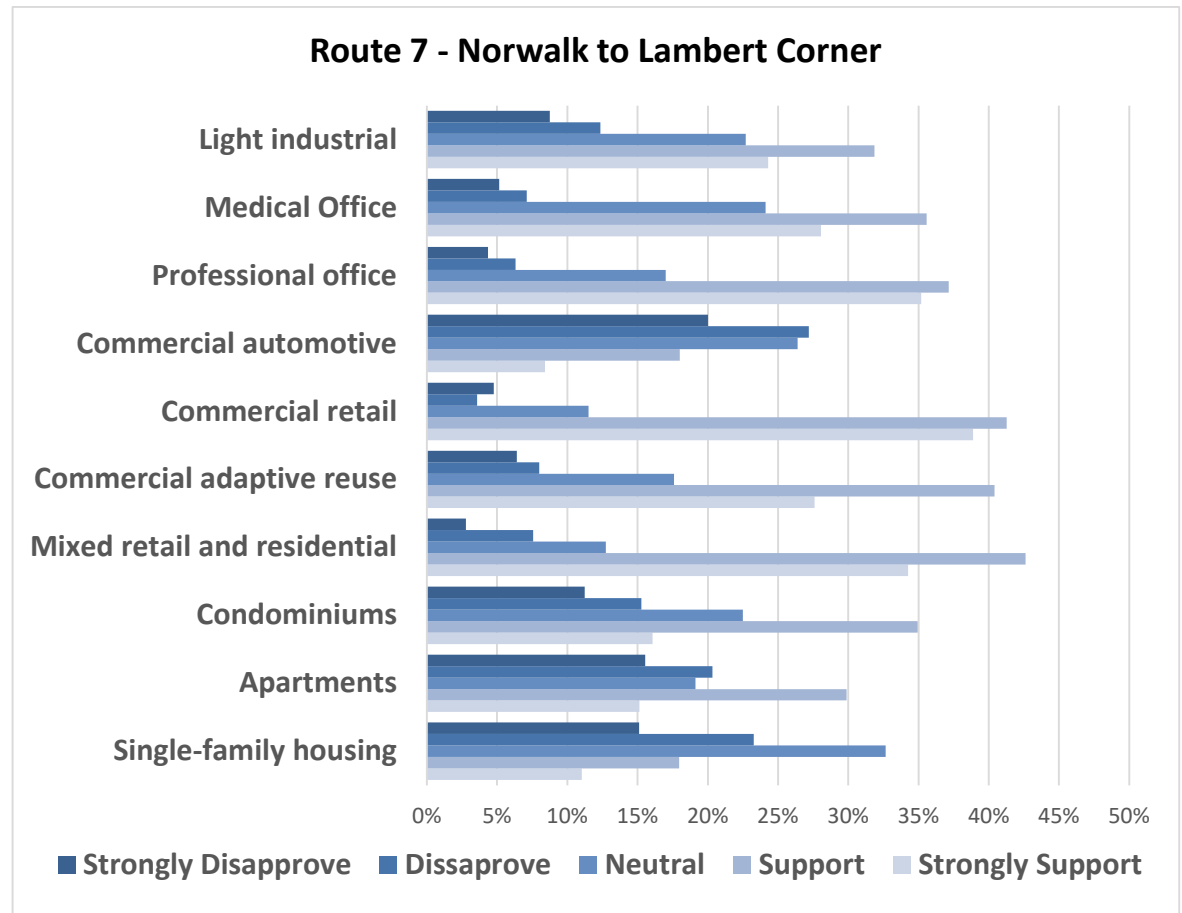
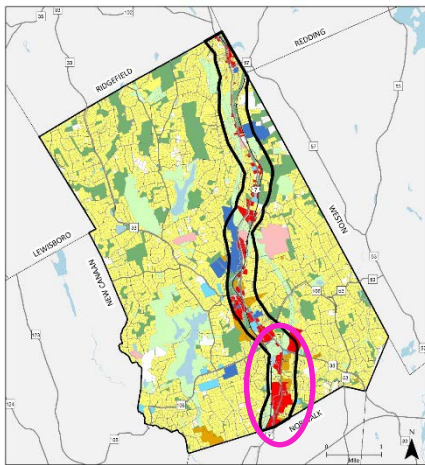
How often do you use Metro North, why and where

- About a quarter of respondents use Metro North at least a few times a week
- Almost 20% of respondents never use Metro North
- About 34% indicated they use Metro North for commuting to work in NYC
- About 60% use Metro North for recreation/ leisure travel to NYC
- Most frequently used stations:
 - South Norwalk (43%)
 - Wilton (19%)
 - Cannondale (9%)
 - Westport (9%)
- More frequent trains, ease of parking and direct trains most cited reasons for using SoNo station



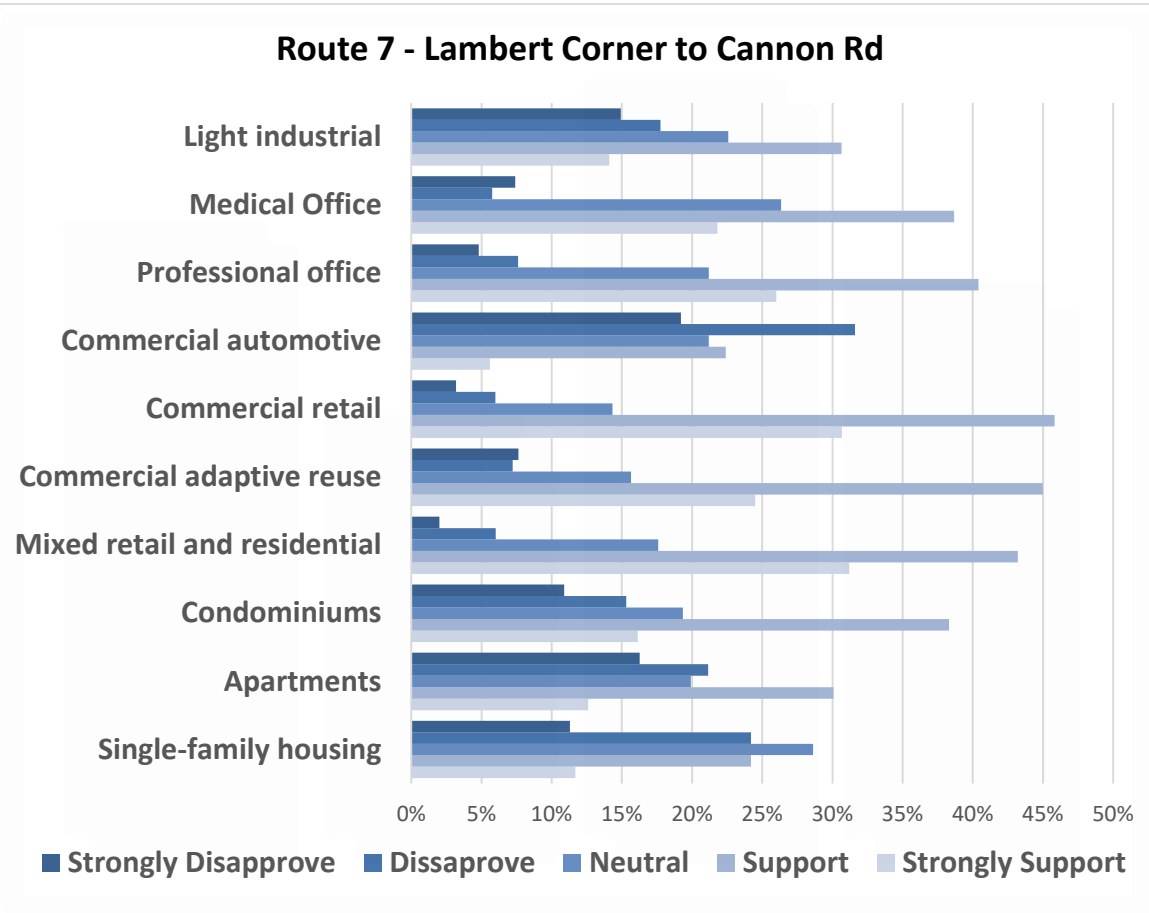
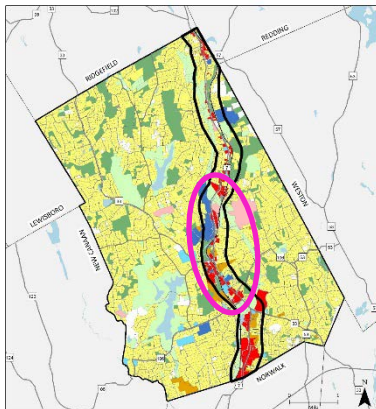
Support for various land uses on Route 7 - South of Lambert Corner

- Majority strongly support a variety of commercial uses, including light industrial
- 77% support mixed retail and residential use
- Just over half support condominiums, while 45% support apartments
- 47% do not support commercial automotive uses



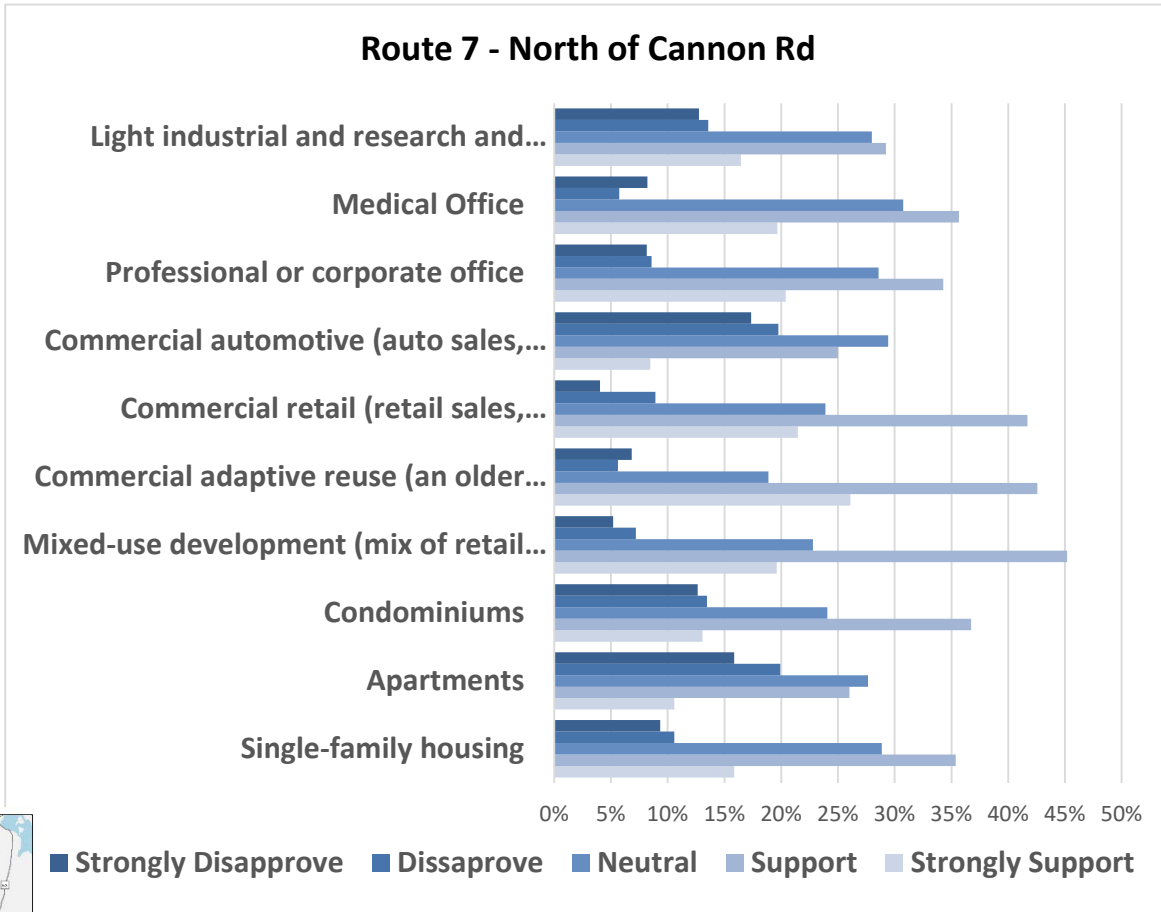
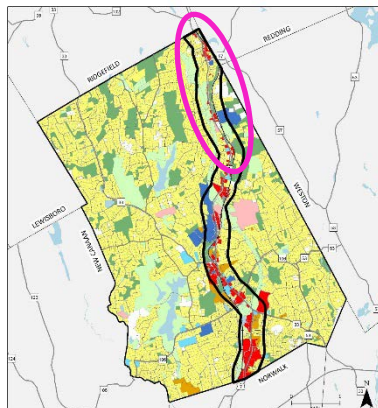
Support for various land uses on Route 7 - Lambert Corner to Cannon Rd

- Majority support a variety of commercial uses
- Light industrial supported by 45%
- 74% support mixed retail and residential use
- 54% support condominiums
- 43% support apartments, while 37% do not
- 51% do not support commercial automotive uses
- Split on single-family housing, with 36% in support and 35% not



Support for various land uses on Route 7 – North of Cannon Rd

- 51% support single-family housing, while 50% support condominiums
- Split on apartments (37% support, 36% do not)
- Majority support variety of commercial
- Light industrial supported by 46%
- 65% support mixed retail and residential use
- Commercial automotive not supported by 37%, and supported by 33%



Town Fiscal Indicators

- The POCD guides capital expenditures and community investments through the Connecticut General Statutes (CGS) §8-24 referral process
- It's important to be cognizant of current and anticipated fiscal conditions and trends when considering community facilities objectives

CGS 8-24 Referral Process:

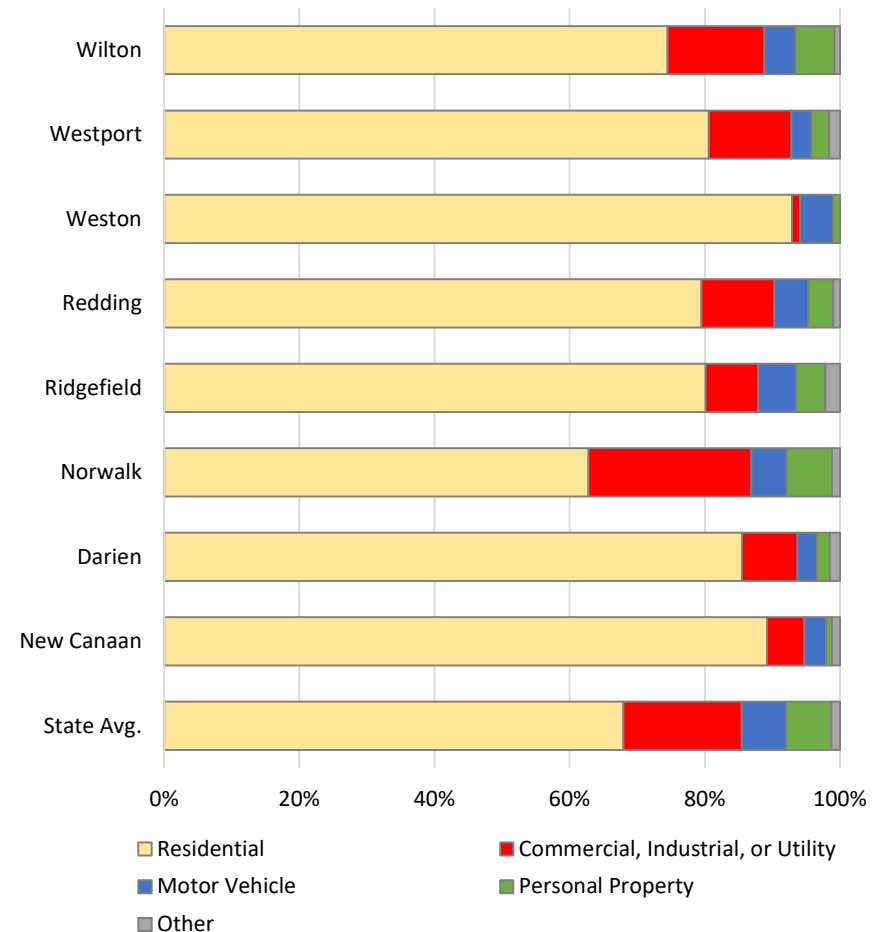
No municipal agency or legislative body shall take the following actions until the proposal to take such action has been referred to the Planning Commission for a report:

- (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way,
- (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building,
- (3) locate or extend any public housing, development, redevelopment or urban renewal project, or
- (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes

Town Fiscal Indicators

- Property tax revenue comprises 88.1% of town expenditures
- Wilton ranks 10th in the state in Equalized Net Grand List per capita
- Residential uses comprise 74.5% of the grand list as of GLY15
- Wilton has a greater diversity in its Grand List compared to most of its peers
 - 14.3% of Wilton's Grand List comprised of commercial, industrial, or utility property - second highest in peer group after Norwalk

Grand List Composition, by Town (GLY 2015)



Source: Connecticut Office of Policy and Management:
Municipal Fiscal Indicators, Fiscal Years Ended 2012 to 2016

Town Fiscal Indicators

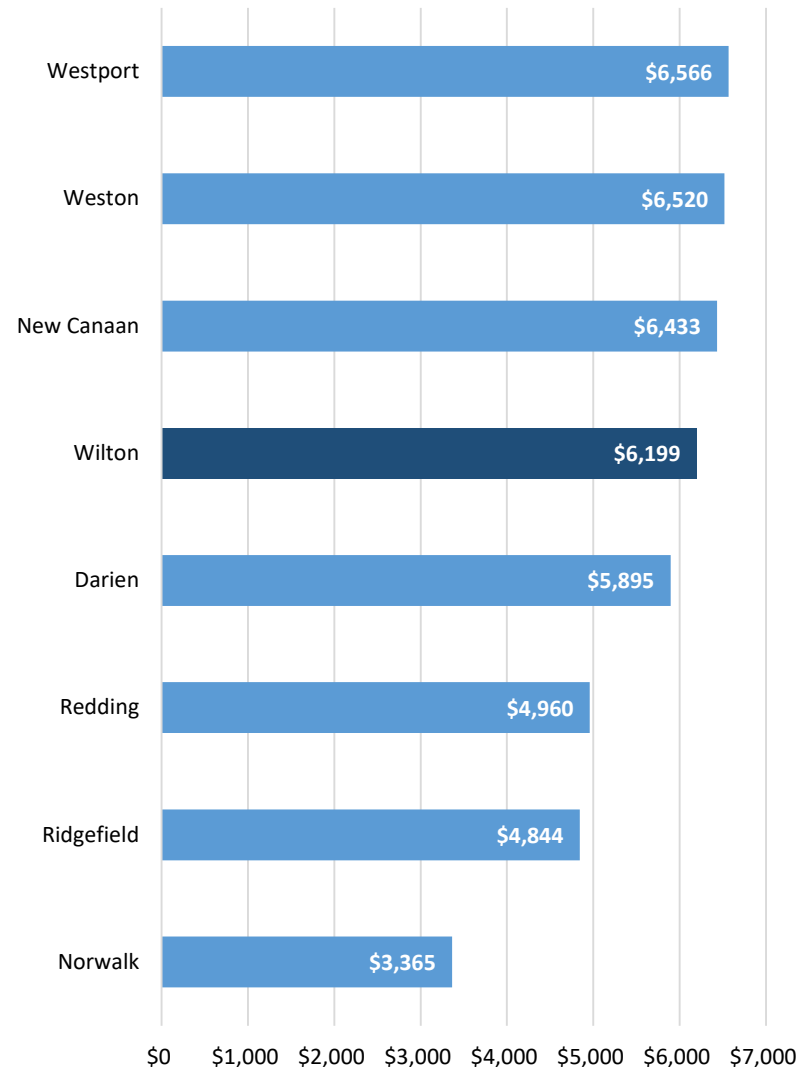
- Per capita property tax levy is in the middle of peer group, but among the highest in the state
- FY18 Mill Rate (27.77) is among the highest in peer group, but lower than Redding and Weston

Wilton and Peer Group Mill Rates

Municipality	FY18 Mill Rate
Redding	29.62
Weston	28.91
Wilton	27.77
Ridgefield	27.21
Norwalk ¹	25.75
Westport	16.86
New Canaan	16.67
Darien	16.16

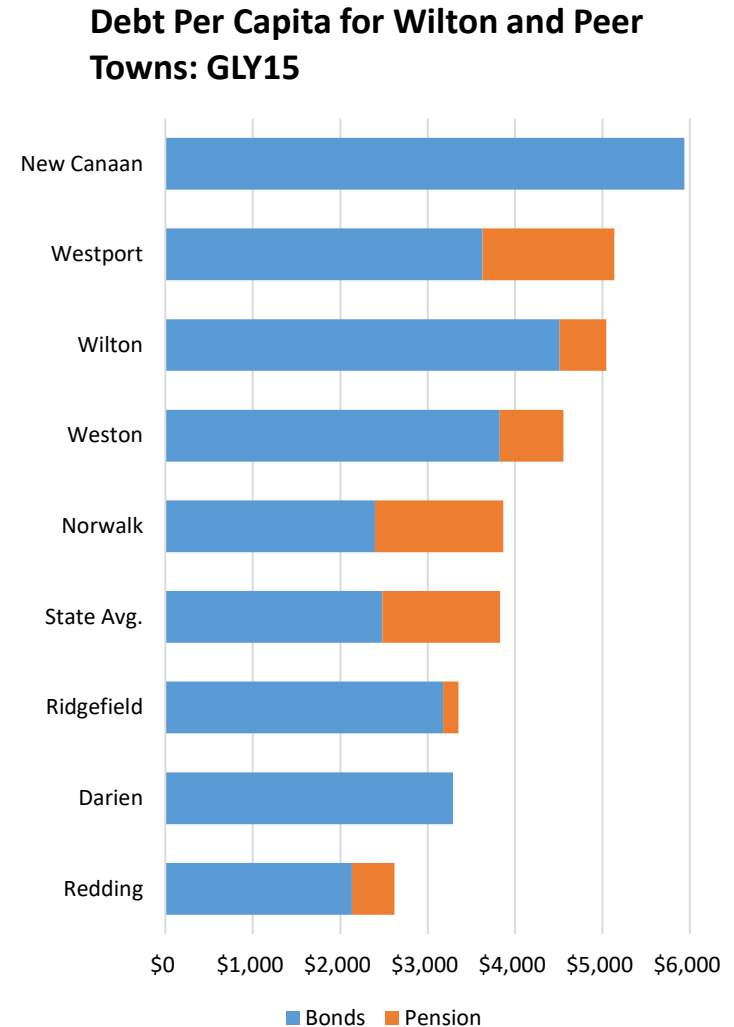
1. Varies depending on location and services

Property Tax Levy Per Capita FYE16



Town Fiscal Indicators

- One of 17 municipalities in the state with a Aaa Moody's bond rating – indicative of town's strong financial standing
- Current debt per capita is \$5,044 – primarily for capital improvements
 - Among the highest debt per capita in peer group, but lower than New Canaan and Westport
 - Highest debt level in recent memory due to major capital projects such as Miller-Driscoll School



Source: Connecticut Office of Policy and Management:
Municipal Fiscal Indicators, Fiscal Years Ended 2012 to 2016

Capital Improvement Program

Bonded Capital Improvements

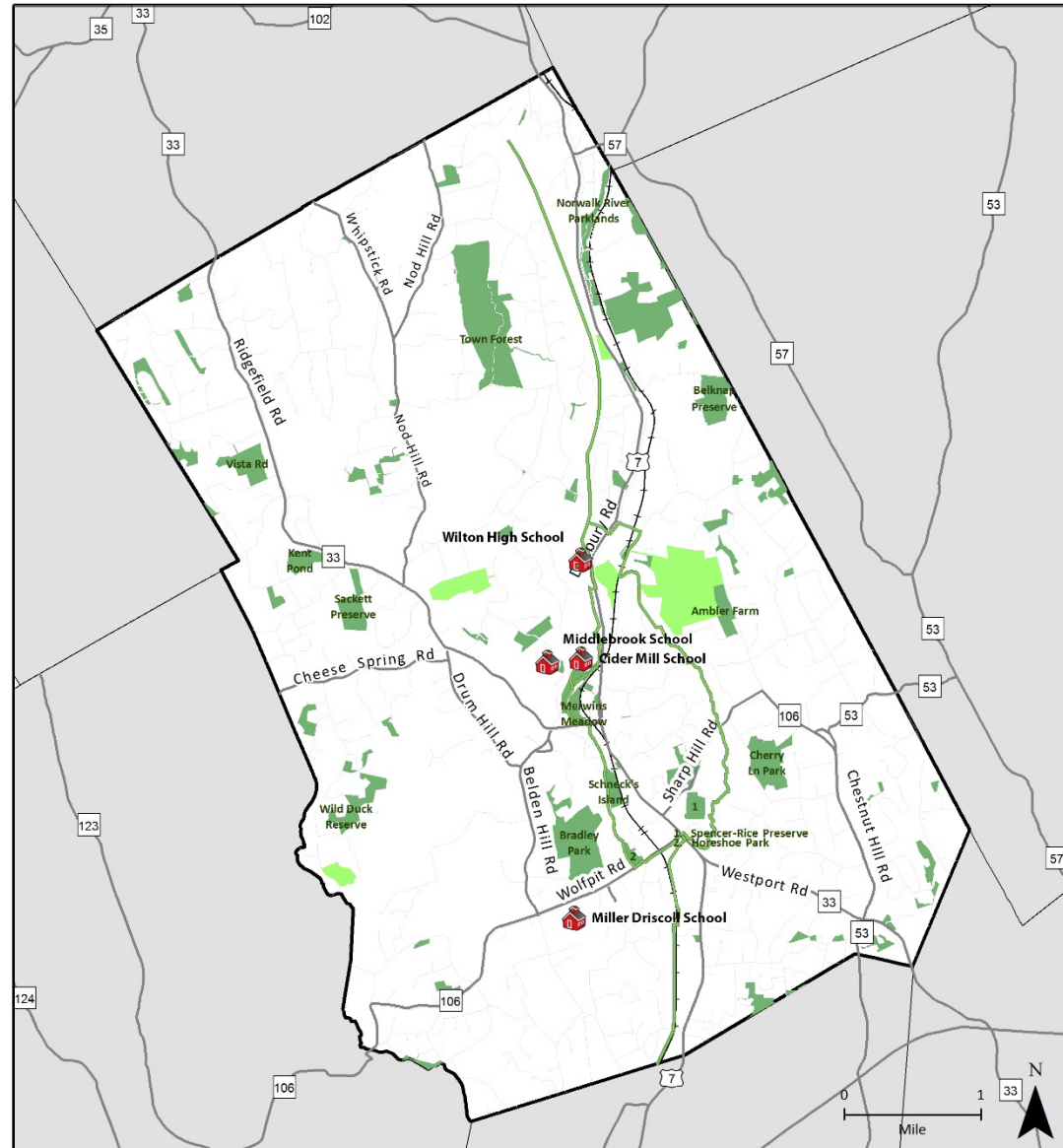
5-Year Capital Improvement Program (2018-2022) includes about \$34.3 million in bonded capital requests, some of which were approved in prior year bond referendums

- Road Restoration Program – \$15 million
- Police Station/Town Hall Campus Renovation – \$12.7 million
- BOE Facility Maintenance – \$4.6 million
 - Cider Mill- roof replacement, repave parking lot
 - Middlebrook- roof replacement, HVAC
- Parks & Recreation Projects - \$1.2 million
 - Lilly Field, Resurface Tennis Courts
- Fire Station 2 Update – \$910,000

Parks & Recreation

Parks and Rec Facilities Map

-  Public School
-  NRV
-  Town Parks and Open Space
-  Private Recreation



Parks & Recreation

Town-Owned Recreation Facilities

Location	Multi-Purpose Fields	Gymnasium	Outdoor Basketball Courts	Tennis Courts	Baseball or Softball Diamonds
Allen's Meadow ¹	6				
Ambler Farm	2				
Cider Mill School		1			
Comstock Community Center	1	1	2		1
Gilbert & Bennett	2				
Miller-Driscoll School	1	1	1		2
Lion's Park					1
Merwin Meadows Park	2				
Middlebrook School	2	1		4	3
Wilton High School	7	1		8	4
Total	23	5	3	12	11

1. 2 fields are on the town owned portion of Allen's Meadow and 4 fields are on state-owned land

Peer Community Recreational Amenities

- Complete inventory of peer community's facilities not readily available; however, quick scan of available information reveals most have a community pool and/or beach/swimming area, not all have community recreation centers, and not all have community golf courses
- EDC's residential entry-exit survey (2016) indicated the top reasons that households that had considered purchasing a home in Wilton, but ultimately did not, were due to property taxes being too high, or commuting time too long

Recently Completed and Ongoing Improvements

Stadium (Fujitani) Field – August 2016

- Replacement of turf playing surface with organic turf – \$650,000

Tennis Courts – Fall 2017

- Resurfacing of tennis courts - \$450,000

Lilly Field – FY 2019

- \$700,000 replacement of turf playing surface

Equipment and Vehicle Replacement - Ongoing

- \$485,000 in CIP for replacement of various parks & grounds vehicles and maintenance equipment



Replacement of the High School tennis courts



New turf field at Wilton High School © Dant Clayton

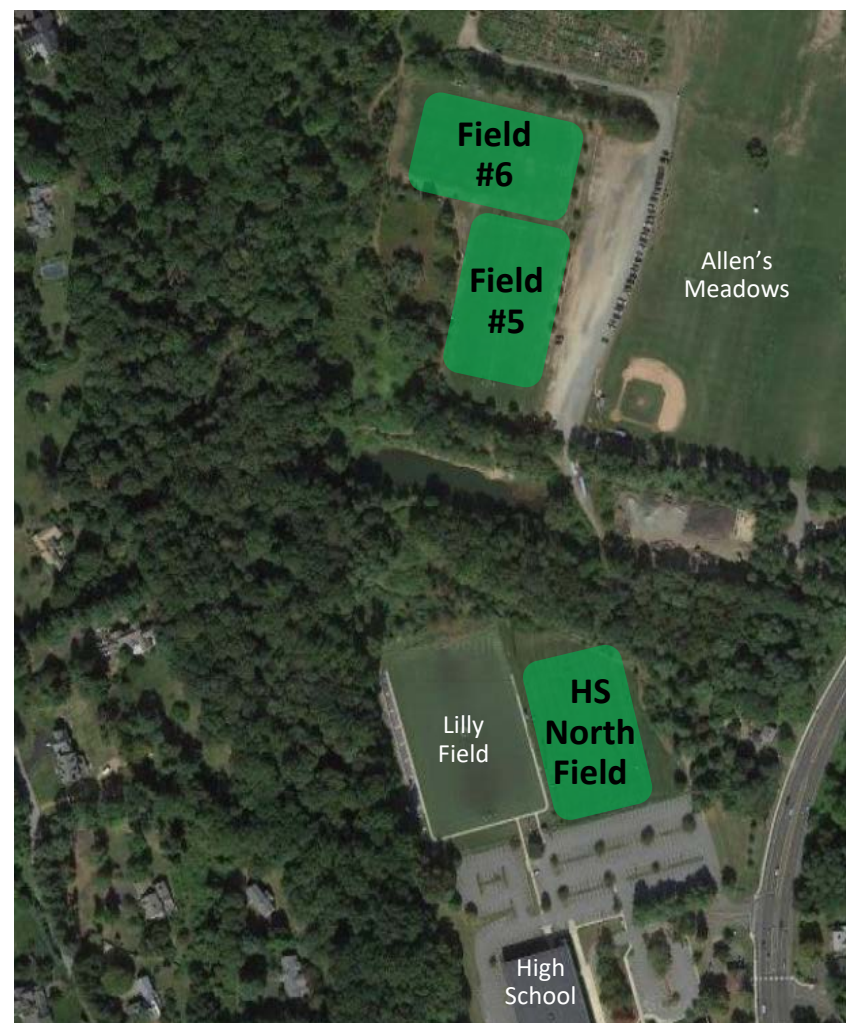
Future Improvements

Resurface High School Track

- Geotechnical work performed
- Preliminary design and estimates being investigated
- \$100,000 of funding included in the 5-year bonded capital plan
- Citizen group seeking to rebuild the track at a cost of \$1.2 million. Currently fundraising.

Playing Fields

- Parks and Recreation Commission established subcommittees on Field Usage and Field Locations
- In 2017, committees recommended two additional lighted turf fields to meet programming needs for both schools and sports leagues
 - One field at High School North Field
 - One field at Allen's Meadows on either field #5 or #6 (on town-owned portion)
- Likely to be supported by private fundraising
- Town approvals still needed



Future Improvements

Schenck's Island/Merwin Meadows

- Schenck's Island/Merwin Meadows (SIMM) committee formed in 2016
- Schenck's Island previously leased to Land Trust – lease expired in 2017 and control of property reverted back to Town
- Passive improvements proposed for Schenck's Island
- Active improvements proposed for Merwin Meadows – park last renovated in 1990s
- RFQ open for design work - \$10,000 allocated
- Anticipated budget of \$1million over an 8 year period; all privately funded



Private Recreation Facilities

Private Recreational Facilities

- Wilton YMCA ¹
- The Lake Club
- Four Seasons Racquet Club
- Wilton Riding Club

Golf Courses

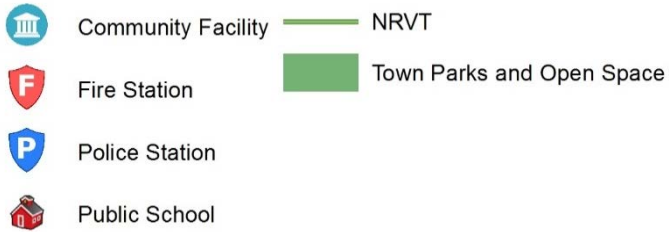
- Rolling Hills Country Club
- Silvermine Golf Club

1. YMCA planning on facility expansion and renovation starting in summer of 2018

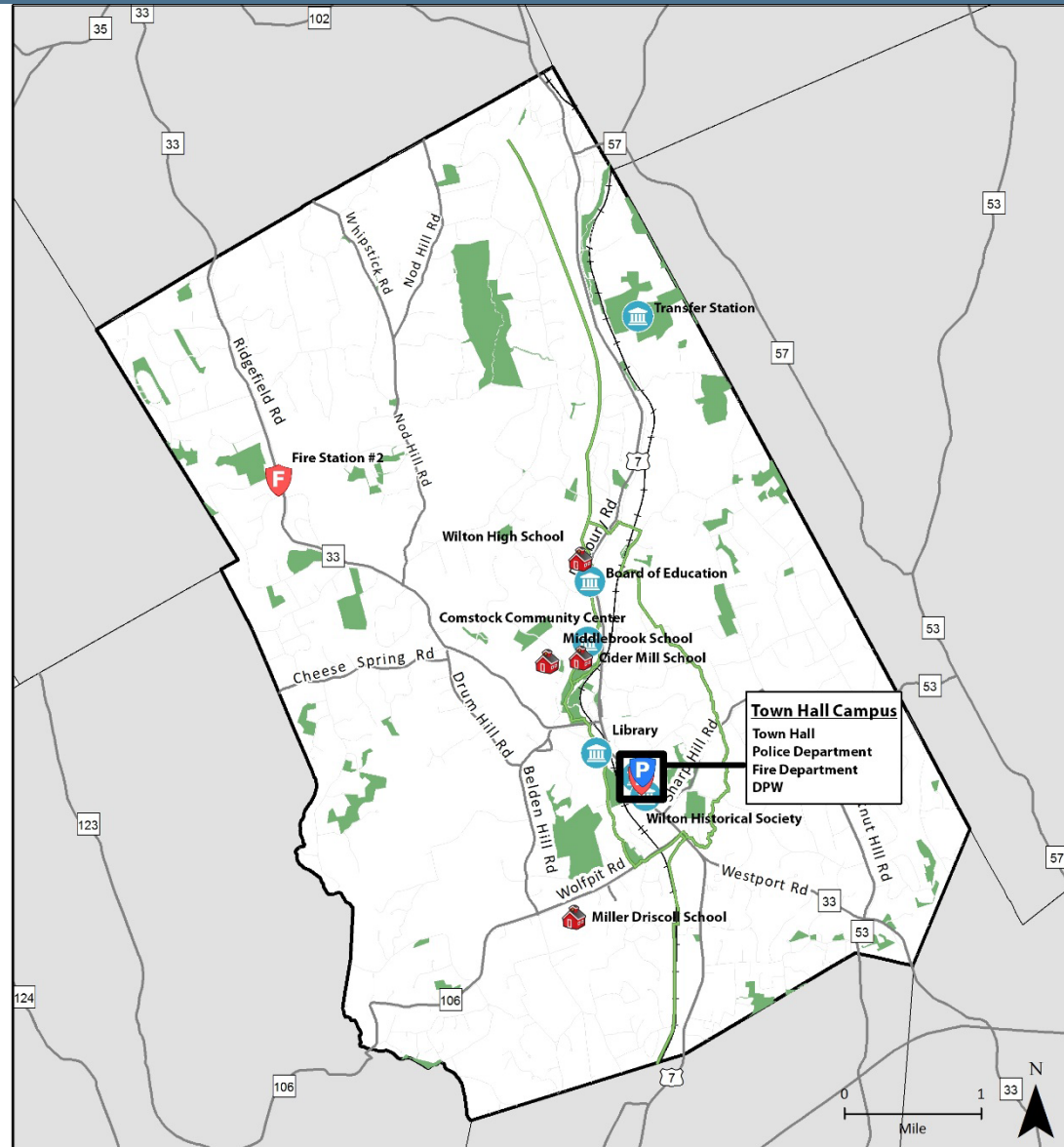


Community Facilities

Community Facilities Map



Note that an ad hoc committee is currently assessing all Town-owned properties – results of that evaluation will be considered when available



Community Facilities and Services

Comstock Community Center

- \$10.8 million upgrade completed in 2016
- Houses senior center, parks & recreation, and social services departments, as well as community meeting space and recreation facilities
- Over 40,000 visits by Wilton residents annually
- Demand for space at Comstock has grown since renovations as more departments and organizations take advantage of the space
- Possible future proposal to relocate approximately 30 employees to the west wing of Comstock
 - Some fit out of the space will be required



Community Facilities and Services

Senior Services

- Senior Center located in Comstock Community Center and operated by Social Services department
- Over 10,000 visits to the Senior Center in FY17 – an increase of over 40% compared to FY16
- 2011 Senior Survey indicates general satisfaction with senior services in town
- Stay at Home in Wilton is a volunteer organization formed in 2010 that helps seniors age in place



Elderly and Disabled Transportation

- Norwalk Transit District provides town-to-town transportation service to eligible elderly and disabled residents for medical trips only
- Town operates supplemental dial-a-ride program – service will be transferred from Parks & Rec Department to the Social Services Department for FY18



Community Facilities and Services

Town Hall Campus

- Town space needs and utilization study of Town Hall Campus facilities recently completed
- Town seeking to expand Police Station, address deficiencies at other Town Hall Campus Buildings, and better utilize Comstock
 - \$1.27 million in costs approved in 2017
 - \$11.4 million placeholder for additional bonding requirements. Design plans and costs estimates not yet determined.
 - Despite the increase in the size of Police Headquarters, the goal is to reduce the overall square footage at the Town Campus by utilizing unfinished space at Comstock
 - Anticipate bonding referendum at the 2019 Annual Town Meeting
 - Current repair needs are being addressed, but mindful of the possible renovations



Community Facilities and Services

Public Works

- Main DPW facility located at the Town Hall Campus – garage and storage areas
 - Storage yard is currently maxed out – although no plans for expansion in the near future
 - Other facilities are adequate for meeting current needs
- Due to lack of storage space on the Town Hall Campus, DPW stores some materials on state-owned property at Allen's Meadows – primarily bulk materials such as sand, gravel, and millings



Community Facilities and Services

Fire Department

- Current Plan notes spatial limitations at the headquarters (Town Hall campus) including insufficient sleeping space and lack of vehicle and equipment storage space
- Upgrades to Fire Station #2 on Ridgefield Road are included in the Capital Improvement Plan, budgeted for \$910,000
 - Building renovations
 - New well water source identified on adjacent Land Trust Property
- Equipment and vehicle replacements included in the Operating Capital Plan



Community Facilities and Services

Wilton Public Schools

- Wilton High upgrades to science labs and auditorium completed in 2011
- High School tennis courts will be finished this month
- Miller-Driscoll renovation, demolition and new construction project recently completed
- Roof replacements for Cider Mill and Middlebrook; HVAC in Middlebrook and paving at Cider Mill included in bonded capital improvements budget



Miller-Driscoll



Middlebrook



Cider Mill

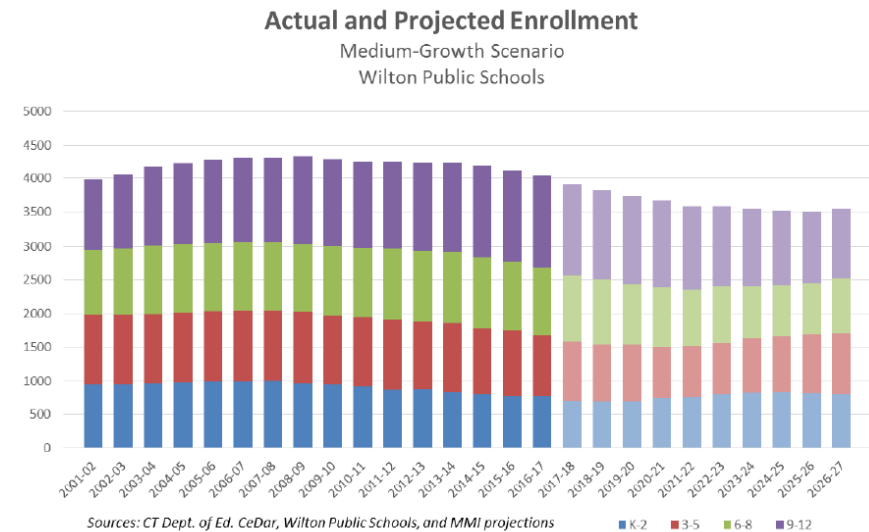
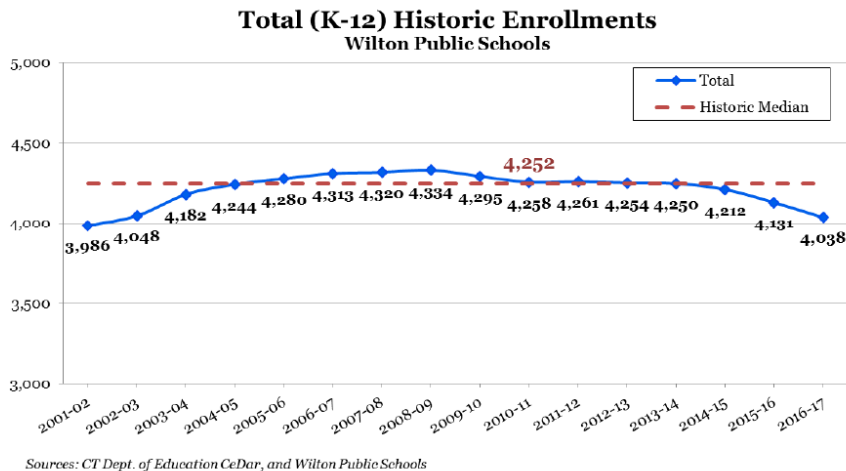


Wilton High School

Community Facilities and Services

School Enrollments

- Wilton Public Schools enrollments have declined about 5% over the last five years
- K-12 enrollment is 3,995 as of October 1, 2017 - less than 1% decline over previous year
- Projections indicate enrollment decline should level off and begin to rebound, especially in elementary grades over the next five to ten years – leveling off may already be occurring
- Existing facilities have adequate space to serve WPS students for the foreseeable future

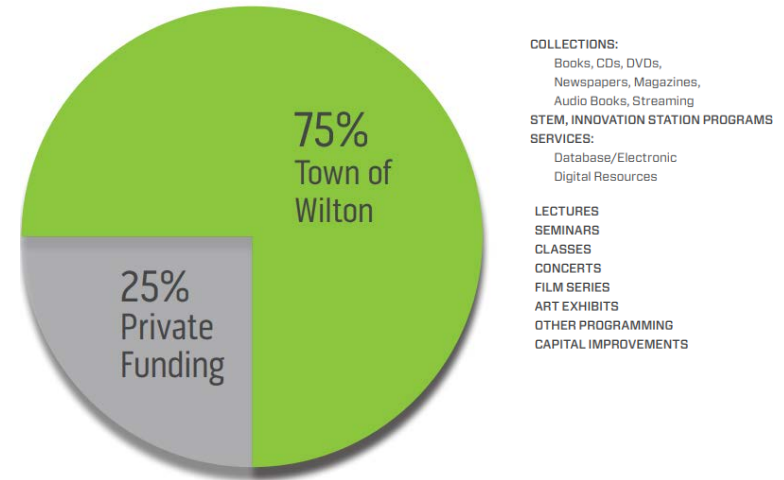


Community Facilities and Services

Wilton Public Library

- Renovations completed in 2009
- Nearly 1,000 youth and adult programs offered in 2016-17, with attendance of nearly 30,000
- Circulation of almost 290,000 with a collection of almost 500,000
- 75% of library's budget comes from town
- Board of Selectmen exploring changes to funding structure
 - Recent changes in the federal tax law may make it more cost-effective to fund a larger share of the library budget through charitable donations rather than through property taxes
 - BOS has proposed a challenge grant to match charitable donations to library, up to \$25,000

YOUR SUPPORT FUNDS:



Wilton Library 2016-17 Annual Report



Town Facilities Summary

- Several significant projects undertaken since current POCD updated – Comstock, Library, Miller-Driscoll
- Bonded capital improvements over the next five years:
 - Town Hall Campus/Police Station
 - Fire Station #2
 - BOE Facility Maintenance
 - Recreation Projects
- Community facilities projects not listed in current Capital Improvement Plan - alternative funding sources are being explored, including grants, private donations, or a mix of funding sources:
 - Norwalk River Valley Trail
 - Schenck's Island and Merwin Meadow Improvements
 - Two New Lighted Turf Fields
 - New Track at High School
 - Wilton Center – Train Station Bridge

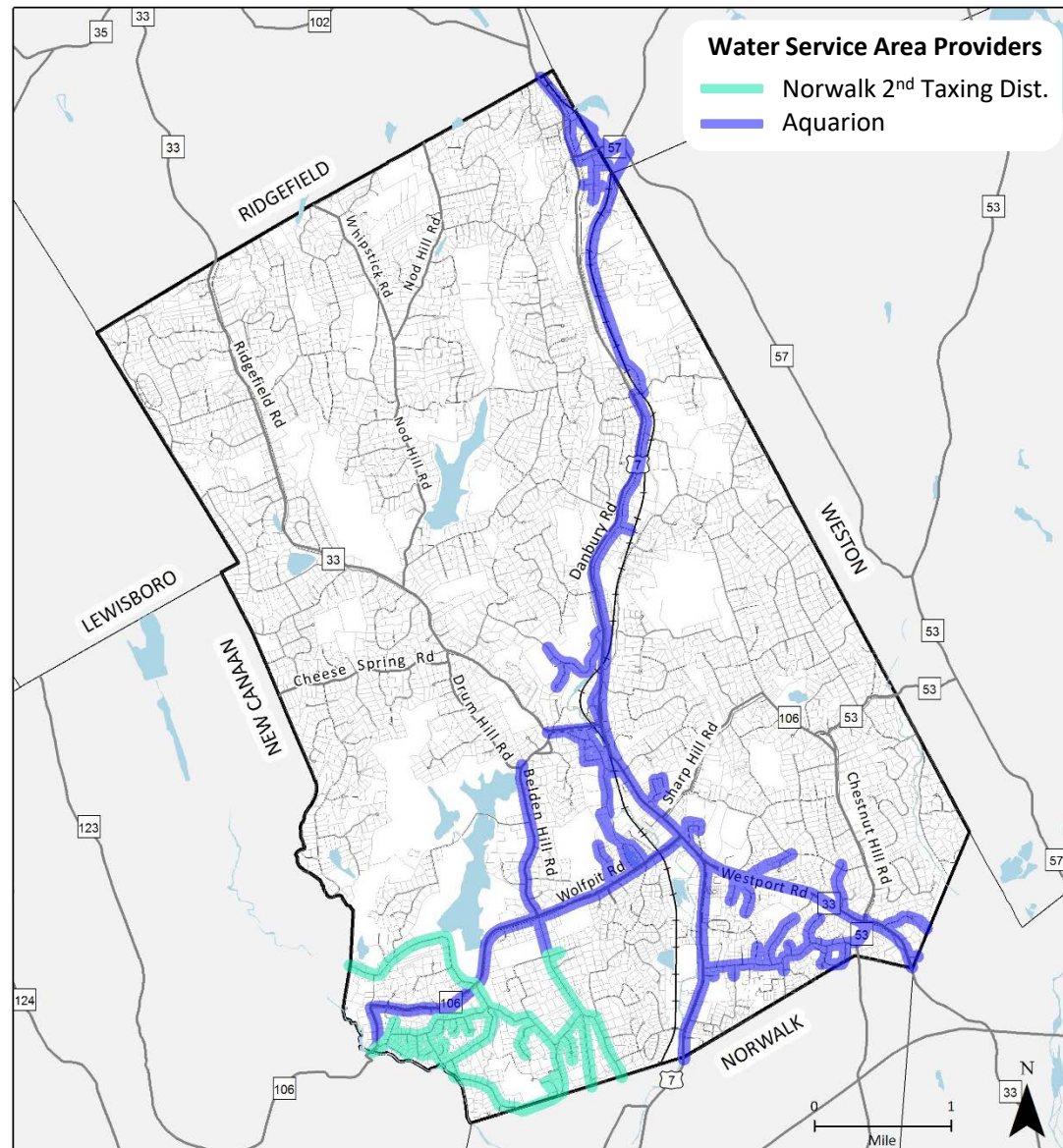
Town Facilities Summary

- State fiscal challenges – limited grant funds in the near term
- Home values yet to recover from recession
- Current level of bonded debt highest in recent memory due to major projects such as Miller-Driscoll
- Town's ability to undertake additional major projects beyond those listed in the Capital Improvement Plan may be limited by State and local fiscal conditions
- Wilton has a track record of successfully funding recreation projects via private fundraising with Town partnerships to cover maintenance and/or soft costs
 - BOS exploring changes to library funding to encourage greater charitable donations
- IRS data indicates that incomes for Wilton's highest-income households (over \$200,000 per year AGI) are still well below pre-recession levels
 - Potential impacts to fundraising over the next ten years?
- What should the town's strategy be for improvements to non-recreation facilities where fundraising is less likely to be successful?

Public Water Service

Water Service available along Route 7, Route 33, and Route 106 and in residential neighborhoods bordering New Canaan and Norwalk

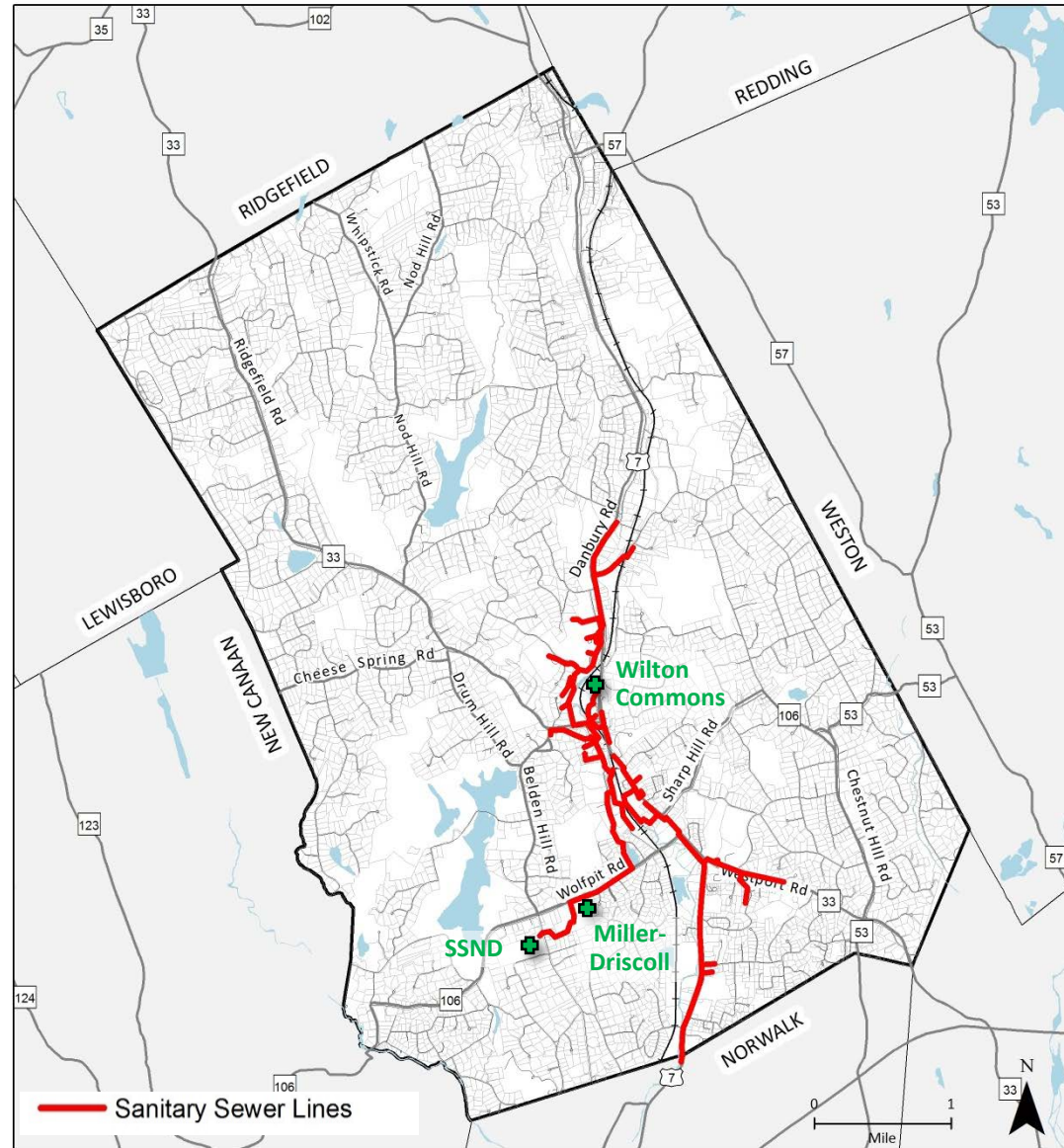
- Southwestern Wilton (Silvermine area) served by Norwalk 2nd Taxing District
- Remaining water service area provided by Aquarion (Route 7, Route 33, Georgetown, Wilton Center)
- Generally aligns with zoning – serves commercial and high density residential zones, and portions of the R-1 zone.



Sewer Service

Sanitary Sewer Service – Currently exists along Route 7 south of Cannon Road, in Wilton Center, and along portions of Route 106 and Route 33

- Since the 2010 POCD, the following sewer extensions have been completed:
 - 2011 - Miller-Driscoll School
 - 2014 –School Sisters of Notre Dame (SSND)
 - 2016 - Station Place/Wilton Commons



Sewer Service

Sewer Service

Wilton sends its sewerage to Norwalk Wastewater Treatment Plant via a contract with the City

- Contract limit is 0.65 million gallons per day
- Actual usage has averaged just over 0.5 million gallons per day over the last five years
- Existing contract believed to adequately meet the town's needs over the next ten years
- Contract also includes proportional share of debt service costs related to treatment plant and main collection system

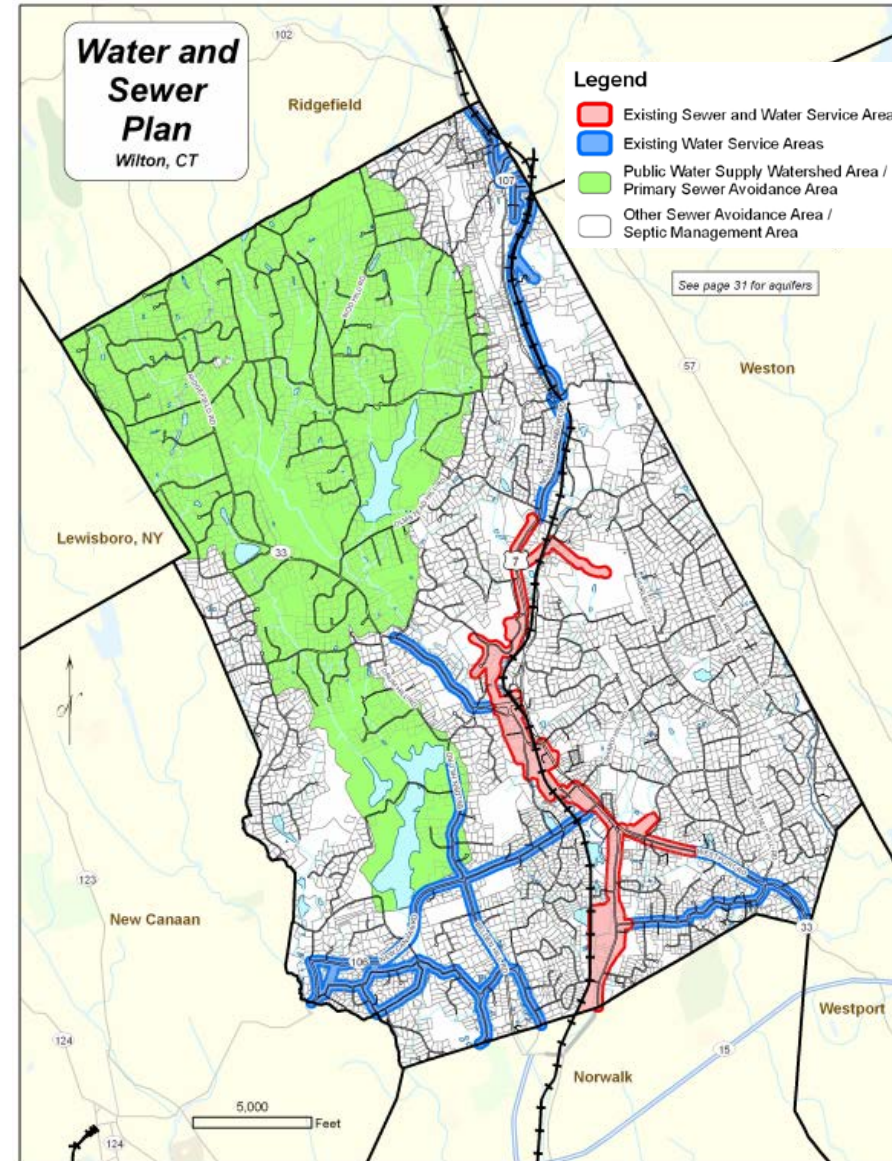


Water and Sewer Plan (2010 POCD)

2010 Plan identified two types of sewer avoidance areas:

- Primary Sewer Avoidance:** Public water supply watershed
- Other Sewer Avoidance:** Septic systems should be continued, but sewer extensions may be considered if they support the POCD. Miller-Driscoll was the only project explicitly called out to address septic issues

- WPCA has no proactive plan to extend the sewer service area
 - Recent extensions addressed septic issues at large institutional uses or small extensions near Route 7
 - Community septic systems as an alternative to sewers face challenges in Wilton due to soils
- Are the principles from the 2010 Water and Sewer Plan still valid?



Energy Efficiency

Energy Efficiency

- Town Energy Management Plan adopted in 2012 – set benchmarks and identified efficiency projects for town facilities
- Town has achieved 20% energy reduction since the last POCD
 - Installation of LED lighting
 - Installation of energy efficient heating systems
 - Insulation/window replacements as part of construction or renovation projects
 - Extension of gas lines to town facilities
- Energy Commission spearheaded effort to install solar panels on town buildings (all four school buildings and library)
- Town efforts have focused on making cost-effective investments in energy efficiency and renewable energy
 - Leveraging funding programs such as the Zero-Emission Renewable Energy Credit (ZREC) grants



Other Utilities

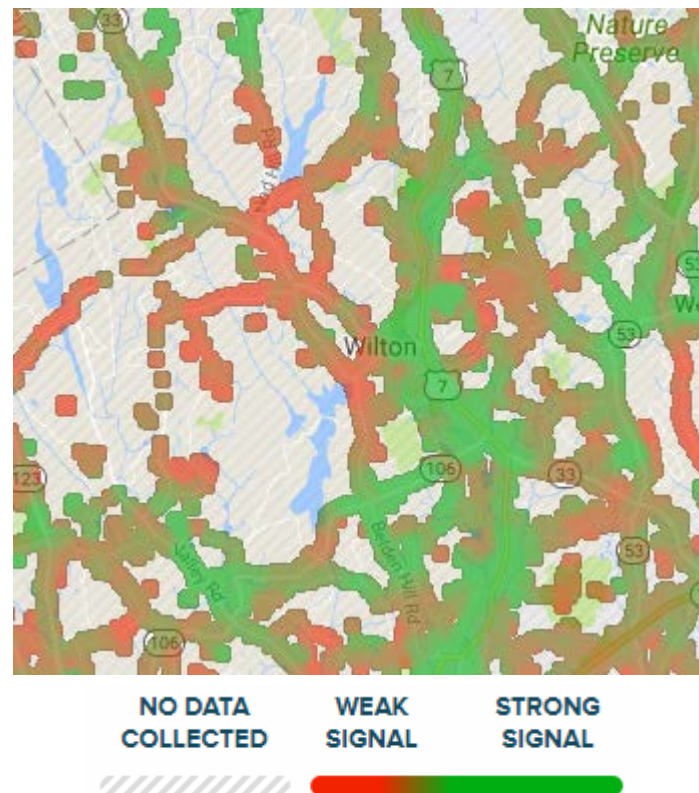
Natural Gas

- Natural gas line extensions since 2010 Plan
 - Wilton Center/River Road area
 - Extensions to four schools and Comstock Community Center

Telecommunications

- Poor cellular service in portions of town identified as an issue in previous Working Group meetings
- Service providers show full coverage in Wilton, although weak signals in Wilton Center and more rural portions of town
- Enhancements to services by providers are market/demand driven
- Would the town permit telecommunications towers on town-owned property?

Open Signal 4G Coverage Map



Source: www.opensignal.com

Infrastructure Summary

- Current sewer and water service areas, and challenges associated with community septic systems concentrate development opportunity areas within Town
- Ongoing energy efficiency and renewable energy initiatives important for sustainability, resiliency and controlling costs
- Importance of communications networks not only for businesses, but also increasing number of residents working from home

Discussion of Overarching Themes

Demographics and Housing

- Enable and attract more diverse households
 - *Why?* Ensure an available workforce and consumer base for Wilton businesses, accommodate aging residents, build a more sustainable community
 - *How?* Increase diversity of housing stock in type, style, size and price; concentrate new housing development in areas with available infrastructure including Wilton Center and Route 7 south of Cannon Rd; market the community to under-represented households

Land Use and Development

- Balance rural, residential with well-designed economic development
 - *Why?* Support community character and quality of life, and grow the grand list to support community services and property values
 - *How?* Redevelopment and infill development of commercial and higher density residential in Wilton Center and Route 7 south of Cannon Rd; regulating for desired uses and public realm improvements; consider incentives for redevelopment

Discussion of Overarching Themes

Transportation

- Improve connectivity for all modes
 - *Why?* Mitigate traffic congestion, public health, support elderly and disabled, support economic development
 - *How?* Complete pedestrian bridge at Wilton station, consider additional pedestrian crossing to Wilton Center, continue to build the NRVT and potential connections to neighborhoods and employment centers, sidewalks along Route 7, support rail service improvements and improved transit connections
- Improve gateways and access management on Route 7
 - *Why?* Mitigate traffic congestion, support economic development through place-making
 - *How?* Increase design standards for public realm improvements, work with DOT to design and implement Gateway signage and landscaping, strengthen access management regulations for Route 7

Discussion of Overarching Themes

Community Facilities

- Improve and maintain assets in fiscally prudent manner
 - *Why?* Maintain community character and quality of life, attract economic development and diverse households, support property values
 - *How?* Complete Town Hall campus plan, consider disposition of Town-owned properties, continue to use creative funding mechanisms for capital projects, continue to improve energy efficiency and resiliency

Town of Wilton

Plan of Conservation and Development

Planning & Zoning Commission Work Session # 5: Wilton Center and Villages

May 17, 2018

Agenda

- Community Facilities Survey Follow Up
- Georgetown
- Cannondale
- Wilton Center
- Working Group Discussion

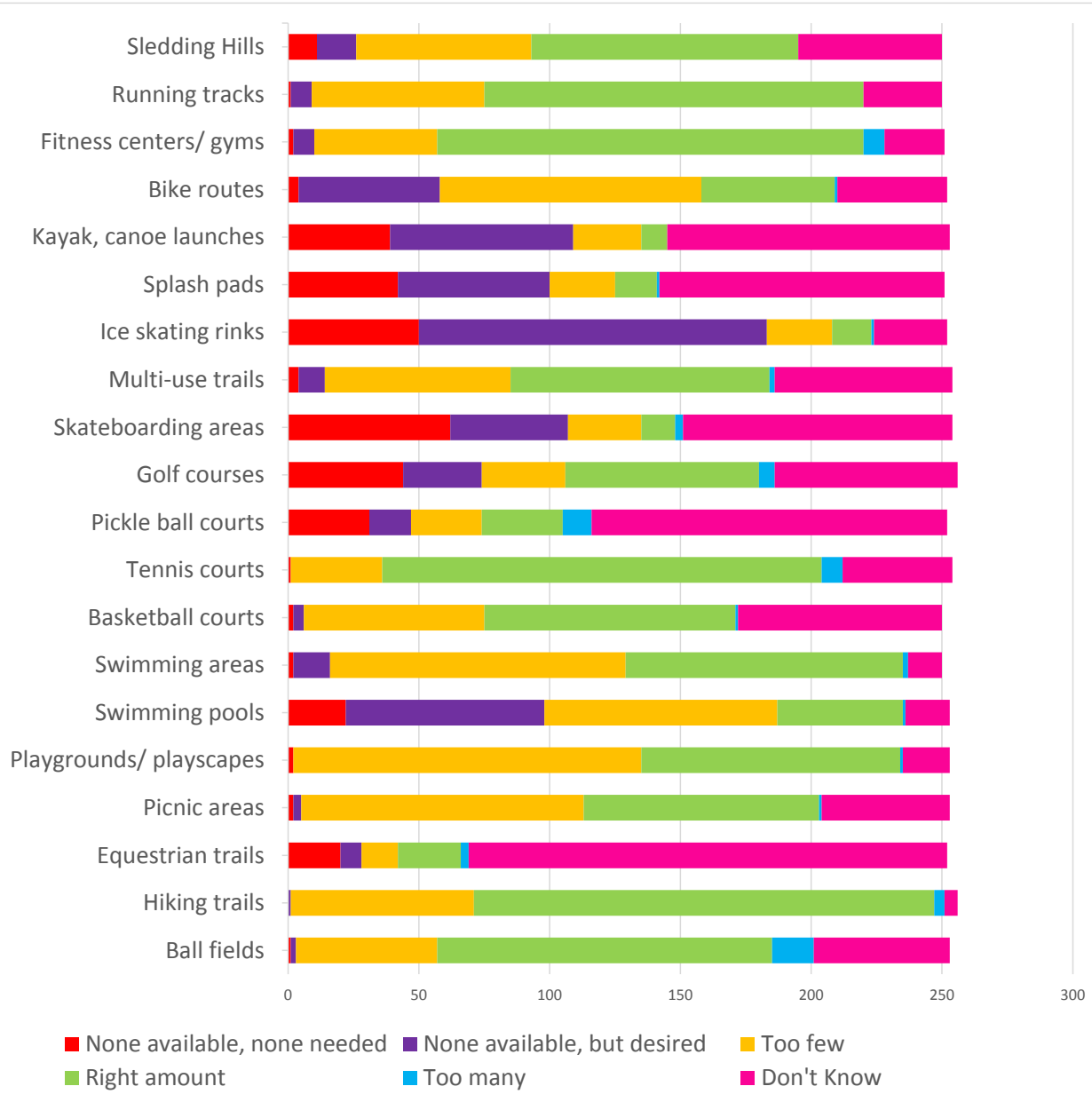
Community Facilities Survey

306 online survey responses

Survey began on April 26th. Results compiled on May 15, 2018

More unanswered questions in this survey than in previous – too lengthy?

