

Town of Waterford Plan of Conservation and Development

Committee Meeting #2

August 23, 2022

Agenda



1. Review Existing Conditions
 - Demographics
 - Housing Trends
 - Review of Plan Topics – high level overview of existing conditions
2. Review of Goals/Implementation of current POCD
3. Online survey and website status update
4. Review project schedule and next steps
 - Identify pop-up venues and dates
 - Identify dates and locations for public workshops

Existing Conditions Review

Population Trends and Characteristics

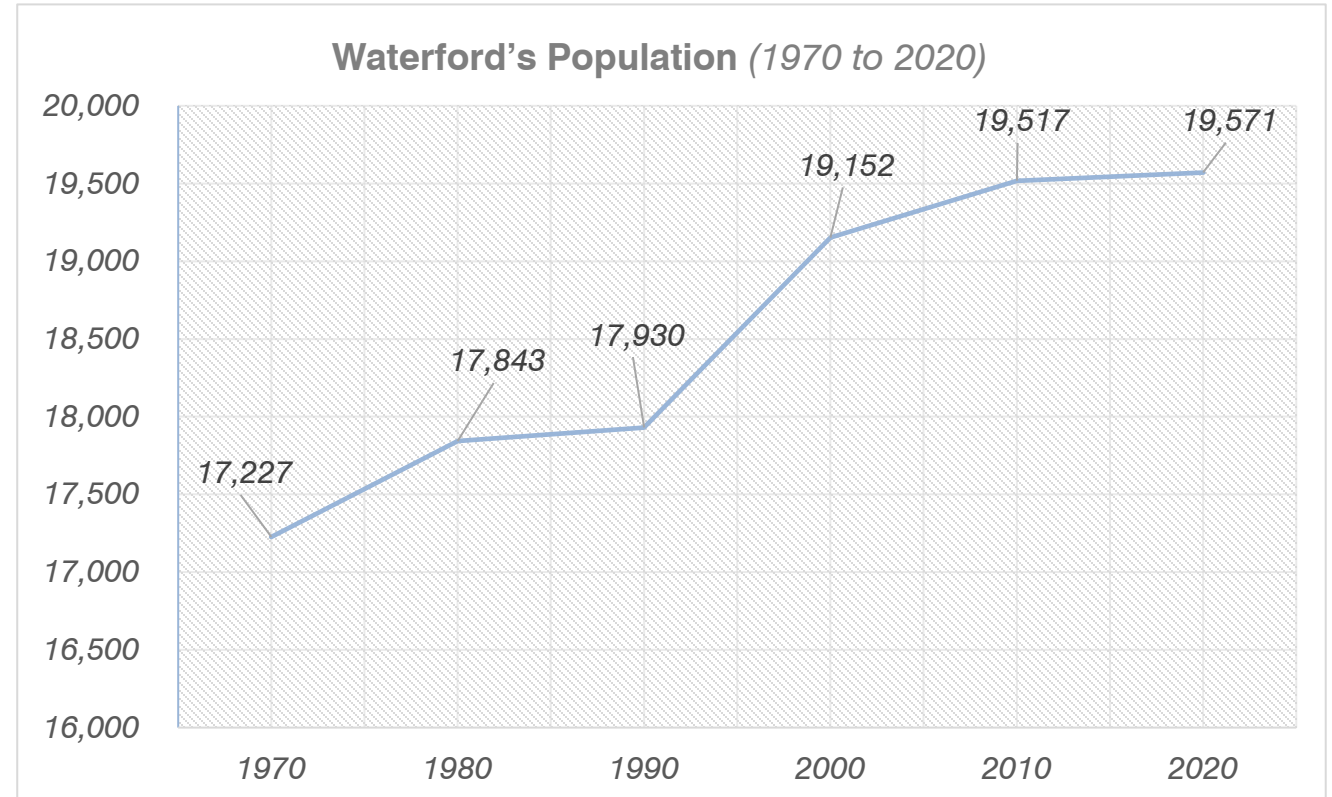


The following data was compiled from a variety of sources:

- 2020 Census Data
- CT Data Collaborative
- Current Waterford POCD
- Partnership for Strong Communities
- Census OnTheMap Longitudinal-Employer Household Dynamics Program
- CT DOT, CT DEEP, FEMA
- Others

Population Trends and Characteristics

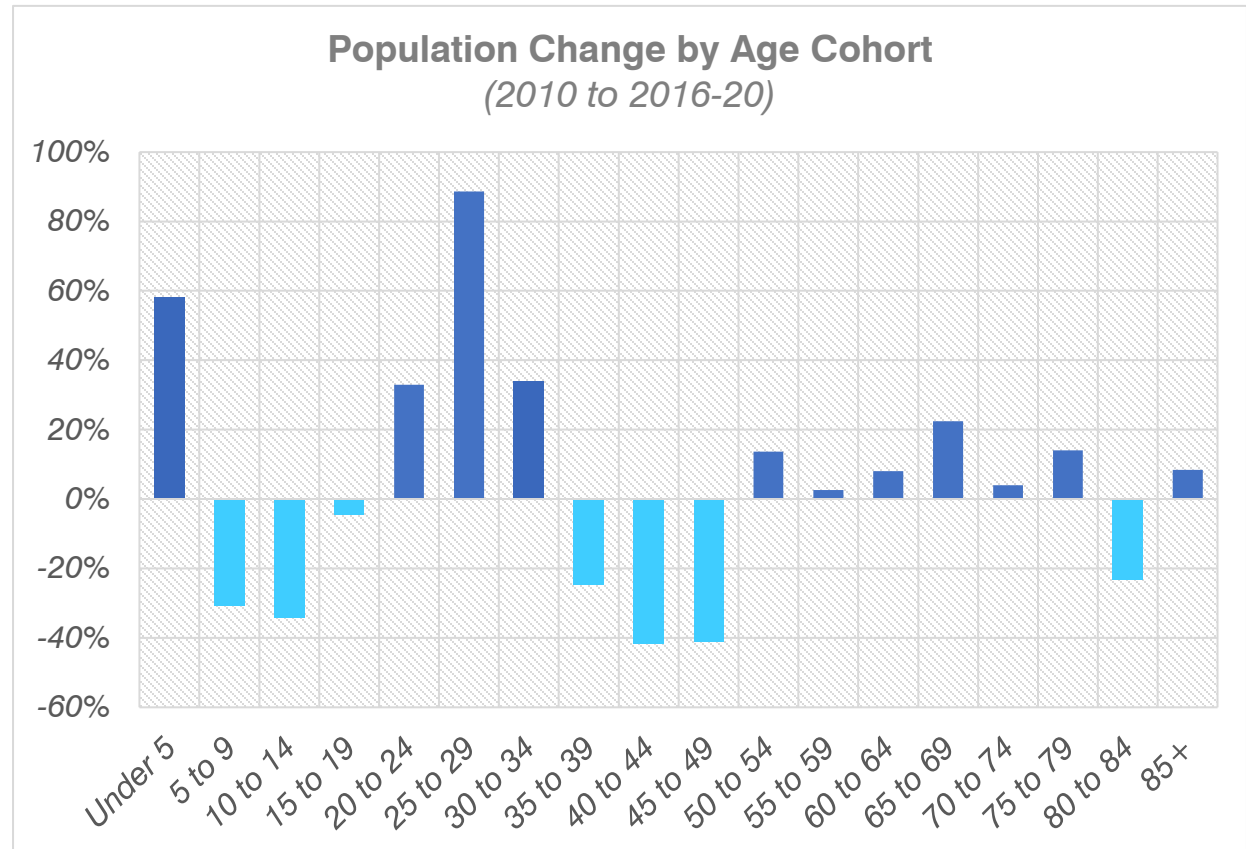
- Waterford's population has been growing at a steady rate since 1990



Source: US Census and American Community Survey

Population Change

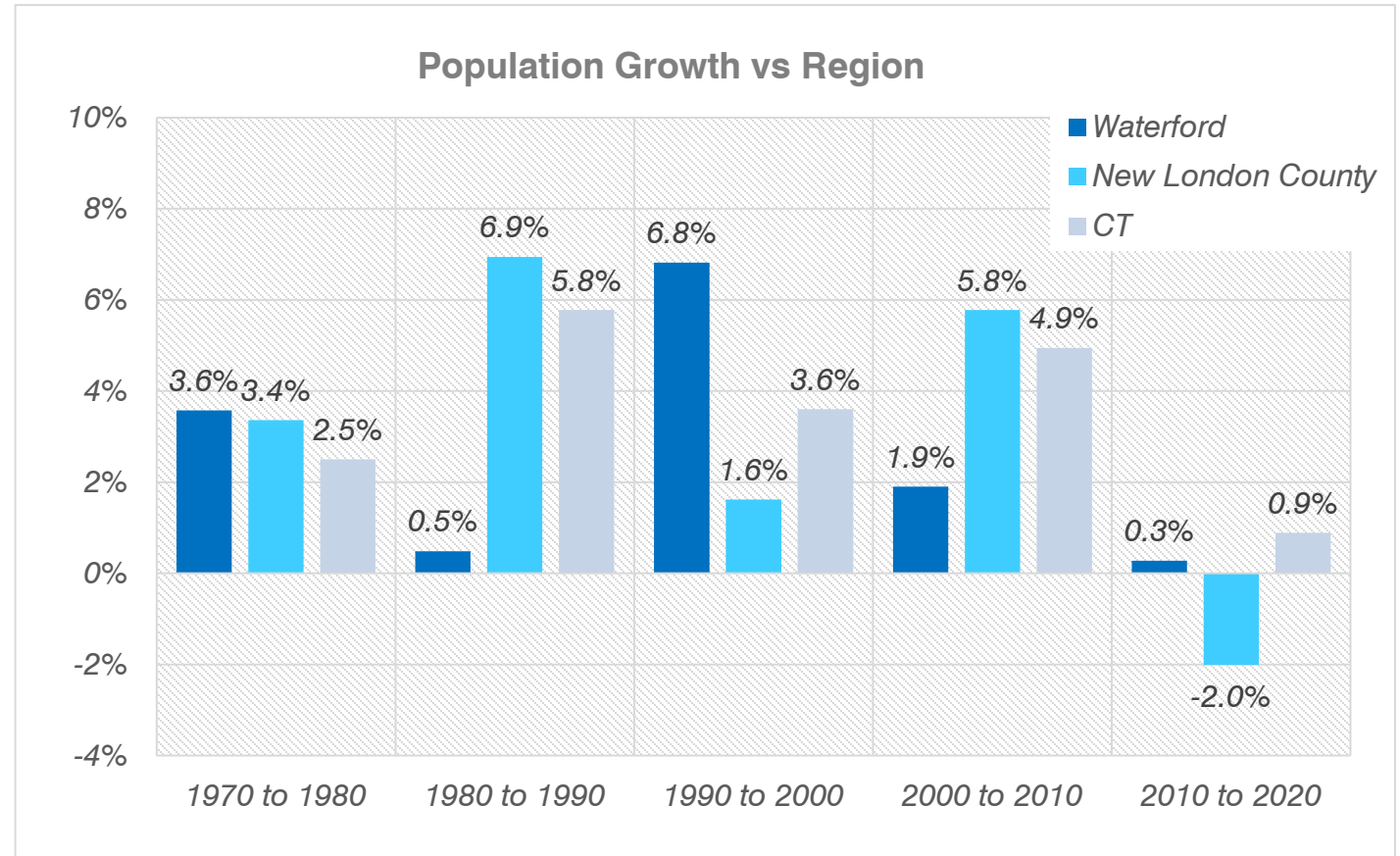
- Waterford's population is growing the most in those age under 5, and those between the ages of 20 to 34
- Population shrunk in those between age 30 and 50 and in the elementary school range



Source: US Census and American Community Survey

Population Change

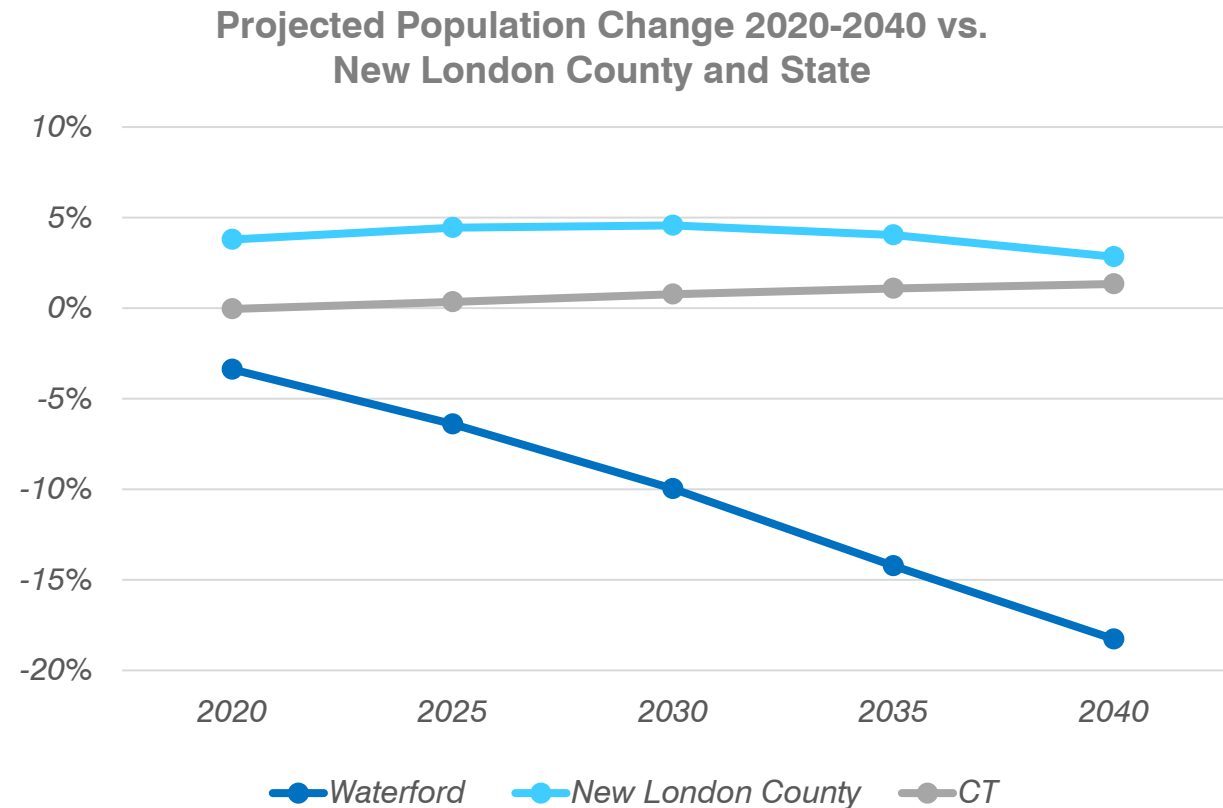
- Waterford's population growth lagged behind both the State's and the County's growth between 2000 and 2010, but it outpaced New London County's growth since 2010



Source: US Census and American Community Survey

Population Projections

- Watford's population change is expected to decline through 2040
- Note: 2020 actual population was nearly 700 higher than the projection population for 2020, New London County's was 10,200 lower than projected!



