14 Farmington

Community Overview

Farmington is located in the southwest corner of the Capitol Region. It has a land area of 28.1 square miles and a population of approximately 26,712. Farmington's elevation is between 160-245 feet. The majority of Farmington's land area is located in the Farmington River watershed, but the eastern portion of Town is within the Park River Watershed. The main watercourses in Town include the Farmington and Pequabuck Rivers and Great, Hyde and Scott Swamp Brooks. Several major transportation routes traverse Farmington, including Interstate 84, and routes 4, 6, 9, 177 and 10. The University of Connecticut's John Dempsey Hospital and medical and dental schools are located in Farmington. Principal industries located in town include numerous national and international corporate facilities, banking, insurance, retail (West Farms Mall), biomedical research and product development, aerospace engineering and products, laser research and production, precision and specialty manufacturing, manufacture of ball bearing spindles, springs, flow and level switches, fans, metals and plastics.

Recent developments in Farmington include multiple new apartment complexes along Rt 4 and the conversion of a former hotel on Fienemann Rd into apartments. None of these development are believed to be in areas of flood risk. Development/redevelopment is not increasing risk to natural hazards.

Critical facilities

In Farmington critical facilities include the Police Department (EOC) and Irving Robbins Middle School (shelter). Other critical facilities include fire stations, schools, the library, Town Hall, and other municipal departments.

Table 14-1: Critical Facilities, Farmington

Facility	Shelter	Cooling Center	Generator
Police Department (EOC)			X
Irving Robbins Middle School	X	X	X
East Farms School			
Farmington high School	X	X	X
Noah Wallace School			
Union School			
West District School			
West Woods Upper Elementary School			
East Farmington Fire Station			
Farmington Fire Station			
Oakland Gardens Fire Station			
Southwest Fire Station			
Tunxis Hose Fire Station			
Farmington Library			
Highway and Grounds Department			
Town Hall			
Senior/Community Center		X	X

Facility	Shelter	Cooling Center	Generator
Water Pollution Control Plant			
Eversource Substation			
UConn Health (John Dempsey Hospital, Medical School, and Dental School)			
UConn Fire Deaprtment Station 122			

During extreme heat events, Irving Robbins Middle School, Farmington High School, and the Senior/Community Center can all be opened as public cooling centers. All facilities currently have generators. A new high school is under construction this year that will have full AC.

The current high school has limited AC.

Capabilities

Farmington's hazard mitigation capabilities include its emergency responders, snow and tree management, and regulations limiting construction in hazard zones. Hazard mitigation is addressed specifically in the community's Plan of Conservation and Development.

The Town has not permitted any recent new construction in the floodplain. The Farmington Center Bridge over the Farmington River was replaced in 2010; capacity was not significantly changed.

Firefighting capabilities are fairly extensive within Farmington. The Town has not required any new cisterns or dry hydrants in the last few years for neighborhoods, but has required private water tanks for individual large homes located in areas without fire protection. This requirement is decided on a case-by-case basis.

Farmington coordinates the trimming of trees near powerlines with the local energy provider (Eversource). The Town reports that this relationship has been positive and has effectively lowered the number of outages that residents experience; however, some residents have complained that the tree clearing is excessive. Utilities are required to be underground in new developments, however these new developments utilities are fed from existing overhead utilities.

The Town's snow management is considered to be sufficient. New plows are purchased each year to maintain the fleet.

Since adoption of the 2014-2019 Capitol Region Natural Hazards Mitigation Plan Update ("2014 HMP"), a new emergency generator was installed at the Irving Robbins Middle School, allowing the facility to operate as a full shelter.

A Repetitive Loss (RL) property on Dorset Lane is traversed by a small stream at the same elevation as the rear of the house. Culverts under the street were upsized from 18 inches to 42 inches and flooding has subsequently decreased. The State's RLP list has noted that the risk at this site has been mitigated.

Farmington is currently pursuing funding for a riverbank stabilization project at the cemetery.

The Town plans to utilize the Reverse 911 communications system along with the proposed hydrologic study of the Farmington River in order to warn the owners six RL properties of potential flooding incidences based upon rainfall predictions. This will allow for the early mitigation and evacuation of affected properties, thereby reducing the potential for loss of life and mitigating the loss of property.

Since the 2019 HMP, the following actions have been incorporated as capabilities:

- Coordinate with NEMO and CRCOG to share resources and gain technical support for hazard mitigation actions involving stormwater management and public outreach, which have parallel benefits related to MS4 stormwater permit compliance.
- Participate in EMI courses or the seminars and annual conference held by the Connecticut Association of Flood Managers.

Capabilities to address natural hazards and the losses that they have caused, have increased since the last plan has been adopted.

Challenges

Challenges Overview

Farmington's recurring concern revolves around Meadow Road, which has been prone to annual flooding, causing significant traffic disruptions. This road serves as a crucial route for commuters from Bristol heading to I-84. The town previously explored the idea of raising the road's elevation, but hydrological complexities stemming from the Farmington and Pequabuck Rivers suggest that a straightforward road elevation and culvert approach may fall short of a complete solution.