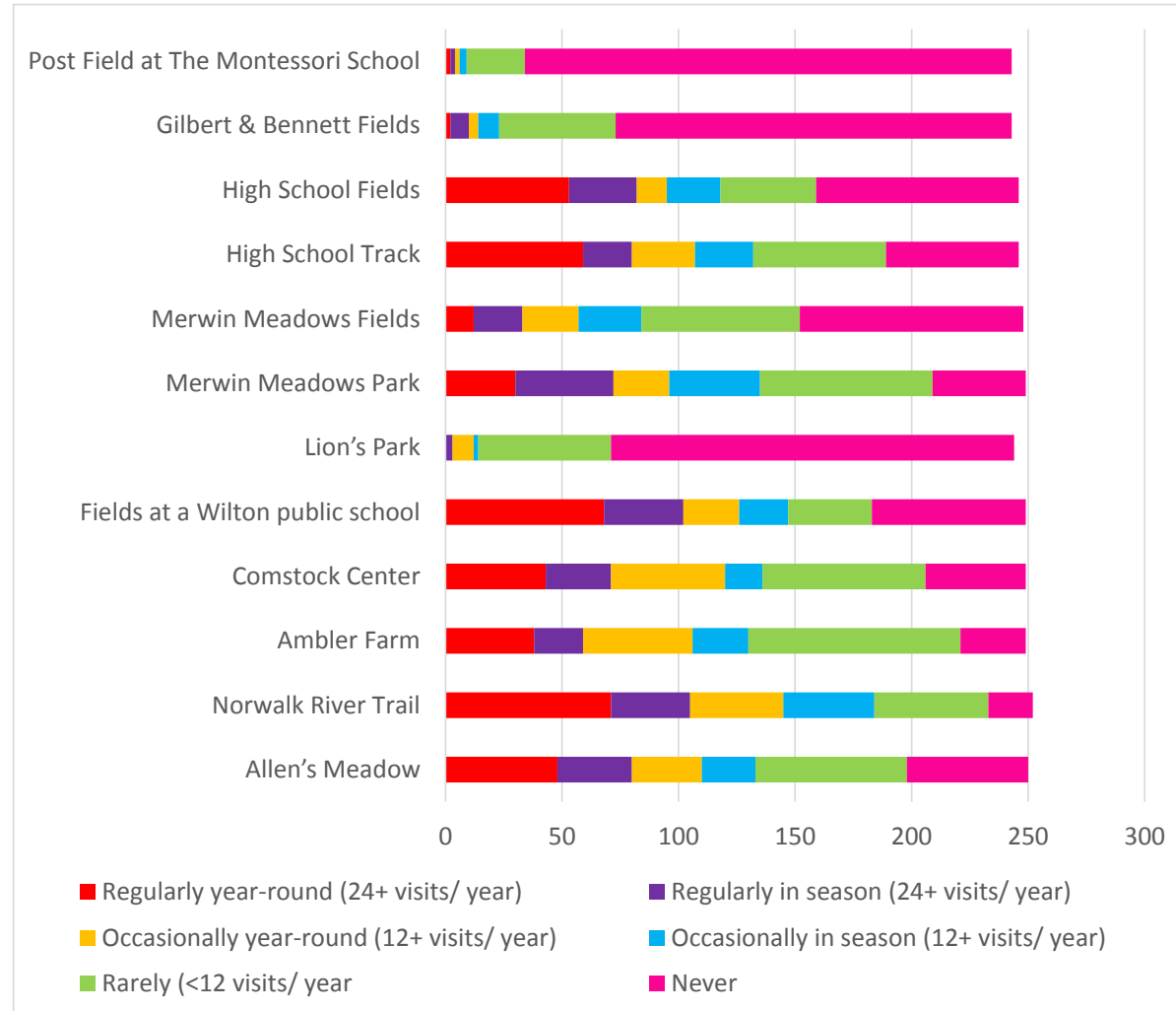
Availability of certain rec facilities – total responses



- Desired, but not available (more than 75 responses):
 - ice rink
 - swimming pool
- Too few (more than 75 responses):
 - Playgrounds
 - swimming areas
 - picnic areas
 - bike routes
 - swimming pools

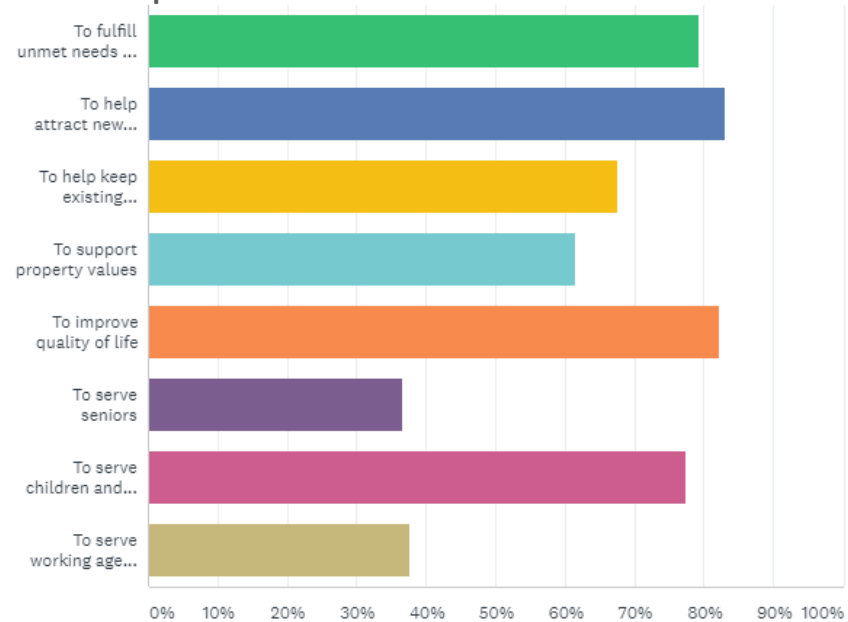
How important are the following active parks to you and your family?

- Largely corresponds with importance – those with lower usage rank as not important in previous response and vice versa
- New amenity is one of the most widely used and most important – Norwalk River Trail



Most important parks and recreation facilities that you value, but are missing from Wilton

Why are these important?



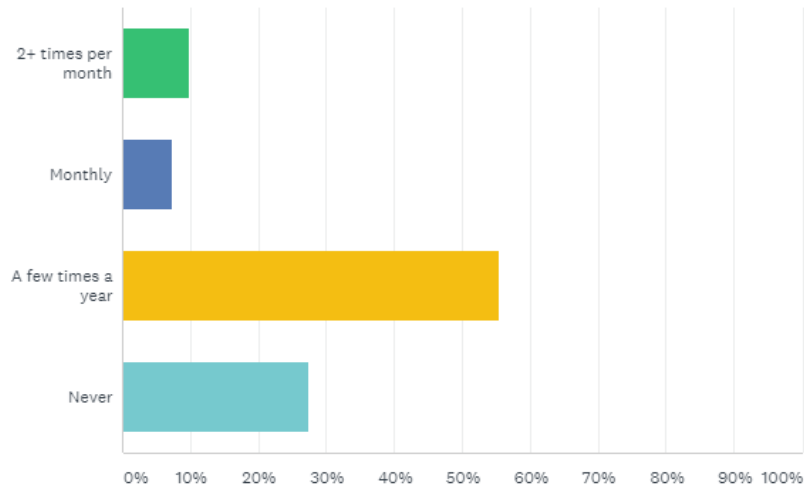
Most frequently mentioned in top 3:

- Pool (86)
- Rink (74)
- Playgrounds (33)
- Dog Park (28)
- Bike Path or Lanes (26)
- Track (22)

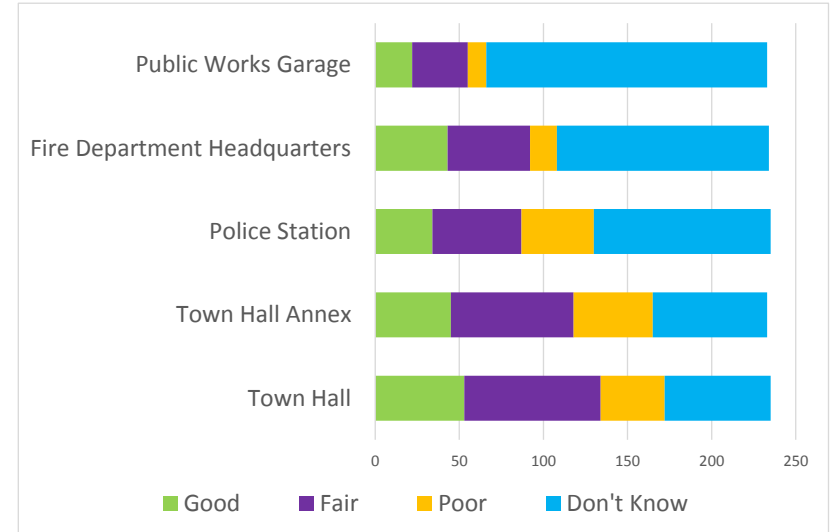
ANSWER CHOICES	RESPONSES	
▼ To fulfill unmet needs of Town residents	79.34%	169
▼ To help attract new residents	83.10%	177
▼ To help keep existing residents in Town	67.61%	144
▼ To support property values	61.50%	131
▼ To improve quality of life	82.16%	175
▼ To serve seniors	36.62%	78
▼ To serve children and families	77.46%	165
▼ To serve working age adults	37.56%	80
Total Respondents: 213		

Town Hall Campus

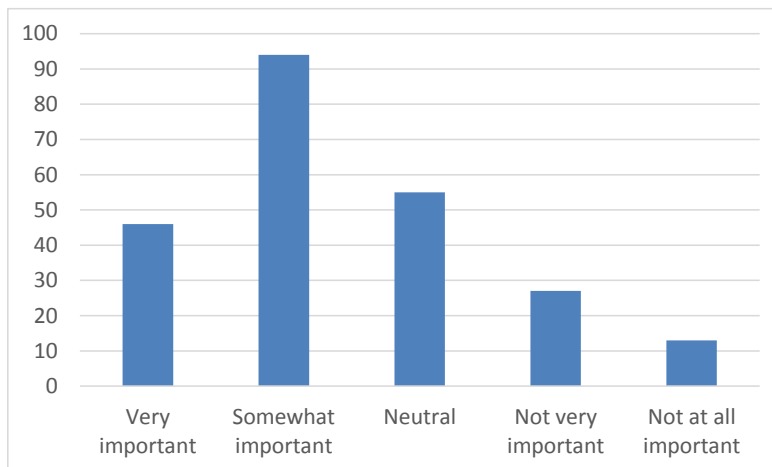
How often do you visit the Town Hall Campus?



How would you rate the condition of the buildings located on the Town Hall Campus?



How important is the quality in appearance and functionality of municipal administrative, public safety and public works facilities to you?

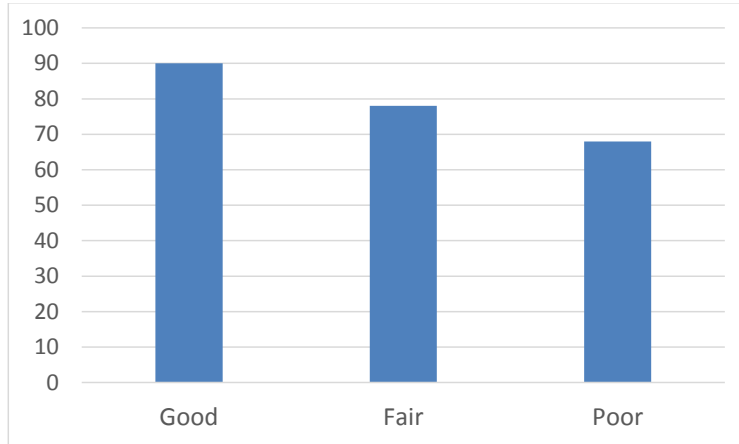


Why do you feel that way? (Check all that apply.)

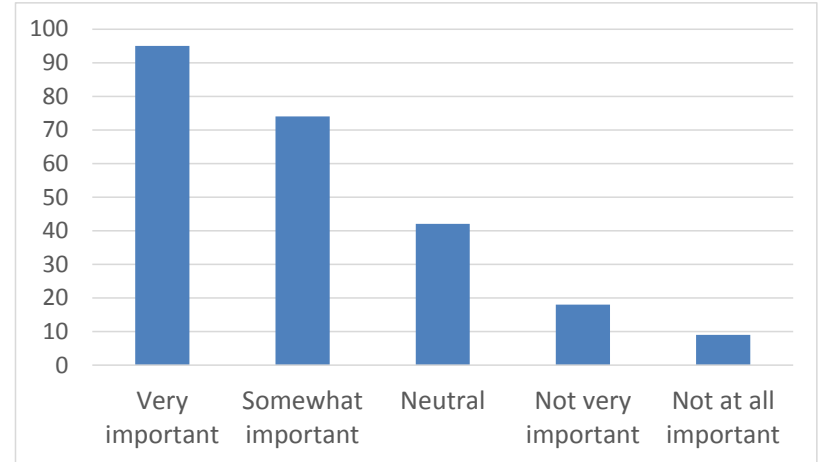
ANSWER CHOICES	RESPONSES
▼ Municipal facilities help to market the community to prospective residents and businesses	37.61% 85
▼ Municipal facilities affect the quality and performance of municipal employees	47.35% 107
▼ Municipal facilities are important to overall quality of life and community character	47.35% 107
▼ Municipal facilities do not affect municipal services or operations	19.47% 44
▼ Other (please specify) Responses	17.70% 40
Total Respondents: 226	

Cell Phone Service

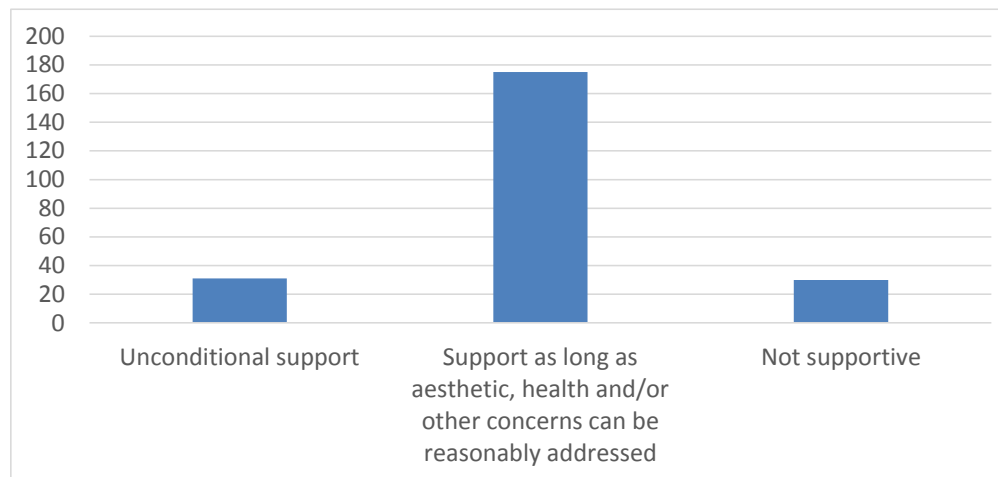
Rate the current level of cell service where you live



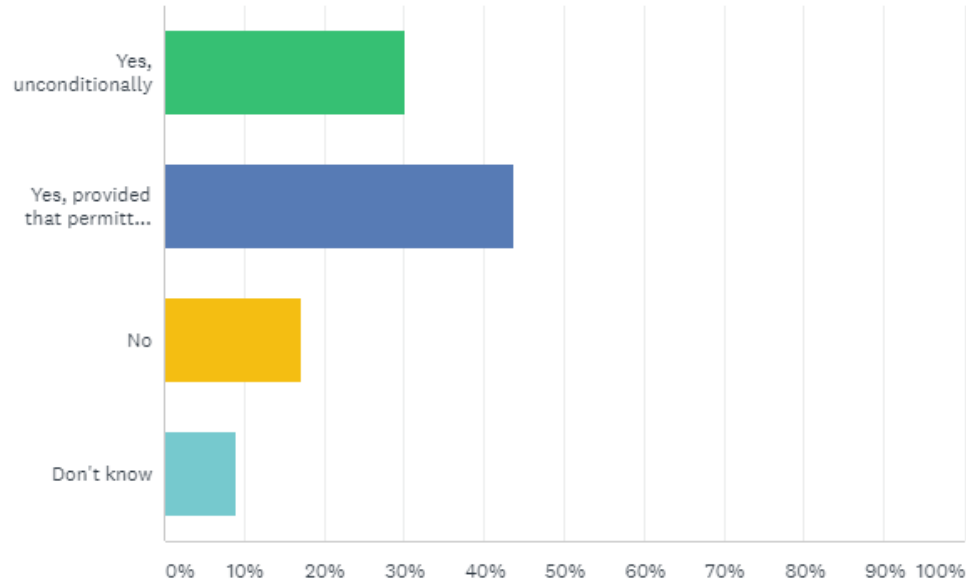
How important is improving cell service in the area of Town you live in?



How supportive would you be of additional new cell towers in residential areas of Wilton that currently experience poor service?



Would you support extension of public water and sewer to reduce reliance on private septic and wells?



ANSWER CHOICES	RESPONSES	
Yes, unconditionally	30.20%	74
Yes, provided that permitted use and/or development density does not increase as a result	43.67%	107
No	17.14%	42
Don't know	8.98%	22
TOTAL	245	

Creative ideas for community facilities

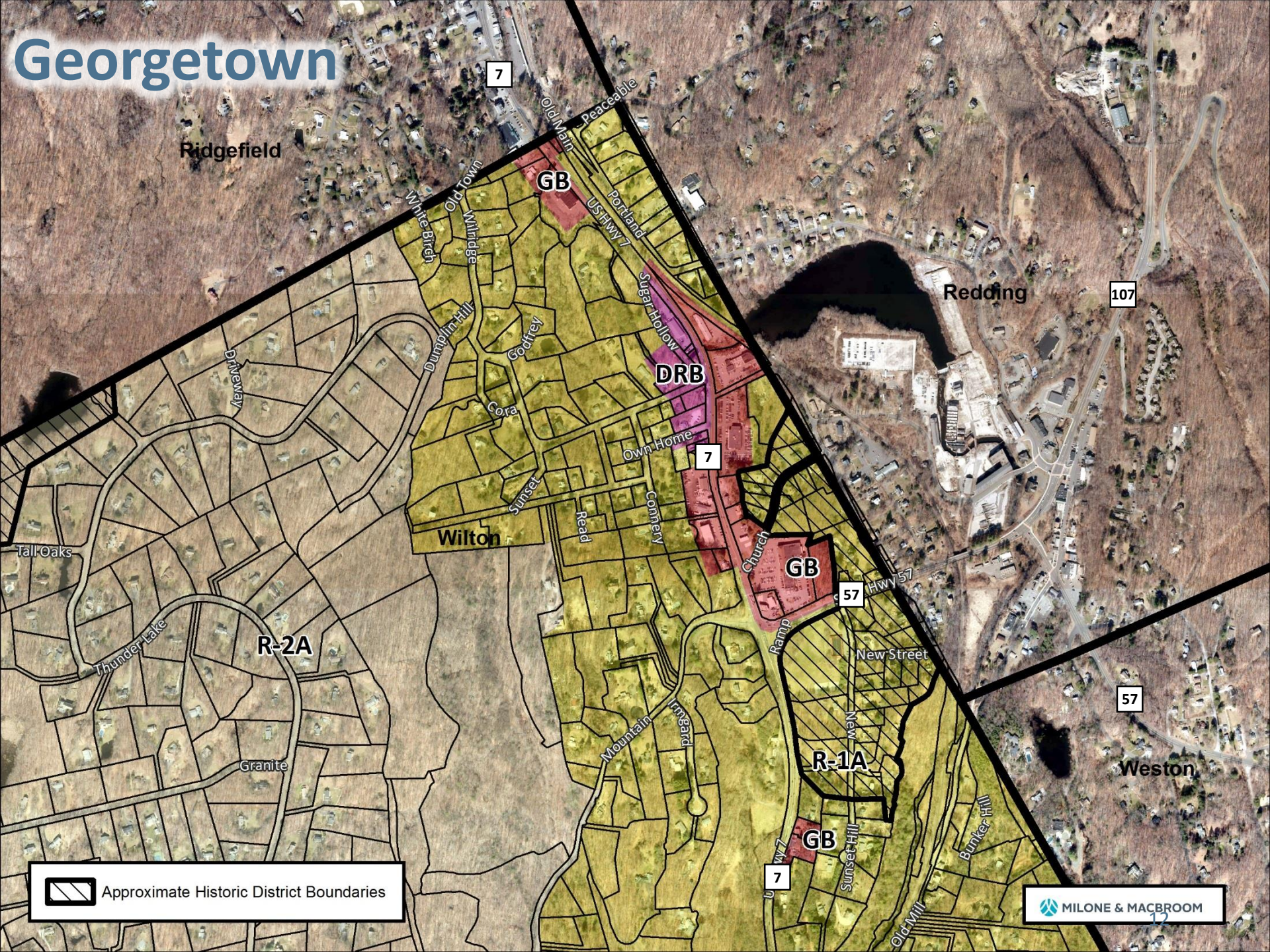
Bike Paths Answer Merwin Meadows Sound Downtown Gas
Skating Rink Route 7 Activity Snack Bar Wilton Track
Facilities Outdoor Summer Town Natural Playscapes
Center Rock Climbing Ice Rink Garbage Ideas Rent Golf Water
New Canaan Train Movie Nights Public Swimming Pool

2010 POCD Review: Georgetown

Actions for Georgetown:

1. Review zoning provisions to ensure they encourage smaller scale development that fits with the more modest scale in this part of Wilton.
2. Explore tools to retain smaller housing units in Georgetown (see p. 58).
3. Monitor trends in Georgetown related to Gilbert and Bennett factory redevelopment.
4. Create a master plan to capture opportunities in Georgetown, with special attention on the future use of the Town-owned Gilbert and Bennett School site. The plan should explore creating a pedestrian scale village setting, focusing on opportunities around the intersection of Route 7 and North Main Street.
5. Ensure that residents of Georgetown are engaged throughout the process.

Georgetown



Approximate Historic District Boundaries



MILONE & MACBROOM

Georgetown: Opportunities and Challenges

Opportunities:

- Ongoing redevelopment efforts in Branchville – opportunity for coordination and spillover?
- Town-owned Gilbert and Bennett School property
- Excess sewer capacity at Redding Water Pollution Control facility – expanded to support stalled Gilbert & Bennett Mill redevelopment

Challenges:

- Georgetown spans four municipalities – requires coordination for planning and capital improvements in order to achieve a cohesive village look and feel
- Redevelopment of Gilbert & Bennett Wire Mill in Redding is stalled
- Lack of sidewalk connections between residential and commercial areas

Georgetown: Opportunities and Challenges



Streetscape in the Redding section of Georgetown (Route 107/Redding Road)



Streetscape in the Wilton section of Georgetown (Route 57/School Street)

Hypothetical Redevelopment Exercise

- Branchville TOD Plan showed commercial and residential redevelopment in Wilton section of Georgetown
- Lack of sewer impedes this level of build-out

Discussion point – what if sewer extended to Branchville? How should Wilton respond in Georgetown?

Town	Commercial (sf)	Apartments (units)	Townhouses (units)	Parking (spaces)
Ridgefield	38,000	189	192	1,022
Redding	0	0	12	24
Wilton	30,000	0	56	210
Total	68,000	189	260	1,256



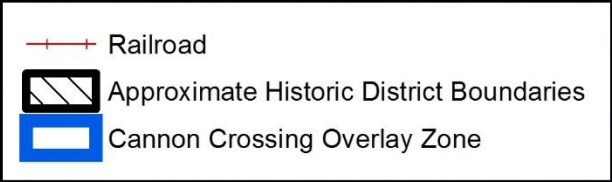
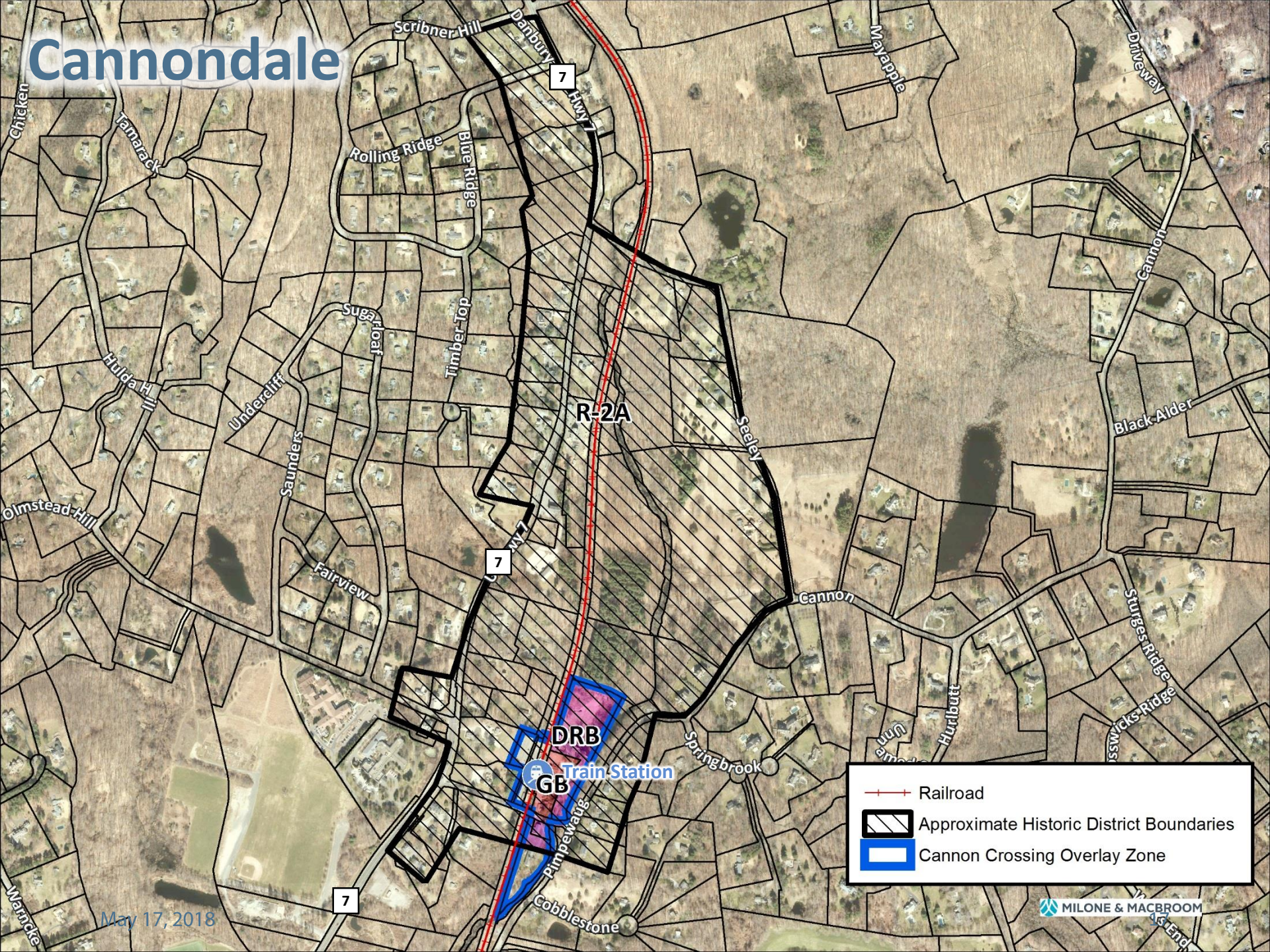
From 2017 Branchville TOD Plan for WestCOG/ Ridgefield

2010 POCD Review: Cannondale

Actions for Cannondale:

1. Determine the boundary of Cannondale, for planning purposes.
2. Create a detailed vision for Cannondale and a master plan based on the vision.
The master plan should answer questions such as:
 - What types of uses should be encouraged?
 - What building styles and development patterns are appropriate?
 - What types of pedestrian connections, pathways and sidewalks should be provided?
 - How can Cannondale better benefit from the presence of the train station?
 - What types of improvements might be needed at the train station and how can the Town ensure that improvements reflect the historic nature of Cannondale?
 - What measures would help protect the Norwalk River?
3. Ensure that residents of Cannondale are engaged throughout the process.
4. Amend zoning as needed to implement the plan.

Cannondale



Cannondale: Opportunities and Challenges

Opportunities

- Historic buildings and character – National Historic District
- Zoning regulations encourage preservation and adaptive reuse
- Future Norwalk River Valley Trail will connect Cannondale to Wilton Center and Route 7
- Cannondale train station – parking area well utilized

Challenges:

- No clear definition of Cannondale's boundaries
- Lack of sanitary sewer east of rail line to serve existing commercial development
- Cannondale Village area isolated from Route 7 traffic
 - Need for gateway on Route 7 – signage, landscaping

Cannondale: Zoning

Cannon Crossing Village District established in 2007 (Section 8-2j)

- Covers ~10 acres and six properties
 - Two DOT-owned properties, including train station
 - Four developed properties on Cannon Rd
- Overlay zone - underlying zones include R-2A, GB, and DRB

Guidelines:

- Compatibility and cohesion with existing character and local context (building scale, form, materials, landscaping etc.)
- “New England Village” architectural style



The Cannondale Station was renovated in 2008, just after the adoption of the Village District standards



Hypothetical Redevelopment Exercise

Cannondale Gateway - 440 and 444 Danbury Road

- Two properties totaling 4.4 acres.
Commercial properties adjacent to train station
- Corner location on Route 7 – high traffic volumes and good visibility
- Currently zoned R-2A
 - Limited commercial uses permitted (day care, nursing homes, etc.)
 - Low building and site coverage

Discussion point – should commercial and village district zones be extended to the Cannondale “gateway” area?



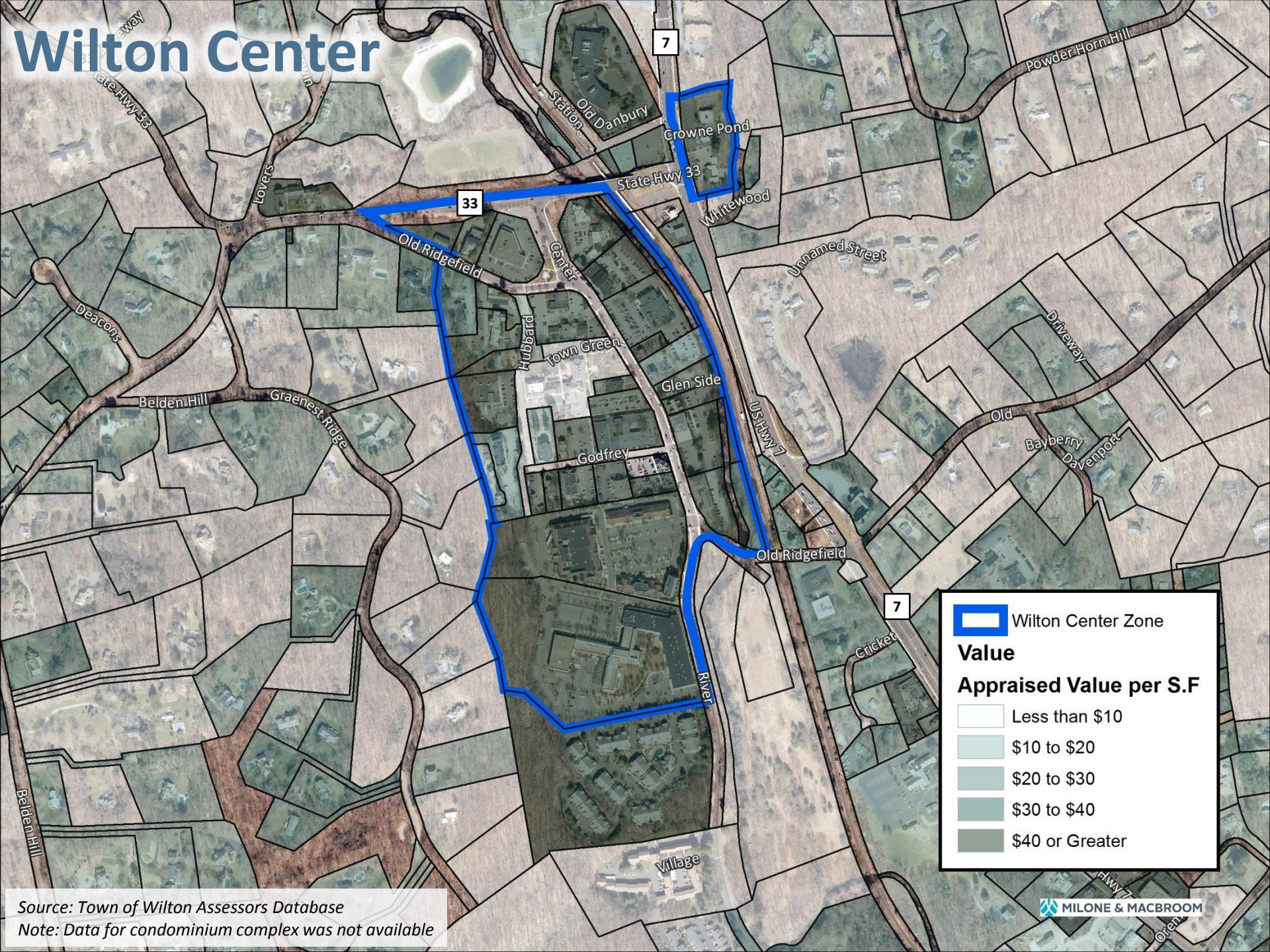
2010 POCD Review: Wilton Center

- Many actions from last POCD were recommendations from 2001 Wilton Center Master Plan
- Significant progress made on implementation since last POCD adopted
- Proposed capital projects that involved the taking of property or elimination of parking and have not had the support of property owners/businesses

Actions for Wilton Center:

1. Consider establishing a Main Street Program to help promote Wilton Center Businesses.
2. Improve pedestrian connections leading into Wilton Center, including adding sidewalks and building pedestrian bridges from the train station to Wilton Center and from Route 7 to Wilton Center.
3. Complete the sidewalk network within Wilton Center and ensure that sidewalks are uniform to contribute to “sense of place.”
4. Provide additional pedestrian amenities in Wilton Center, such as benches.
5. Consider measures to slow traffic on Old Ridgefield Road.
6. Build the Hubbard Road connector.
7. Implement the Wilton Center Tree Plan.
8. Generally encourage larger, landscaped front setbacks in Wilton Center.
9. Move forward with the River Walk:
 - Conduct a feasibility study.
 - Focus on building the northern and southern sections of the River Walk and then focus on the route within Wilton Center.
10. Explore the possibility of creating shared, centralized parking.
11. Explore providing public transit to Wilton Center, such as bus service, shuttles or trolleys.

Wilton Center



Source: Town of Wilton Assessors Database

Note: Data for condominium complex was not available

Wilton Center: Opportunities

Wilton Center (WC) Zone contains 43 properties covering about 63 acres

- **Assessed value for WC properties is \$54 per s.f.**

By comparison:

- Town average: \$5.4 per s.f.
- 10/20 Westport Road: \$48 per s.f.
- Wilton Corporate Park: \$36 per s.f.
- ASML: \$22 per s.f.

Wilton Center has among the highest assessed values in town on a per s.f. basis

- Density and quality of improvements drive price points
- Equates to bigger returns from smaller area of build-out

Wilton Center: Parking

- Lack of centralized public parking areas
- Zoning regulations contain voluntary provisions for establishment of municipal parking areas on privately owned properties
 - Municipal parking areas can be used to meet parking requirements
- Connectivity to adjacent parking lots required in WC (unless adjacent property owner does not consent). Connected properties are eligible for a parking reduction.



Wilton Center: Traffic

Traffic Counts on River Road near Ogden House: 2003 and 2015

2003



9,016 vehicles
per day

2015



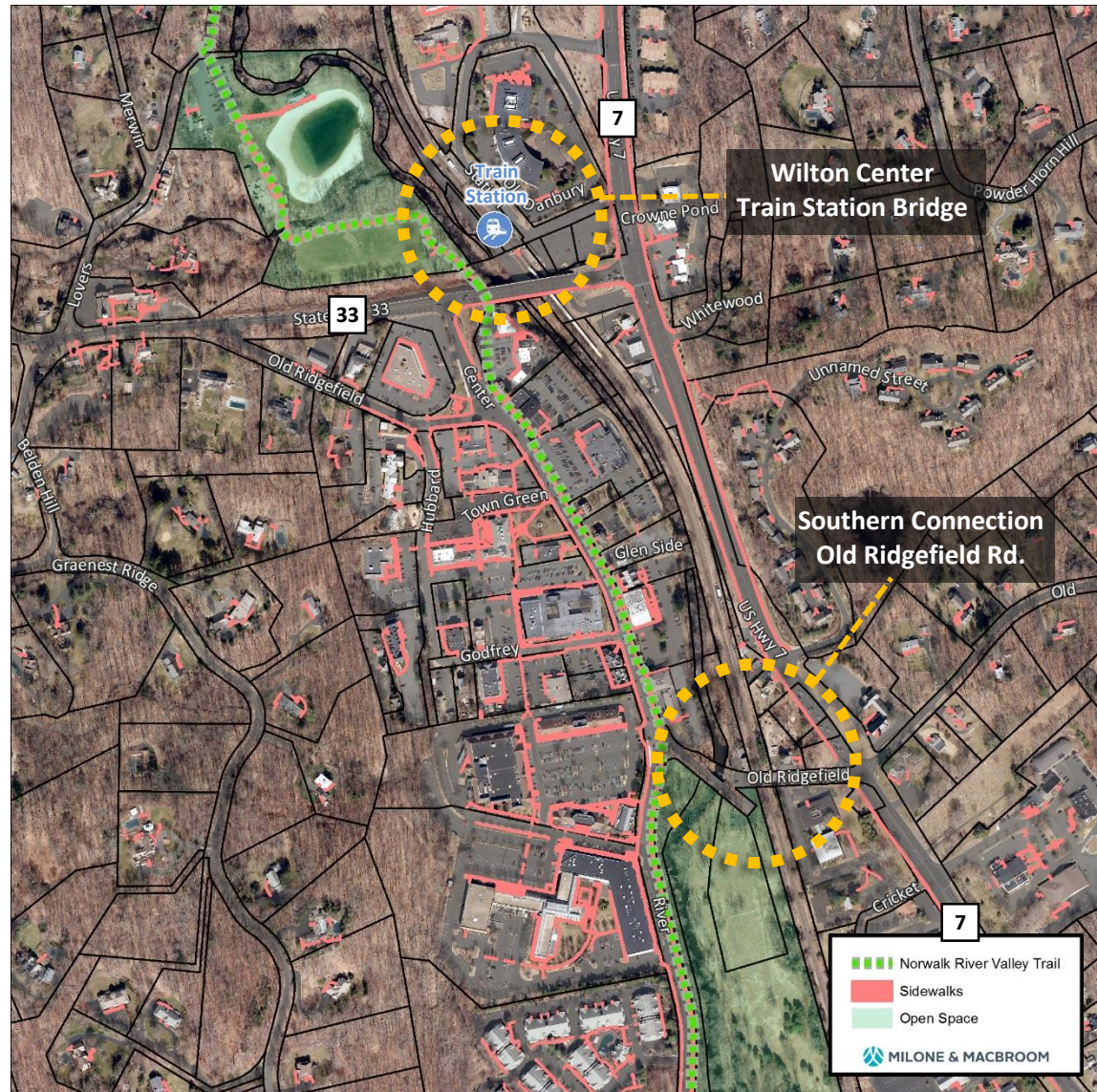
7,719 vehicles
per day

Source: Wilton Police Department

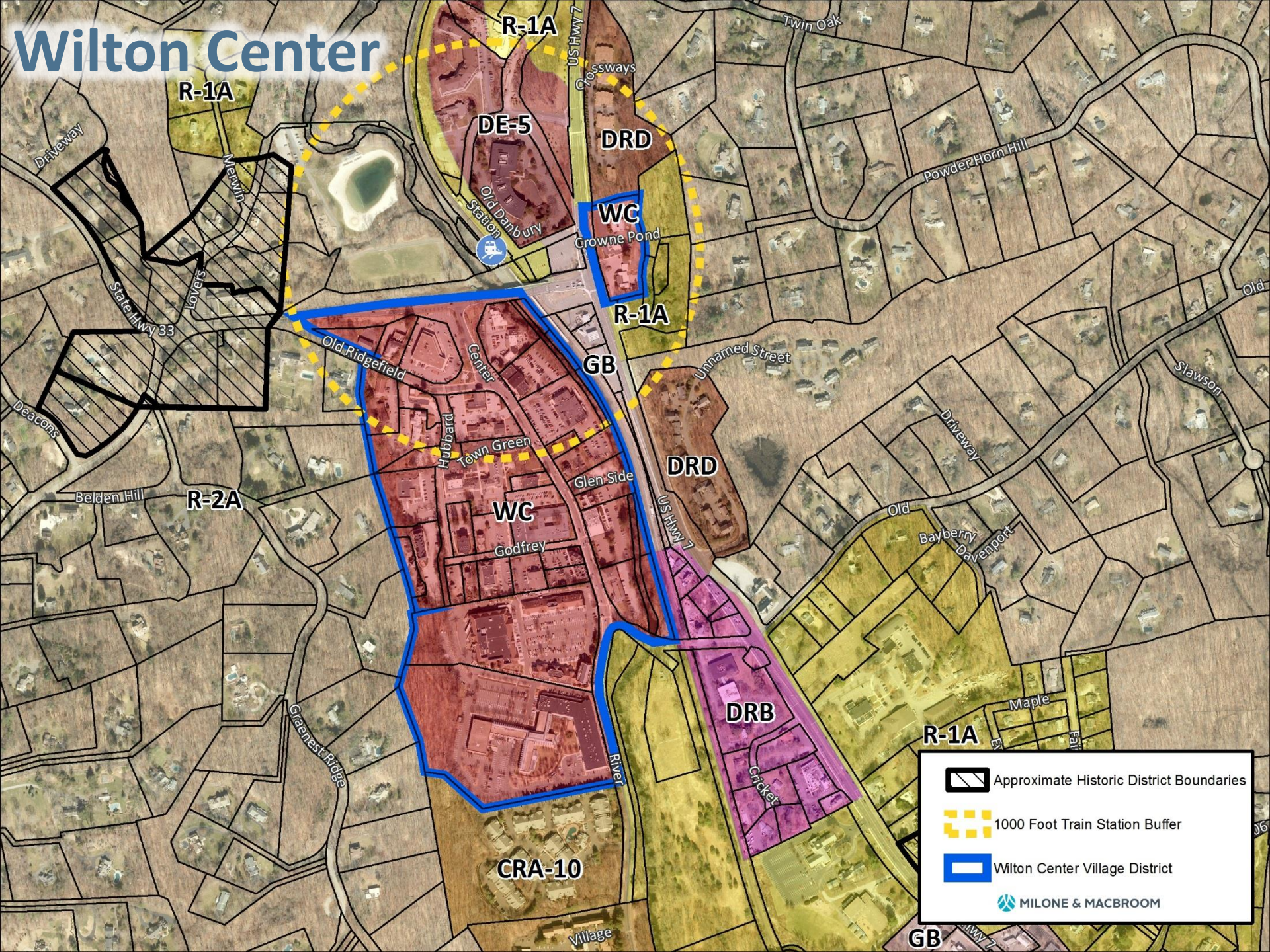
Route 7 widening project likely a contributing factor to declining traffic volumes on River Road

Wilton Center: Circulation

- Generally well-connected sidewalk system within Wilton Center, with the exception of Hubbard Road
- Improved pedestrian connections would help Wilton Center take advantage of development on Route 7
- Proposed pedestrian bridge connecting Wilton Center to train station. Potential to utilize Route 33 overpass to reduce project costs?
- Southern connection (Old Ridgfield Road) would improve pedestrian access to Route 7 and Municipal Center



Wilton Center



 Approximate Historic District Boundaries

 1000 Foot Train Station Buffer

 Wilton Center Village District

 MILONE & MACBROOM

Wilton Center: Village District

Wilton Center Village District established in 2007 (Section 8-2j)

- Coterminous with the WC zone

Guidelines:

- Compatibility and cohesion with existing character and local context (building scale, form, materials, landscaping etc.)
- “New England Village” architectural style
- Focus on pedestrian amenities
- Unlike Cannondale, Wilton Center doesn’t have a prevailing architectural “style.” Do the village district regulations in Wilton Center need to be more explicit?



Wilton Center: Zoning

Density

- Floor-area-ratio (FAR) regulation reduced from 0.75 to 0.50 in 2003
- Voluntary FAR incentives established for WC zone
 - **Park and Walk program** – property owner dedicates excess parking spaces as public parking (0.10 FAR bonus)
 - **Norwalk River Valley Trail easements** – property owner dedicates a public access easement for NRVT (0.10 FAR bonus)
- Residential uses permitted on the upper floors of buildings
 - Maximum density is 5 dwelling units per acre
 - If within 1,000 feet of the train station, maximum density is increased to 10 dwelling units per acre

Residential Density: Wilton Examples



Avalon River Road

of Units: 100 units
Parcel Size: 12.1 acres

Density:
8.3 DUs per acre



River Ridge

of Units: 20 units
Parcel Size: 9.5 acres

Density:
2.1 DUs per acre



Wilton Commons

of Units: 74 units
Parcel Size: 4.8 acres

Density:
15.4 DUs per acre

WC zone permits residential densities of 5 DUs per acre. If within 1,000 feet of train station, permitted density increases to 10 DUs per acre

Hypothetical Redevelopment Exercise

11 and 13 Godfrey Place

- Two properties totaling 0.65 acres under common ownership
- Under current zoning, if this property were redeveloped, it could support 3 residential dwelling units plus commercial



Residential Density: New Canaan

The Crossing– Mixed Use

- Redevelopment of underutilized commercial property into ~2,200 SF of commercial space on the ground floor and 12 apartments on the upper floors
- Utilizes underground parking to maximize density
- 0.64 acre site. Residential density of ~19 DUs per acre



Hypothetical Redevelopment Exercise

Office portion of 11 River Road

- Office portion of site totals ~7 acres
- Under current zoning, if this property were redeveloped, it could support 35 residential dwelling units plus commercial



Residential Density: New Canaan

Merritt Village

- Redevelopment of existing garden apartments
- 110 units on 3.4 acres = 34 DUs/acre
- Utilizes underground parking
- 50-50 split between apartments and condominiums
- Target market:
 - Downsizers – existing residents wishing to remain in town
 - New Canaan “workforce” residents
 - Younger professionals and individuals looking for an affordable entry point into town



Wilton Center: Takeaways

- Zoning regulations generally supportive of mixed-use development and pedestrian-oriented design
- Should permitted residential density in the WC zone be increased?
 - Greater flexibility for smaller sites?
- Do the WC Village District design standards need to be more explicit?
- Locational challenges
 - Traffic volumes decreasing in Wilton Center
 - Poor visibility from Route 7
 - Connectivity

Defining the Village Centers

Now, for an exercise!

- In order to develop policy recommendations for the village centers, we need to better define the geographic extent of Wilton Center, Georgetown, and Cannondale.
- For example, when planning for Wilton Center, which areas are important to include? Is it limited to just the Wilton Center zone, or does it extend to Route 7, River Road, or Old Ridgefield Road?
- We will present a series of locations in Wilton. You will be asked to say whether or not you think they are located in a particular village center. For each question, press 1 for yes and 2 for no.

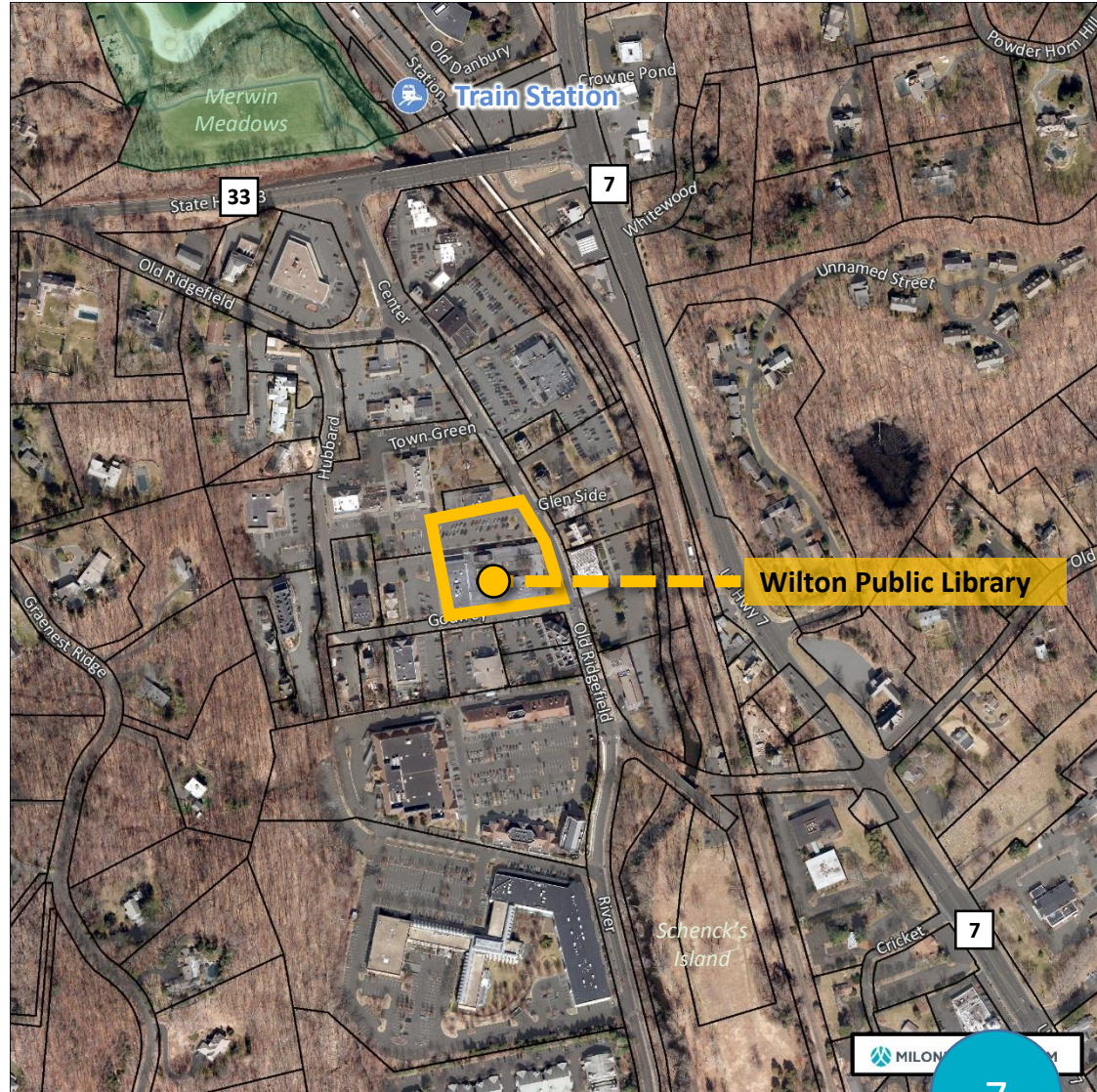


Do you consider this a part of Wilton Center?

Wilton Public Library

1. Yes

2. No



Do you consider this a part of Wilton Center?

Trackside Teen Center & Wilton Commons

1. Yes

2. No



Do you consider this a part of Wilton Center?

Wilton Playshop

15 Lovers Lane

1. Yes

2. No

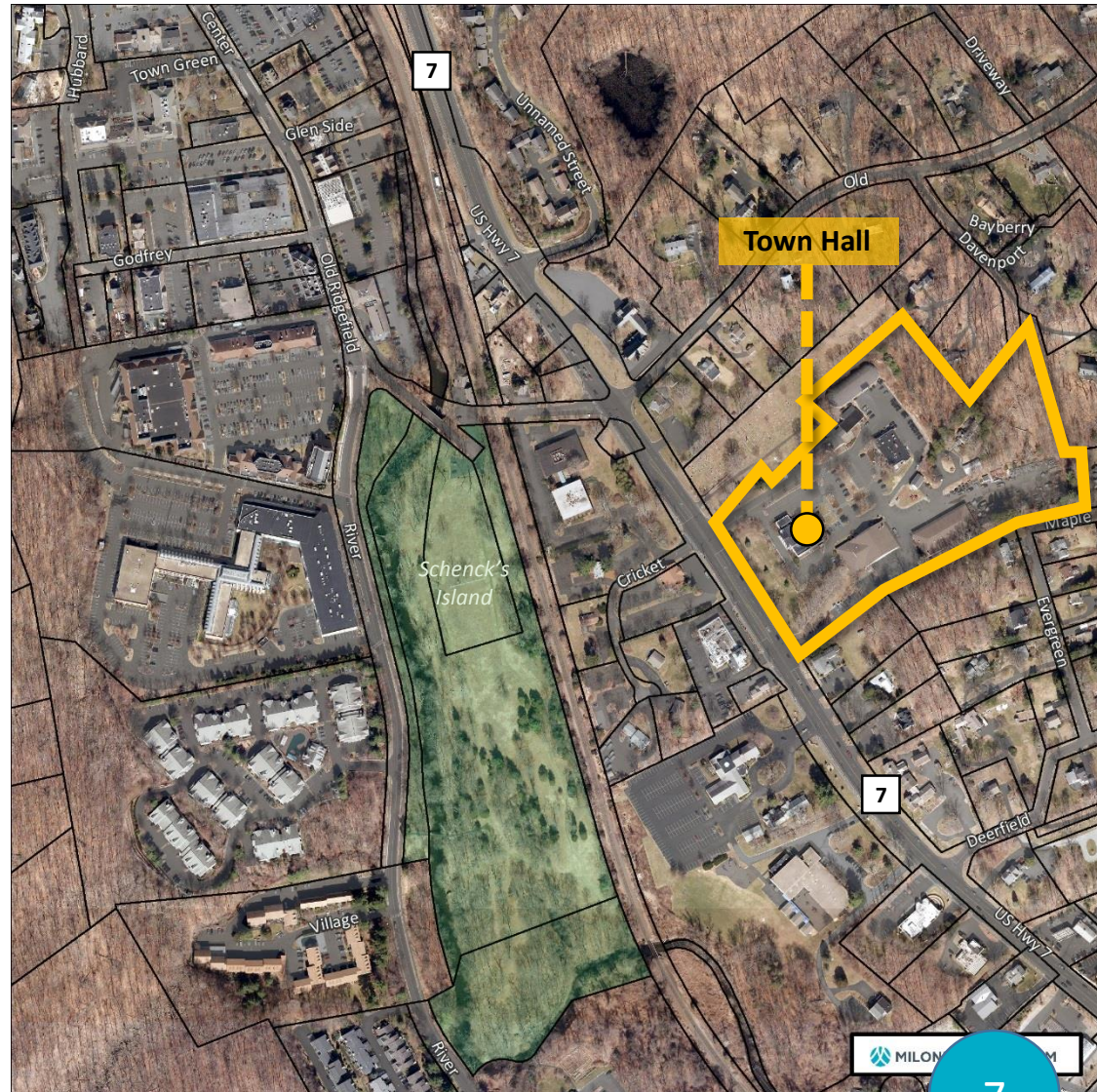
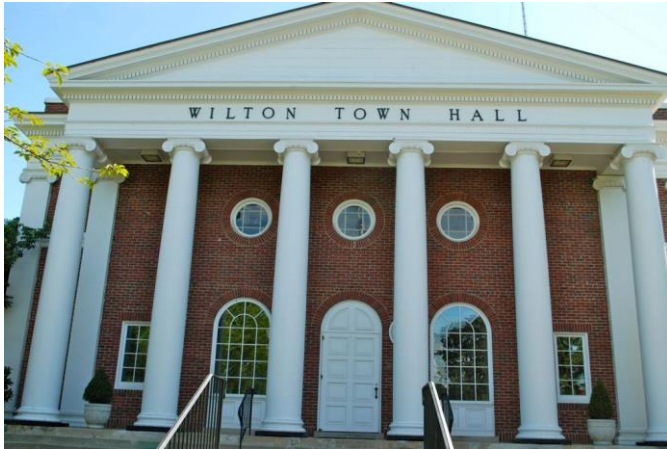


Do you consider this a part of Wilton Center?

Town Hall Campus

1. Yes

2. No



Do you consider this a part of Wilton Center?

River Road Condos and Apartments

1. Yes

2. No



Do you consider this a part of Cannondale?

Cannondale Village

1. Yes

2. No



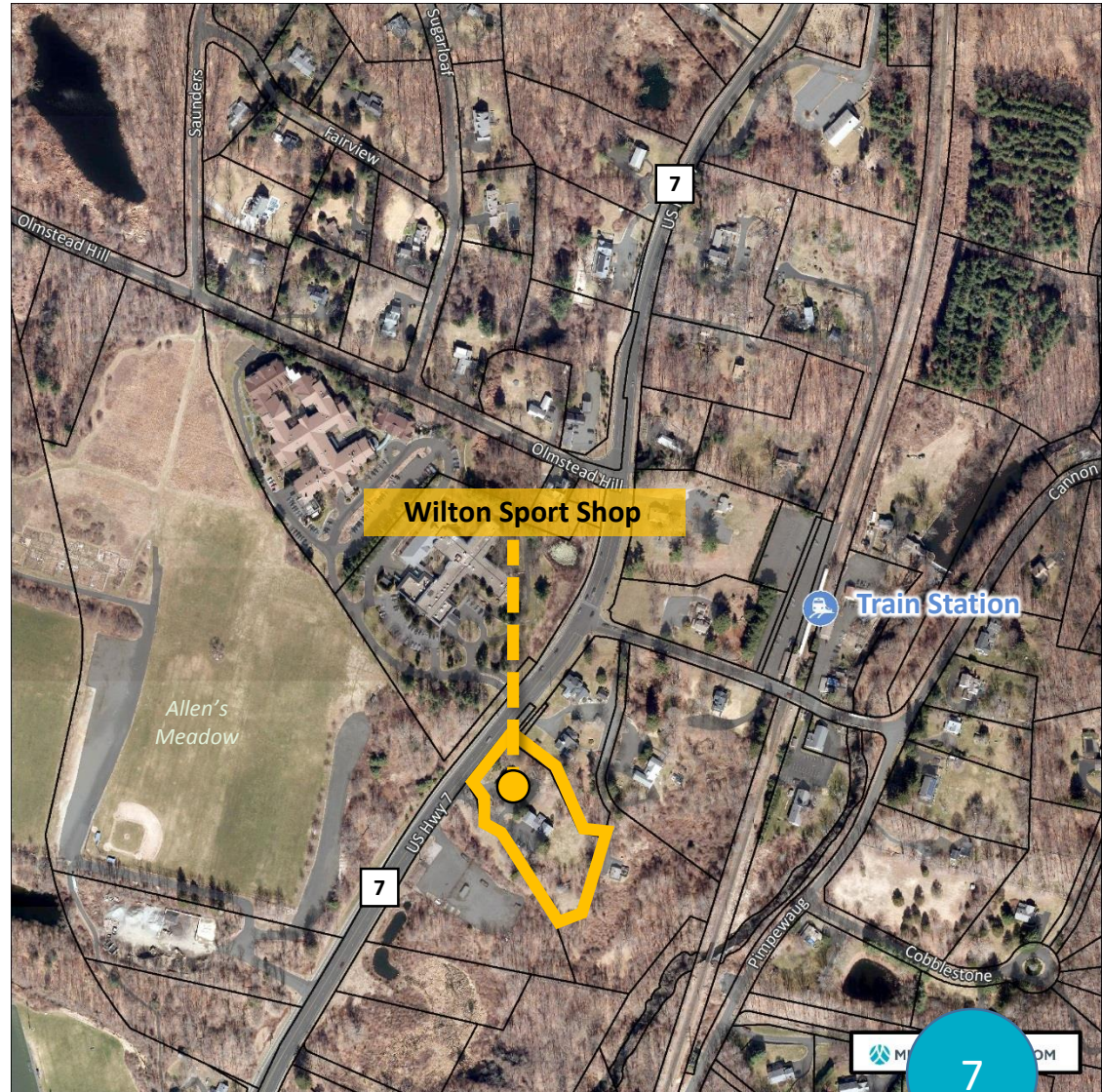
Do you consider this a part of Cannondale?

Wilton Sport Shop

426 Danbury Road

1. Yes

2. No

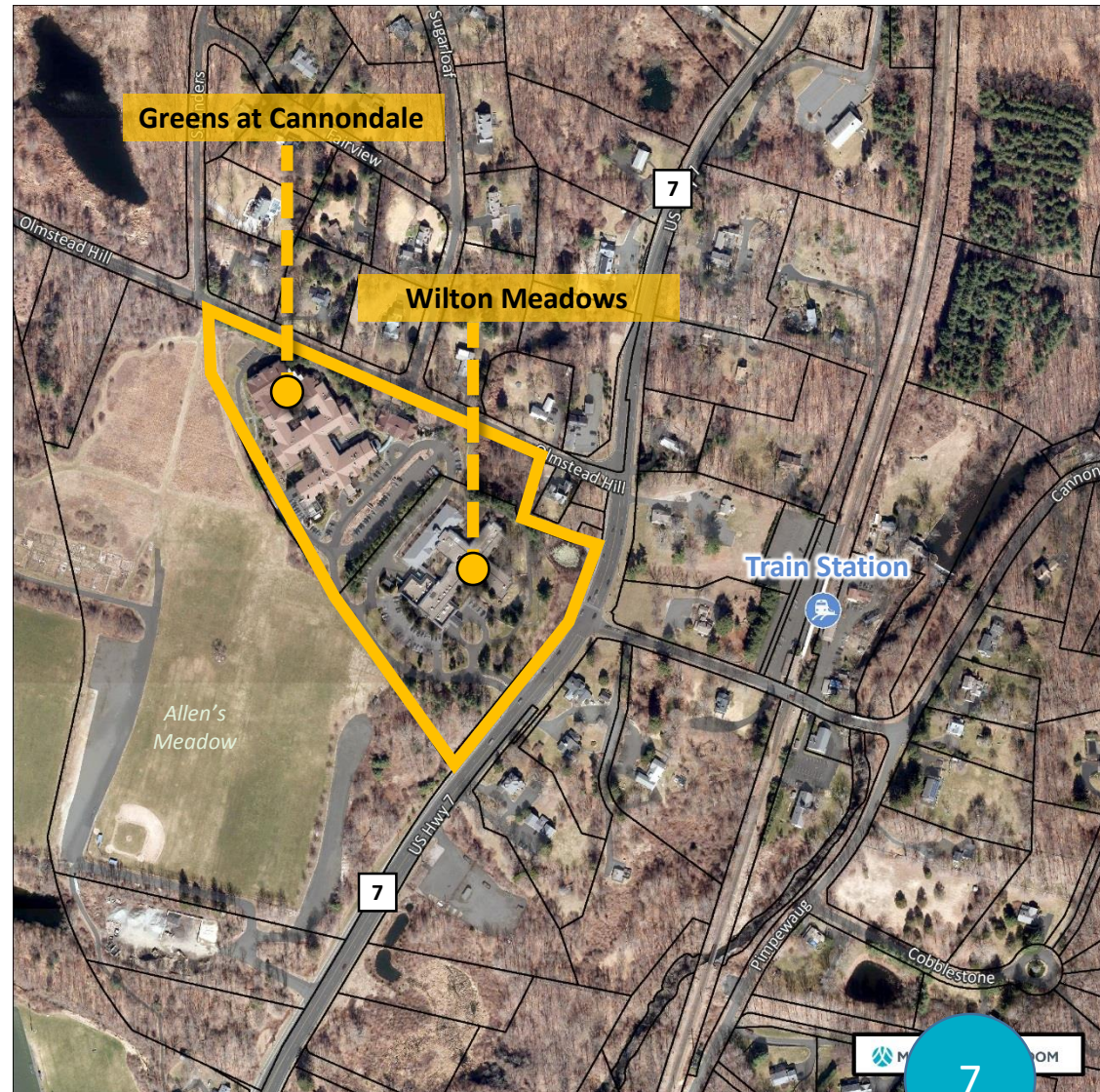


Do you consider this a part of Cannondale?