Source: CT DECD, 2016 projections

Population Projections

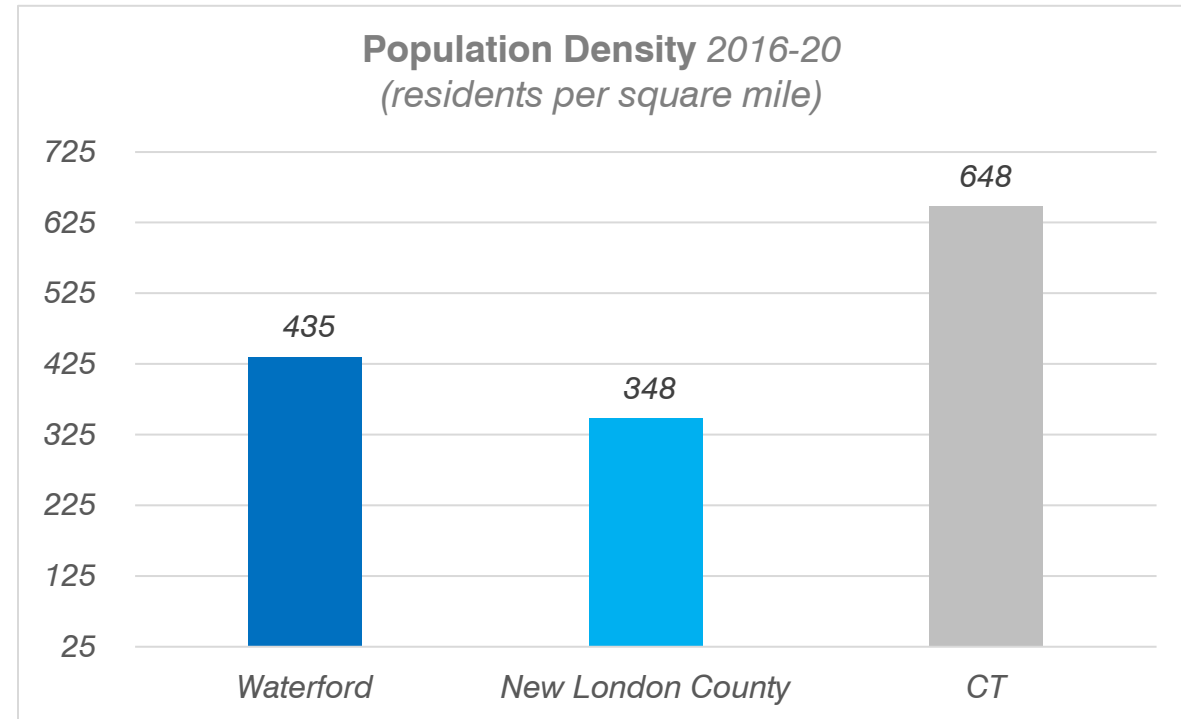
- Waterford's population is projected to shrink 15% in the next 20 years to approximately 15,997
- People age 65+ are projected to grow the most in the next 20 years



Source: Connecticut Data Center

Population Density

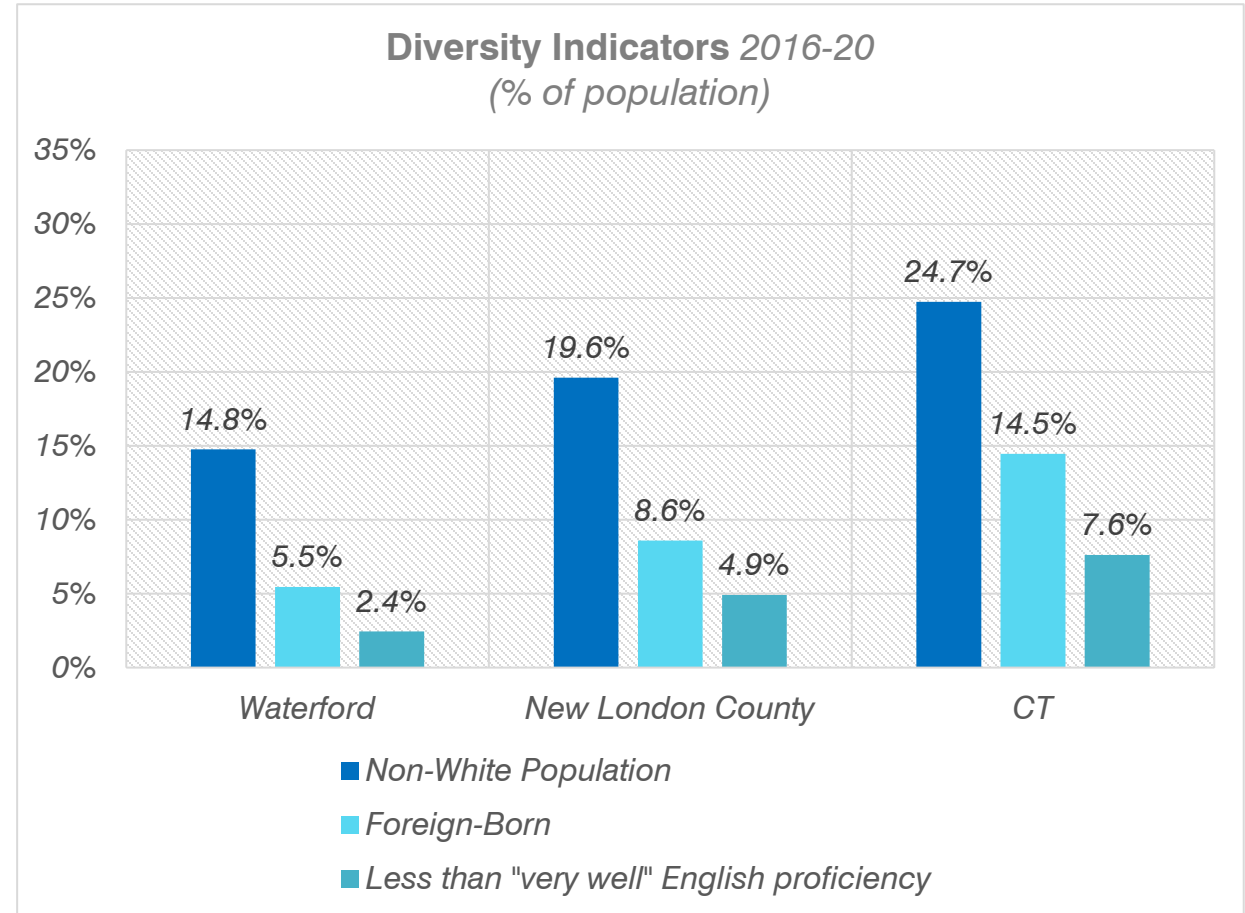
- Waterford's population density is more than New London County's, but it is less densely developed than that State as a whole



Source: American Community Survey

Population Race and Ethnicity

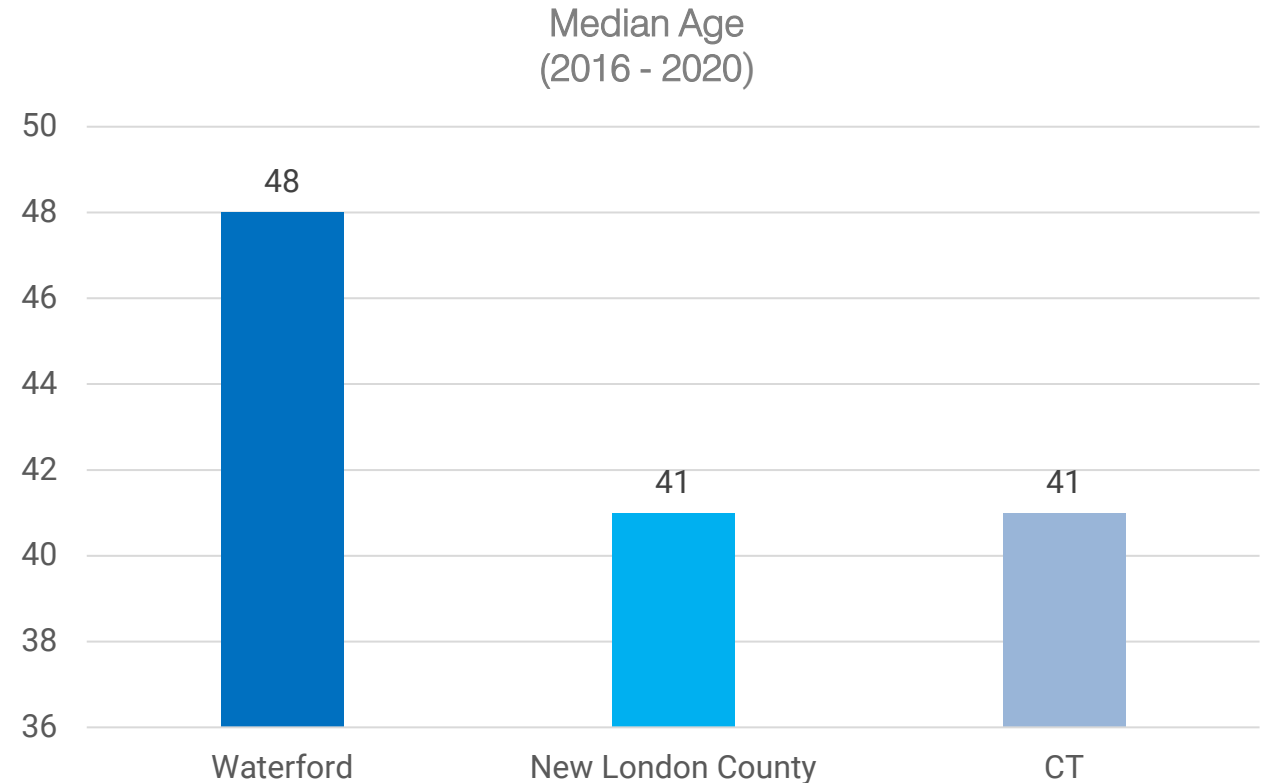
- Waterford is less racially and ethnically diverse than New London County and the State



Source: American Community Survey

Resident Age

- Waterford's median age is older than both the County and the State



Source: American Community Survey

Household Characteristics



Household Size

- The average household size in Waterford has declined since 2000

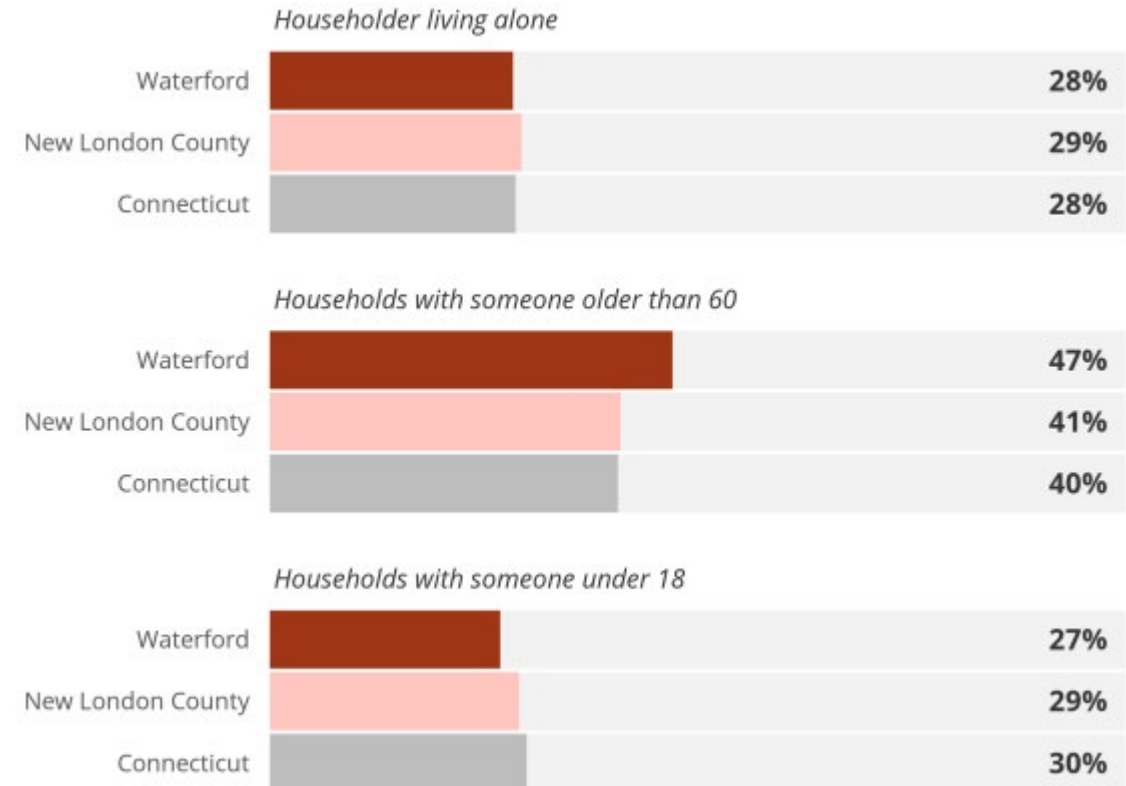


Source: US Census and American Community Survey

Household Type

- Compared to Connecticut, Waterford has more households with someone older than 60 and fewer households with school-age children

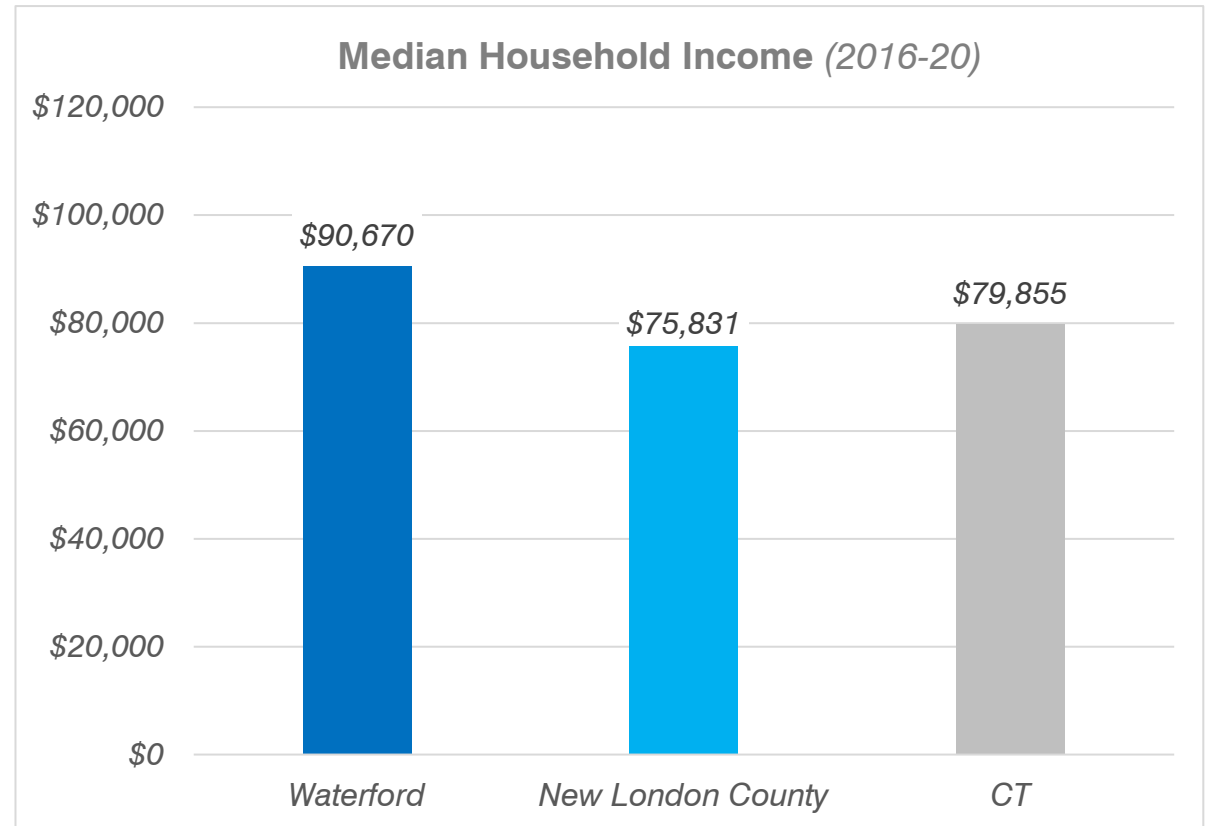
Household Types as a Percent of Total (2020)



Source: Partnership for Strong Communities Housing Profiles 2020

Median Household Income

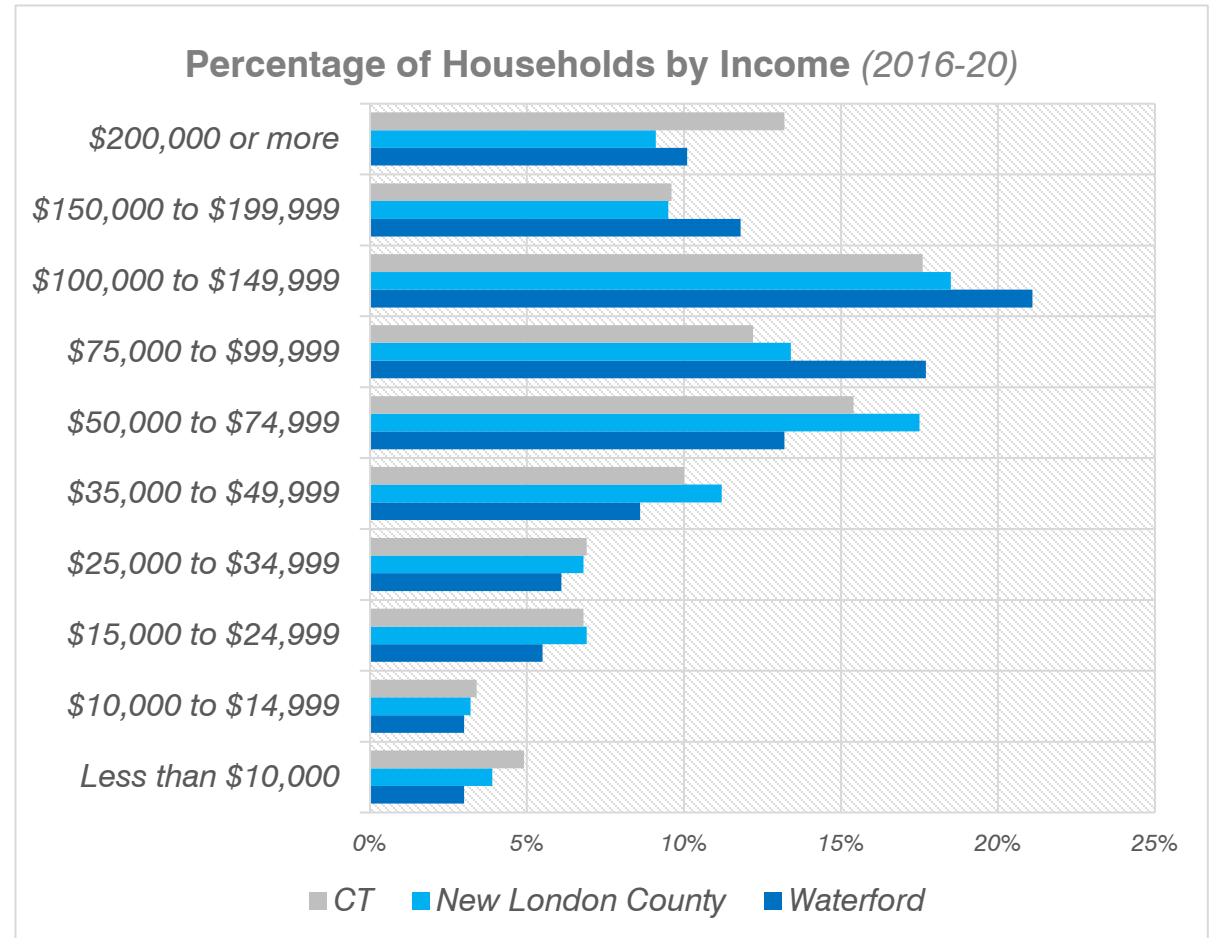
- Waterford's median household income is higher than the County's and the State's



Source: American Community Survey

Household Income

- Waterford has a higher share of households in income brackets between \$75k to 200k than both New London County and the State.
- Waterford also has a lower share of households in income brackets below \$25k.