The Farmington Police Department (EOC and emergency communications center) is located in the 1% annual chance flood plain and has come close to flooding during past storms. The Town has no alternate site to move the communications center.

Following Isaias, Farmington staff have voiced concerns about the lingering wind damage and its impact on the town's infrastructure.

Farmington has a number of RLP. The low lying area of these houses makes physical mitigation difficult, and homeowners are not interested in selling their property; the Town is therefore left with mitigation in the form of early warning (see Capabilities). .

Traffic issues, primarily stemming from commuters on Rt 4 remains an issue in Farmington. The addition of an extra lane on Route 4 has provided some relief.

The most pressing need in Farmington relates to the erosion of the cemetery riverbank, although a direct link to climate change is not immediately evident.

Hazard Losses

The economic losses faced by the community from natural hazards can be estimated by reviewing historic loss figures. Loss estimates are summarized below.

Average Annualized Losses

Average Annualized Loss (AAL) estimates are summarized below. Average Annualized Loss (AAL) figures are useful tools for comparison of the risks faced from different hazards with different likelihoods of occurring in a given time period. AAL estimates were prepared for each natural hazard which may impact Farmington. National Centers for Environmental Information (NCEI) data, from the last 20 years, was categorized by hazard and averaged based on the proportion of population within each town in the CRCOG Region. National Flood Insurance Program (NFIP) losses were calculated based on the 50 year span of the program. FEMA Public Assistance (PA) data from the past 11 years was categorized based

on hazard and used to compute AAL. United States Department of Agriculture (USDA) from the past 10 years was calculated to get AAL. Expected Annual Loss data from the National Risk Index (NRI) was downloaded and categorized to get AAL for the below hazards. Dam failure data was taken from the 2019-2024 CROCG Hazard Mitigation Plan (HMP) plan since no new dam failures have occurred in the past five years. The 2019 HMP Dam failures were sourced from the 2014 Connecticut Natural Hazard Mitigation Plan Update, with dam failure data supplemented by the National Performance of Dams Program and the Connecticut Department of Energy & Environmental Protection.

Table 14-2: Average Annualized Losses, Farmington

Hazard	Source	Average Annualized Losses (AAL)
Hurricanes/Tropical storms	NCEI	$68,645.26
	NRI	$1,273,643.49
	FEMA PA	$30,147.77
Tornados/High Winds	NCEI	$25,699.53
	NRI	$325,076.81
Winter Storms	NCEI	$20,358.62
	NRI	$17,240.27
	FEMA PA	$28,088.87
Flood	NCEI	$20,807.36
	NRI	$79,700.31
	NFIP	$27,209.91
Drought	NRI	$95,217.70
	USDA	$1,972.15
Extreme Heat	NRI	$30,562.65
Wildfire	NRI	$9,482.92
Earthquakes	NRI	$65,225.18
Dam Failure	HMP	$45.00

Other Hazard Costs

Town officials estimate that a typical severe winter storm event will cost the Town about $35,000 in overtime and equipment. This estimate is based on the January 4th and 5th, 2018, snowstorm.

Losses Summary

A review of the above loss estimates demonstrates that the Town of Farmington has experienced significant expenses as a result of natural hazards, and is at risk for additional losses if some of the less-frequent events were to occur. These actual and potential losses justify hazard mitigation actions to reduce losses in the future.

Mitigation Strategies and Actions

This HMCAP includes new goal statements that are aligned with *Resilient Connecticut* and the efforts of the GC3. The five new goals developed for this HMCAP were developed with cooperation from CIRCA in the *Resilient Connecticut* planning process, and are:

- Ensure that critical facilities are resilient, with special attention to shelters and cooling centers.
- Address risks associated with extreme heat events, especially as they interact with other hazards.
- Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency and severity of floods.
- Reduce losses from other hazards.
- Invest in resilient corridors to ensure that people and services are accessible during floods and that development along corridors is resilient over the long term.

The previous goals of the 2019 HMP have been replaced and incorporated into these five new goals in accordance with the explanation in the Multijurisdictional document.

Noted Hazard Mitigation Needs

Over the course of Plan development, multiple hazard mitigation needs were noted:

- The town should continue to explore methods to address the flooding and traffic issue on Meadow St.
- Farmington should investigate possible locations to relocate their Emergency Management operations center.
- Farmington staff should continue to work with homeowners of RLP with early warning.
- Continue optimizing traffic management strategies on Rt 4 to alleviate traffic congestion.
- The town should implement immediate erosion control measures along the cemetery riverbank.

Status of Previous Mitigation Strategies and Actions

The Town of Farmington reviewed the mitigation actions proposed in the 2019 HMP and determined the status of each. That information is included in the table below.