Wilton Meadows and the Greens at Cannondale

1. Yes

2. No



Do you consider this a part of Cannondale?

Danbury Road at Seeley Road

1. Yes

2. No

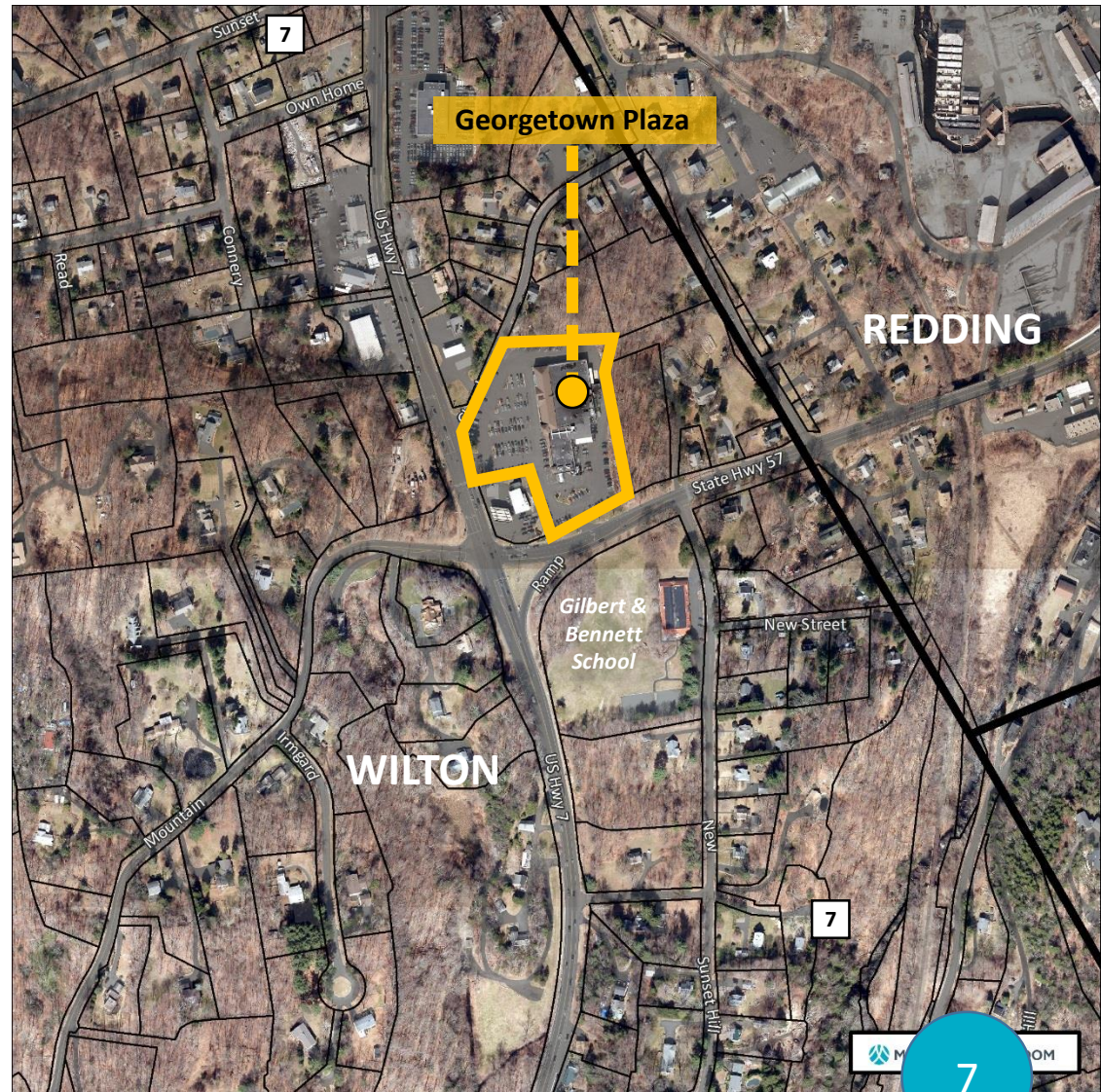


Do you consider this a part of Georgetown?

Georgetown Plaza Shopping Center

1. Yes

2. No



Do you consider this a part of Georgetown?

1039 Danbury Road

Former Georgetown Auto Sales

1. Yes

2. No



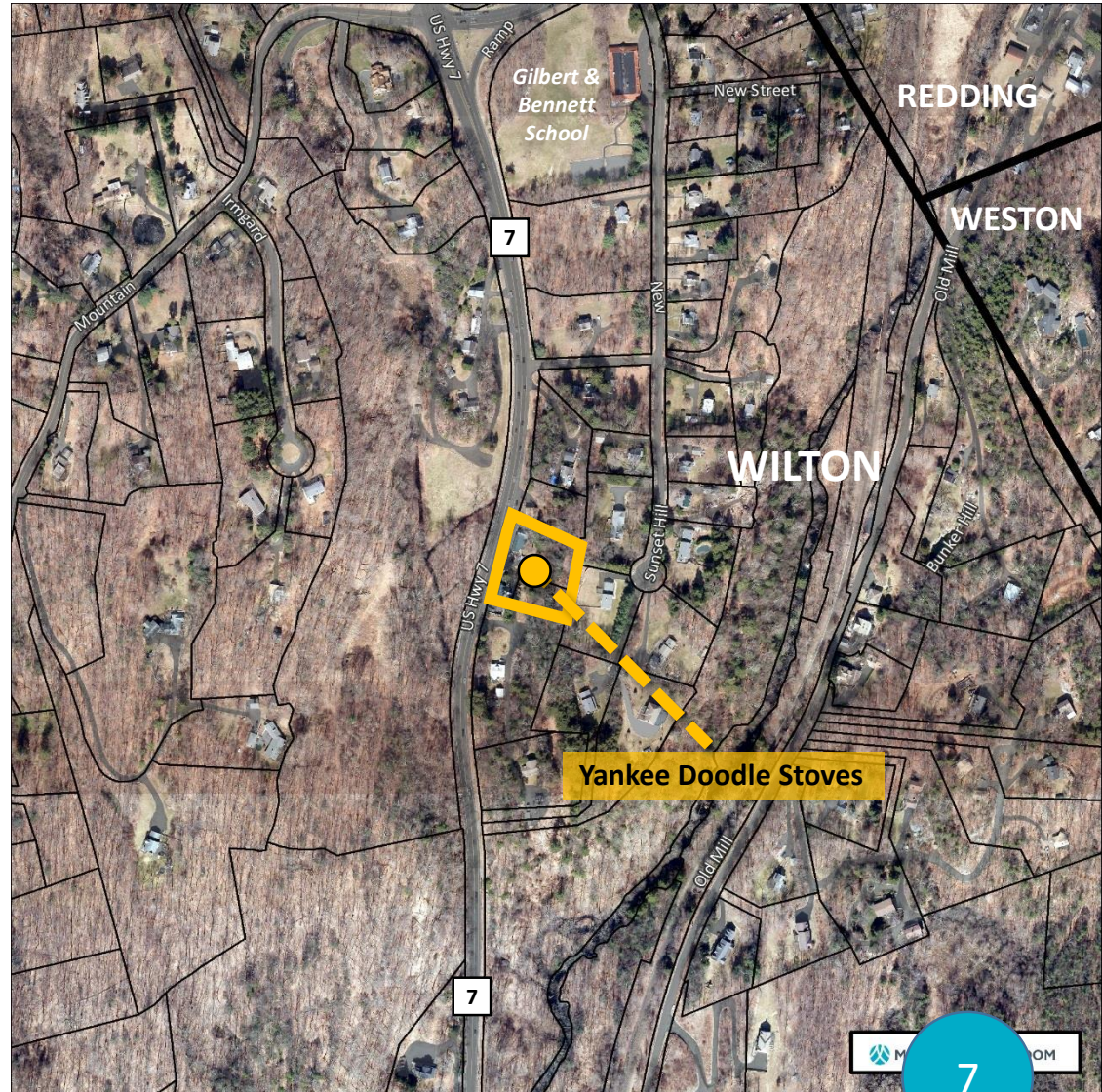
Do you consider this a part of Georgetown?

Yankee Doodle Stoves

848 Danbury Road

1. Yes

2. No



Discussion of Overarching Themes

Center and Villages

- Enhance the vitality of Wilton Center
 - *Why?* Economic development, social and cultural hub and attraction for residents, pedestrian activity, opportunity area for diversifying housing
 - *How?* Increase visual and physical connections to Route 7; reconsider zoning district boundaries, residential density increases, parking coordination and consolidation; improvements to transit amenities and connections; integrate Center activity with future use of Schenk's Island
- Build on Georgetown's existing commercial, historic and residential assets to develop a more clearly defined village
 - *Why?* Historic area with opportunities for redevelopment within Wilton and adjacent communities; create nodes along Route 7
 - *How?* Coordinate planning with Redding, Ridgefield and Weston and the Georgetown Community Association; reconsider zoning district boundaries to align understanding of the extent of the village in Wilton, encourage pedestrian-oriented development and amenities

Discussion of Overarching Themes

Center and Villages

- Define Cannondale and establish a clear vision for its future
 - *Why?* Preserve historic assets, capitalize on train station and eventual NRVT, create place-making nodes along Route 7 to create vibrant village
 - *How?* Conduct a master planning process to identify historic preservation interests and opportunities, reconsider zoning district boundaries, plan for improved visual and physical connections to Route 7, and enhance pedestrian-orientation

Town of Wilton

Plan of Conservation and Development

Planning & Zoning Commission Work Session #6: Conservation, Preservation, and
Cultural Resources

June 21, 2018

Agenda

- Wilton Center and Villages Survey Follow Up
- Conservation
- Preservation
- Cultural Resources
- Working Group Discussion

Wilton Center and Villages Survey

- **334 respondents**
- Survey responses collected from June 11th through June 19th
- 66% completion rate. Survey longest to date – length may have impacted completion rate

Business Owners

What is the best thing about owning/running a business in Wilton?

- Location (17 responses)
- Commute (13 responses)
- Community and quality of life (8 responses)
- Proximity to natural environment (3 responses)
- Its people (2 responses)

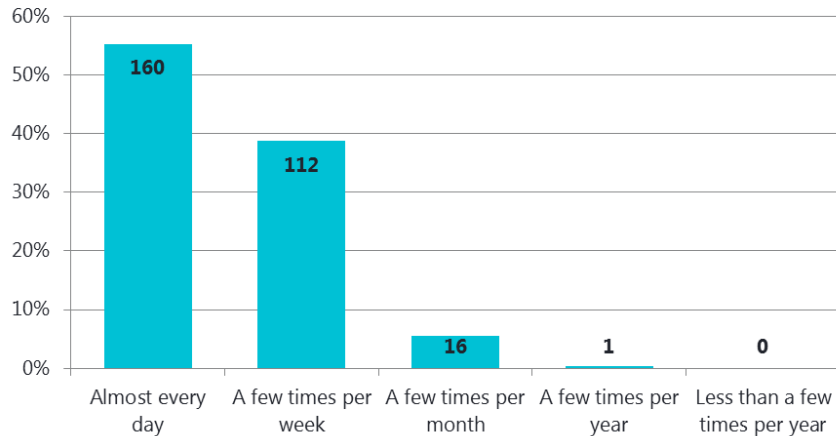
What is the most challenging thing about owning/running a business in Wilton?

- Cost of doing business - taxes, high rent, etc. (11 responses)
- General economic conditions (6 responses)
- Isolation/distance from customers (5 responses)
- Regulations – mostly signage (4 responses)
- Traffic/transportation issues (3 responses)
- Ability to recruit workers (2 responses)

- 55 respondents own a business or property in Wilton – less than half within the village centers.

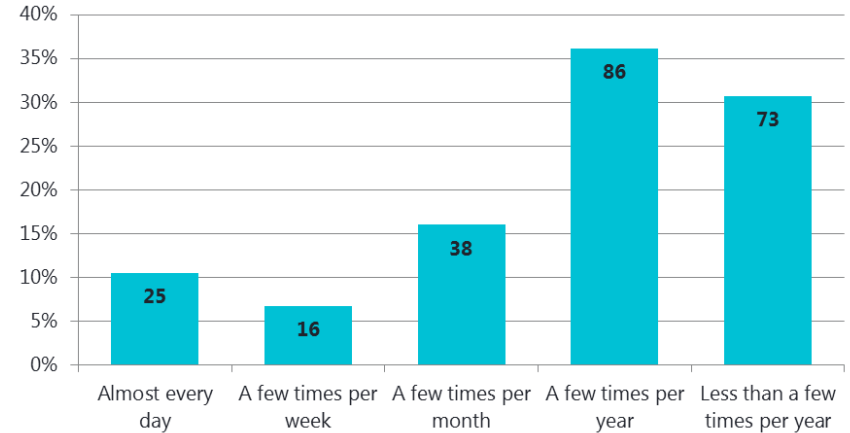
How often do you visit the Village Centers?

How often do you visit Wilton Center?

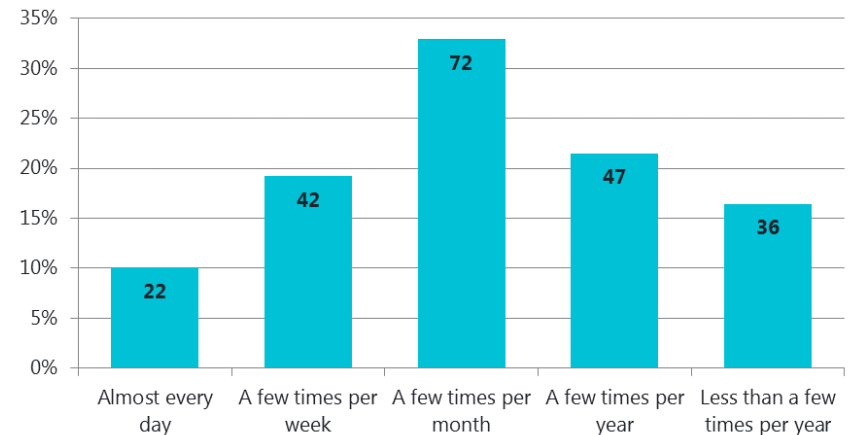


- Over 90% of respondents visit Wilton Center at least a few times per week
- Majority of respondents visit Cannondale a few times per year or less
- Georgetown contains a mix of frequent and infrequent visitors

How often do you visit Cannondale?

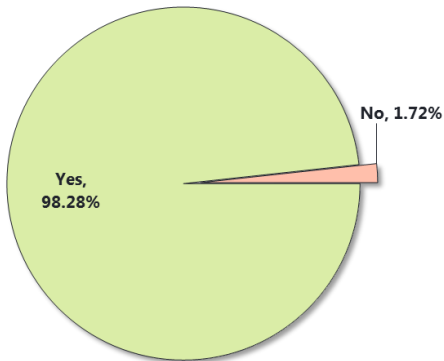


How often do you visit Georgetown?

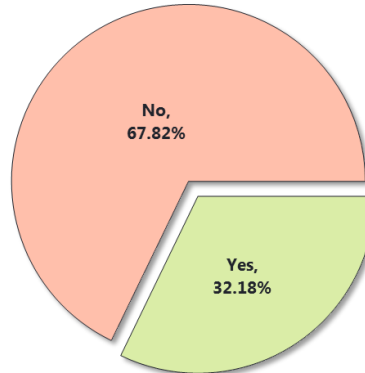


Is this in Wilton Center?

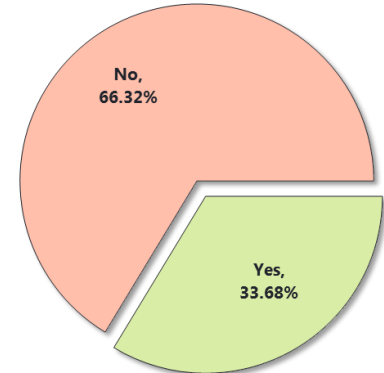
Wilton Public Library



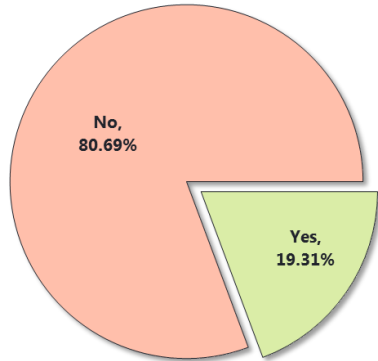
**Trackside Teen Center
& Wilton Commons**



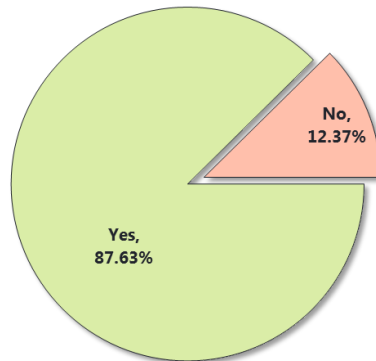
Wilton Playshop



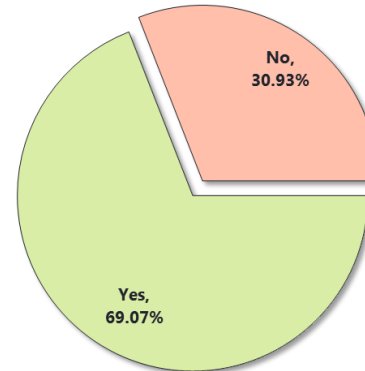
**Town Hall
Campus**



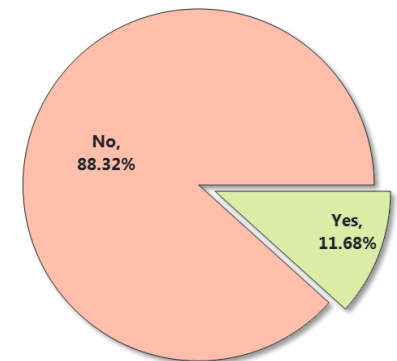
**River Rd. Apartments
& Condos**



**Horseshoe
Park**

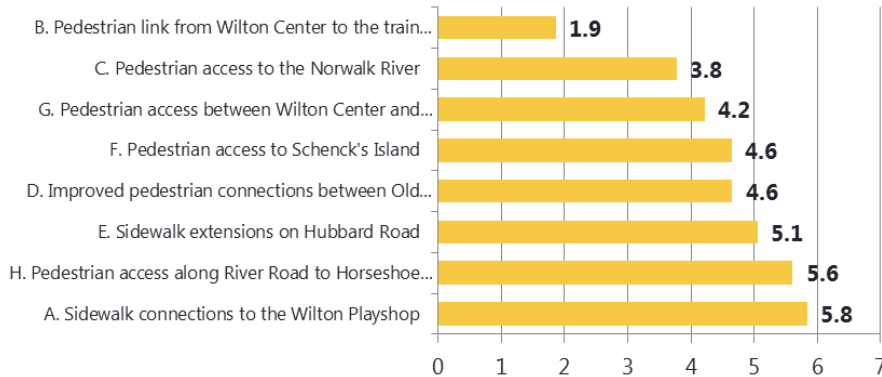


**Route 7 Near
Wolfpit Road**

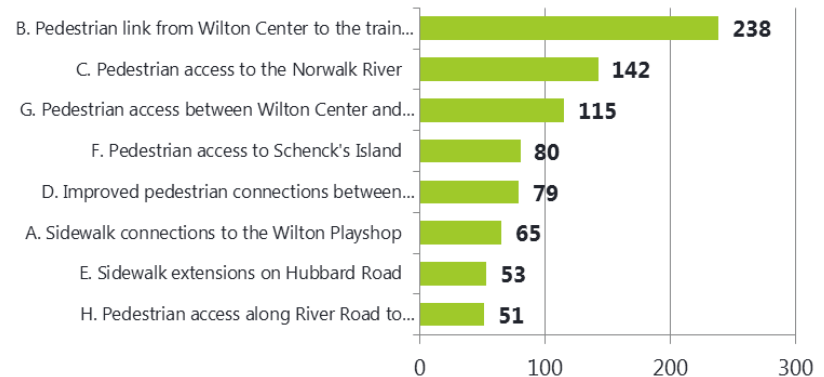


Ranking of Connectivity Enhancements

Average Rank

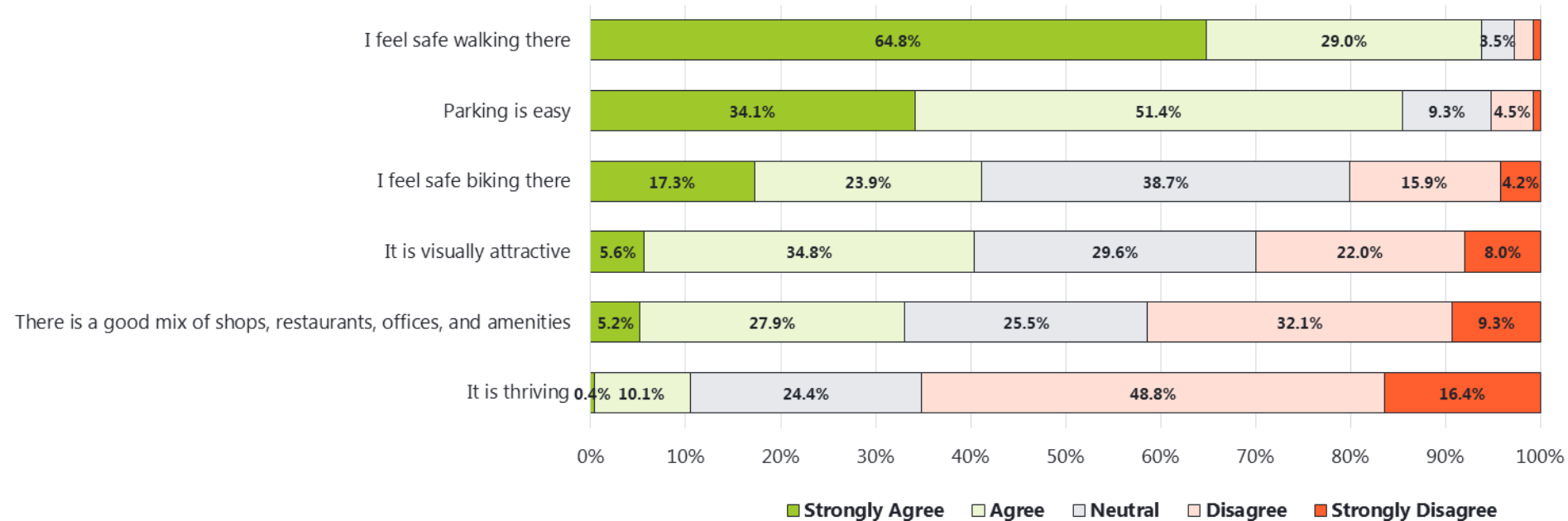


Number of Top 3 Votes



- Pedestrian link to train station the highest ranked connectivity enhancement with an average rank of 1.9. Two-thirds of respondents ranked this their top priority
- Next highest ranked were pedestrian access to the Norwalk River and a second pedestrian connection to Route 7 near Schenck's Island

Do you say this about Wilton Center?



- Pedestrian safety and parking generally not perceived as issues
- Community split on whether it is visually attractive – more agree than disagree
- Majority of respondents disagree that Wilton Center is thriving

Wilton Center – Potential Future Priorities

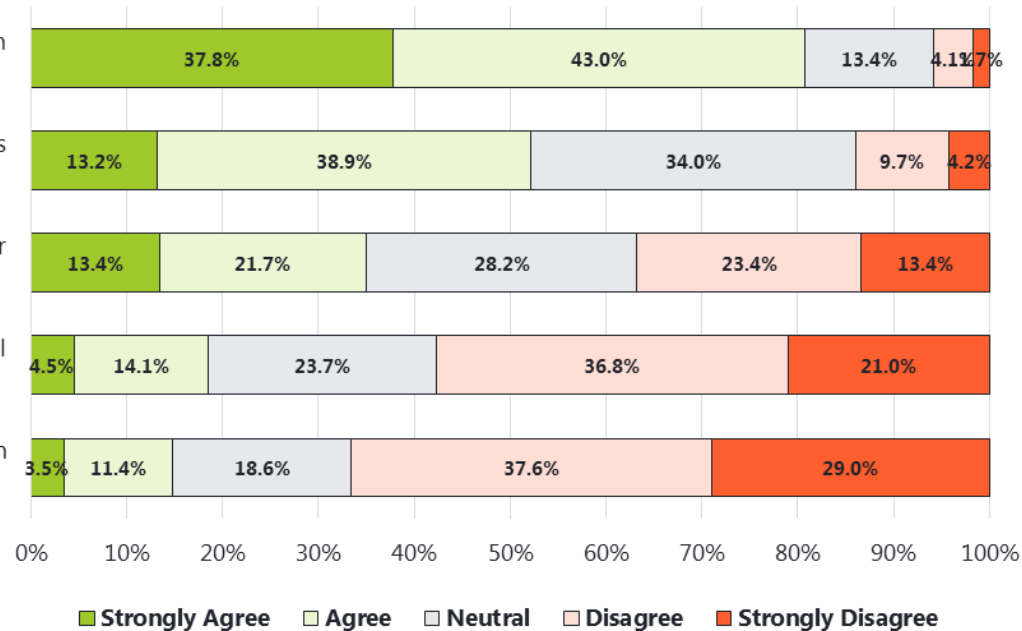
The town should focus on implementing a River Walk in Wilton Center between Merwin Meadows and Schenck's Island

The town should extend Hubbard Road south behind the Stop & Shop Plaza as recommended in the 2001 Wilton Center Master Plan

The town should give development bonuses (such as increased density, height, or coverage) to developers who provide affordable housing units in Wilton Center

Alternative parking strategies should be explored, including centralized municipal parking, onsite underground parking, and parking garages

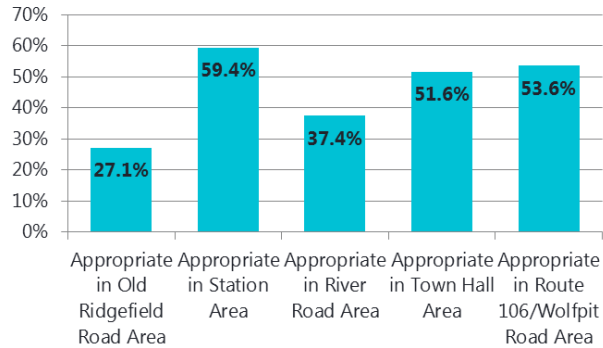
The town should encourage parking garages and underground parking in Wilton Center



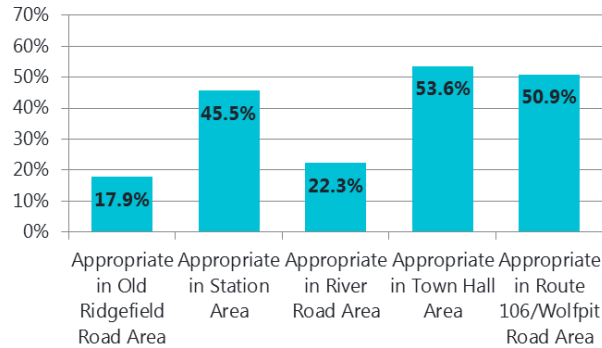
- Strong support for the River Walk
- Community split on Hubbard Rd extension and development bonuses/zoning incentives
- Parking garages and underground parking not received favorably

Wilton Center – Visual Preferences

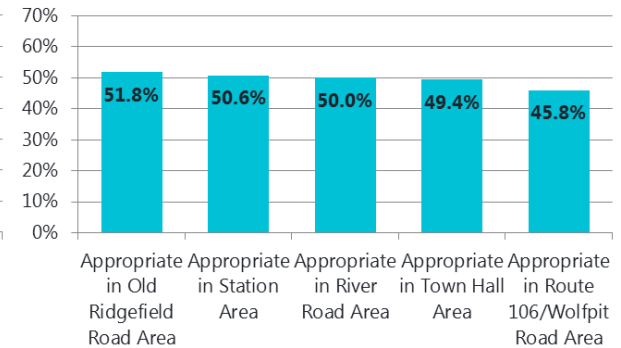
Example A: Merritt Village - New Canaan, CT



Example B: Trademark - Fairfield, CT



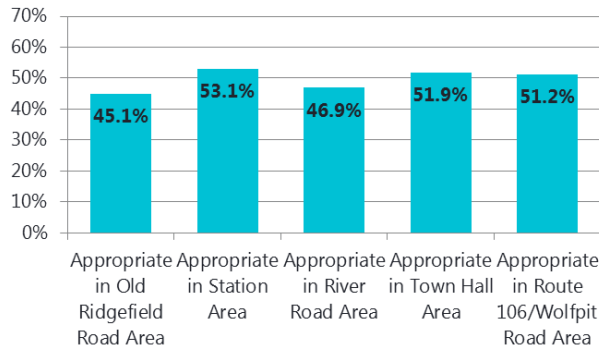
Example C: The Crossing - New Canaan, CT



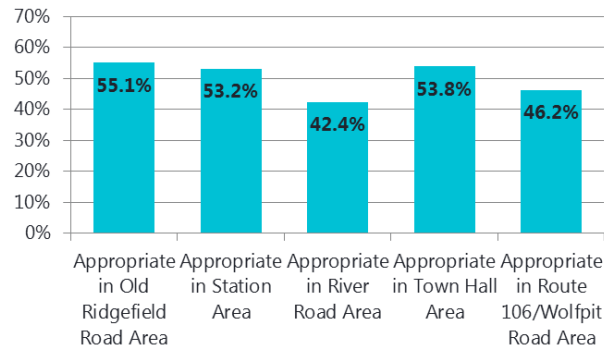
- Higher density development seen more favorably along Route 7 but not in the Old Ridgefield Road or River Road areas

Wilton Center – Visual Preferences

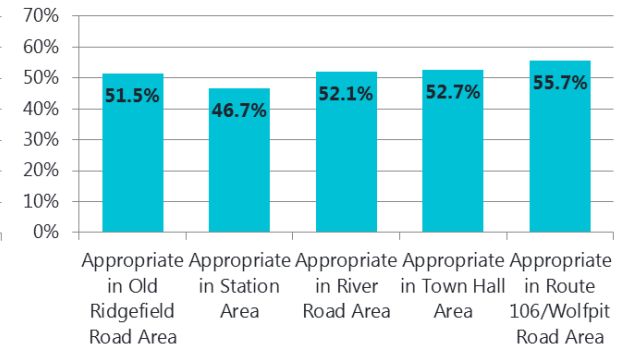
Example D: Saugatuck Center - Westport, CT



Example E: The Corbin District - Darien, CT



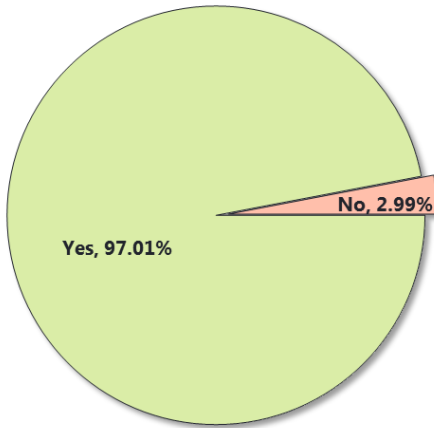
Example F: The Elms - Ridgefield, CT



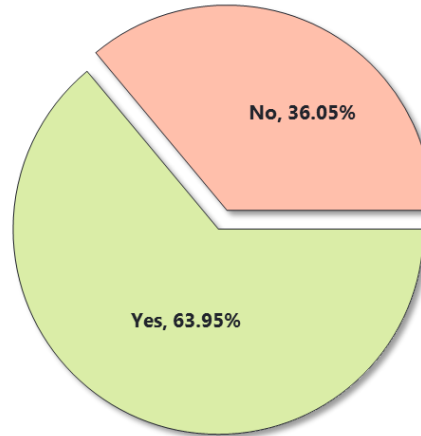
- Lower-scale (2 and 3 story) development seen more favorably in the Old Ridgefield Road or River Road area compared to higher densities

Do you consider this a part of Cannondale?

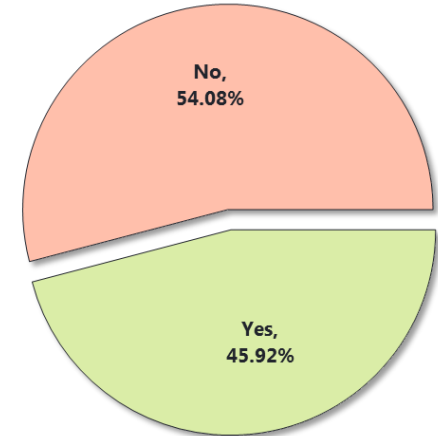
Cannondale Village



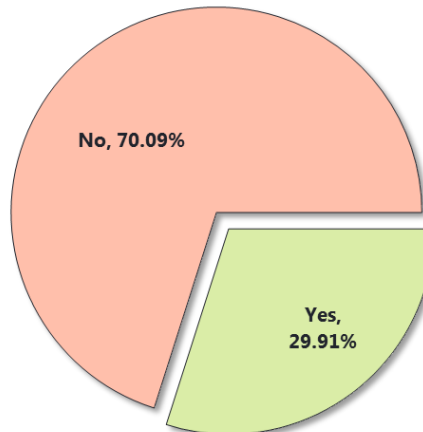
Wilton Sport Shop



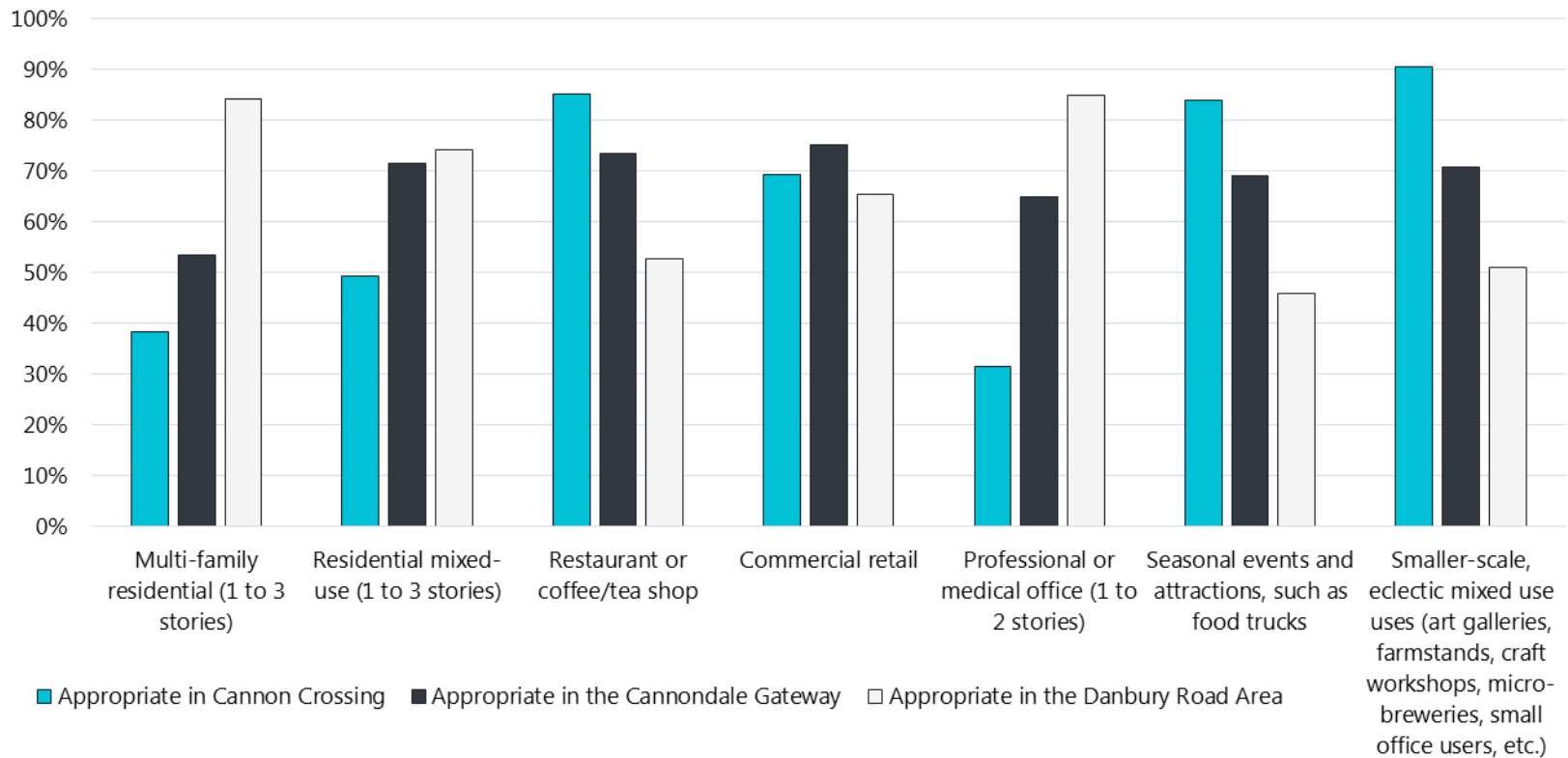
**Greens at Cannondale
& Wilton Meadows**



**Danbury Road
at Seeley Road**



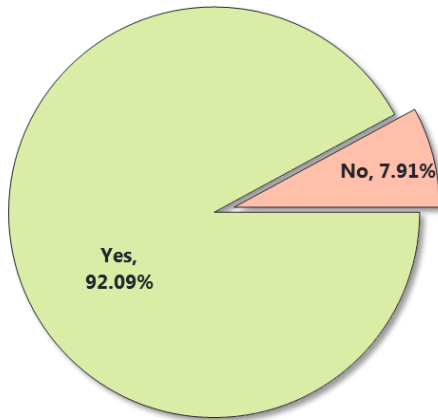
Are the following uses appropriate for Cannondale?



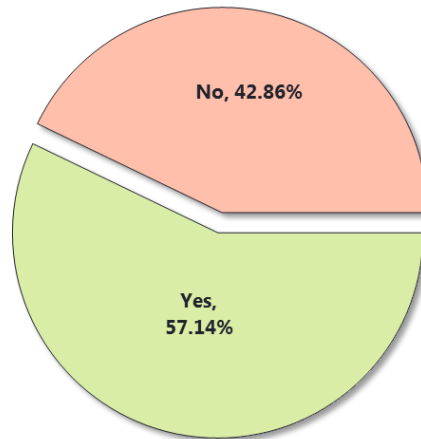
- Restaurants, seasonal attractions, and small-scale eclectic uses most appropriate in Cannon Crossing area
- Residential and office most appropriate on Danbury Road

Is this in Georgetown?

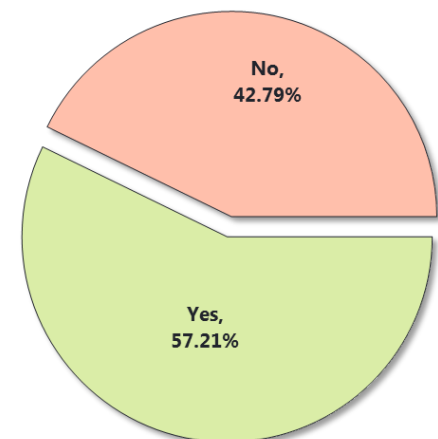
Georgetown Plaza



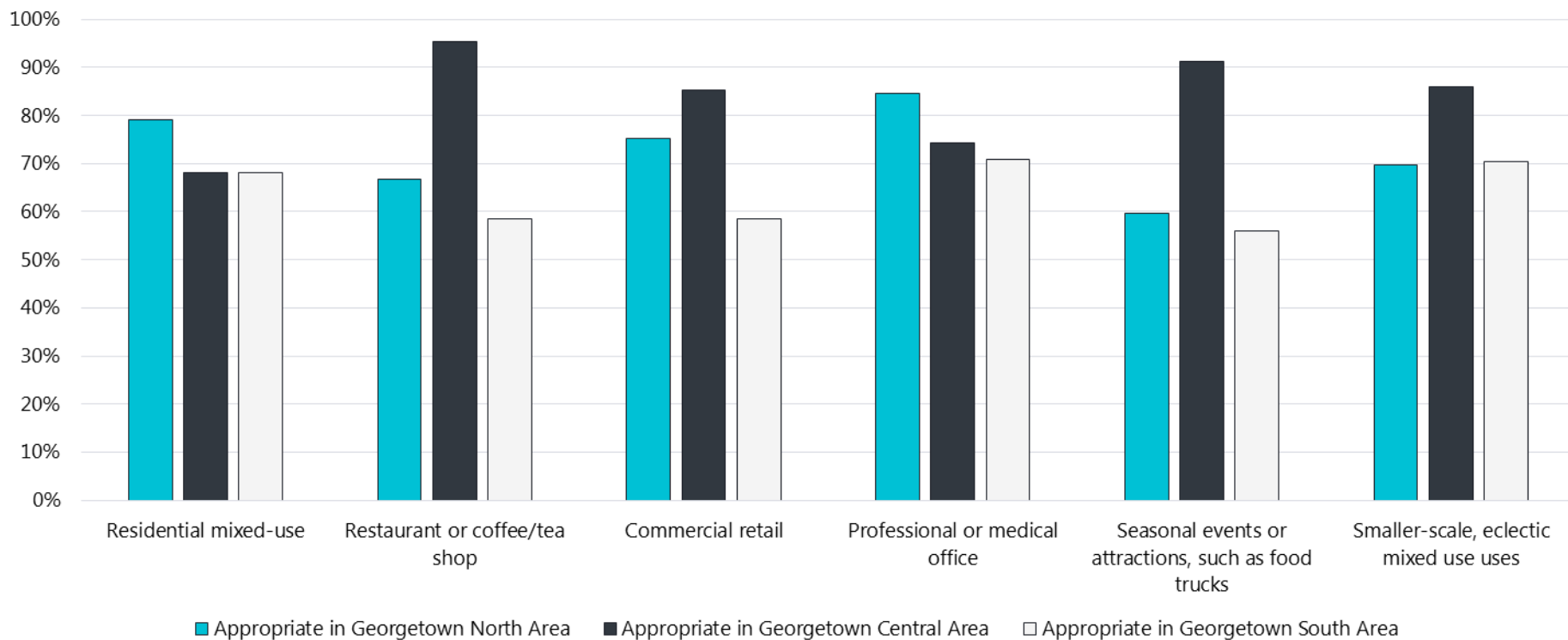
**1039 Danbury Road (former
Georgetown Auto Sales)**



**848 Danbury Road
(Yankee Doodle Stoves)**



Are the following uses appropriate for Georgetown?



- Residential and offices most appropriate in Georgetown North Area
- Commercial uses most appropriate in Georgetown Central Area

Introduction to Tonight's Topic

Wilton benefits from a number of local and regional organizations that are committed and dedicated to furthering conservation and preservation objectives, and ensuring thriving cultural opportunities

- Town is a partner in these efforts and facilitates and coordinates efforts amongst organizations – financially, administratively, and otherwise

Open Space

Open Space Actions from 2009 POCD

Actions to protect, preserve and acquire open space and greenways:

1. Create greenways to link destinations and increase recreational opportunities in Wilton:
 - Continue to investigate the feasibility of trails within the State Right of Way for Route 7.
 - Create the Norwalk River Walk (see page 66).
 - Identify other greenway opportunities.
 - Look for opportunities along railroad rights-of-way.
2. Continue efforts to acquire open space, focusing on important parcels identified on the Open Space Plan map:
 - Maintain / develop relationships with large land owners to encourage preservation of their land.
 - Maintain strong relationships with land trusts to facilitate partnerships in preservation.
 - Revise subdivision regulations to require open space set asides to reflect the upland to wetland ratio of the entire parcel.
3. Explore appropriate open space acquisition funding mechanisms:
 - Reestablish annual contributions to the Open Space Fund.
 - Amend the subdivision regulations to allow fees in lieu of open space and place the fees in the Open Space Fund.
 - Investigate the suitability of establishing a Land Acquisition Fund.
 - Continue to use bonding; supplement with grants.
 - Continue to support federal legislative initiatives that provide tax incentives for owners willing to offer protection at below market values.
4. Manage existing open space:
 - Continue to utilize the Town's GIS to create accurate trail maps of existing open space.
 - Update the Open Space Plan map and trail inventories annually.
 - Continue annual funding for the maintenance of the open space.
 - Where feasible and appropriate, upgrade paths to be ADA-accessible.
 - Continue to improve the function and appearance of existing trails, including along the Norwalk River.

- Significant progress made on NRVT
- Open space acquired through conservation easements (Keiser and Levin properties) by both town and WLT – bonding the preferred funding method for town-acquired property
- Continued maintenance to existing town open space and trails

Open Space Inventory

Open Space Type	Number of Properties	Open Space Land Area (Acres)		
		Protected	Unprotected	Total
Municipal	126	958.4	0.0	958.4
Land Trust (Owned in Fee Title)	108	563.8	0.0	581.1
<i>Wilton Land Conservation Trust</i>	88	416.1	0.0	416.1
<i>Aspetuck Land Trust</i>	9	68.2	0.0	68.2
<i>Weir Farm Trust</i>	11	96.6	0.0	96.6
<i>New Canaan Land Conservation Trust</i>	1	0.2	0.0	0.2
State and Federal Land	237	151.7	603.5	755.3
<i>State Land</i>	26	121.5	0.0	121.5
<i>Federal Land</i>	12	30.2	0.0	30.2
<i>Former Route 7 ROW</i>	199	0.0	603.5	603.5
Water Company Land	10	0.0	1,160.2	1,160.2
Privately Owned	51	294.0	334.2	628.2
<i>Conservation Easement/Deed Restriction</i>	15	294.0	0.0	294.0
<i>Public Act 490 (P.A. 490) Designation</i>	36	0.0	334.2	334.2
All Open Space Categories	532	1,968.0	2,097.9	4,083.2

Sources: Town of Wilton, Wilton Land Conservation Trust, CT DEEP

11.3%

Protected Open Space

Percent of Total Land Area

12.0%

**Unprotected
Open Space**

Percent of Total Land Area

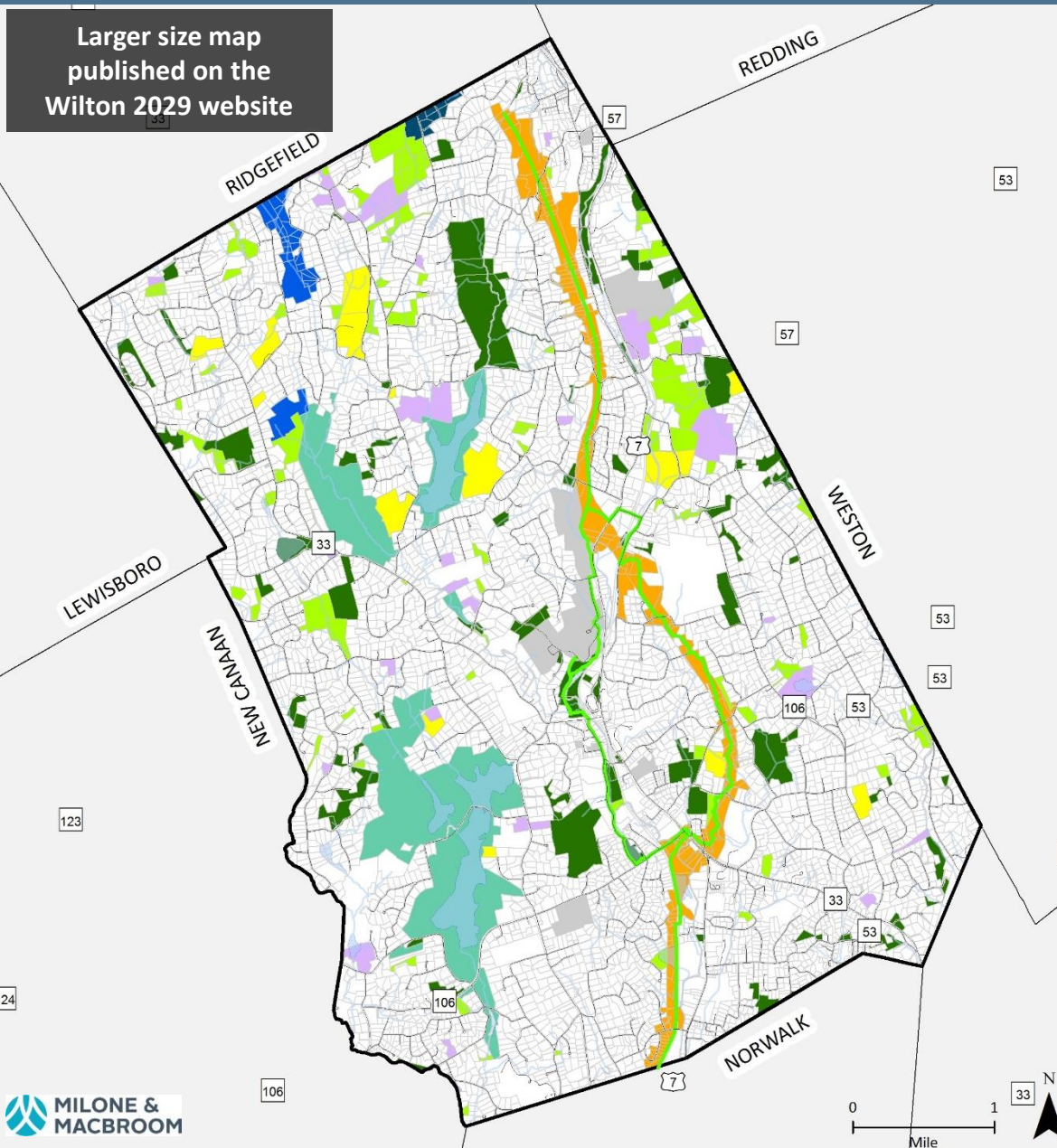
23.3%

Total Open Space

Percent of Total Land Area

Open Space Inventory

Larger size map
published on the
Wilton 2029 website



Protected Open Space

- Municipal
- Land Trust
- Private (Conservation Easement)
- Federal
- State

Unprotected Open Space

- Water Utility Land
- Private (PA 490)
- Former Route 7 ROW
- Other**
 - Community Facility
 - Greenway Trails

Created using data from Town of Wilton Assessor,
CT DEEP, and Wilton Land Conservation Trust

Previously Presented Information:

[January 2018 Presentation](#)

[March 2018 Presentation](#)

[Open Space Map](#)

Discussion Points:

- Do residents desire additional town-owned open space?
- Are bonded conservation easements, as have been used recently, the preferred financial mechanism for municipal open space preservation?

Water Resources

Water Resources Actions from 2009 POCD

Actions to protect water resources:

1. Reduce storm water pollution:

- Ensure that the Town is up-to-date in its storm water management (NPDES) requirements.
- Consider requiring Low Impact Development (LID) techniques for all new development, including Town projects and road projects.
- Assist property owners along the Norwalk River with retrofitting properties using LID principles.
- Ensure that redevelopment incorporates measures to improve storm water quality and quantity.

2. Reduce the amount of storm water runoff:

- Ensure expert engineering review of projects with potential storm water impacts.
- Adopt regulations or incentives to decrease runoff by reducing the clearing of woody vegetation.
- Require drainage review for all projects that exceed a certain threshold of land clearing or a certain percentage of impervious surface.
- Reduce impervious surfaces by adopting impervious coverage allowances for all zoning districts and / or amending regulations to decrease the need for impervious surfaces.
- Ensure that redevelopment reduces runoff from current conditions.
- Encourage landowners to reduce storm water runoff, such as with rain gardens, rain barrels and other measures.

3. Minimize other potential pollution sources:

- Ensure that development over aquifers incorporates measures to protect the aquifer.
- Consider adopting a septic management ordinance.
- Investigate measures to reduce the presence of medical wastes in water resources.
- Continue to assess the ecological and health implications of winter road salting and investigate alternatives.
- Continue to monitor surface waters to maintain accurate assessments of pollution risks, to determine if additional regulations are needed to reduce sources of pollution, and to measure progress.

4. Continue and expand public education efforts:

- Educate the public on the Norwalk River's TDML criteria so that individuals can make informed decisions.
- Educate on the benefits of riparian and wetlands protection.
- Promote school curricula that focus on the Norwalk River.
- Educate residents on how their well water use can impact neighbors.

5. Continue to participate in regional efforts to implement the *Norwalk River Action Plan* and to assess future cumulative impacts on the river due to development in the region; work with the State to gain their assistance in protecting the river.

6. Monitor well water quantity issues by establishing a database based on information submitted to the local health department for each new well and complaints received; review data annually.

7. Explore the need for a drought ordinance.

- Town stormwater management plan developed
- Continued participation in watershed planning and initiatives
- Continued education on LID and stormwater – model rain garden built at Playshop
- No local regulatory changes that we are aware of

Water Resources

Norwalk River

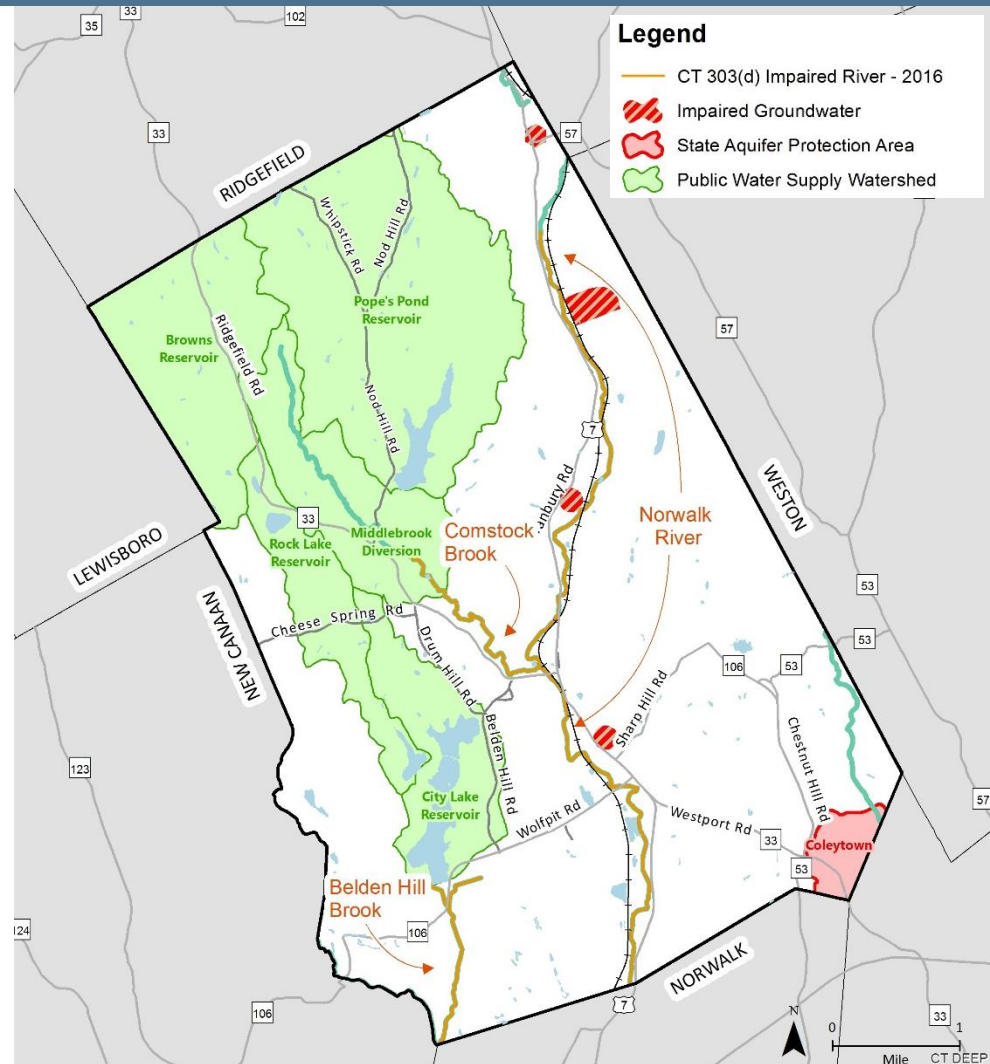
- Fish bypass constructed at Cannondale dam – top of dam recently breached
- City of Norwalk removing Flock Process Dam just south of Merritt Parkway
- Town partnering with Trout Unlimited to remove the Dana Dam near Merwin Meadows
 - Will allow fish passage from LIS to Georgetown
 - Currently working to obtain necessary permits from regulatory agencies
 - Will pursue grant for removal
- Other projects along the Norwalk River include:
 - River cleanups
 - Habitat enhancement and restoration
 - Bank stabilization
 - Riparian buffer restoration



The City of Norwalk will complete the removal of the Flock Process Dam in 2018 (top)
Cannondale dam fish bypass (bottom)

Water Resources

- Norwalk River, Belden Hill Brook, and lower Comstock Brook listed as Impaired surface waterbodies by DEEP
- Three areas near Route 7 and town dump identified as having impaired groundwater
- State-designated Coleytown aquifer protection area in southeastern Wilton
- Locally designated Aquifer Protection Area roughly runs parallel to the Norwalk River with smaller outlying areas
 - Governed by additional Aquifer Protection Zone (APZ) regulations in zoning

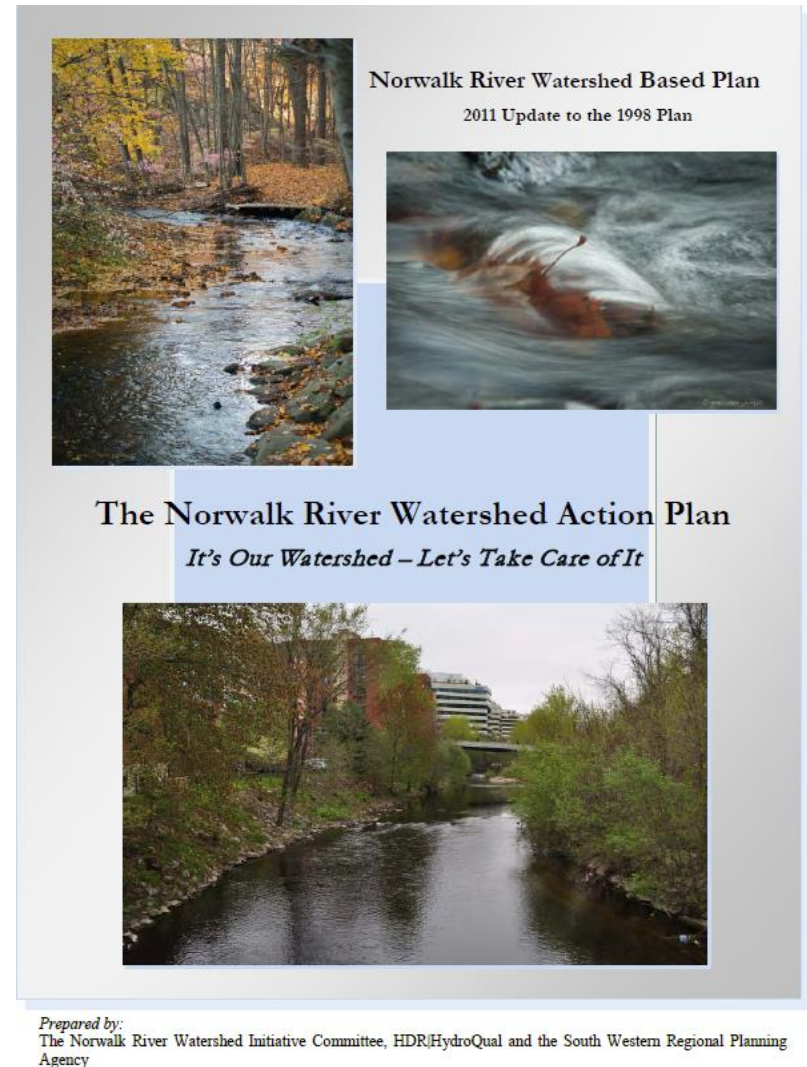


Sources: CTDEEP, CTECO

Note: Local Aquifer Protection Area data was not available in a digital format

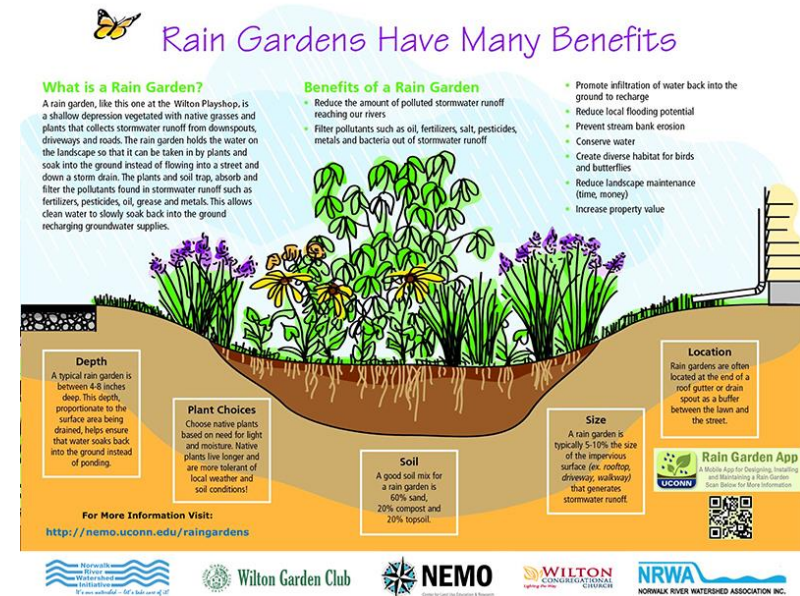
Water Resources

- Norwalk River Watershed Action Plan updated in 2011 included several recommendations to address water quality, including:
 - Illicit discharge detection and elimination (IDDE)
 - Management of septic systems
 - Low-impact development (LID)
 - Regulatory changes
 - Downspout disconnections
 - Riparian buffers and streambank stabilization
 - Management of pollution from animals
 - Stormwater reduction (roadways, urban areas)
 - Education (lawn care, septic, pet waste disposal, etc.)



Water Resources

- Town adopted a Stormwater Management Plan in April 2017 as required by DEEP MS4 regulations. Cover many of the recommendations identified in the Watershed Action Plan
 - Tasks generally include public outreach and education, training, infrastructure mapping, infrastructure maintenance, illicit discharge detection and elimination, pollution reduction, and construction runoff control
- Future stormwater planning and retrofits at Middlebrook School using EPA 319 Grant



Discussion points:

- Should stormwater regulations be strengthened for new development and/or major redevelopments (such as requiring LID)?
- What incentives could be established to reduce stormwater runoff on existing properties?
- How should desire for increased density on Route 7 balance with desire to reduce stormwater runoff?

Flora and Fauna

Flora and Fauna Actions from 2009 POCD

Actions to preserve and protect trees:

1. Continue to raise public awareness of the importance of trees and encourage landowners to plant more trees.
2. Consider requiring drainage review when a certain amount of land is cleared of vegetation.
3. Explore other mechanisms to minimize the clearing of trees.
4. Conduct a town-wide inventory and assessment of street trees.
5. Continue to implement the Wilton Center Tree Plan.
6. Continue to commit capital funding annually for public tree maintenance and plantings.

Actions to protect habitat:

1. Protect areas identified on the Natural Diversity Database.
2. Minimize the clearing of forest habitat when sites are developed by ensuring sites are designed to place development away from habitat areas and by minimizing land clearing during construction.
3. Encourage the creation of backyard habitat and recognize efforts.
4. Determine appropriate methods to manage nuisance species.