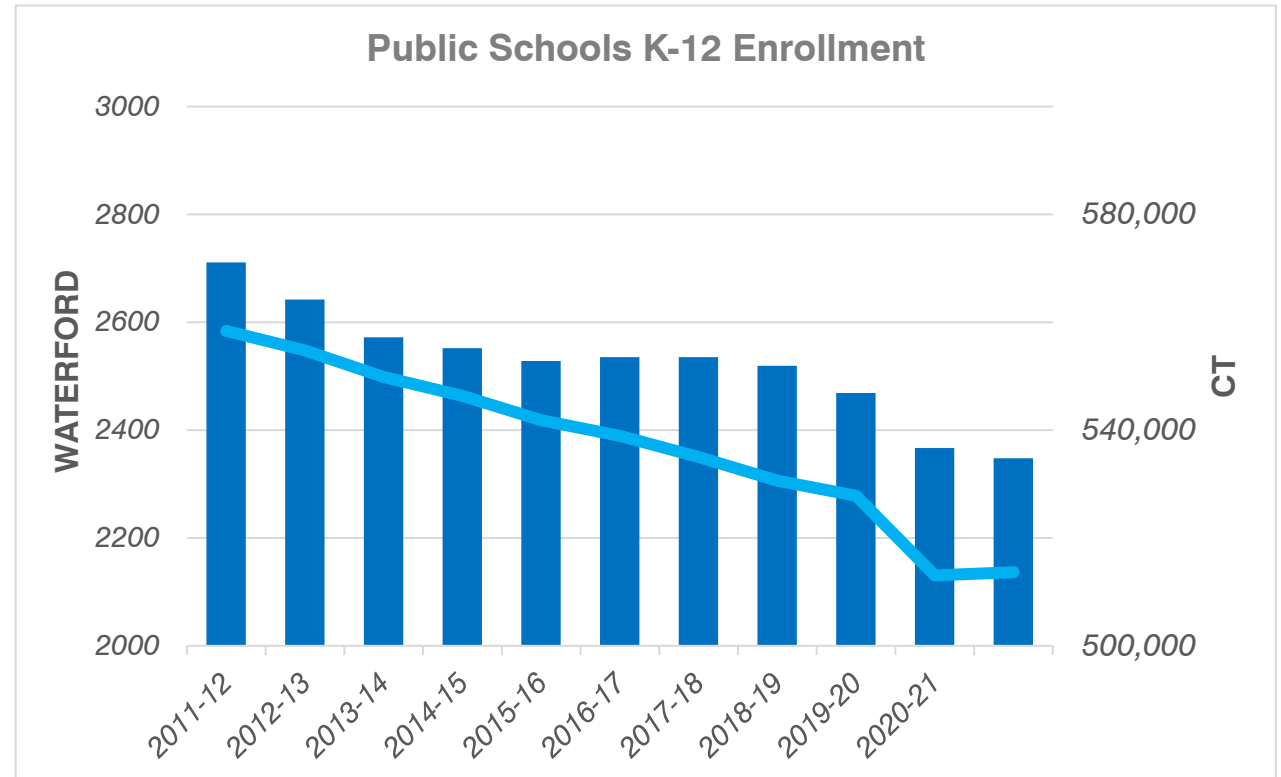
Source: American Community Survey

Schools and Educational Attainment



School Enrollment

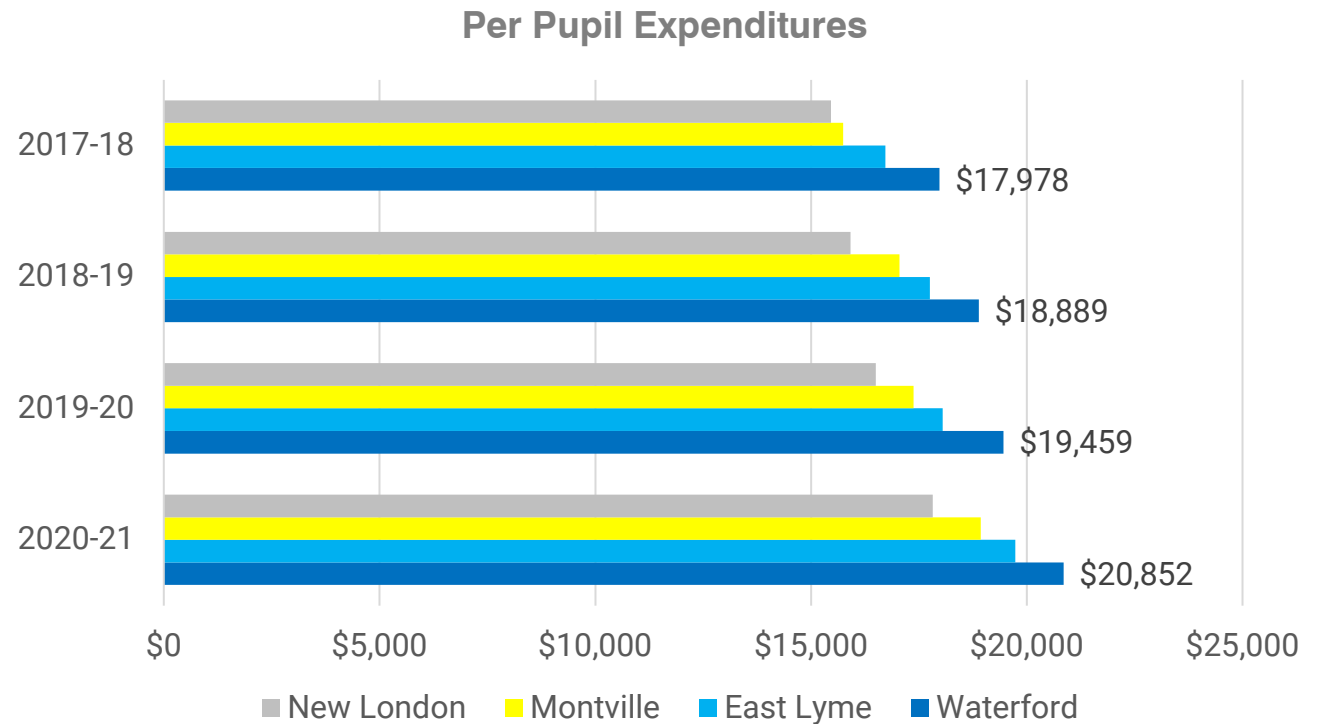
- School enrollment in Waterford's public schools has consistently decreased over the past ten years.
- This follows the same trend as school enrollment in the State.



Source: CT Department of Education

School Expenditures

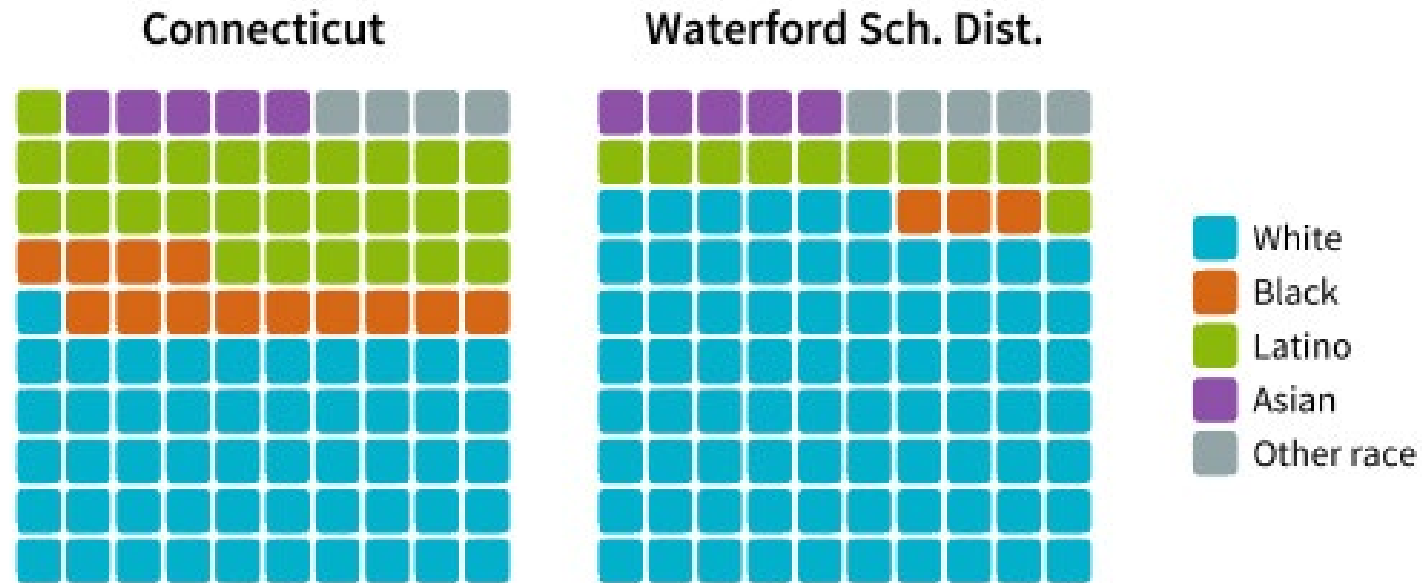
- Waterford has spent consistently more per pupil than surrounding communities
- 2020-2021 Per Pupil Expenditures were \$20,852



Source: CT EdSight

Student Race/Ethnicity

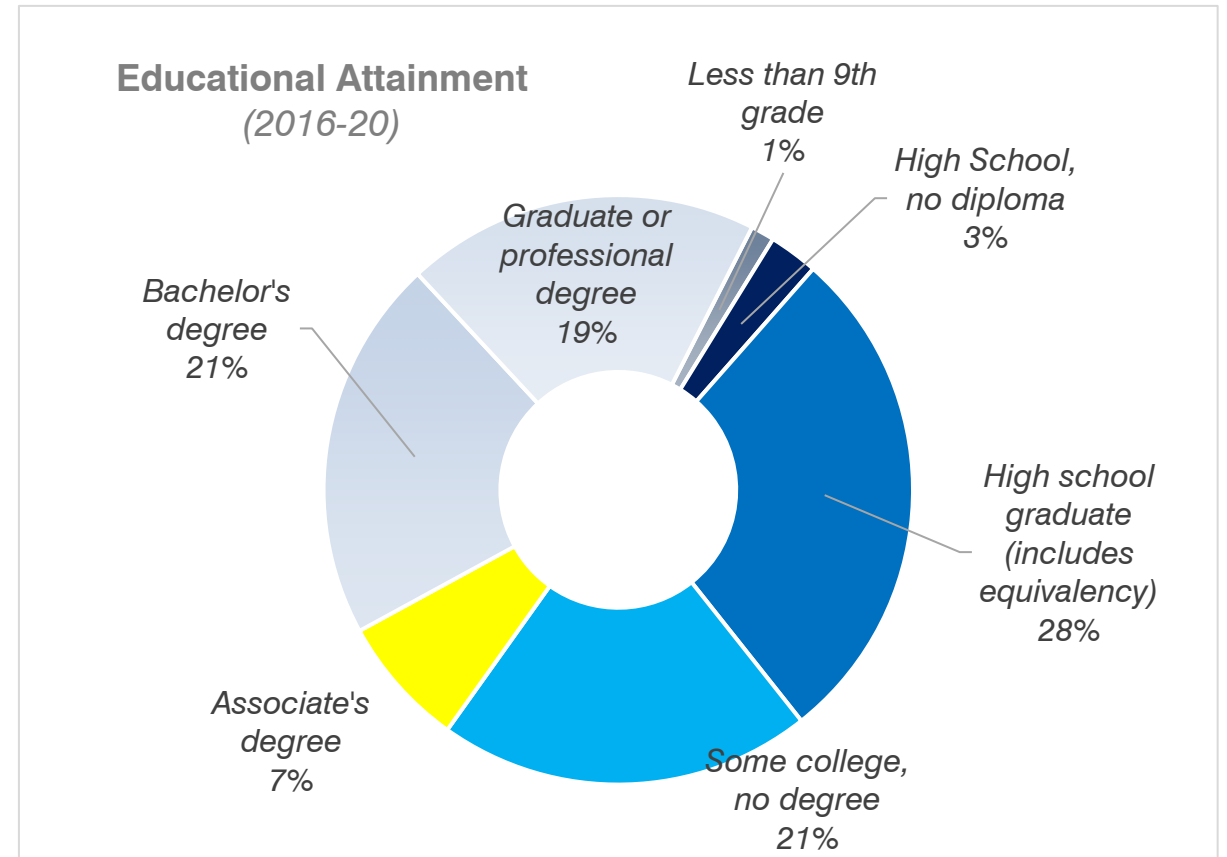
- Waterford's public-school enrollment is less racially diverse than Connecticut's.



Source: 2021 Equity Profile, Datahaven and CT Department of Education, 2019 – 2020 Academic Year

Educational Attainment

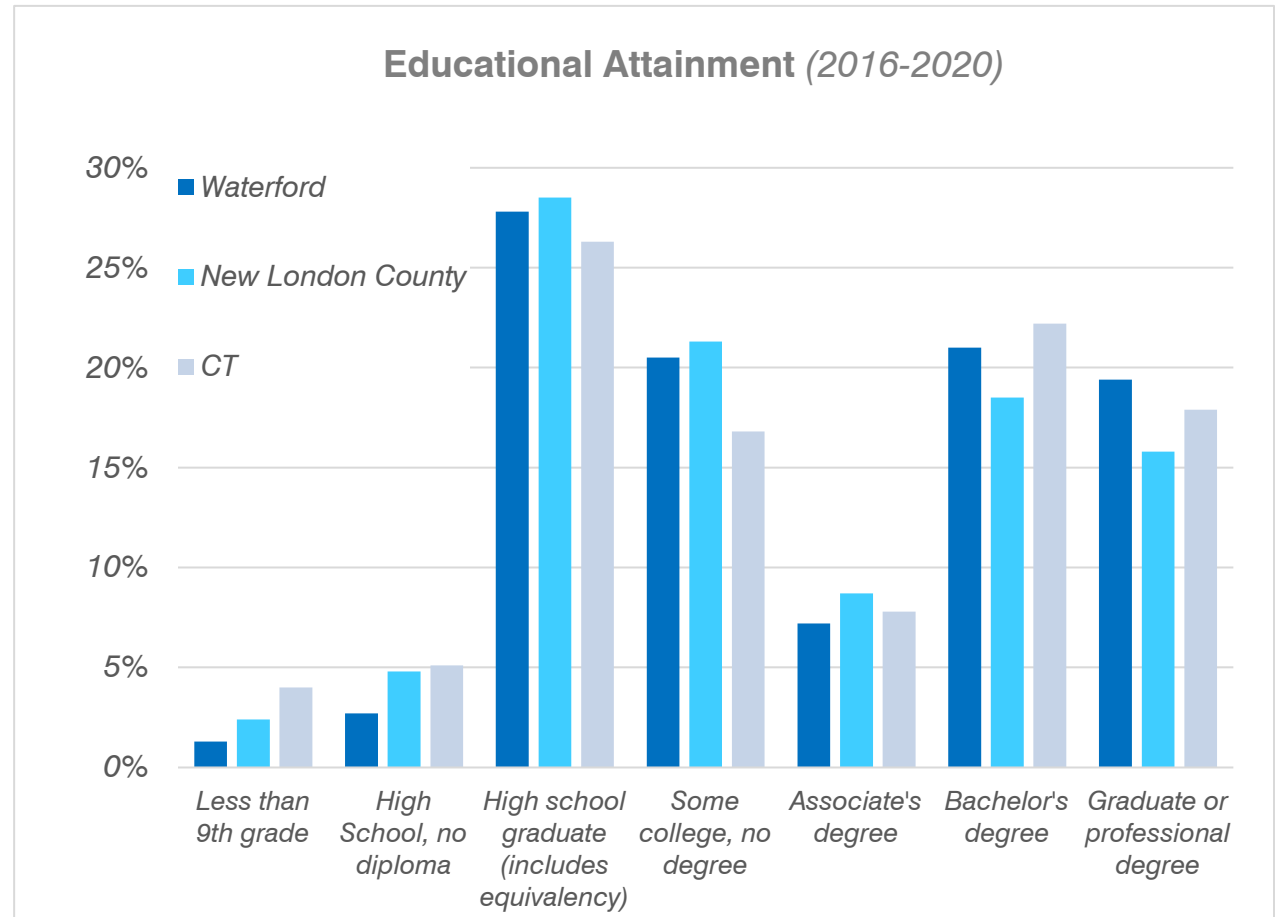
- 33% of Waterford's residents have a Bachelor's degree or higher.
- Only 4% of residents lack a High School Diploma



Source: American Community Survey

Educational Attainment

- Waterford's population is more highly educated than the County, with more residents holding bachelor's degrees or graduate degrees than New London County