Table 14-3: Status of Previous Mitigation Strategies and Actions, Farmington

No.	Action	Notes	Status
1	Enter the Sustainable CT program through Registration and review actions that can be undertaken to pursue Certification. Make progress with the actions related to hazard mitigation.	Farmington has registered with the SCT program.	Complete /retire
2	Identify funding sources and requirements to conduct a town-wide hydrologic study.	There is still interest in this type of study. The town put it in for a capital project for funding, but it wasn't as high-priority as some other projects. CIRCA staff noted that other towns are beginning to seek various new funding sources for this kind of study,	Carry forward.

No.	Action	Notes	Status
3	Develop a new concept for a permanent erosion prevention measure at the cemetery on Garden Street that will be accepted by regulatory agencies. Complete a grant application to implement the new concept.	Town staff reports that there is definitely still a need for this. The Farmington River heads north and has flat farmland around it. When it floods overbank, the water cuts through the farm fields and hits the subject embankment. This embankment is located close to the cemetery and a 21-inch gravity sewer line. The town previously submitted a grant through DEEP for hazard mitigation. FEMA and the Army Corps of Engineers and a third group (Russ can't recall the name) came to see the site about 7-8 years ago. The ultimate suggestion from these agencies was to plant trees so that the root systems could protect the slope, whereas the town was imagining a solution with sheet piling. The slope in this area is steep and planting trees would be challenging; there was very little follow-up from the federal agencies afterward. The town is somewhat discouraged with the lack of response and assistance on this issue, after multiple years of effort. Town staff notes that if the sewer is undermined through bank erosion and breaks, and sewage gets into the river, the costs of river clean-up would be substantial and many other problems would follow. The Eastern Mussel is also present in the water. Russ reported that about 20 feet of lateral space is left before the sewer line, and CIRCA staff noted that one bad flood could be enough to lose this. Town staff still feel strongly that something needs to be done here. CIRCA staff suggests that FEMA's recent BCA adjustments for progressive hazards (I.e., erosion) might be applicable or helpful here.	Carry forward, perhaps with revisions
4	Conduct outreach to local small businesses with the aim of preventing the accidental release and pollution from chemicals stored and used at their facilities during or following natural hazard events.	The intent of this has been accomplished, and this action can be retired.	Intent is Complete /Retire

No.	Action	Notes	Status
5	Coordinate with NEMO and CRCOG to share resources and gain technical support for hazard mitigation actions involving stormwater management and public outreach, which have parallel benefits related to MS4 stormwater permit compliance.	This is a capability, as the town is up to date on MS4 compliance and knows how to get help if they need it.	Complete /Retire
6	Develop a scope of work and Request for Proposals (RFP) for an engineering and feasibility study of elevating Meadow Road and installing culverts to allow flow in both directions.	When Meadow Road floods it creates a "traffic nightmare" because people coming from Bristol use this road on their way to I-84. This road floods every year. Particularly severe flooding occurred in '06 or '07. The town previously discussed elevating the road. There are hydrologic complications here from the Farmington and the Pequabuck Rivers, so a simple road elevation and culvert may not be enough of a solution. However, a need remains.	Carry forward with revision.
7	Participate in EMI courses or the seminars and annual conference held by the Connecticut Association of Flood Managers.	Town staff routinely attends an annual dam failure exercise with MDC, which is well attended by other municipalities too. This is a capability.	Complete /Retire
8	Explore the feasibility of a fourth bridge over the Farmington River. For the current planning period, develop a report of permitting needs and possible funding sources to allow for next steps to be taken during the next Plan period.	This is under way and nearing completion, with SLR as the consultants. The intention of this action has been completed, and the next step is finding funding. The town continues to see the need for this bridge. If the town has to shut down a different bridge – for example the truss bridge in Unionville -- then Rt 4 floods and access to the town shelter would be compromised without another bridge option. Completed, so revise and carry forward to reflect the next step which is to secure the funding	Carry Forward with Revisions

No.	Action	Notes	Status
9	Work with MDC to identify potential hazard mitigation actions for MDC facilities, and list those actions in the next HMP Update.	CIRCA staff explained at length why MDC-related actions were in the plan, using GNHWPCA as an example from the SCRCOG Hazard Mitigation Plan. The only facilities that MDC has in town are below-grade water mains and related hydrants. The supply is in West Hartford. The town staff say it doesn't benefit anyone to have an action in the Farmington plan. There are transmission lines in Farmington. Town staff say that if it helps the overall program to leave the action in, then leave it in, but they don't think it makes a difference to Farmington either way.	No Longer Needed/ Retire
10	Conduct an assessment of the Town's snow-removal capabilities to identify opportunities for improvement.	Town staff believe there is no longer a need for this.	No Longer Needed/ Retire
11	Establish the Southwest Fire Station as a backup EOC.	A backup EOC still of interest to the town. There is a question of whether Southwest Fire Station is equipped for the communications needed, whereas Farmington Fire (76 Main St) has recently received an upgrade in communications systems. Revise to include both stations as options as a possible backup EOC.	Carry Forward with revisions