- Town tree committee implementing Wilton Center Tree Plan – mostly through private donations and grants
- Pollinator pathway initiative started
- Ongoing efforts to target invasive plants and manage deer populations
- No local regulatory changes that we are aware of

Flora and Fauna

Tree Committee

- Formed in early 2008 to replace dead or dying trees in Wilton Center. Street trees as well as those on private property
- Recent work has extended to River Road and Merwin Meadows – desire to expand to other areas of town
- Mostly funded through charitable donations
- Wilton a member of “Tree City USA” program



Deer Committee

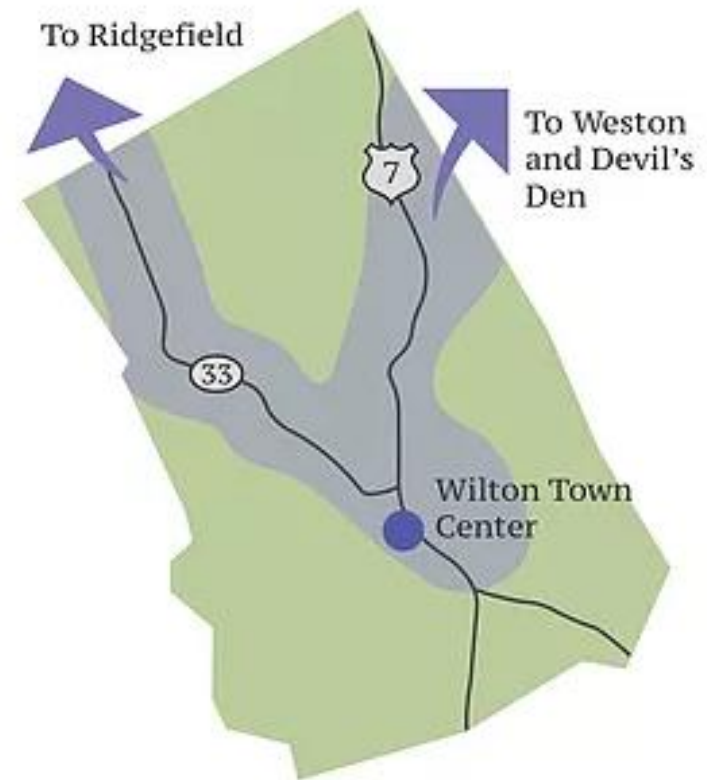
- Formed in early 2000s to reduce and manage deer population, reduce tick-borne illnesses, improve ecology, and improve public safety
- Deer population managed through controlled hunting on select open space properties (town open space, land trust properties, and water company land)



Flora and Fauna

Pollinator Pathways

- Pollinator pathways initiative started in 2017 to provide pollinator friendly habitat and food sources for bees, butterflies, and other pollinating wildlife.
 - Two corridors established in town – generally following Route 33 and Route 7
 - Founded in Wilton, but has taken on a regional scale with chapters formed in Weston, Ridgefield, and Norwalk.
- Partnership amongst many local and regional conservation commissions and organizations



This effort is coordinated by NRWA, Woodcock Nature Center, Wilton Land Conservation Trust, Wilton Conservation Commission, Wilton Garden Club, Ridgefield Garden Club, Caudatowa Garden Club, Ridgefield Conservation Commission, Ridgefield Library, RACE, NRV, Norwalk Tree Alliance, and more!

Flora and Fauna

Invasive Species

- Non-native flora (Japanese Knotweed, Bittersweet, etc.) and fauna (Emerald Ash Borer, Asian Longhorned Beetle) have negative impacts on water and terrestrial resources
- Recent efforts to remove invasive plants from riparian corridors along the Norwalk River
- Many efforts spearheaded by local and regional organizations (Wilton Garden Club, Trout Unlimited, NRWA, etc.), in coordination with town



Invasive species removal along the Norwalk River. Photo courtesy of the Norwalk River Watershed Association

Discussion point:

- For any required landscaping per Zoning, should use of native plants be required?

Sustainability

Actions to reduce energy consumption and carbon emissions:

1. Work with the Wilton Energy Commission to develop a more detailed action plan.
2. Require all Wilton municipal and school buildings to be designed and constructed to meet or exceed a LEED Silver standard, or the prevailing comparable international standard, including those which do not fall under the state requirement.
3. Explore incentives to encourage the private sector and residents to invest in the energy saving and environmental benefits of LEED certified design and construction.
4. Update the energy usage for the Town's municipal offices, schools and library on a regular basis and use the information to manage energy consumption and recognize outstanding accomplishments.
5. Encourage the municipal purchase and use of equipment and appliances with the EPA Energy Star designation.
6. Continue to provide local property tax incentives for installation of alternative energy sources and provide clear documentation that such installations will not increase the tax assessment of a property.
7. Review regulations to identify appropriate opportunities for alternative energy systems.
8. Promote and communicate these incentives to encourage similar installations.
9. Establish an annual recognition program for residents and businesses that have employed sustainable energy efforts.
10. As the Town milestone of purchasing 20% of its power from clean renewable sources by 2010 is reached, increase this commitment by 2% each year.

Energy and Sustainability Actions from 2009 POCD

- Town energy plan developed
- Significant energy efficiency improvements at schools and town facilities
- Solar installed at four schools and library – renewables providing about 1/3 of power to buildings where they are installed

Sustainability

Energy

- Town Energy Management Plan adopted in 2012 – set benchmarks and identified efficiency projects for town facilities
- Town has achieved 20% energy reduction since 2009
- Significant investments in solar panels at town facilities (all four school buildings and library)
- Recent focus on resiliency and establishment of micro-grids to better prepare town for storm events
- Town efforts have focused on making cost-effective investments in energy efficiency and renewable energy
 - Leveraging funding programs such as the Zero-Emission Renewable Energy Credit (ZREC) grants
- Wilton designated as an “Idle Free Town” – signage installed throughout town.
- Educational events and Green Business programs



Previously Presented Information
[April 2018 Presentation](#)

Sustainability

Waste Management

- Town participates in regional household hazardous waste collection and conducts an electronics recycling program
- Local retailers participate in statewide paint recycling program
- Recent initiatives with support from local organizations such as Wilton Go Green
 - WPS Zero Waste Initiative
 - Zero Waste Faire
 - Town-wide clean up



Sustainability

- In 2017, Sustainable CT program was launched – program resulted from CCM Task Force on Sustainability
 - Provides resources and tools to assist municipalities in implementing sustainability actions and provides support for grant funding
- Municipalities can voluntarily register by passing a resolution, establishing a Sustainability Team, and designating an official or staff person as the official point of contact – to date, 48 communities are members
 - Wilton seeking registration before July deadline
- Participation and tracking of sustainability actions
 - Communities become certified (similar to LEED program) following completion of certain action items – Wilton has already completed many of the action items towards certification

Discussion Points:

- Should there be a new energy reduction objective for 2029? If so, what should it be?
- Should there be a waste reduction objective?



Preservation

Preservation Action Items from 2009 POCD

Actions to protect historic resources:

1. Provide funding for historic preservation:
 - Provide annual funding for the activities of the Wilton Historic Districts and Historic Properties Commission.
 - Become a Certified Local Government to expand funding opportunities for historic preservation.
2. Consider updating the demolition delay ordinance to allow up to a 180 day delay.
3. Amend adaptive use regulations to allow expansions that are greater than 10% of the total gross floor area.
4. Continue to allow flexibility in dimensional requirements for historic and architecturally significant buildings. Monitor the success of this provision and consider expanding eligibility or increasing dimensional flexibility.
5. Explore providing tax relief for inhabitants of historic structures.
6. Support the creation of local historic districts, where appropriate.

Actions to preserve scenic roads and scenic views:

1. Update the zoning regulations to strengthen protection for ridgelines and ridge tops.
2. Promote the designation of additional local scenic roads.
3. Strengthen the existing stonewall guidelines to better ensure the preservation and restoration of stonewalls along roadways.
4. Review zoning regulations to ensure that solid fences, walls, and alterations to stonewalls will have minimal impact on public safety and roadway character.
5. Continue the open space use assessment program (PA 490) to retain perceived open space for as long as possible. Continue to define eligibility as those parcels identified as important priorities in the POCD and any parcel that is at least twice the size of the minimum acreage for the zone it is in.

- Certified local government designation and demolition delay update have been explored but not implemented
- Adaptive reuse regulations modified to allow larger expansions
- Expansion of Local Historic District #6 to Historic District #6 and #7. Creation of other local historic districts discussed, but did not move forward

Historic Preservation

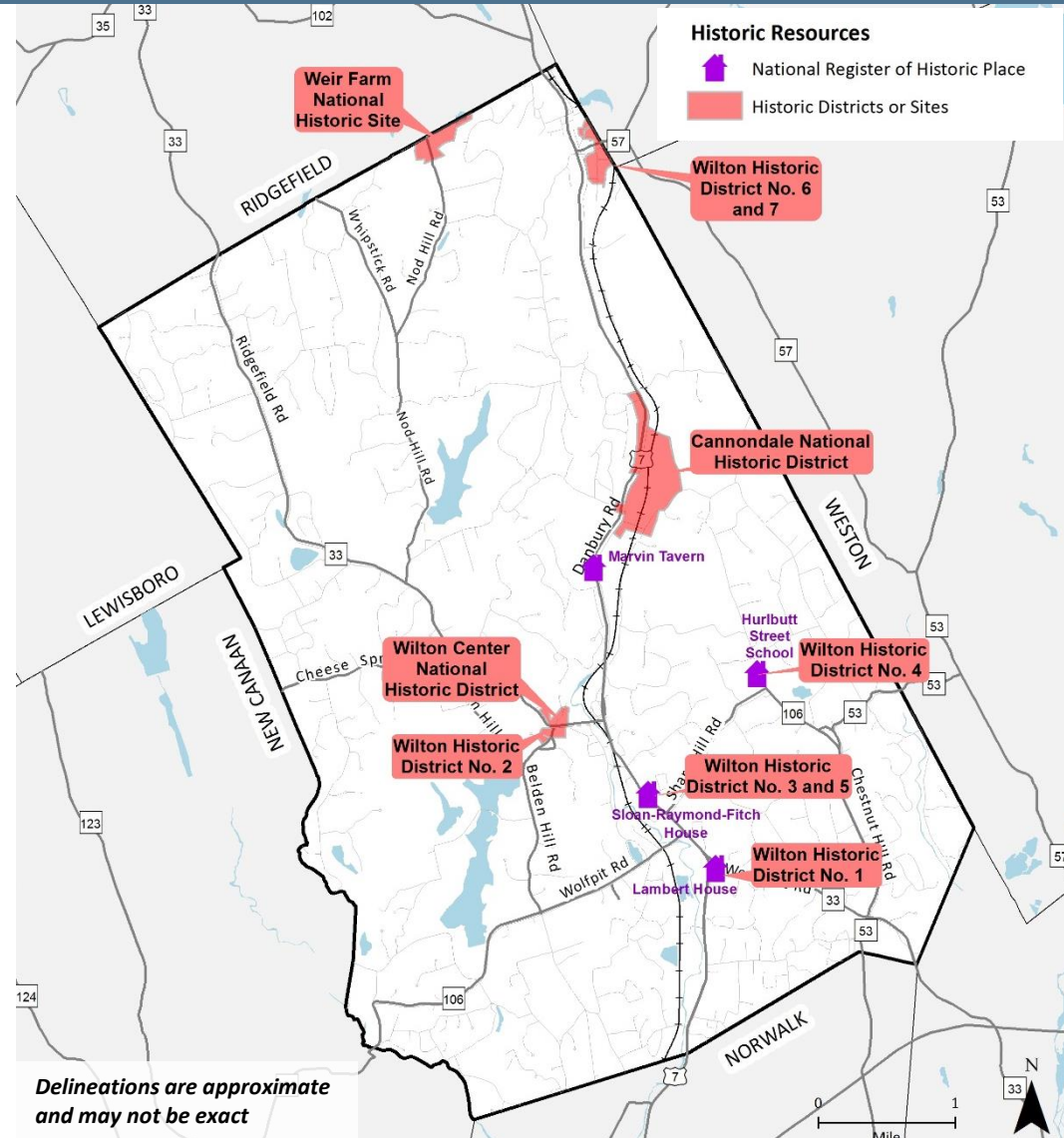
Demolition Delay

- Historic District and Properties Commission (HDPC) currently must respond within 10 calendar days of application
 - Short timeline is challenging. Often does not align with regular monthly meetings and therefore requires special meetings
- Ongoing discussions of increasing demolition delay period from 90 to 180 days

Previously Presented Information:

[November 2017 Presentation](#)

[March 2018 Presentation](#)



Sources: National Park Service, CT OPM, Town of Wilton.

Historic Preservation

Certified Local Government (CLG)

- Recommended in 2009 POCD and discussed previously, but has not moved forward
- Town partnership to implement certain historic preservation initiatives in conjunction with the federal government and SHPO
- Communities with CLG designation are eligible for additional state and federal preservation grants and technical assistance

Discussion Point:

- How can the town incentivize preservation of historic structures on Route 7?
- Should zoning bonuses (FAR, coverage, parking, setbacks, etc.) be used for developers who retain historic structures on site or relocate them to designated off site locations?

Become a Certified Local Government (CLG)

How to Become a Certified Local Government (CLG)

[CLG Home »](#)

Is your community ready to enhance their commitment to historic preservation? Then now is the time to become a Certified Local Government (CLG) and an active partner in the Federal Preservation Program.

What Does a CLG Do?

A Certified Local Government must meet the following minimum goals:

- Establish a qualified historic preservation commission.
- Enforce appropriate State or local legislation for the designation and protection of historic properties. In most cases this is done in the form of a local ordinance.
- Maintain a system for the survey and inventory of local historic resources.
- Facilitate public participation in the local preservation, including participation in the National Register listing process.
- Follow additional requirements outlined in the State's CLG Procedures. Each state has *Procedures for Certification* that may establish additional requirements for becoming a CLG in that State.

How to get certified?

Certification happens jointly through steps by local, State, and Federal Governments:

1. Contact your State Historic Preservation Office (SHPO) and ask for the [CLG Coordinator](#). They will assist your community in understanding the requirements and application process.
2. Submit completed application to the SHPO, who will approve and forward to the National Park Service (NPS).
3. Certification occurs with NPS approval and written notification to the State and the Local Government.

For more information: <https://www.nps.gov/clg/become-clg.html>

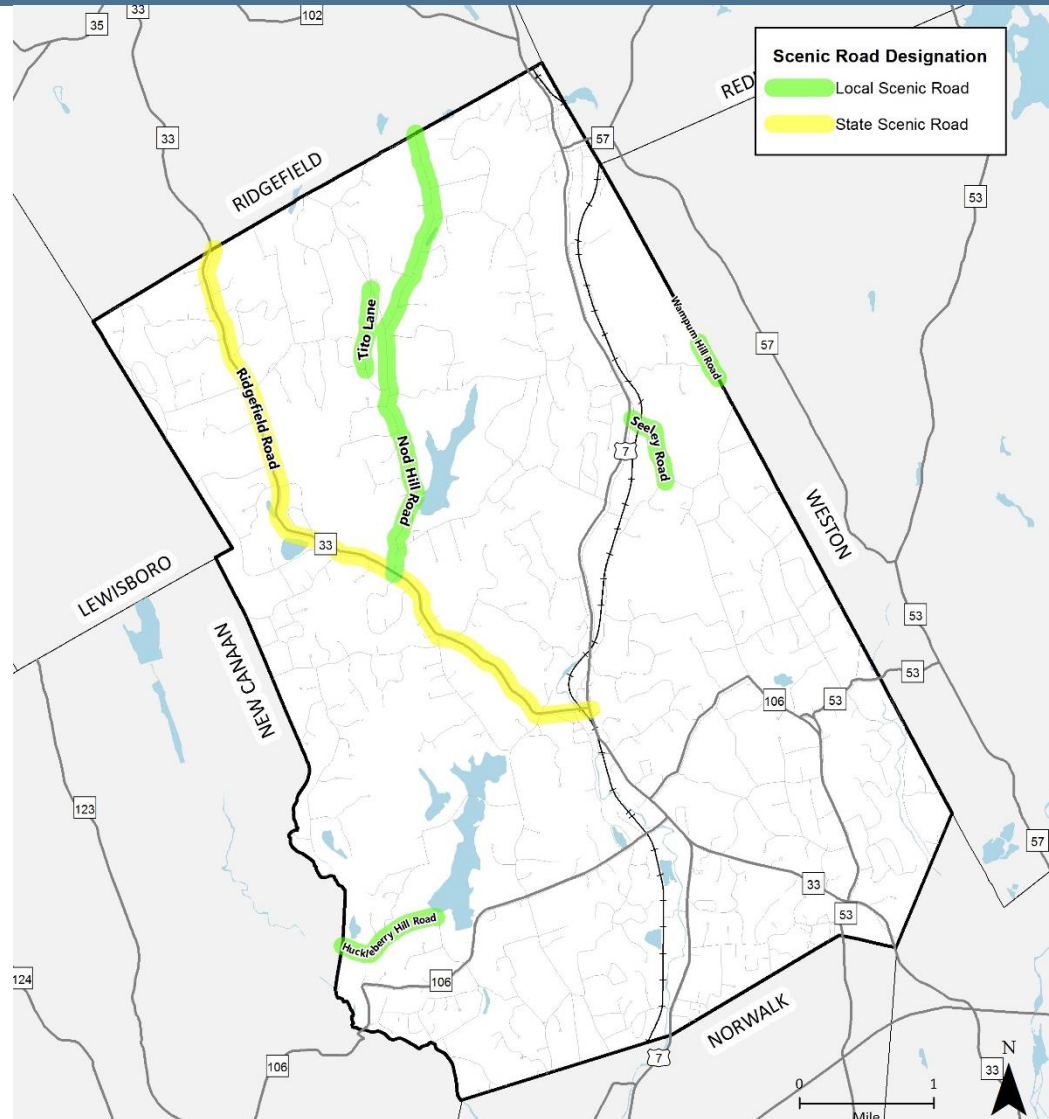
Preservation

Scenic Roads

- Ridgefield Road (Route 33) is a state designated state scenic
- Local scenic road program:
 - Huckleberry Hill Road
 - Nod Hill Road
 - Seeley Road
 - Tito Lane
 - Wampum Hill Road

Previously Presented Information:

[March 2018 Presentation](#)



Sources: CTDOT, Town of Wilton

Cultural Resources

Cultural Resources Action Items from 2009 POCD

- Ongoing support of non-profit groups and facilities

Actions to address other community facility needs:

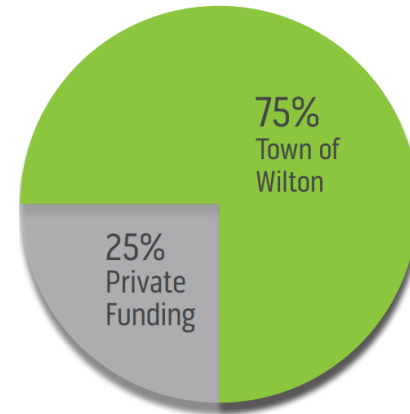
1. Ensure that Fire Station 2 continues to serve western Wilton; analyze options for meeting expansion needs on-site, on other sites, or by sharing services with neighboring communities.
2. Address the septic system problems at the Miller Driscoll School.
3. Aim to reduce the demand for the parking at the High School.
4. Continue to plan for the accommodation of Pre-K students at Miller Driscoll.
5. Pursue additional passive recreation opportunities, including moving forward with the trails at Allen's Meadow and the River Walk.
6. Continue coordination between the School Department, Parks and Recreation and private recreation providers to maximize the ability to meet recreation needs with existing facilities.
7. Determine priorities for future recreation facilities.
8. Work regionally to address transportation gaps for seniors and disabled.
9. Move the Dial-a-Ride program to the Social Services Department.
10. Explore the provision of satellite or kiosk-type library services over the long term.
11. Encourage private and non-profit community facilities and cultural facilities.

Cultural Resources

Wilton Library Association

- Membership has grown over last 5 years - 20,000+ card holders, including about 14,000 residents
- Over 1,000 diverse programs annually with attendance of 27,000 – 30,000 from all over
- Renovations completed mid 2000s, planning interior redesign in about 5 years
 - Innovation Station
 - More wi-fi and work spaces
 - Virtual reality programming
 - Will need to replace roof and carpeting
- Provides meeting space for numerous community organizations and events
- Culture and intellect are a strong part of the community, and often overlooked in promotion

YOUR SUPPORT FUNDS:



COLLECTIONS:
Books, CDs, DVDs,
Newspapers, Magazines,
Audio Books, Streaming
STEM, INNOVATION STATION PROGRAMS
SERVICES:
Database/Electronic
Digital Resources

LECTURES
SEMINARS
CLASSES
CONCERTS
FILM SERIES
ART EXHIBITS
OTHER PROGRAMMING
CAPITAL IMPROVEMENTS

Wilton Library 2016-17 Annual Report

Cultural Resources

Gilbert & Bennett School

- Town-owned building leased to G&B Cultural Center
 - Cultural Center offers classes and programs including painting, drawing, sculpture, crafts, music, etc.
 - Partnerships with other community groups
 - Town maintains two soccer fields on site
 - Building serves as warming center during severe weather events
- Town owns two adjoining properties to the south for a total site area of about 8.6 acres



Silvermine Arts Center

- Though located in New Canaan, many members live in Wilton
 - 300-member guild
 - 5 galleries
 - Art school
 - Youth outreach
- Enormous potential for arts & culture in Wilton – need more opportunities for networking and promotion



Cultural Resources

Cultural Organizations and Sites

- Numerous private cultural organizations contribute to Wilton's character and quality of life – spanning the performing and studio arts, music, historic preservation, fraternal organizations, educational and educational groups

Discussion Points:

- What opportunities exist for greater collaboration between cultural institutions in neighboring communities and the region, and access to offerings for Wilton residents?
- What opportunities exist to better promote cultural tourism in Town and the region?
- What role does the Town play in these efforts?

Community Input

Open Space

- Do residents desire additional town-owned open space?
- Are bonded conservation easements, as have been used recently, the preferred financial mechanism for municipal open space preservation?

Water Resources

- Should stormwater regulations be strengthened for new development and/or major redevelopments (such as requiring LID)?
- What incentives could be established to reduce stormwater runoff on existing properties?
- How should desire for increased density on Route 7 balance with desire to reduce stormwater runoff?

Flora & Fauna

- For any required landscaping per Zoning, should use of native plants be required?

Sustainability

- Should there be a new energy reduction objective for 2029? If so, what should it be?
- Should there be a waste reduction objective?

Historic Preservation

- How can the town incentivize preservation of historic structures on Route 7?
- Should zoning bonuses (FAR, coverage, parking, setbacks, etc.) be used for developers who retain historic structures on site or relocate them to designated off site locations?

Cultural Resources

- What opportunities exist for greater collaboration between cultural institutions in neighboring communities and the region, and access to offerings for Wilton residents?
- What opportunities exist to better promote cultural tourism in Town and the region?
- What role does the Town play in these efforts?

Discussion of Overarching Themes

Open Space

- Maintain Town-owned open space
 - *Why?* Quality of life, community character
 - *How?* Maintain properties, maintain trail maps, continue use of SeeClickFix, other?
- Partner with local/regional land conservation organizations to ensure preservation of important lands that provide unique resources and/or serve to link existing preserved lands
 - *Why?* Significant amount of unprotected open space that may become vulnerable over time
 - *How?* Coordinate with land trusts and watershed association to develop preservation criteria and identify key properties; explore mix of Town and grant-funding to purchase conservation easements, other?

Water Resources

- Increase use of low-impact development (LID) techniques to reduce run-off and stormwater pollution
 - *Why?* To prevent pollution, improve impaired resources, protect water quality, comply with MS4 requirements
 - *How?* Regulations, public education, incentive programs... many of the actions in current POCD, other?
- Promote reduced water use
 - *Why?* To protect and preserve resources
 - *How?* Public education, municipal water use initiatives, drought ordinance/ management

Discussion of Overarching Themes

Flora and Fauna

- Preserve, protect and carefully manage trees, and native vegetation and wildlife
 - *Why?* Valued ecological resources, increase sustainability, quality of life, community character
 - *How?* Regulatory revisions, public education, support and promote invasive species removal, expand Tree Committee efforts, promote and support Pollinator Pathway, other?

Sustainability

- Be a leader in the State in energy conservation and resiliency, waste reduction and sustainability
 - *Why?* Build upon significant success, quality of life, community character/ culture
 - *How?* Pursuit of SustainableCT certification, promote/ incentivize private energy use reduction, increase energy resiliency, reduce waste, other?

Historic Resources

- Preserve and protect historic resources
 - *Why?* Valued cultural resources, quality of life, community character
 - *How?* Regulatory incentives? Certified Local Government designation, demolition delay ordinance

Cultural Resources

- Support a variety of cultural organizations and resources
 - *Why?* Quality of life, community character
 - *How?* ?

Working Group Exercise

What are the top three objectives you think this Plan should include?

Write one per card.

Working Group Exercise

For *each* objective, what one or two strategies/ actions do you think the Planning & Zoning Commission should explore incorporating?

Please write them on the back of each card.

What's Next?

- Share results of Working Group wrap-up with PZC for Monday
- Conservation, Preservation, Sustainability Mini-Survey – results by end of July
- PZC to complete its assessment of current POCD action agenda items - July meeting
- MMI to outline themes and objectives for PZC review at July 23rd meeting
- Following PZC review of outline, MMI to draft Plan over summer
- Reconvene with PZC in September

APPENDIX B:

POCD Mini Survey Results

Town of Wilton

Plan of Conservation and Development

Visioning Survey and Workshop Results

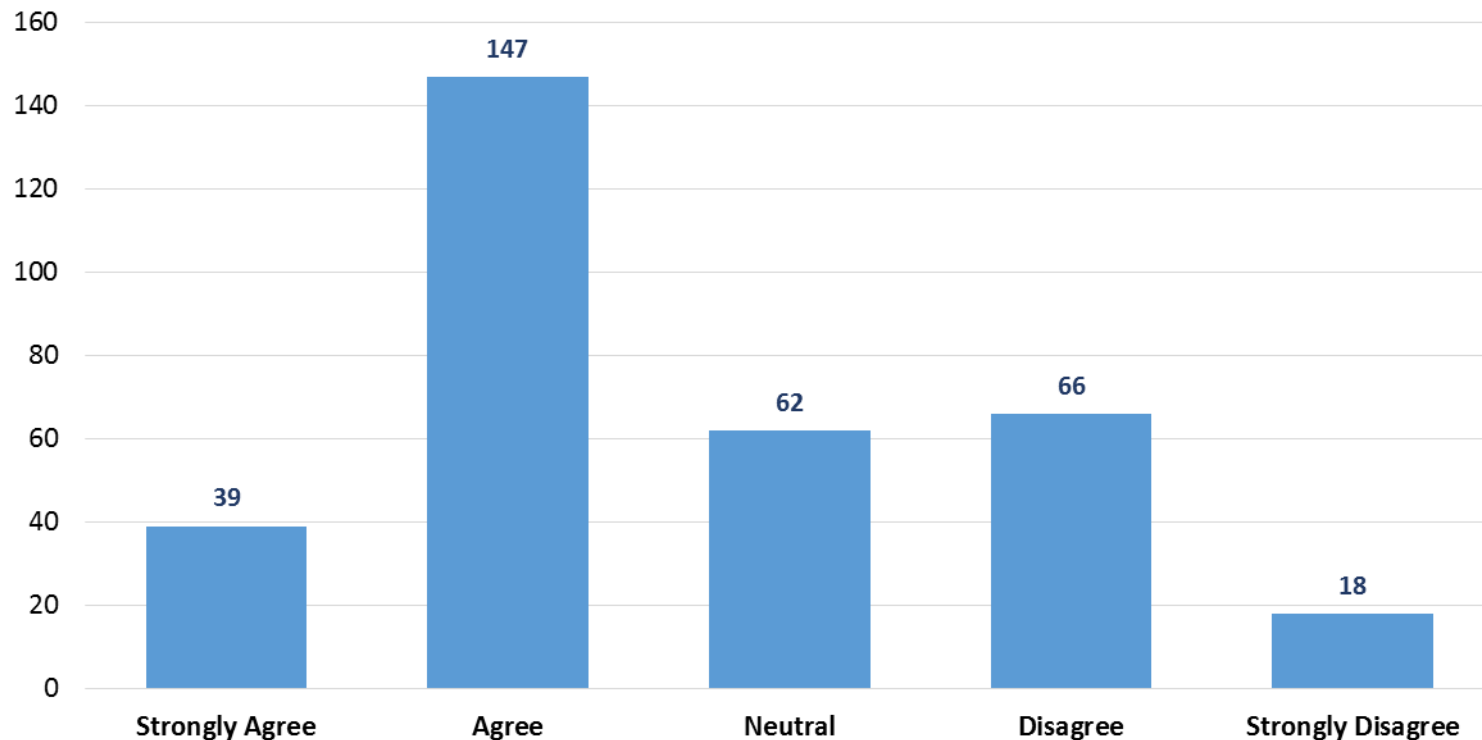
Visioning Survey

332 total survey responses

- 271 online responses
- 61 workshop participants

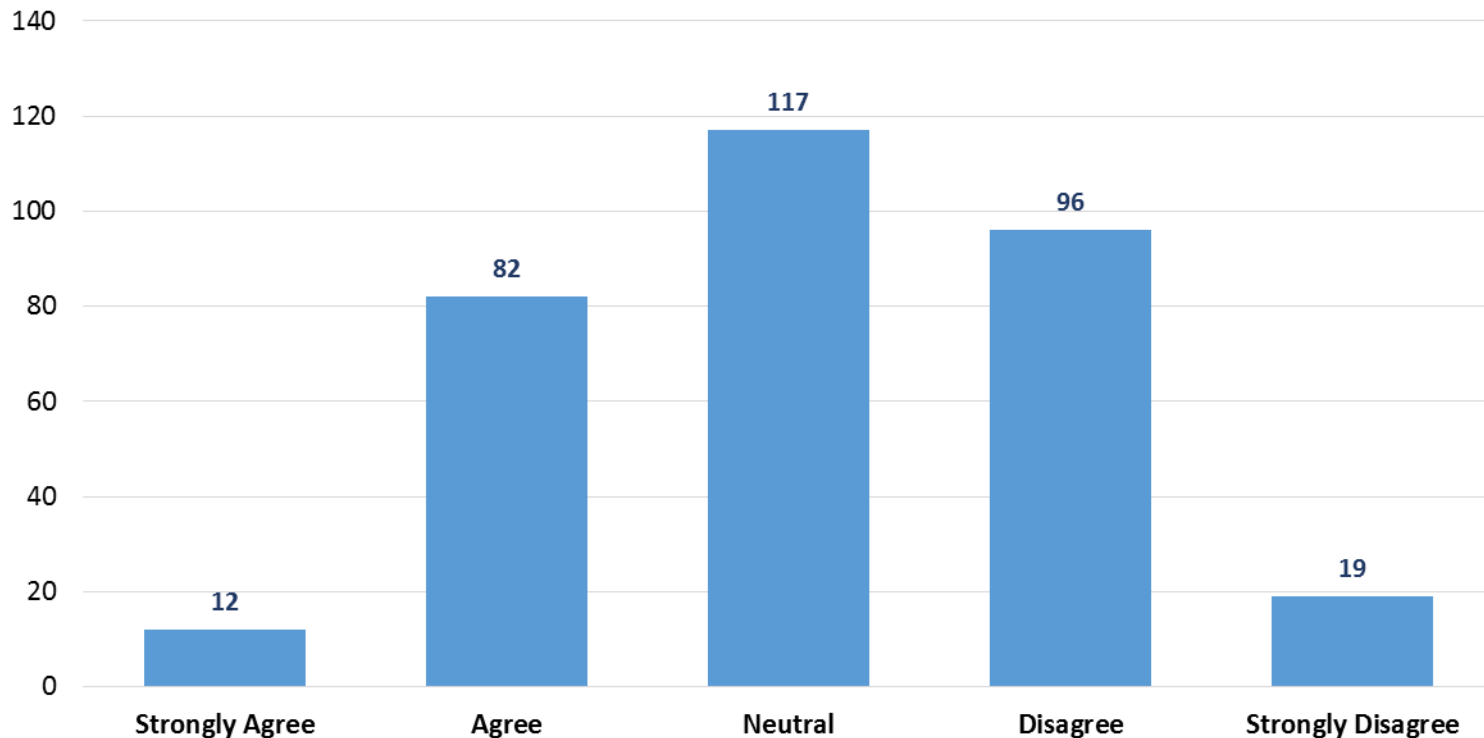
Online survey ran from February 8th through February 19th

Wilton provides an attractive environment for all ages to live in



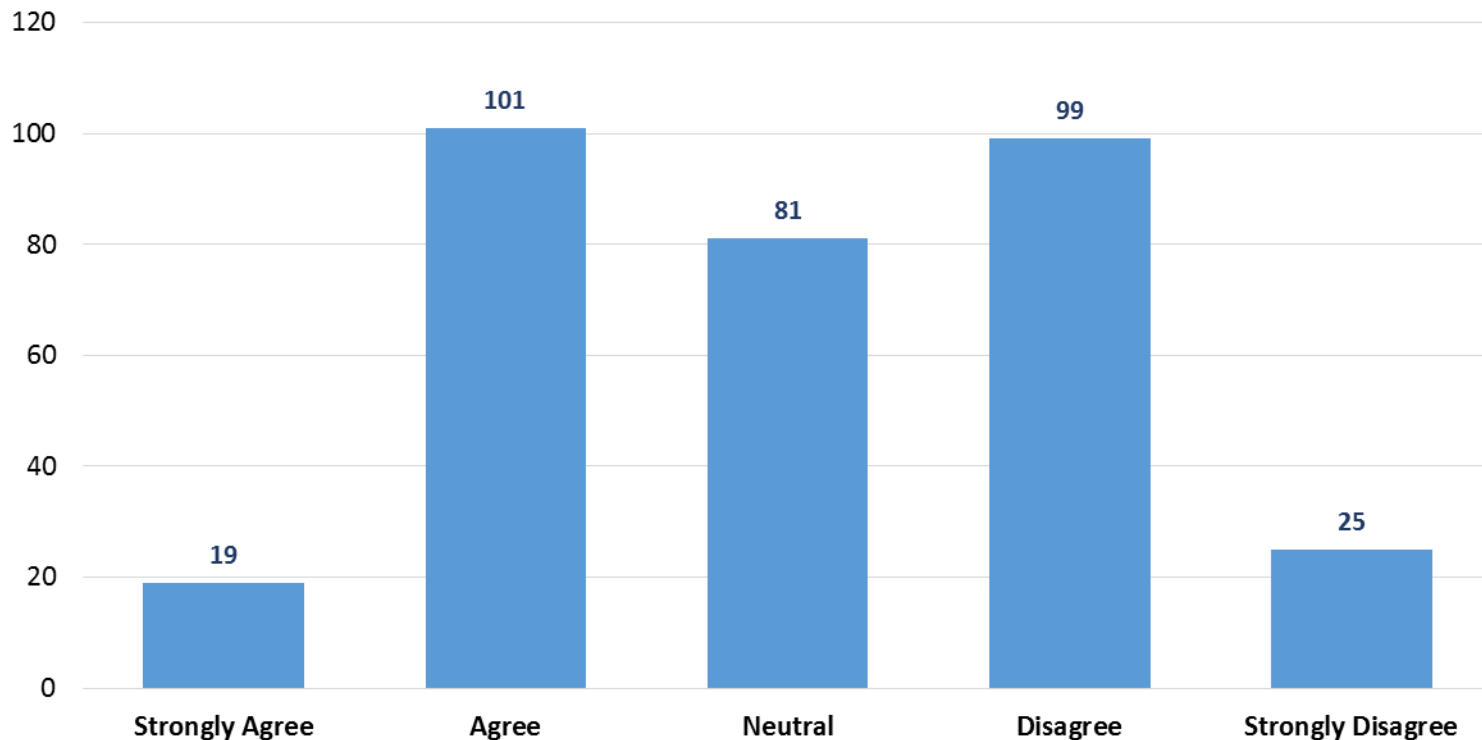
Trending Positive

Wilton provides an attractive environment for all ages to work in



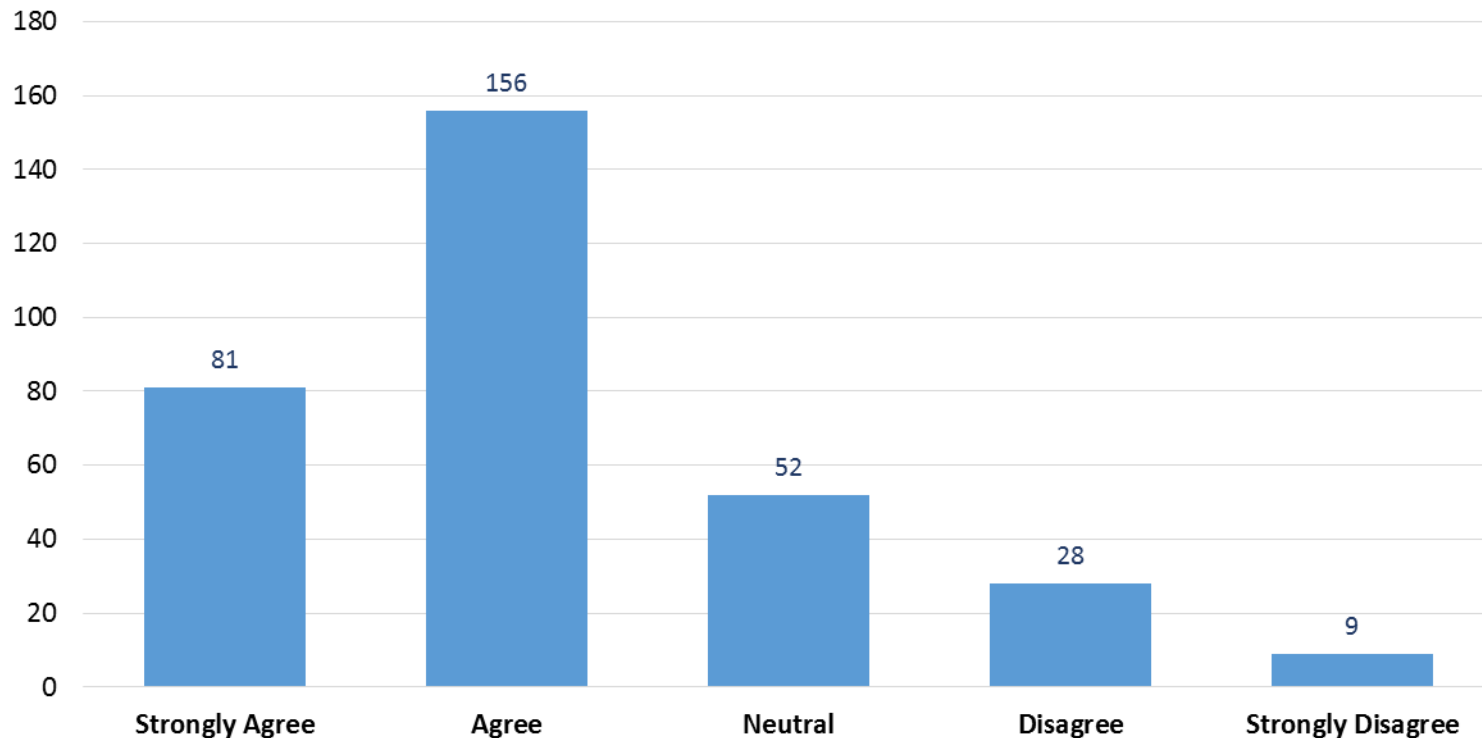
Trending Neutral

Wilton provides an attractive environment for all ages to play in



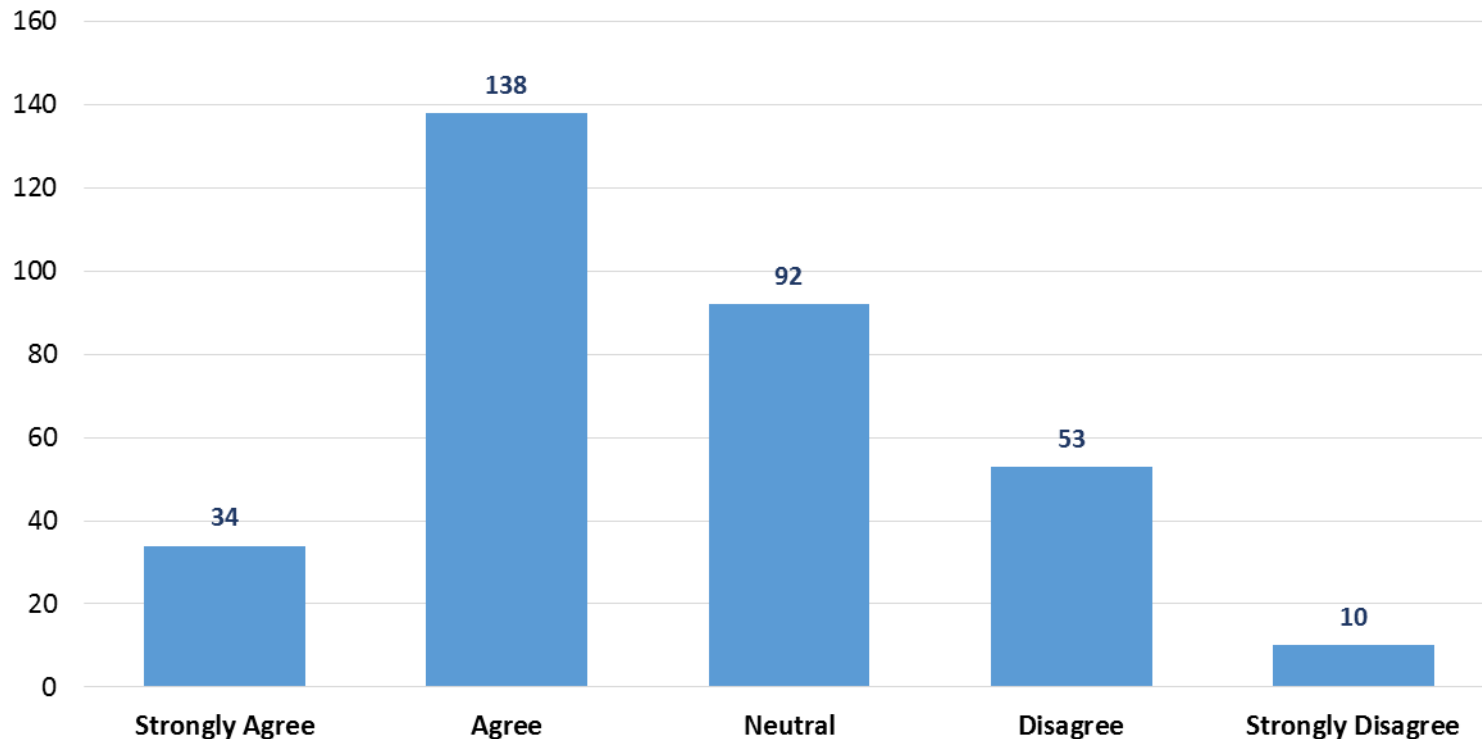
Trending Neutral

Wilton provides an attractive environment for all ages to learn in



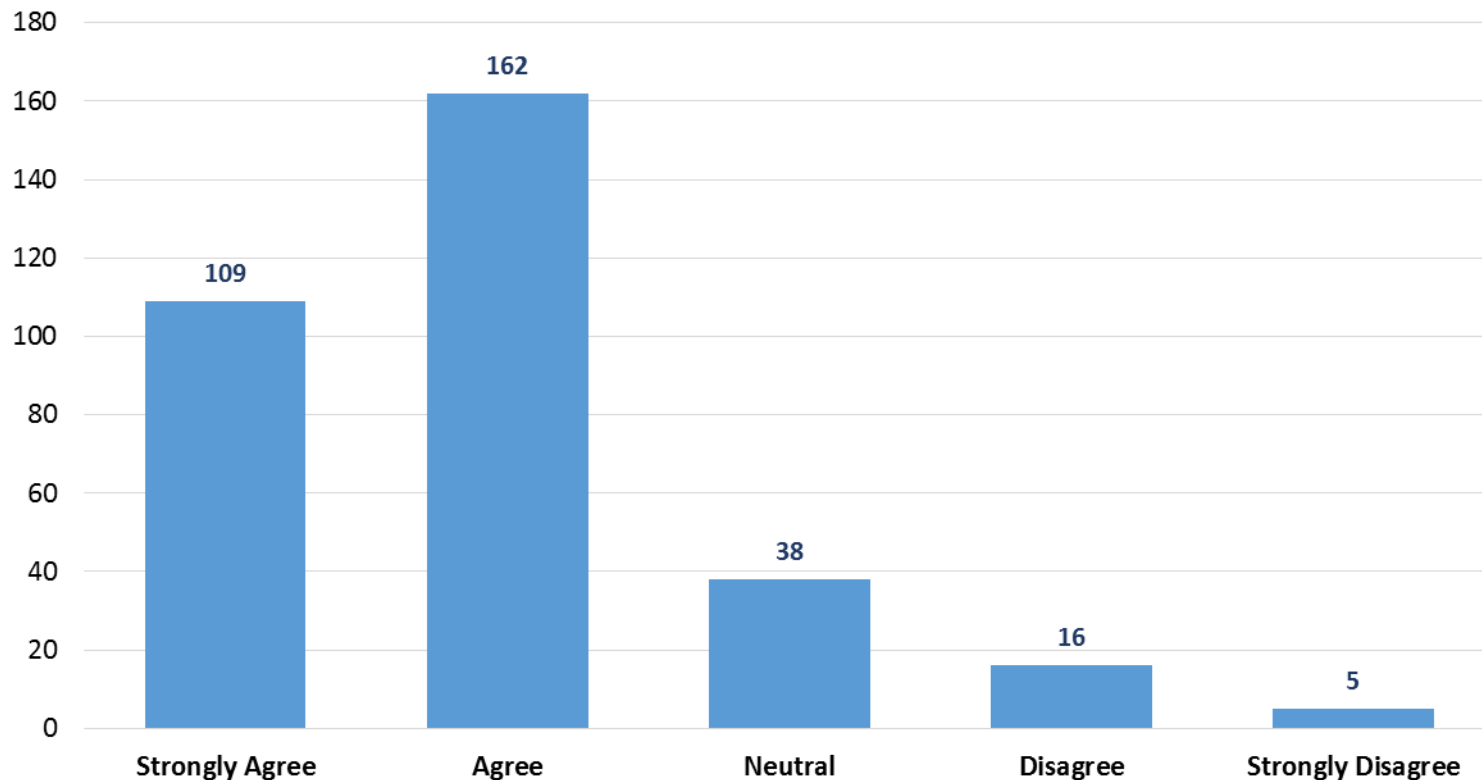
Trending Positive

Wilton provides an attractive environment for all ages to enjoy



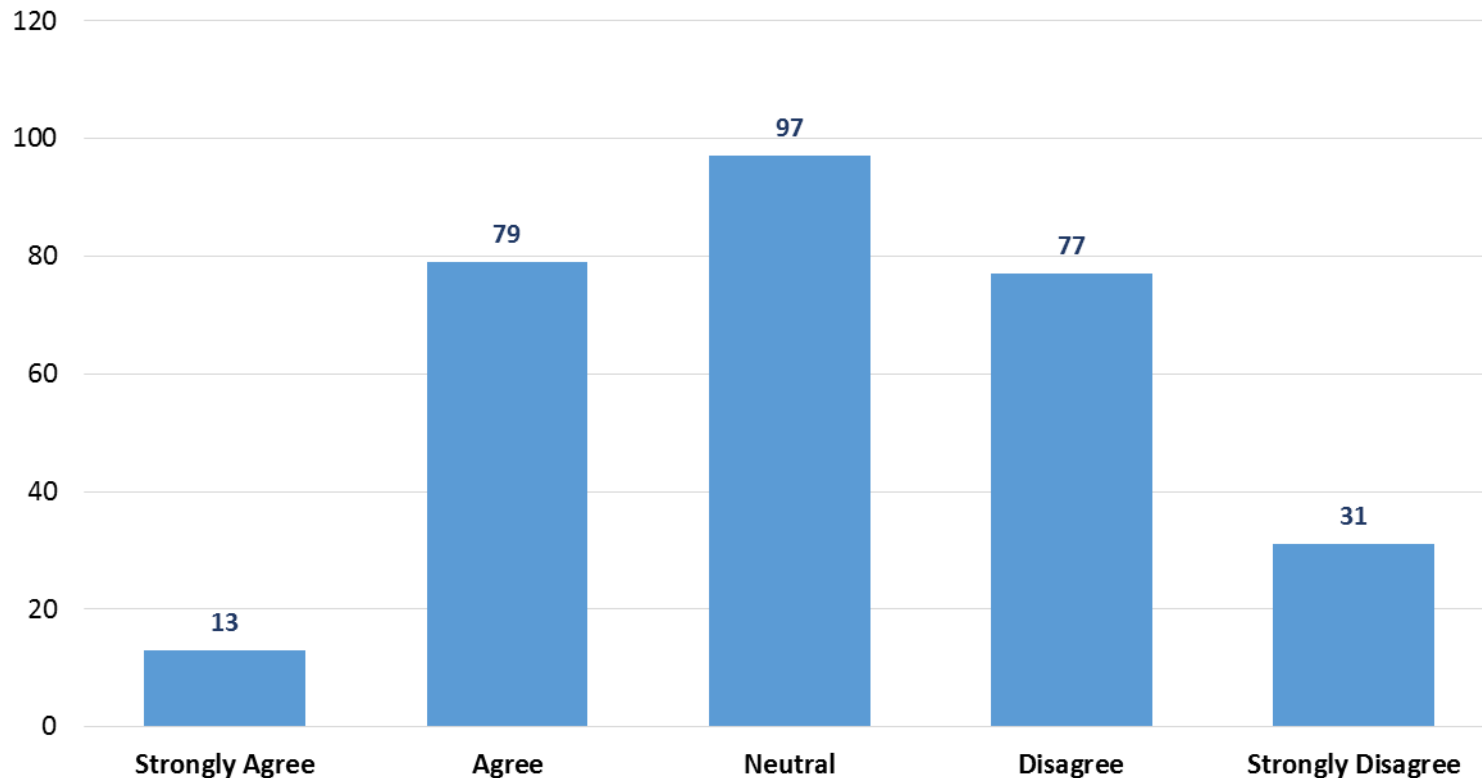
Trending Positive

Wilton provides an attractive environment in which to raise a family



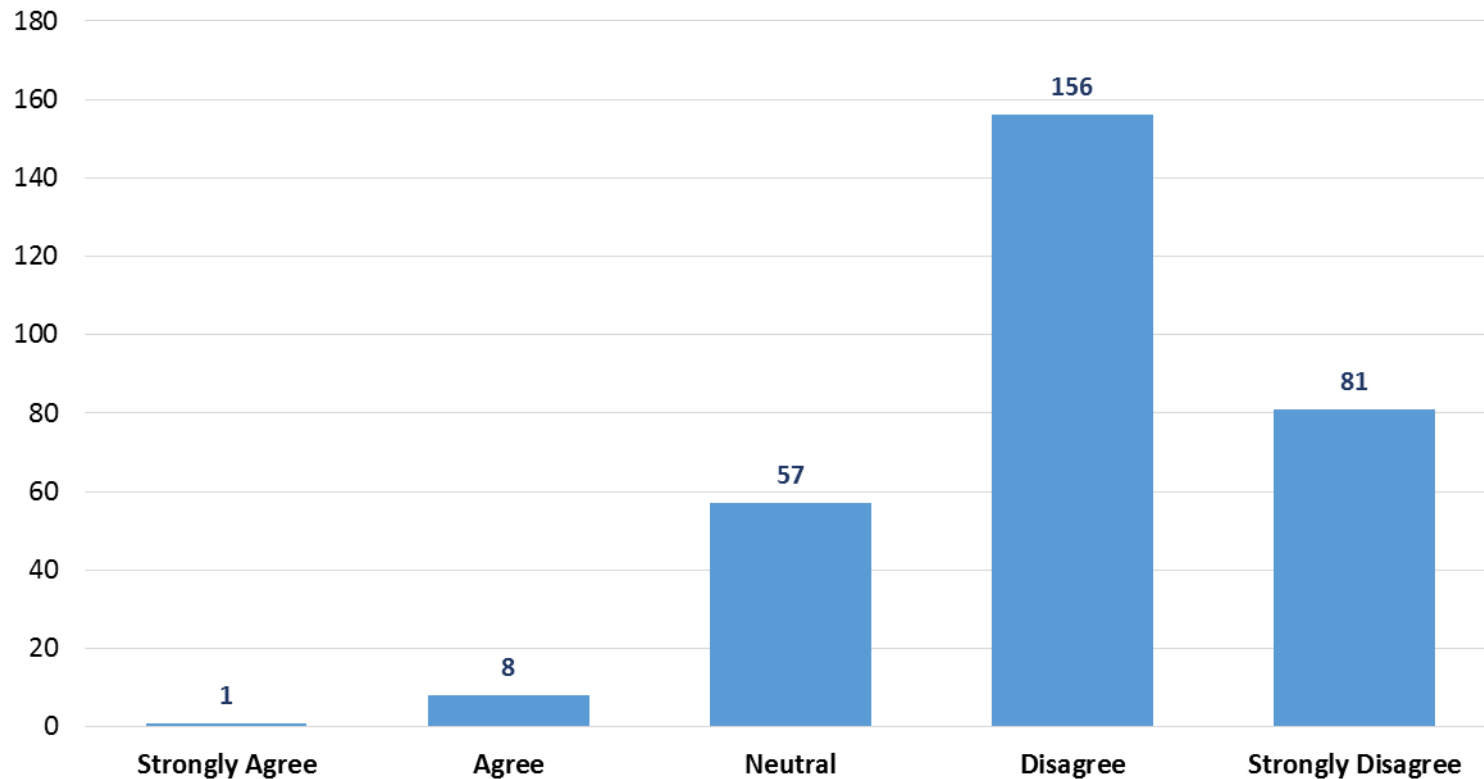
Trending Positive

Wilton blends its historic heritage with 21st century living seamlessly



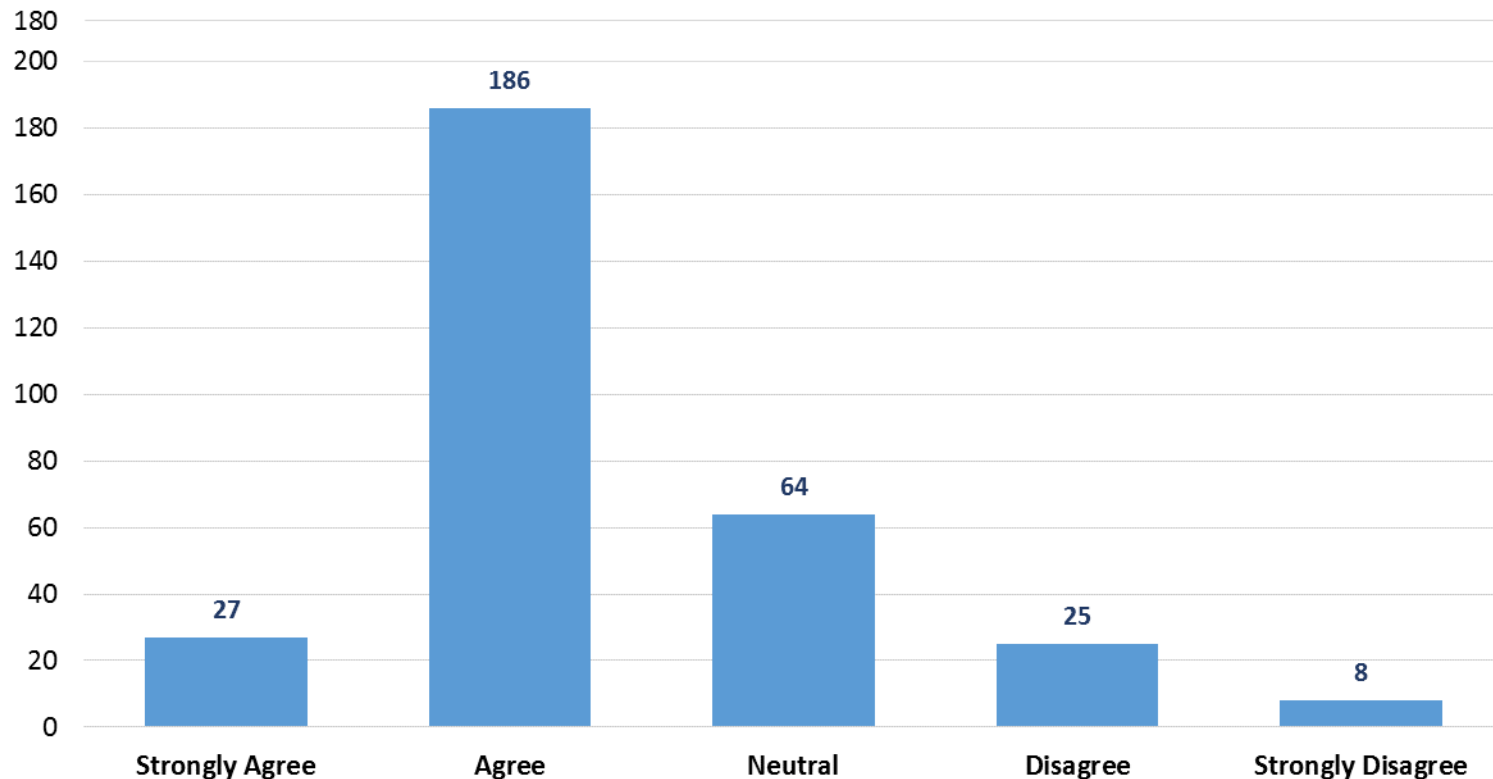
Trending Neutral

Wilton's economic environment is thriving



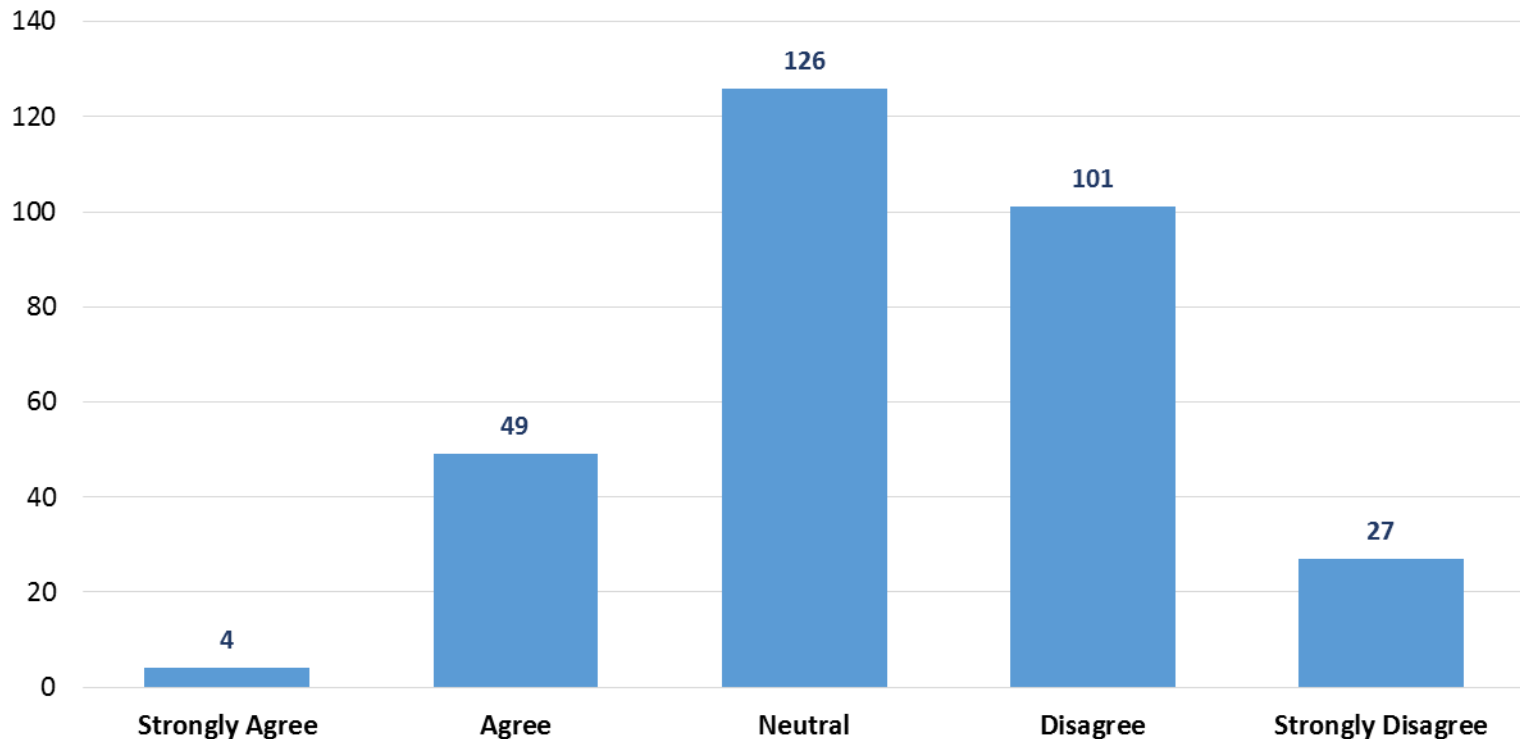
Trending Negative

Wilton's natural environment is thriving



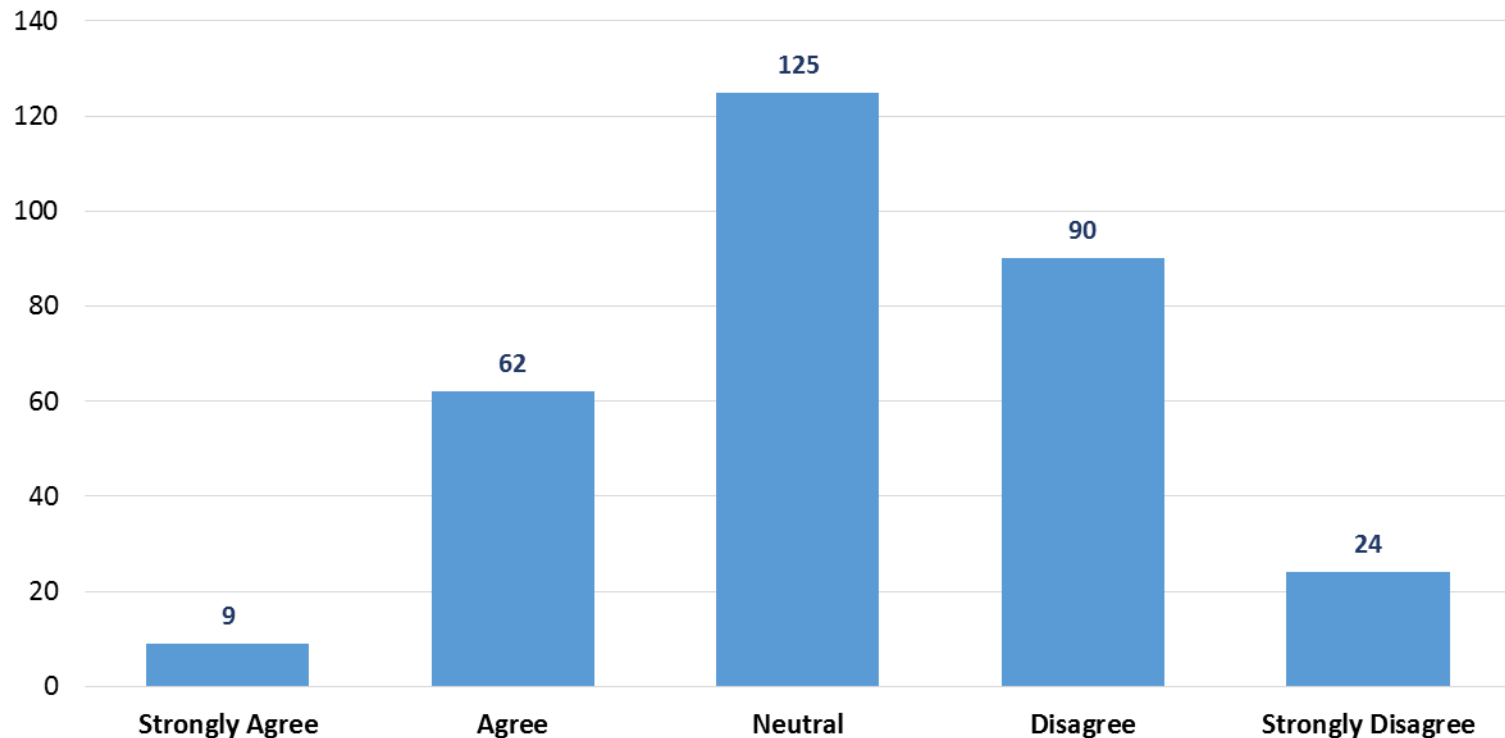
Trending Positive

Wilton's social environment is thriving



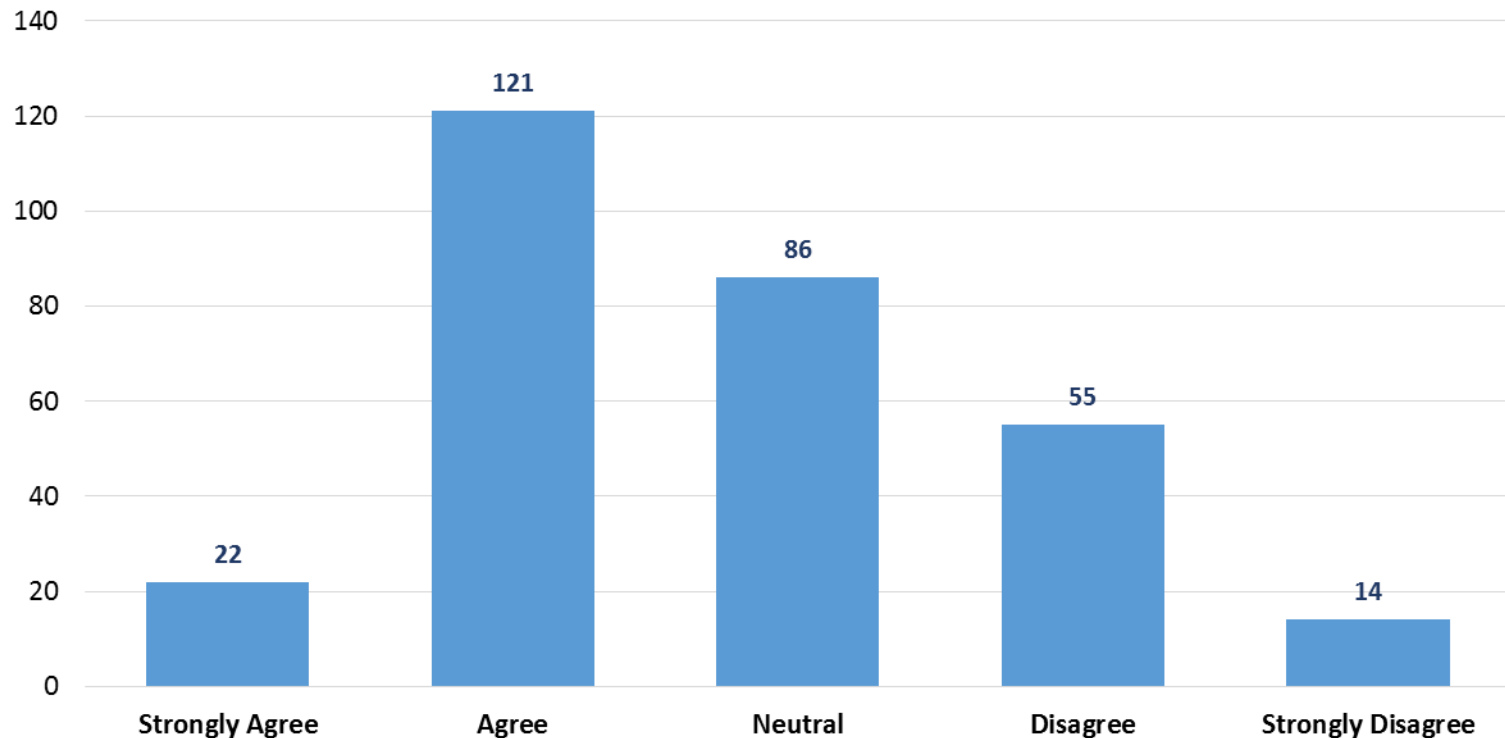
Trending Negative

Wilton's cultural environment is thriving



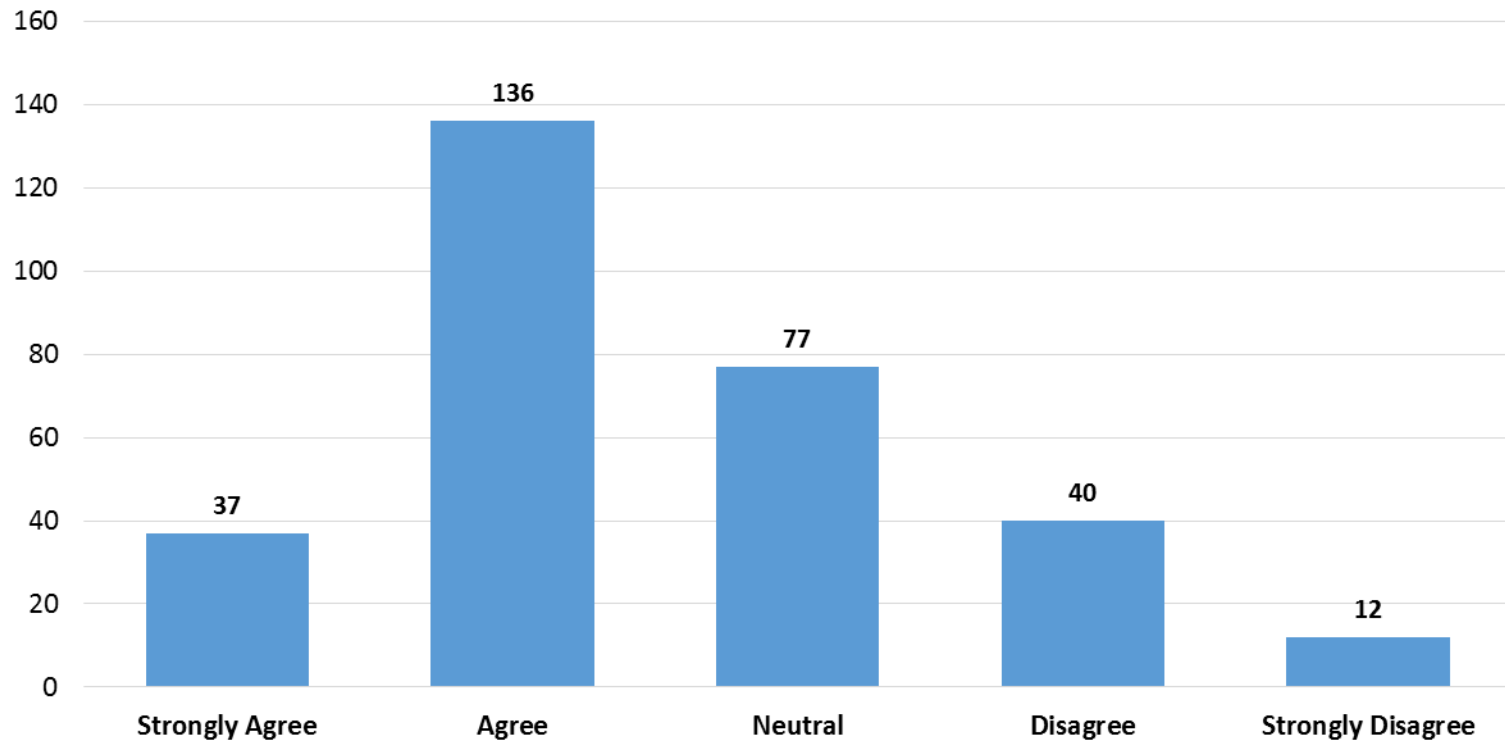
Trending Negative

Wilton has a distinctive identity and character



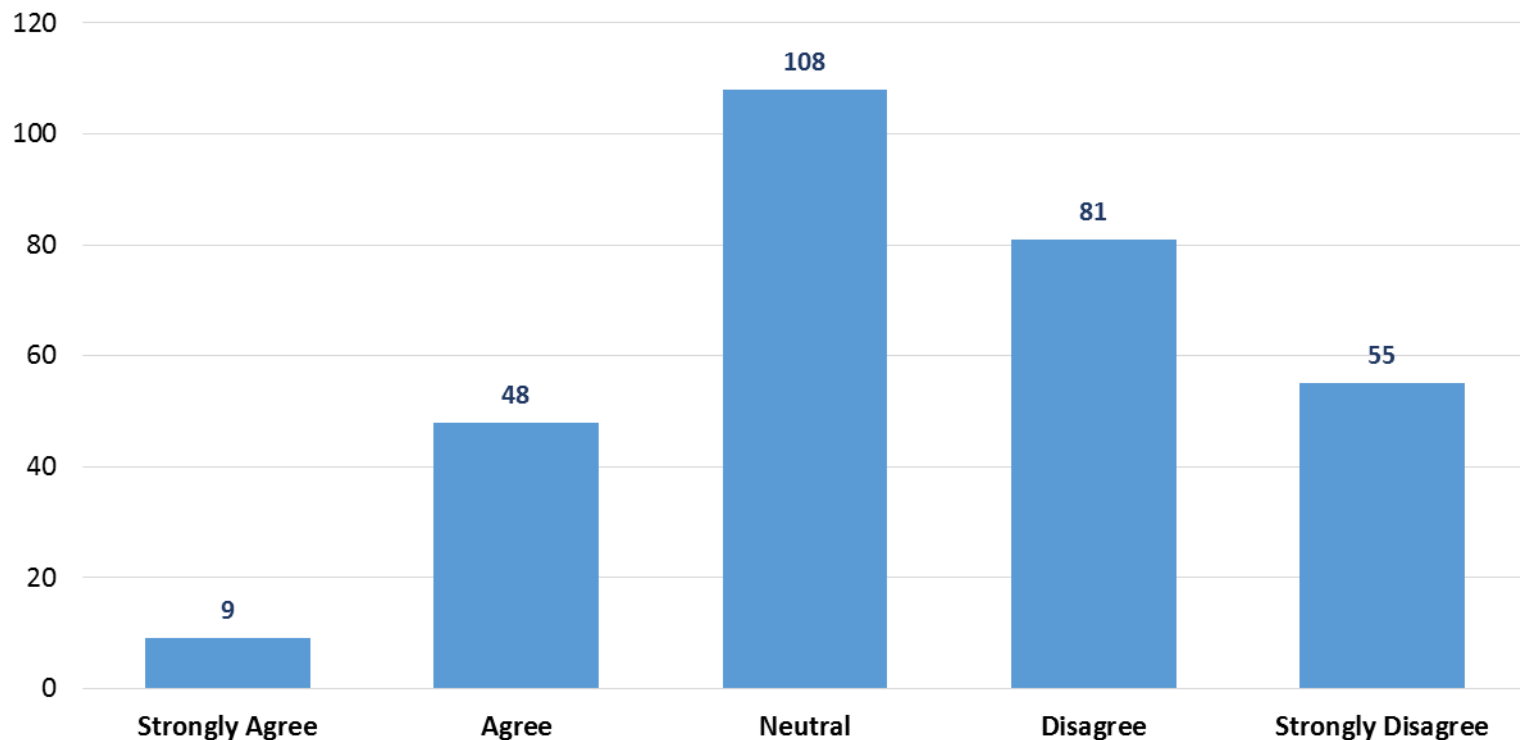
Trending Positive

Wilton has a strong sense of community



Trending Positive

Wilton has changed for the better over the last ten years



Trending Negative

Trending Positive

Wilton provides an attractive environment in which to raise a family – **Most Positive**