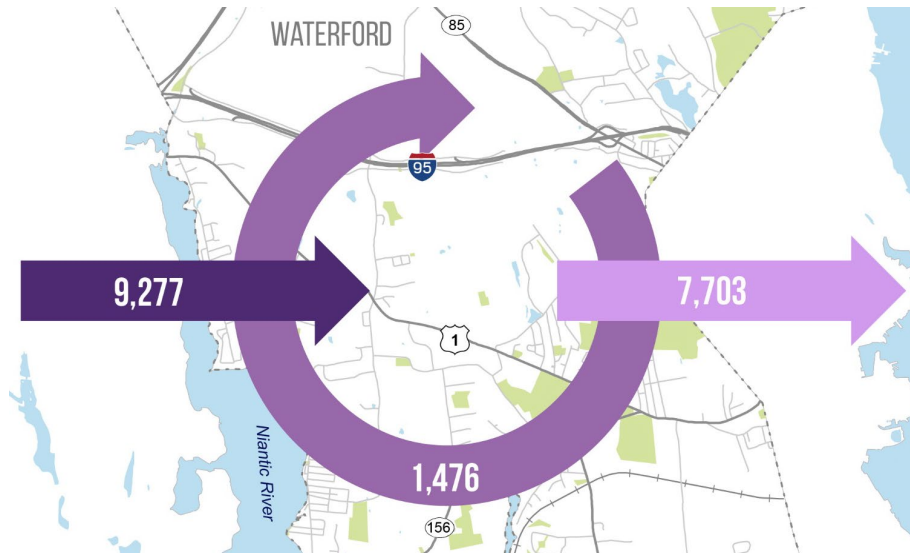


Jobs and Employment

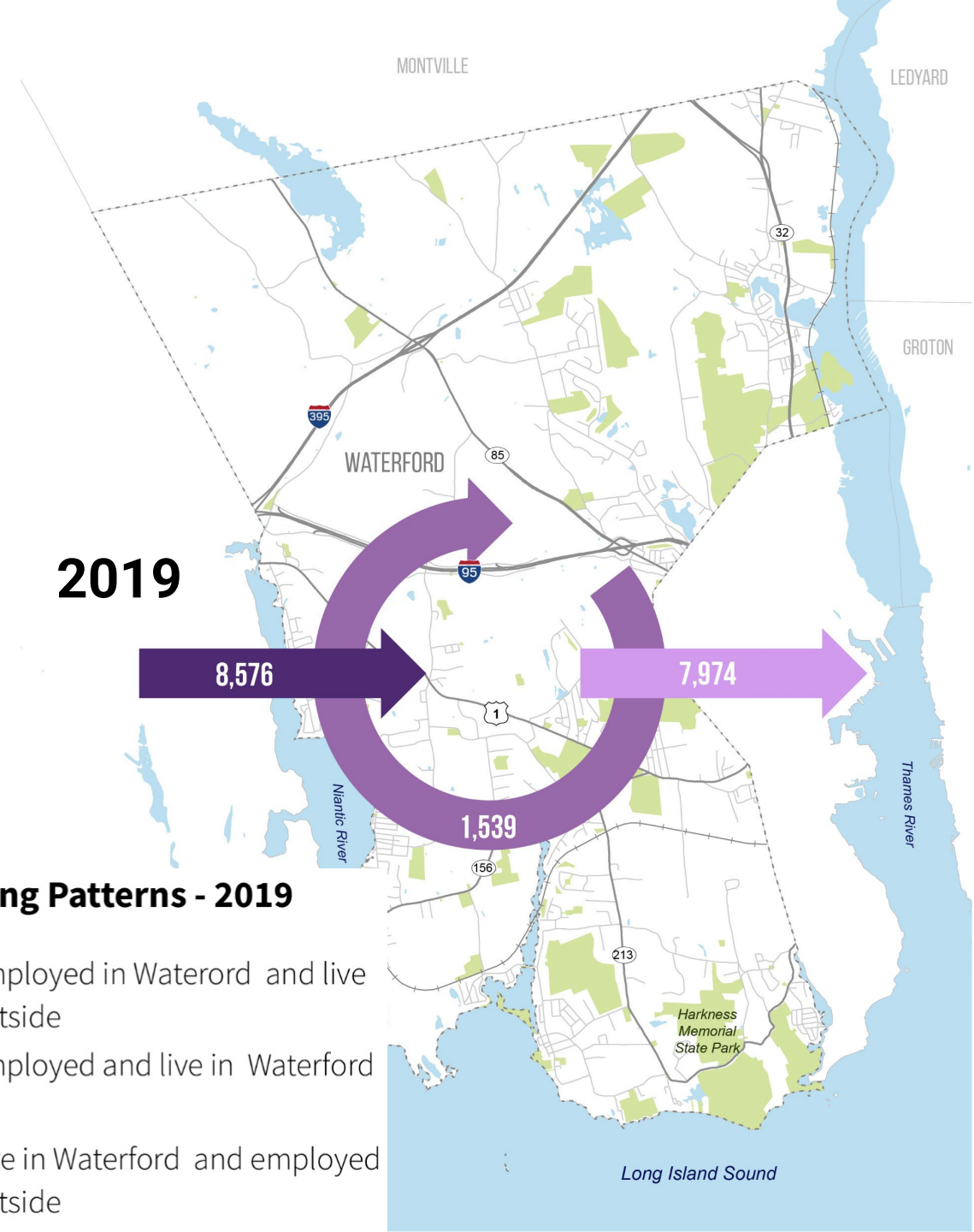


Commuting Patterns

- Less workers are commuting into Waterford for employment than in 2010. More residents both live and work in Waterford than in 2010



2010



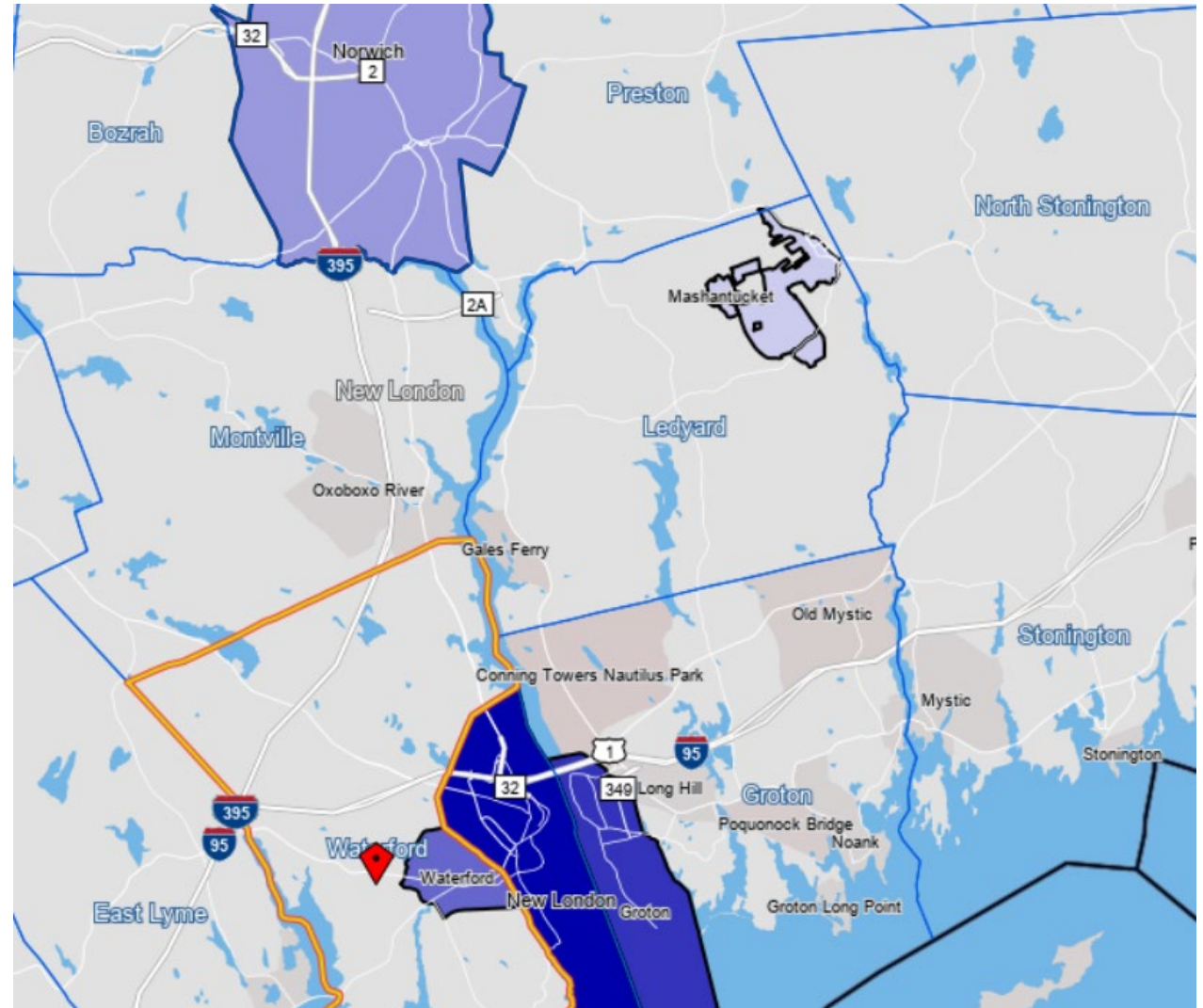
2019

Commuting Patterns - 2019

- Employed in Waterford and live outside
- Employed and live in Waterford
- Live in Waterford and employed outside

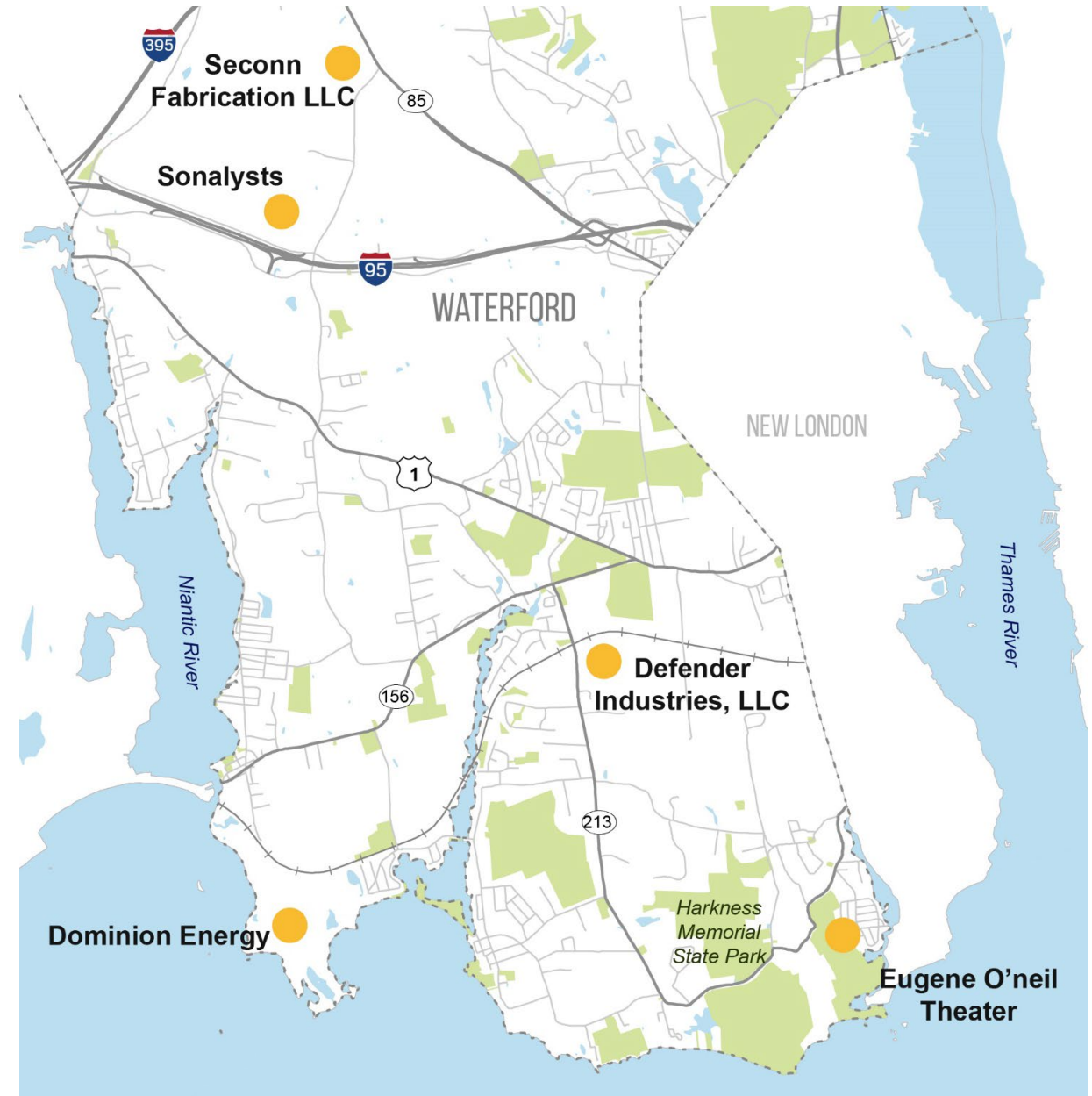
Where Waterford's Workers are going

- Top employment destinations for Waterford's residents include:
 - New London
 - Groton
 - Waterford
 - Norwich
 - Mashantucket



Major Employers

- Waterford's Major Employers include:
 - Dominion Energy
 - Sonalysts
 - Eugene O'Neill Theater
 - Seconn Fabrication LLC
 - Defender Industries LLC



Economy

- Waterford's top industry is Retail
- Waterford has seen a steady stream of new business registrations since 2001, 2019 and 2020 saw the highest number of new businesses

Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Retail Trade	2,885	149	\$27,943
2 Health Care & Social Assistance	1,665	64	\$45,548
3 Accommodation & Food Services	874	55	\$25,905
4 Local Government	794	13	\$58,555
5 Transportation & Warehousing	464	10	\$27,350
All Industries	10,604	684	\$55,146

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 1,745

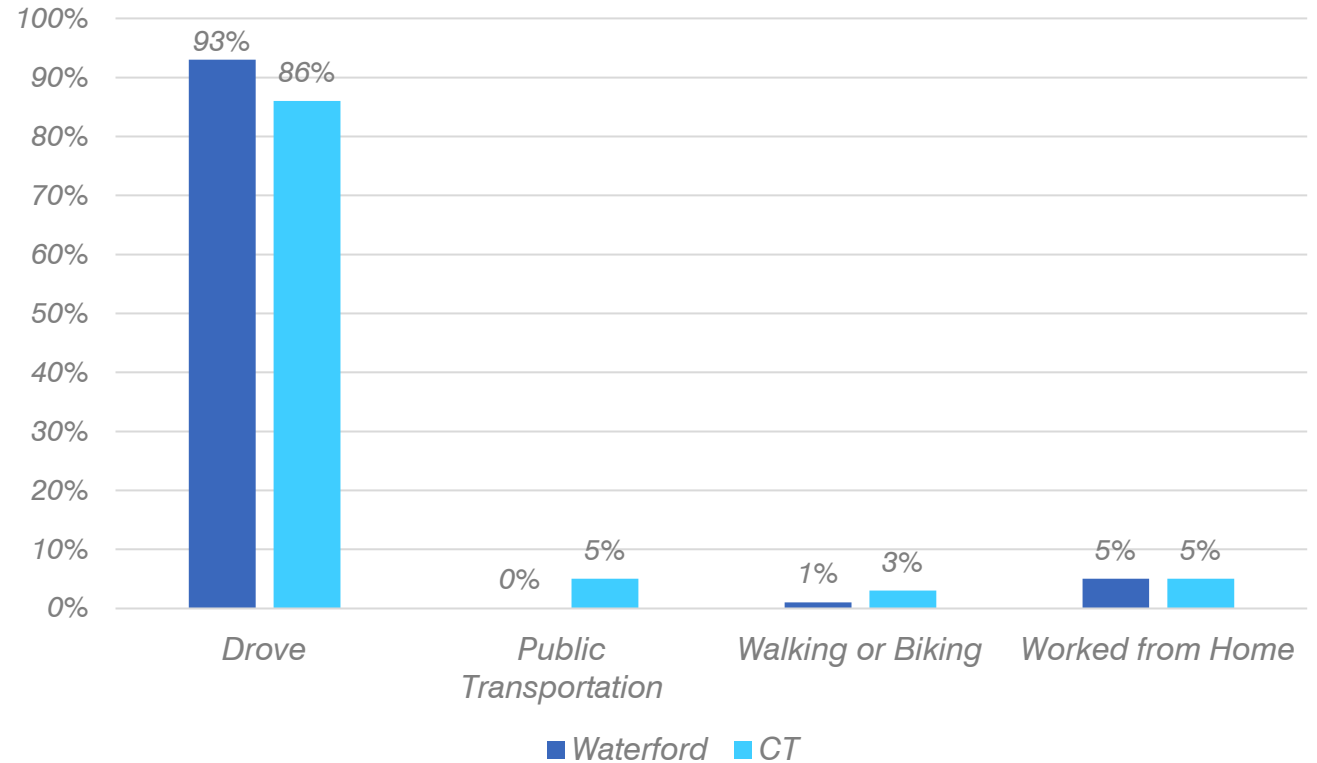
New Business Registrations by Year

2001	124	2006	105	2011	90	2016	86
2002	98	2007	121	2012	68	2017	105
2003	92	2008	92	2013	87	2018	117
2004	124	2009	101	2014	113	2019	138
2005	131	2010	85	2015	81	2020	137