No.	Action	Notes	Status
12	Identify, possibly in cooperation with neighboring watershed communities, funding sources and requirements to conduct a hydrologic study of the Farmington River.	Town staff have seen the new FEMA mapping, and there are some changes for Farmington that put new properties into the flood zone. Russ thinks that some of these revisions are not an accurate reflection of the landscape. Russ will send CIRCA staff the comments he sent to FEMA. The DOT is replacing and upsizing some culverts leading to Roaring Brook. Russ previously asked for the drainage analysis of the downstream piping, and heard back from the DOT that the drainage engineer has not finished this analysis, even though the project is already in construction. This action came about after a particularly severe period of flooding. Russ suggests keeping this action but revising the relevance to be medium or low, because the likelihood of taking action is low.	Carry Forward with revisions
13	Contact the owners of Repetitive Loss Properties and nearby properties at risk to inquire about mitigation undertaken and suggest options for mitigating flooding in those areas. This should be accomplished with a letter directly mailed to each property owner.	CIRCA will get the list of current Rep Loss properties from CRCOG to check whether this action is needed; the presence of RL properties will make this action necessary.	Carry Forward
14	Coordinate with CT SHPO to conduct outreach to historic property owners to educate them on methods of retrofitting their properties to be more hazard-resilient while maintaining historic character.	CIRCA staff notes that there is new mapping from SHPO about historic resources. Russ says that the majority of historic structures in Farmington are not in floodprone areas.	Carry Forward with Revisions
15	Work with CT DEEP to complete a formal validation of the Repetitive Loss Property list and update the mitigation status of each listed property.	CIRCA will get the list of current Rep Loss properties from CRCOG to check whether this action is needed; the presence of RL properties will make this action necessary.	Carry Forward

No.	Action	Notes	Status
16	Coordinate with CT SHPO to conduct historic resource surveys, focusing on areas within natural hazard risk zones (such as flood or wildfire hazard zones and areas near steep slopes), to support identification of vulnerable historic properties and preparation of resiliency plans across the state. This action leverages existing resources and best practices for protection of historic and cultural resources through an ongoing statewide initiative by CT SHPO.	See discussion in Action 14. Combine with #14.	Carry Forward with Revisions

Active Mitigation Strategies and Actions

The Town proposed to initiate several new mitigation actions for the upcoming five years. Additionally, a number of actions from the previous planning period are being carried forward or replaced with revised actions. These are listed below.

Each of the following actions has been prioritized based on FEMA guidelines, listed from highest to lowest priority, and numbered.

Table 14-4: Active Mitigation Strategies and Actions, Farmington

Number	Hazard Mitigation and Climate Adaptation Actions	Hazard Mitigation and Climate Adaptation Goal	Type of Action	Responsible Department	Approx. Cost Range	Potential Funding Sources	Timeframe	Priority	Hazard(s)	EJ?	PERISTS Score	STAPLEE Score	PERSISTS x STAPLEE =
FM1	Establish either the Southwest Fire Station or Farmington Fire (76 Main St) as a backup EOC.	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers.	Preparedness & Emergency Response	Emergency Management	$100,000 - $500,000	DEMHS and other Preparedness Grants; Municipal CIP Budget	07/2026 - 06/2028	Medium	All Hazards	No	17	4	68
FM2	Ensure that transportation and transit options are available to bring people to cooling centers.	Address risks associated with extreme heat events, especially as they interact with other hazards.	Preparedness & Emergency Response	Emergency Management	$10,000 - $50,000	Transit; IIJA BBFP	07/2024 - 06/2026	High	Extreme Heat	No	19	3	57
FM3	Identify funding sources and requirements to conduct a town-wide hydrologic study.	Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency and severity of floods.	Structural Project	Public Works	$10,000 - $50,000	DCRF; FEMA HMA	07/2024 - 06/2026	Medium	Riverine and Pluvial Floods	No	18	6	108
FM4	Seek funding for making the sewer line more resilient along the Farmington River.	Reduce losses from other hazards..	Water & Wastewater Utility Projects	Public Works	>$1M	CWSRF; FEMA HMA; STEAP	07/2025 - 06/2027	High	Riverine and Pluvial Floods	No	19	4	76
FM5	Develop a scope of work and seek funding for an engineering and feasibility study of elevating Meadow Road, installing culverts to allow flow in both directions or other	Invest in resilient corridors to ensure that people and services are accessible during floods and that development along corridors is resilient over the long term.	Structural Project	Public Works	$50,000 - $100,000	DCRF; FEMA HMA; Municipal CIP Budget; IIJA AOP	07/2025 - 06/2027	High	Riverine and Pluvial Floods	No	19	6	114