Wilton provides an attractive environment for all ages to learn in

Wilton's natural environment is thriving

Wilton has a strong sense of community

Wilton provides an attractive environment for all ages to enjoy

Wilton provides an attractive environment for all ages to live in

Wilton has a distinctive identity and character

Trending Neutral

Wilton provides an attractive environment for all ages to play in

Wilton provides an attractive environment for all ages to work in

Wilton blends its historic heritage with 21st century living seamlessly

Trending Negative

Wilton's cultural environment is thriving

Wilton's social environment is thriving

Wilton has changed for the better over the last ten years

Wilton's economic environment is thriving – **most negative**

What do you think are the 3 most important planning, conservation and/or development issues facing the Town?



Long form responses posted to website

Imagine you leave Wilton and don't return until the year 2029. Describe what you think about Wilton. How do you feel about the Town? What are you and others able to do and enjoy in Wilton in 2029?



Long form responses posted to website

Town of Wilton

Plan of Conservation and Development

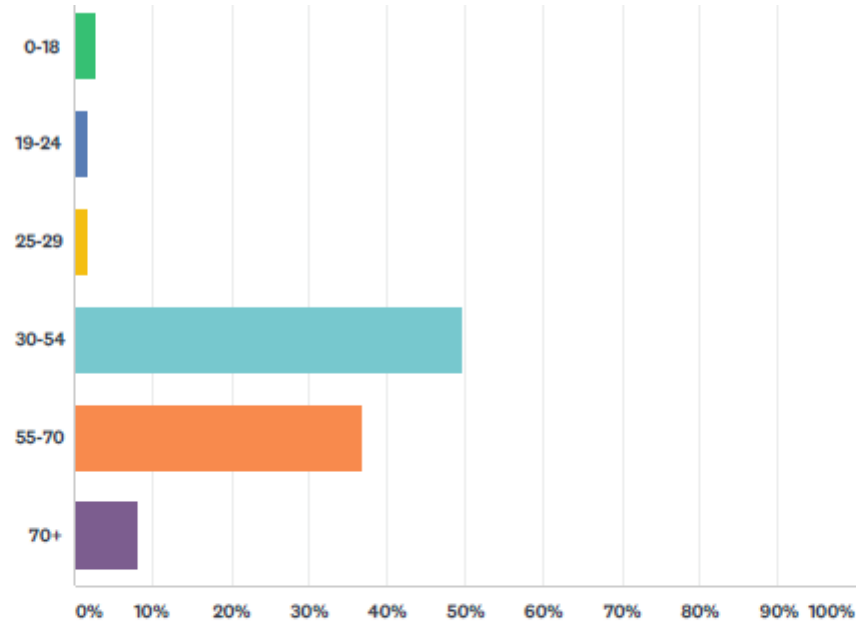
Housing Survey Results

Housing Survey

268 online survey responses

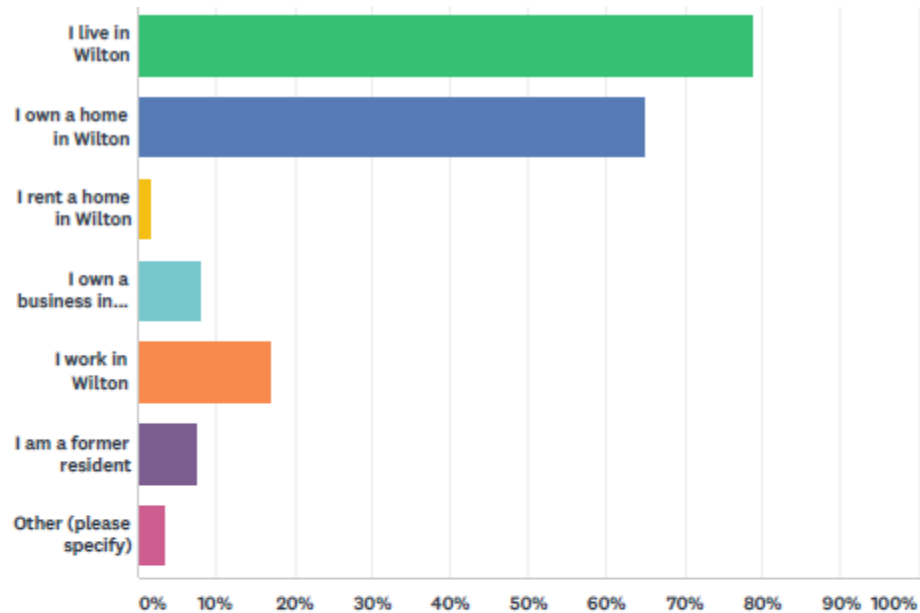
Survey began on March 1st. Results compiled on March 14, 2018

How old are you?



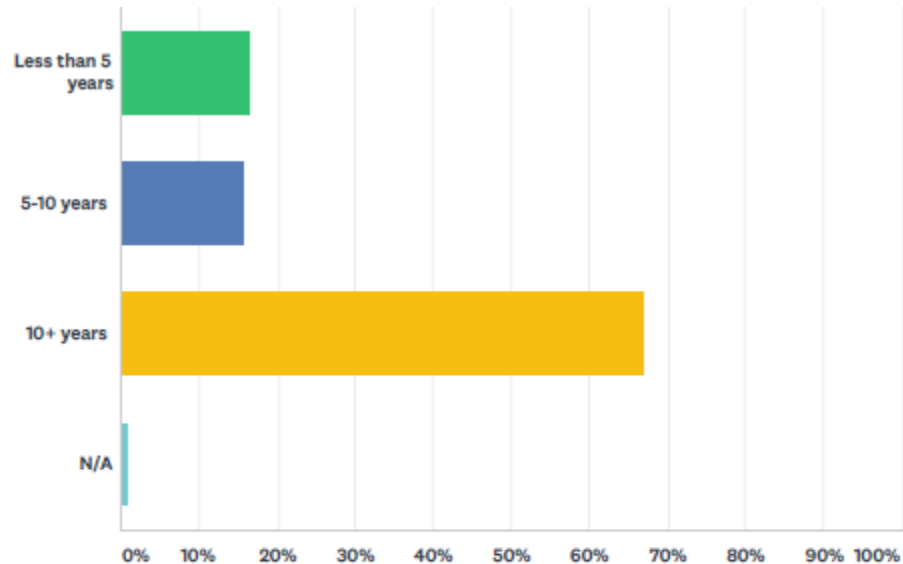
ANSWER CHOICES	RESPONSES	
0-18	2.63%	7
19-24	1.50%	4
25-29	1.50%	4
30-54	49.62%	132
55-70	36.84%	98
70+	7.89%	21
TOTAL		266

What is your relationship to Wilton?



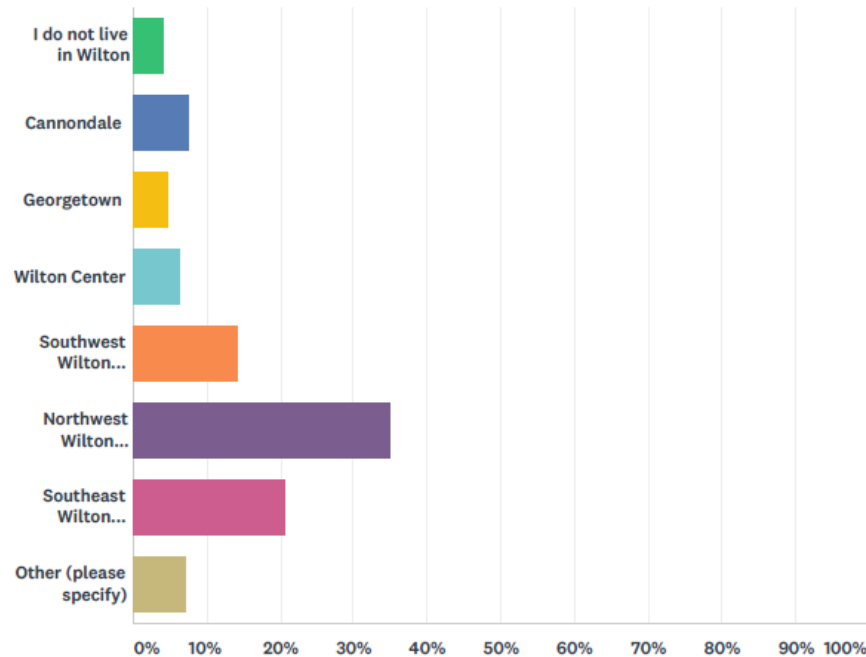
ANSWER CHOICES	RESPONSES	
I live in Wilton	78.65%	210
I own a home in Wilton	64.79%	173
I rent a home in Wilton	1.50%	4
I own a business in Wilton	7.87%	21
I work in Wilton	16.85%	45
I am a former resident	7.49%	20
Other (please specify)	3.37%	9
Total Respondents: 267		

How long have you lived, worked, or owned property in Wilton?



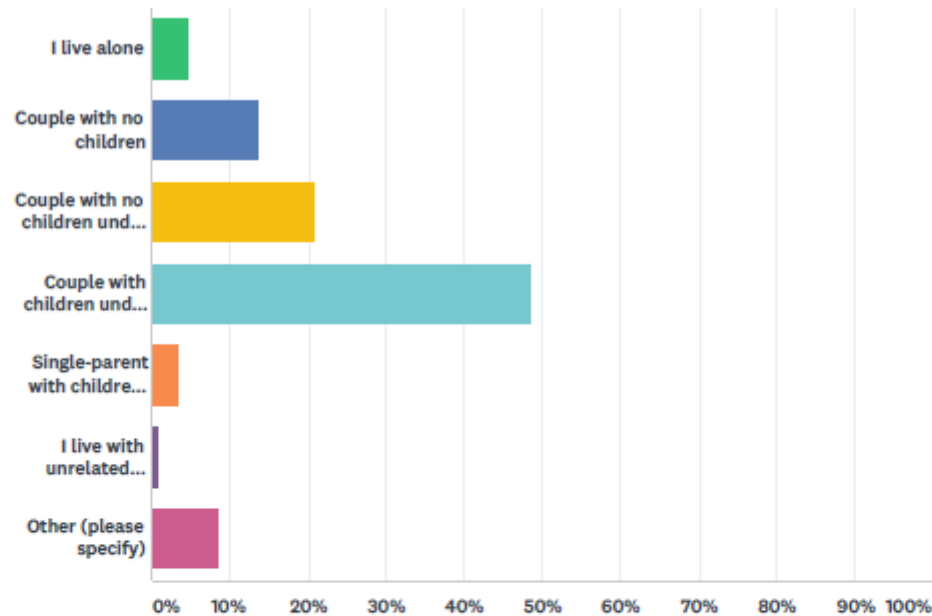
ANSWER CHOICES	RESPONSES	
Less than 5 years	16.48%	44
5-10 years	15.73%	42
10+ years	67.04%	179
N/A	0.75%	2
TOTAL		267

Where do you live in Wilton?



ANSWER CHOICES	RESPONSES	
I do not live in Wilton	4.14%	11
Cannondale	7.52%	20
Georgetown	4.89%	13
Wilton Center	6.39%	17
Southwest Wilton (Silvermine, Belden Hill, Old Kingdom Rd area)	14.29%	38
Northwest Wilton (Ridgefield, Nod Hill, Cheese Spring Rd area)	34.96%	93
Southeast Wilton (Chestnut Hill, Hurlbutt, Westport Rd area)	20.68%	55
Other (please specify)	7.14%	19
TOTAL		266

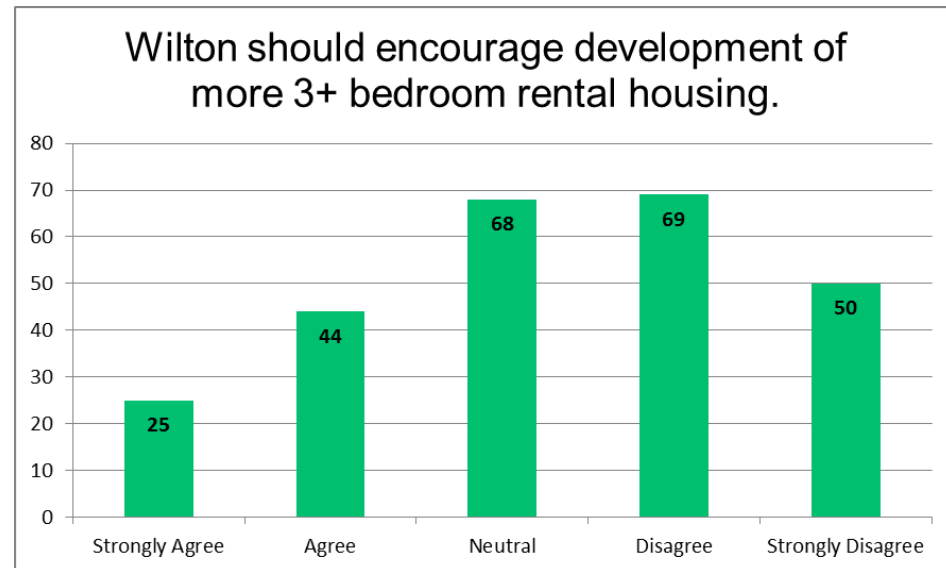
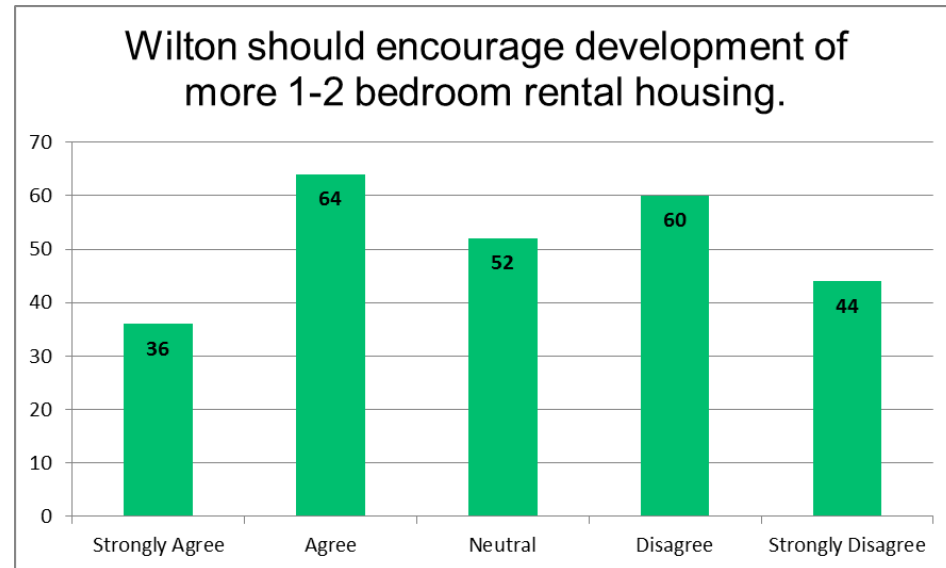
Please describe who lives in your household



ANSWER CHOICES	RESPONSES	
I live alone	4.55%	12
Couple with no children	13.64%	36
Couple with no children under the age of 18 at home	20.83%	55
Couple with children under the age of 18	48.48%	128
Single-parent with children under the age of 18	3.41%	9
I live with unrelated others	0.76%	2
Other (please specify)	8.33%	22
TOTAL		264

Rental Housing

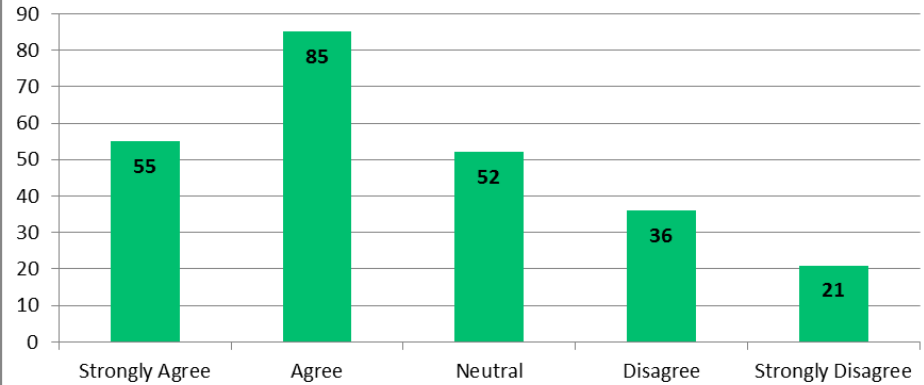
- Respondents split over whether Wilton should encourage more rental housing
- 1-2 bedroom units were more well liked than 3+ bedroom units



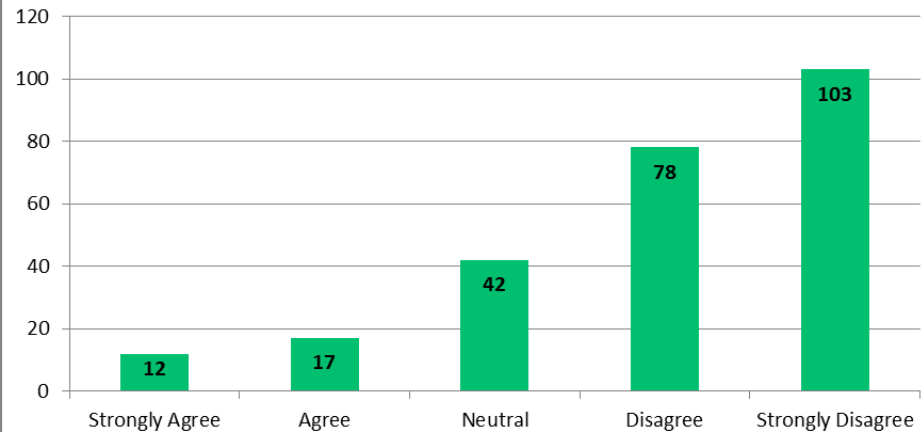
Smaller Homes

- A majority of respondents agreed or strongly agreed that Wilton should encourage more smaller single-family homes (less than 2,500 square feet)
- Tiny homes (less than 400 square feet) were not strongly supported by respondents

Wilton should encourage development of more, smaller single-family homes (less than 2,500 sq ft).

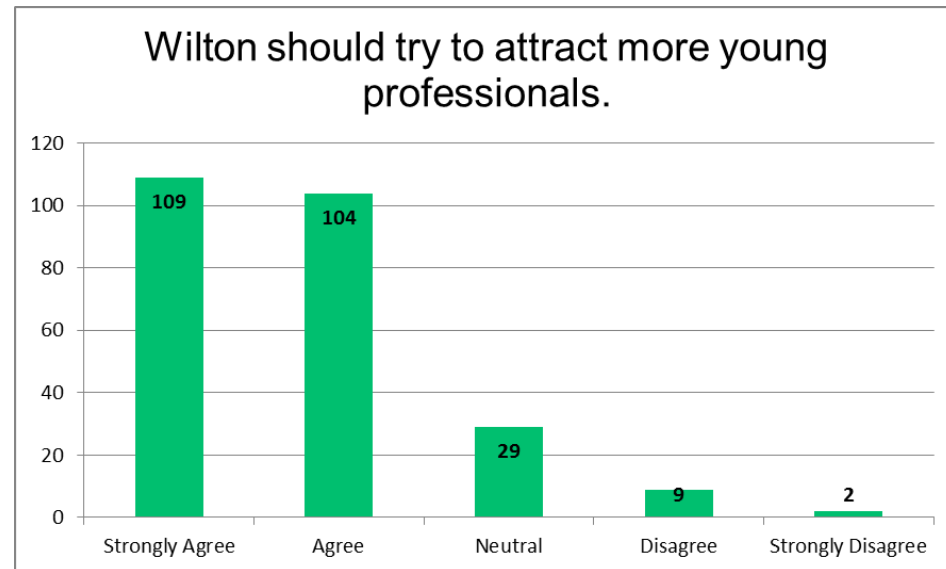
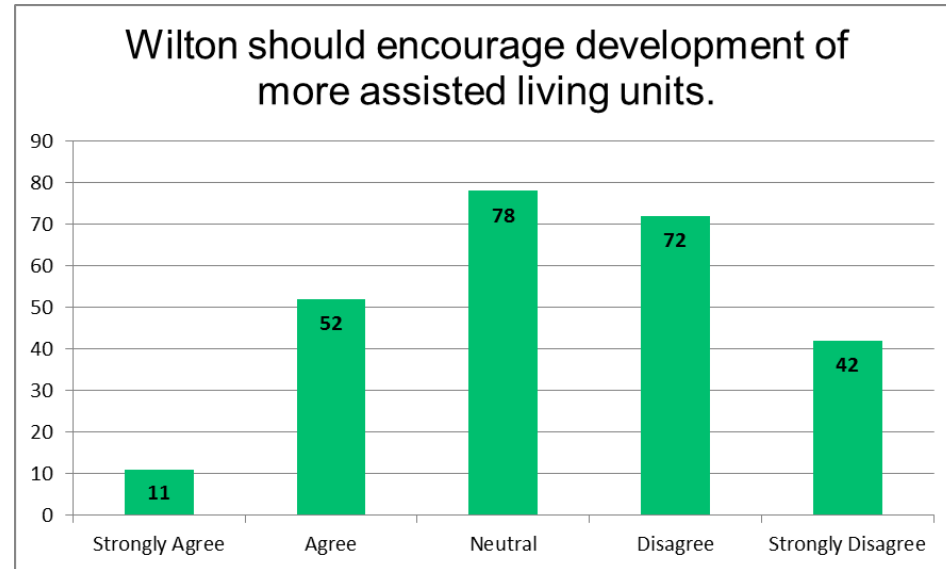


Wilton should encourage development of tiny homes (less than 400 square feet)



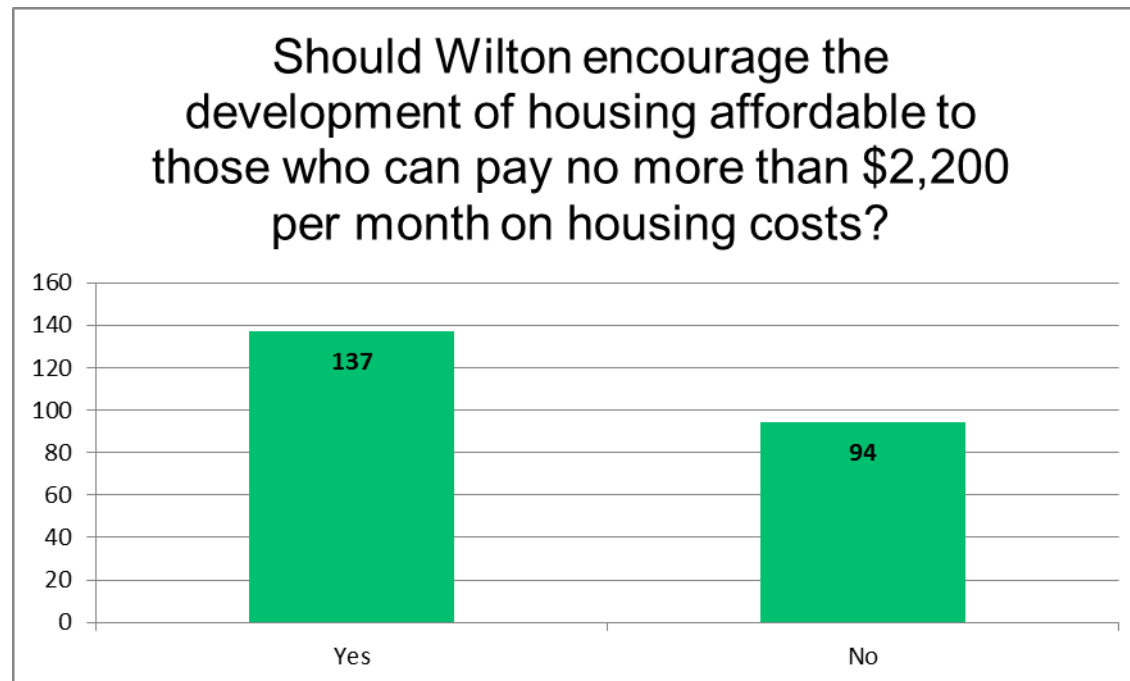
Housing for Different Life Stages

- About half of respondents do not support additional assisted living units
- Very strong agreement that Wilton should try to attract more young professionals
 - However, rental housing not strongly supported
 - Smaller-single family homes more accepted by the respondents



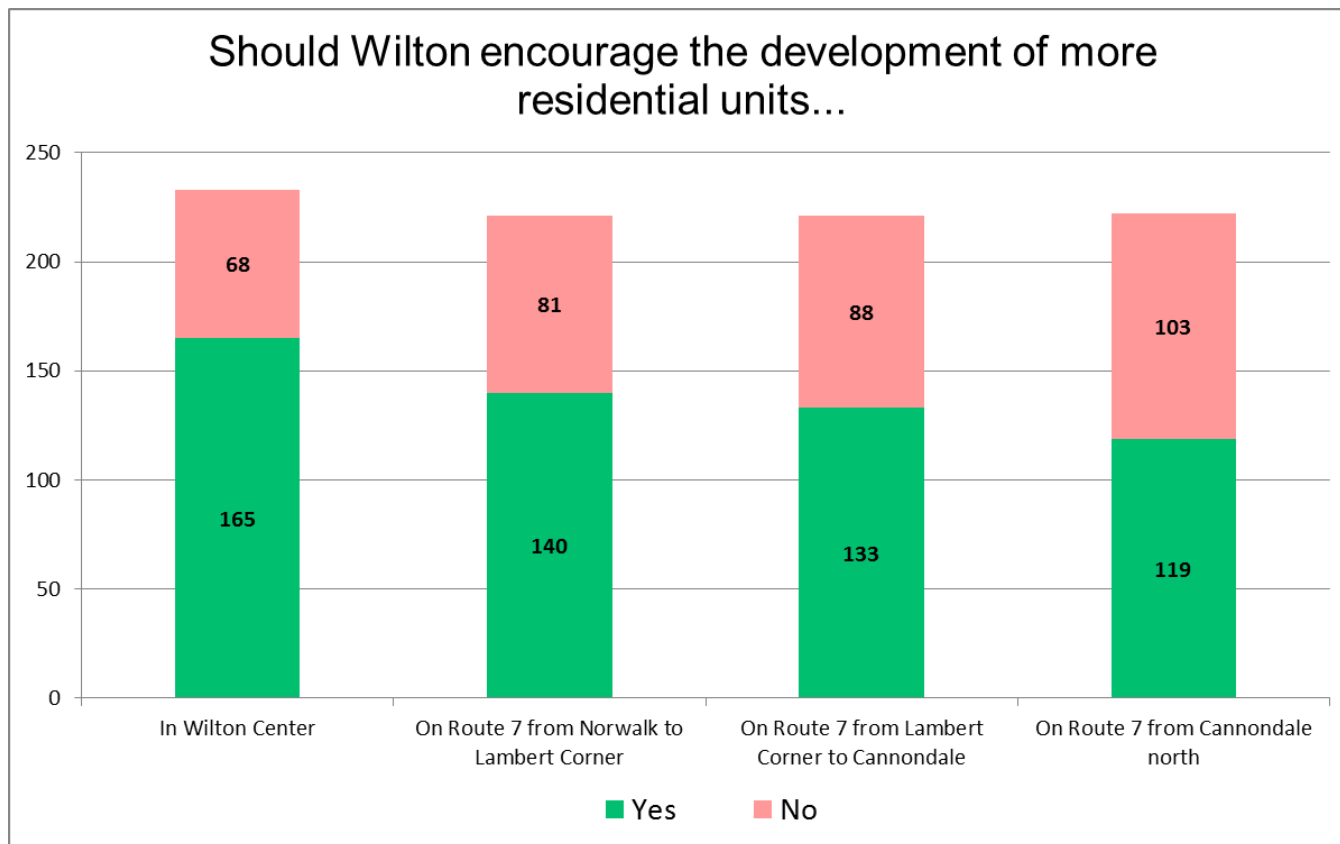
Affordable Housing

- \$2,200 per month is considered affordable for a family of four making 80% of the area median income (approximately \$88,500 per year)
- About 60% of respondents agree that Wilton should encourage the development of housing options that are affordable to households making less than 80% of the area median income



Where Should Residential Development Occur?

- Strong support for more residential development in Wilton Center
- General support for more residential development along Route 7, although support decreases north of Cannondale



Higher Density Apartment Housing

If you had to decide where in Wilton to develop a 30-60 unit apartment building, where would you put it, and why?

Wilton Center cited most frequently, closely followed by Route 7.

Common words in Responses:

Wilton Center – 75 respondents

Route 7 – 67 respondents

North Wilton/Georgetown – 10 respondents

Cannondale – 8 respondents

South Wilton – 6 respondents

Higher Density Single Family Housing

If you had to decide where in Wilton to develop a higher density, single-family, detached home project (lots less than 1 acre), where would you put it, and why?

Route 7 most commonly cited, followed by Wilton Center

Common words in Responses:

Route 7 – 61 respondents

Wilton Center – 47 respondents

Cannondale – 12 respondents

North Wilton/Georgetown – 12 respondents

South Wilton – 9 respondents

Town of Wilton

Plan of Conservation and Development

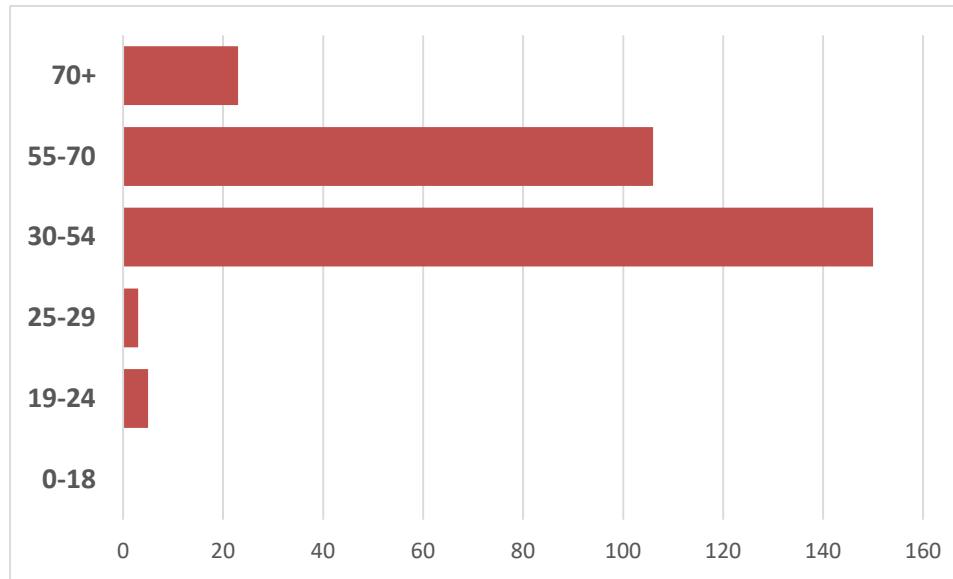
Transportation Survey Results

Transportation Survey

293 online survey responses

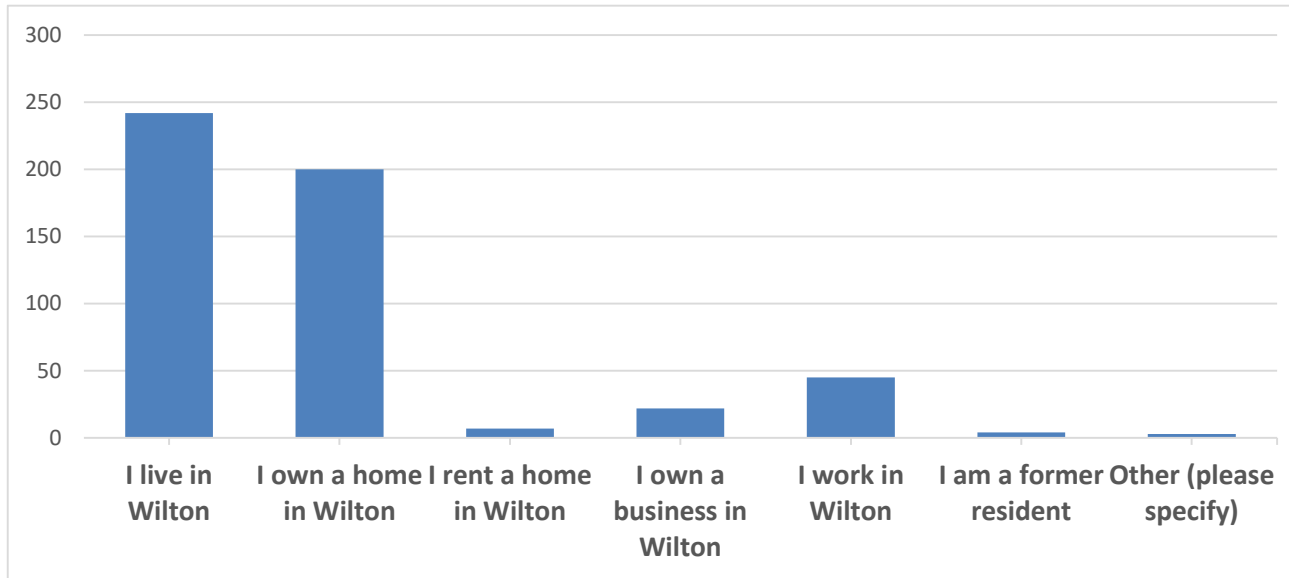
Survey began on March 29th. Results compiled on April 17, 2018

How old are you?



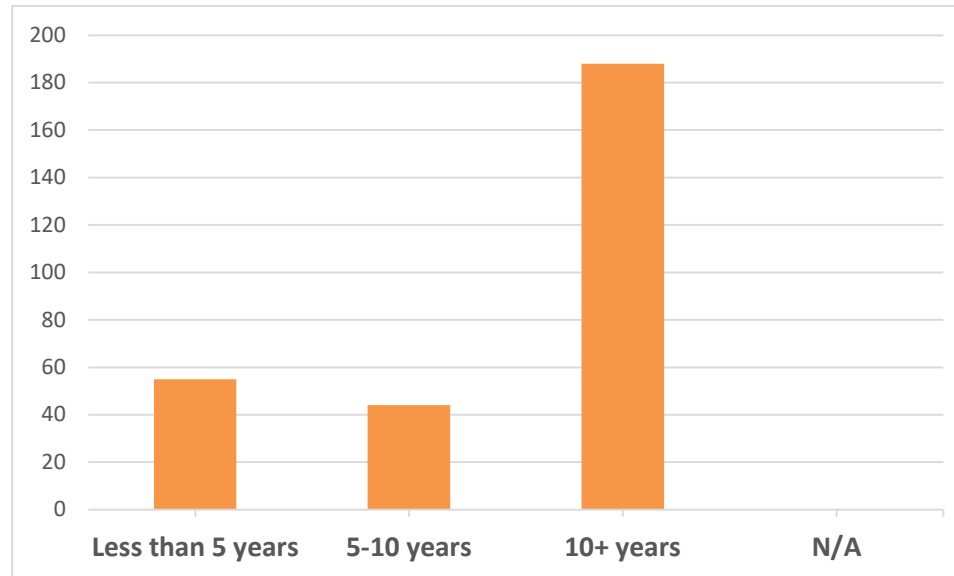
Answer Choices	Responses	
0-18	0%	0
19-24	2%	5
25-29	1%	3
30-54	52%	150
55-70	37%	106
70+	8%	23
Total		287

What is your relationship to Wilton?



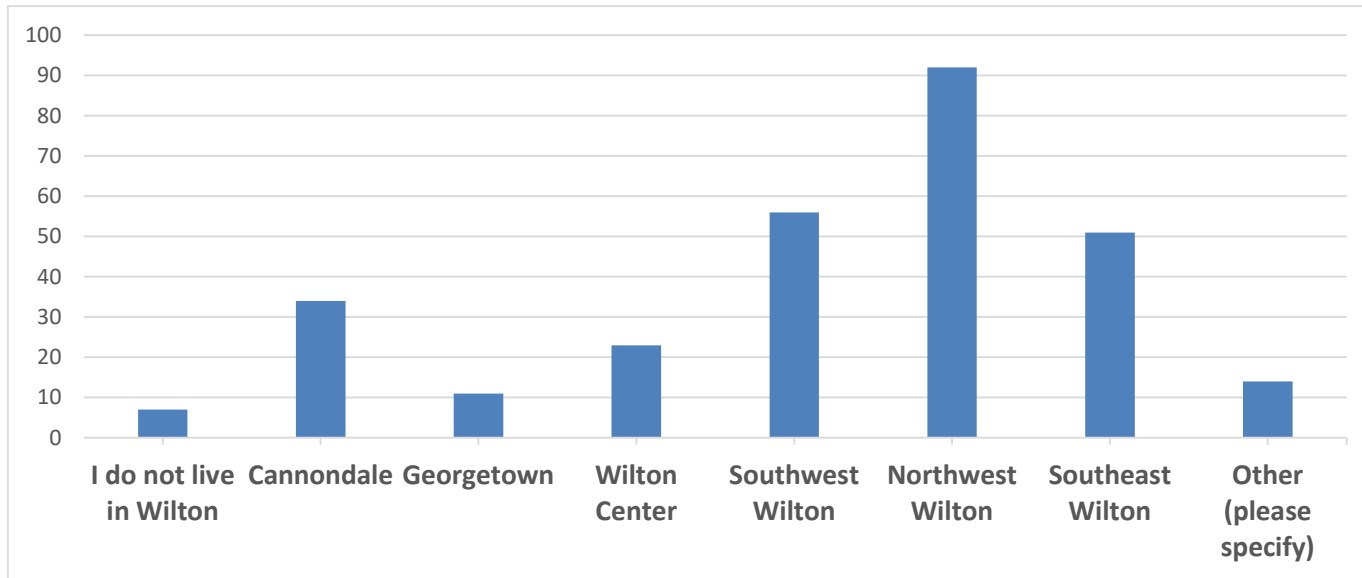
Answer Choices	Responses	
I live in Wilton	84%	242
I own a home in Wilton	69%	200
I rent a home in Wilton	2%	7
I own a business in Wilton	8%	22
I work in Wilton	16%	45
I am a former resident	1%	4
Other (please specify)	1%	3

How long have you lived, worked, or owned property in Wilton?



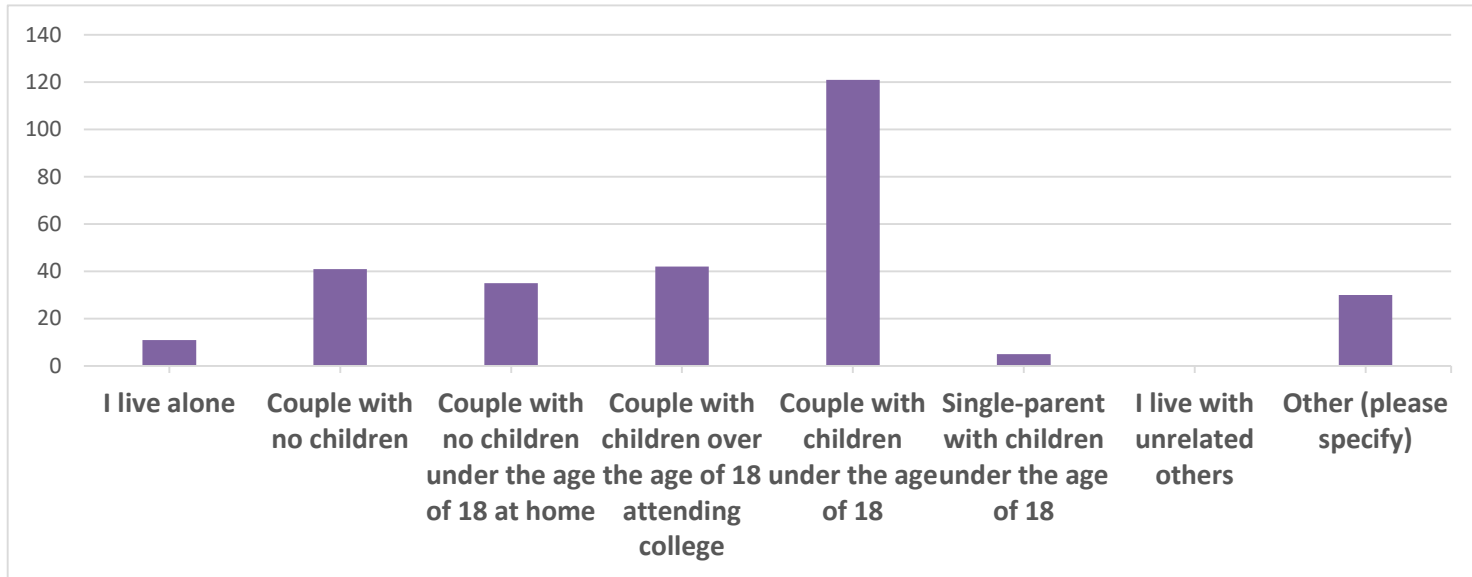
Answer Choices Responses		
Less than 5 years	19%	55
5-10 years	15%	44
10+ years	66%	188
N/A	0%	0
Total		287

Where do you live in Wilton?



Answer Choices	Responses	
I do not live in Wilton	2%	7
Cannondale	12%	34
Georgetown	4%	11
Wilton Center	8%	23
Southwest Wilton (Silvermine, Belden Hill, Old Kingdom Rd area)	19%	56
Northwest Wilton (Ridgefield, Nod Hill, Cheese Spring Rd area)	32%	92
Southeast Wilton (Chestnut Hill, Hurlbutt, Westport Rd area)	18%	51
Other (please specify)	5%	14
Total		213

Please describe who lives in your household

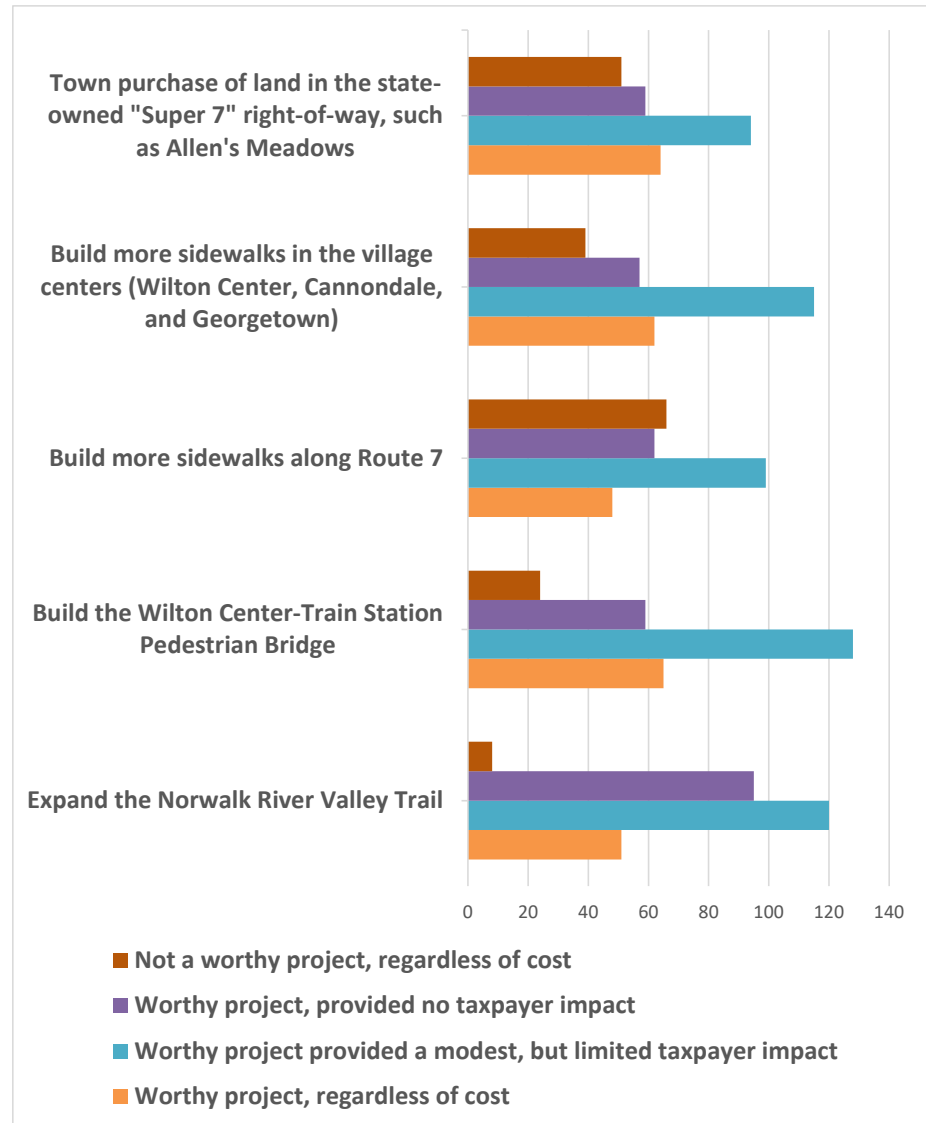


Answer Choices	Responses	
I live alone	4%	11
Couple with no children	14%	41
Couple with no children under the age of 18 at home	12%	35
Couple with children over the age of 18 attending college	15%	42
Couple with children under the age of 18	42%	121
Single-parent with children under the age of 18	2%	5
I live with unrelated others	0%	0
Other (please specify)	11%	30
Total		156

Level of Support for Various Initiatives

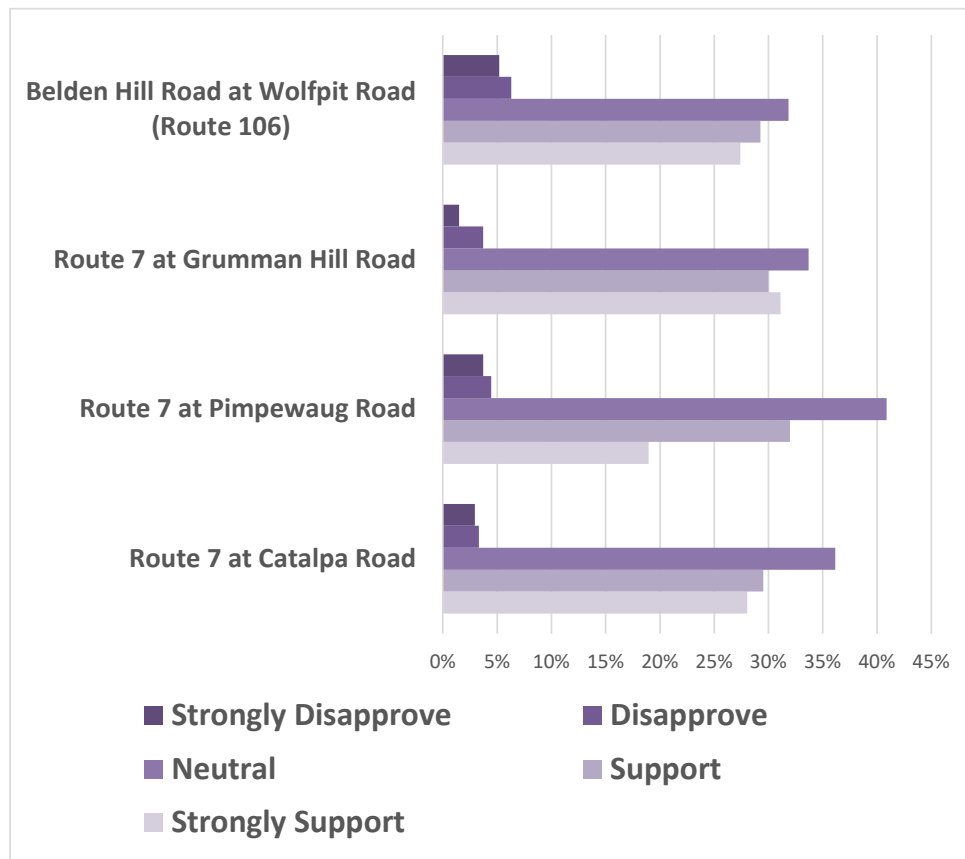
- Respondents inclined to limit raising taxes
- Relatively strong support for pedestrian bridge
- Mixed responses to building sidewalks on Route 7

	Worthy project, regardless of cost		Worthy project provided a modest, but limited taxpayer impact		Worthy project, provided no taxpayer impact		Not a worthy project, regardless of cost	
Expand the Norwalk River Valley Trail	19%	51	44%	120	35%	95	3%	8
Build the Wilton Center-Train Station Pedestrian Bridge	24%	65	46%	128	21%	59	9%	24
Build more sidewalks along Route 7	17%	48	36%	99	23%	62	24%	66
Build more sidewalks in the village centers (Wilton Center, Cannondale, and Georgetown)	23%	62	42%	115	21%	57	14%	39
Town purchase of land in the state-owned "Super 7" right-of-way, such as Allen's Meadows	24%	64	35%	94	22%	59	19%	51



Level of Support for Intersection Safety Improvements

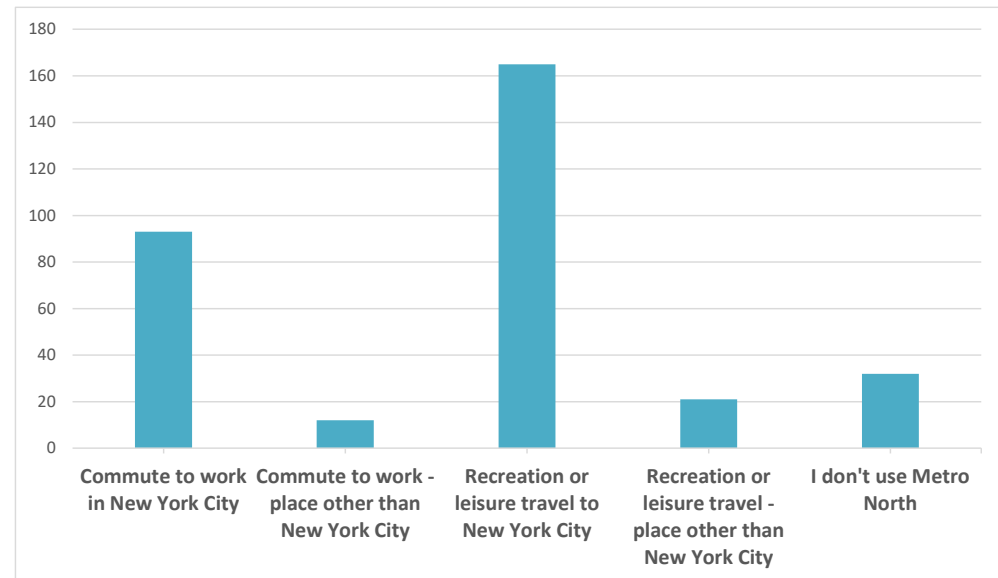
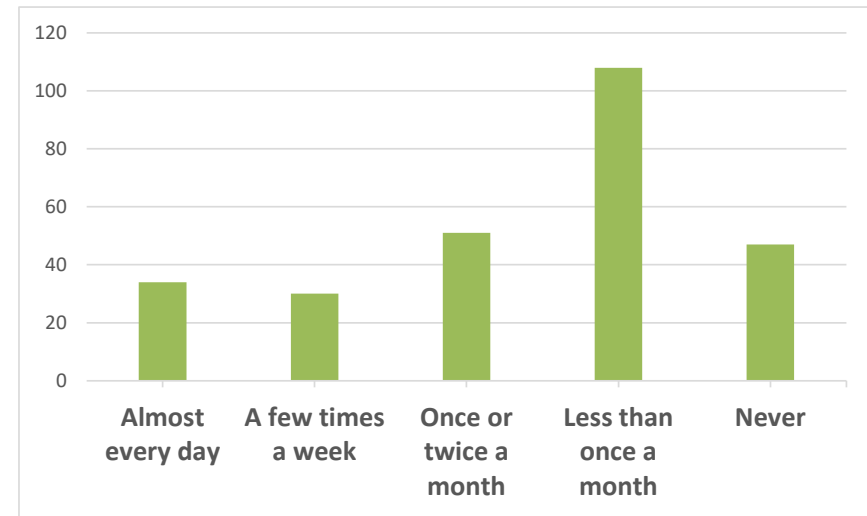
- Strongest support for improvements at Grumman Hill
- Respondents tended toward neutral positions rather than disapproval; however, a few write in responses indicate some opposition to a rotary at Belden Hill and Wolfpit
- A few write-in responses concerned with Perry Green egress



	Strongly Support		Support		Neutral		Disapprove		Strongly Disapprove	
Route 7 at Catalpa Road	28%	76	30%	80	36%	98	3%	9	3%	8
Route 7 at Pimpewaug Road	19%	51	32%	86	41%	110	4%	12	4%	10
Route 7 at Grumman Hill Road	31%	84	30%	81	34%	91	4%	10	1%	4
Belden Hill Road at Wolfpit Road (Route 106)	27%	74	29%	79	32%	86	6%	17	5%	14

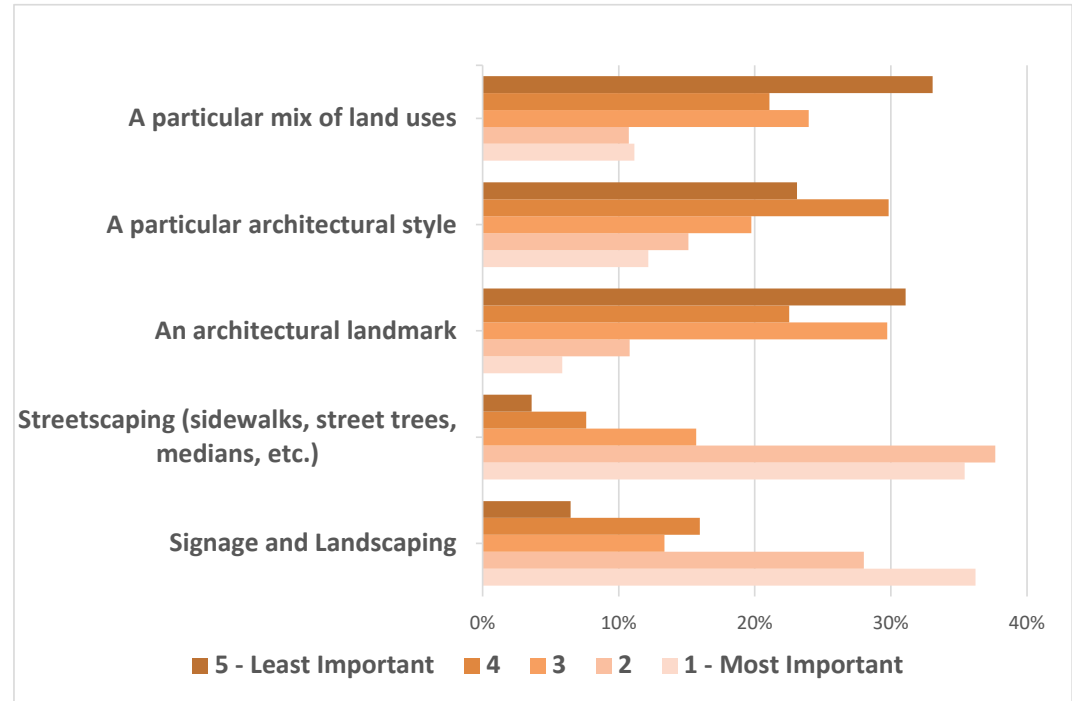
How often do you use Metro North, why and where

- About a quarter of respondents use Metro North at least a few times a week
- Almost 20% of respondents never use Metro North
- About 34% indicated they use Metro North for commuting to work in NYC
- About 60% use Metro North for recreation/ leisure travel to NYC
- Most frequently used stations:
 - South Norwalk (43%)
 - Wilton (19%)
 - Cannondale (9%)
 - Westport (9%)
- More frequent trains, ease of parking and direct trains most cited reasons for using SoNo station



Most important features of “Gateways”