Journey to Work

- About 93% of Waterford's residents drive to work
- None took public transportation
- Approximately 5% work from home
- Closely resembles State totals for commute mode

Journey to Work



93%



0%



1%



5%

Average Commute

- The average commute time for Waterford's residents is about 20 minutes
- Approximately 4% of Waterford's residents do not have access to a personal vehicle
- Cities such as New Haven, Hartford, and Providence fall within a 60 mile radius

Access

ACS, 2015–2019

Waterford

State

Mean Commute Time *Pre-Covid*

20 min

26 min

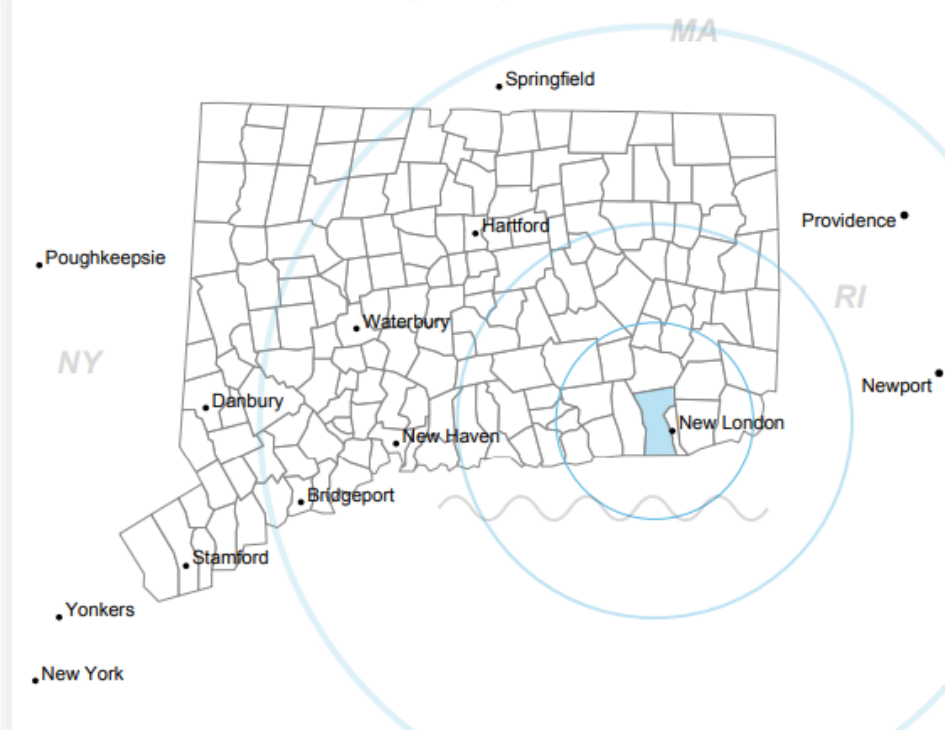
No Access to a Car

4 | 9%

No Internet Access

10 | 12%

Catchment Areas of 15mi, 30mi, and 60mi

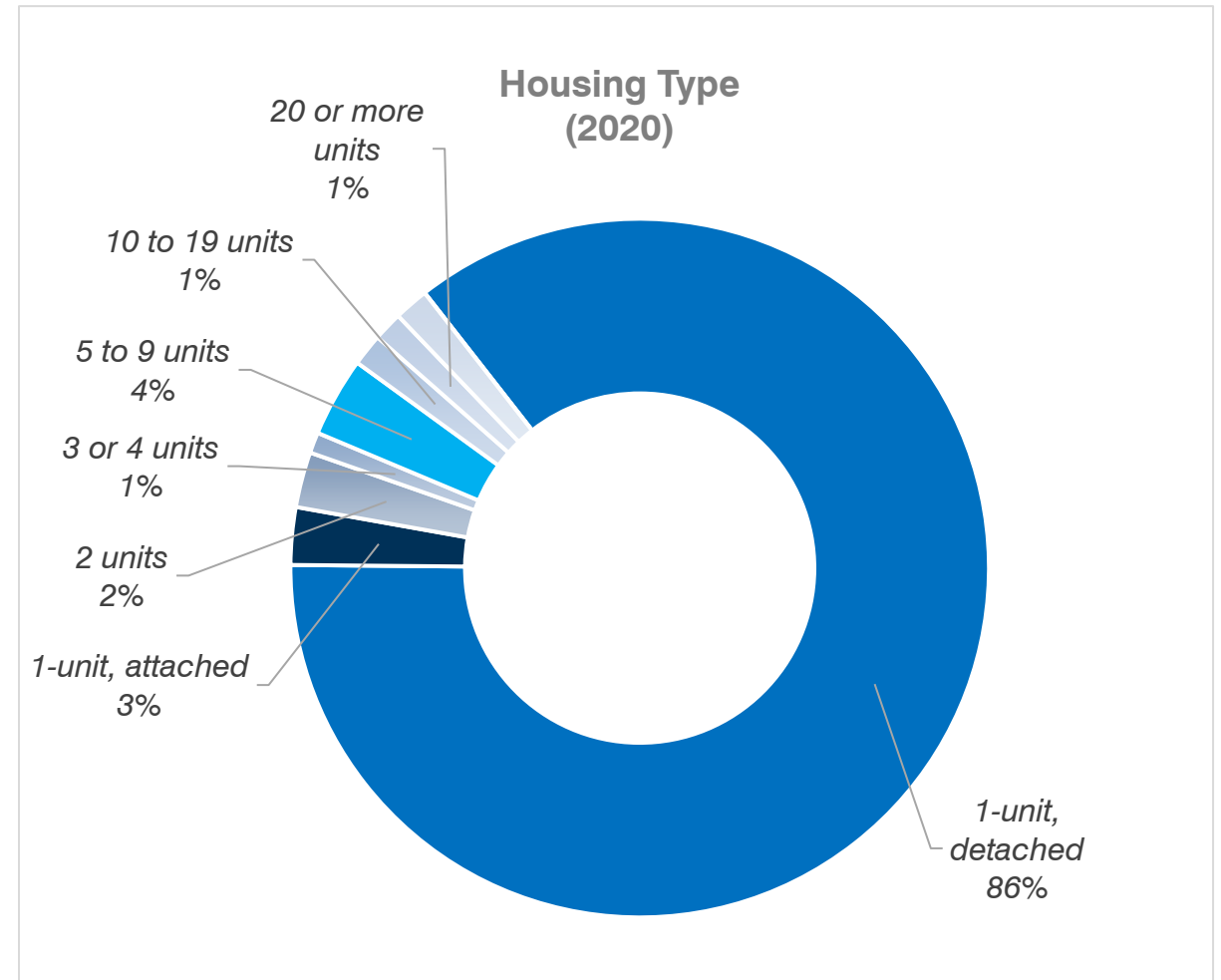


Housing Characteristics



Housing Supply

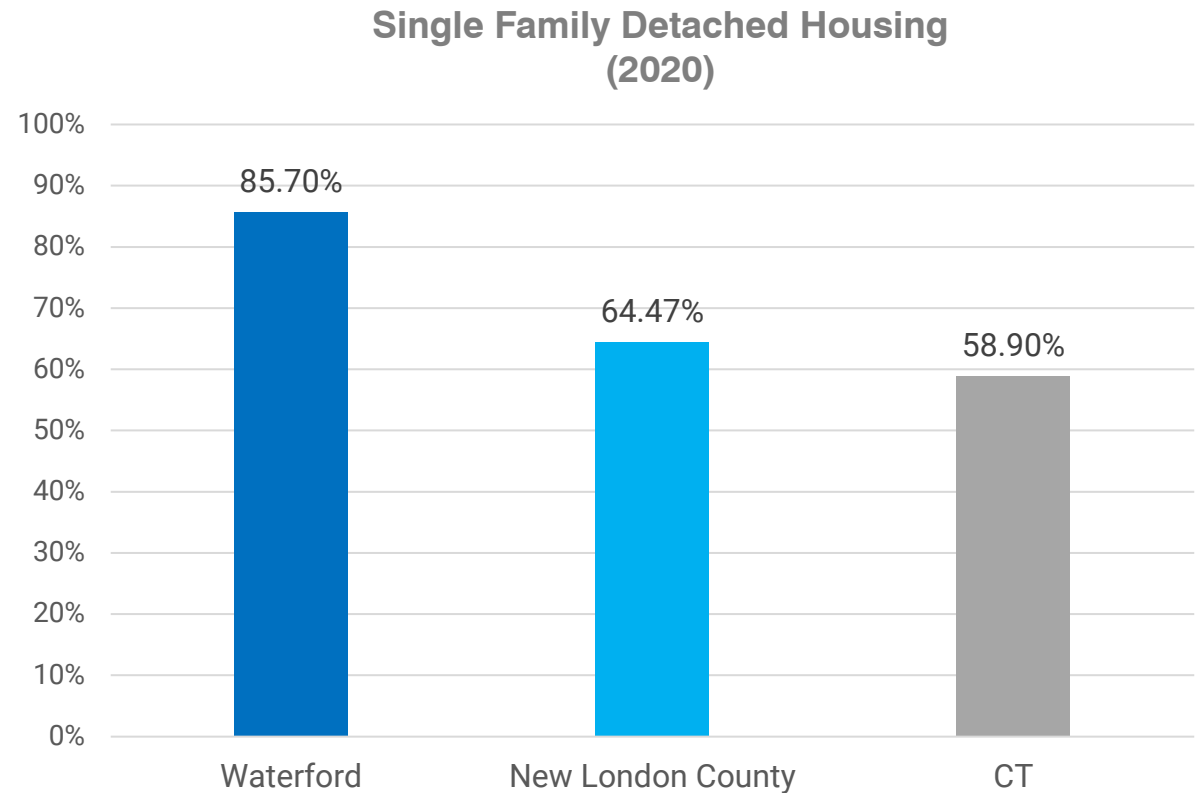
- Most (86%) of Waterford's housing is single-family detached housing
- Housing with over two units or more comprises less than 10% of the town's housing.



Source: American Community Survey

Housing Supply

- Waterford's housing supply is oriented more towards single family housing than New London County or the State.



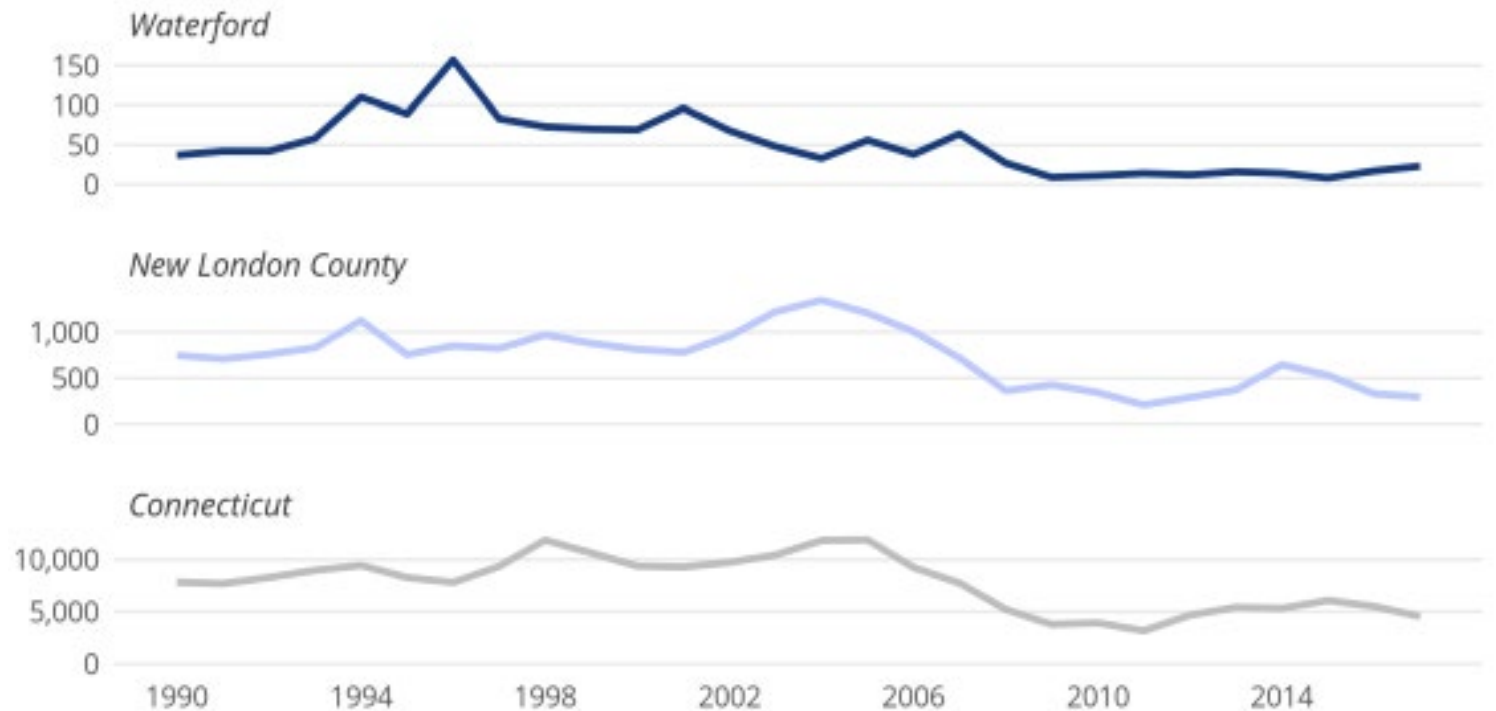
Source: American Community Survey

Housing Permit Activity 1990–2017

- Growth is slow in the state, which has seen a 42% decrease in building permits between 1990 and 2017.
- In Waterford, there were 37 building permits issued in 1990, compared to 23 issued in 2017, representing a 38% decrease.

Number of building permits per year, 1990-2017

Note: y axis varies between locations

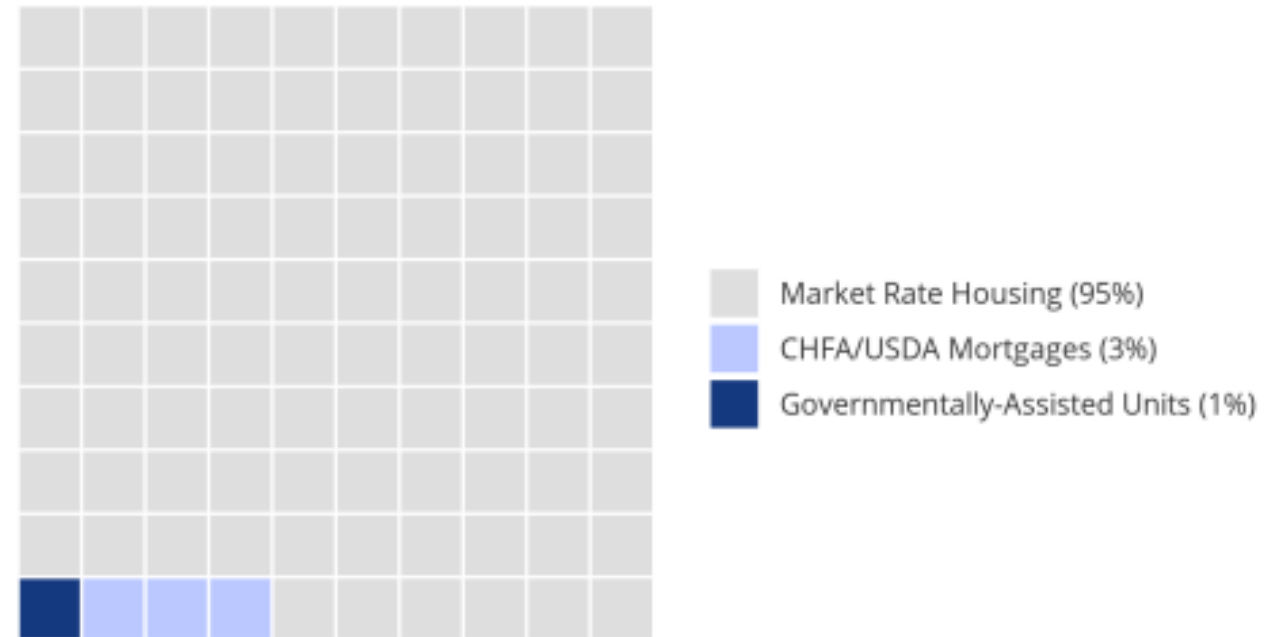


Source: Connecticut Department of Economic and Community Development

Affordable Housing

- 8,634 housing units in Waterford (based on 2010 Census)
- 213 government assisted
- 33 tenant rental assistance
- 239 CHFA/USDA mortgages
- 0 deed restricted
- 485 total assisted units
- 5.62% affordable