Number	Hazard Mitigation and Climate Adaptation Actions	Hazard Mitigation and Climate Adaptation Goal	Type of Action	Responsible Department	Approx. Cost Range	Potential Funding Sources	Timeframe	Priority	Hazard(s)	EJ?	PERISTS Score	STAPLEE Score	PERSISTS x STAPLEE =
	methods to reduce flooding.												
FM6	Explore the feasibility of a fourth bridge over the Farmington River.	Invest in resilient corridors to ensure that people and services are accessible during floods and that development along corridors is resilient over the long term.	Structural Project	Public Works	>$1M	FEMA HMA; DCRF; LOTCIP; IIJA AOP, BIP; STEAP	07/2025 - 06/2027	Low	Riverine and Pluvial Floods	No	18	4	72
FM7	Identify, possibly in cooperation with neighboring watershed communities, funding sources and requirements to conduct a hydrologic study of the Farmington River. This is a low priority for the town.	More than one goal.	Water & Wastewater Utility Projects	Public Works	$50,000 - $100,000	DCRF; FEMA HMA	07/2028 - 06/2029	Low	Riverine and Pluvial Floods	No	18	6	108
FM8	Conduct a town wide assessment of stream crossings to identify vulnerabilities and develop a priority list for maintenance and upsizing.	Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency and severity of floods.	Structural Project	Public Works	$10,000 - $50,000	DCRF; Municipal CIP Budget	07/2025 - 06/2027	Medium	Riverine and Pluvial Floods	No	18	6	108
FM9	Develop more water supply sources and interconnections as needed	Reduce losses from other hazards..	Water & Wastewater Utility Projects	Planning	>$1M	DWSRF; FEMA HMA; STEAP	07/2026 - 06/2028	High	Drought/ Wildfire	No	19	4	76
FM10	Work with the Connecticut Institute for Resilience and Climate Adaptation (CIRCA) to develop an appropriate scope of work to address flooding and extreme heat concerns in	More than one goal.	More than one type	Public Works	$0-$10,000	CIRCA	07/2024 - 06/2027	Medium	Riverine and Pluvial Floods/Extreme Heat	No	18	5	90

Number	Hazard Mitigation and Climate Adaptation Actions	Hazard Mitigation and Climate Adaptation Goal	Type of Action	Responsible Department	Approx. Cost Range	Potential Funding Sources	Timeframe	Priority	Hazard(s)	EJ?	PERISTS Score	STAPLEE Score	PERSISTS x STAPLEE =
	Resilient Opportunity Areas (ROARs).												
FM11	Contact the owners of Repetitive Loss Properties and nearby properties at risk to inquire about mitigation undertaken and suggest options for mitigating flooding in those areas. This should be accomplished with a letter directly mailed to each property owner.	Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency and severity of floods.	Property Protection	Planning	$0-$10,000	Municipal Operating Budget	01/2026 - 12/2026	High	Riverine and Pluvial Floods	No	19	7	133
FM12	Work with CT DEEP to complete a formal validation of the Repetitive Loss Property list and update the mitigation status of each listed property.	Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency and severity of floods.	Property Protection	Planning	$0-$10,000	Municipal Operating Budget	07/2025 - 06/2026	High	Riverine and Pluvial Floods	No	19	5	95
FM13	Review the Connecticut Cultural Resource Information System (ConnCRIS) to identify and understand historic and archaeological resources in areas of hazard risks found here: https://conncris.ct.gov.	Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency and severity of floods.	Property Protection	Planning	$0-$10,000	SHPO; Municipal Operating Budget	01/2026 - 12/2026	Medium	Wildfires/ Tornadoes and High Winds/Riverine and Pluvial Floods	No	18	9	162
FM14	Update town website to include hazard mitigation and emergency preparedness tips for town residents, including sections corresponding to each hazard considered in this Plan Update.	More than one goal.	Education and Awareness	Planning	$0-$10,000	Municipal Operating Budget	01/2025 - 12/2025	Medium	All Hazards	No	17	7	119

Figure 14-1: CIRCA Environmental Justice Rank and Critical Facilities, Farmington