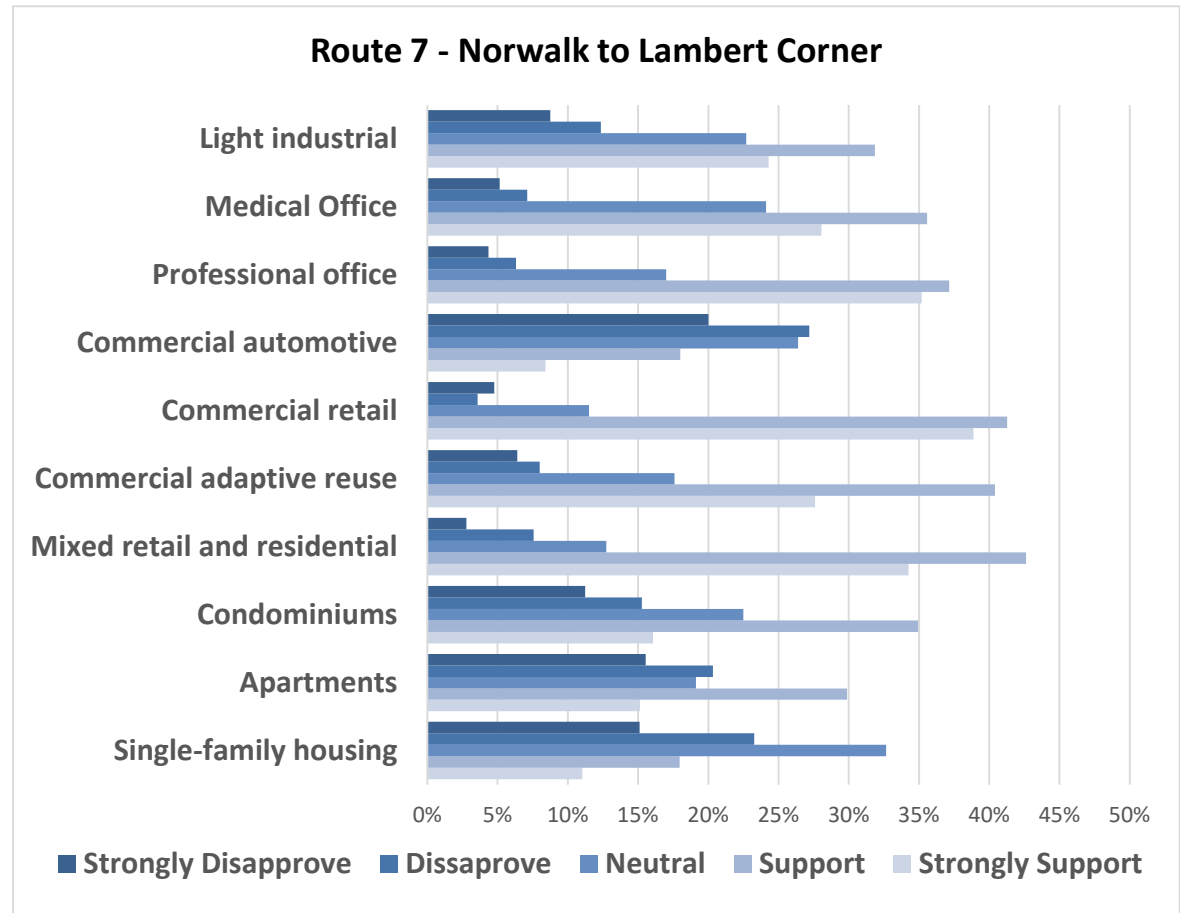
- Signage, landscaping and streetscape very important features
- Particular land uses or landmark structures least important



	1 - Most Important		2		3		4		5 - Least Important	
Signage and Landscaping	36%	84	28%	65	13%	31	16%	37	6%	15
Streetscaping (sidewalks, street trees, medians, etc.)	35%	79	38%	84	16%	35	8%	17	4%	8
An architectural landmark	6%	13	11%	24	30%	66	23%	50	31%	69
A particular architectural style	12%	29	15%	36	20%	47	30%	71	23%	55
A particular mix of land uses	11%	27	11%	26	24%	58	21%	51	33%	80

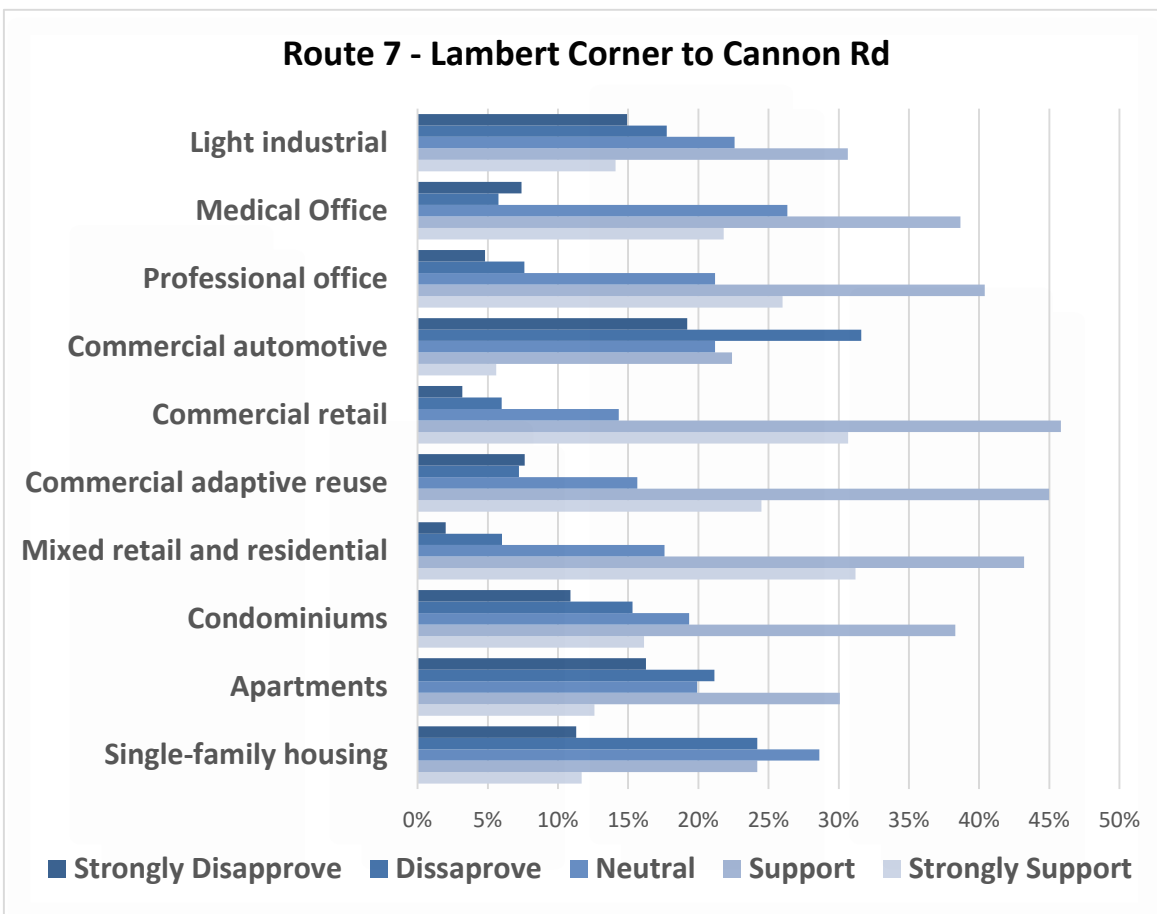
Support for various land uses on Route 7 - South of Lambert Corner

- Majority strongly support a variety of commercial uses, including light industrial
- 77% support mixed retail and residential use
- Just over half support condominiums, while 45% support apartments
- 47% do not support commercial automotive uses



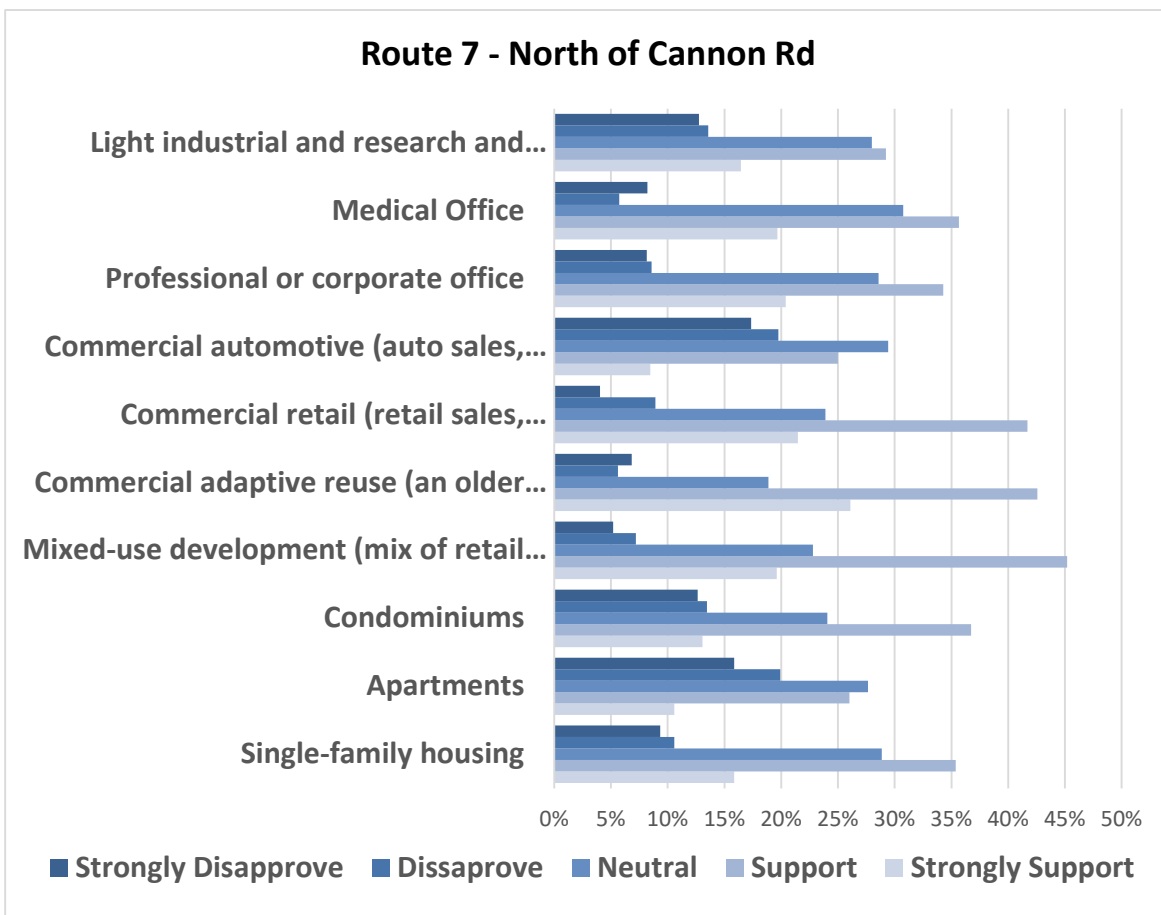
Support for various land uses on Route 7 - Lambert Corner to Cannon Rd

- Majority support a variety of commercial uses
- Light industrial supported by 45%
- 74% support mixed retail and residential use
- 54% support condominiums
- 43% support apartments, while 37% do not
- 51% do not support commercial automotive uses
- Split on single-family housing, with 36% in support and 35% not



Support for various land uses on Route 7 – North of Cannon Rd

- 51% support single-family housing, while 50% support condominiums
- Split on apartments (37% support, 36% do not)
- Majority support variety of commercial
- Light industrial supported by 46%
- 65% support mixed retail and residential use
- Commercial automotive not supported by 37%, and supported by 33%



Comments on Route 7 land uses

- Route 7 is a sensible place to grow tax base
 - However, traffic a major concern
 - Design/ visual appearance is also a concern
 - And, care must be taken not to siphon business from Wilton Center

Town of Wilton

Plan of Conservation and Development

Community Facilities Survey Results

May 2018

Revised May 18, 2018

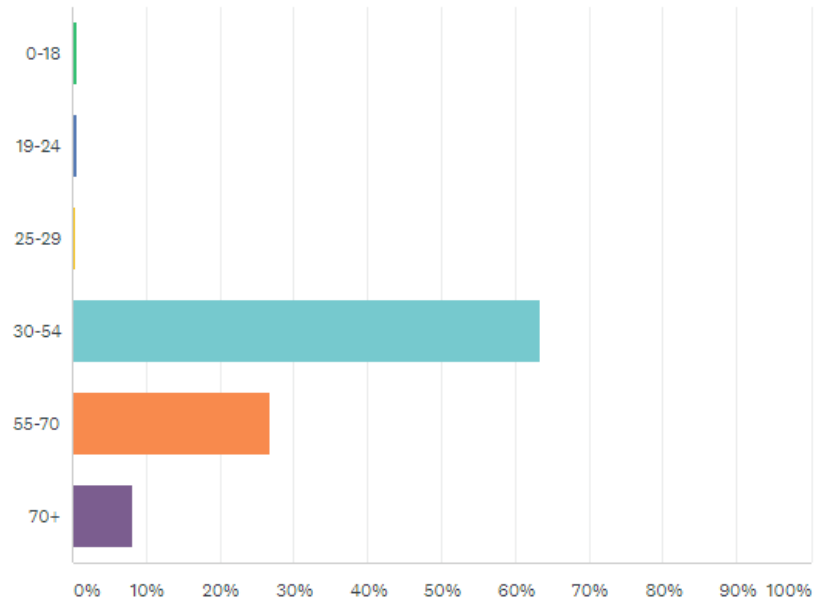
Community Facilities Survey

306 online survey responses

Survey began on April 26th. Results compiled on May 15, 2018

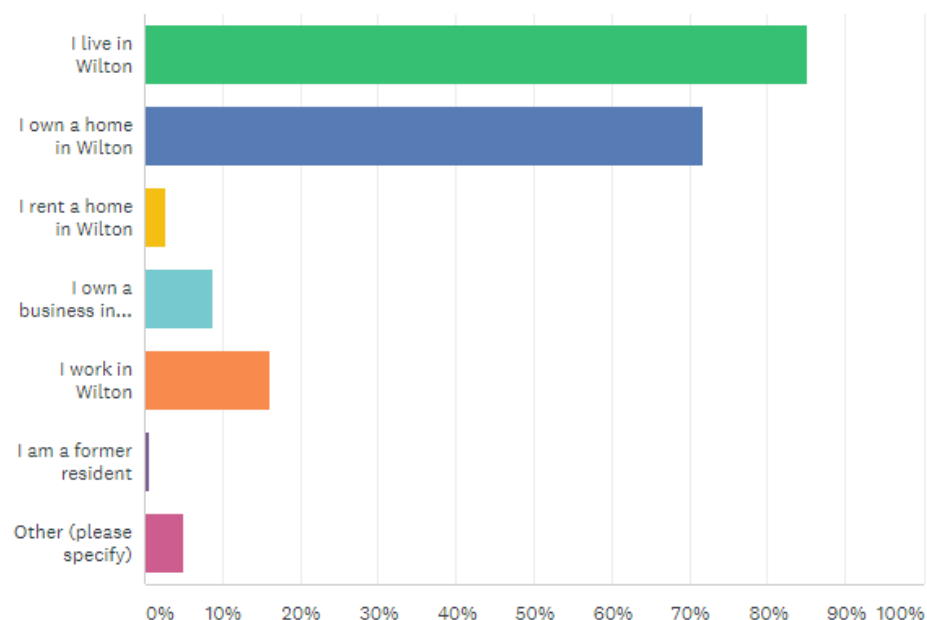
More unanswered questions in this survey than in previous – too lengthy?

How old are you?



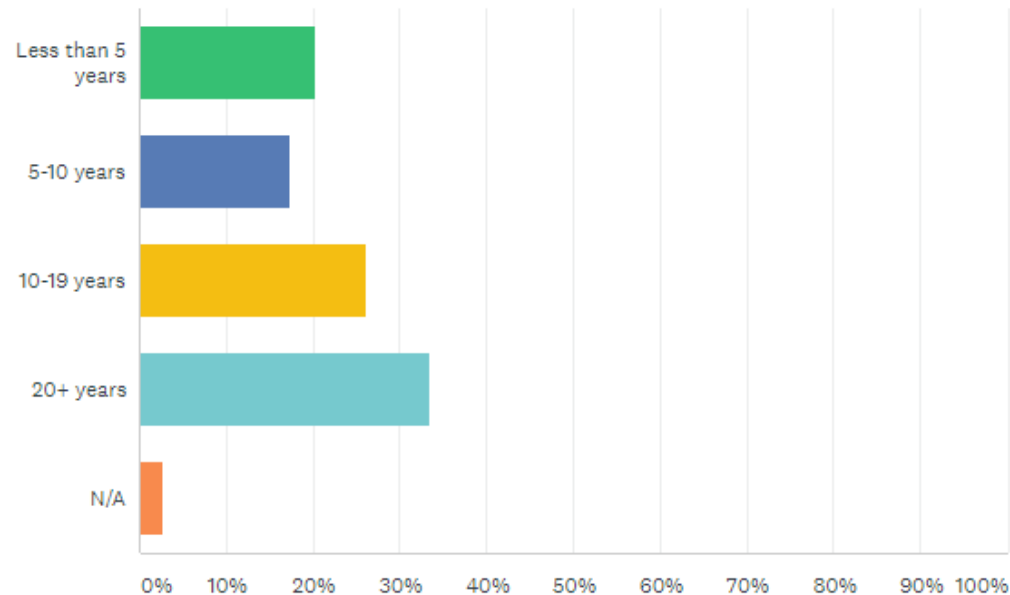
ANSWER CHOICES	RESPONSES
▼ 0-18	0.65% 2
▼ 19-24	0.65% 2
▼ 25-29	0.33% 1
▼ 30-54	63.40% 194
▼ 55-70	26.80% 82
▼ 70+	8.17% 25
TOTAL	306

What is your relationship to Wilton?



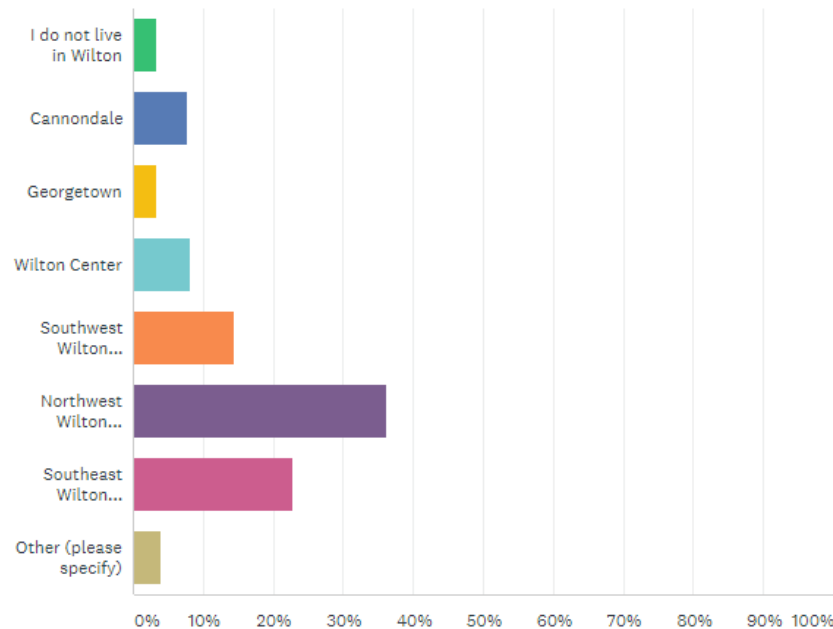
ANSWER CHOICES	RESPONSES
▼ I live in Wilton	85.20% 259
▼ I own a home in Wilton	71.71% 218
▼ I rent a home in Wilton	2.63% 8
▼ I own a business in Wilton	8.88% 27
▼ I work in Wilton	16.12% 49
▼ I am a former resident	0.66% 2
▼ Other (please specify)	Responses 4.93% 15
Total Respondents: 304	

How long have you lived, worked, or owned property in Wilton?



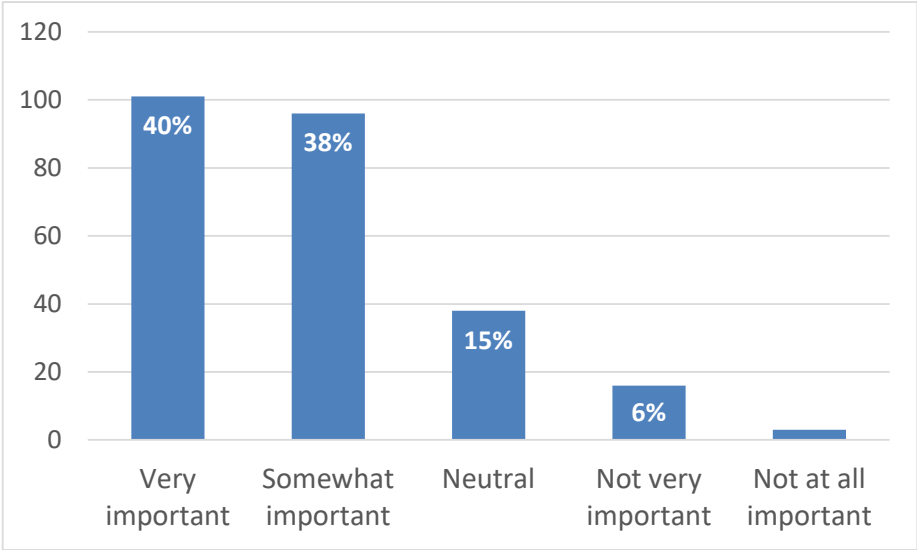
ANSWER CHOICES	RESPONSES	
Less than 5 years	20.33%	62
5-10 years	17.38%	53
10-19 years	26.23%	80
20+ years	33.44%	102
N/A	2.62%	8
TOTAL		305

Where do you live in Wilton?



ANSWER CHOICES	RESPONSES	
▼ I do not live in Wilton	3.27%	10
▼ Cannondale	7.84%	24
▼ Georgetown	3.27%	10
▼ Wilton Center	8.17%	25
▼ Southwest Wilton (Silvermine, Belden Hill, Old Kingdom Rd area)	14.38%	44
▼ Northwest Wilton (Ridgefield, Nod Hill, Cheese Spring Rd area)	36.27%	111
▼ Southeast Wilton (Chestnut Hill, Hurlbutt, Westport Rd area)	22.88%	70
▼ Other (please specify)	Responses 3.92%	12
TOTAL		306

How important was the availability of quality parks and recreation facilities when deciding to live in or remain in Wilton?

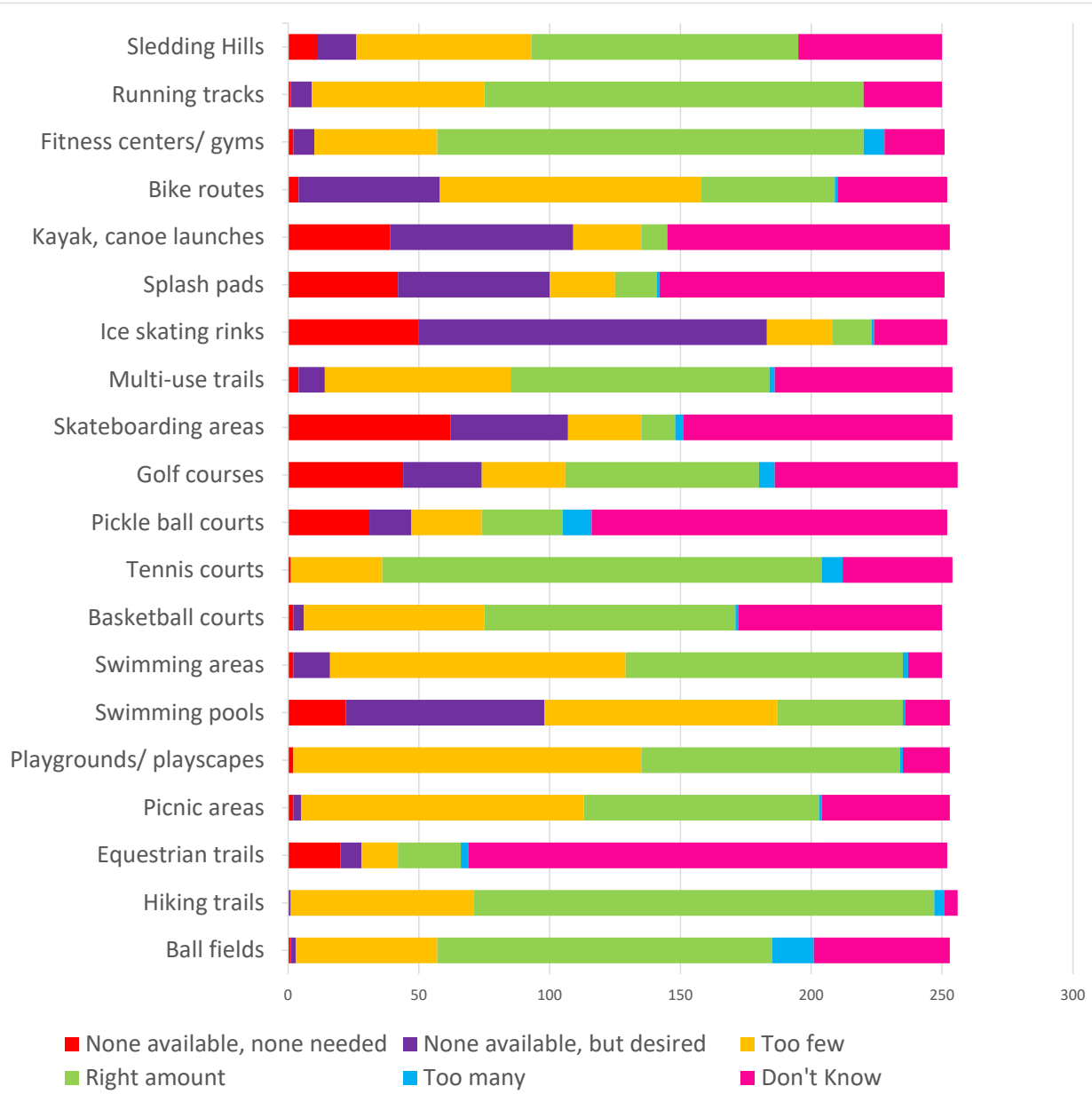


Total Response

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	NOT VERY IMPORTANT	NOT AT ALL IMPORTANT
Q1: 30-54 (A)	43.03% 71	38.18% 63	12.73% 21	6.06% 10	0.00% 0 B
Q1: 55-70 (B)	40.85% 29	38.03% 27	14.08% 10	4.23% 3	2.82% 2 A
Q1: 70+ (C)	19.05% 4	28.57% 6	33.33% 7	14.29% 3	4.76% 1

Responses by Age Group

Availability of certain rec facilities – total responses



- Desired, but not available (more than 75 responses):
 - ice rink
 - swimming pool
- Too few (more than 75 responses):
 - Playgrounds
 - swimming areas
 - picnic areas
 - bike routes
 - swimming pools

Availability of certain rec facilities - comparisons

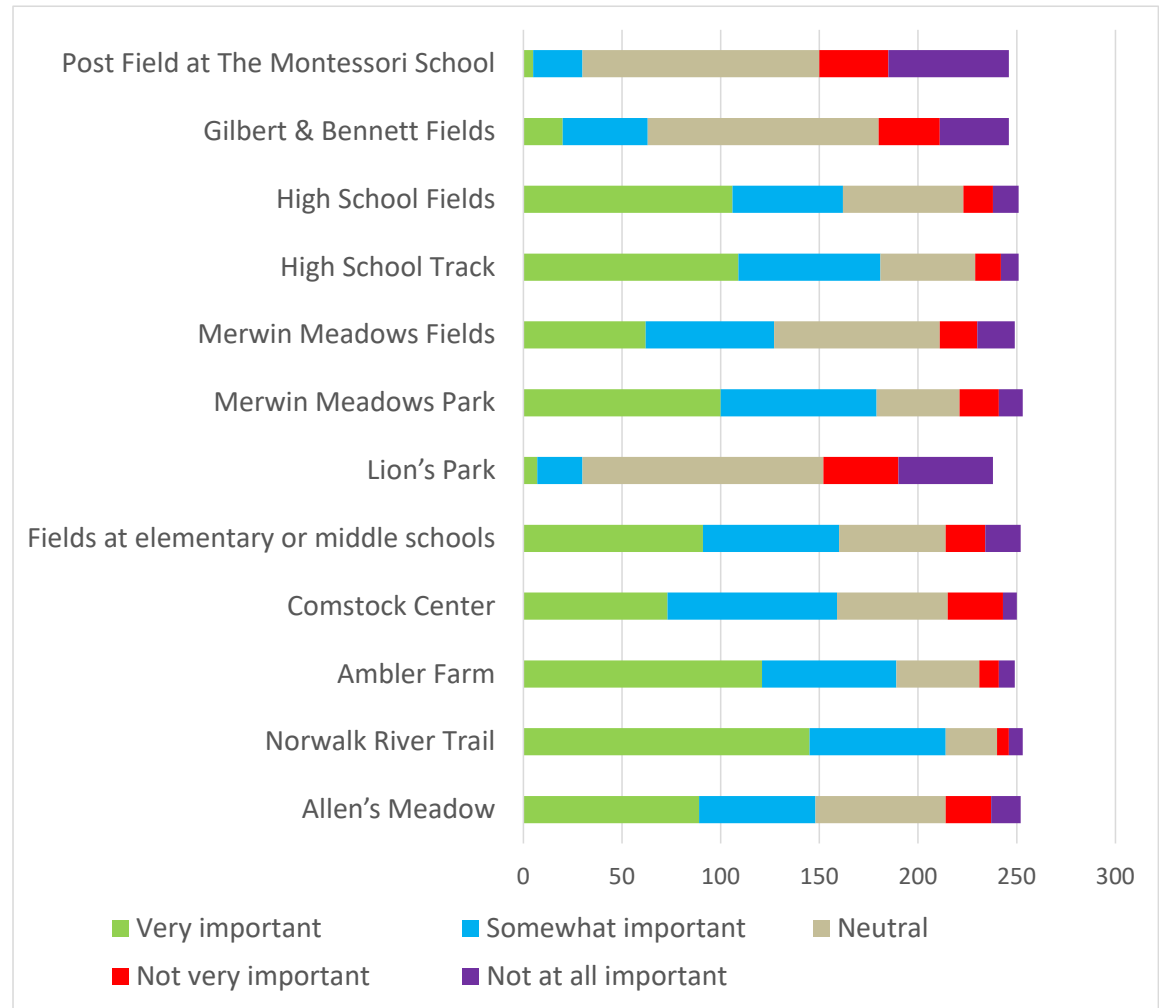
Comparing 30-54 year old responses to 55-70 year old responses, statistically significant differences for:

- Ballfields – 55-70 more likely to say too many
- Picnic areas – 30-54 more likely to say too few, and less likely to say right amount
- Playgrounds – 30-54 more likely to say too few, and less likely to say right amount
- Swimming pools – 30-54 more likely to say desired, and less likely to say right amount
- Swimming areas - 30-54 more likely to say desired, and less likely to say right amount or too many
- Basketball courts – 55-70 more likely to say right amount
- Pickle ball courts – 55-70 more likely to say too few
- Skateboarding areas – 30-54 more likely to say desired
- Ice-skating rinks – 55-70 more likely to say too few
- Splash pads – 55-70 more likely to say none needed; 30-54 more likely to say desired or too few

How important are the following active parks to you and your family?

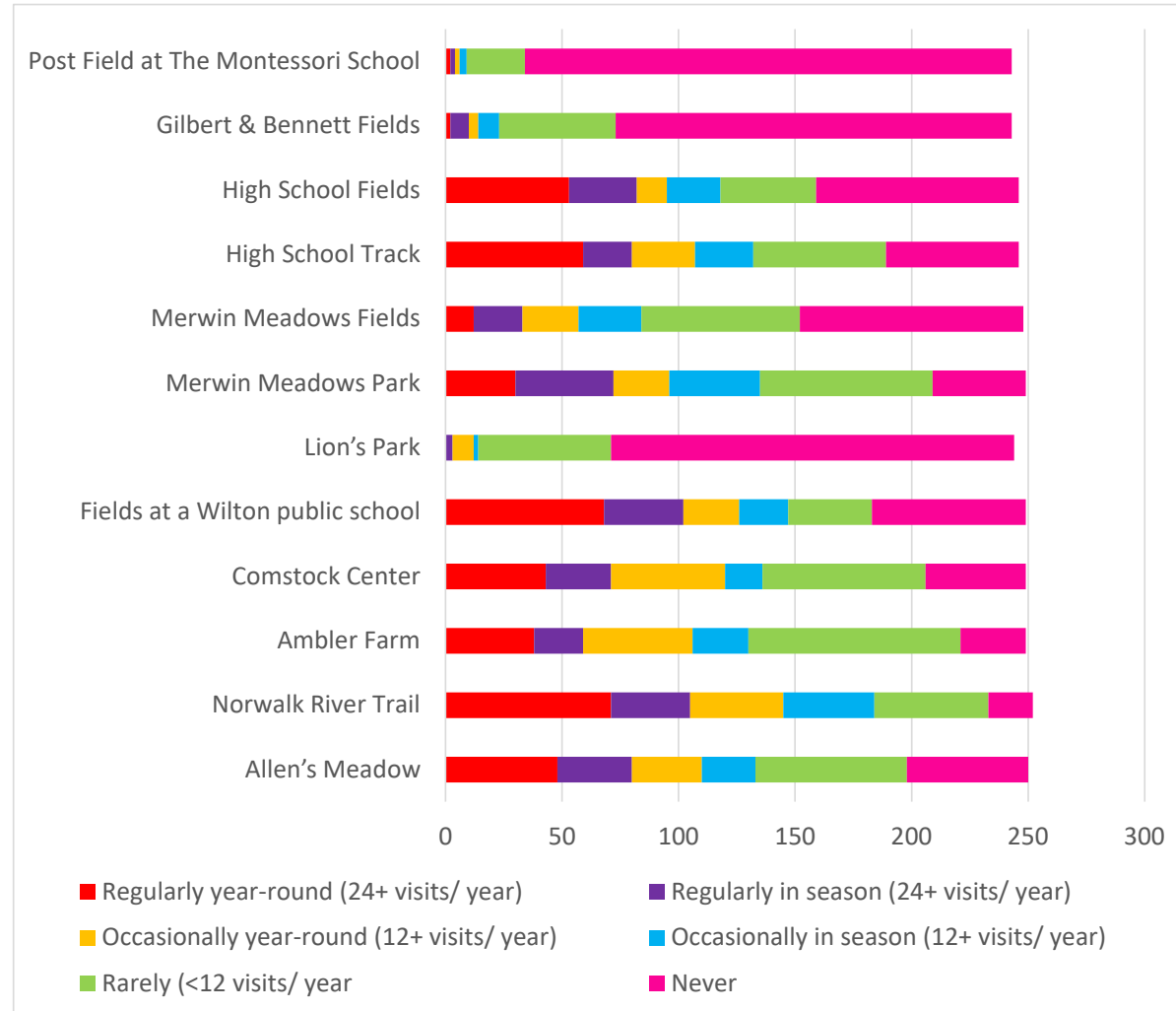
Statistically significant differences between 30-54 and 55-70:

- Ambler Farm – 30-54 more likely to say very important, less likely to say not at all important
- Comstock Center – 55-70 more likely to say not at all important
- Elem/ middle school fields – 30-54 more likely to say very or somewhat important and less likely to say not at all important
- Lion's Park – 55-70 more likely to say not at all important
- Merwin Meadows Fields – 55-70 more likely to say not at all important
- High school fields – 30-54 more likely to say very important, less likely to say not at all important
- G & B fields – 55-70 more likely to say somewhat important and less likely to be neutral

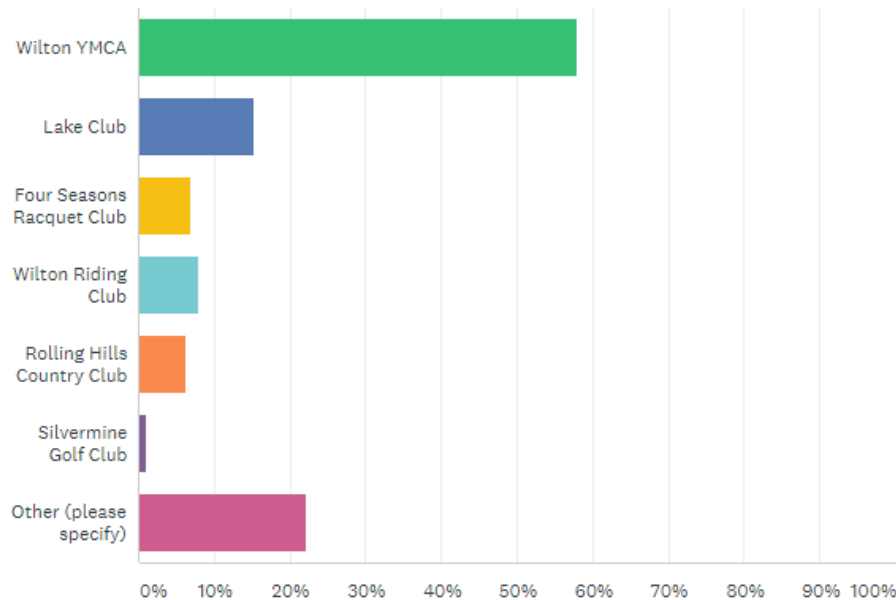


How often do you or your family use the following active parks?

- Largely corresponds with importance – those with lower usage rank as not important in previous response and vice versa
- New amenity is one of the most widely used and most important – Norwalk River Trail



Which, if any, private recreational clubs in Wilton do you belong to?

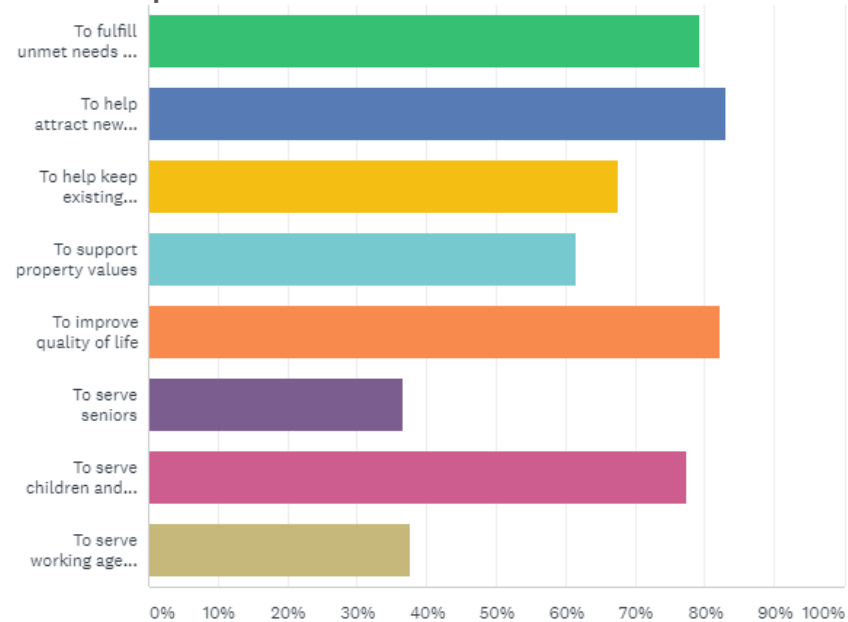


- Almost 40 % of respondents visit these clubs at least weekly with another 17% visiting at least twice a month

ANSWER CHOICES	RESPONSES	
▼ Wilton YMCA	57.95%	102
▼ Lake Club	15.34%	27
▼ Four Seasons Racquet Club	6.82%	12
▼ Wilton Riding Club	7.95%	14
▼ Rolling Hills Country Club	6.25%	11
▼ Silvermine Golf Club	1.14%	2
▼ Other (please specify)	Responses 22.16%	39
Total Respondents: 176		

Most important parks and recreation facilities that you value, but are missing from Wilton

Why are these important?



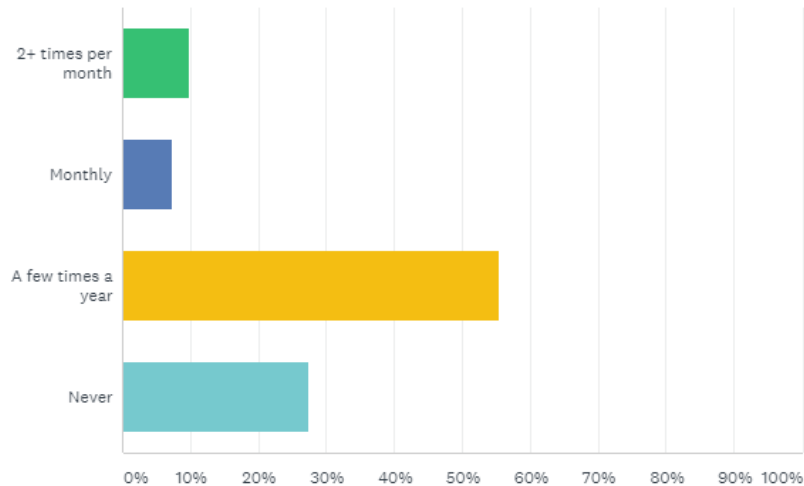
Most frequently mentioned in top 3:

- Pool (86)
- Rink (74)
- Playgrounds (33)
- Dog Park (28)
- Bike Path or Lanes (26)
- Track (22)

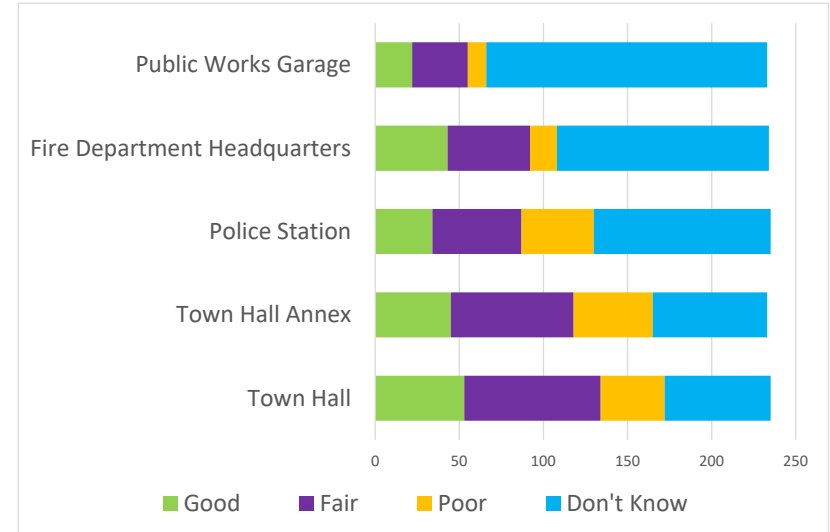
ANSWER CHOICES	RESPONSES	
▼ To fulfill unmet needs of Town residents	79.34%	169
▼ To help attract new residents	83.10%	177
▼ To help keep existing residents in Town	67.61%	144
▼ To support property values	61.50%	131
▼ To improve quality of life	82.16%	175
▼ To serve seniors	36.62%	78
▼ To serve children and families	77.46%	165
▼ To serve working age adults	37.56%	80
Total Respondents: 213		

Town Hall Campus

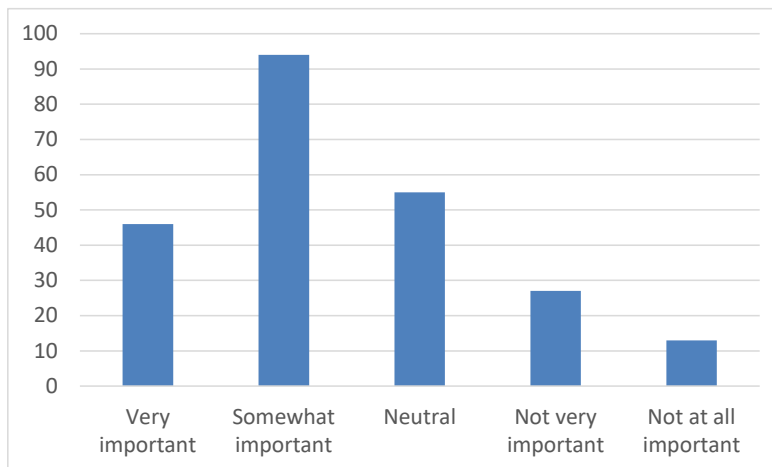
How often do you visit the Town Hall Campus?



How would you rate the condition of the buildings located on the Town Hall Campus?



How important is the quality in appearance and functionality of municipal administrative, public safety and public works facilities to you?

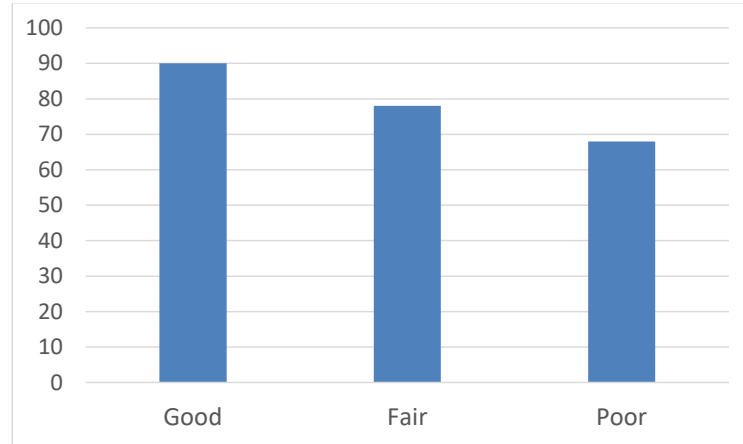


Why do you feel that way? (Check all that apply.)

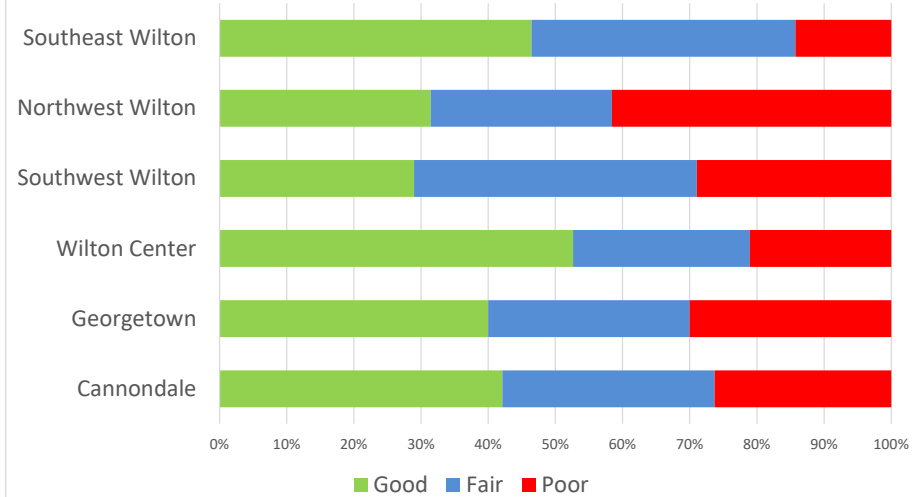
ANSWER CHOICES	RESPONSES
▼ Municipal facilities help to market the community to prospective residents and businesses	37.61% 85
▼ Municipal facilities affect the quality and performance of municipal employees	47.35% 107
▼ Municipal facilities are important to overall quality of life and community character	47.35% 107
▼ Municipal facilities do not affect municipal services or operations	19.47% 44
▼ Other (please specify) Responses	17.70% 40
Total Respondents: 226	

Cell Phone Service

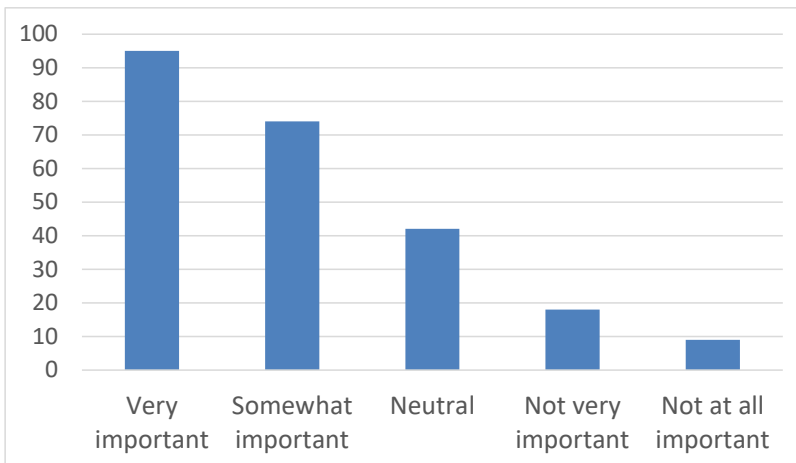
Rate the current level of cell service where you live



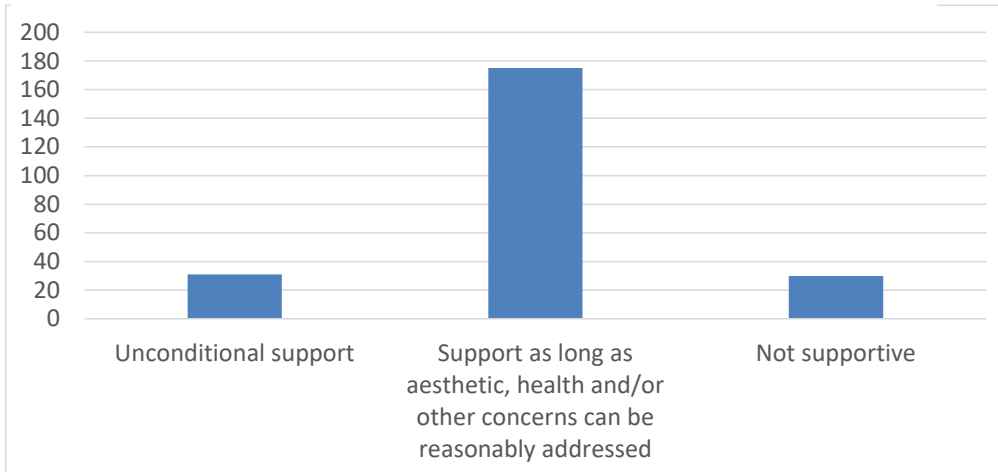
Cell Service Rating by Area of Residence



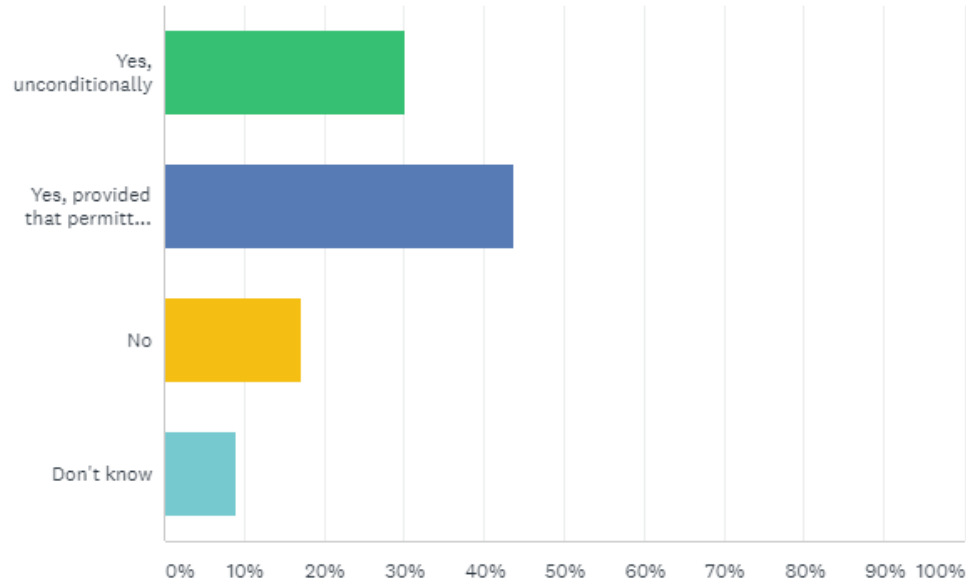
How important is improving cell service in the area of Town you live in?



How supportive would you be of additional new cell towers in residential areas of Wilton that currently experience poor service?



Would you support extension of public water and sewer to reduce reliance on private septic and wells?



ANSWER CHOICES	RESPONSES	
Yes, unconditionally	30.20%	74
Yes, provided that permitted use and/or development density does not increase as a result	43.67%	107
No	17.14%	42
Don't know	8.98%	22
TOTAL	245	

Creative ideas for community facilities

Bike Paths Answer Merwin Meadows Sound Downtown Gas
Skating Rink Route 7 Activity Snack Bar Wilton Track
Facilities Outdoor Summer Town Natural Playscapes
Center Rock Climbing Ice Rink Garbage Ideas Rent Golf Water
New Canaan Train Movie Nights Public Swimming Pool

Town of Wilton

Plan of Conservation and Development

Center and Villages Survey Results

June 2018

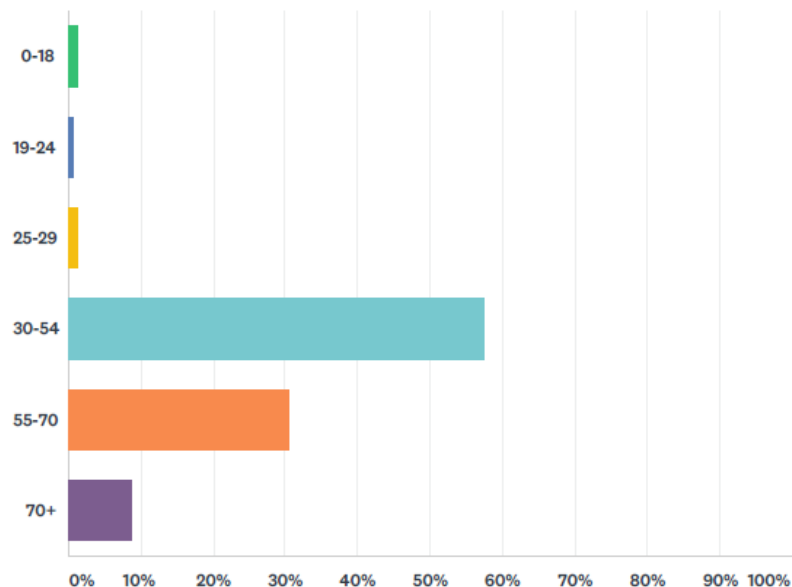
Wilton Center and Villages Survey

- **334 respondents**
- Survey responses collected from June 11th through June 19th
- 66% completion rate – survey length may have impacted completion rate
- Demographics of respondents very similar to previous surveys

How old are you?

Q1 How old are you?

Answered: 334 Skipped: 3

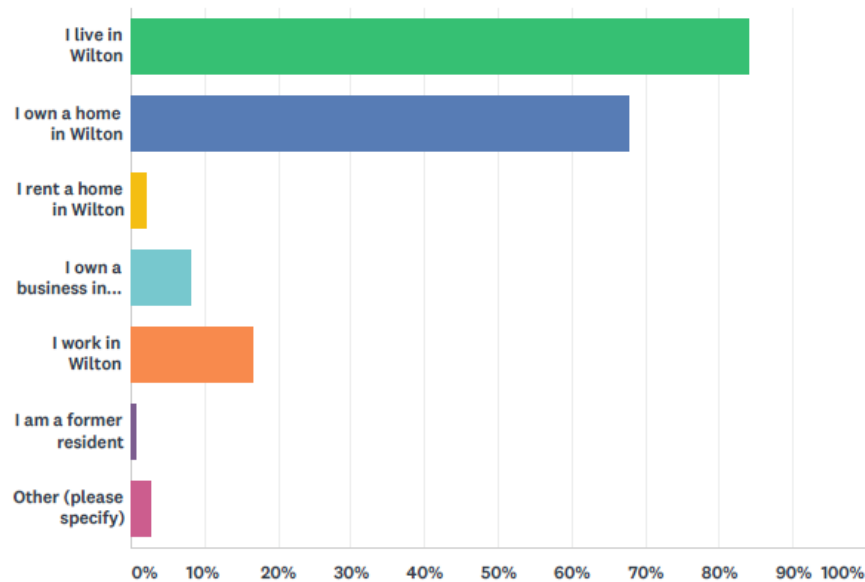


ANSWER CHOICES	RESPONSES	
0-18	1.20%	4
19-24	0.90%	3
25-29	1.20%	4
30-54	57.49%	192
55-70	30.54%	102
70+	8.68%	29
TOTAL		334

What is your relationship to Wilton

Q2 What is your relationship to Wilton? (Check all that apply)

Answered: 335 Skipped: 2

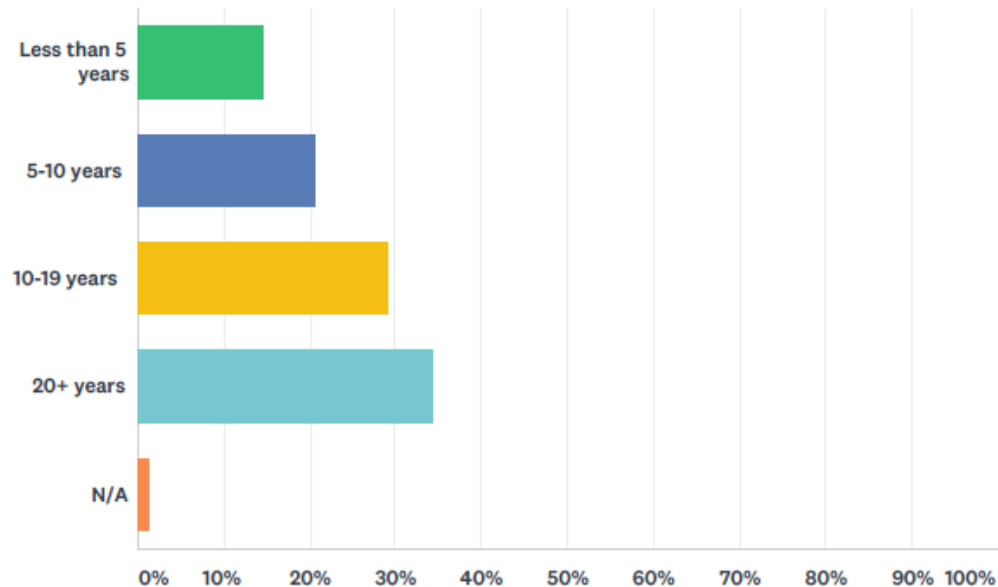


ANSWER CHOICES	RESPONSES	
I live in Wilton	84.18%	282
I own a home in Wilton	67.76%	227
I rent a home in Wilton	2.09%	7
I own a business in Wilton	8.06%	27
I work in Wilton	16.72%	56
I am a former resident	0.90%	3
Other (please specify)	2.69%	9
Total Respondents: 335		

How long have you lived, worked, or owned property in Wilton?

Q3 How long have you lived, worked, or owned property in Wilton?

Answered: 333 Skipped: 4

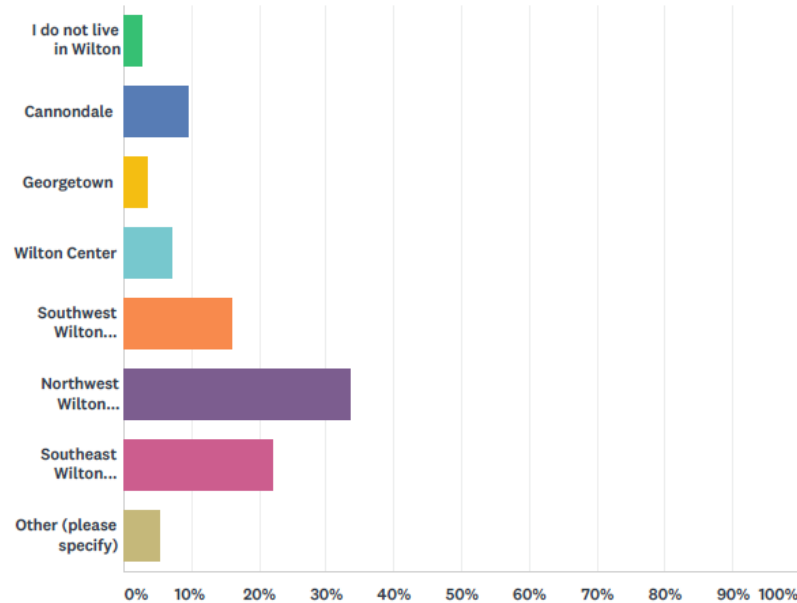


ANSWER CHOICES	RESPONSES	
Less than 5 years	14.71%	49
5-10 years	20.72%	69
10-19 years	29.13%	97
20+ years	34.23%	114
N/A	1.20%	4
TOTAL		333

Where in Wilton do you live?

Q4 Where in Wilton do you live?

Answered: 335 Skipped: 2

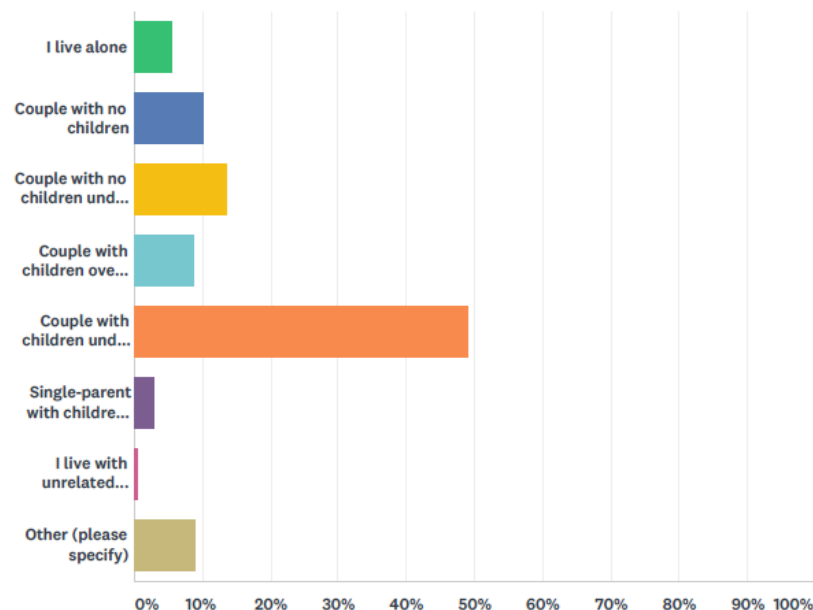


ANSWER CHOICES	RESPONSES	
I do not live in Wilton	2.69%	9
Cannondale	9.55%	32
Georgetown	3.58%	12
Wilton Center	7.16%	24
Southwest Wilton (Silvermine, Belden Hill, Old Kingdom Rd area)	16.12%	54
Northwest Wilton (Ridgefield, Nod Hill, Cheese Spring Rd area)	33.43%	112
Southeast Wilton (Chestnut Hill, Hurlbutt, Westport Rd area)	22.09%	74
Other (please specify)	5.37%	18
TOTAL		335

Please describe who lives in your household:

Q5 Please describe who lives in your household.

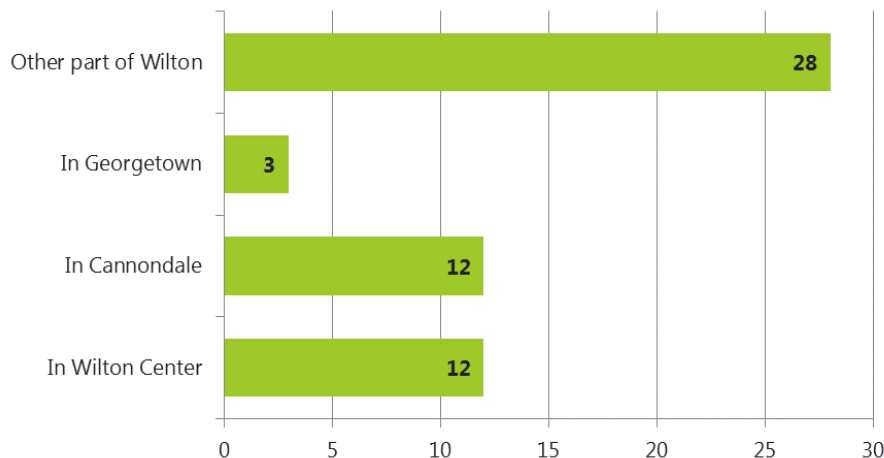
Answered: 332 Skipped: 5



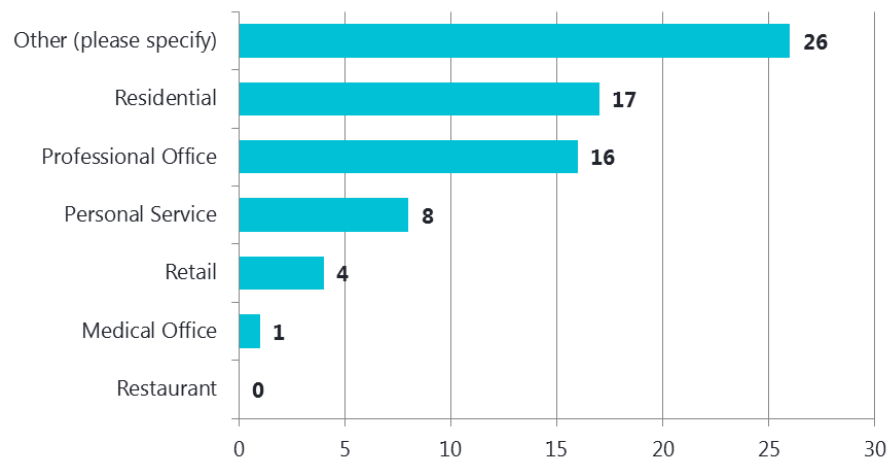
ANSWER CHOICES	RESPONSES	
I live alone	5.72%	19
Couple with no children	10.24%	34
Couple with no children under the age of 18 at home	13.55%	45
Couple with children over the age of 18 attending college	8.73%	29
Couple with children under the age of 18	49.10%	163
Single-parent with children under the age of 18	3.01%	10
I live with unrelated others	0.60%	2
Other (please specify)	9.04%	30
TOTAL		332

Business Owners

Do you own or operate a business in Wilton?