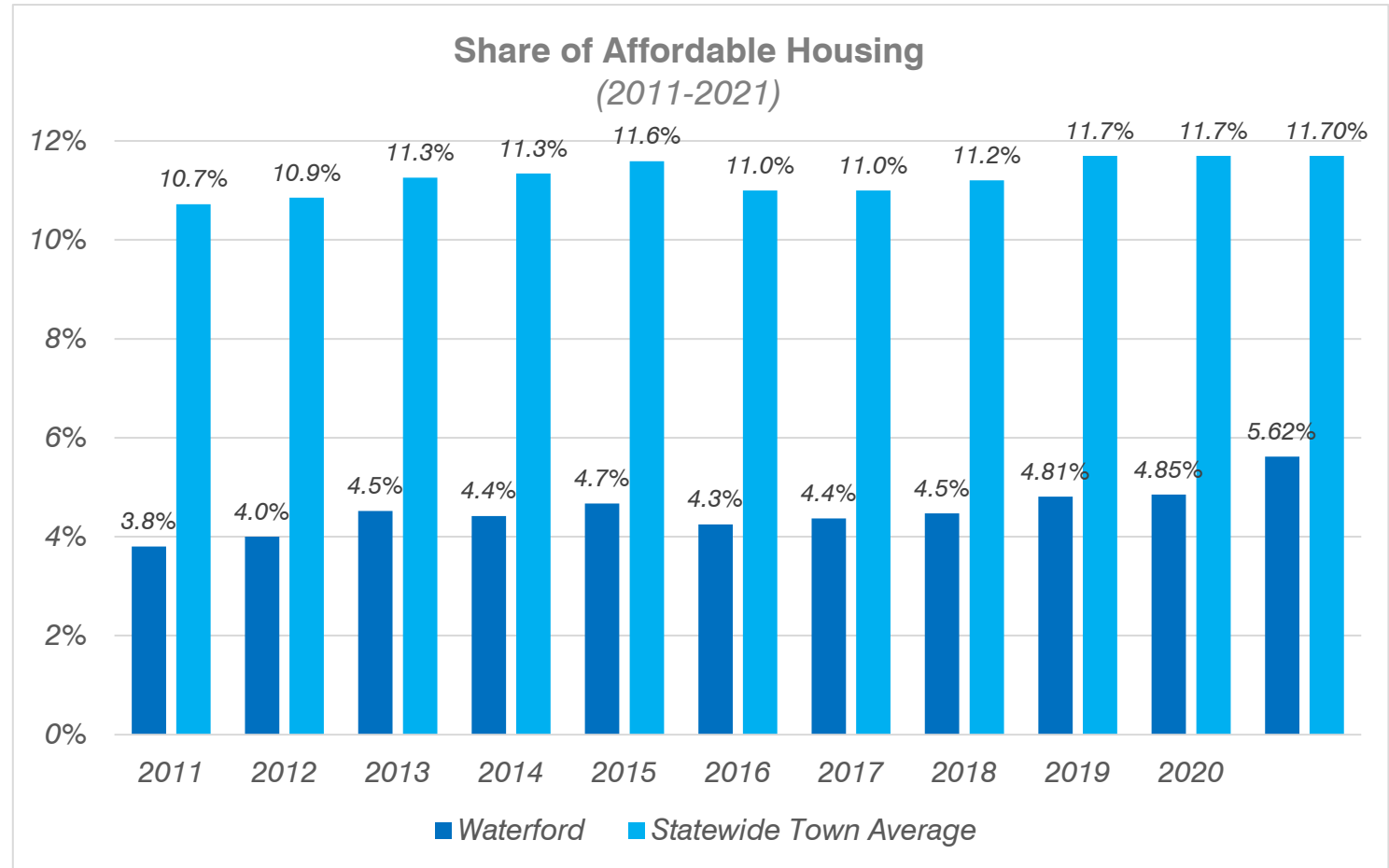
Affordable units by type



Source: Connecticut Department of Housing

Affordable Housing

- Waterford is below the State's mandate of 10% affordable housing (as defined by the State).
- Waterford's share of affordable housing has increased since 2011.



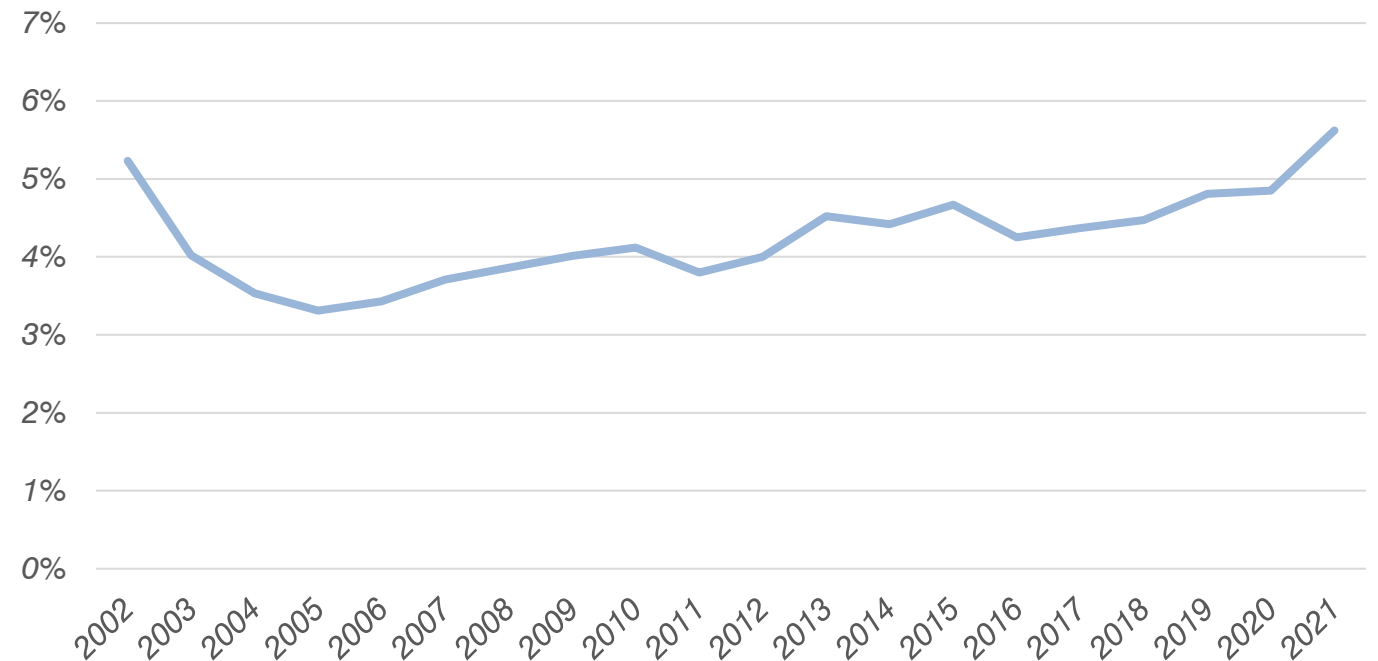
Source: CT Department of Housing

Affordable Housing

- Waterford's share of State qualified affordable housing has increased slightly since 2002 from 5.2% to 5.62% in 2021

2021 % Affordable	
Waterford	5.62%
New London	22.52%
East Lyme	6.15%
Montville	5.16%
Groton	23.22%
Ledyard	4.34%

Share of Affordable Housing in Waterford
(2002-2021)



Source: CT Department of Housing

Housing

- Single-Family Residential prevalent in northern areas of Town
- Higher density single-family and multi-family in central areas of Town

Zoning Legend

RESIDENTIAL

- R-MF - Residential Multi-Family
- VR- Village Residential
- R-20 - Medium Residential
- R-40 - Low Density Residential
- RU-120 - Rural Residential
- OS - Open Space
- HOD - Housing Opportunity
- I-MF - Industrial Multi-Family

COMMERCIAL

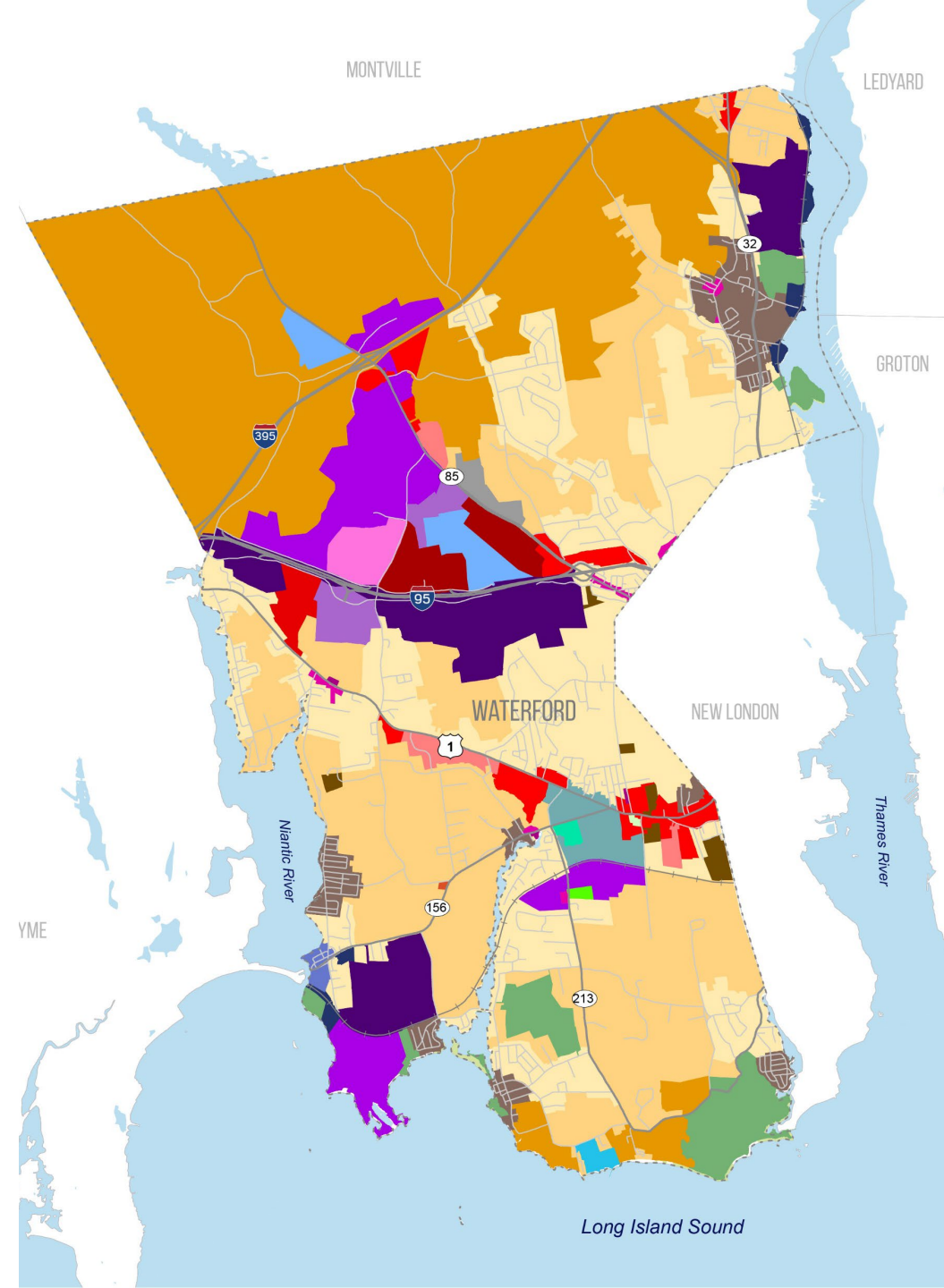
- C-R - Regional Commercial
- SDD - Special Development District
- C-G - General Commercial
- NB - Neighborhood Business
- NBPO - Neighborhood Business Professional Office
- C-MF - Commercial Multi-Family
- WD - Waterfront Development District
- MPD - Mago Point District

INDUSTRIAL

- I-C - Industrial Commercial
- I-G - General Industrial
- IP-1 - General Industrial Park
- IP-3 - Special Aquifer Industrial Park

OTHER DISTRICTS

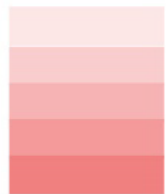
- CT - Civic Triangle
- CT-MF - Civic Triangle Multi-Family
- MCOD - Medical Campus Overlay Zone
- SPD - Seaside Preservation District
- PDD-1 - Planned Design 1
- PDD-2 - Planned Design 2



Population Density

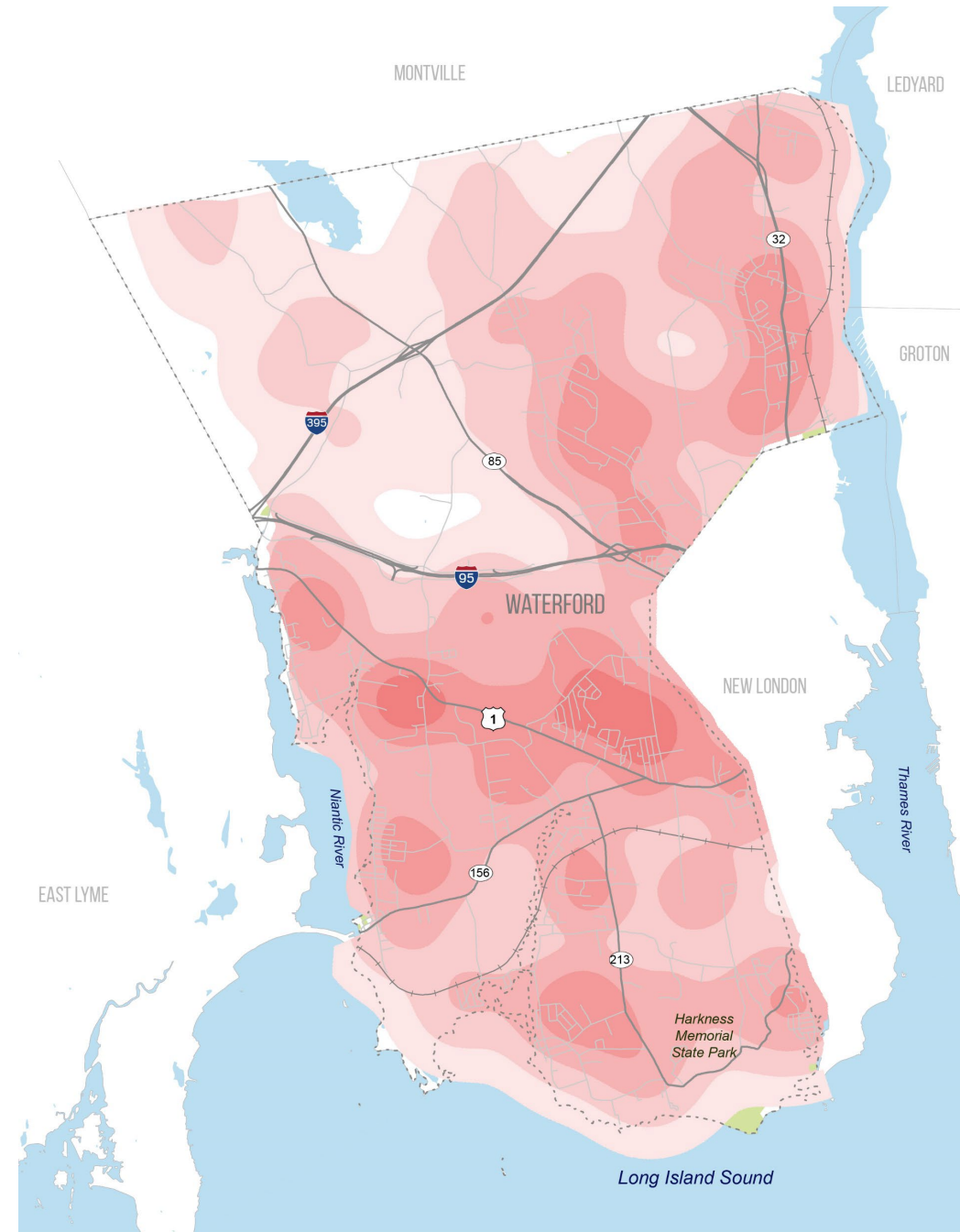
- Areas with higher population densities are also those areas zoned for higher densities