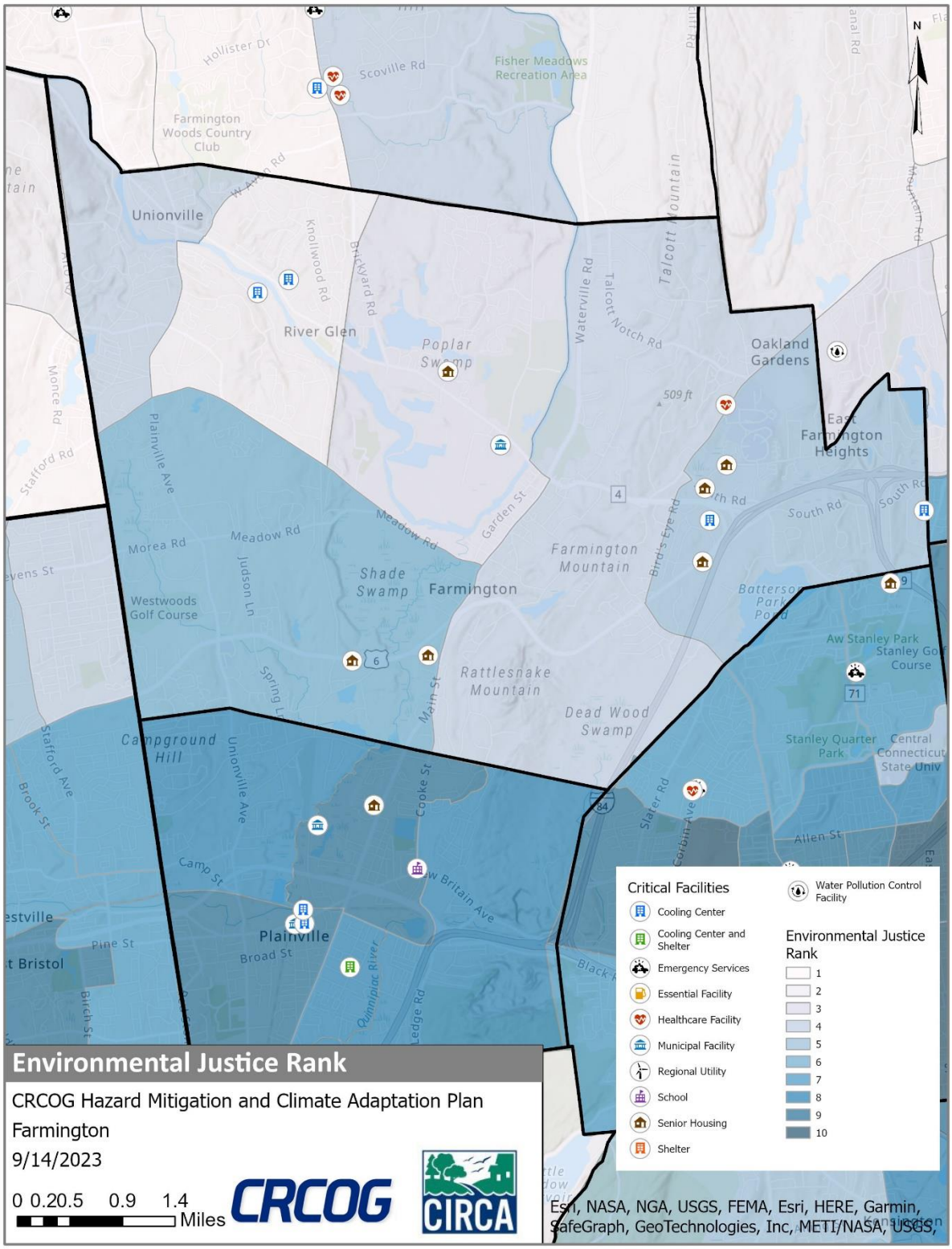

Figure 14-2: FEMA Flood Zones and Critical Facilities, Farmington

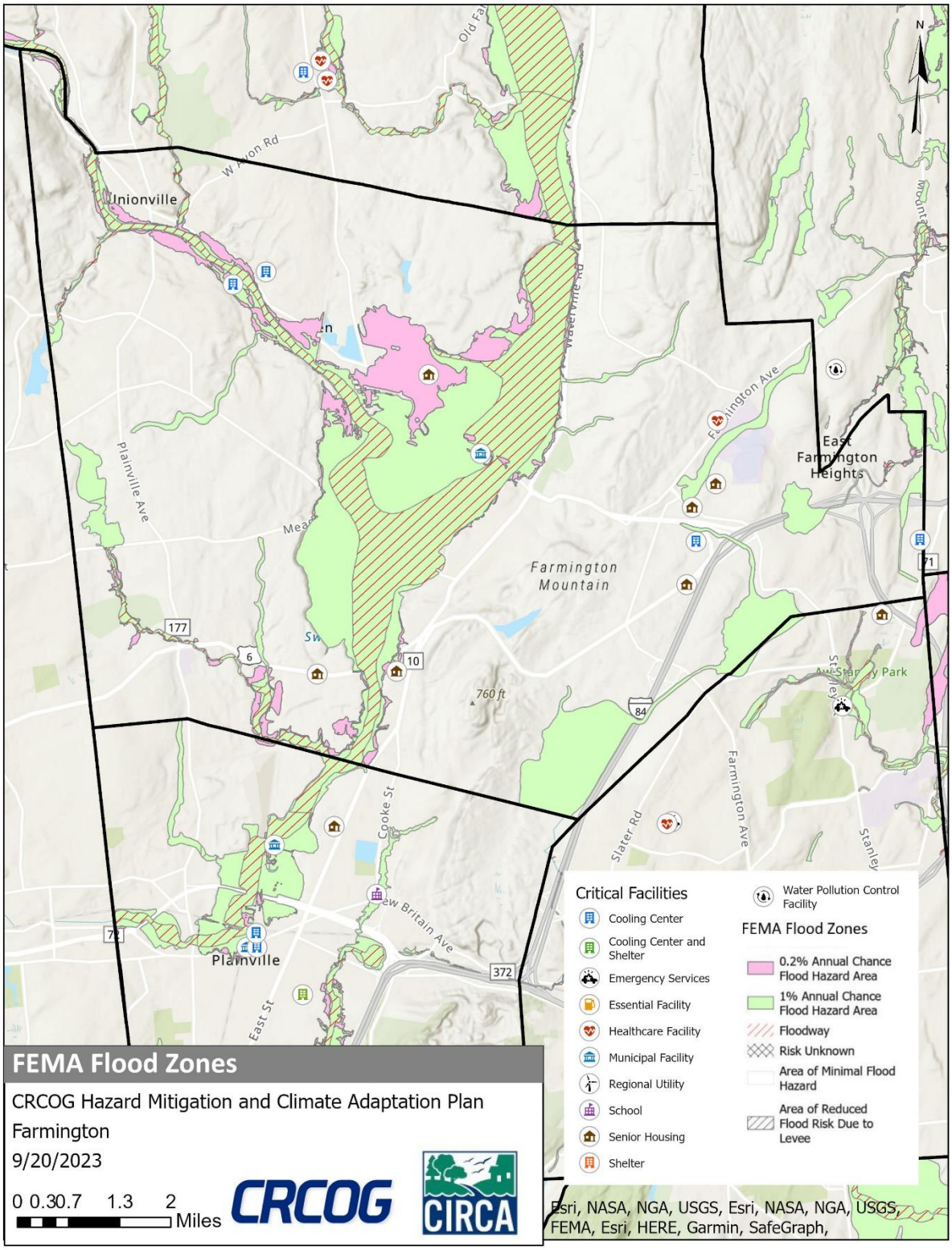