What type of property or business do you own?



- 25 respondents own a business or property in the village centers, 28 respondents elsewhere in Wilton
- “Other” types of business most frequently were consulting, contracting/ construction, or real estate

Business Owners

What is the best thing about owning/running a business in Wilton?

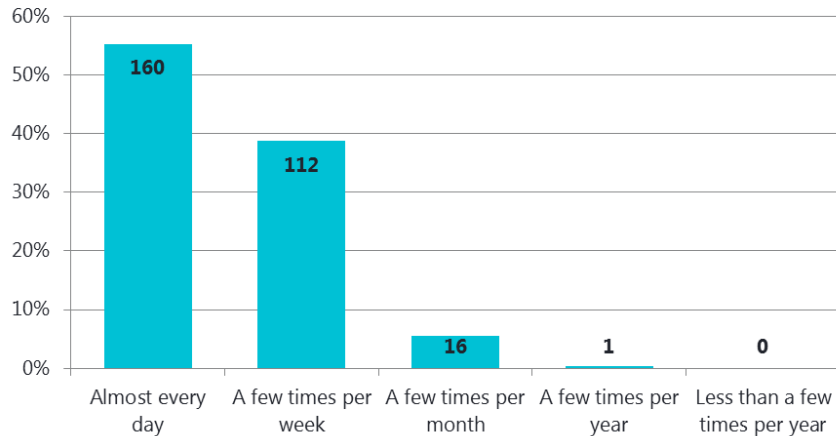
- Location (17 responses)
- Commute (13 responses)
- Community and quality of life (8 responses)
- Proximity to natural environment (3 responses)
- Its people (2 responses)

What is the most challenging thing about owning/running a business in Wilton?

- Cost of doing business - taxes, high rent, etc. (11 responses)
- General economic conditions (6 responses)
- Isolation/distance from customers (5 responses)
- Regulations – mostly signage (4 responses)
- Traffic/transportation issues (3 responses)
- Ability to recruit workers (2 responses)

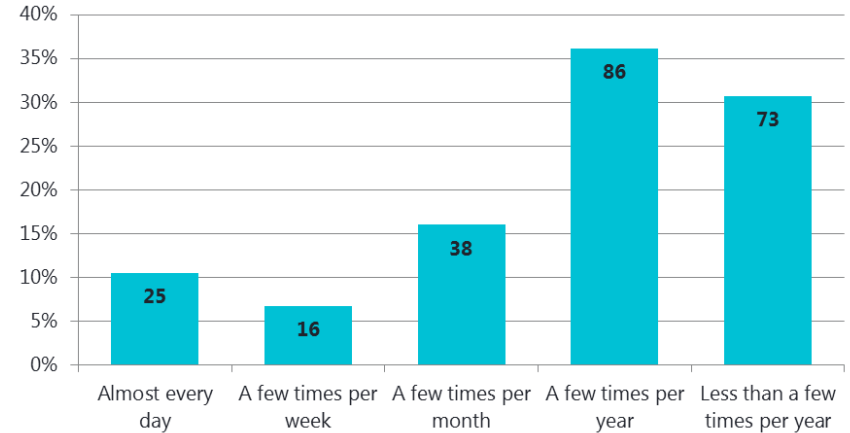
How often do you visit the Village Centers?

How often do you visit Wilton Center?

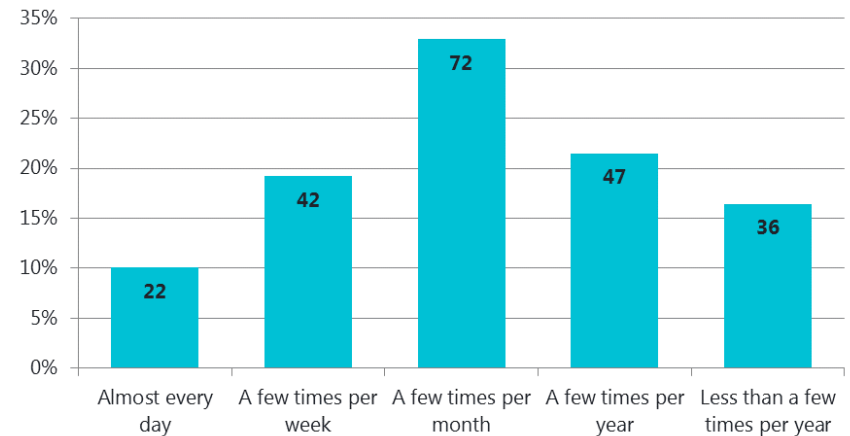


- Over 90% of respondents visit Wilton Center at least a few times per week
- Majority of respondents visit Cannondale a few times per year or less
- Georgetown contains a mix of frequent and infrequent visitors

How often do you visit Cannondale?

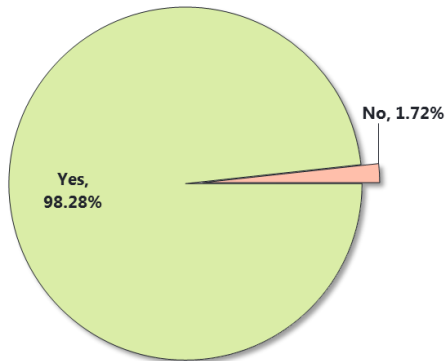


How often do you visit Georgetown?

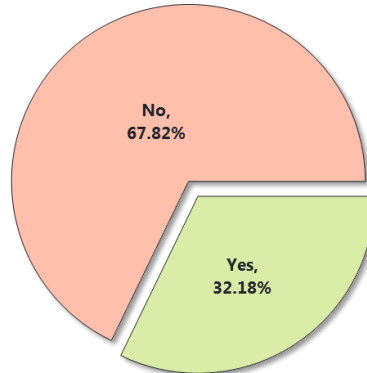


Do you consider this a part of Wilton Center?

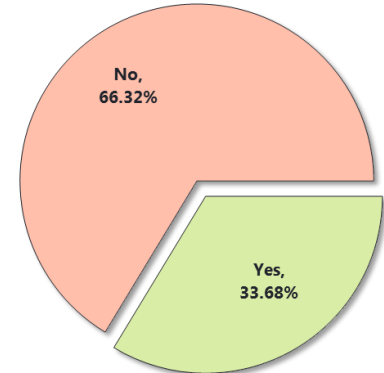
Wilton Public Library



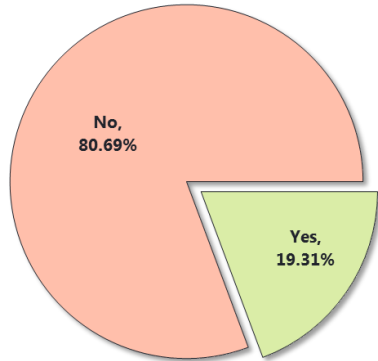
**Trackside Teen Center
& Wilton Commons**



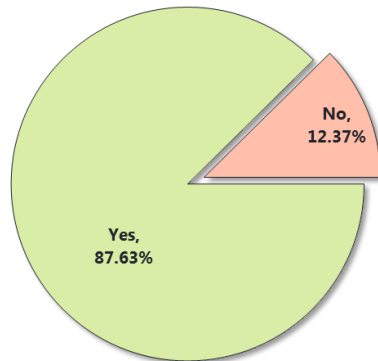
Wilton Playshop



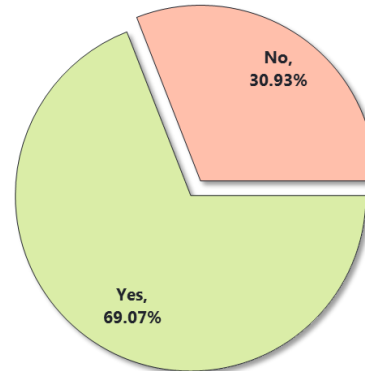
**Town Hall
Campus**



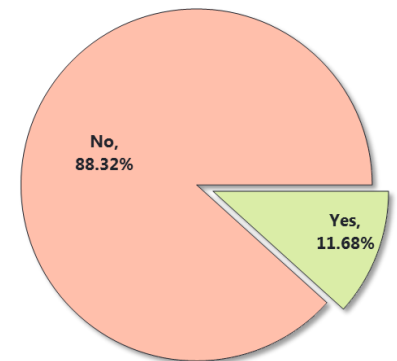
**River Rd. Apartments
& Condos**



**Horseshoe
Park**

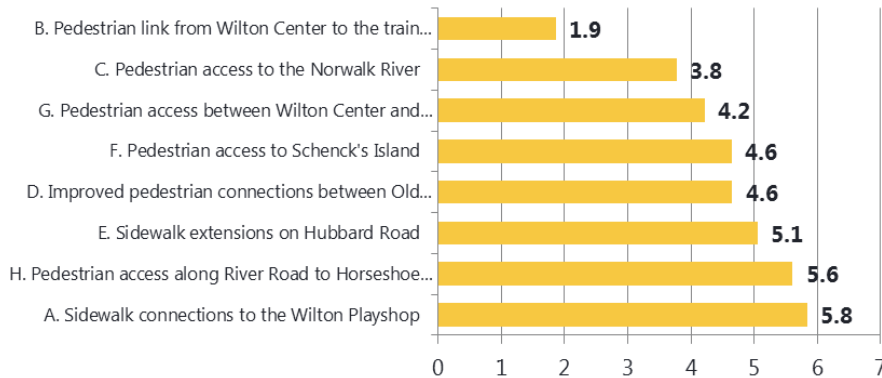


**Route 7 Near
Wolfpit Road**

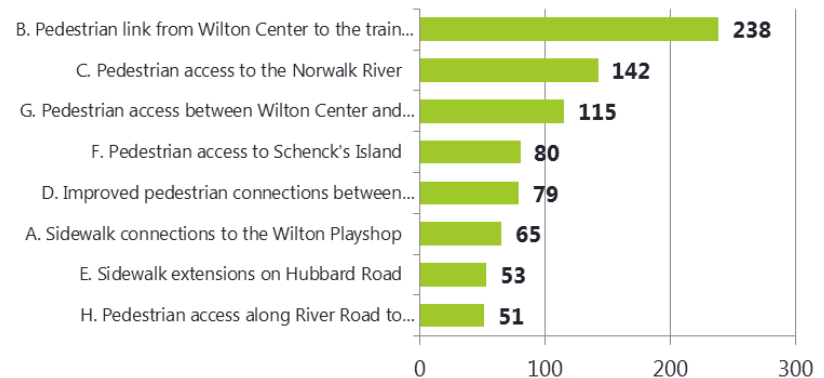


Ranking of Connectivity Enhancements

Average Rank

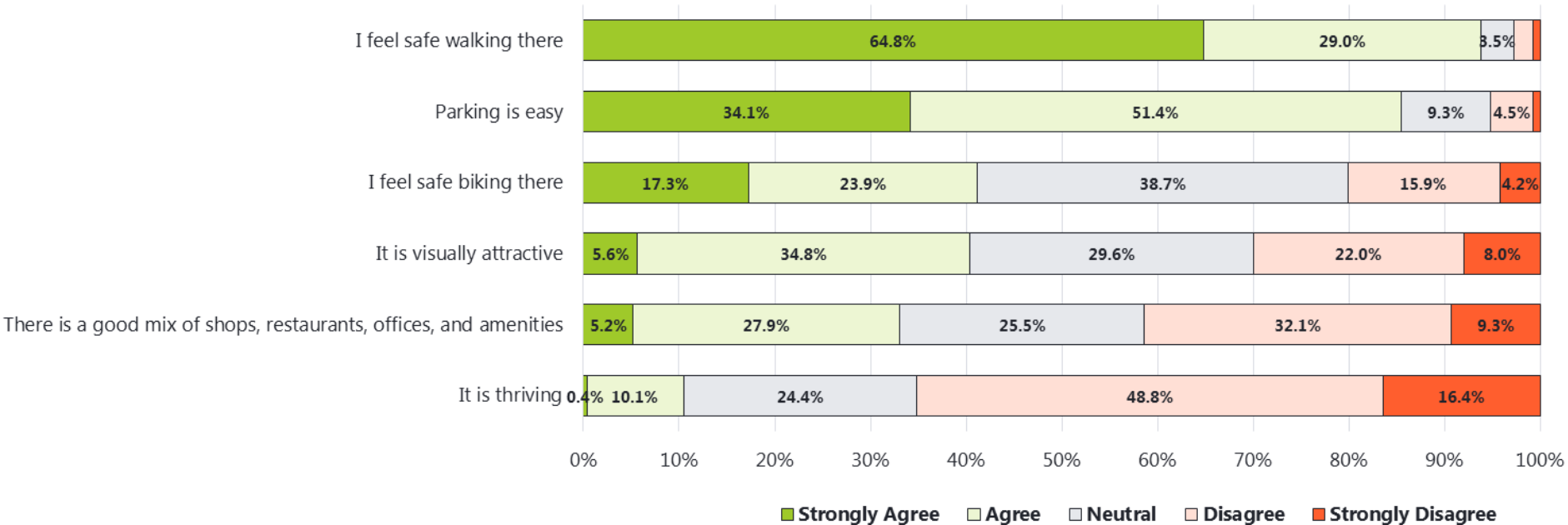


Number of Top 3 Votes



- Pedestrian link to train station the highest ranked connectivity enhancement with an average rank of 1.9. Two-thirds of respondents ranked this their top priority.
- Next highest ranked were pedestrian access to the Norwalk River and a second pedestrian connection to Route 7 near Schenck's Island
 - Better connectivity to the train station area and Route 7 may impact perception of whether this area is "a part of Wilton Center"

Do you say this about Wilton Center?



- Pedestrian safety and parking generally not perceived as issues
- Community split on whether it is visually attractive – more agree than disagree
- Majority of respondents disagree that Wilton Center is thriving

Wilton Center – Potential Future Priorities

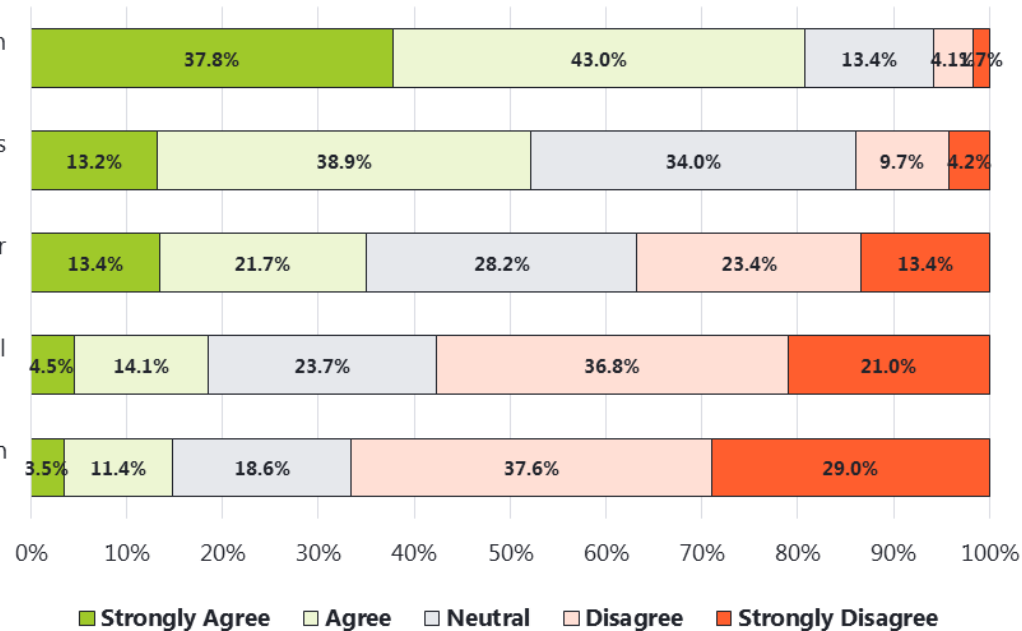
The town should focus on implementing a River Walk in Wilton Center between Merwin Meadows and Schenck's Island

The town should extend Hubbard Road south behind the Stop & Shop Plaza as recommended in the 2001 Wilton Center Master Plan

The town should give development bonuses (such as increased density, height, or coverage) to developers who provide affordable housing units in Wilton Center

Alternative parking strategies should be explored, including centralized municipal parking, onsite underground parking, and parking garages

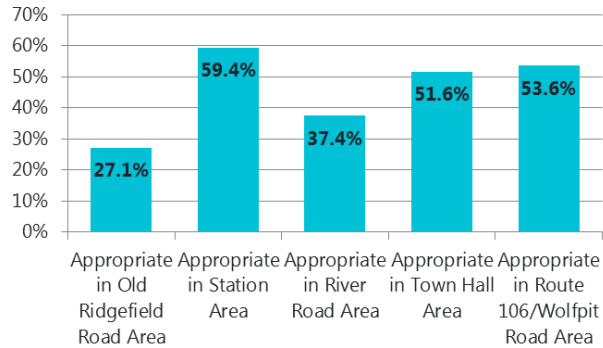
The town should encourage parking garages and underground parking in Wilton Center



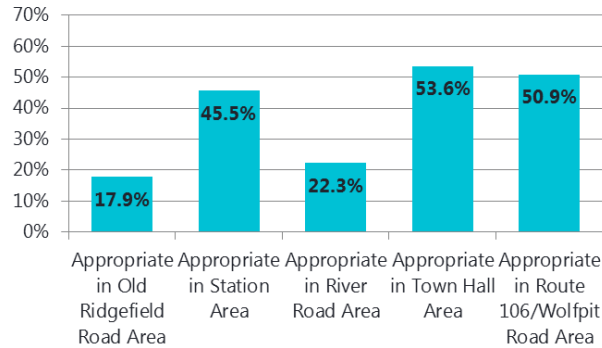
- Strong support for the River Walk
- Community split on development bonuses/zoning incentives
- Parking garages and underground parking not received favorably

Wilton Center – Visual Preferences

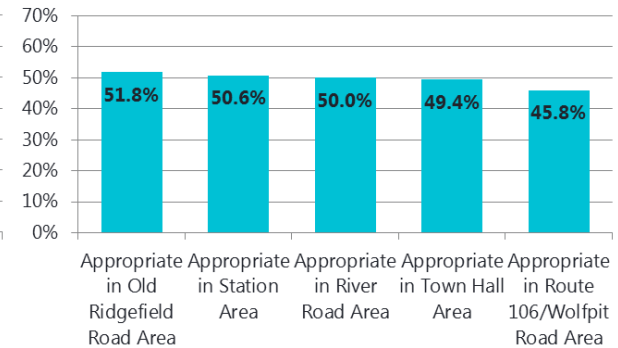
Example A: Merritt Village - New Canaan, CT



Example B: Trademark - Fairfield, CT



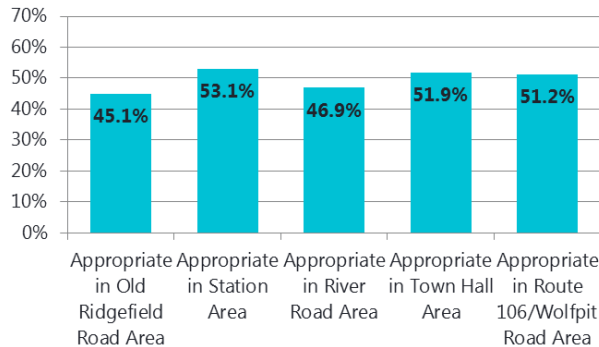
Example C: The Crossing - New Canaan, CT



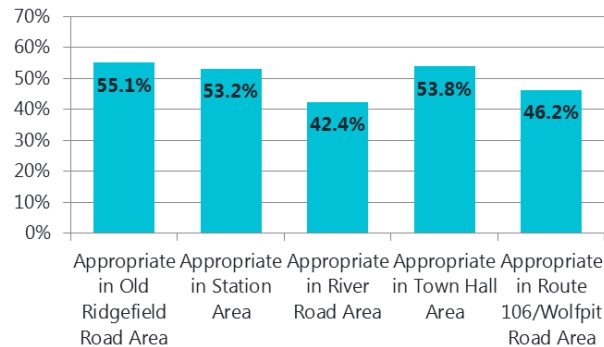
- Higher density development seen more favorably along Route 7 but not in the Old Ridgefield Road or River Road areas

Wilton Center – Visual Preferences

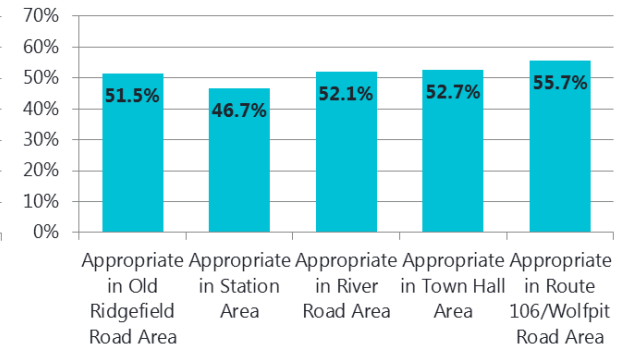
Example D: Saugatuck Center - Westport, CT



Example E: The Corbin District - Darien, CT



Example F: The Elms - Ridgefield, CT



- Lower-scale (2 and 3 story) development seen more favorably in the Old Ridgefield Road or River Road area compared to higher densities

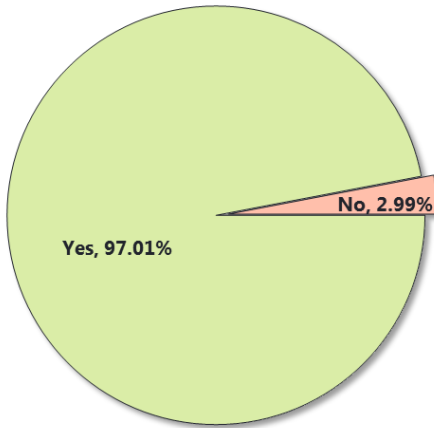
What would you change about Wilton Center?

Properties Increase Density Empty Storefronts Smaller Train Station
Circulation **Route 7** NRVT Businesses Ice Cream Center
Dining Options **Shops** Historic Buildings **Town**
Architectural Review **Restaurants** Clothing Stores Parking
Christmas **Traffic** Mall **Rents** Ice Skating **Affordable** Main Road **Casual**

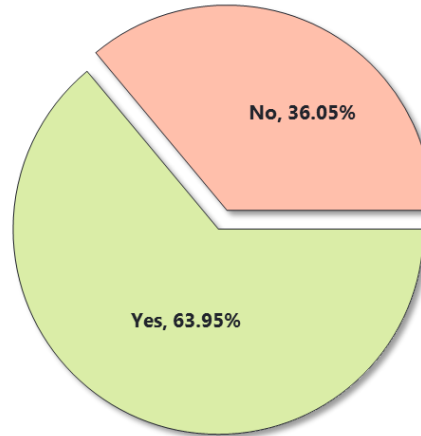
- Frequent responses include having a greater mix of businesses, preserving historic character, enhancing aesthetics/design review, connectivity improvements, and having additional events and activities

Do you consider this a part of Cannondale?

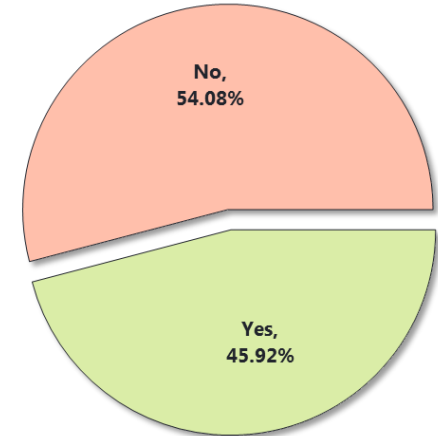
Cannondale Village



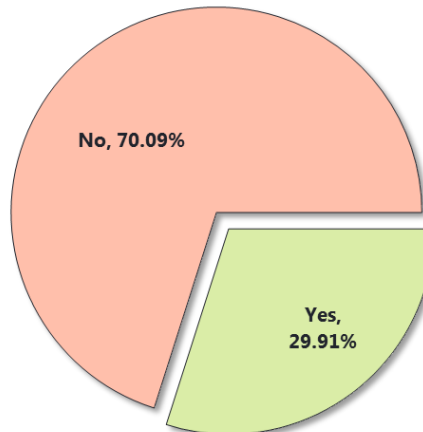
Wilton Sport Shop



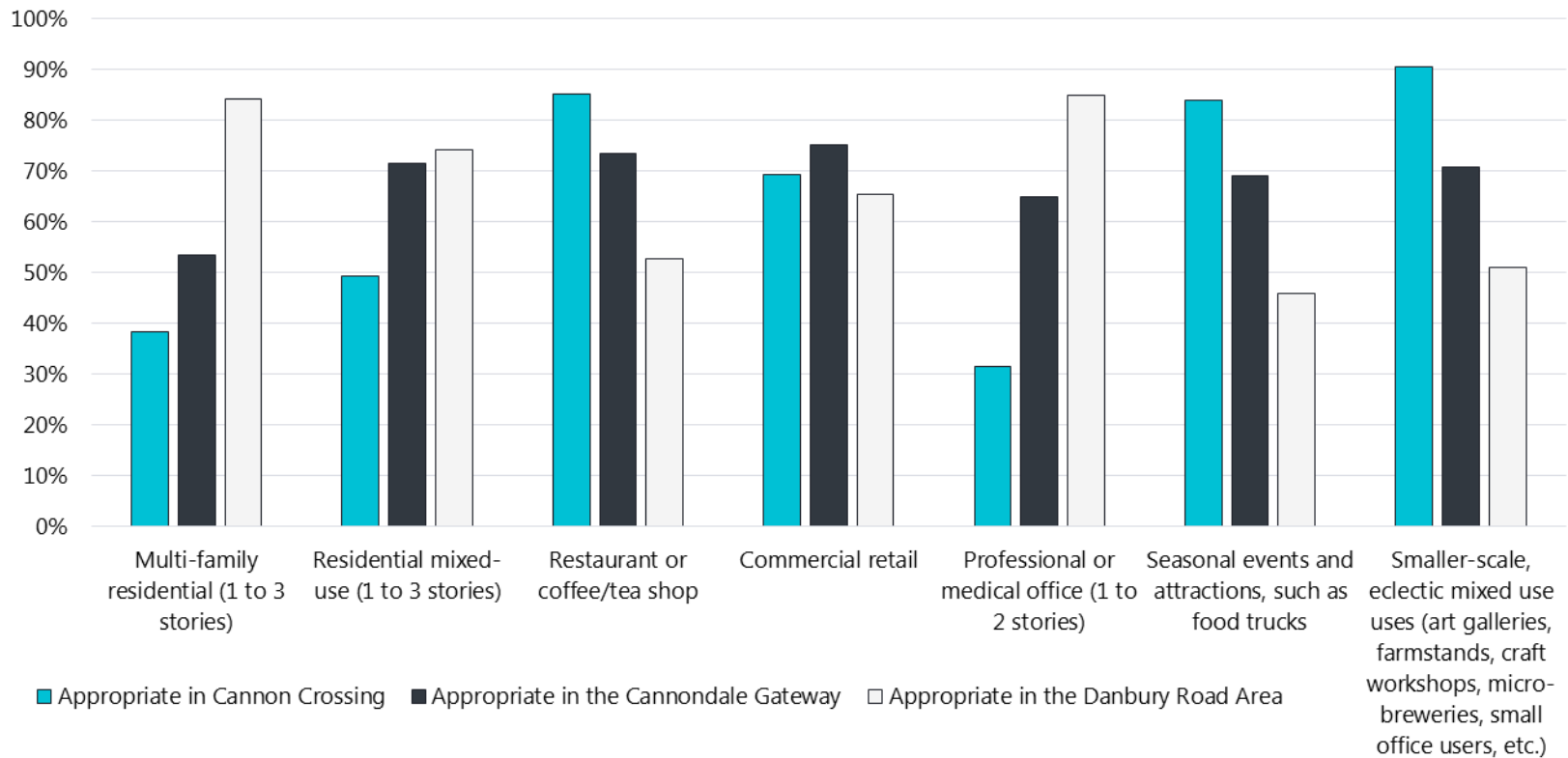
**Greens at Cannondale
& Wilton Meadows**



**Danbury Road
at Seeley Road**



Are the following uses appropriate for Cannondale?



- Restaurants, seasonal attractions, and small-scale eclectic uses most appropriate in Cannon Crossing area
- Residential and office most appropriate on Danbury Road

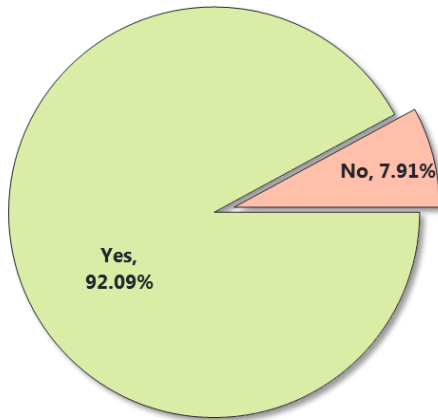
What would you change about Cannondale?

Village Preserve Rt 7 Look Development Dining Access Opinion
Cannon Dale Potential Retail Walkable Shops Reason
Restaurants Increase Parking Mind Train Station
Path Sidewalks Existing Traffic Options Housing Visitors
Wilton Center Road

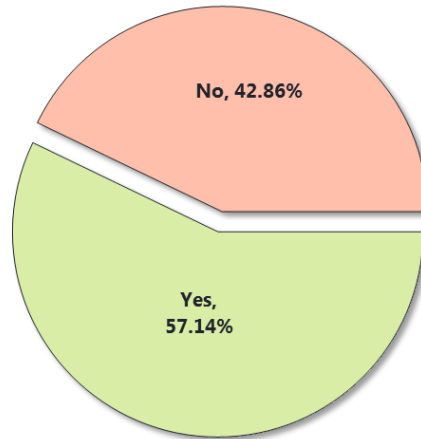
- Frequent responses include improving connections with Route 7 and Wilton Center, sidewalks/pedestrian accessibility, more development – both businesses and residences, preserving historic character, and having additional events and activities

Do you consider this a part of Georgetown?

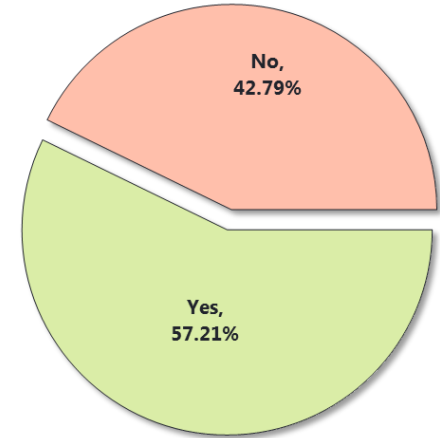
Georgetown Plaza



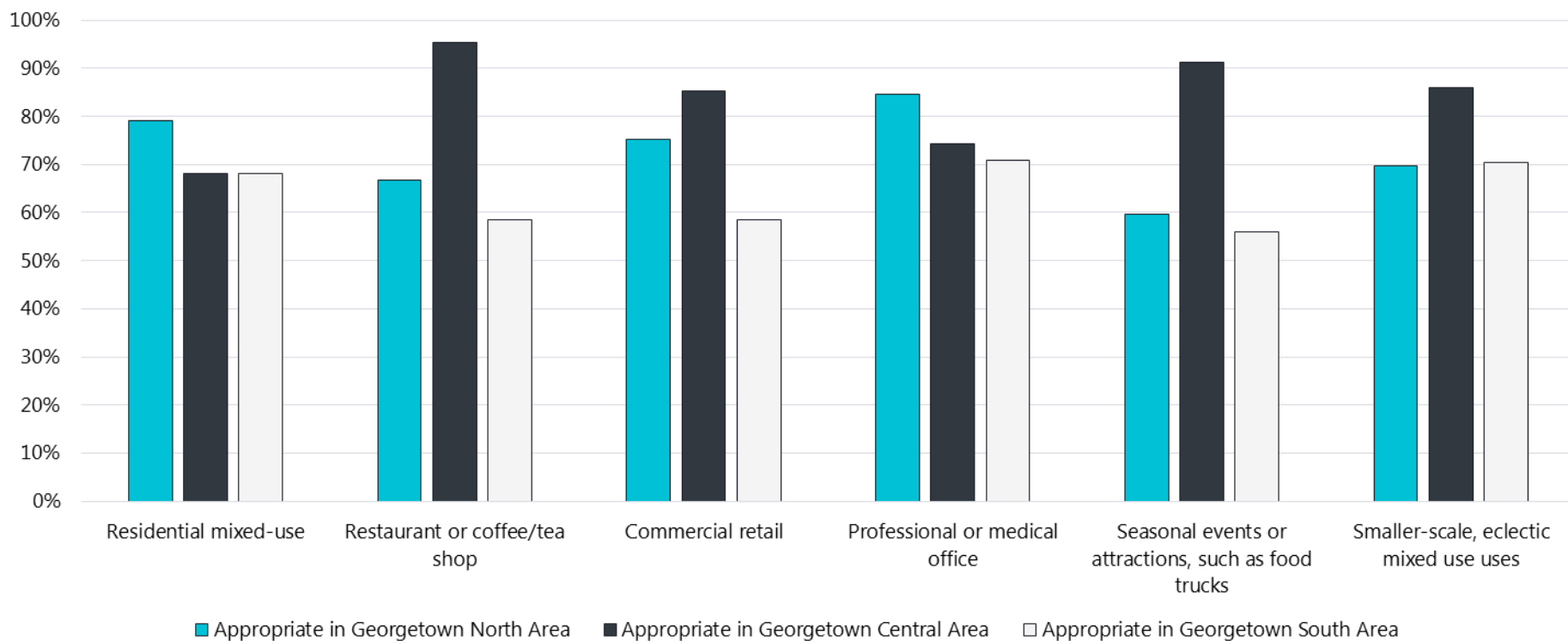
**1039 Danbury Road (former
Georgetown Auto Sales)**



**848 Danbury Road
(Yankee Doodle Stoves)**



Are the following uses appropriate for Georgetown?



- Residential and offices most appropriate in Georgetown North Area
- Commercial uses most appropriate in Georgetown Central Area

What would you change about Georgetown?

River Deal Wilton Center Bring Train Station Medical Gilbert Draw
Sidewalks Better Access Shops Stores Wire Mill Rt 7
Georgetown Live Retail Wish Development
Residential Parking Run Signage Clean Route 7 Pedestrian

- Frequent responses include redevelopment of Gilbert & Bennett wire mill, connectivity/sidewalk enhancements, more residential and commercial development, parking improvements, and aesthetic improvements

What creative ideas for Wilton Center, Cannondale, or Georgetown do you have that you think the town should explore?

Three Areas Homes and Condos Draw People Main Street Norwalk River
Year Round Ice Rink Mini Golf New Canaan Entertainment
Retail Affordable Park Bike Paths Town Center
Interesting Development Properties Route 7 New England
Food Coffee Shops Architecture Shuttle Bus Town Pool Movies Rt 7

- Many responses suggested ways of drawing people in to the village centers, including a riverfront trail, ice rink, or business, event, or cultural venue that has a regional draw

Town of Wilton

Plan of Conservation and Development

Conservation, Preservation, Sustainability, and Cultural Resources
Survey Results

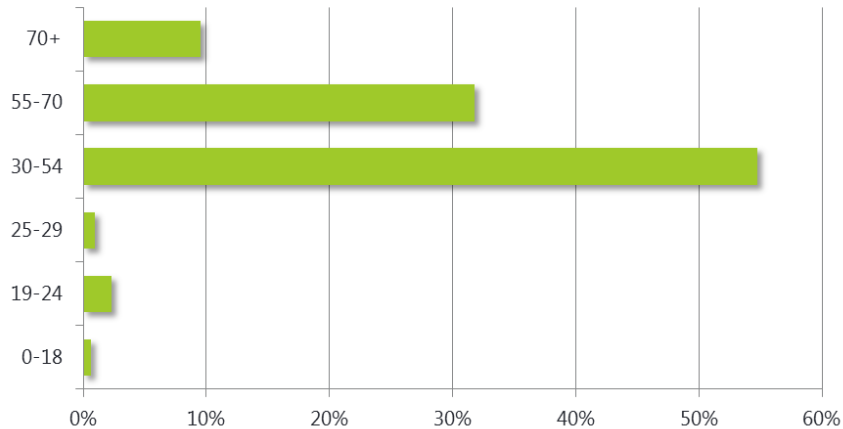
Mini-Survey #6

306 online survey responses

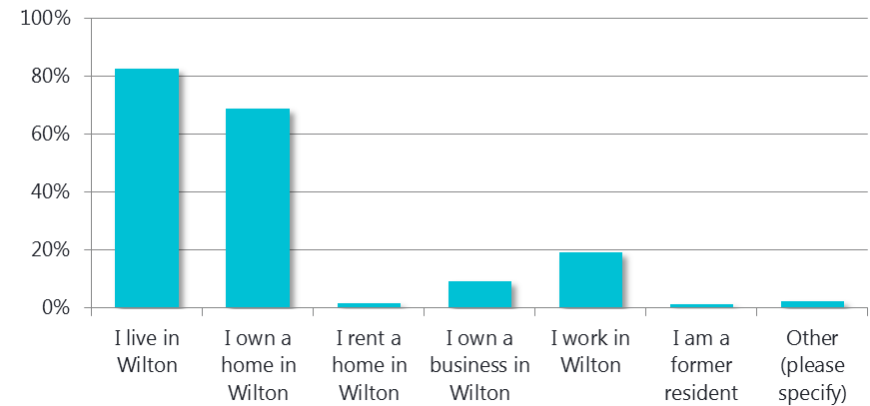
Survey began on July 12th. Results compiled on August 15, 2018

About You

How old are you?



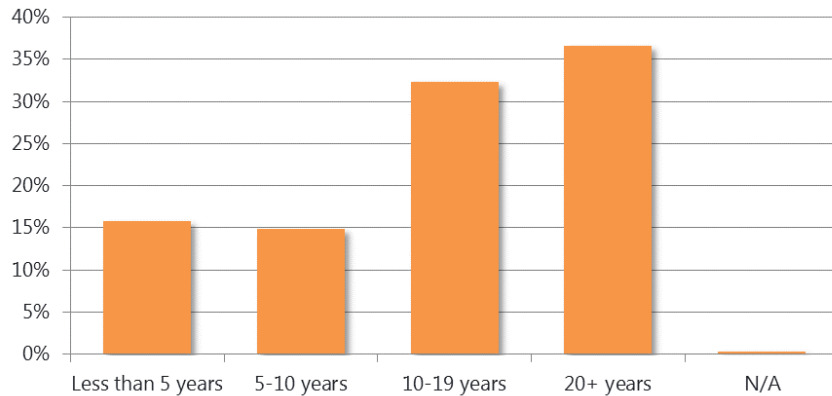
What is your relationship to Wilton?
(Check all that apply)



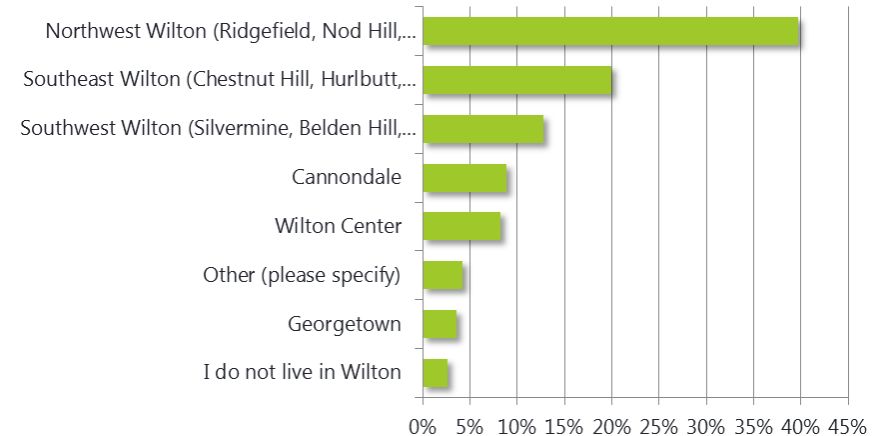
- Similar age distribution to previous surveys – low response rate for under 30 age cohort
- Slightly higher number of non-residents compared to prior surveys

About You

How long have you lived, worked, or owned property in Wilton?

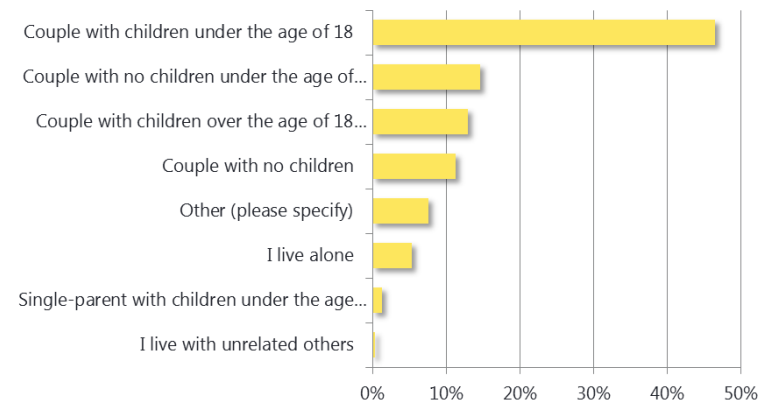


Where in Wilton do you live?



- Similar demographic characteristics as prior surveys

Please describe who lives in your household.



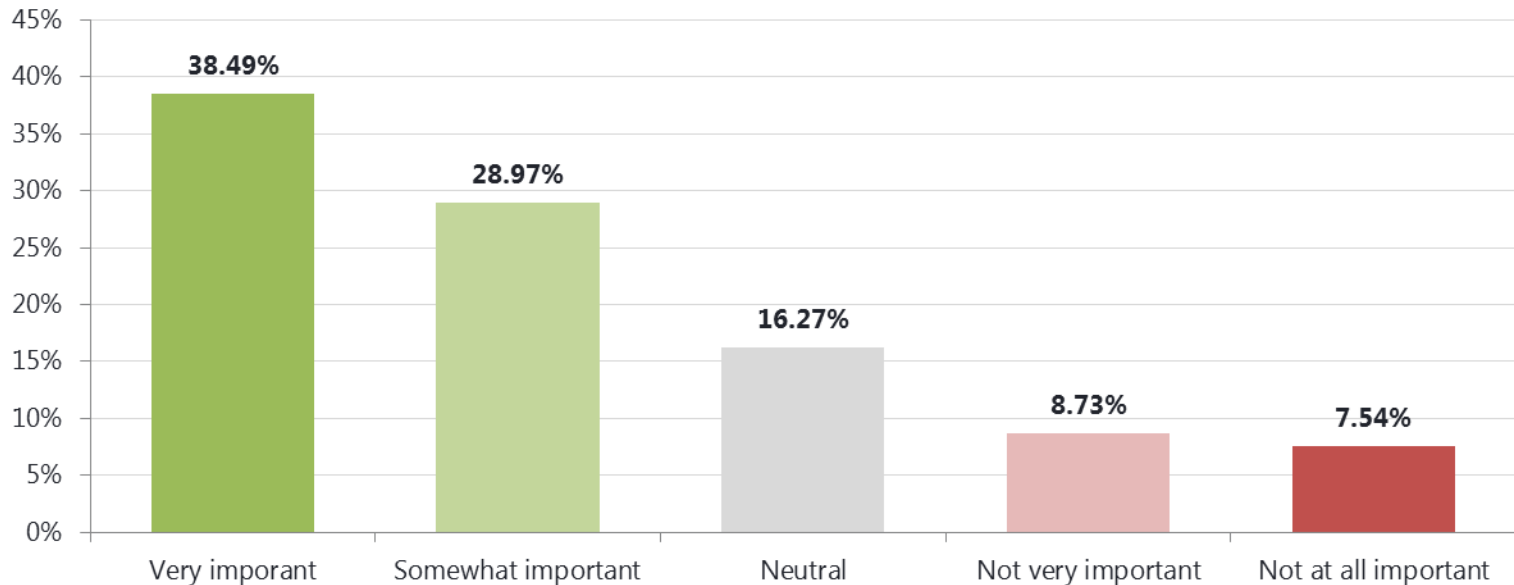
What does Open Space Mean to You?

247 write-in responses

- About 70% of respondents characterized “open space” as land that is undeveloped or left in a natural state (i.e. forests, meadow, wetlands, wildlife habitat)
- Respondents more likely to characterize “open space” as supporting passive recreational uses (hiking, biking, nature viewing) compared to active recreational uses (athletic fields, playgrounds, etc.)
- About 30% of respondents characterized “open space” as being accessible to the public
- Only 35 respondents mentioned formal protection or development restrictions

Open Space

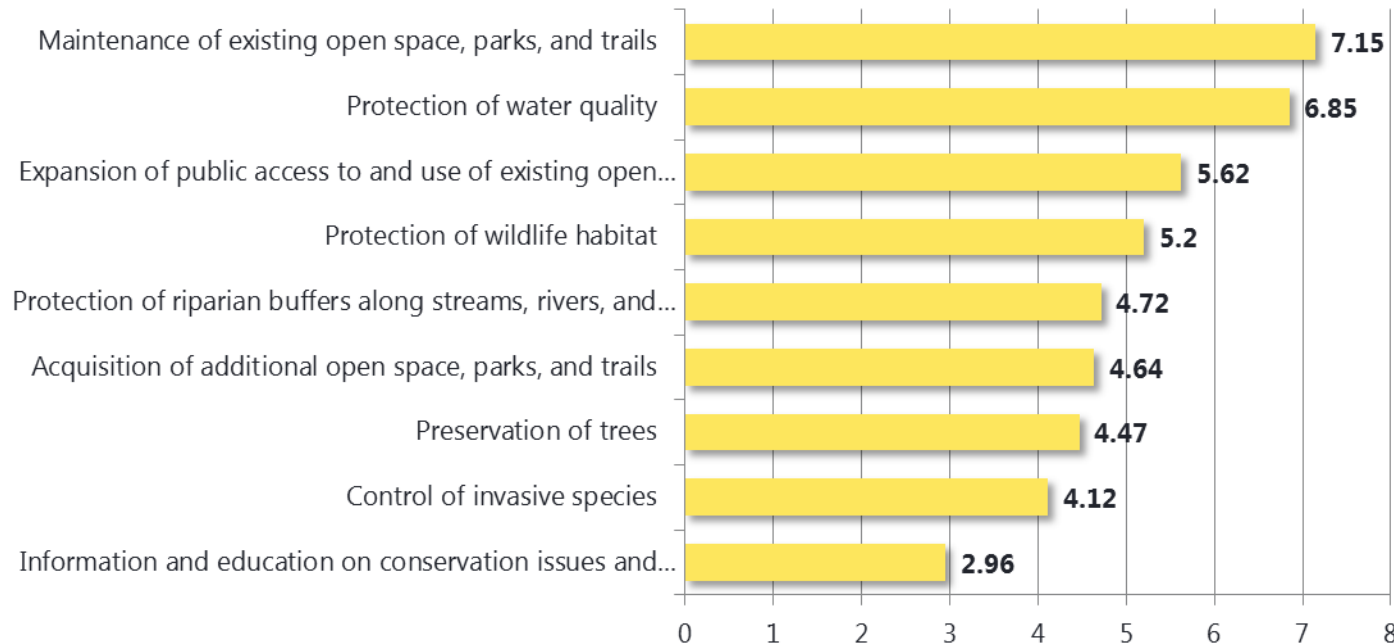
How important was the availability of open space to you when deciding to live in Wilton, or in deciding to remain in Wilton?



- About two-thirds of respondents said the availability of open space was a somewhat or very important consideration when deciding to move to or remain in Wilton
 - About 50% of respondents age 55 and over answered “very important” compared to 30% of those under 55.

Top Conservation Issues

What are the most important conservation issues facing Wilton today and going forward? Please rank the following topics in order of importance with 1 being the most important:

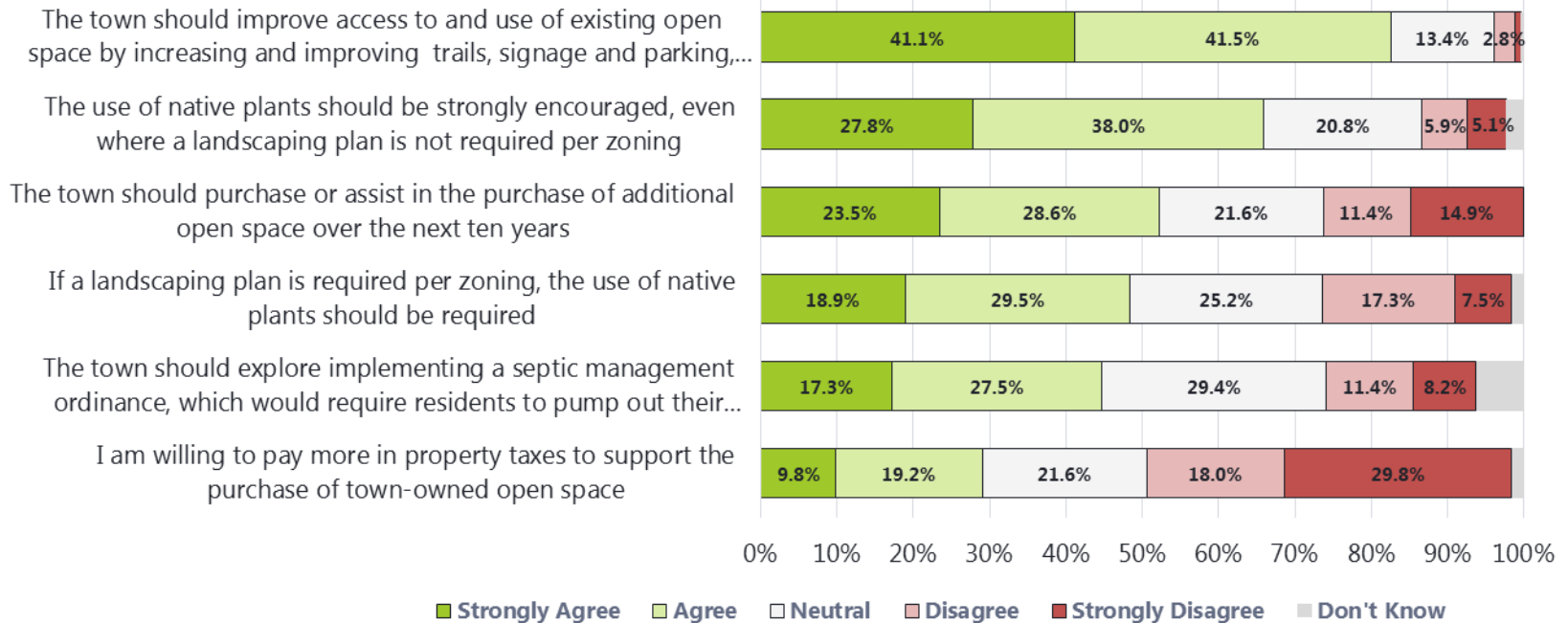


Weighted averages were calculated based on the ranking of each respondent. A "1" ranking was given 10 points while a "10" ranking was given 1 point

- Improvements to existing parks, open space, and trails a higher priority than acquisition of additional land
- Protection of water quality a top concern

Top Conservation Issues

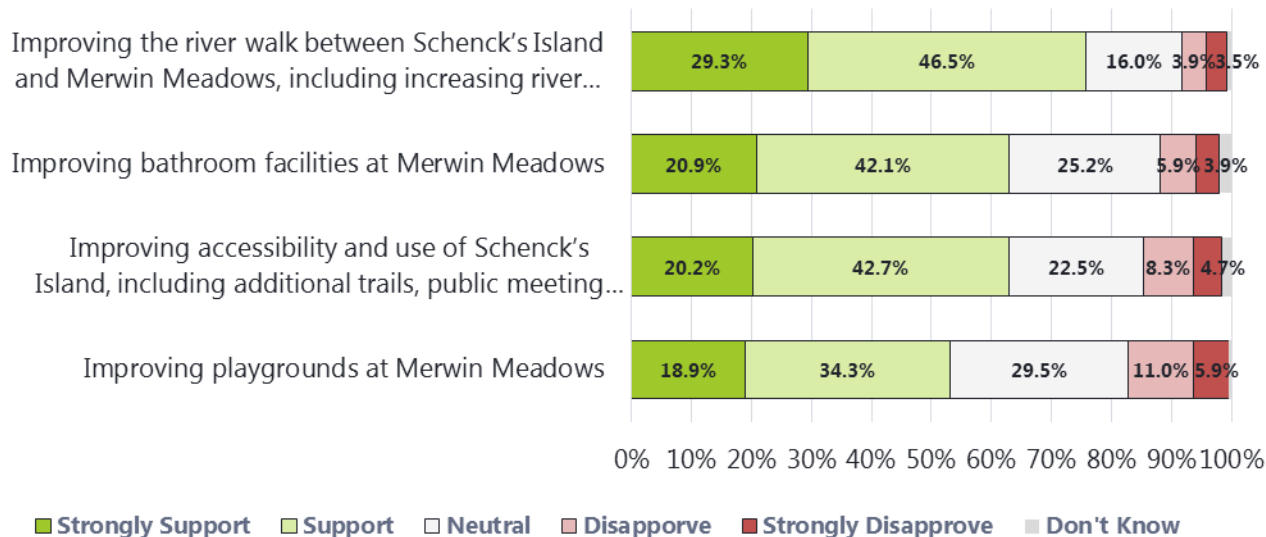
Please review the following statements on conservation and indicate your level of support:



- Improved access to and use of existing open space a clear priority
- Use of native plants more likely to be supported if “strongly encouraged” as opposed to “required.”
- About 48% of respondents are not willing to pay more in property taxes to purchase additional town-owned open space

Parks & Recreation Projects

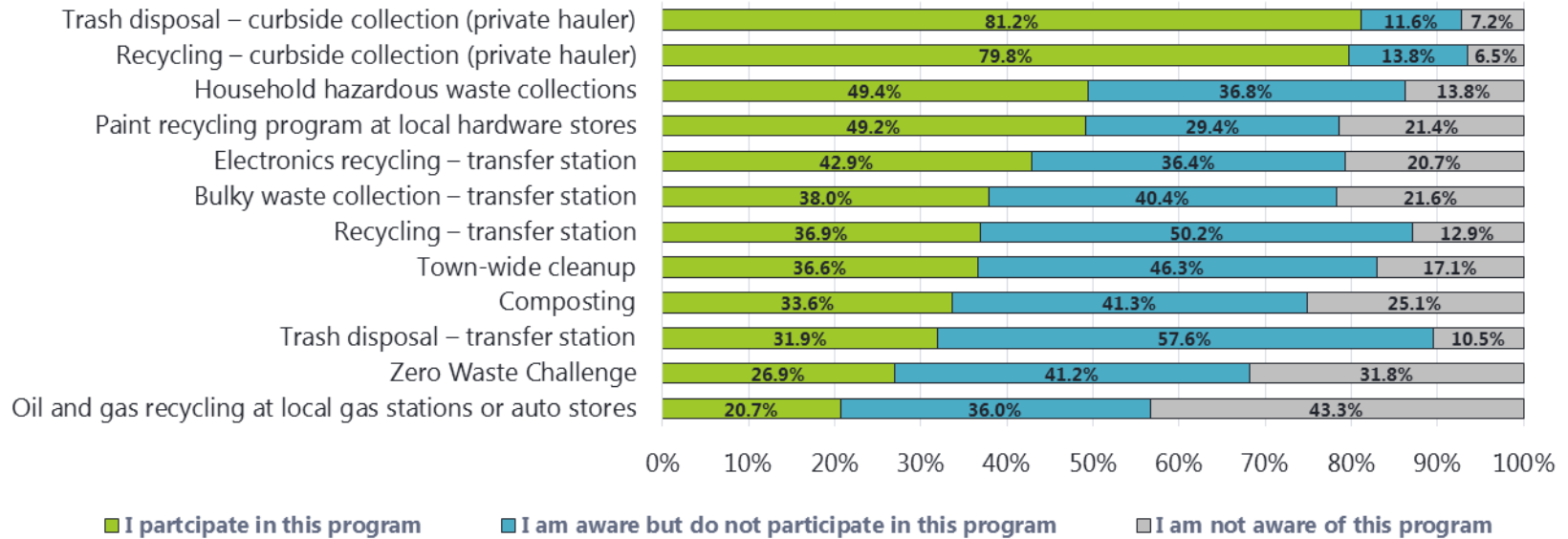
What is your level of support for the following potential improvements to the Schenck's Island and Merwin Meadows areas, assuming some or all of the costs would require funding from increased property taxes (whether by public/private partnerships, direct funding, or through bonding):



- River walk supported by over 75% of respondents
- Improving playgrounds at Merwin Meadows had the least support – however, major differences between household types
 - About 30% of respondents with children under age 18 “strongly supported” playground improvements at Merwin Meadows compared to just 10% of other households

Waste Management

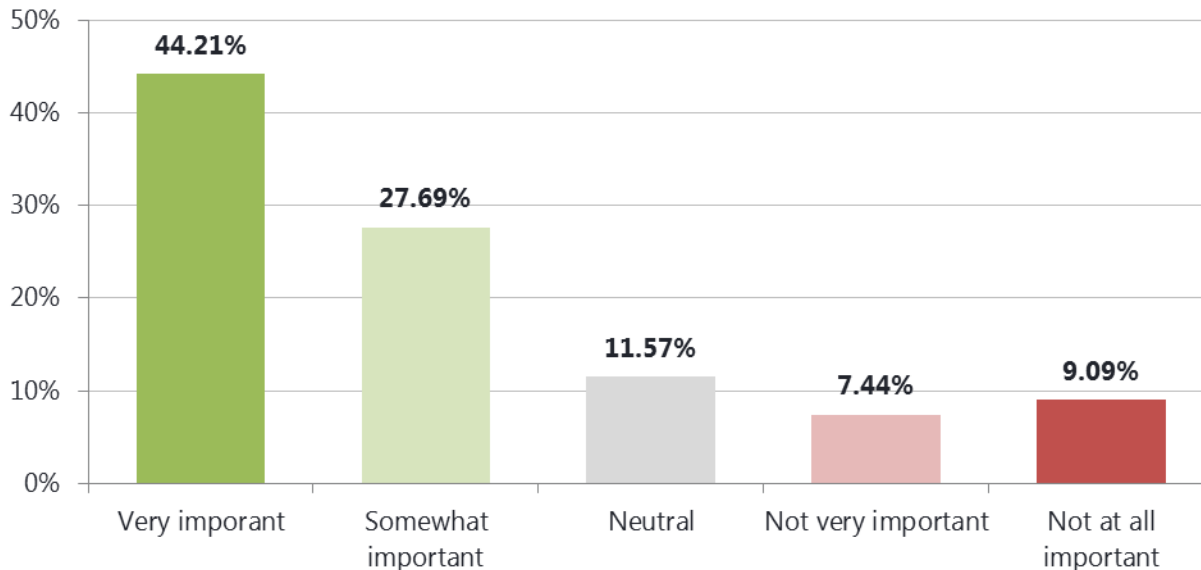
Please indicate whether you are aware of and/or participate in the following waste management initiatives or programs:



- About 80% of respondents use private haulers for trash disposal and recycling
- Less than half of residents participate in transfer station programs, but most residents are aware of them
- Lowest public awareness for oil/gas recycling, Zero Waste Challenge, and composting – opportunity for greater community education

Preservation

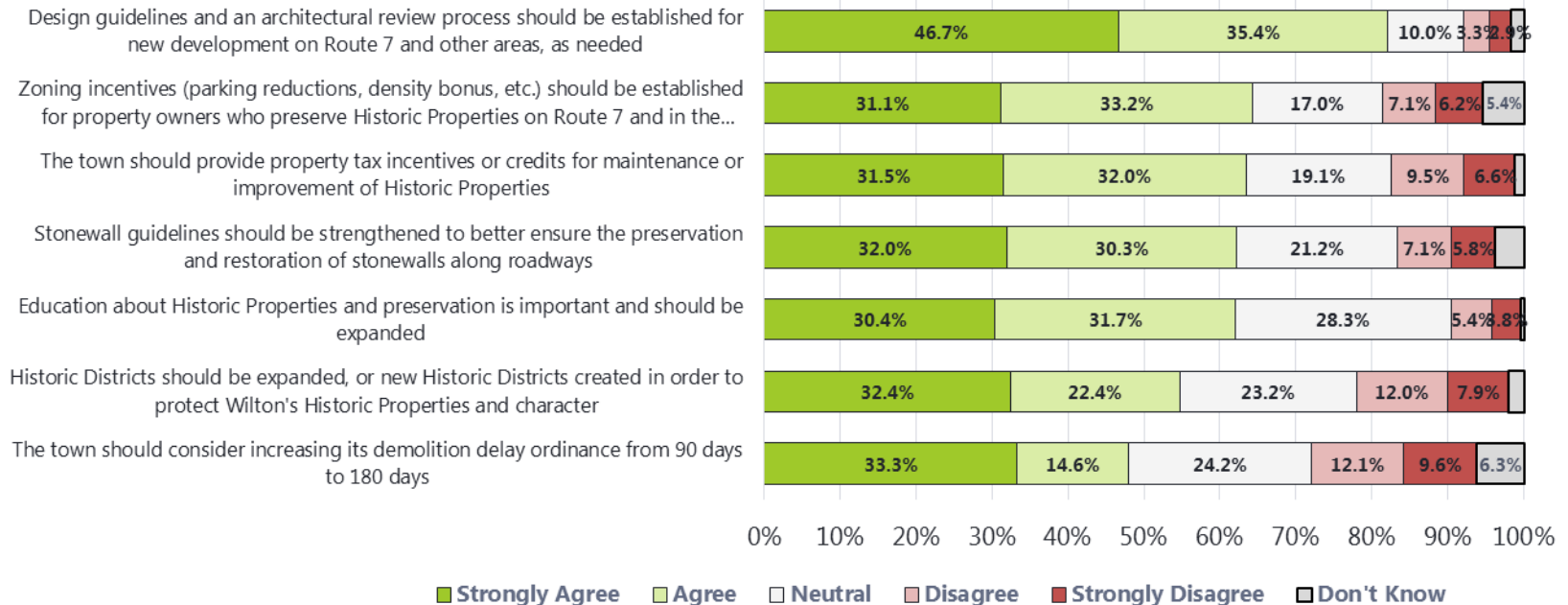
How important were Wilton's historic architecture and landscapes, scenic vistas, and character to you when deciding to live in Wilton, or in deciding to remain in Wilton?



- Over 70% of respondents said the historic architecture and landscapes, scenic vistas, and character were a somewhat or very important consideration when deciding to move to or remain in Wilton
 - About 55% of respondents age 55 and over answered “very important” compared to 36% of those under 55.

Preservation

Please review the following statements on preservation and indicate your level of support:



- Very strong support for design guidelines and architectural review process for Route 7 and other areas – over 82% of respondents agree or strongly agree
- General support for both regulatory and tax incentives for historic preservation
- Just over 50% of respondents supported creation of new historic districts

Preservation

Top Preservation Challenges

- Highest number of respondents noted the challenge of balancing historic preservation and economic development.
- Other frequently cited challenges:
 - Demolition of historic buildings (26 responses)
 - New development that is incompatible with historic character (22 responses)
 - Economic pressures (16 responses)
 - Overdevelopment (13 responses)
- Route 7 was the most frequently mentioned location followed by Wilton Center and Ridgefield Road

Recommendations and Ideas

Financial:

- Encourage fundraising for preservation efforts
- Financial (tax) or zoning incentives
- Relocation of historic properties (similar to Lambert Corner and Historical Society)

Regulatory:

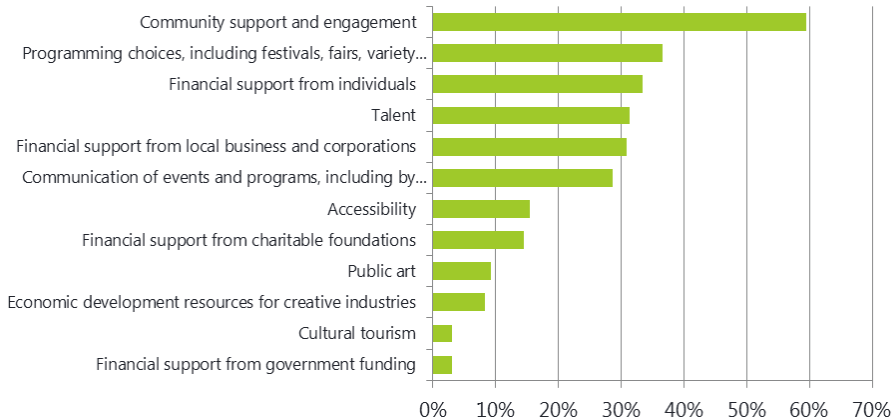
- Strengthen Design Guidelines and Zoning Regulations
- Establish an Architectural Review Board
- Loosen Zoning Regulations

Preservation Process

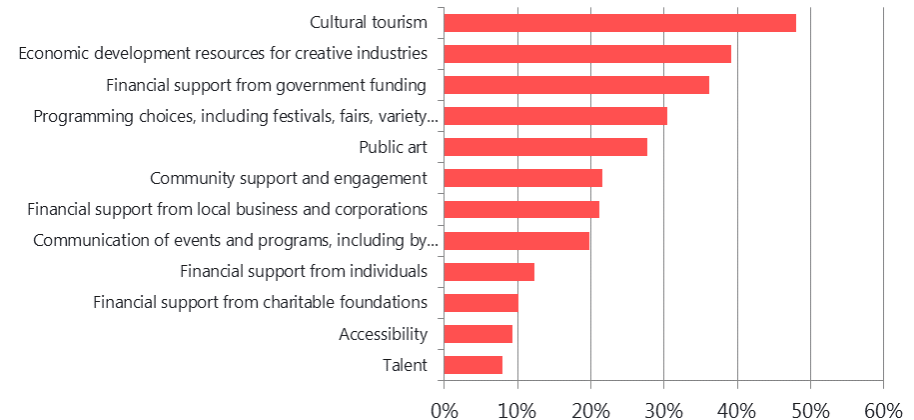
- Better define significant historic properties
- Improve communication with public and other town boards and commissions, notably HDPC
- Educate developers and property owners on the importance of historic properties

Arts and Culture

What are the 3 strongest aspects of arts, culture, and creativity in Wilton?