Residential Population Density



Lower Population Density

Higher Population Density



Transportation

- State and local roadways, interstates 95 and 395, rail

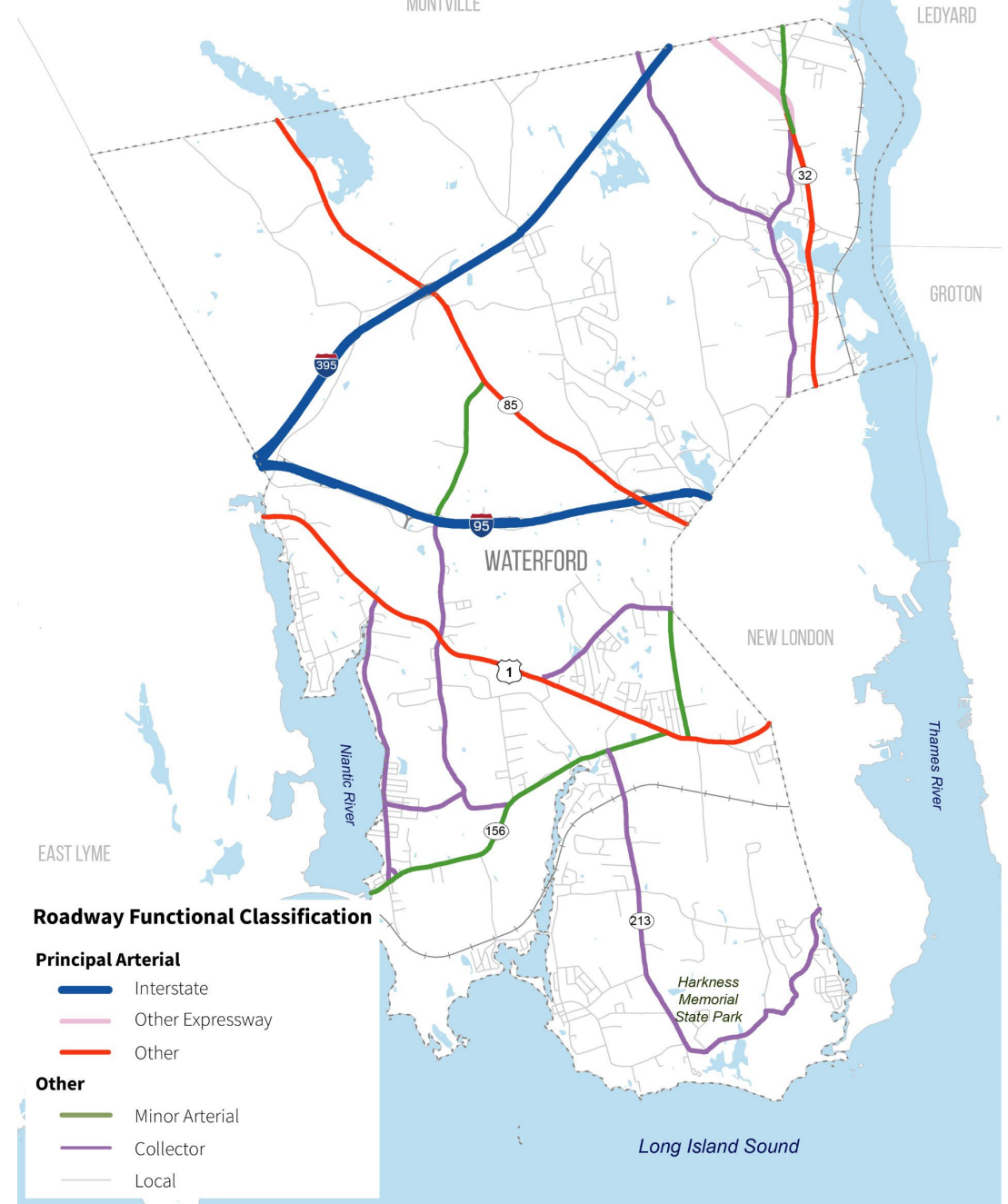
Roadway Functional Classification

Principal Arterial

- Interstate
- Other Expressway
- Other

Other

- Minor Arterial
- Collector
- Local



Roadway Functional Classification

Principal Arterial

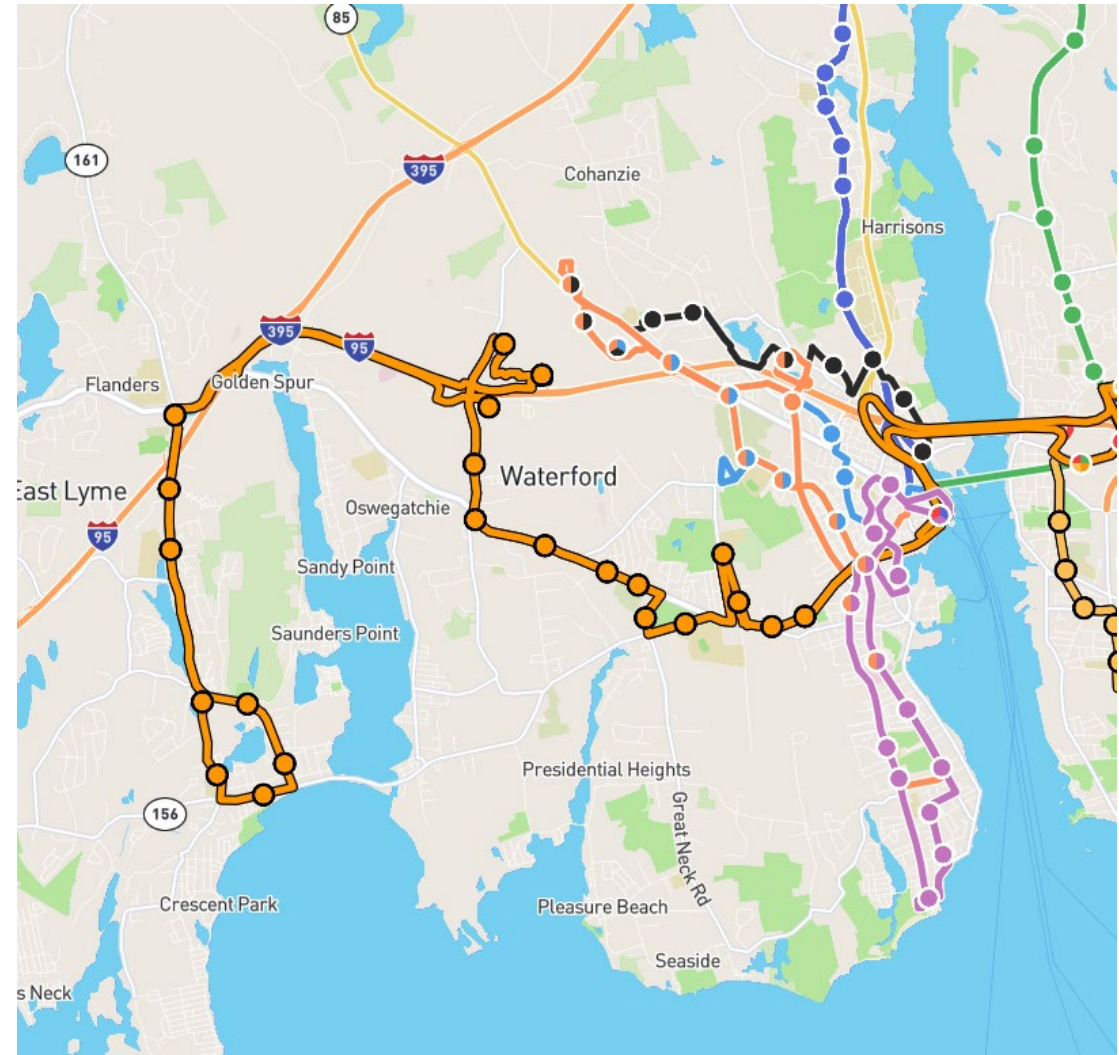
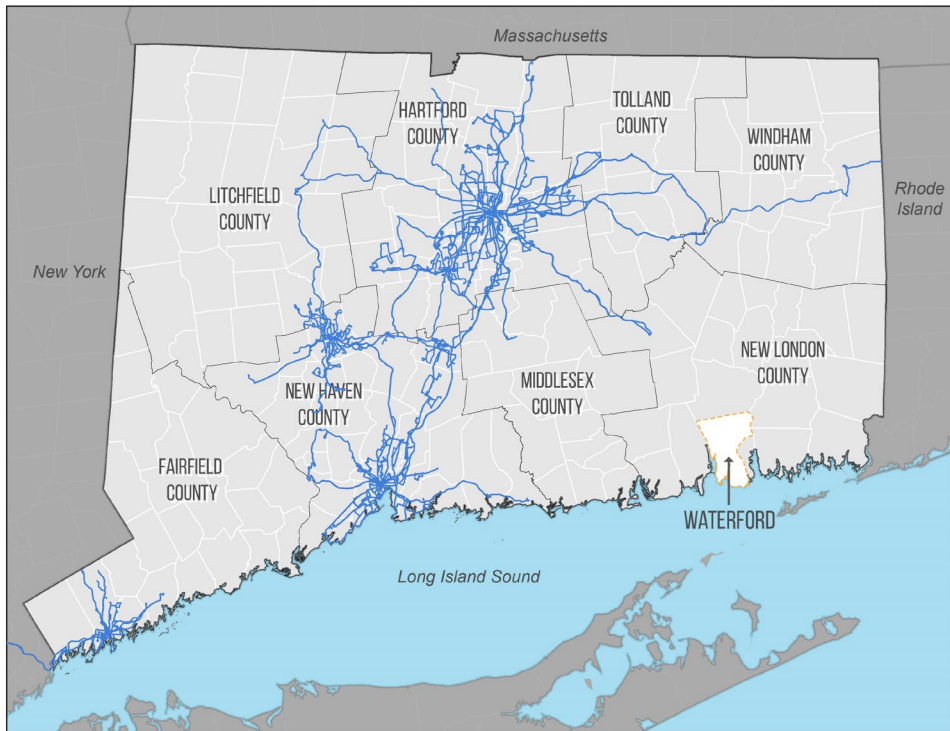
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Transportation

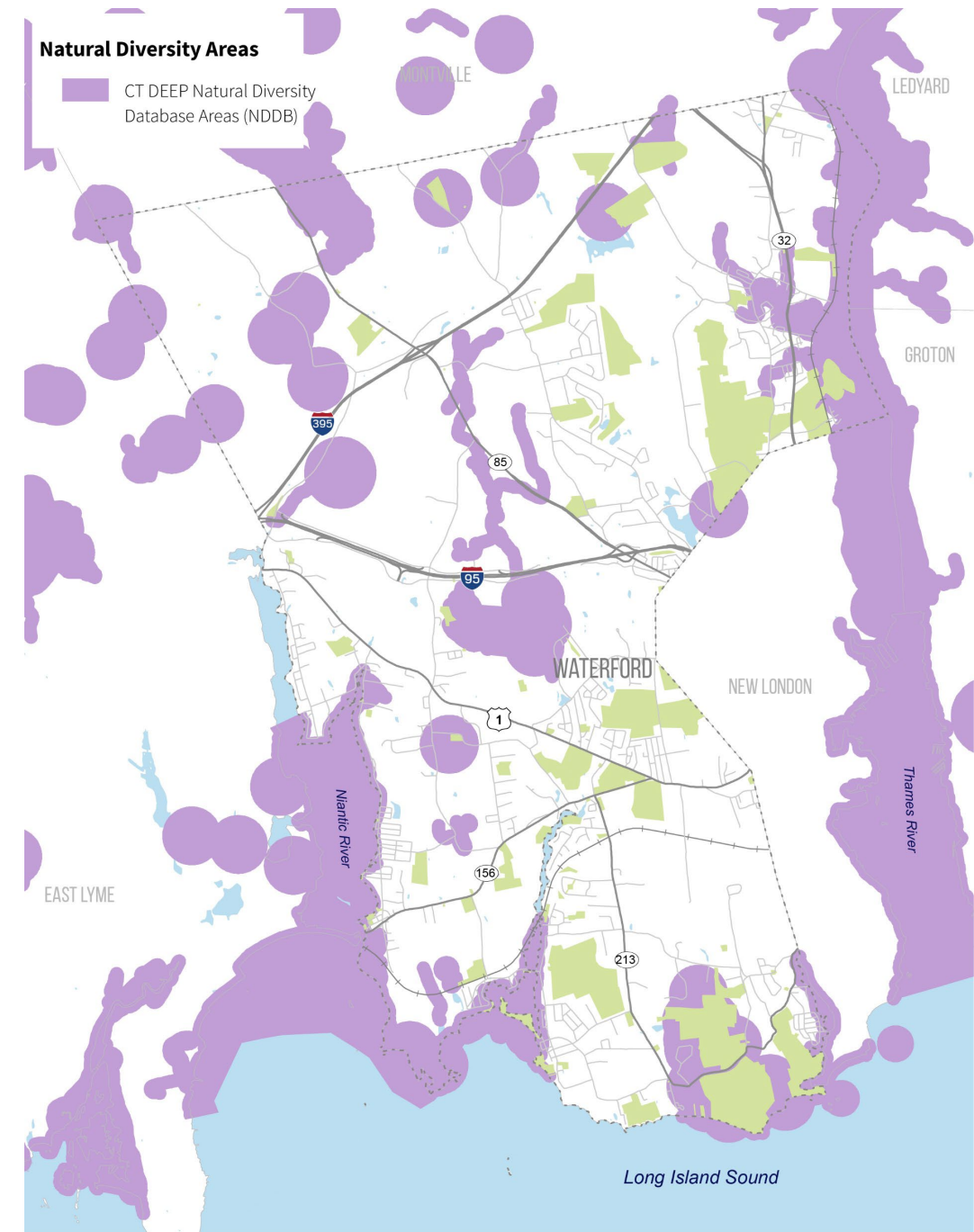
- SEAT Bus



Source: Southeast Area Transit District

Natural Resources

- Natural diversity database areas as delineated by DEEP – August 2022

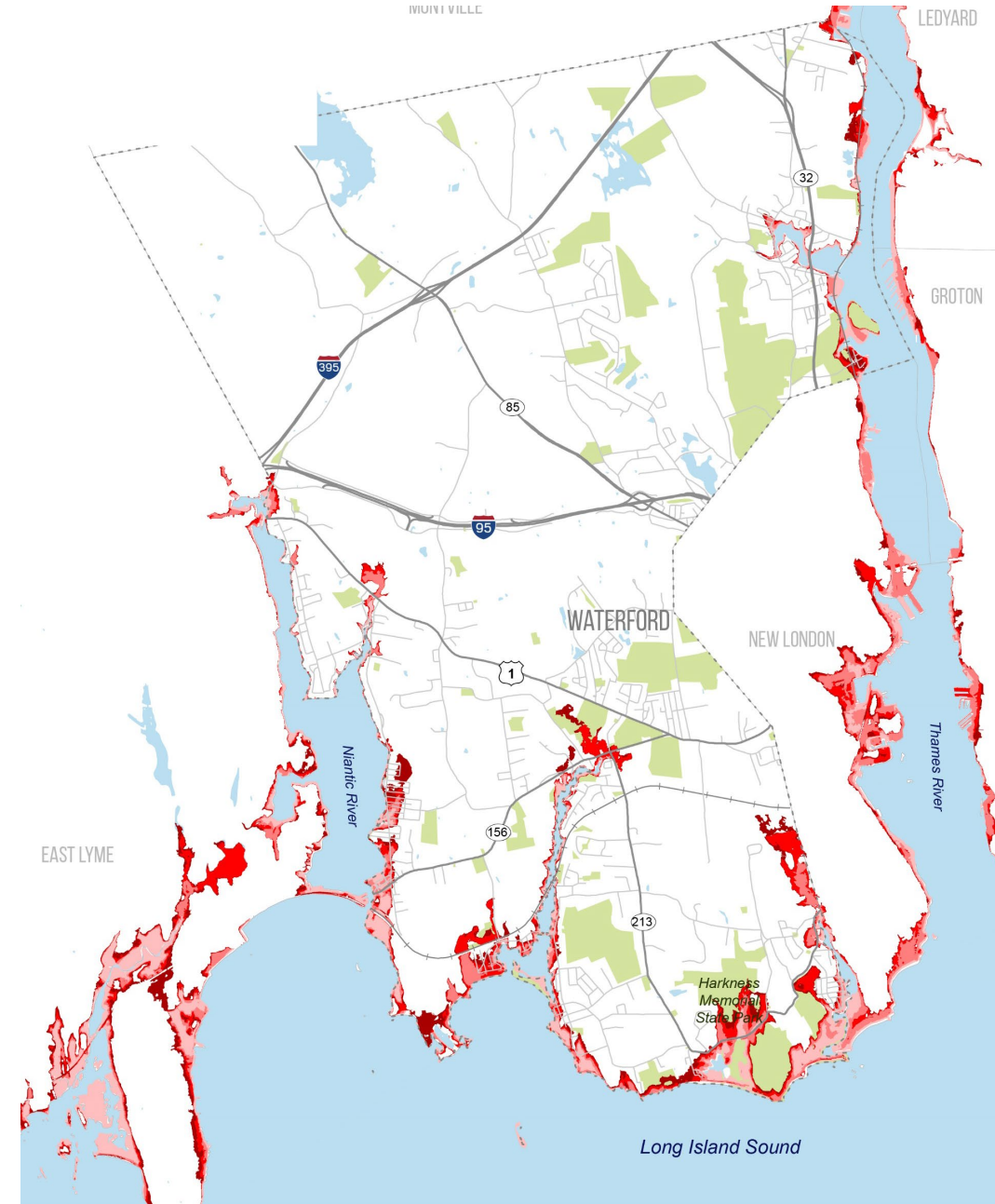
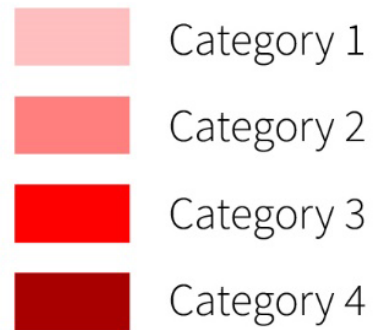