Figure 14-3: CIRCA Flood CCVI and Critical Facilities, Farmington

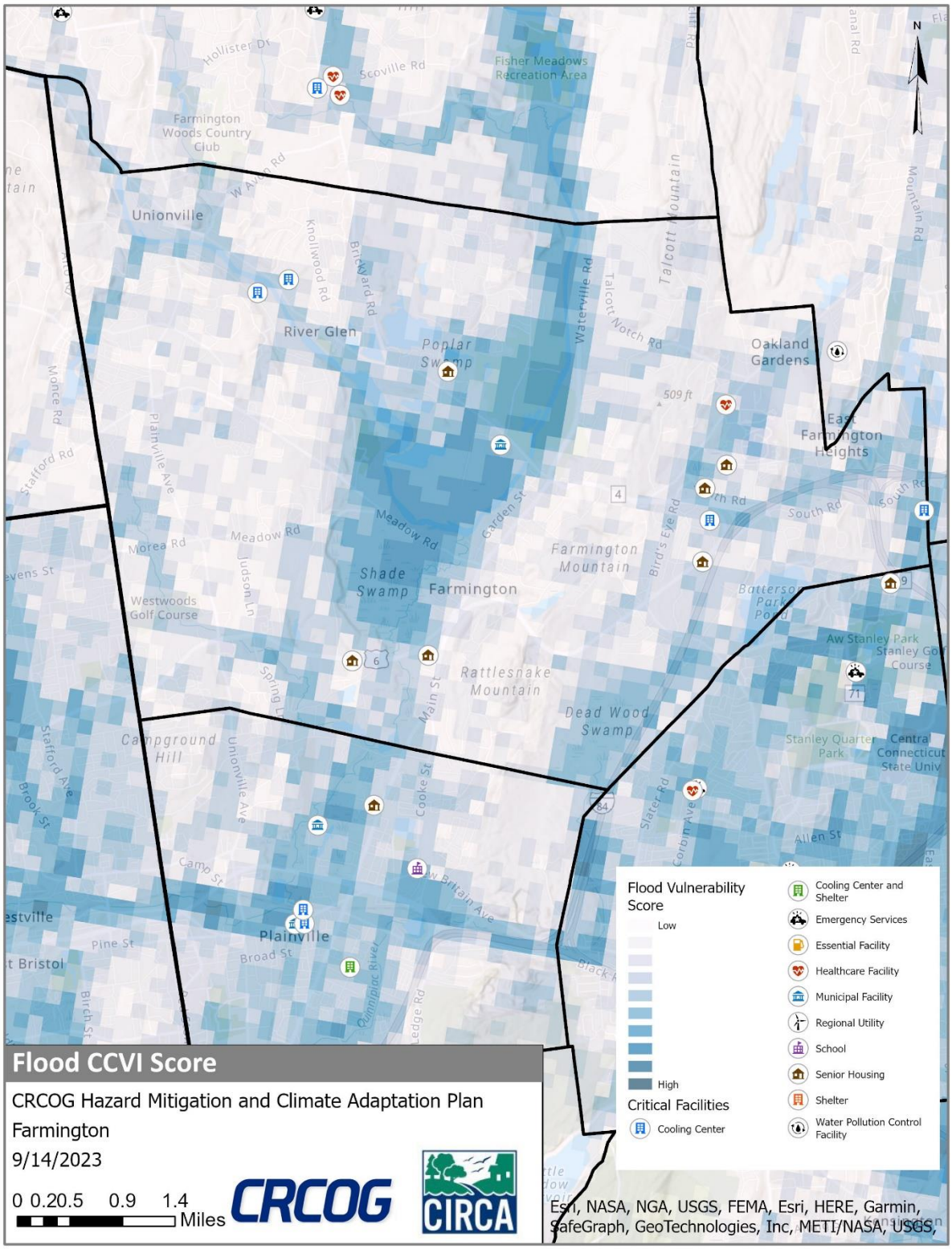

Figure 14-4: Dam Inundation Area