What are the 3 weakest aspects of arts, culture, and creativity in Wilton?



- Community support and engagement (60%), programming choices (37%), and financial support from individuals (34%) cited as greatest strengths
- Cultural tourism (48%), economic development resources for creative industries (39%), and financial support from government funding (36%) cited as greatest weaknesses

Arts and Culture

How do you most often hear about arts and cultural events and programs going on in Town?

Word mouth paper online local paper newspaper signs Wilton Local
Facebook news Good Morning Wilton
Local newspaper Wilton Bulletin weekly Library websites emails events
Social media town

- Local news media outlets such as Good Morning Wilton and Wilton Bulletin are the most common way to find out about local arts and cultural events
- Other common media include the Library Newsletter, Facebook, other social media, email, and word of mouth

Arts and Culture

What ideas do you have for the Town to better promote arts and culture in Wilton?

- Improved marketing and coordination of events – several comments noted the need for a centralized town-wide events calendar
- Additional programming and events – many comments mentioned Wilton Center as a location for suggested events
- Town support – through publication on town website, public art pieces on town land, town funds for arts, and expanded use of events on town-owned property
- Signs – several comments noted the need for better roadside signage for events – regulatory changes?

APPENDIX C:

Telephone Survey Results



WILTON, CONNECTICUT COMMUNITY SURVEY RESULTS

DECEMBER 2018

Prepared for:
The Town of Wilton, CT

Prepared by:
The Center for Research & Public Policy, Inc.



STATEMENT OF CONFIDENTIALITY AND OWNERSHIP

All of the analyses, findings and recommendations contained within this report are the exclusive property of the Town of Wilton, CT.

As required by the Code of Ethics of the National Council on Public Polls and the United States Privacy Act of 1974, The Center for Research and Public Policy maintains the anonymity of respondents to surveys the firm conducts. No information will be released that might, in any way, reveal the identity of the respondent.

Moreover, no information regarding these findings will be released without the written consent of an authorized representative of the Town of Wilton, CT.

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Survey Instrument
Composite Aggregate Data

1 INTRODUCTION

The Center for Research & Public Policy (CRPP) is pleased to present the results to a 2018 Community Survey for the Town of Wilton, CT. The survey was conducted to collect input about quality of life, and your opinions about open space, natural resources, business and residential development, and community facilities.

The research study included 404 completed survey responses from Wilton, CT residents.

The survey was conducted December 4 - 17, 2018.

The survey included the following areas for investigation:

- **Quality of living in Wilton;**
- **Managing Wilton demographics for success;**
- **Views on conservation and preservation issues;**
- **Support for new, higher density or diverse housing options;**
- **Support for developing along Route 7, Wilton Center and Cannondale;**
- **Views on improving traffic and pedestrian/bike opportunities;**
- **Perceptions of increasing economic development in town;**
- **Views on setting overall priorities for programs and projects; and**
- **Demographics.**

Section 2 of this report discusses the Methodology used in the study, while Section 3 includes Highlights derived from an analysis of the quantitative research. Section 4 is a Summary of Findings from the survey.

Section 5 is an Appendix to the report containing the composite aggregate data, cross tabulations and the survey instrument employed.

METHODOLOGY

Using a quantitative research design, CRPP received 404 completed phone surveys among Wilton, CT residents.

Survey input was provided by the Town of Wilton, CT.

Survey design is a careful, deliberative process to ensure fair, objective and balanced surveys. Staff members, with years of survey design experience, edit out any bias. Further, all scales used by CRPP (either numeric, such as one through ten, or wording such as strongly agree, somewhat agree, somewhat disagree, or strongly disagree) are balanced evenly. Additionally, placement of questions is carefully accomplished so that order has minimal impact.

All telephone interviews were conducted during December 4 - 17, 2018. Residents were contacted between 5:00 p.m. and 10:00 p.m. weekdays and 10:00 a.m. and 12:00 p.m. on Saturdays. Respondents qualified for the survey if they were a current resident or land owner of Wilton and were 18 years of age or older.

All facets of the study were completed and managed by CRPP's senior staff and researchers. These aspects included: survey design, sample plan design, pretest, computer programming, fielding, coding, editing, verification, validation and logic checks, computer analysis, analysis, and report writing.

All population-based surveys conducted by CRPP are approximately proportional to population contributions within states, towns, and known census tract, group blocks and blocks. This distribution ensures truly representative results without significant under-or-over representation of various geographic or demographic groups within a sampling frame.

CRPP utilized a "super random digit" sampling procedure, which derives a working telephone sample of both listed and unlisted telephone numbers. This method of sample selection eliminates any bias toward only listed telephone numbers. Additionally, this process allows randomization of numbers, which equalizes the probability of qualified respondents being included in the sampling frame. A "mixed access" sample of both cell and landline phone numbers was utilized.

Statistically, a sample of 404 completed surveys has an associated margin for error of +/- 4.8% at a 95% confidence level.

Results throughout this report are presented for composite results – all 404 cases.

Cross tabulations of data were developed and are included with this report. These compare core survey questions by demographic subgroups such as: number of years in Wilton, rent or own housing, age, residents with /without children, income and gender.

Readers of this report should note that any survey is analogous to a snapshot in time and results are only reflective of the time in which the survey was undertaken. Should concerted public relations or information campaigns be undertaken during or shortly after the fielding of the survey, the results contained herein may be expected to change and should be, therefore, carefully interpreted and extrapolated.

Each qualified resident who lives in Wilton had an equal chance for participating in the study. Statistical random error, however, can never be eliminated but may be significantly reduced by increasing sample size.

3

HIGHLIGHTS

ON QUALITY OF LIFE

The leading reason cited for choosing Wilton as home or continuing to live in Wilton was the community education system (43.1%). This was followed by location (13.4%), and birthplace/family (10.4%).

Impressively, 92.4% of all residents surveyed, reported their own quality of life living in Wilton as very good or good. Just 1.4% offered poor (1.2%) or very poor (0.2%). Some, 6.2%, were neutral in their view of their own quality of life in Wilton.

In an open-end format question opportunity to suggest issues or problems the Town of Wilton should focus on, 29.0% offered “taxes and spending are too high”. This was followed by the lack of amenities (18.6%), the need to revitalize appearance (6.9%) and more recreation (5.7%).

ON FUTURE TOWN DEMOGRAPHICS

There exists strong agreement for several initiatives related to Wilton’s population diversity. There was strongly agreement (strongly or somewhat) with the following:

- Wilton should do more to attract and retain families – 86.1%
- Wilton should do more to allow “empty-nesters” and seniors to retire in town – 84.9%
- Wilton should do more to attract and retain younger adults – 83.9%
- Wilton should do more to keep its population stable or growing – 83.4%

ON CONSERVATION AND PRESERVATION

Majorities of respondents – ranging from 61.1% to 87.6% -- agreed with several statements related to protecting natural resources and open space within Wilton:

- The town should support improvements to open space and trails – 87.6%
- The town should do more to protect the quality and availability of aquifers – 76.7%
- The town should increase public education about natural resources protection and conservation – 73.3%
- The town should provide tax / zoning incentives for new development that includes energy conservation – 72.8%
- The town should engage in more conservation work programs – 67.3%
- The town should purchase underdeveloped available open space – 61.1%

There was strong agreement that the Town of Wilton should provide tax and zoning incentives to owners/developers who preserve historic structures (70.3%) and increasing regulatory protections for historic properties (64.9%).

Somewhat lower agreement was recorded for providing town funds to Historic Districts and the Properties Commission to promote preservation, grants, education and outreach (57.4%) and providing funding for the purchase of historic properties (43.1%).

ON RESIDENTIAL DEVELOPMENT

Three-fifths (60.6%) of all survey respondents supported (strongly or somewhat) adding higher density housing stock in town for younger residents, “empty nesters” and “age-in-place” residents.

Among the 60.6% in support of the higher density housing stock, levels of support for different locations varied somewhat. Strongest support was found for placing the new housing in Georgetown (86.6%), Wilton Center (80.8%), Danbury Road/Route 7 (79.2%) and transition areas abutting or adjacent to a village center or commercially-zoned areas (76.7%).

Less support was found higher density housing stock in Cannondale (71.8%) and rural or residentially-zoned areas (39.2%).

ON SPECIAL AREAS / ZONING DEVELOPMENT

Nearly two-thirds, 63.4%, suggested they agreed (strongly or somewhat) that they liked the way Wilton Center has developed to date.

The remaining respondents who disagreed, in an open-end format question, offered changes they would make to improve Wilton Center. The most frequently named suggestions included, in declining order: new shopping/businesses (39.5%), more vibrant and revitalized in New England tradition (10.8%), more walkable/sidewalks/pedestrian friendly (8.5%), new housing to attract residents (7.8%) and new diverse restaurants and bars (6.9%).

Those agreeing that they like the way three various sections of Danbury Road/Route 7 have developed to date ranged from 57.2% to 50.5%.

The remaining respondents who disagreed, in another open-end format question, offered changes they would make to improve Danbury Road/Route 7. The most frequently named suggestions included, in declining order: more economic development/fill empty spaces/more businesses/small businesses (27.0%), fix traffic/less traffic/traffic planning (18.9%), beautification (10.8%), and add housing (9.4%).

More than three-quarters of all respondents (78.0%), agreed (strongly or somewhat) with developing Cannondale with a mixture of more housing and more businesses in a village-type pattern with preservation in mind.

Those who would like to see further development in Cannondale were asked what they would like to see in an open-end format question. The most frequently mentioned development included, in declining order: adding retail businesses (33.1%), adding residential housing (19.9%), and adding restaurants (15.2%). Other mentions with less frequency included: restoration, beautification, fill up spaces, more enticing/inviting, more recreation, more family activities and more signage.

ON TRANSPORTATION

Residents offered their input on priorities for improvements to traffic, pedestrian, bike or rail/bus transportation infrastructure in Wilton.

Improving pedestrian connections topped their list (56.9%). This was followed by improving traffic and safety on Danbury Road/Route 7 (48.5%), improving bicycle connections (46.5%), improving the frequency and reliability of rail service on the Danbury branch (44.8%) and improving road maintenance (40.8%).

ON ECONOMIC DEVELOPMENT

A large majority, 88.1%, strongly (69.6%) or somewhat (18.6%) agreed that “Wilton should encourage additional business development in town”.

Further, in some areas, mostly majorities supported a few potential economic development initiatives knowing that each may require additional property taxes to implement.

These included:

- Reviewing and revising land-use regulations to encourage appropriate development – 58.4%
- Improving telecom and wireless/cell infrastructure and services – 57.9%
- Extending water, gas and sewer service in appropriate areas – 55.9%
- Hiring experts to help plan development in key areas – 52.7%
- Implementing town-wide marketing, branding and or lifestyle programs – 42.8%

ON OVERALL PRIORITIES

Ten different projects and programs that have been considered for Wilton were offered by researchers to respondents. Each resident was asked which of these should become priorities for the Town. Among the ten, majorities of residents named seven as top priorities:

- Maintaining adequate funding for public school facilities and programs – 69.3%
- Creating additional sidewalks, bike trails and pathways – 63.6%
- Creating a River Walk along Norwalk River in Wilton Center – 59.2%
- Managing traffic – 58.7%
- Improving town open space, forests, preserves and trails – 54.5%
- Expand town services and facilities for seniors – 51.5%
- Improve town energy efficiency and resiliency to interruption – 50.5%

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SUMMARY OF FINDINGS

Readers are reminded that the narrative throughout this report refers to composite aggregate data from 404 resident surveys. Text, tables and graphs throughout this report present these composite results.

QUALITY OF LIFE

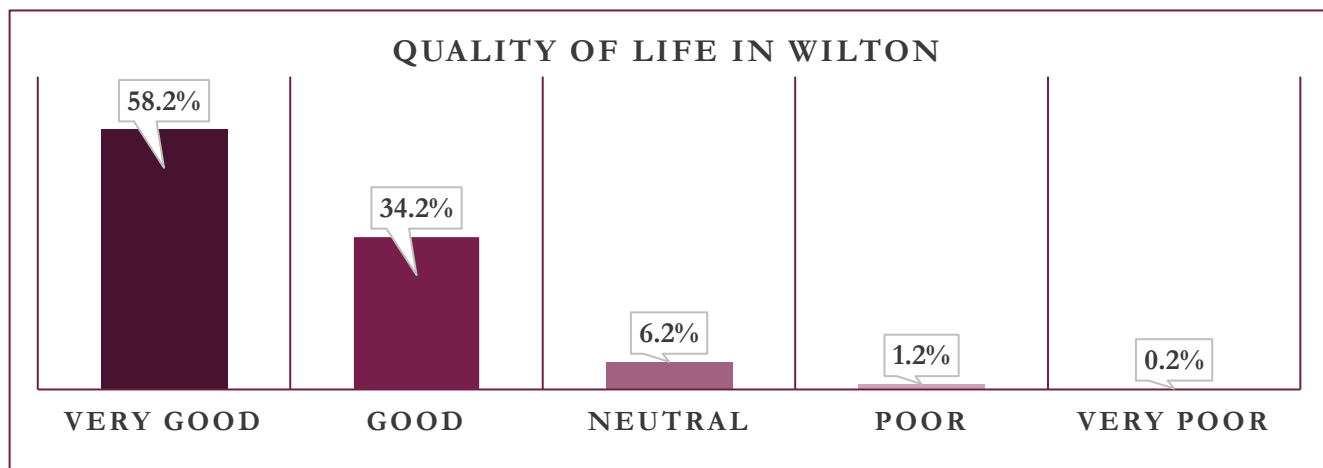
Respondents were asked to indicate the reason they chose to move to, or continue to live in, Wilton, CT. Over two-fifths of respondents, 43.1%, indicated the reason was for the community education system. Fewer respondents indicated location and Wilton as their birthplace or family nearby, 13.4% and 10.4%, respectively.

Results are displayed in the following table in declining order.

REASONS	PERCENT
Community education system	43.1
Location (close to work/close to highways/public transportation)	13.4
Other	11.6
Birthplace, family nearby	10.4
Housing (availability, quality, value, affordability, aesthetic)	7.4
Community appearance (town character / community feeling)	6.2
Community reputation	3.5
Natural environment, resources and open space	2.5
Community amenities and recreational facilities	1.0
DK/Unsure	1.0

Other, more infrequent, mentions included: special education, general affordability, employment, friends nearby, beauty of the area, lower taxes, quality of life, land for horses, more rural, town feel, athletics, and train parking.

Residents were asked to indicate their quality of life in Wilton. A large majority of respondents, 92.4%, indicated their quality of life was either very good or good. Just 1.4% indicated their quality of life was poor or very poor. Results are displayed in the following graph.



In an open-ended format question, all respondents were asked to provide two or three issues or problems the Town of Wilton should focus on in order to improve the quality of life in town. Almost one-third of mentions, 29.0%, indicated that taxes and spending are too high. The most frequently named responses are presented in the following table in declining order.

ISSUE OR PROBLEM	PERCENT OF 403 MENTIONS
Taxes and spending are too high	29.0
Lacks Amenities / needs businesses / needs restaurants / needs economic development	18.6
Revitalize appearance / needs village center / make more appealing / vibrant	6.9
More recreation / sports (family activities, skate rink, soccer, fields)	5.7
Improve public roads / lighting / clear trees	3.7
Senior housing needed, too expensive in town	3.5
Too commercial/overdevelopment/maintain character	3.4
Improve / maintain school quality	3.0
Improve traffic / traffic flow	2.7
Improve and support rail / train transit	2.5
Sidewalks / make more walkable /trails	2.5
Improve Route 7 – finish	2.2
More open space	1.7
Retain and attract younger residents / housing	1.7
Comprehensive Master Plan is needed	1.4
Zoning is too strict, complex, difficult	1.4
Town pool needed	1.2
Housing values and down	1.2
Costs of education keep going up	1.0
Dog park	1.0
Cost of living	0.7
Increase housing / rentals	0.7
Needs diversity	0.7
Bury power lines	0.4
Housing prices are up	0.4
Preserve historic buildings	0.2
Water issues	0.2
Night life lacking	0.2

FUTURE TOWN DEMOGRAPHICS

Respondents were asked how strongly they agreed or disagreed with several statements related to Wilton's population. A large majority of respondents, 86.1%, indicated they strongly or somewhat agreed that Wilton should do more to attract and retain families with children in town.

The following table holds the cumulative totals, in declining order, for those indicating they strongly or somewhat agreed with each statement.

STATEMENTS	STRONGLY OR SOMEWHAT AGREE: PERCENT
Wilton should do more to attract and retain families with children in town	86.1
Wilton should do more to allow "empty-nesters" and seniors to retire or "age in place" in town	84.9
Wilton should do more to attract and retain younger adults (millennials, singles, young professionals)	83.9
Wilton should do more to keep its population stable or growing	83.4

CONSERVATION AND PRESERVATION

Respondents were asked how strongly they agreed or disagreed with several statements related to protecting natural resources and open space in Wilton.

A large majority of respondents, 87.6%, indicated they strongly or somewhat agreed that the town should support improvements to open space and trails in terms of access, facilities, maintenance and usability. Just over three-fifths of respondents, 61.1%, strongly or somewhat agreed that the town should purchase undeveloped open space when it becomes available.

The following table holds the cumulative totals, in declining order, for those indicating they strongly or somewhat agreed with each statement.

STATEMENTS	STRONGLY OR SOMEWHAT AGREE: PERCENT
The town should support improvements to open space and trails in terms of access, facilities, maintenance and usability	87.6
The town should do more to protect the quality and availability of potable water and aquifers	76.7
The town should increase public education directed towards natural resources protection and conservation	73.3
The town should provide tax and/or zoning incentives for new development and building renovations to incorporate "green" measures such as energy conservation and open-space set-asides	72.8
The town should engage in more conservation work programs, like habitat restoration, invasive species management, greenway establishment and dam removal programs	67.3
The town should purchase undeveloped open space when it becomes available	61.1

Respondents were asked how strongly they agree or disagree with several statements regarding protecting historic properties and resources in Wilton.

Almost three-quarters of respondents, 70.3%, indicated they strongly or somewhat agreed with the statement that the town should provide tax and/or zoning incentives for eligible owners of historic properties and/or developers who preserve historic structures. Just over two-fifths of respondents, 43.1%, strongly or somewhat agreed with the statement that the town should provide funding for the purchase of historic properties.

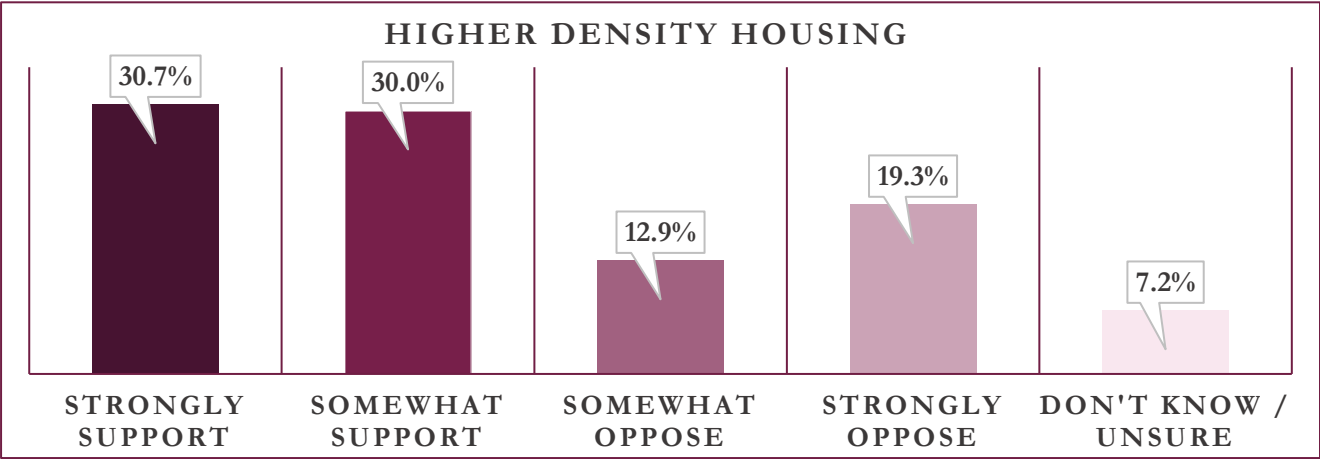
The following table holds the cumulative totals, in declining order, for those indicating they strongly or somewhat agreed with the statement.

STATEMENTS	STRONGLY OR SOMEWHAT AGREE: PERCENT
The town should provide tax and/or zoning incentives for eligible owners of historic properties and/or developers who preserve historic structures	70.3
The town should increase regulatory protections for historic properties (historic district designations, demolition delay ordinance increase, zoning restrictions)	64.9
The town should provide funding for the Historic Districts and Properties Commission to promote preservation, grants, education and outreach programs	57.4
The town should provide funding for the purchase of historic properties	43.1

RESIDENTIAL DEVELOPMENT

Respondents were presented with the following: “Wilton may need more housing stock for younger residents, “empty-nesters” and “age-in-place” residents. This may include more diverse and affordable options such as apartments, starter/ smaller homes and mixed-use developments. Respondents were asked how strongly they supported or opposed higher density housing to meet this need”.

Three-fifths of respondents, 60.7%, indicated they would strongly or somewhat support higher density housing, while just under one-third of respondents, 32.2%, indicated they would somewhat or strongly oppose the additional housing stock.



Respondents that indicated they would strongly or somewhat support higher density housing (N= 245) were asked whether they support or oppose the housing at different locations in Wilton.

Over three-quarters of respondents strongly or somewhat supported the higher density housing in: Georgetown (86.8%), Wilton Center (80.8%), Danbury Road / Route 7 (79.2%) and transition areas (76.7%). Support for higher density housing was lower for rural, residentially-zoned areas (39.2%).

The following table holds the cumulative totals, in declining order, for those indicating they strongly or somewhat supported higher density housing in each area.

AREAS OF WILTON	STRONGLY OR SOMEWHAT SUPPORT: PERCENT
Georgetown	86.8
Wilton Center	80.8
Danbury Road / Route 7	79.2
Transition areas abutting or adjacent to a village center or commercially-zoned areas	76.7
Cannondale	71.8
Rural, residentially-zoned areas	39.2

SPECIAL AREAS / ZONING DEVELOPMENT

Respondents were asked how strongly they agreed or disagreed with several statements related to development in Wilton Center and along Danbury Road / Route 7. Just under two-thirds of respondents, 63.4%, strongly or somewhat agreed that they like the way Wilton Center has developed to date, while one-half of respondents, 50.5%, indicated they agreed that they like the way Danbury Road / Route 7, from Cannondale, has developed to date.

The following table holds the cumulative totals, in declining order, for those indicating they strongly or somewhat agreed with the statement.

STATEMENTS	STRONGLY OR SOMEWHAT AGREE: PERCENT
I like the way Wilton Center has developed to date	63.4
I like the way Danbury Road / Route 7 , from Lamberts Corner to Cannondale, has developed to date	57.2
I like the way the southern section of Danbury Road / Route 7 , from Lambert's Corner (intersection of Route 33 and Route 7) to the Norwalk line, has developed to date	52.0
I like the way Danbury Road / Route 7 , from Cannondale, through Georgetown, to the Ridgefield line, has developed to date	50.5

Those that disagreed with the way Wilton Center (N=138) has developed were asked what they might change or do to improve the area in an open-ended format. Almost two-fifths, 39.5%, indicated interest in new shopping / businesses. The responses are presented in the following table in declining order.

CHANGES / WAYS TO IMPROVE WILTON CENTER	PERCENT OF 129 MENTIONS
New shopping / businesses (variety, smaller, retention)	39.5
More vibrant, revitalized in New England tradition	10.8
More walkable, sidewalks, pedestrian friendly	8.5
New housing to attract residents	7.8
New diverse restaurants and bars	6.9
Better traffic flow (rotary?)	4.7
Link to Route 7, access and connections	4.7
Lower lease prices to stop store closings	3.9
More family-friendly entertainment	3.9
Connect to the train station / footbridge	3.0
More mixed residential / commercial	1.5
Improve roads	0.7

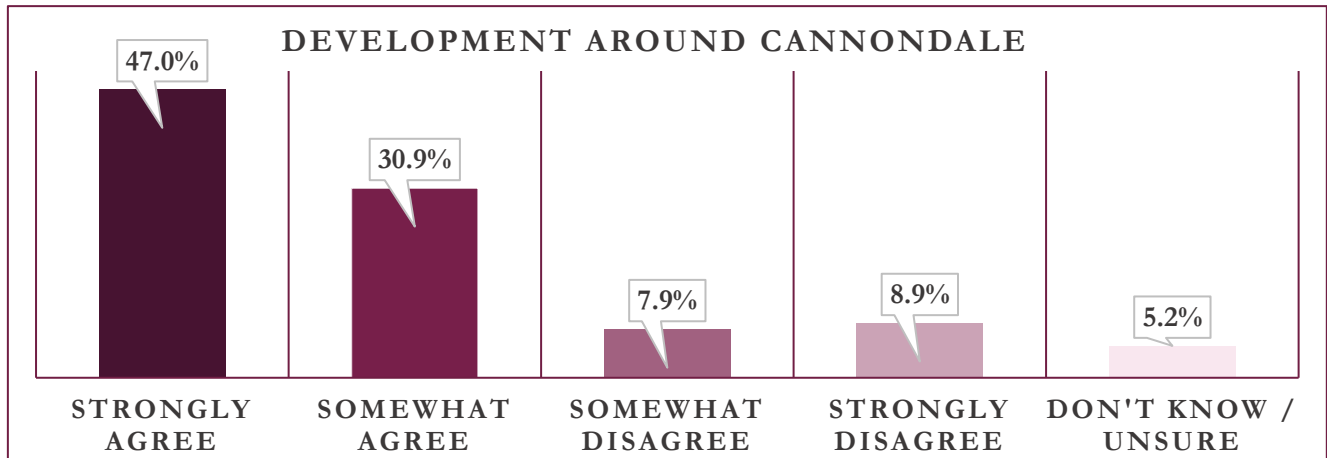
Those that disagreed with the way that Danbury Road / Route 7 (from any direction) has developed to date (N=241) were asked what they might change or do to improve the section of the road in an open-ended format. Just over one-quarter of mentions, 27.0%, indicated interest in more economic development / filling empty spaces / more business. The responses are presented in the following table in declining order.

CHANGES / WAYS TO IMPROVE DANBURY ROAD / ROUTE 7	PERCENT OF 148 MENTIONS
More economic development/ fill empty spaces / more businesses / small businesses	27.0
Fix traffic, less traffic, traffic planning, flow, unsafe speeding, have fewer lights	18.9
Beautification – esthetics, more attractive, too much is dilapidated	10.8
Add housing, add senior/affordable housing, populate Route 7	9.4
Pedestrian friendly, sidewalks, pathways, walkable	7.4
Widen / Super 7 / Finish Route 7	7.4
Limit and stop building / stop commerce growth	4.7
More restaurants	3.3
More New England character, charm	2.7
Better planning	1.3
More family activities, entertainment	1.3
Comprehensive planning	0.6
OK as it is	0.6
More signage	0.6
Increased density	0.6
Lower taxes / rents for business	0.2

Respondents were presented with the following: “*There has been discussion about development around Cannondale, possibly a mixture of more housing and more businesses in a village-type pattern that preserves the historical structures and character of the area*”. Respondents were asked how strongly they agreed or disagreed.

Over three-quarters of respondents, 78.0%, indicated they strongly or somewhat agree with developing Cannondale with a mix of additional or more housing and businesses in a Village pattern.

Results are displayed in the following graph.



In an open-ended format, respondents (N=315) were asked to indicate what they would like to see occur in Cannondale Village. One-third of mentions, 33.1%, indicated interest in adding businesses to the area. The responses are presented in the following table in declining order.

IDEAS FOR CANNONDALE	PERCENT OF 302 MENTIONS
Businesses – add more retail, shopping, small businesses	33.1
Residential housing – add more (including young families and seniors)	19.9
Restaurants – add more (include coffee shops and bars)	15.2
Keep it as it is / preserve it	10.2
Restoration, beautifications, keep New England Charm and village layout	6.3
More development, fill up spaces	3.6
Make more enticing, inviting, appealing	2.6
Recreation – more fields, trails, outdoor spaces	1.9
More family activities, family oriented	1.6
Signage, advertising	0.9
More walkable, more sidewalks	0.9
More parking	0.6
Village Green – second town center	0.6
Ice rink	0.3
More activity at the train station	0.3
Route 7 Expressway	0.3
Grocery store	0.3
Tax incentives for businesses	0.3
Do a master plan	0.3

TRANSPORTATION

Respondents were asked what improvements in traffic, pedestrian, bike or rail and bus/transportation infrastructure they would like to see the Town of Wilton pursue. Respondents indicated strong interest in improving pedestrian connections (56.9%).

Multiple responses were accepted. The following table holds the cumulative totals in declining order.

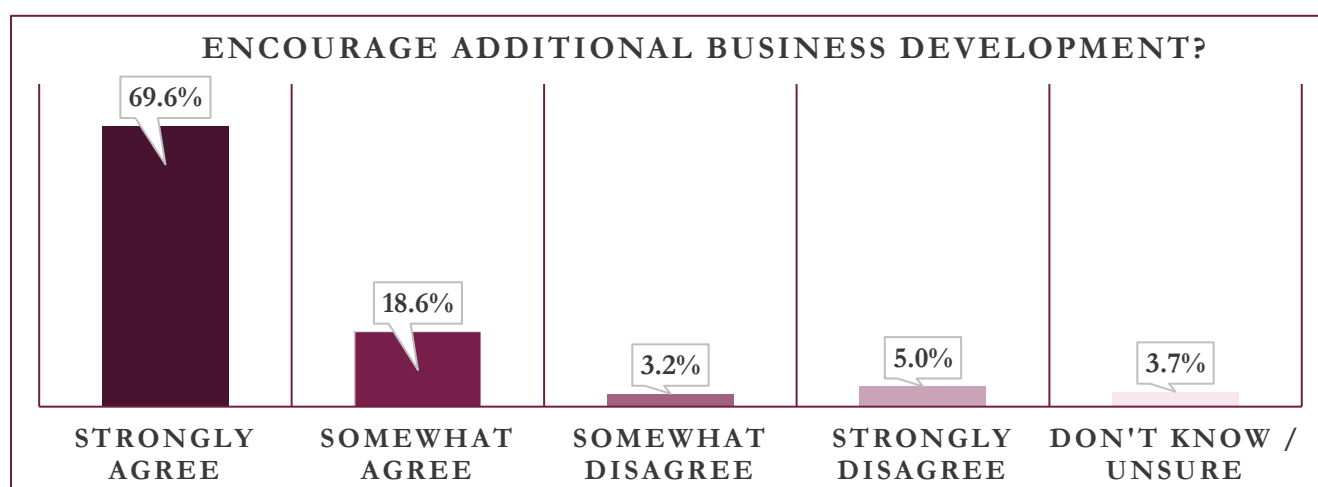
IMPROVEMENTS ON TRANSPORTATION	PERCENT OF CASES
Improving pedestrian connections (sidewalks, links to key places and trails)	56.9
Improving traffic and safety on Danbury Road / Route 7	48.5
Improving bicycle connections (building more trails, bike lanes, shoulders)	46.5
Improving frequency and reliability of rail service on the Danbury branch	44.8
Improve road maintenance	40.8
Improving traffic and safety on major secondary roads	37.1
Improving train station buildings and parking areas	32.9
Increasing level and availability of bus / shuttle transit service	25.7
Other	11.9
Unsure	9.7

Other mentions included in the appendix to this report.

ECONOMIC DEVELOPMENT

Respondents were asked how strongly they agreed or disagreed with the following statement: “Wilton should encourage additional business development in town.”

A large majority of respondents, 88.2%, indicated they strongly or somewhat agreed with the statement, while 8.2% somewhat or strongly disagree with the statement. Results are displayed in the following graph



Respondents were asked how willing they were to support several potential economic development initiatives that may require additional property taxes to implement.

Almost three-fifths of respondents, 58.4%, indicated they were strongly or somewhat willing to support reviewing and revising land-use regulations to encourage appropriate development.

The following table holds the cumulative totals, in declining order, for those indicating they were strongly or somewhat willing to support the initiative.

STATEMENTS	STRONGLY OR SOMEWHAT WILLING: PERCENT
Reviewing and revising land-use regulations to encourage appropriate development	58.4
Improving telecom and wireless/cell infrastructure and services	57.9
Extending water, gas and sewer service in appropriate areas	55.9
Hiring experts to help plan development in key areas, including Wilton's villages and along Danbury Road / Route 7	52.7
Implementing town-wide marketing, branding and/or lifestyle programs	42.8

OVERALL PRIORITIES

Respondents were provided a list of new projects and programs that have been considered for Wilton and were asked to indicate which ones they would be most likely to support. Respondents indicated their strongest support for maintaining adequate funding for public school facilities and programs (69.3%).

Multiple responses were accepted. The following table holds the cumulative totals in declining order.

IMPROVEMENTS ON TRANSPORTATION	PERCENT OF CASES
Maintain adequate funding for public school facilities and programs	69.3
Create additional sidewalks, bike trails and pathways throughout Wilton	63.6
Create a River Walk along the Norwalk River in Wilton Center	59.2
Managing traffic	58.7
Improve town open space, forests, preserves and trails	54.5
Expand town services and facilities for seniors	51.5
Improving town energy efficiency and resiliency to interruption	50.5
Upgrade town recreation facilities	49.5
Upgrade town Hall and public safety facilities, such as the Fire and Police stations	44.1
Improve town protections of historical properties and resources	43.6
Don't know / Unsure	3.7

DEMOGRAPHICS

YEARS LIVED IN WILTON	PERCENT
Less than 20 years	44.4
20 years or more	55.6
AVERAGE	22.2 years

RENT OR OWN HOME?	PERCENT
Own	94.8
Rent	3.5
Don't Know / unsure	0.2
Refused	1.5

AGE	PERCENT
Less than 35	3.7
35 to 44	11.6
45 to 54	29.2
55 to 64	33.7
65 to 74	10.1
75 or older	5.9
Refused	5.7

NUMBER OF CHILDREN UNDER 18 AT HOME	PERCENT
None	58.7
1	11.4
2	17.8
3	7.2
4	1.0
5	0.5
Don't know / Unsure	3.5

ANNUAL TOTAL FAMILY INCOME (BEFORE TAXES)	PERCENT
Under \$50,000	2.5
\$50,000 to less than \$100,000	7.4
\$100,000 to less than \$200,000	13.6
\$200,000 to less than \$300,000	9.2
\$300,000 or more	19.6
Don't know / Unsure	1.5
Refused	46.3

GENDER (BY OBSERVATION)	PERCENT
Male	43.8
Female	56.2

5

APPENDIX

INTERPRETATION OF AGGREGATE RESULTS

The computer processed data for this survey are presented in the following frequency distributions. It is important to note that the wordings of the variable labels and value labels in the computer-processed data are largely abbreviated descriptions of the Questionnaire items and available response categories.

The frequency distributions include the category or response for the question items. Responses deemed not appropriate for classification have been grouped together under the “Other” code.

Each frequency distribution includes the absolute observed occurrence of each response (i.e. the total number of cases in each category). Immediately adjacent to the right of the column of absolute frequencies is the column of relative frequencies. These are the percentages of cases falling in each category response, including those cases designated as missing data. To the right of the relative frequency column is the adjusted frequency distribution column that contains the relative frequencies based on the legitimate (i.e. non-missing) cases. That is, the total base for the adjusted frequency distribution excludes the missing data. For many Questionnaire items, the relative frequencies and the adjusted frequencies will be nearly the same. However, some items that elicit a sizable number of missing data will produce quite substantial percentage differences between the two columns of frequencies. The careful analyst will cautiously consider both distributions.

The last column of data within the frequency distribution is the cumulative frequency distribution (Cum Freq.). This column is simply an adjusted frequency distribution of the sum of all previous categories of response and the current category of response. Its primary usefulness is to gauge some ordered or ranked meaning.

Additional Responses:

Q34. IMPROVEMENTS ON TRANSPORTATION: OTHER

Add shelters for bus stops
Re-look at Super 7
Bike lanes on Dothan Hill Road and Route 106
Improve Danbury branch
Improve intersection. parking Grumman Hill Road
Improve the town lights where you have to wait and no one is around
Rail system
Quicker train to NYC
More trains
Widen Danbury Rd and put in Super 7
More sidewalks on main arterial roads, all roads leading into town
Norwalk Valley trail
Always people speeding through the lights on Route 7, and the intersection of Routes 7/106; more police presence would be helpful.
Traffic circle at Wolf Pit & Beldon Hill Rd -- Traffic Junction of 7
Expand the rail use
Sidewalk on Horseshoe Rd
It's hard to get to the train stations without a car
Better communication with the city
Traffic camera monitoring. Would like the town to institute that and improve rail service
Norwalk Trail
Designated bike path on Route 7 and other major secondary roads.
Development of Route 7 extension as pedestrian only area for biking.
More lanes
Dog park/ pet-friendly area.
A place for coffee and newspapers at the train station
Excitability from Wilton Center and the Wilton Center train station
Have a community pool
Build Super 7
More roundabouts instead of 4 way stops
More bus stops in the town, they don't have public transportation in the town
4-way stop on Belden & area by high school
Connection from the train station to the town center.
Additional traffic lights in trouble areas
Better police presence on Route 7 during rush hours and when schools are getting out
Sidewalks aren't major but it'd be good for them to look at
Connect train station to town, faster service like a Wilton express.
Left turn light at the corner of Grumman Hill and Route 7. too many accidents.

High School car backup on Route 7 during drop off & pickup, as well as Christine-Lilly Way, totally gridlocked

More traffic lights on Route 7.

Pedestrian bridge to get to the train station.

Walking bridge from train station over into town

Intersection of Beldin Hill/106 (there's a primary school up there). They were talking about a rotary to improve the traffic, but that would end up increasing the traffic to get to Route 7.

Intersection of Routes 33 and 7. two lanes going south.

Roundabouts in certain areas

Bring back the coffee shops in the Cannondale and Wilton train stations.

Maybe all one-way loops or something

Improve the train station scheduling

Q47: ADDITIONAL COMMENTS, SUGGESTIONS, IDEAS

I do not believe that property taxes need to go up and they should look into and change the spending instead of raising the taxes too much and I would like to reiterate the need for a master planning for town center.

Attracting commercial properties to generate taxes

Veteran allowance, real estate taxes should be increased to account for inflation

Town needs to grow

Blue-zone project zone should be explored, longevity study

Something about plowing in the extreme areas like in North Wilton; we seem to be last on the list.

Elementary school there is more population of parents who work, and it is hard to find someone to watch the kids. Expand the amount of people to have more kids able to stay after school along with PTA meetings.

Keep the well system

Open space, less deer hunting- closed for 5 months in the winter.

More / better management of tax dollar and greater transparency in town government

Work within the means

Town needs to be more supportive toward small businesses.

School budget is too high more than private school way over the top

Need more communication about the survey

Appreciates the help from the officials in town and that the town is very well run

She enjoys the town very much.

I feel we need more business development and commercial income because our taxes are very high. built more facilities like the Norwalk River Valley trails.

I've lived here for a long time, and I believe they need to improve parking

Fix the traffic

We like Wilton and have no complaints

Increase in taxes is outrageous
I'd like to see them improve the traffic flow especially on Route 7 too much gridlock during rush hour in that area
Pet Peeve how traffic lights are timed. Smarter traffic lights to improve traffic flow and be energy friendly.
Make it more affordable for seniors
No, I feel like this town is a beautiful town. there're just some things they could do to make the town feel more like a town.
Keep the educational value up and there are too many people getting pushed out of town because of cost of housing and younger people are coming to town because of this issue so there are a lot of empty houses.
Stop spending too much money on schools and government and lower taxes
Critical to improve the self-service in town. need more high-density housing to maintain the vitality of the town
There is not enough cellphone service in town. Tax breaks for seniors.
Need to work on appearance and businesses in town
Stop paying consultants
Increase the tax base to try to lower property taxes
Reduce taxes, car taxes, and house taxes
We need to have more turf for sports, more lighted fields, an ice rink
Dog friendly places
Widen rt 7 and consider why there are so many houses for sale in town - we need more local businesses
Dog park, transportation, proper use of tax dollars, its time the community embraces change, we don't have to be colonial, in style of architecture, and in attitude about things
Improve garbage pickup, add sidewalks for those commuting from the train station
Improve hiring methods for teachers and other school employees. Improve the school in general. Also again, add something cultural to the town.
Reduce the tax rates, for seniors
Support local YMCA, much like library is a community center, great programs but awful gyms, pools, etc. lifeblood of Wilton is families raising children, young families, promote that & attract future families
Try not adding new things without improving what's there first
Lovely place to live. More senior living and younger people housing would be nice. More diversity as well.
Figure out a way to attract businesses as the town residents cannot fund the amount of taxes.
Not at this time
Fund public safety
More sidewalks, less taxes
Nope I covered all of them, maybe access to a beach.
Improving the downtown center and do more with bike paths and making it more walkable and accessible to the town.
Wilton should implement a blue-zone project.
Mentioned that the questions were a bit biased (one sided/ leading questions)
Need rt 7 expressway last year!
Get rid of all Democrats so taxes can go down
Wilton Center needs improvement

The town should take a good picture of itself and see what other towns are doing for success.

Interest the towns people to support small business.

A nice park where it is quiet and can sit and relax.

Somehow rein back property tax.

No development the land on rt 33

Grow the town get more diverse.

Must be aware of what other towns are doing and adjust

Just think they should find young people more involved. Instead of having a billion things for seniors and nothing for youth.

Need to focus more on economic development and focus on pedestrian access and plan for ways to attract younger families and will be looking at competing area towns that provide commercial business

Keep the taxes lower it's pushing people away.

Question the amount/allocation of school funding (the focus is more on adding administrators rather than teachers). Focus on programs that directly benefit the students.

Appreciates the hard work the officials do in the town. Very impressed for Public Works.

More generous taxes for seniors who have been in the town for decades

Community involvement, and sense of community and people meeting their neighbors

Store owners need to have leases not so expensive. Need for recreational facilities for the families and children. Town park needs to be updated and offer more.

Create their own internet service for residents as an alternative to the current internet (OPTIMUM)

Wilton needs to offer something to so it can become a destination place.

Just lower taxes and more business in town

Taxes are too high, do not increase or have a break for senior citizens. Use what money they have efficiently

Keep it country. Stop putting these big things in.

Have it for seniors who are struggling more to stay in town some sort of ways to help them.

Use the money for the schools more efficiently

Just to attract the medium and large businesses, in a nice/pretty way.

Unsure for the moment.

They should reconsider doing a better survey.

Reduce the taxes

Declutter Route 7 of the traffic lights, it is a nightmare because of the lights, enforce the laws you have instead of making new ones, spend too much money on school, DPW is the only agency that needs funding, stop cutting down the trees, it cost me \$20,000 t

The bonding for Miller - Driscoll was not well thought out. poor fiscal\ planning responsibility.

See the town center where you can park your car and walk to store. Push stores toward street with parking in the middle.

Taxes are too high need to bring more businesses

Not at this time. I think I summed it up in this survey. Thank you for your time

New turf field

Liked to improve retail already in town and increase rental availability

Route 7 is dangerous, put more money in the schools

I think the town needs managed growth and thoroughly think things out

town should ease up on the large sign regulations as there are already large signs in place. the business

owner in question is actually considering closing as his customers are having a hard time finding his business.

Whatever we do to town hall you preserve the facade

Better special education in schools.

Lower the taxes

Not at this time

Bench mark adjacent towns

Glad that the town is doing this questionnaire.

Lower taxes.

More citizen involvement with the conservation projects

Get more businesses for tax revenue, so it doesn't all come from having to increase property taxes

More stability

The town center has breached the residents trust with the spending. They sold land to the biggest private

developers, and made an excuse that they didn't know the plan was to develop all those condos on Horseshoe Pond, the \$50 spent on schools, but enroll

No more development

Not a lot wrong with the town more things wrong with state, state problem. More directed education and more jobs.

More options for people

More stores that are retail for clothing.

Thanks for survey

Promote business growth. see the town events improve.

New look at the tax relief program for seniors because of tax law change

The town was always family-driven and diverse. It always had corporations to help with taxes. I would like to see companies come back to help make the tax burden more affordable for families.

Attract new businesses

Keep the schools strong. and lower the taxes.

Keep the Parks and Rec Department open

Make restaurants and stores incentives to open and maintain in town center.

Elderly population additional

get a handle on what is good for everyone not just small groups of the town. Don't ask the entire town to foot the bill for small groups of people

No not really. just the tax bill business because you need to fix that and you get fined in unfair.

More public transportation and more green town services electric buses extra also solar to provide electric for town municipalities

Don't raise the taxes, and try to avoid too much commercialization

Have ability to walk more places with parking areas

Some small businesses have been driven out of town because of rent increases due to corporate land owners that are causing good small companies that citizens like to leave just because they can't pay the increased rents

Improving recreation facilities would be great but taxes should not have to be raised to do that. And more police when the school opens and closes. Too much speeding in front of high school why 40 miles

by

high school

Make more fields and open spaces

Anything that would increase the tax base without spending more money on the schools. Super 7

She thinks this questionnaire is a great idea and glad were doing it.

Respect the taxes burden that has already been placed on Wilton residents and tax payers. Education is plummeting in Wilton schools.

Skating rink would bring in many people

For far too long people believed we need to stop development we need to do a better job planning development rather than trying to stop development.

Make investments to attract commercial businesses/offices.

Bring in tax revenue without compromising the historical character

Use tax dollars wisely. increase revenue with businesses.

No, I think the town is great. Continue to focus on public education.

Would like to know who made this survey.

Consider the importance of building reconstruction before taking the building down or demolition them.

More businesses in town

I think we sent to much money to our police department like riot gear recently and i think that was not necessary. We need to do better with the tree removal and limbs by power lines and i would like to reiterate the need for better traffic management on

Affordable for young families

The questions regarding the school facilitates was a very poorly worded and senseless question – adequate

21st Century for transportation. more forward thinking how to tackle to do bring in innovation to the town

Wilton Center is lacking a lot of local business is going out of business. More small local businesses to attract more people

Wake it up, similar to new Cannondale

Support being a healthy community by supporting blue zones.

Focusing on change and improvement, and bringing in business is important for this change.

STOP WITH ALL THE MEETINGS!!!

Continue the maintain roads, keep the historic look and feel increase incentives for business to fill empty space

Need more jobs in town to offer more

Tax rebates for families who do not have children in the school district, families should pay more for extended school services for those with learning disabilities if they cannot prove financial hardship.

Become more fiscally responsible and stop throwing away money on stupid projects that cost too much

Morning traffic Route 33 intersection of Drumhill and Belden Hill of Wolfpit should be manned by traffic police

Encourage development downtown and use existing structures there are so many empty buildings.

Increased turfed fields and gym space.

There are two spots in Wilton that desperately need rotaries or traffic lights (she prefers lights). The first intersection is Rt. 106/Beldin Hill. Second is at Wilton Center near Portocino's and Lang's Pharmacy. People run the stop sign all the time,

What do you hope to learn from this? these questions make me concerned about what you are doing.

We need encouragement for small business in an historical content. To lower taxes

Lower the taxes on property. He owns land with wet lands and because of that he is not able to do

anything to the land. He still has to make the taxes on the wetlands however.

Restaurants

Develop the town center and more housing for retirees and young families

Would be nice to get more business in town to help with the taxes.

Some encouragement of business development in town; that's what will produce the income to provide for these programs (versus from property taxes)

An adventure playground

Traffic is an issue and at stop signs they are always backed up.

Too much morning traffic.

Tax conditions are intolerable need better senior support

Lower the taxes, need more businesses

Create an opportunity for small businesses to open, set up an initiative where it is easier for average people who want to open up businesses can receive the support they need

Coffee shops in the train stations. more lighting for night life. more sports. ice skating rink. ice cream shop. open up another diner. MORE LOCAL BUSINESS EXPANSION.

They need to wake up and do something because is it a great town, so they need to replicate what other towns are doing to get businesses to come to town and thrive and we need to get a way to get kids to get out and around because that would get the parent

Adopt blue zones.

The town should figure out how to bring more revenue and make attractive for people to move and stay. Too expensive to live in town and empty-nesters.

Like the center light post and decorations, Halloween decorations, flower pots are a great idea. Anything to draw people to the town

Just filling the empty store fronts

Town of Wilton should focus on improving traffic and getting more clothing retail. better restaurants. maybe add like a McDonalds and a couple of good restaurants

Before raising taxes, they should always look for private partnerships.

No, I think this is a good survey

Dog park!

The planning and zoning don't put details in the agenda, in violation of freedom of info laws, labeling of Ridgefield Rd for affordable housing was snuck in, disrespectful how they are adding things to the agenda, open meeting laws need to be abided by

Pay more attention to the roads. they are deteriorating unnecessarily. no one respond when he calls to complain about the roads. clear the brush from the roads and stop signs so we can see them.

I wish this was sent around so I had more time to think about my answers.

Not to force development with outside agents (private sector)

Do a better job with what you have STOP raising taxes

**Wilton, CT Community Survey
Cross-Tabulations
December 2018**

Core Questions- Q42 Number of years in Wilton	Composite	Less than 20 years	20 years or more
Q1: Live in / moved to Wilton for <i>location</i>	13.4	10.9	15.1
Q1: Live in / moved to Wilton for <i>education</i>	43.1	54.3	36.1
Q1: Live in / moved to Wilton because <i>birthplace</i>	10.4	8.0	11.9
Q2: Quality of life is <i>very good or good</i>	92.3	93.7	91.8
Q4: Wilton should do more to keep population stable or growing (<i>Strongly or somewhat agree</i>)	83.4	90.3	78.1
Q5: Wilton should do more to attract / retain young adults (<i>Strongly or somewhat agree</i>)	83.9	89.1	79.9
Q6: Wilton should do more to attract / retain young families with children (<i>Strongly or somewhat agree</i>)	86.1	92.6	81.3
Q7: Wilton should do more to allow seniors to retire / age in place (<i>Strongly or somewhat agree</i>)	84.9	81.7	87.7
Q8: Town should do more to protect potable water and aquifers (<i>Strongly or somewhat agree</i>)	76.7	72.6	79.9
Q9: Town should purchase undeveloped open space (<i>Strongly or somewhat agree</i>)	61.1	57.7	63.9
Q15: Town should provide tax / zoning incentives for historic properties (<i>Strongly or somewhat support</i>)	70.3	75.4	66.2
Q17: Town should provide funding for purchase of historic properties (<i>Strongly or somewhat support</i>)	43.1	47.4	39.7
Q19: Support for higher density housing (<i>Strongly or somewhat support</i>)	60.6	61.1	59.4
Q26: Like the way Wilton Center has developed (<i>Strongly or somewhat agree</i>)	63.4	59.4	66.7
Q27: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Norwalk line (<i>Strongly or somewhat agree</i>)	52.0	54.3	49.8
Q28: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Cannondale (<i>Strongly or somewhat agree</i>)	57.2	54.9	58.9
Q29: Like the way Danbury Rd / Rt. 7 developed from Cannondale to Ridgefield line (<i>Strongly or somewhat agree</i>)	50.5	54.3	48.9
Q32: Developing Cannondale with a mix of housing and businesses (<i>Strongly or somewhat agree</i>)	78.0	79.4	76.7
Q35: Wilton should encourage additional business development in town (<i>Strongly or somewhat agree</i>)	88.1	93.1	84.5
Q36: Support hiring experts to help plan development in key areas (<i>Strongly or somewhat willing</i>)	52.7	60.6	46.1
Q37: Support extending water, gas and sewer service to appropriate areas (<i>Strongly or somewhat willing</i>)	55.9	63.4	50.7

Core Questions- Q43 Own house or other	Composite	Own house	Rent
Q1: Live in / moved to Wilton for <i>location</i>	13.4	13.1	14.3
Q1: Live in / moved to Wilton for <i>education</i>	43.1	44.4	28.6
Q1: Live in / moved to Wilton because <i>birthplace</i>	10.4	10.2	14.3
Q2: Quality of life is <i>very good or good</i>	92.3	92.7	92.9
Q4: Wilton should do more to keep population stable or growing (<i>Strongly or somewhat agree</i>)	83.4	83.3	92.9
Q5: Wilton should do more to attract / retain young adults (<i>Strongly or somewhat agree</i>)	83.9	83.8	85.7
Q6: Wilton should do more to attract / retain young families with children (<i>Strongly or somewhat agree</i>)	86.1	85.9	92.9
Q7: Wilton should do more to allow seniors to retire / age in place (<i>Strongly or somewhat agree</i>)	84.9	84.3	100.0
Q8: Town should do more to protect potable water and aquifers (<i>Strongly or somewhat agree</i>)	76.7	76.2	85.7
Q9: Town should purchase undeveloped open space (<i>Strongly or somewhat agree</i>)	61.1	60.8	71.4
Q15: Town should provide tax / zoning incentives for historic properties (<i>Strongly or somewhat support</i>)	70.3	69.2	100.0
Q17: Town should provide funding for purchase of historic properties (<i>Strongly or somewhat support</i>)	43.1	41.8	78.6
Q19: Support for higher density housing (<i>Strongly or somewhat support</i>)	60.6	59.3	92.9
Q26: Like the way Wilton Center has developed (<i>Strongly or somewhat agree</i>)	63.4	63.2	85.7
Q27: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Norwalk line (<i>Strongly or somewhat agree</i>)	52.0	50.9	78.6
Q28: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Cannondale (<i>Strongly or somewhat agree</i>)	57.2	57.2	64.3
Q29: Like the way Danbury Rd / Rt. 7 developed from Cannondale to Ridgefield line (<i>Strongly or somewhat agree</i>)	50.5	50.9	57.1
Q32: Developing Cannondale with a mix of housing and businesses (<i>Strongly or somewhat agree</i>)	78.0	77.8	78.6
Q35: Wilton should encourage additional business development in town (<i>Strongly or somewhat agree</i>)	88.1	88.8	78.6
Q36: Support hiring experts to help plan development in key areas (<i>Strongly or somewhat willing</i>)	52.7	52.2	64.3
Q37: Support extending water, gas and sewer service to appropriate areas (<i>Strongly or somewhat willing</i>)	55.9	55.4	78.6

Core Questions- Q44 Age	Composite	44 years or less	45- 64	65 years or older
Q1: Live in / moved to Wilton for <i>location</i>	13.4	11.3	12.6	20.0
Q1: Live in / moved to Wilton for <i>education</i>	43.1	48.4	47.6	21.5
Q1: Live in / moved to Wilton because <i>birthplace</i>	10.4	12.9	11.0	9.2
Q2: Quality of life is <i>very good or good</i>	92.3	100.0	91.7	87.7
Q4: Wilton should do more to keep population stable or growing (<i>Strongly or somewhat agree</i>)	83.4	82.3	84.6	75.4
Q5: Wilton should do more to attract / retain young adults (<i>Strongly or somewhat agree</i>)	83.9	88.7	86.6	69.2
Q6: Wilton should do more to attract / retain young families with children (<i>Strongly or somewhat agree</i>)	86.1	88.7	89.8	76.9
Q7: Wilton should do more to allow seniors to retire / age in place (<i>Strongly or somewhat agree</i>)	84.9	83.9	85.4	84.6
Q8: Town should do more to protect potable water and aquifers (<i>Strongly or somewhat agree</i>)	76.7	74.2	76.0	80.0
Q9: Town should purchase undeveloped open space (<i>Strongly or somewhat agree</i>)	61.1	61.3	59.1	64.6
Q15: Town should provide tax / zoning incentives for historic properties (<i>Strongly or somewhat support</i>)	70.3	77.4	70.9	60.0
Q17: Town should provide funding for purchase of historic properties (<i>Strongly or somewhat support</i>)	43.1	53.2	39.8	43.1
Q19: Support for higher density housing (<i>Strongly or somewhat support</i>)	60.6	59.7	61.8	61.5
Q26: Like the way Wilton Center has developed (<i>Strongly or somewhat agree</i>)	63.4	59.7	62.2	70.8
Q27: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Norwalk line (<i>Strongly or somewhat agree</i>)	52.0	43.5	50.4	64.6
Q28: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Cannondale (<i>Strongly or somewhat agree</i>)	57.2	51.6	56.3	67.7
Q29: Like the way Danbury Rd / Rt. 7 developed from Cannondale to Ridgefield line (<i>Strongly or somewhat agree</i>)	50.5	59.7	47.2	56.9
Q32: Developing Cannondale with a mix of housing and businesses (<i>Strongly or somewhat agree</i>)	78.0	72.6	81.9	69.2
Q35: Wilton should encourage additional business development in town (<i>Strongly or somewhat agree</i>)	88.1	87.1	90.9	78.5
Q36: Support hiring experts to help plan development in key areas (<i>Strongly or somewhat willing</i>)	52.7	59.7	55.1	40.0
Q37: Support extending water, gas and sewer service to appropriate areas (<i>Strongly or somewhat willing</i>)	55.9	58.1	55.9	50.8

Core Questions- Q45 Household income before taxes	Composite	Less than \$200,000	\$200,000 or more
Q1: Live in / moved to Wilton for <i>location</i>	13.4	15.8	10.3
Q1: Live in / moved to Wilton for <i>education</i>	43.1	31.6	56.9
Q1: Live in / moved to Wilton because <i>birthplace</i>	10.4	14.7	4.3
Q2: Quality of life is <i>very good or good</i>	92.3	91.6	96.6
Q4: Wilton should do more to keep population stable or growing (<i>Strongly or somewhat agree</i>)	83.4	83.2	80.2
Q5: Wilton should do more to attract / retain young adults (<i>Strongly or somewhat agree</i>)	83.9	84.2	80.2
Q6: Wilton should do more to attract / retain young families with children (<i>Strongly or somewhat agree</i>)	86.1	86.3	82.8
Q7: Wilton should do more to allow seniors to retire / age in place (<i>Strongly or somewhat agree</i>)	84.9	90.5	88.8
Q8: Town should do more to protect potable water and aquifers (<i>Strongly or somewhat agree</i>)	76.7	80.0	73.3
Q9: Town should purchase undeveloped open space (<i>Strongly or somewhat agree</i>)	61.1	61.1	56.9
Q15: Town should provide tax / zoning incentives for historic properties (<i>Strongly or somewhat support</i>)	70.3	74.7	71.6
Q17: Town should provide funding for purchase of historic properties (<i>Strongly or somewhat support</i>)	43.1	48.4	42.2
Q19: Support for higher density housing (<i>Strongly or somewhat support</i>)	60.6	66.3	57.8
Q26: Like the way Wilton Center has developed (<i>Strongly or somewhat agree</i>)	63.4	75.8	61.2
Q27: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Norwalk line (<i>Strongly or somewhat agree</i>)	52.0	57.9	49.1
Q28: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Cannondale (<i>Strongly or somewhat agree</i>)	57.2	64.2	54.3
Q29: Like the way Danbury Rd / Rt. 7 developed from Cannondale to Ridgefield line (<i>Strongly or somewhat agree</i>)	50.5	47.4	56.9
Q32: Developing Cannondale with a mix of housing and businesses (<i>Strongly or somewhat agree</i>)	78.0	78.9	80.2
Q35: Wilton should encourage additional business development in town (<i>Strongly or somewhat agree</i>)	88.1	88.4	95.7
Q36: Support hiring experts to help plan development in key areas (<i>Strongly or somewhat willing</i>)	52.7	54.7	61.2
Q37: Support extending water, gas and sewer service to appropriate areas (<i>Strongly or somewhat willing</i>)	55.9	65.3	56.0

Core Questions- Q46 Children at home?	Composite	Have children	No children
Q1: Live in / moved to Wilton for <i>location</i>	13.4	9.2	15.6
Q1: Live in / moved to Wilton for <i>education</i>	43.1	58.2	35.0
Q1: Live in / moved to Wilton because <i>birthplace</i>	10.4	7.2	12.2
Q2: Quality of life is <i>very good or good</i>	92.3	95.4	90.7
Q4: Wilton should do more to keep population stable or growing (<i>Strongly or somewhat agree</i>)	83.4	90.8	78.1
Q5: Wilton should do more to attract / retain young adults (<i>Strongly or somewhat agree</i>)	83.9	86.9	81.9
Q6: Wilton should do more to attract / retain young families with children (<i>Strongly or somewhat agree</i>)	86.1	91.5	82.7
Q7: Wilton should do more to allow seniors to retire / age in place (<i>Strongly or somewhat agree</i>)	84.9	82.4	86.9
Q8: Town should do more to protect potable water and aquifers (<i>Strongly or somewhat agree</i>)	76.7	72.5	79.7
Q9: Town should purchase undeveloped open space (<i>Strongly or somewhat agree</i>)	61.1	56.9	63.7
Q15: Town should provide tax / zoning incentives for historic properties (<i>Strongly or somewhat support</i>)	70.3	73.9	67.9
Q17: Town should provide funding for purchase of historic properties (<i>Strongly or somewhat support</i>)	43.1	43.1	43.5
Q19: Support for higher density housing (<i>Strongly or somewhat support</i>)	60.6	58.8	61.2
Q26: Like the way Wilton Center has developed (<i>Strongly or somewhat agree</i>)	63.4	54.2	69.6
Q27: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Norwalk line (<i>Strongly or somewhat agree</i>)	52.0	50.3	52.7
Q28: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Cannondale (<i>Strongly or somewhat agree</i>)	57.2	53.6	60.3
Q29: Like the way Danbury Rd / Rt. 7 developed from Cannondale to Ridgefield line (<i>Strongly or somewhat agree</i>)	50.5	51.0	51.5
Q32: Developing Cannondale with a mix of housing and businesses (<i>Strongly or somewhat agree</i>)	78.0	79.7	76.8
Q35: Wilton should encourage additional business development in town (<i>Strongly or somewhat agree</i>)	88.1	94.8	84.8
Q36: Support hiring experts to help plan development in key areas (<i>Strongly or somewhat willing</i>)	52.7	61.4	47.7
Q37: Support extending water, gas and sewer service to appropriate areas (<i>Strongly or somewhat willing</i>)	55.9	64.7	51.9

Core Questions- Q48 Gender	Composite	Male	Female
Q1: Live in / moved to Wilton for <i>location</i>	13.4	15.8	11.5
Q1: Live in / moved to Wilton for <i>education</i>	43.1	46.3	40.5
Q1: Live in / moved to Wilton because <i>birthplace</i>	10.4	9.6	11.0
Q2: Quality of life is <i>very good or good</i>	92.3	91.0	93.4
Q4: Wilton should do more to keep population stable or growing (<i>Strongly or somewhat agree</i>)	83.4	79.7	86.3
Q5: Wilton should do more to attract / retain young adults (<i>Strongly or somewhat agree</i>)	83.9	84.2	83.7
Q6: Wilton should do more to attract / retain young families with children (<i>Strongly or somewhat agree</i>)	86.1	87.0	85.5
Q7: Wilton should do more to allow seniors to retire / age in place (<i>Strongly or somewhat agree</i>)	84.9	81.9	87.2
Q8: Town should do more to protect potable water and aquifers (<i>Strongly or somewhat agree</i>)	76.7	76.3	77.1
Q9: Town should purchase undeveloped open space (<i>Strongly or somewhat agree</i>)	61.1	58.8	63.0
Q15: Town should provide tax / zoning incentives for historic properties (<i>Strongly or somewhat support</i>)	70.3	62.1	76.7
Q17: Town should provide funding for purchase of historic properties (<i>Strongly or somewhat support</i>)	43.1	37.3	47.6
Q19: Support for higher density housing (<i>Strongly or somewhat support</i>)	60.6	58.2	62.6
Q26: Like the way Wilton Center has developed (<i>Strongly or somewhat agree</i>)	63.4	65.5	61.7
Q27: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Norwalk line (<i>Strongly or somewhat agree</i>)	52.0	54.8	49.8
Q28: Like the way Danbury Rd / Rt. 7 developed from Lambert's Corner to Cannondale (<i>Strongly or somewhat agree</i>)	57.2	58.2	56.4
Q29: Like the way Danbury Rd / Rt. 7 developed from Cannondale to Ridgefield line (<i>Strongly or somewhat agree</i>)	50.5	53.1	48.5
Q32: Developing Cannondale with a mix of housing and businesses (<i>Strongly or somewhat agree</i>)	78.0	75.7	79.7
Q35: Wilton should encourage additional business development in town (<i>Strongly or somewhat agree</i>)	88.1	89.8	86.8
Q36: Support hiring experts to help plan development in key areas (<i>Strongly or somewhat willing</i>)	52.7	50.3	54.6
Q37: Support extending water, gas and sewer service to appropriate areas (<i>Strongly or somewhat willing</i>)	55.9	58.2	54.2