Source: CT DEEP

Hurricane Surge

- Coastal areas susceptible to hurricane storm surge

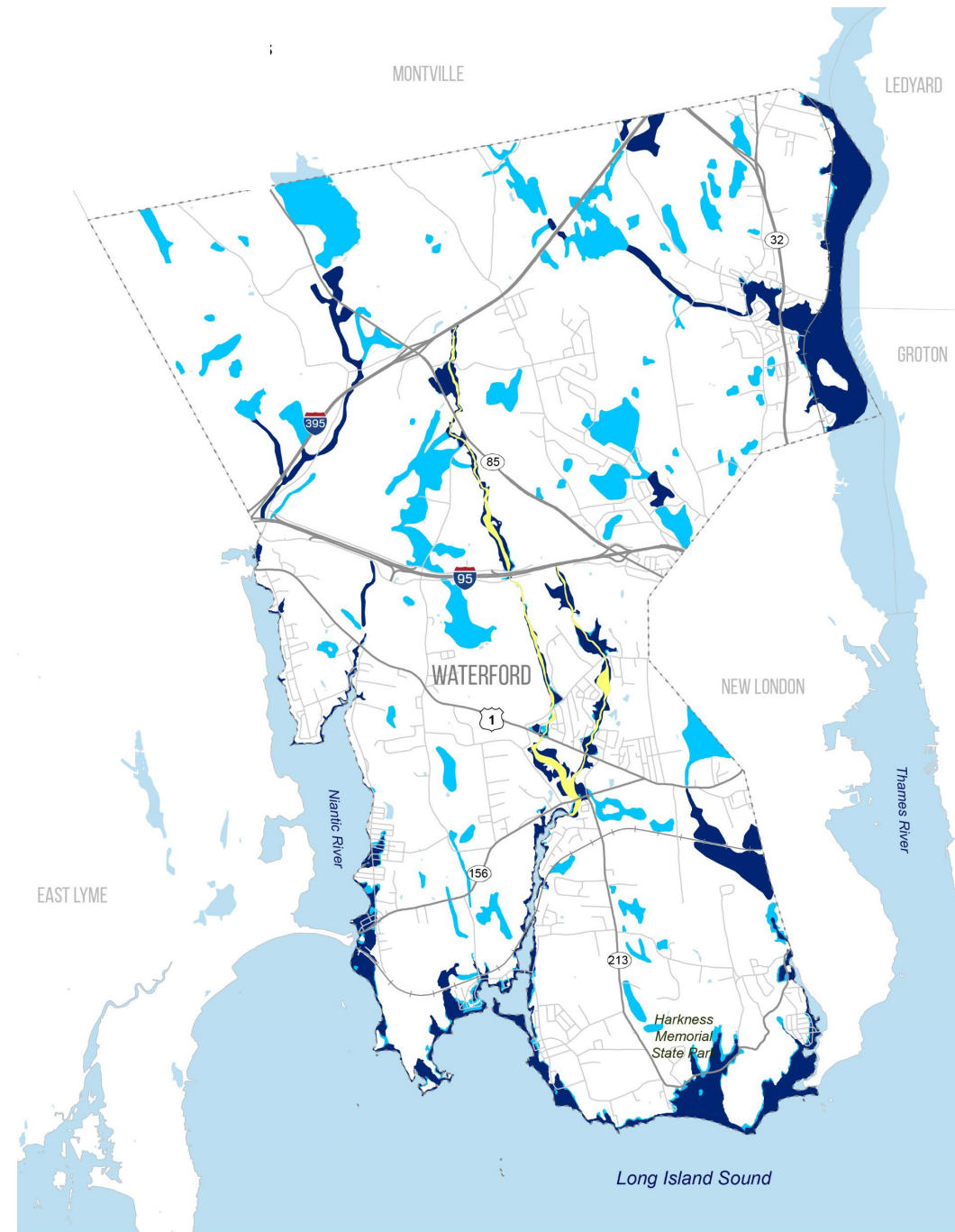
Hurricane Surge Inundation



Flood Zones

- Coastal areas susceptible to hurricane storm surge

FEMA Flood Hazard Areas

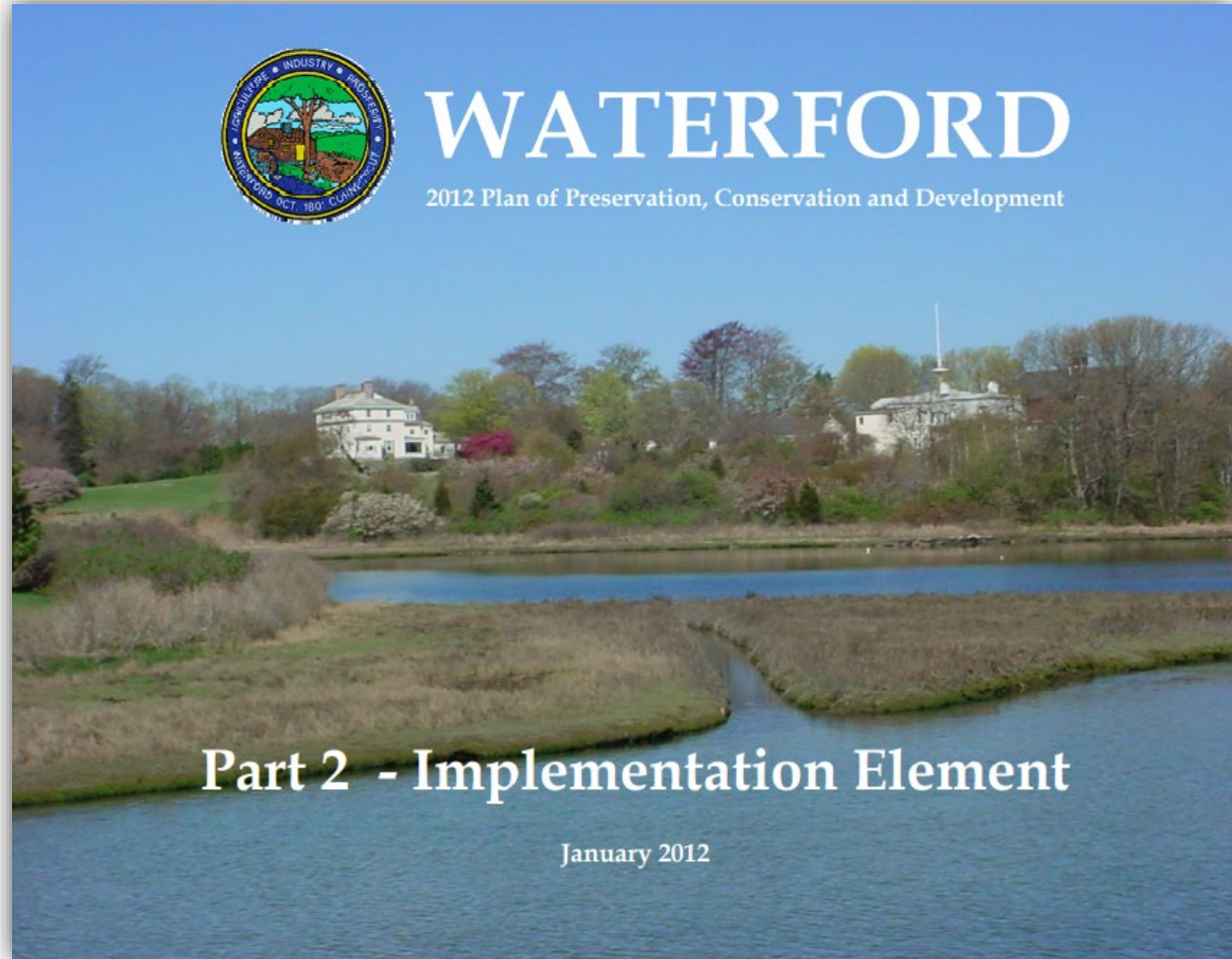


Review of Goals and Implementation From Current POCD



Overall Implementation

- Implement the Plan
- Maintain the Implementation Element
- Create and Cultivate Awareness of the Plan
- Coordinate Implementation with Others



Natural Resources

- Protect Water Quality
- Protect Plants and Animals and Their Habitats
- Protect Important Natural Resources
- Expand the Role of Conservation Planning



Coastal Resources

- Protect Coastal Resources
- Manage and Guide Coastal Activities
- Coordinate Oversight of Activities in Coastal Areas
- Be Aware of Flooding in Potential Coastal Areas



Open Space

- Increase the Amount of Preserved Open Space in Waterford
- Establish a Coordinated Open Space/Greenbelt/Trail System
- Designate an Agency to Coordinate Open Space/Greenway Efforts
- Provide Adequate Tools and Resources To Provide Open Space and Greenways



Community Character

- Establish an Advisory Design Review Process
- Continue to Protect Historic / Archeological Resources
- Preserve Scenic Resources
- Encourage Preservation of Undeveloped Land



Quality of Life

- Promote Special Events / Activities
- Implement Other Programs To Enhance Quality of Life



Sustainability/Resiliency

- Reduce Energy Use
- Reduce Water Use
- Encourage Farms and Farming
- Continue Hazard Mitigation Planning
- Prepare For Possible Sea Level Rise / Climate Change

Climate Change Risk Assessment Study

TOWN OF WATERFORD , CONNECTICUT

Working Group Meeting #1: Kick-off



September 28, 2016

Overall Structure

- Reinforce Overall Community Structure
- Seek To Create An Overall Town Center / Focal Point For The Community
- Increase Opportunities For Mixed Use And Village-Style Development
- Consider Allowing Small-Scale Neighborhood Businesses Where Appropriate

Residential Development

- Protect Existing Residential Neighborhoods
- Provide For A Diverse Housing Portfolio In Waterford
- Encourage Flexible Residential Subdivision Layouts
- Implement Locational Guidelines For Multi-Family Development



Business Development

- Continue to Pursue Economic Development
- Promote Appropriate Business Development
- Invest In Infrastructure To Encourage Business Development
- Address Needs In The Business Triangle Area
- Address Needs In The Mago Point Area
- Support Appropriate Home-Based Businesses



Community Facilities

- Monitor And Adapt To Changing Community Facility Needs

Priority / Status	Description	Date Added	Target Date	% Complete	Leader	Partners
C	1 . Seek to adapt community services and facilities to meet the needs of different future age composition.	2/2011	Ongoing	n/a	BOS	RTM BOF BOE
3 <input type="checkbox"/>	2 . Establish a common maintenance function (both buildings and grounds) for both municipal and educational facilities	2/2011	7/2012		BOS	RTM BOF BOE FS
C	3 . Monitor community facility and services in order to anticipate potential future needs and plan for them.	2/2011	Ongoing	n/a	BOS	RTM BOF BOE RPC
C	4 . Continue to monitor and project school enrollments.	2/2011	Ongoing	n/a	BOE	
C	5 . Consider retaining ownership of Southwest School for recreation fields and possible future school site.	2/2011	Ongoing	n/a	BOS	RTM BOF BOE FS
C	6 . Continue to provide adequate public recreation facilities.	2/2011	Ongoing	n/a	RPC	
C	7 . Consider the potential long-term need to consolidate fire departments and how to make this transition in order to ensure adequate fire	2/2011	Ongoing	n/a	BOS	RTM BOF BOS FS
C	8 . Enhance security at Town Hall and other municipal facilities.	2/2011	Ongoing	n/a	BOS	RTM BOF BOE
C	9 . Consider establishing or joining a regional animal shelter	2/2011	Ongoing	n/a	BOS	RTM BOF PD

Transportation

- Maintain The Roadway System We Have
- Study Overall Road Connectivity Needs
- Balance Circulation Needs With Possible Impacts
- Promote Pedestrian And Bicycle Circulation
- Support Provision Of Other Transportation Services



Utility Infrastructure

- Use Infrastructure To Guide Desired Community Growth Patterns
- Maintain Adequate Water Supply And Infrastructure
- Maintain Adequate Sewer Capacity And Infrastructure
- Enhance Overall Drainage Systems
- Continue to Manage Wired Utilities
- Enhance Wireless Communications Coverage



Review of Online Survey



Waterford Plan of Conservation and Development

Welcome to Waterford's Plan of Conservation and Development Survey!

The purpose of this survey is to collect information to assist the Town with its update to the Plan of Conservation and Development (POCD). The plan covers areas such as economic development, housing, transportation, infrastructure, open space, environment, sustainability and resiliency, municipal services and land use and coastal resources.

The Town would like your thoughts on how Waterford should grow and change in the future. Your response to this survey will help in the preparation of the 2023 POCD. This is an opportunity for everyone in the community to decide how to guide change over the coming decade. By participating in this survey, you will be contributing to this effort.



Device View

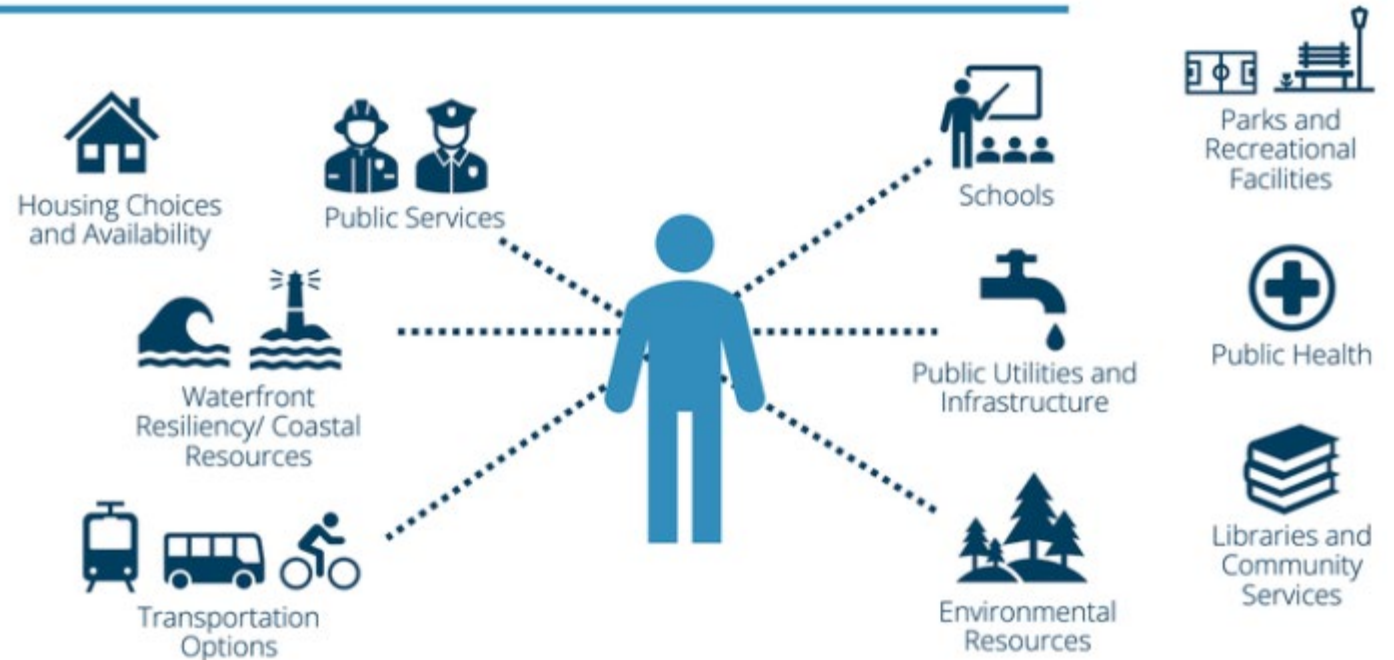


Next

Generate Interest in the Plan

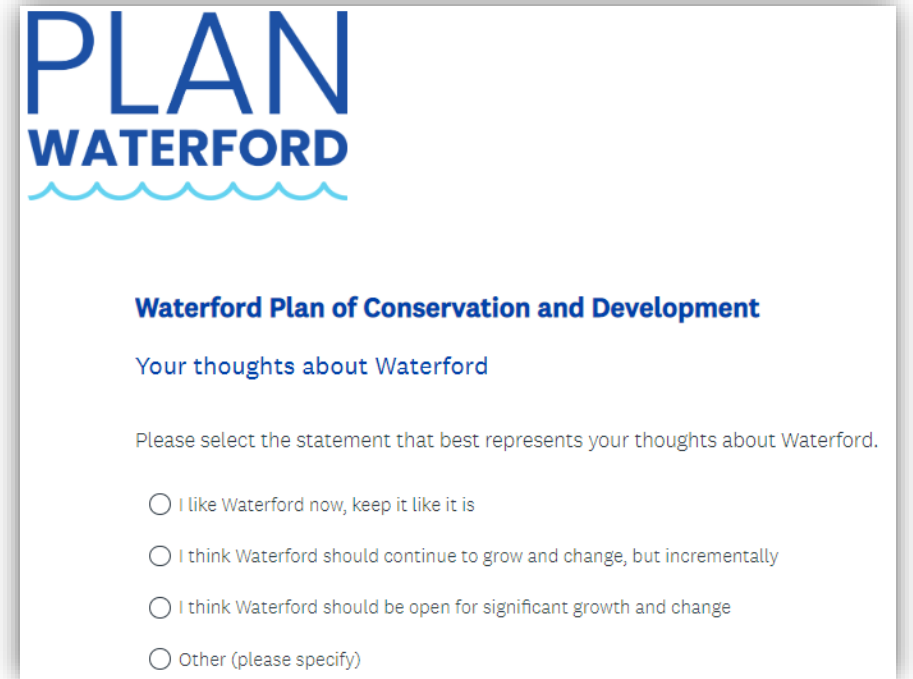
- Emphasis on why the POCD is important
 - Guides planning and development for the coming decade
- Emphasis on why you residents should be involved
- Website to go live soon!

How the POCD Affects You



Gain valuable feedback from community

- Wide variety of questions
- Focus on what works and what needs improving
- Option to answer more questions provided
- We can provide hardcopies to leave at Library, Town Hall etc.



**PLAN
WATERFORD**

Waterford Plan of Conservation and Development

Your thoughts about Waterford

Please select the statement that best represents your thoughts about Waterford.

- I like Waterford now, keep it like it is
- I think Waterford should continue to grow and change, but incrementally
- I think Waterford should be open for significant growth and change
- Other (please specify)

Project Schedule and Next Steps



Project Schedule and Next Steps

- Identify 2 Pop-Up Events
- Schedule 3 Public Workshops

October
2022

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					