and Critical Facilities, Farmington

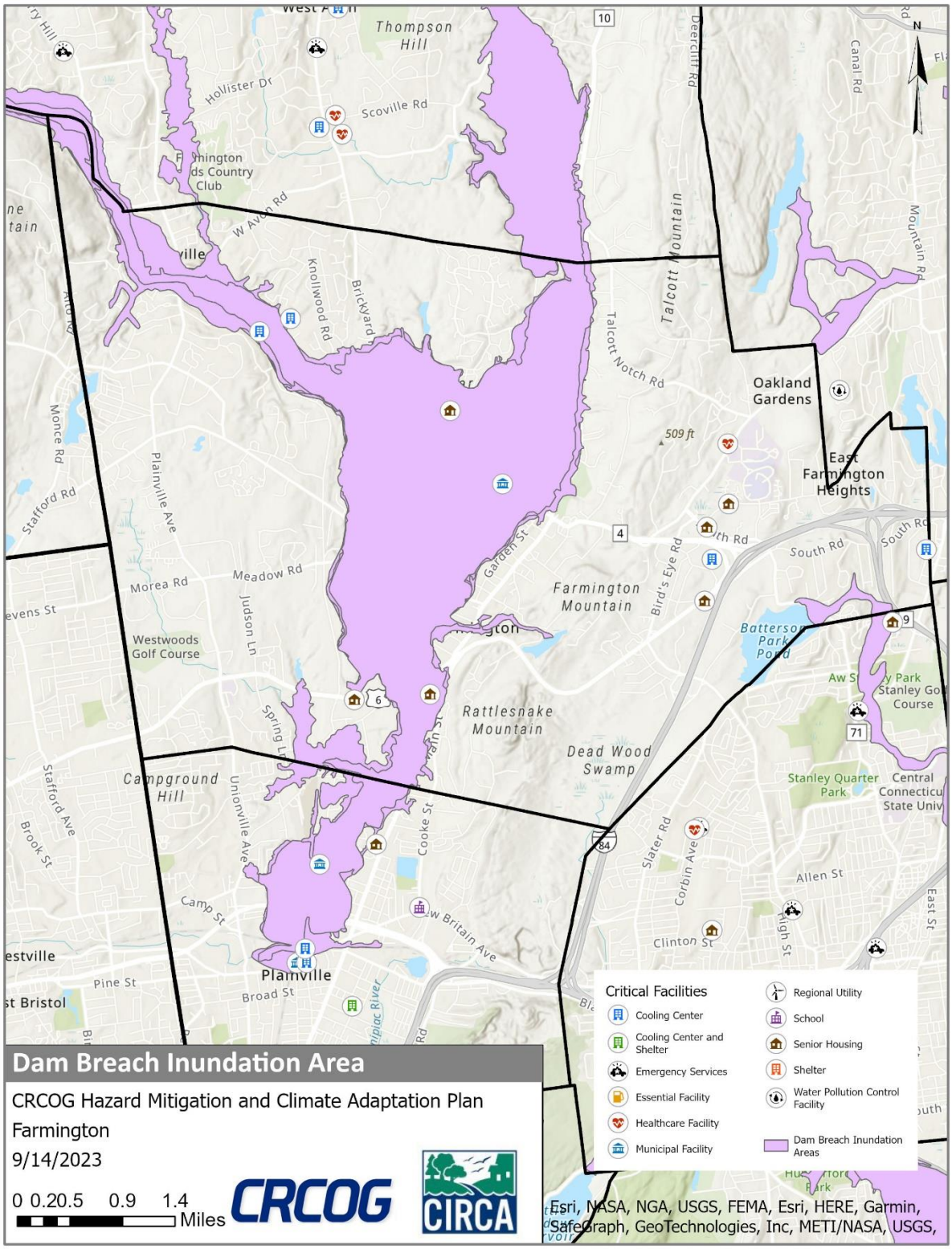

Figure 14-5: CIRCA Heat CCVI and Critical Facilities, Farmington